

# Glenarden Apartments Redevelopment Presentation to City Council



April 11, 2016



Redevelopment Authority  
of Prince George's County



**PENNROSE**  
We Bring It All Together



# *Glenarden Apartments Redevelopment Presentation to City Council*

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## 1. Welcome / Introductions

## 2. Development Plan Update

- Updated Proposed Affordability Mix – for HUD Approval
- Updated Site / Development Plan
- Phase I: Update + Overview
  - Status Update
  - Community Clubhouse
  - Senior Apartments
  - Family Apartments
  - Homeownership
- Planning Approval Process / Timeline

## 3. Property Maintenance and Security Update

## 4. Tour of Pennrose Communities

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# Glenarden Redevelopment Partners

## The Team

**PENNROSE PROPERTIES, LLC**

Co-Developer + Property Management

**PENNROSE**

**REDEVELOPMENT AUTHORITY of  
PRINCE GEORGE'S COUNTY**

Co-Developer



**B & W SOLUTIONS INC.**

Co-Developer



**MARKS, THOMAS ARCHITECTS**

Architect and Master Planner



**AREL ARCHITECTS**

Architect



**FIRST BAPTIST CHURCH OF GLENARDEN**

Community Partner

FIRST BAPTIST CHURCH OF  
GLENARDEN

**SHABACH! MINISTRIES, INCORPORATED**

Community Partner



**HARKINS BUILDERS**

General Contractor



**MARENBERG ENTERPRISES INC.**

Real Estate Developers (Homeownership)



**BLACO CONSTRUCTION**

Homebuilder



**BEN DYER ASSOCIATES, INC.**

Civil Engineer



# *HUD Covenant Affordability/Use Restrictions*

## HUD Purchase Contract Use Restrictions:

Total Affordable Units - 305  
Total # of Units - 389

## Proposed Development (Under Discussion with HUD):

Total Affordable Units - 221  
Total # of Units - 435

Housing Type	HUD Purchase Contract Use Restrictions	Preferred Redevelopment Income Restrictions (Under Discussion with HUD)	Reduction
	Required # of Units	Proposed # of Units	
<b><u>RENTAL</u></b>			
Affordable Senior	<b>100</b>	<b>100</b>	-
Affordable Family	<b>140</b>	<b>101</b>	<b>(39)</b>
<b><u>HOMEOWNERSHIP</u></b>			
Affordable Homeownership	<b>65</b>	<b>20</b>	<b>(45)</b>
<b>TOTAL AFFORDABLE UNITS</b>	<b>305</b>	<b>221</b>	<b>(84)</b>

# *Affordability Requirements*

OCCUPATION	AVERAGE ANNUAL SALARY
<b>2015 Median Family Income</b>	<b>\$109,200</b>
<b>NURSE (COUNTY)</b>	\$70,000
<b>TEACHER (COUNTY)</b>	\$59,100
<b>GOVERNMENT EMPLOYEE</b>	\$34,000 – \$94,000
<b>POLICE OFFICER (COUNTY)</b>	\$46,000 – \$111,774

<b>AMI for Prince Georges / Montgomery / DC / Alexandria - March 2015</b>				
<b>AMI%</b>	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>
<b>30%</b>	\$ 22,950	\$ 26,200	\$ 29,500	\$ 32,750
<b>50%</b>	\$ 38,250	\$ 43,700	\$ 49,150	\$ 54,600
<b>60%</b>	\$ 45,900	\$ 52,440	\$ 58,980	\$ 65,520
<b>80%</b>	\$ 47,600	\$ 54,400	\$ 61,200	\$ 68,000
<b>120%</b>	\$ 91,750	\$ 104,850	\$ 117,950	\$ 131,050

# *Recap of Development Goals*

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- Conform to the Landover Gateway Sector Plan using New Urbanist techniques
- Create a walkable development with a diversity of uses and sustainable design
- Reduce density
- Design well landscaped open public spaces for the community
- Introduce a discernible “center” to the community
- Provide a range of affordability and building typologies
- Incorporate engineering practices of the Sustainable Sites Initiative “light imprint” multifunctional storm water management system

# Proposed Site Plan



## PHASING ANALYSIS:

### PHASE 1:

46	SENIORS APARTMENTS (RENTAL)
68	STACKED TOWNHOUSES (RENTAL)
114	TOTAL PHASE 1 UNITS

### PHASE 1A:

18	HOMEOWNERSHIP
18	TOTAL PHASE 1A UNITS

### PHASE 2:

54	SENIORS APARTMENTS (RENTAL)
74	APARTMENT BUILDING (RENTAL)
128	TOTAL PHASE 2 UNITS

### PHASE 3:

72	STACKED TOWNHOUSES (RENTAL)
27	TOWNHOUSES (RENTAL)
99	TOTAL PHASE 3 UNITS

### PHASE 4:

76	HOMEOWNERSHIP
76	TOTAL PHASE 4 UNITS

435	PROJECT TOTAL
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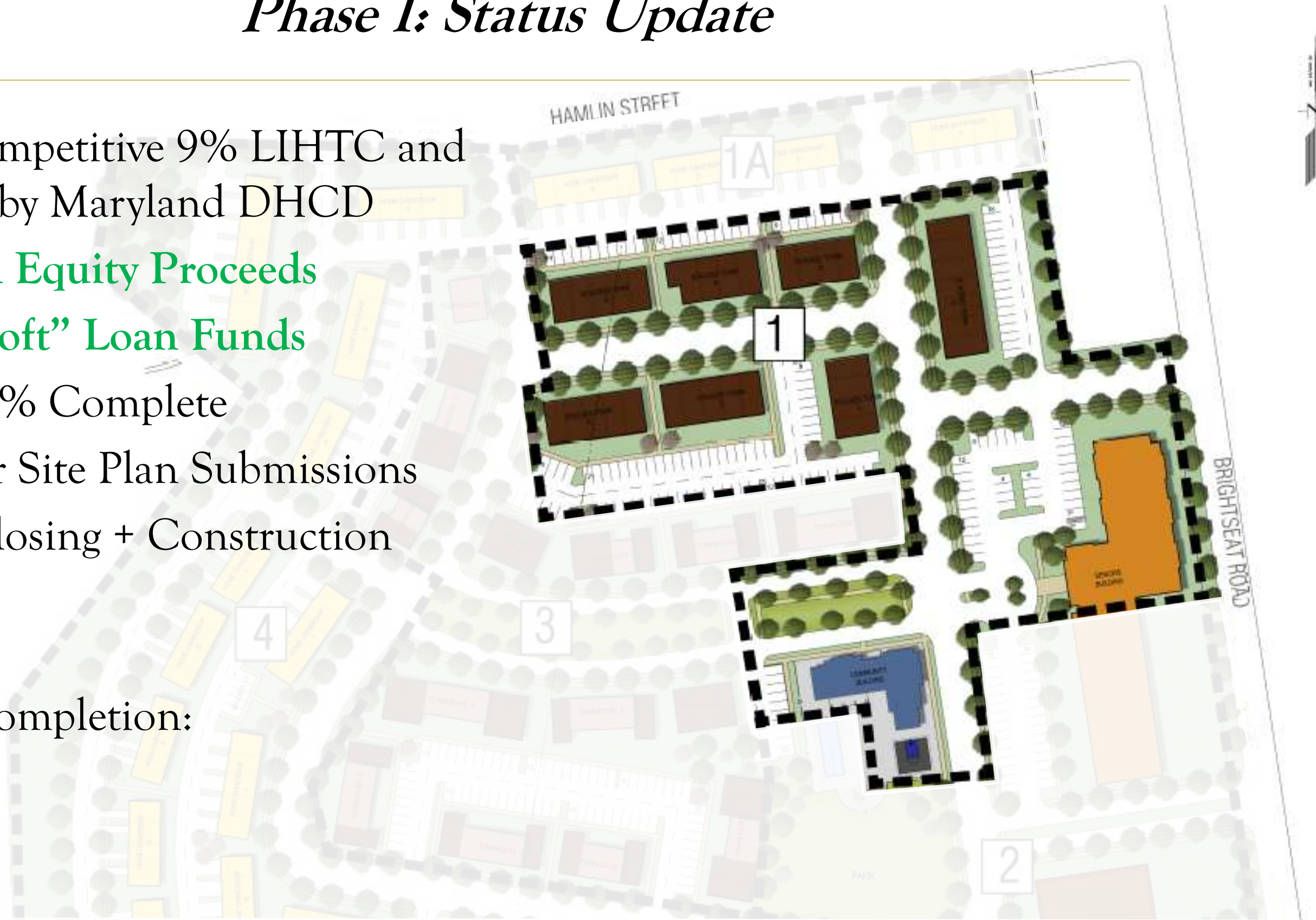
### LEGEND

	HOMEOWNERSHIP (94 TOTAL)
	STACKED TOWNHOUSES (140 TOTAL)
	TOWNHOUSES (27 TOTAL)
	4 STORY APARTMENT BUILDING (74 UNITS)
	SENIOR APARTMENT BUILDING (100 UNITS)
	COMMUNITY BUILDING



# *Phase I: Status Update*

- Awarded Competitive 9% LIHTC and Loan Funds by Maryland DHCD
  - \$15M+ in Equity Proceeds
  - \$1.8M “Soft” Loan Funds
- Designs ~ 40% Complete
- Preparing for Site Plan Submissions
- Estimated Closing + Construction Start:
  - 3Q2017
- Estimated Completion:
  - 3Q2018



# *Phase I: Overview of Program*

~ 5,950sf Community Clubhouse

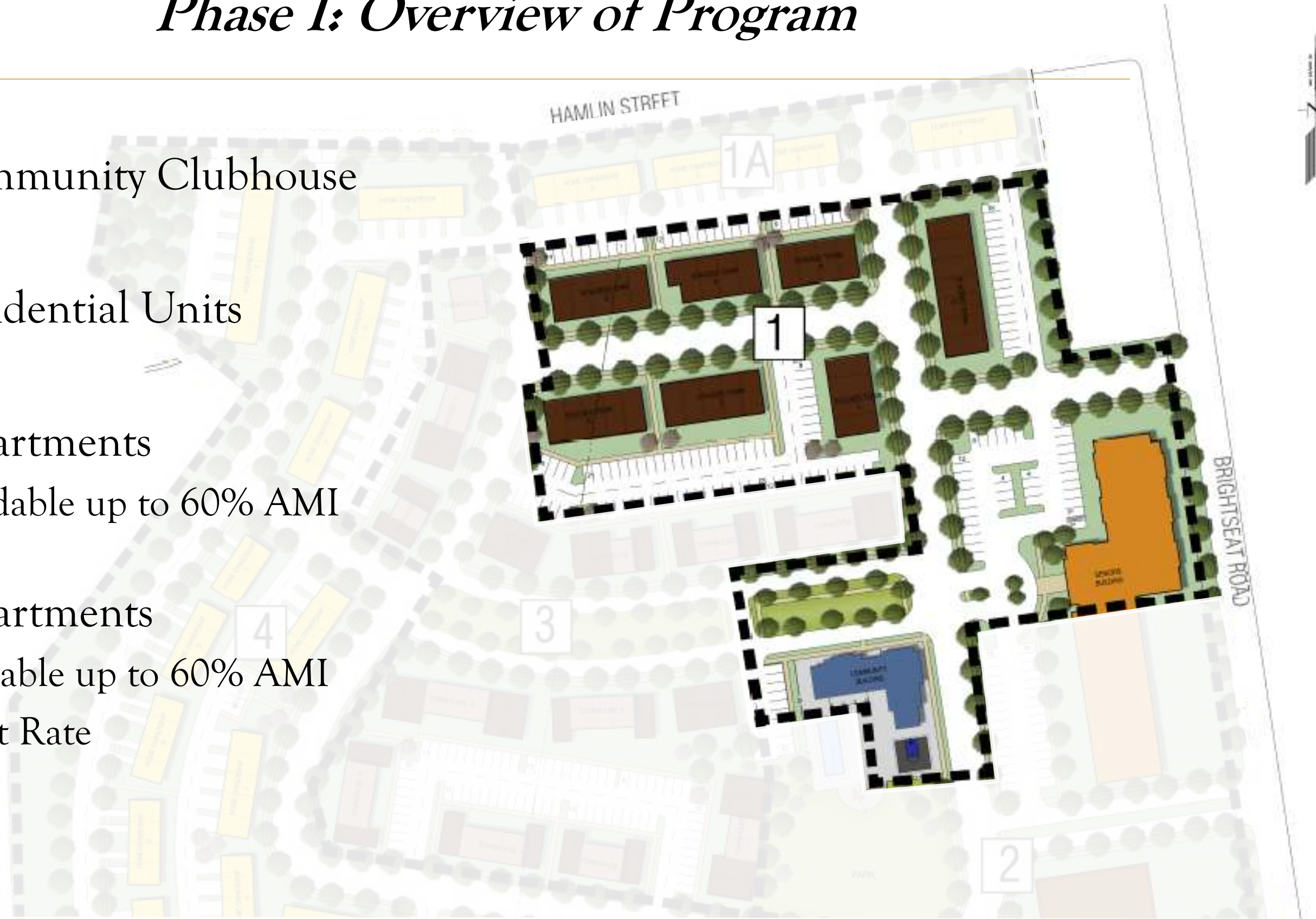
114 Total Residential Units

46 Senior Apartments

- All Affordable up to 60% AMI

68 Family Apartments

- 41 Affordable up to 60% AMI
- 27 Market Rate



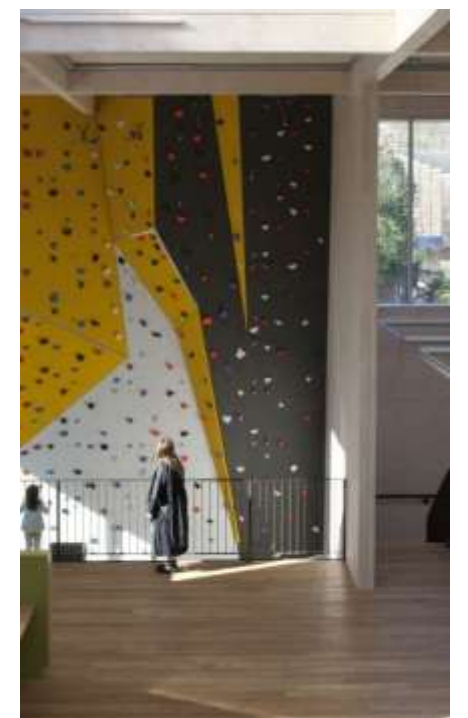
# *Phase I: Community Clubhouse*

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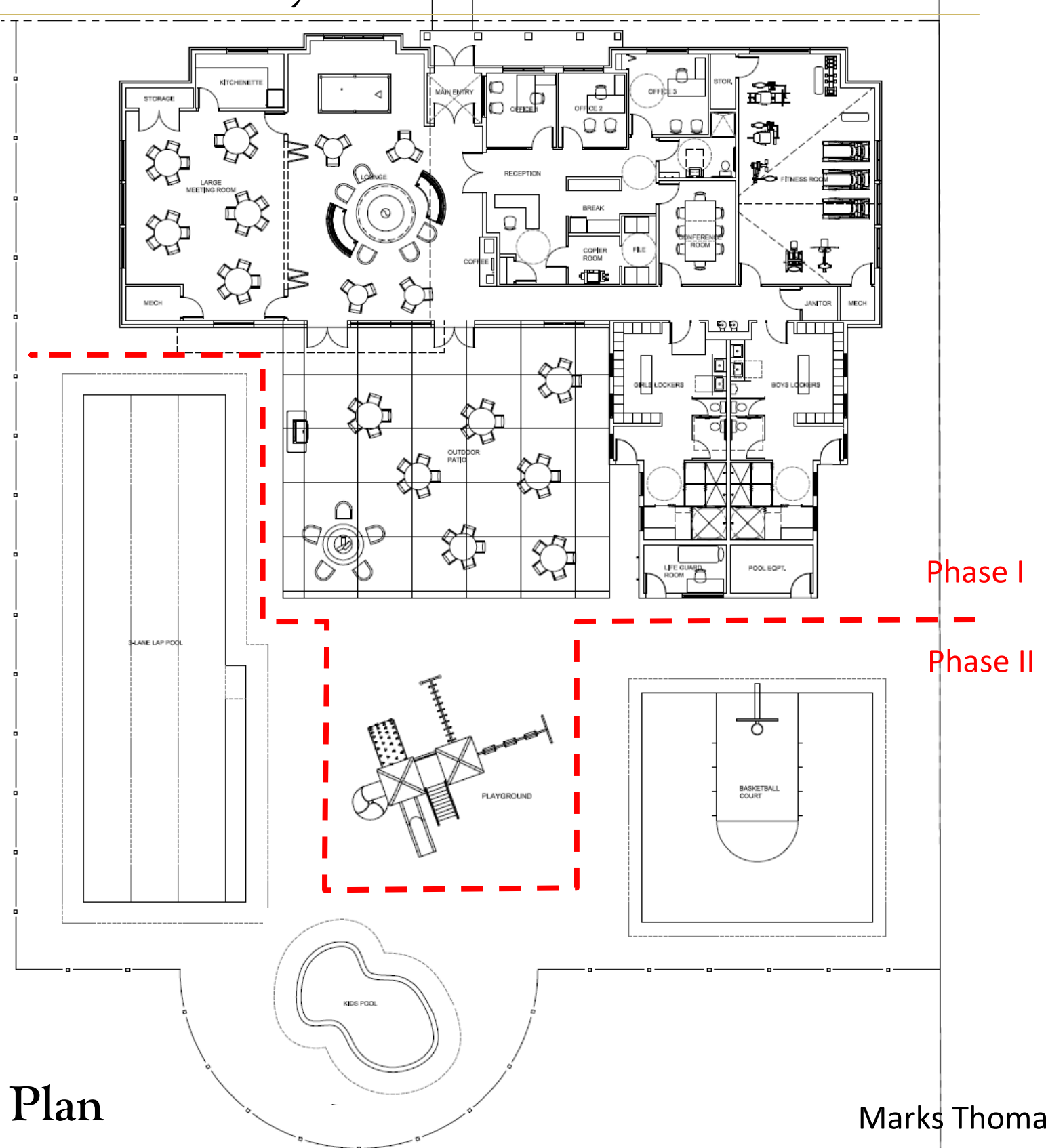
**Community Building – Schematic Elevation**

# *Phase I: Community Clubhouse*



# Phase I: Community Clubhouse

- Community Meeting Room
- Lounge / Gaming
- Fitness
- Outdoor Patio w/ Grill Area
- Tot Lot
- Sports Court (Phase II)
- Kids Pool (Phase II)
- Lap Pool (Phase II)



Community Building – Schematic Floor Plan

Marks Thomas Architects

# *Phase I: Senior Apartments*

PHASE 1 ←



Senior Apartments – Schematic Elevation

Marks Thomas Architects

# Phase I: Senior Apartments

Phase I | Phase II

SENIORS BLDG UNIT MIX - PHASE 1

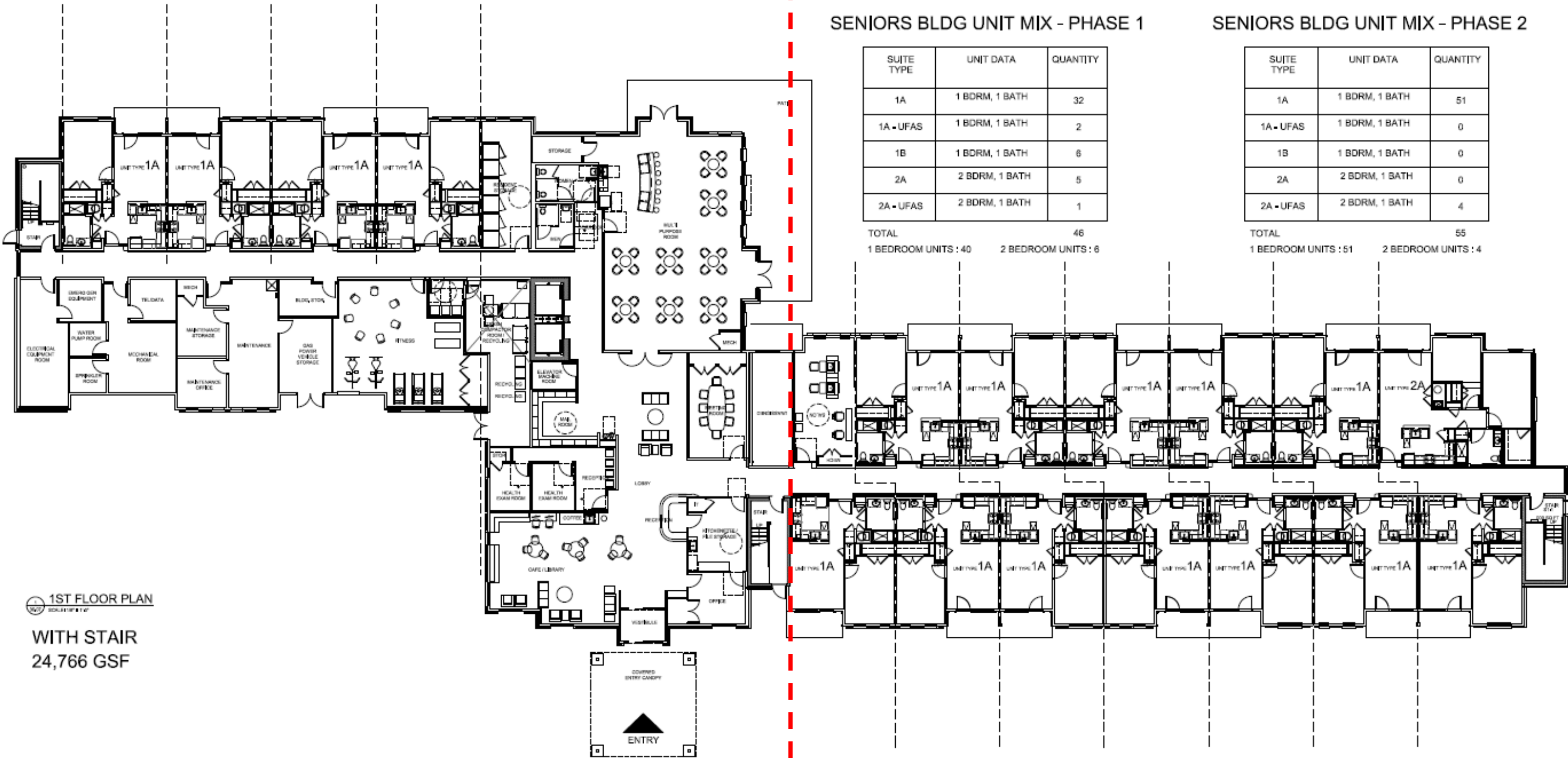
SUITE TYPE	UNIT DATA	QUANTITY
1A	1 BDRM, 1 BATH	32
1A - UFAS	1 BDRM, 1 BATH	2
1B	1 BDRM, 1 BATH	6
2A	2 BDRM, 1 BATH	5
2A - UFAS	2 BDRM, 1 BATH	1
<b>TOTAL</b>		<b>46</b>

1 BEDROOM UNITS : 40    2 BEDROOM UNITS : 6

SENIORS BLDG UNIT MIX - PHASE 2

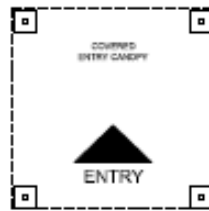
SUITE TYPE	UNIT DATA	QUANTITY
1A	1 BDRM, 1 BATH	51
1A - UFAS	1 BDRM, 1 BATH	0
1B	1 BDRM, 1 BATH	0
2A	2 BDRM, 1 BATH	0
2A - UFAS	2 BDRM, 1 BATH	4
<b>TOTAL</b>		<b>55</b>

1 BEDROOM UNITS : 51    2 BEDROOM UNITS : 4



1ST FLOOR PLAN  
SOLUTIONS LP

WITH STAIR  
24,766 GSF

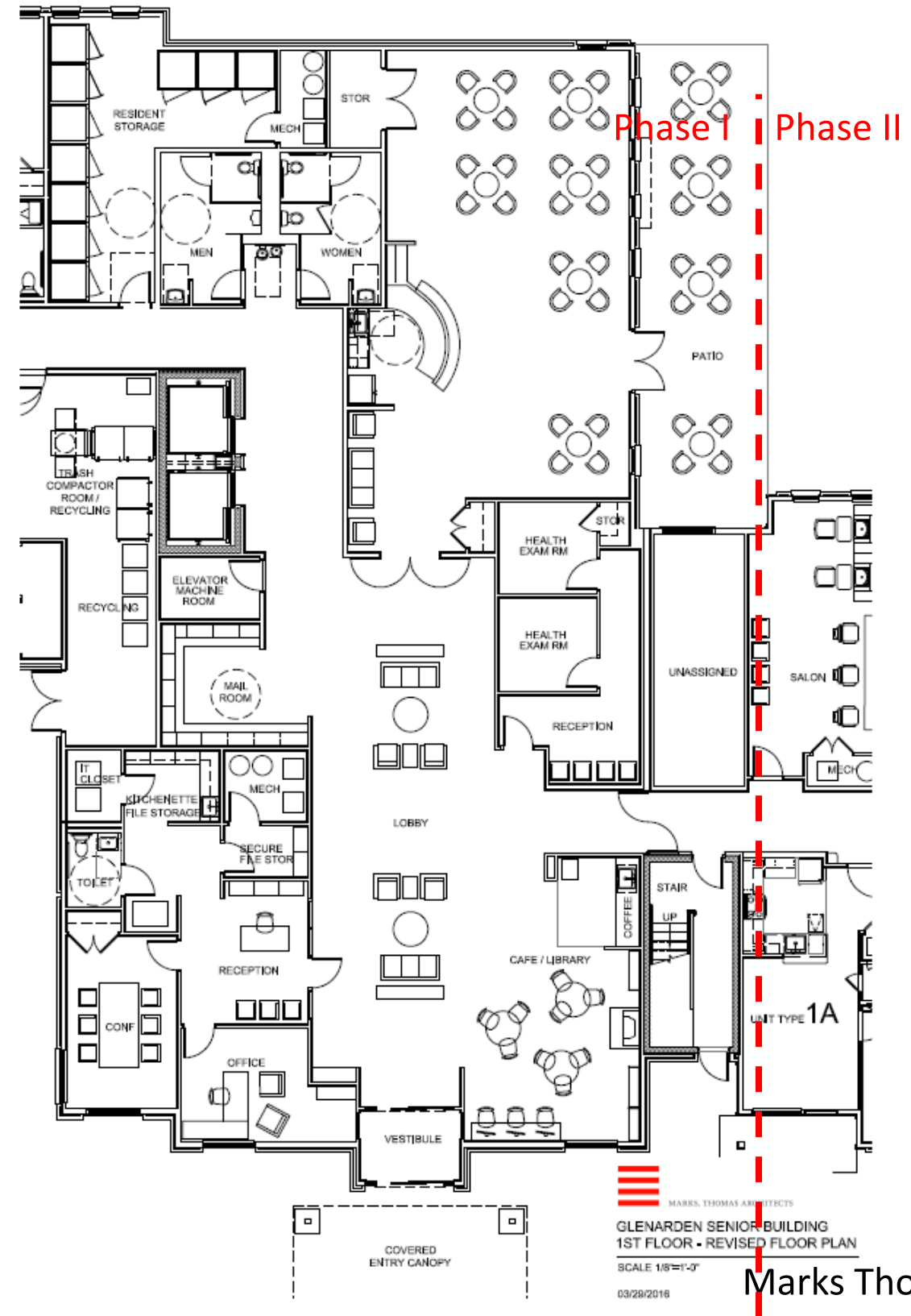


## Senior Apartments – Schematic Floor Plan

Marks Thomas Architects

# Phase I: Senior Apartments

- Internet Café / Library
- Coffee Bar
- Community Lounge/Programming Space
- Kitchenette + Lunch Counter
- Health / Exam Suites
- Dedicated On-Site Management
- Outdoor Patio
- Salon (Phase II)



Senior Apartments – Schematic Floor Plan

# *Phase I: Seniors - Programs & Services*

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Pennrose and Shabach! Ministries will partner to deliver programs and services for seniors such as:

- Enrichment activities and classes
- Healthcare screenings, referrals, health education
- Prescription and grocery deliveries
- Access to transportation
- Linkages to employment and volunteer opportunities



**PENNROSE**  
We Bring It All Together

**SHABACH!**  
MEETING THE NEED \* GIVING HOPE \* TEACHING TO SOAR  
MINISTRIES, INC.

# *Phase I: Family Apartments*



Stacked Townhouses – Schematic Elevation – Building 1A

Marks Thomas Architects

# *Phase I: Family Apartments*

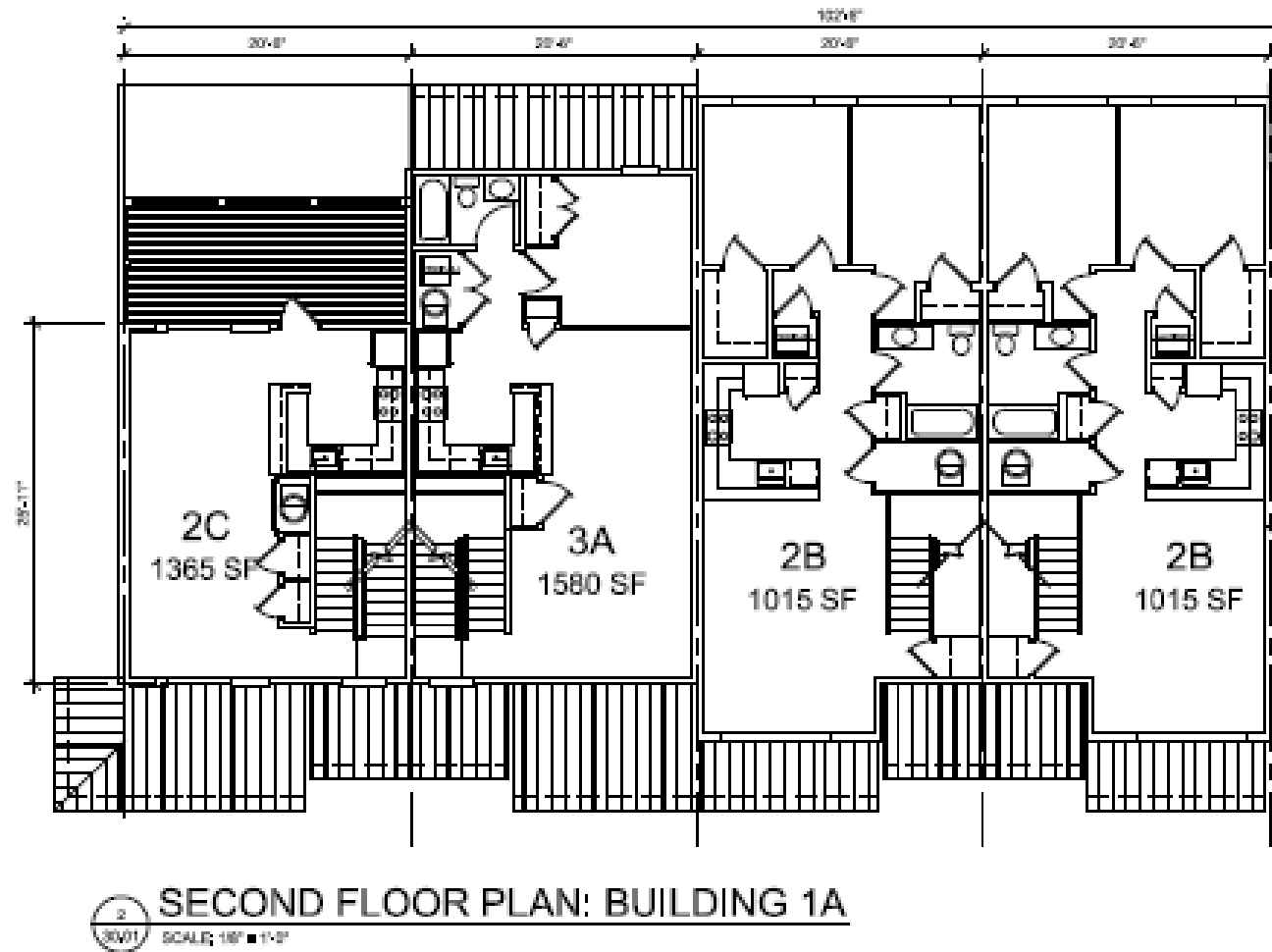
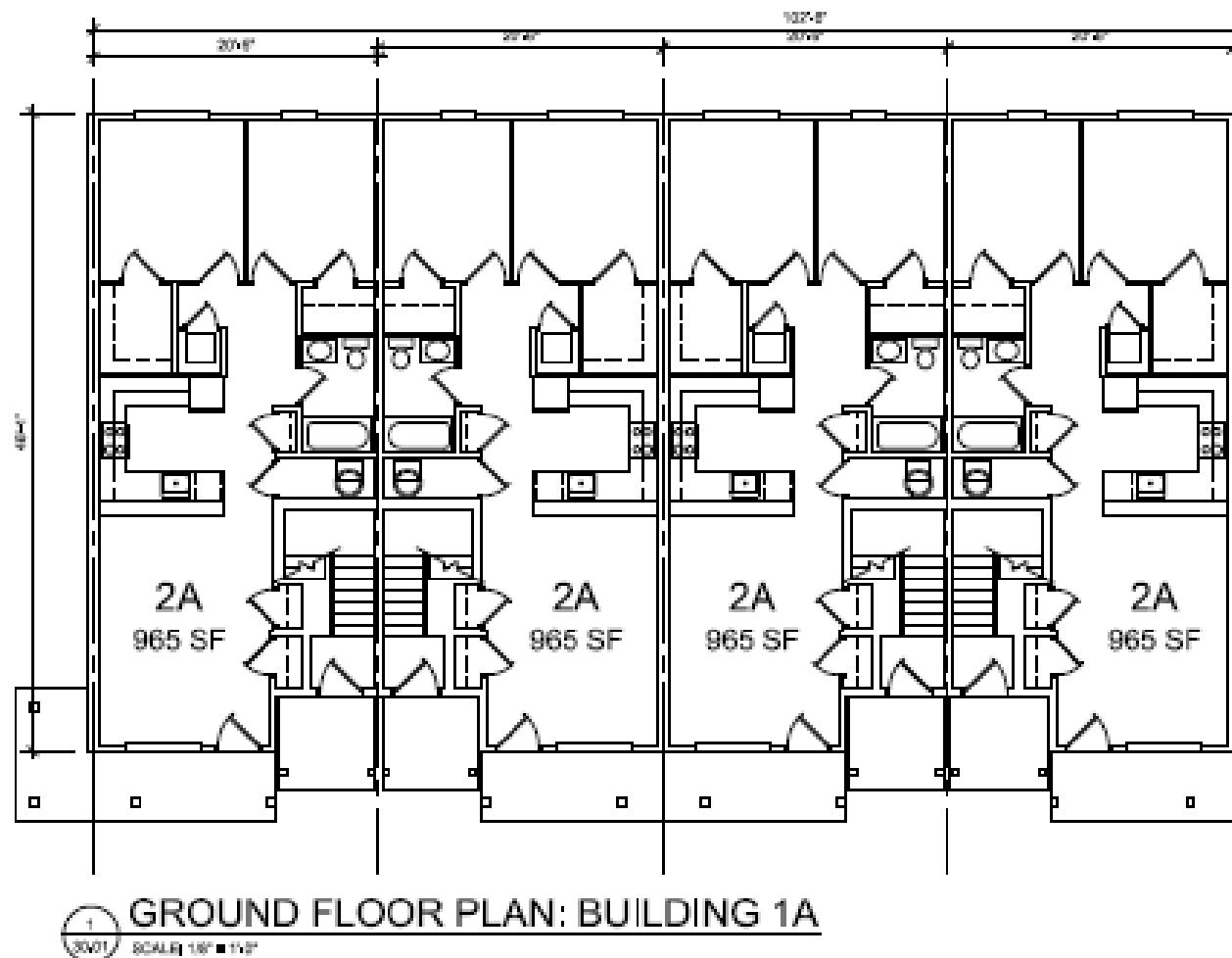


Stacked Townhouses – Schematic Elevation – Buildings 1C + 1E

Marks Thomas Architects

# Phase I: Family Apartments

- Individual Entrances
- Open Kitchens
- Energy Efficient



## Stacked Townhouses – Schematic Floor Plan

Marks Thomas Architects

# Homeownership

## *Proposed Homeownership Plan*

### 94 – For-Sale Townhomes

- Sales Price: Approximately ~\$320,000
- Typical House size ~ 1,440 SFT plus lower level with garage (20'x36')
- 3 BR/ 2.5 bath standard
- Open floor plan including living, dining, family rooms and kitchen
- Options and selections will be available




Sample Elevation



## *Est. Timeline for Planning Approvals*

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Submit Preliminary Plan of Subdivision	June 2016
Submit Detailed Site Plan	July 2016
Review Period	+70 - 140 days
Planning Board Hearing	October 2016
<i>Appeal Period</i>	<i>+30 Days</i>
<i>Resolution</i>	<i>+2-3 Weeks</i>
Approval / Certification	
Preliminary Plan	Jan 2017
Detailed Site Plan	Feb 2017
Final Record Plat	April 2017
Submit Engineering / Grading Plans	March 2017
Grading Permits	July 2017
Submit for Building Plans	April 2017
Building Permits (Phase I)	July 2017

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# *Tour of Pennrose Communities*

## Possible Dates:

May 14, 2016

May 21, 2016

June 4, 2016



# Glenarden Redevelopment Partners

## *Questions?*

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# Thank You!

