

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

Resolution No. CR-79-2019
Proposed by Council Member Glaros
Introduced by Council Member Glaros, Turner, Franklin, Davis, Taveras,
Hawkins & Harrison
Date of Introduction September 24, 2019

RESOLUTION

1 A RESOLUTION concerning

2 Revitalization Tax Credit – College Park Metro Apartments

3 For the purpose of approving College Park Metro Apartments multifamily and commercial
4 development proposed by GD CP Metro, 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, GD CP Metro, LLC, developer of the residential and nonresidential project
16 known as College Park Metro Apartments, located at 4931 Calvert Road, College Park,
17 Maryland 20740, has made application for property consisting of approximately 5.58 acres in the
18 M-U-I/D-D-O Zone, being subject to Detailed Site Plans DSP-17007, referred to as College Park
19 Metro Apartments, to construct 451 multifamily dwelling units and 4,998 square
20 feet of retail commercial space; and

21 WHEREAS, GD CP Metro, LLC has entered into a Joint Development Agreement with the
22 Washington Metropolitan Area Transit Authority to develop the College Park Metro Apartments

1 on an existing surface parking lot; and

2 WHEREAS, College Park Metro Apartments will be the first residential development
3 within the College Park-Riverdale Park Transit District Overlay Zone and will promote
4 additional residential development within the Transit District to complement the existing 2
5 million square foot research park with more than 6,500 existing jobs; and

6 WHEREAS, census tract number 807102 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 existing surface parking lot owned by the Washington-Metropolitan Area
9 Transit Authority is currently exempt from the payment of real estate taxes. The College Park
10 Metro Apartments will provide additional tax base and will assist in implementing the
11 recommendations of the College Park-Riverdale Park Transit District Development Plan and
12 Plan Prince George’s 2035 to provide a mix of uses at the College Park Metro Station.

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 College Park Metro
16 Apartments described herein, is eligible for the redevelopment and revitalization tax credit set
17 forth in Section 235.02 of the Prince George’s County Code.

Adopted this 22^d day of October, 2019.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Chair

ATTEST:

Donna J. Brown
Acting Clerk of the Council