

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2004 Legislative Session

Resolution No. CR-66-2004

Proposed by The Chairman (by request - County Executive)

Introduced by Council Member Knotts and Dean

Co-Sponsors _____

Date of Introduction October 14, 2004

RESOLUTION

1 A RESOLUTION concerning

2 Prince George's County Enterprise Zone

3 For the purpose of endorsing the designation of focus areas in the State designated Enterprise
4 Zone within Prince George's County and expanding the existing Prince George's County
5 Enterprise Zone.

6 WHEREAS, an enterprise zone is an area designated by the Secretary of Business and
7 Economic Development for the purpose of focusing State and local resources toward the
8 encouragement of economic growth, and the employment of the chronically unemployed, in
9 economically distressed areas of the State; and

10 WHEREAS, the Towns or Cities of Bladensburg, Colmar Manor, District Heights,
11 Fairmount Heights, Glenarden, Landover Hills, and Seat Pleasant have identified a contiguous
12 geographic area within the County which is eligible for designation as a State Enterprise Zone in
13 accordance with criteria established by the State of Maryland and administered by the Secretary
14 of Business and Economic Development; and

15 WHEREAS, CR-38-1994 proposed the establishment of the Cabin Branch Enterprise Zone
16 that encompasses the area of Prince George's County bounded by Eastern Avenue, Sheriff Road,
17 Martin Luther King, Jr. Highway, the Capital Beltway, U.S. Route 50, and includes the Cheverly
18 Industrial Park, and all or parts of the municipalities of Cheverly, Fairmount Heights, and
19 Glenarden; and

20 WHEREAS, CR-80-1998 proposed the establishment of the Port Towns Enterprise Zone
21 located along MD 450 between Eastern Avenue and the Baltimore-Washington Parkway, and
22 along Kenilworth Avenue from Farragut Street to the Baltimore-Washington Parkway, and the

1 industrial area in Edmonston adjacent to the CSX railroad, consisting of approximately 656
2 acres; and

3 WHEREAS, CR-54-1999 proposed the establishment of the Prince George's County
4 Enterprise Zone, that consisted of approximately 6,764 acres and included the existing Cabin
5 Branch Enterprise Zone, Capitol Heights Enterprise Zone and Port Towns Enterprise Zone, as
6 well as the following areas: all commercial properties along MD Route 450 between the Port
7 Towns Enterprise Zone and the intersection of Lanham-Severn Road; commercial properties
8 along MD Route 202 between the boundaries of the Port Towns Enterprise Zone and Cabin
9 Branch Enterprise Zone; commercial properties bounded by the Capital Beltway, MD Route 704,
10 Reed Street, Third Street, and Brightseat Road; Palmer Park, including the Palmer Park
11 Shopping Center, the residential area north of Barlowe Road and commercially-zoned property
12 south of Barlowe Road; Landover Mall; commercial properties south of Sheriff Road between
13 MD Route 704 and Glen Willow Drive; City of Seat Pleasant, except the northeastern section;
14 Maryland Park; Addison Road Metro Station area and the residential area south of it; Walker
15 Mill Business Park; commercial properties along Marlboro Pike from the District of Columbia
16 border to and including the commercial areas in the Town of District Heights; commercial
17 properties along Silver Hill Road and Old Silver Hill Road; Suitland Manor; commercial
18 properties along Suitland Road between Arnold Road and Allentown Road; Manchester Square
19 Apartments; commercial properties along Allentown Road between Suitland Road and MD
20 Route 5; commercial properties along Naylor Road; commercial properties along MD Route 5
21 between Suitland Parkway and St. Barnabas Road; and commercial properties along St. Barnabas
22 Road between Silver Hill Road and MD Route 5; and

23 WHEREAS, CR-14-2003 proposed an expansion to the Prince George's County Enterprise
24 Zone that consisted of the following areas: the commercial areas along University Boulevard
25 from the Montgomery County line to near the intersection with 25th Avenue; commercial
26 properties along East-West Highway at the intersection with Ager Road; commercial properties
27 along Riggs Road from the intersection with Ager Road to the District of Columbia border;
28 commercial properties at the intersection of Riggs Road and University Boulevard; the West
29 Hyattsville Transit District Overlay Zone; the Washington Gas property along Chillum Road; the
30 Chillum Shopping Center; commercial properties along the south side of Hamilton Street east of
31 Queens Chapel Road; commercial properties in the Gateway Arts District along both sides of

1 Route 1, south of East West Highway and continuing until the District of Columbia border;
 2 commercial properties between Route 1 and the right-of-way for the railroad tracks that run
 3 between Route 1 and Alternate Route 1; commercial properties at the District of Columbia
 4 border along Varnum Street and Queens Chapel Road; industrial properties along Windom Road;
 5 commercial properties along the south side of Landover Road, east of the intersection of
 6 Landover Road and Brightseat Road; commercial properties east of the stadium and west of
 7 Interstate 495, south to Central Avenue; connecting to the existing Enterprise Zone along Central
 8 Avenue near the Addison Road metro station, continuing east along Central Avenue including
 9 the commercial properties along both sides; commercial properties to the north of Walker Mill
 10 Drive to Interstate 495; commercial properties on both sides of Ritchie Road from Central
 11 Avenue until the intersection of Ritchie Road and Ritchie-Marlboro Road; connecting with the
 12 existing Enterprise Zone on Marlboro Pike at the intersection with Kipling Parkway; east along
 13 Marlboro Pike including the commercial properties on the northern and southern sides of
 14 Marlboro Pike, including the large commercial parcel that goes south to Pennsylvania Avenue;
 15 properties to the north and the south at the intersection of Marlboro Pike and Ritchie Road;
 16 extending south to the northern side of Pennsylvania Avenue and Interstate 495; commercial
 17 properties along Ritchie Road and between Ritchie Road and Interstate 495, as far north as
 18 D'Arcy Road; commercial properties around the Suitland, Branch Avenue, Naylor Road, and
 19 Southern Avenue metro stations; commercial properties along Southern Avenue from the
 20 Southern Avenue metro station south to the commercial areas in Forest Heights along Oxon Run
 21 Drive, Indian Head Highway, and Livingston Road; the large commercial parcel adjacent to the
 22 existing Enterprise Zone, northeast of Suitland Road and northwest of Silver Hill Road;
 23 commercial areas at the intersection of Iverson Street and 23rd Avenue are included in the
 24 expansion; commercial areas along both sides of Saint Barnabas Road between 28th Avenue and
 25 Temple Hill Road; and

26 WHEREAS, the existing designation of focus areas will expire on December 9, 2004 unless
 27 a new application is approved by the Secretary, Department of Business and Economic
 28 Development; and

29 WHEREAS, the designation of the proposed focus areas will provide for tax incentives to
 30 encourage private investment within the Zone to increase private employment opportunities,
 31 increase capital investment, and increase the tax base of the political subdivisions within the area

1 where the Zone is located and surrounding areas; and

2 WHEREAS, Prince George's County is seeking four designations as Focus Areas identified
3 as: (1) International Corridor; (2) Cabin Branch; (3) Central; and (4) Southern Suitland in
4 accordance with the State's criteria and as part of the Enterprise Zone application to the State of
5 Maryland; and

6 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
7 County, Maryland, that the Council supports the designation of the Prince George's County
8 Enterprise Zone Focus Areas consisting of the following areas:

9 **International Corridor Focus Area**

10 In the International Corridor Area, the proposed Focus Area includes the commercial areas along
11 University Boulevard from the Montgomery County line to near the intersection with 25th
12 Avenue. The proposed Focus Area also includes commercial properties along New Hampshire
13 Avenue from the D.C. line to the intersection with East West Highway.

14 **Cabin Branch Focus Area**

15 The proposed boundaries of the Cabin Branch Focus Area include almost all property between
16 John Hanson Highway (Rt. 50) and Martin Luther King Highway (Rt. 704) from the D.C. line to
17 Pennsy Drive. It does not include property in the Town of Cheverly, and generally follows
18 Sheriff Road from the intersection with Martin Luther King Highway to the D.C. line. The
19 commercial properties on the south side of Martin Luther King Highway at the southeastern
20 intersection with Belle Haven Drive are also included. Additionally, the Focus Area includes
21 property along Kenilworth Avenue west of the Baltimore-Washington Parkway to Newton
22 Street.

23 **Central Focus Area**

24 The proposed Central Focus Area includes generally property north of Central Avenue in Capitol
25 Heights from the D.C. line to the eastern City of Seat Pleasant boundary (until Seat Pleasant
26 Avenue). South of Central Avenue, the proposed Focus Area includes commercial properties in
27 Capitol Heights along Central Avenue, and generally along the eastern side of Addison Road
28 until it intersects with Pine Grove. A second Central Focus Area is proposed for the commercial
29 corridor along Marlboro Pike, starting at the intersection with Southern Avenue at the D.C. line,
30 and continuing east until just past the intersection of Marlboro Pike and Walker Mill Road.

Southern Focus Area

The proposed Southern Focus Area includes the commercial properties along both sides of Suitland Road from near the intersection with Arnold Street, and east until just before the intersection with Romain Street. It includes all of the commercial properties within the Enterprise Zone in this area. Additionally, the Southern Focus Area includes the commercial properties along Branch Avenue from Colebrooke Road south to the intersection with St. Barnabas Road, and the properties along Iverson Road from north of 28th Street until the intersection of Iverson and Silver Park Road.

BE IT FURTHER RESOLVED that the proposed expansion area connects with the existing Enterprise Zone at Edgeworth Drive and runs south inside the Beltway until D’Arcy Road. It follows an irregular border on the western side, but stays east of Forest Park Drive except for the Thorne property near the southern end.

Adopted this 14th day of October, 2004.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Tony Knotts
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council