

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2018 Legislative Session**

Resolution No. CR-69-2018  
Proposed by Council Member Patterson  
Introduced by Council Members Patterson, Lehman, Franklin and Toles  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 2, 2018

**RESOLUTION**

1 A RESOLUTION concerning

2 Revitalization Tax Credit – The Oxford Project (formerly the Constellation Centre)  
3 For the purpose of approving The Oxford multifamily and commercial development, proposed  
4 by 6009 Oxon Hill Road, LLC, as a revitalization project qualifying for a revitalization or  
5 redevelopment tax credit, as provided in Section 10-235.02 of the Prince George’s County Code.

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

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

14 WHEREAS, 6009 Oxon Hill Road, LLC, developer of the residential and nonresidential  
15 project known as The Oxford, located at 6007, 6009, and 6015 Oxon Hill Road, Oxon Hill,  
16 Maryland 20745, has made application for property consisting of approximately 8.45 acres in the  
17 C-S-C Zone, being subject to Detailed Site Plans DSP-87050-11 and DSP-87050-12, referred to  
18 as The Oxford project to convert an existing vacant general office building into approximately  
19 187 multifamily dwelling units and to redevelop a vacant parking lot into approximately 16,000  
20 square feet of commercial retail uses; and

21 WHEREAS, The Oxford project will be replacing a vacant ten (10) story general office  
22 building (formally the Constellation Centre) and a vacant parking lot with a coherent pedestrian-

1 oriented mixed-use project that includes a multifamily residential units and retail space near  
2 National Harbor and the MGM Casino; and

3 WHEREAS, The Oxford project will promote redevelopment within the Oxon Hill  
4 community and will promote the revitalization and transformation within the National Harbor  
5 Regional Transit District and the Oxon Hill Local Center; and

6 WHEREAS, census tract number 801405 lies within the Revitalization Tax Credit District  
7 set forth in Section 10-235.03 of the Prince George’s County Code; and

8 WHEREAS, the conversion of a vacant office building to multifamily residential units and  
9 the conversion of an unutilized parking lot into commercial retail uses will provide needed  
10 housing and retail within the range of affordability for residents within the Revitalization Credit  
11 District and the rental of these units along with the additional commercial tax base will promote  
12 redevelopment within the census tract.

13 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
14 County, Maryland, that the Council finds that the proposed development of multifamily  
15 residential units and nonresidential improvements, collectively known as The Oxford, described  
16 herein, is eligible for the redevelopment and revitalization tax credit set forth in Section 10-  
17 235.02 of the Prince George’s County Code.

Adopted this 16<sup>th</sup> day of October , 2018.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Dannielle M. Glaros  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council