



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

July 10, 2020

The Honorable Todd M. Turner
Chair
Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20722

Dear Chair Turner:

Enclosed for the County Council's consideration is a Resolution that seeks the Council's approval to fully exempt the Northgate Project from the school facilities surcharge. The project includes the construction of 296 units of student housing, 1,084 square feet of ground floor retail space and 300 structured parking spaces. This project represents a \$140 million investment that will provide high-quality housing for students at the nearby University of Maryland campus.

The proposed legislation is based on the passage of House Bill 225 by the Maryland General Assembly in 2019, codified as Section 10-192.01(b)(4)(D) of the Prince George's County Code, that enables the County Council to grant a full or partial exemption from school facilities surcharges for undergraduate student housing constructed within a designated geographical area in the City of College Park, Maryland.

On January 14, 2020, the City of College Park approved General Motion #20-G-05 that qualified the Northgate Project as an eligible student housing development under the relevant statute and recommended that the County Council approve a full or partial exemption from the school facilities surcharge for the project. The County Administration has determined that the Northgate Project will have a positive effect on the residential and commercial environment in the broader College Park area and will support a decision by the County Council to fully exempt this project from the required school facilities surcharge.

The Council's favorable consideration of this legislation is greatly appreciated. If you have any questions, please contact my office or Angie Rodgers, Office of the County Executive, at (301) 952-5867.

Sincerely,

Angela D. Alsobrooks
County Executive

Enclosures