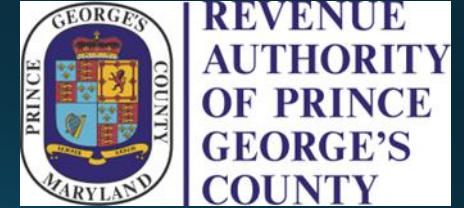


Prince George's County Council Planning, Housing and Economic Development (PHED) Committee Briefing

March 6, 2025

Who We Are....



The Revenue Authority of Prince George's County is a quasi-governmental entity that serves as a real estate development and development finance agency, an operator of programs and facilities, and a manager of programs and facilities in partnership with other County agencies.

Major Functions:



Parking
Enforcement



Public Safety



Program
Manager



Redevelopment
Projects

Completed Projects



Hamilton Manor Apartments

Project Summary:

RAPGC issued conduit bonds to fund a loan to refinance a portion of the project's debt. Hamilton Manor is a 245-unit, garden style apartment community located in Hyattsville, MD. The unit mix includes 117 one-bedroom apartments and 128 two-bedroom apartments.

This was the first property purchased through the Prince George's County's Right of First Refusal (ROFR) Program.



Owner: Hamilton Manor Mezzanine Partners LLC

Address: 3343 Lancer Drive, Hyattsville, MD 20782

Status: Completed in 2023



Capital Region Medical Center Garage

Project Summary:

RAPGC owns and operates the approximately 1,109 space, seven level, parking facility that serves hospital staff, patients, and visitors.

Owner: Revenue Authority

Address: 9400 Healthcare Way, Largo, MD

Project Status: Completed in 2021



Current Projects

Suitland Town Center Development

Background:

- Approved Suitland Mixed Use Town Center Development Plan – Approved February 2006
- Rezoning effort that outlined a roadmap to foster redevelopment and revitalization in Suitland to create a thriving Town Center.

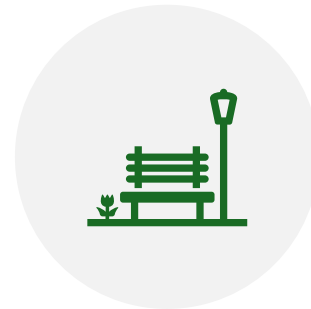
Goals:

- Leverage future development and growth at Suitland Federal Center and Suitland Metro Station.
- Use approved plan as a reference for developers and designers to use to fulfill the design review requirements and achieve the community's design goals.
- Build upon Suitland's assets such as the metro station, direct access to major highways, sizable daytime workforce and nearby neighborhoods.

Suitland Town Center Concept Plan Goals



Encourage attractive and compatible midrise, mixed-use buildings along Silver Hill and Suitland Roads to create a distinctive and viable town center.



Provide a safe and attractive pedestrian network that encourages walking to work, shops, schools, parks and transit.



Provide easy access for vehicles, yet minimize the impact of parking by locating parking lots primarily behind structures.



Convenience retail, eating and drinking establishments, and service-office space should be the predominant on Silver Hill Road and at the intersection of Silver Hill and Suitland Roads.

Towne Square at Suitland Federal Center

Development Approach

Dynamic Welcoming Urban Town Center



A vibrant, walkable community with:

Diverse housing options including townhomes and multi-family units.

Amenity rich commercial/retail space

Open green space for community events or neighborhood recreation for residents and visitors:

Towne Square at Suitland Federal Center – Block A and Block B

JairLynch 



The Kelvin Mixed Use Development Project – NE DC.

Lynch Development Advisors was selected as developer for Blocks A & B.

- Regionally Owned Real Estate Developer
- \$1.5 Billion in Completed Development Projects
- 3.7 Million Sq. Ft. Projects Developed or Acquired to Date
- 10,000+ Housing Unit Portfolio
- 5,600+ Affordable Units Developed
- Notable Projects
 - The Kelvin Mixed Use Project - DC

Project Team



Design
Collective



Proposed Design Components*:

Block A:

- 191 Unit Multi-Family Residence
 - Market Rate
- Designated Parking

Block B:

- Mixed-Use Parcel
 - 364 Multi-Family Residence
 - 10% Workforce at 60% AMI
 - 57k Sq. Ft. Ground Floor Retail
 - Parking Garage
- Potential Funding Sources:
 - New Market Tax Credits

Developer: Jair Lynch

Phase: Pre-Planning

Estimated Delivery: 2029/2030*

Block A and Block B

All proposed plans, costs and listed timelines are subject to change.



Proposed Design Components*:

Block K:

- Multi-Family Units

Owner: Revenue Authority

Status: RFP is expected to be released in 2025

Block K

All proposed plans, costs and listed timelines are subject to change.

The Creative Suitland Redevelopment Project aims to create a vibrant, artist friendly community resource, amenity and cultural destination for Prince George’s County residents and visitors.



Site Information

- 3 Acre Site – Current Creative Suitland Art Center
- Across from US Census Bureau GSA Campus
- Adjacent to Towne Square at Suitland Federal Center
- Historically Underutilized Business Zone
- Priority Funding Area
- Transforming Neighborhoods Incentive Area



Design Scope

- Multi-Family, Affordable Housing Units with designated Artist Housing
- Food Hall
- Creative Artist Space
- Ground Floor Commercial Space
- Parking Garage
- Amenity Rich Design
- Community Space
- LIVE, WORK, PLAY

Creative Suitland Redevelopment Overview



Creative Suitland Project Team



Culinary
Partnerships



O'Malley, Miles, Nylan & Gilmore, P.A.
Attorneys & Counselors at Law



Urban Atlantic was selected as the developer for the Creative Suitland RFP

- Developer Experience
 - \$3 Billion Real Estate Development
 - 10,000+ Units of Housing
 - 1.5M Sq. Ft of Commercial Development
 - 700 Acres of Land
 - 2,000+ Residential Units
 - Women-Led, Maryland Based Developer

Prince George's County Projects



New Carrollton Metro



Cheverly Hospital

Creative Suitland Redevelopment



Proposed Design Components*:

- 200 Unit Multi-Family Residence
 - 12 Dedicated Artist Units for Households at or below 60% AMI
- 260 Space Garage
- 5,000 Sq. Ft. The Hub
- 13,000 Sq. Ft. The Collab (Food Hall)
- 12,000 Sq. Ft. Creative Suitland Art Center with Black Box Theater
- Potential Funding Sources:
 - 4% LITHC, New Market Tax Credits, Rental Housing Works and PGC HOME Funds

Developer: Urban Atlantic

Phase: Pre-Planning

Estimated Delivery: 2029*

All proposed plans, costs and listed timelines are subject to change.

Multi-County Agency Stakeholders & Partners

MNCPPC -
Community Engagement,
Entitlements and
Stakeholder Engagement,
Public Art Installations/
Signage

Redevelopment Authority –
Development Agency for
Suitland Town Center
Parcels, Road and Site
Infrastructure

PGC Department of
Housing and Community
Development –
Entitlement Programs and
State/ County Housing
Funds

Arts & Humanities Council
- Artist Community
Engagement, Community
Resources

PGC Economic
Development Corporation
– Community Engagement,
Commercial Development
Tenants

DPIE – Entitlements and
Permitting

Active/ Future Solicitations

Agriculture Food Security and Innovation Center (AFSIC) Feasibility Study RFP

Project Summary: RAPGC is seeking an experienced consultant to complete a feasibility study to develop an Agriculture Food Security Innovation Center in Prince George's County.

Project Goal:

- Deliver an Agriculture Center to preserve the County's agricultural heritage, increase food availability and provide education for residents.
- Support urban agriculture and provide connectivity to suppliers, fellow producers and customers for County farms.
- Consolidation and integration of existing County resources, support agencies and key stakeholders

Project Timeline: Solicitation closed on December 30, 2024

Project Status: Proposal evaluation period is underway

Next Step: Determine Feasibility; Issue Subsequent Development Solicitation, if applicable

Bowie State University MARC Station Mixed Use Transit Village Development RFP

Project Summary: RAPGC is seeking proposals for the development of a mixed-use, transit-oriented village, on 93 acres of County owned land adjacent to the Bowie State University MARC Station.

Project Goal:

- Leverage transit proximity to create a walkable community with housing, commercial office space, university related uses and community amenities.
- The proposed development will improve the connectivity of the area, catalyze additional development and increase ridership of area transit.
- Create a development that integrates with the landscape of the nearby Patuxent Research Refuge.

Project Timeline: Solicitation closed on December 30, 2024

Project Status: Proposal evaluation period is underway

Next Step: Select Master Developer for Redevelopment Project

Commercial Vehicle Parking Lot

Project Summary:

RAPGC is developing a commercial vehicle parking lot to provide a parking solution for commercial vehicles and address community concerns.

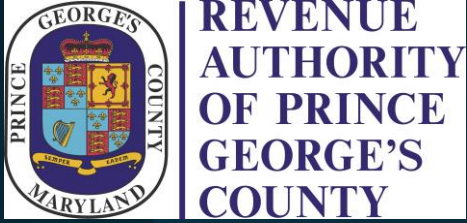
Potential Sites:

- South Laurel Fringe Commuter, 13701 Laurel - Bowie Rd, Laurel, MD 20708,
- Bowie Crossing Park and Ride, 4400 Collington Rd, Bowie, MD 20716.

Project Scope: Release RFP for the development and design of a commercial vehicle parking lot.

Project Status: Pending RFP Issuance

Project Timeline: 3rd Qtr. Fiscal 2025



Questions/ Comments

Thank you

Denise Robinson
Executive Director
Revenue Authority of Prince George's County

Nicole Hall
Chief Real Estate Officer
Revenue Authority of Prince George's County