



Atworth
COLLEGE PARK, MARYLAND



Angela D. Alsobrooks
County Executive

Atworth Project

Agenda

- Project Summary
- Financial Information
- Legislative Proposal
- Fiscal Impact

Project Summary



- 5.6- acre building site in College Park
- 0.8-acre public park space (Brooks Parcel)
- \$123 million market-rate project
- 451 residential apartments
- 324 structured parking spaces
- 79 surface parking spaces
- 5,000 SF of retail space
- Adjacent to College Park metro station
- On Purple Line Corridor route
- Developer: Gilbane

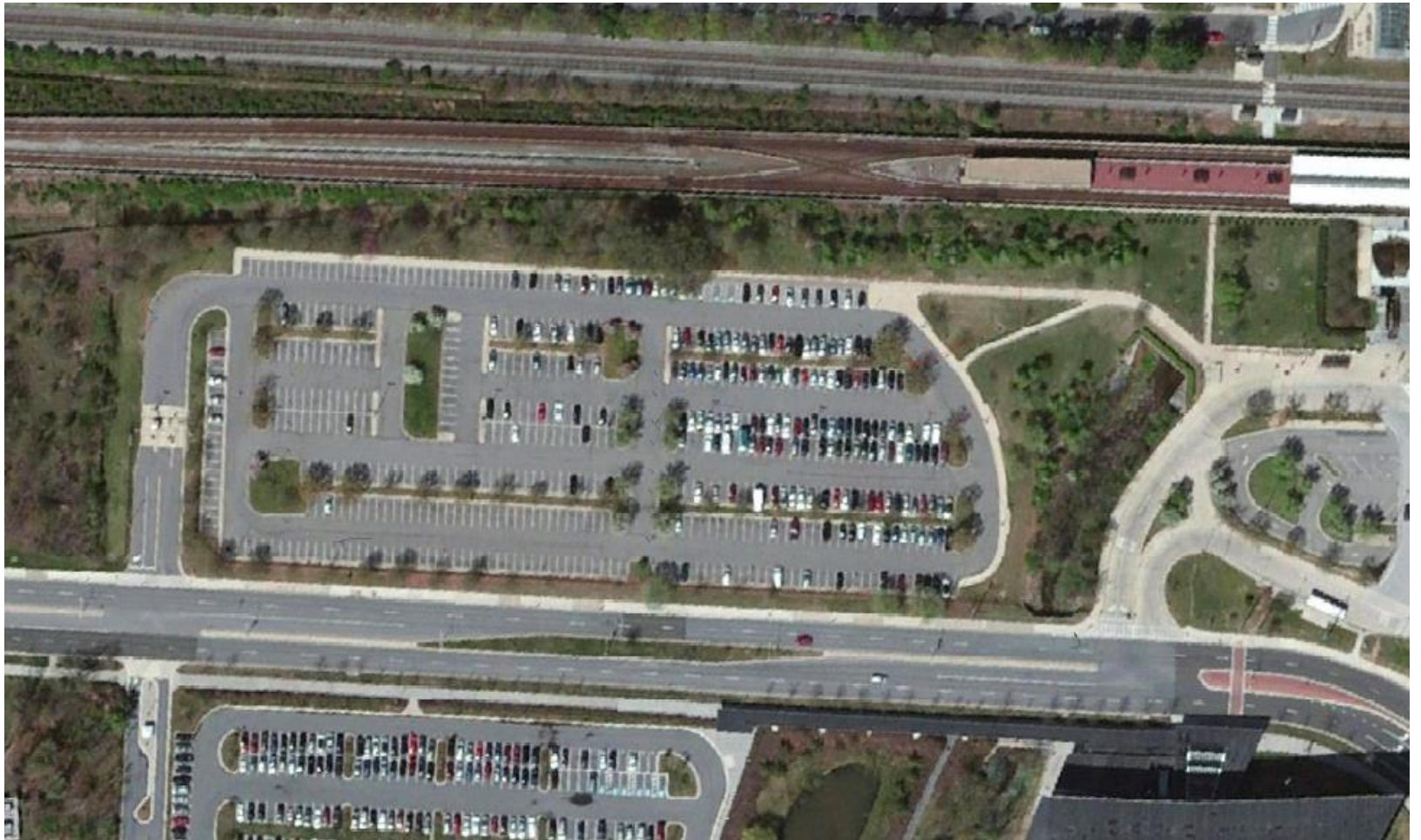
Delivery Schedule

- August 2020 - Construction Starts
- August 2022 – Occupancy (1st & 2nd floors and parking garage)
- November 2022 – Construction Complete (all units, retail space and public parking)
- January 2024 – Project Stabilization (95% occupancy)

Project Summary

- Transit-Oriented Development (TOD) project along future Purple Line corridor
- Developer executed 98-year ground lease with WMATA in April 2016
- Detailed Site Plan (DSP-17007) approval received in June 2019
- Close proximity to College Park's Discovery District could attract large office tenants
- Located in designated areas prioritized for economic development (Revitalization Tax District, Regional Transit District, Priority Funding Area and Sustainable Communities)

Existing Conditions



Site Plan



View from Metro Station



View from Brooks Parcel



View of River Road



Financial Information

Sources of Funds	
Equity (29%)	\$ 35,315,000
Debt (71% LTC)	88,000,000
Total Funding	\$ 123,315,000

Uses of Funds	
Land Acquisition	\$ 15,151,617
Hard Costs	75,024,427
Soft Costs	27,988,319
Contingency Reserves	5,150,637
Total Expenditures	\$ 123,315,000

Financial Information

Residential Mix			
Room Type	# of Units	Average SF per Unit	Rent Range (\$)
Studio	25	539	1,483 - 1,634
Junior 1 Bedroom	59	636	1,642 - 1,819
1 Bedroom/1 Bath + Den	163	706	1,764 - 1,955
1 Bedroom/1 Bath + Den	42	841	1,962 - 2,174
2 Bedroom/2 Bath	112	1,047	2,244 - 2,486
2 Bedroom/2 Bath + Den	33	1,117	2,363 - 2,618
3 Bedroom	17	1,293	2,706 - 2,998
Total of 451 units			

Public Safety Facilities Surcharge

- Sec. 10-192.11 of the County Code authorizes “a public safety surcharge on new residential construction for which a building permit is issued by the County.”
- CR-43-2020 set FY 2021 surcharge rates of \$2,638 per unit for permits issued for construction located inside the Transportation Service Area 1 (the building must abut an existing or planned metro station), and \$7,909 per unit for permits issued for all other buildings.
- Sec.10-192.11(b)(3) enables the County Council to waive the public safety surcharge for projects, such as Atworth, located in the Transportation Service Area 1.
- The developer is seeking a full waiver (100%) from the Public Safety Facilities Surcharge. Based on the financial information provided and the project’s entire incentive package, the Administration recommends that the Atworth project receive a partial waiver (50%).

Incremental Tax Revenue Projections

(over 30-year period)

Property Taxes	Rate (per \$100)	Subtotal Revenues
County - General Funds	0.925	\$ 25,410,945
County - Education	0.040	1,098,852
Municipal Tax Differential	0.035	961,495
State	0.112	3,076,785
MNCPPC	0.294	8,076,560
Stormwater	0.054	1,483,450
WSTC	0.026	714,254
Total Revenues	\$ 1.486	\$ 40,822,339

Footnotes:

1. Assessed value (AV) at completion is estimated to be \$82.9 million
2. Revenue projections assume current tax rates remain unchanged
3. Assessed value for improvements assume 1% annual growth rate
4. FY 2021 differential rate for property in College Park is 3.5 cent per \$100 AV
5. Waivers are not applied to the dedicated schools tax rate of 4.0 cents per \$100 AV

Fiscal Impact

(over 30-year period)

General Fund Revenues ¹	\$ 25,410,945
Less: Revitalization Tax Credit ²	(1,737,541)
Less: School Facilities Surcharge ³	(2,613,475)
Less: Public Safety Facilities Surcharge ⁴	(594,869)
Net County Revenues	\$21,059,929

Footnotes:

1. Property tax revenues exclude municipal tax differential
2. CR-79-2019 grants tax credits that are limited to three consecutive years
3. Waiver is granted by-right in accordance with Sec. 10-192.01(c)(1-2)
4. The resolution grants a partial waiver limited to 50% of applicable surcharges