

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2019 Legislative Session

Resolution No. CR-87-2019

Proposed by Council Member Taveras

Introduced by Council Members Taveras, Turner, Ivey, Harrison, Anderson-Walker,
Davis, Hawkins & Streeter

Date of Introduction October 8, 2019

RESOLUTION

1 A RESOLUTION concerning

2 Revitalization Tax Credit – Studio 3807 and Artisan 4100

3 For the purpose of approving Studio 3807 and Artisan 4100 multifamily and commercial
4 developments proposed by Landex Development, LLC as a revitalization project qualifying for a
5 revitalization or redevelopment tax credit, as provided in Section 10-235.02 of the Prince
6 George’s County Code.

7 WHEREAS, Section 10-235.03 of the Prince George’s County Code established a
8 Revitalization Tax Credit District, comprised of all census tracts wherein the median household
9 income does not exceed one hundred percent (100%) of the median household income for the
10 County, based upon the 2010 census; and

11 WHEREAS, Section 10-235.02 of the Code allows a developer of new multifamily
12 residential dwelling units and nonresidential improvements to apply for a tax credit, upon a
13 finding by the County Council that the development lies within one of the referenced census
14 tracts, and will promote redevelopment within the community; and

15 WHEREAS, Landex Development, LLC, developer of the residential and nonresidential
16 projects known as Studio 3807 and Artisan 4100, located at 3807 and 4100 Rhode Island
17 Avenue, Brentwood, Maryland, within the Gateway Arts District, has made application for
18 property consisting of approximately 238,000 square feet in the M-U-TC Zone and 125,000
19 square feet in the M-U-I Zone, being subject to Detailed Site Plans DSP-13040 and DSP-14034,
20 referred to as Studio 3807 and Artisan 4100, where a total of 229 multifamily dwelling units and
21 14,435 square feet of retail commercial space will be constructed; and

22 WHEREAS, census tract number 804600 lies within the Revitalization Tax Credit District

1 set forth in Section 10-235.03 of the Prince George’s County Code; and

2 WHEREAS, Studio 3807 and Artisan 4100 will promote revitalization and redevelopment
3 within the Gateway Arts District and be the central public gathering place for the Gateway Arts
4 District, a place where artists and other community stakeholders can meet and share ideas.

5 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
6 County, Maryland, that the Council finds that the proposed development of multifamily
7 residential units and nonresidential improvements, collectively known as Studio 3807 and
8 Artisan 4100, described herein, is eligible for the redevelopment and revitalization tax credit set
9 forth in Section 235.02 of the Prince George’s County Code.

Adopted this 5th day of November, 2019.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Chair

ATTEST:

Donna J. Brown
Acting Clerk of the Council