

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2008 Legislative Session**

|                      |                      |
|----------------------|----------------------|
| Resolution No.       | CR-88-2008           |
| Proposed by          | Council Member Olson |
| Introduced by        | Council Member Olson |
| Co-Sponsors          |                      |
| Date of Introduction | October 7, 2008      |

**RESOLUTION**

1 A RESOLUTION concerning

2 Revitalization Tax Credit

3 For the purpose of establishing that a multi-family unit development known as the  
4 University View Project, located in census tract number 8070, qualifies for a revitalization/  
5 redevelopment tax credit pursuant to Section 10-235.02 of the Prince George’s County Code.

6 WHEREAS, in Section 10-235.02 of the Prince George’s County Code, the County  
7 established a Revitalization Tax Credit District comprised of all census tracts situated wholly  
8 within the boundaries of the Capital Beltway wherein the median household income does not  
9 exceed one hundred percent of the median household for the County based upon the 2000  
10 census; and

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

15 WHEREAS, an application has been approved for developers of the University View  
16 Partnership (hereinafter the “Applicant”) to develop 352 multi-family dwelling units on M-U-I  
17 zoned land, located within census tract number 8070 at 8204 Baltimore Avenue in Councilmanic  
18 District 3; and

19 WHEREAS, the County Council had previously adopted CR-29-2004 to approve a  
20 revitalization tax credit for 352 multi-family residential units at 8294 Baltimore Avenue; and

21 WHEREAS, a revision to the application of the University View project has been requested  
22 by the developers to address a second building at the University View project for 154 additional

1 multi-family dwelling units located at 8300 Baltimore Avenue and the developers have requested  
2 that these additional multi-family units be declared eligible for the revitalization/redevelopment  
3 tax credit set forth in Section 10-235.02 of the Code; and

4 WHEREAS, the University View project will be replacing a used car lot and vacant fast  
5 food restaurant with a mixed use project that includes two multifamily residential structures, and  
6 retail space near the entrance to the University of Maryland; and

7 WHEREAS, census tract number 8070 lies within the Revitalization Tax Credit District set  
8 forth in Section 10-235.03 of the Code; and

9 WHEREAS, the University View project is the first project approved as part of the College  
10 Park US 1 Corridor Plan and will promote redevelopment within the College Park community  
11 and will initiate the revitalization and transformation of the highway commercial strip  
12 development to a revitalized gateway boulevard and town center.

13 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
14 County, Maryland, that the development of multi-family units known as University View Project  
15 and located at 8204 and 8300 Baltimore Avenue in College Park, Maryland, is hereby found to  
16 be eligible for the revitalization/redevelopment tax credit set forth in Section 10-235.02 of the  
17 Code.

Adopted this 18th day of November, 2008.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Samuel H. Dean  
Chairman

ATTEST:

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Redis C. Floyd  
Clerk of the Council