



**Redevelopment Authority**  
of Prince George's County



1

# T.H.E. COMMITTEE

Prince George's County Council  
April 2017

Howard Ways, AICP  
Executive Director

# County Revitalization Objectives

2

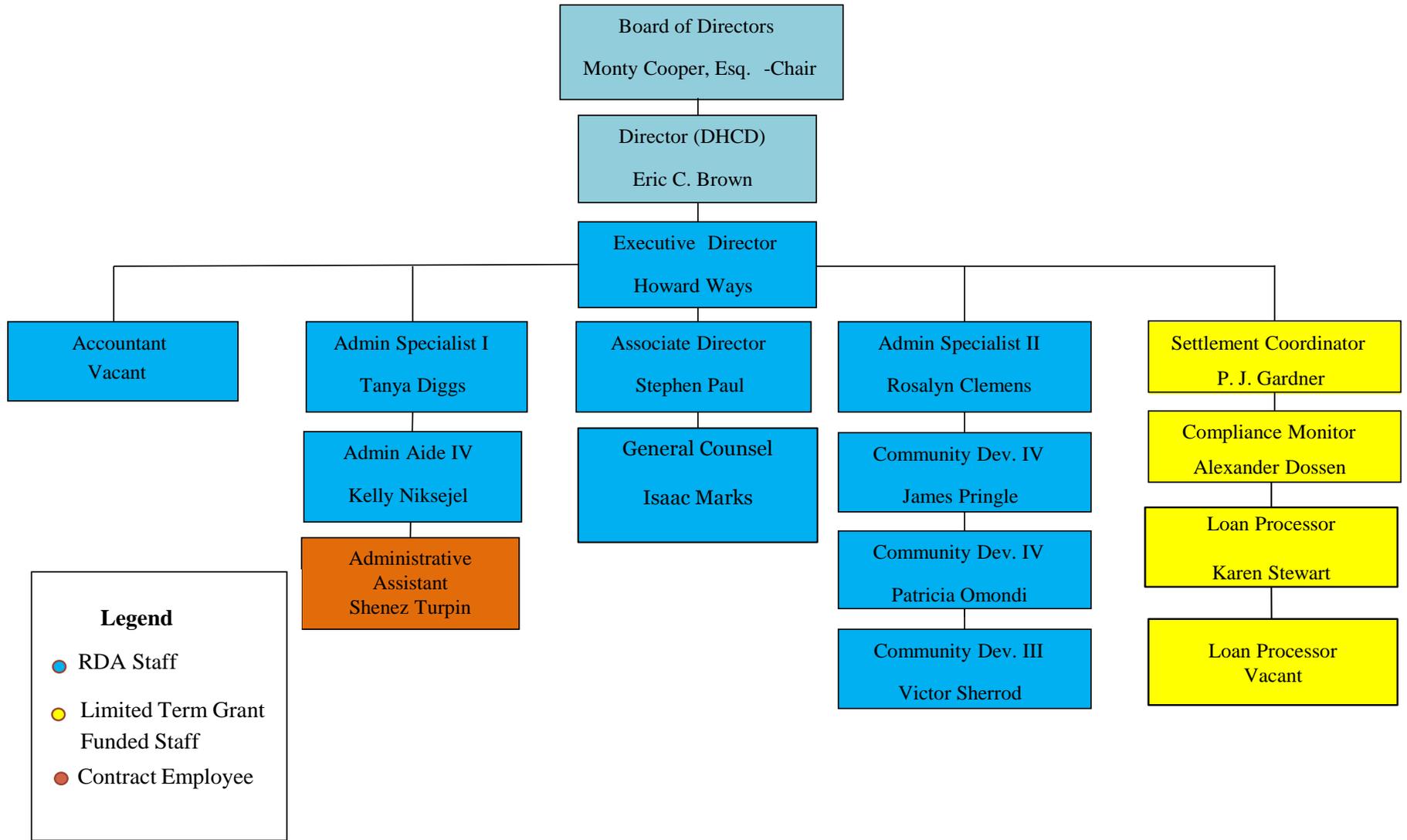
- Diversify and expand the County's tax base
- Promote infill development
- Promote green and sustainable development and business practices
- Attract partners and expand collaborations
- Identify new funding sources
- Increase the capacity and demand for local businesses and non profits

# OVERVIEW OF REDEVELOPMENT AUTHORITY

3

- Established by Charter in 1998
- Has 9 Board Members (currently 2 vacancies)
- Has staff of 9 FTEs (currently 1 vacancy)
- \$233,700 operating support from County for FY 2017
- Focus on residential and mixed used development

## Redevelopment Authority Organization Chart – April 2017



# ROLE OF THE REDEVELOPMENT AUTHORITY

5

- Be the County's principal real estate development entity
- Focus on mixed used, infill projects in targeted communities inside the Beltway
- Advance the creation and preservation of mixed income housing near transit centers
- Collaborate with for profit and non-profit partners
- Expand the use of local and minority contractors

# 2017 ACCOMPLISHMENTS

6

- **100%** of property maintenance contracted with local or minority owned firms.
- **100%** of the Suitland Façade Improvement Program construction contracting went to local or minority owned firms.
- **57%** of consultants/contractors for infill development are local and **53%** of consultants/contractors for infill development are minority owned firms.
- Funded 7 Community Impact Grants

# 2017 ACCOMPLISHMENTS

7

- NVR and Mission First selected developers for Suitland Redevelopment Project
- Projected demolition of 4620 Suitland Road

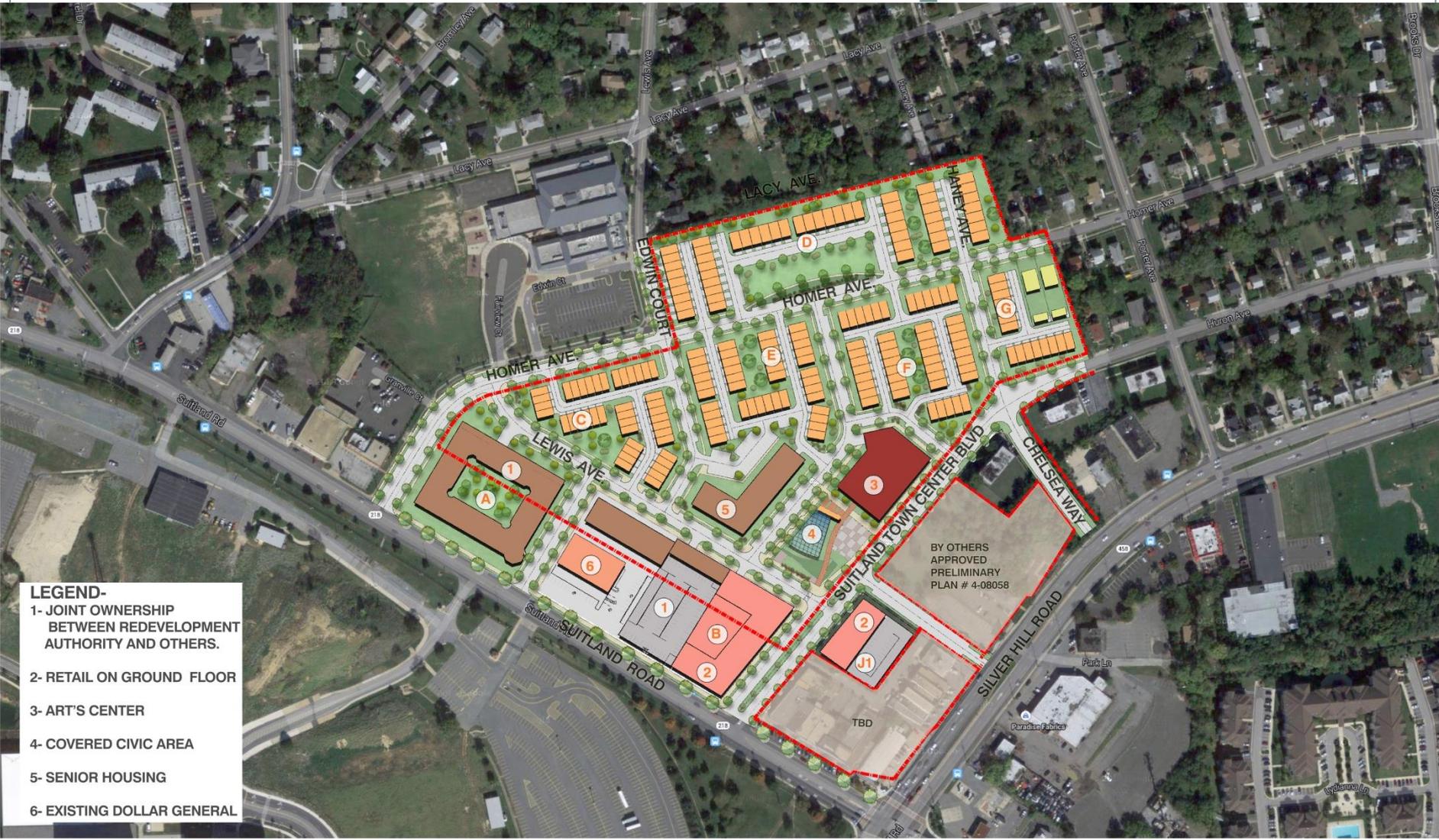


# 2017 ACCOMPLISHMENTS

8

- Projected start of rough grading infrastructure development at Suitland Towne Square
- Infrastructure contractor selected for the Suitland Towne Square

# Suitland Towne Square



- LEGEND-**
- 1- JOINT OWNERSHIP BETWEEN REDEVELOPMENT AUTHORITY AND OTHERS.
  - 2- RETAIL ON GROUND FLOOR
  - 3- ART'S CENTER
  - 4- COVERED CIVIC AREA
  - 5- SENIOR HOUSING
  - 6- EXISTING DOLLAR GENERAL



# 2017 ACCOMPLISHMENTS

10

- Completed the second Net Zero Energy SF Home



# Glenarden Redevelopment

- 221 affordable on- site units
- 84 affordable off- site units



# 2017 ACCOMPLISHMENTS

12

- Projected groundbreaking at Glenarden Apartments
- HUD approved final development plan for Glenarden Project
- Glenarden Project received \$16,000,000 in LITC

Ground  
breaking  
October 4, 2016

Project  
completion by  
June 2018

## STUDIO 3807



# Studio 3807 Brentwood

## Developer

Landex Companies

Structures Unlimited

Rellim Development

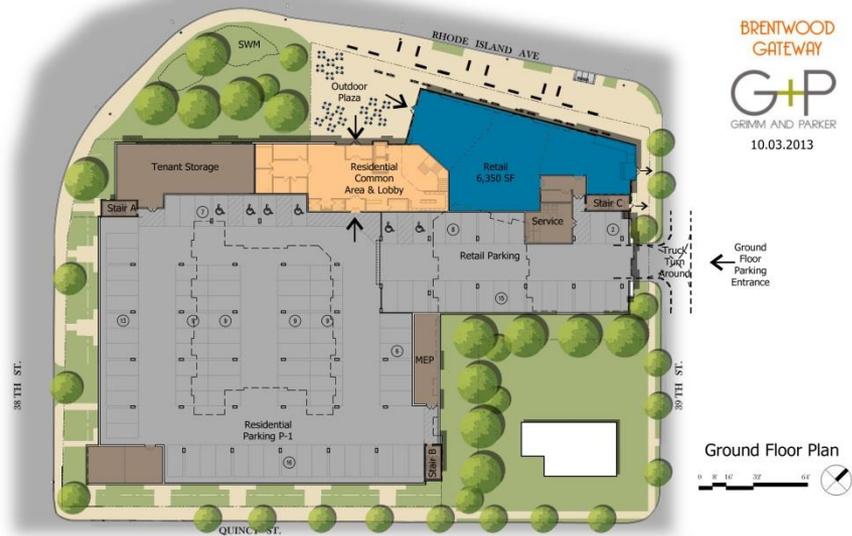
## Description

147 market rate units

6,350 SF retail

3,400 SF artist work  
space

193 underground  
parking spaces



Studio 3807: Rhode Island Ave. Perspective  
October 29, 2013







# 2017 ACCOMPLISHMENTS

18

- Projected ground breaking at the Artisan at 4100 Rhode Island Avenue



# 4100 Rhode Island Avenue

19





# The Artisan

4100 RIA, Brentwood

## Developer

Landex Companies

Structures  
Unlimited

Rellim  
Development

## Description

82 market rate  
units

9,800 SF retail

134 parking spaces



## 3300 Block of Rhode Island Avenue

- Property sold to Menkiti in May 2016 for development
- Construction underway
- Scheduled completion is Summer 2017



**Before**

**After  
(Artist Rendering)**



# 3300 Block RIA Mount Rainier

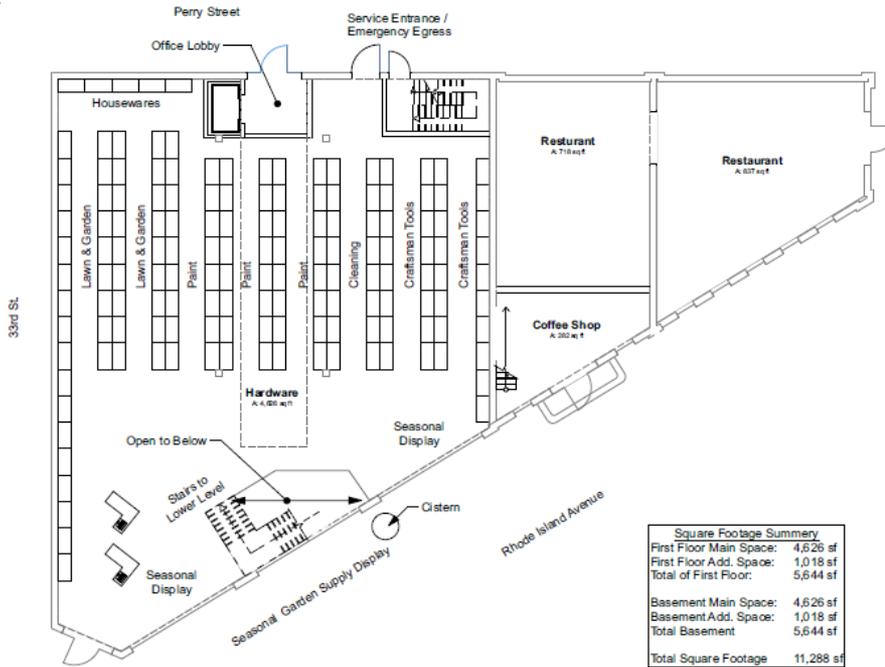
**Developer:**  
Mekiti Group

## Description

11,000 SF retail

and office

12 residential units









# Glenn Dale Hospital

26

- 60 acre historic campus
- Alexander Company selected as the developer
- Complete economic feasibility in 2017 to determine next steps



# 210 Maryland Park Drive

27

- Plan approved by MNCPPC
- Groundbreaking in 2017



View on Southern Avenue



210 Maryland Park Dr

# Fairmount Heights Net Zero Energy District

28

- Eight single family units
- Housing Initiative Partnership selected as the developer
- Ground breaking in 2018



# ECONOMIC IMPACT OF INFILL DEVELOPMENT

29

	<b>Construction Start</b>	<b>Project Completion</b>	<b>Total Development Cost</b>	<b>Projected County Property Tax</b>	<b>Potential Construction Jobs</b>
Glenarden Apartments	2017	2020	\$ 100,000,000	\$ 960,000	322
Suitland Town Center	2018	2022	\$ 402,000,000	\$ 4,000,000	1,236
Studio 3807	2016	2018	\$ 41,000,000	\$ 374,400	161
The Artisan (4100 RIA)	2017	2018	\$ 22,000,000	\$ 211,200	90
3300 Block RI Ave	2016	2017	\$ 5,000,000	\$ 48,000	13
Maryland Park Drive	2017	2019	\$ 23,000,000	\$ 220,800	73
Glenn Dale Hospital	TBD	TBD	\$ 200,000,000	TBD	TBD
Fairmount Heights	2018	2020	\$ 1,210,744	\$ 25,600	12
3719 34 <sup>th</sup> Street	2016	2017	\$ 500,000	\$ 5,200	3
<b>Totals</b>			<b>\$ 777,710,744</b>	<b>\$ 5,541,200</b>	<b>1,910</b>

# My HOME Program II

30

- Assisted **29** first time homebuyers in **14** countywide zip codes
- Produced **\$131,928** in transfer and recordation taxes
- Generated **\$95,880** property taxes
- Generated **\$574,442** in fees

# Pathways to Purchase

31

- Launched on January 2, 2017
- **\$750,000** First time homebuyer funding available
- Up to **\$10,000** per household
- Funds can be used Countywide

# COMMUNITY REVITALIZATION

32

- Round 4 of RDA's Community Impact Grants for FY 2017 available
- Local non-profits are eligible to apply for capital funds for community projects
- Total funding available is **\$250,000**
- Grant awards will not exceed **\$50,000**

# COMMUNITY REVITALIZATION (Round 3 COMMUNITY IMPACT GRANTS)

33

## College Park City-Univ. Partnership



Milkboy  
Arthouse

The grantee  
installed  
mobile doors  
and awnings at  
its site



## Salvation Army



The grantee  
replaced its gym  
floor used by  
the community



# FUNDING SECURED

34

- Received **\$372,000** in State funding for My HOME II Program
- Received **\$750,000** from HUD for Pathways to Purchase Program
- Awarded **\$100,000** State funding for the Central Avenue-Metro Blue Line Corridor Façade Improvement PILOT Program

# 2018 - 2019 GOALS

35

Begin development on:

- Fairmount Heights Net Zero Energy Homes
- Suitland Net Zero Energy Homes, Townhomes (219 units), and Senior Building (137 units)



# 2018 - 2019 GOALS

36

- Assist with TNI Blight Eradication Efforts
- Increase funding for Community Impact Grants
- Initiate commercial revitalization program

# 2018 - 2019 GOALS

37

- Complete Phase II of the Suitland Façade Program
- Assist with Glassmanor-Oxon Hill TNI Façade Program
- Complete the Coral Hills Façade Program



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

**9200 Basil Court, Suite 504  
Largo, MD 20774  
301-883-5300**

38

Howard Ways, AICP  
Executive Director  
hwways@co.pg.md.us

[www.princegeorgescountymd.gov/RDA/](http://www.princegeorgescountymd.gov/RDA/)



Follow and “like” the  
Redevelopment Authority of  
Prince George’s County on  
Facebook