



Redevelopment Authority of Prince George's County

PROJECTS AND PROGRAMS



Stephen Paul

Executive Director

Countywide Redevelopment: Portfolio and Pipeline of Major Projects

PROJECT	DESCRIPTION	LOCATION	STATUS	DEVELOPMENT COST
Singer Flats	Mixed-Use	Mt. Ranier	Complete	\$5M
Studio 3807	Mixed-Use	Brentwood	Complete	\$43M
The Artisan	Mixed-Use	Brentwood	Leasing	\$30M
Town Square @ Suitland Federal Center	Mixed-Use	Suitland	Under Construction	\$500M
Glenarden Hills	Residential	Glenarden	Under Construction	\$130M
210 on the Park	Mixed-Use	Capitol Heights	Financing	\$35M
Cheverly Hotel	Hotel/Restaurant	Cheverly	Design	\$25M
Addison Park	Residential	Capitol Heights	Pre-Development	\$75M
Beacon Heights Purple Line Corridor	Mixed-Use	Beacon Heights	Pre-Development	\$120M
Former Hospital Site Redevelopment	Mixed-Use	Cheverly	Pre-Development	\$300M
Forestville Smart Community (PEPCO)	Residential	Forestville	Pre-Development	\$60M

TOTAL \$1.32B



Rendering – Towne Square at Suitland Federal Center

Singer Building

3300 Rhode Island Avenue

Mt. Rainier, MD

Developer: Menkiti Group

- 11 Market Rate Residential Rentals
- 6,800 square feet Standard Retail
- 1,600 square feet Café/Restaurant equipped

Development Cost: \$5 million



Studio 3807

3807 Rhode Island Avenue
Brentwood, MD

Developer: Landex, Rellim and RDA

- 147 market rate apartments,
- 6,000 square feet of retail
- 3,000 square feet of artist work space

Development Cost: \$43 million



The Artisan

4100 Rhode Island Avenue Brentwood,
MD

Developer: Landex, Rellim and RDA

- 82 market rate residential rentals
- 9,000 square feet of ground floor retail

Development Cost: \$30 million





Town Square at Suitland Federal Center

32 acre site within 1/2 mile of the
Suitland Metro Station, located near
The United States Census Bureau

Development Cost: \$500 million



Townhomes @ Town Square at Suitland Federal Center

- Developer: RDA
- Builder: NVR
- Phase 1 of Town Square at Suitland
- 219 market rate townhouses



Suitland Senior Residences @ Town Square at Suitland Federal Center

- Developer: RDA
- Builder/Operator: Mission First, The LAB Group
- Phase 2 of the Towne Square at Suitland Federal Center
- 137 unit senior building with market rate and income restricted renters

Residences at Glenarden Hills

- Developers: Pennrose Properties, RDA, B&W Solutions and Shabach Ministries
- 429 mixed income housing units including for sale townhomes and affordable senior rentals

Development Cost: \$130 million





210 On the Park

- Developer: RDA, Community First Development Corporation
- Up to 156 market rate rental apartments and 13 market rate home ownership townhomes.
- Blue Line Corridor project

Development Cost: \$35 million

Extended Stay Hotel and Restaurant

5801-5809 Annapolis Road,
Cheverly, MD

Projected Completion Date: July 2022

Developer: ZKSYA, LLC

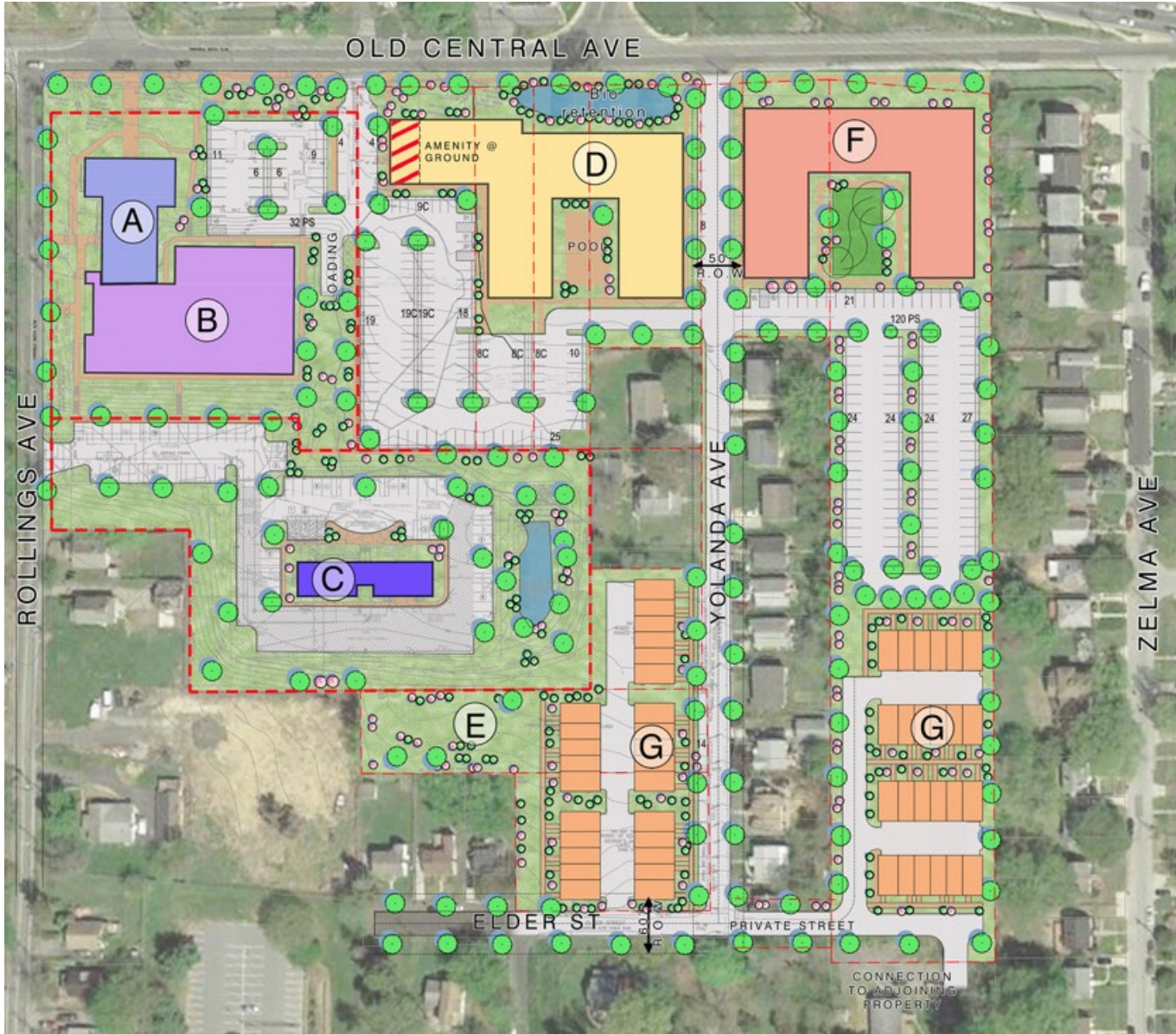
Description:

- Land Acquisition and New Construction
- 120 Room Hotel and Restaurant with 50,000 buildable square feet
- Restaurant will accommodate 100 to 125 guests
- Site will be developed to achieve a minimum Silver LEED Certification
- First LEED Certified Extended Stay Hotel in Prince George's County

Development Cost: \$25 million



Addison Park



Highlights

Developer : RDA, Mission of Love Charities,
Town of Capitol Heights, MD

Status : Conceptual Plan Phase

- Senior housing – 260 units
- Town homes – 40 units
- Mission of Love Charities new facilities
- Town of Capitol Heights police and public works facilities

Development Cost: \$75 million

Beacon Heights Purple Line Corridor



Highlights

- 6 Acres
- RDA owned site
- Directly across the street from the proposed Beacon Heights Metro Station
- Development partner Advantage Properties
- Mixed-use, Mixed-income, TOD

Development Cost: \$120 million

Former Hospital Site Redevelopment

Conceptual Design Aerial Image



Highlights

- 26 acres
- County Owned
- 1100+ Residential Units
- 110K SF Commercial
- Town Square, Public Spaces
- Walking and Biking Trails
- Sustainable

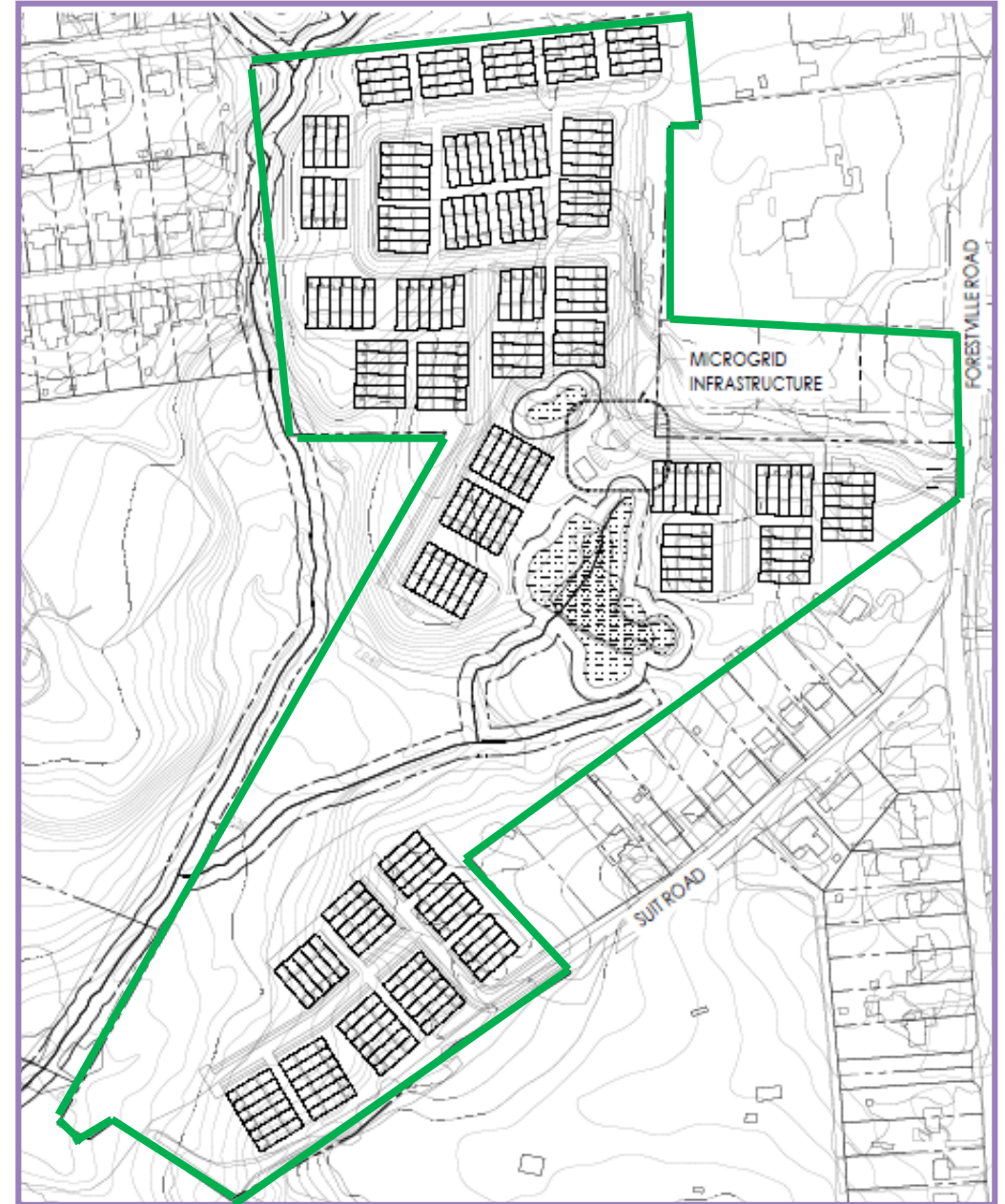
Development Cost: \$300 million

Forestville Smart Community

Highlights

- PEPCO (Partner)
- A new energy neutral, sustainable neighborhood
- 32 Acres
- 200+/- Town homes
- Solar powered and Smart homes
- Target 1st time home buyers
- Environmental sustainability model
- Electric vehicle subsidies for residents

Development Cost: \$60 million



Impact: Increasing the Tax Base

Studio 3807

Taxes paid at acquisition: \$ 46,827

Taxes paid at completion: \$300,000

Net increase: \$253,173

- 5.4 X increase

The Artisan

Taxes paid at acquisition: \$ 7,190

Taxes paid at completion: \$240,000 (est.)

Net increase: \$232,810

- 32 X increase

Impact: Increasing property values

- Brentwood: 4505 Rhode Island, 4511 Rhode Island and 4018 Volta Avenue
- These 3 properties sold in 2014 and 2015 for a combined \$3,460,000
- Purchased in 2020 for \$11,500,000
- Three fold increase in value as a result of the completion of Studio 3807 and The Artisan
- Bought by a DC developer for mixed use redevelopment

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 33, Number 1

January 13, 2020

In Brief...

...Ryan Homes will build out the remainder of 'Canter Creek,' says a new application in the door. The builder is seeking approval for its architecture at the Frank Tippet Road subdivision in Upper Marlboro. Walton is the developer, and Ryan has just over 300 single-family lots, on which work is slated to begin this spring.

...Almost as important as the betting chips, to a casino, are adequate parking and plenty of hotel rooms. With a seven-story parking garage and a 150-room hotel approved last week at the Planning Board, MGM will have both. The two uses are planned for a part of the Beltway Parcel, so named because it runs alongside I-495, and both are located just south of the casino building.

The garage will park 2,467 cars, and include a pedestrian bridge that will connect to the MGM casino. With a blue tint glass, the hotel will run to eight stories high.

...The future 'Laurel Overlook' is now platted. The City of Laurel Ok'd a plat showing 180 townhouse lots as the end of 2019 neared. Strittmatter Contee LLC, an affiliate of Manassas, Va.-based Strittmatter Cos., first won annexation of the 32.7 acre tracts at 7041 and 7051 Contee

Arts District Deal

Developer Buys Three Properties in Brentwood

Three properties in Brentwood have been sold to a Washington DC-based developer, which is making plans for mixed-use development.

For \$11.5 million, a group legally known as NP 112, LLC acquired 4511 and 4505 Rhode Island Avenue, as well as 4018 Volta Avenue (as NP 114 LLC). The LLC shares a Washington D.C. address with RSE Capital Partners. Though the Volta property is across the street from the Rhode Island Avenue tracts, the three tracts give the group control of 3.41 acres in all within the county's Arts District.

RSE officials declined to return our phone calls, but the group is reportedly preparing plans that include apartments and co-working spaces, though no specifics are yet available.

4511 Rhode Island is the largest of the three-properties. At over two acres, the tract houses Fixtures Plus today in an aging, 42,000 square foot building. 4505 Rhode Island is a half-acre lot improved with a machine shop, while a warehouse of about 47,000 feet occupies the Volta Avenue tract.

The Brentwood properties are located along stretch of Route 1 that have seen two new apartments built in recent years, both of them by Landex Development. The Studio 3807 Apartments went up first, while the 84 units at Artisan 4100 are just now beginning leasing. A one-bedroom unit at the Route 1 project runs from \$1,740 per month.

Omar S. McKeithan at NAI / Michael brokered the three-property transaction.

Chesapeake Lighthouse Adds to Campus

Leonardo da Vinci said that, 'The knowledge of all things is possible.' That's an awful big task, but Chesapeake Lighthouse Foundation is trying to do its part.

With its Chesapeake Math and IT - South school, the group continues to grow in the Dower House Road area of Upper Marlboro. Already the owner of two properties there, Chesapeake has now bought 4.05 acres of industrial land. Chesapeake paid seller Rodney Faller an even \$1 million for the parcel on Fallard

Core Services

The RDA manages programs that advance neighborhood revitalization and stabilization

- Down payment and closing cost assistance (Pathways to Purchase)
- Commercial Property Improvement Program (CPIP)
- Community Impact Grants (CIG)
- Housing Rehabilitation Assistance Program (HRAP)

2020 Achievements RDA Program Statistics

PROGRAM	2020	CUMULATIVE
Loans Closed (Down Payment/Closing Cost Assistance)	13	1582
CPIP Grants Awarded	\$900K	\$2.6M
Community Impact Grants Awarded	\$247K	\$2.7M
Residential Façade Program Houses	22	138
HRAP Houses Completed	21	130



THANK YOU!

Redevelopment Authority

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