

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

Resolution No. CR-88-2019
 Proposed by The Chair (by request – County Executive)
 Introduced by Council Members Turner, Franklin, Harrison, Anderson-Walker, Davis,
Streeter, Taveras, & Hawkins
 Date of Introduction October 8, 2019

RESOLUTION

1 A RESOLUTION concerning

2 Revitalization Tax Credit – Armory Apartments

3 For the purpose of approving the Armory Apartments' multifamily and commercial development
 4 proposed by Urban Investment Partners (The UIP Companies, Inc.), as a revitalization project
 5 qualifying for a revitalization or redevelopment tax credit, as provided in Section 10-235.02 of
 6 the Prince 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**, The UIP Companies, Inc., developer of the residential and nonresidential
 16 project known as Armory Apartments, located at 5300 Baltimore Avenue, Hyattsville, Maryland
 17 20781, has made application for property consisting of approximately 4.39 acres in the C-S-C,
 18 D-D-O Zone, being subject to Preliminary Plan 4-17008, referred to as Armory Apartments, to
 19 construct 285 multifamily dwelling units, parking space and 31,660 square-feet of retail
 20 commercial space; and

21 **WHEREAS**, the Armory Apartments project represents high quality revitalization and
 22 redevelopment inside the Beltway and will promote additional residential development within

1 the Revitalization Tax Credit District and create 80 new permanent jobs; and

2 **WHEREAS**, census tract number 806300 lies within the Revitalization Tax Credit District
3 set forth in Section 10-235.03 of the Prince George's County Code; and

4 **WHEREAS**, the Armory Apartments will generate additional tax base, provide public
5 benefits and assist in implementing the Gateway Arts District Approved Sector Plan and Plan
6 2035 Prince George's Approved Plan's policy of stabilizing existing communities and
7 encouraging revitalization and rehabilitation.

8 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Prince George's
9 County, Maryland, that the Council finds that the proposed development of multifamily
10 residential units and nonresidential improvements, collectively known as Armory Apartments
11 described herein, is eligible for the redevelopment and revitalization tax credit set forth in
12 Section 10-235.02 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