In Brief…

…Urban Investment Partners (UIP) is angling for a summer 2024 completion at the Hyattsville Canvas Apartments, says its website. The developer is doing interior work on the 285-unit multifamily complex at 5300 Baltimore Avenue. It includes 30,000 square feet of retail on the ground floor.

…The developers of ‘Metro City’ in Capitol Heights have their first full entitlements. At the Planning Board, the Metro City LLC won final plat approval for 72 townhouse lots on Addison Road. Beyond the towns, the LLC has plans for multifamily units, and an assisted living facility.

…Rainbow Construction won the backing of the College Park City Council to build the new College Park Woods Community Center. The new community center, to be built at a cost of $1.3 million, will replace a former pool and clubhouse. Waldorf-based Rainbow’s bid was selected from seven originally received for the contract.

…It is ‘FedEx Field’ no more. The delivery company is giving up its naming right to the Landover stadium, two years before the term ended. It will be, for now, ‘Commanders Stadium,’ until a new name is found.

Student Housing Play

LV Eyes Redevelopment of ‘Village,’ ‘Town Hall’

The Texas-based group that bought the ‘Campus Village’ retail center in College Park – and the Town Hall Liquors’ site as well - has unveiled its redevelopment proposal. And it is student housing.

LV Collective has filed a preliminary plan of subdivision that says it intends to redevelop the small retail center near the north end of campus as 304 multifamily units and 13,478 square feet of commercial. The coming student housing will be located on the east side of Route 1 near Navahoe Street, already a student-friendly environment given the Varsity and University View buildings across the street.

LV had given notice last Fall to the merchants in the approximately 18,000 square foot ‘Village’ center that they will be closing for the student housing to be built. Fronting the Village is Town Hall Liquors, also included in the assemblage and a place near and dear to the heart of many a UMd. student, as well as the ‘townie’ regulars that called it home. The throwback roadhouse - with both a bar and liquor store - remains open today on a month-to-month basis, having gotten a ‘reprevie’ to stay open into the Spring.

But, like the retailers in Campus Village behind it, it too will close, and the block redeveloped for housing. LV had bought the properties in October, 2022, for $38.5 million in all.

Campus Village, in College Park.

State Looks to Renew an Office Lease

‘Keep it going,’ is what is recommended of the state’s long-time lease at a Temple Hills office building, says documents at the Board of Public Works (BPW).

Those documents say a renewal of 73,132 square feet at 4235 28th Avenue has been negotiated and will be voted on at the coming BPW meeting. The Maryland Department of Human Services has been at the Temple Hills building since 2001, and is primed for a 10-year extension. Paperwork says the rent would be $24 per square foot, escalating 2.5 percent annually, that the base rent for the first two months of the lease would be abated, and that, as part of the renewal, there will be a tenant improvement allowance to use toward renovation of the premises.
Rent Stabilization Report Released

The report out of the ‘rent stabilization’ task force offers ‘key considerations’ the County Council should consider if they choose to make a cap permanent.

Reviewed last week at a County Council meeting, the report offers a somewhat broad road map to implementing a longer-term rent stabilization program, but it spawned some dissension as to how the final version was produced. Right now, the county has a temporary cap in place that some hope to make permanent.

Key suggestions in the report include a rent cap anchored to inflation, but with a ‘hard cap,’ designed to allow rent increases between 4 percent and 10 percent. A long-term rent cap should also include a fair return clause and allowances for significant capital improvements, said the report.

The report recommends some form of ‘decontrol,’ or an opportunity to raise rents to market rate at unit turnover. The report doesn’t offer a specific recommendation for exempting properties, but says that ‘fixed-date’ exemptions offer more certainty to investors, while a ‘rolling’ age-based exemption ensure that all or most properties are subject to rent stabilization.

‘No Vote.’ Industry group AOBA released a statement distancing itself from the report, and saying it shouldn’t be seen as a ‘consensus’ report. A participant in the group, AOBA’s statement said that when the work group was formed, ‘…the stated intention was to develop recommendations to inform and develop a permanent rent stabilization bill. This is not what occurred in practice.

“The workgroup was provided with no opportunity to propose and vote on recommendations, nor did they have a hand in drafting any portion of the final report,” said AOBA’s statement, and “…the entire process was an expensive box-checking exercise designed to perpetuate the illusion of stakeholder involvement and input.’ AOBA also said in its statement that using a 4 percent cap as the ‘starting point’ is ‘arbitrary and fails to provide the necessary flexibility to account for fluctuations in the cost of providing safe and decent housing.’

Councilmember Krystal Oriadha, the driving force behind rent stabilization, said in regards to task force input, she was ‘fully transparent from the start’ in how the report would be generated. “We were clear we would hear from all sides,” including through the work group and from examples of best practices nationwide, then have an outside group put the report together. “You have to be wary of making groups believe they are making the final policy. That’s the work of the Council,” she said.

Now that the report is done, Councilmember Oriadha is expected to further meet with people on both sides of the issue, landlords and tenants, including with AOBA, which, despite its concerns with the report, is actively engaged as the legislation progresses. Ms. Oriadha says she hopes to draft legislation within 30 to 60 days. An emergency bill has recently been introduced that would extend the current temporary rent cap to October 17, 2024.

Among the other recommendations in the report, it suggests that oversight is key in a rent cap program. “It is critical that the County allocate the appropriate resources for creating and sustaining the program,” said the report. That will mean hiring staff, developing web programs and creating the regs to implement the bill, should it ultimately pass.
**Mickey D’s, and Other Pad Sites**

With the residential well along, the developers at South Lake are bringing the commercial side to life. Particularly where to eat and bank.

An amended site plan recently submitted lays out some of the pad site users that the Michael Company and Chesapeake Realty Partners envision along Route 301 at Central Avenue.

The pair already had the first Sheetz location in the county lined up, but the site plan says that McDonald’s, Chase Bank, Panda Express and a new restaurant, yet unnamed but to be delivered by the Carolina Kitchen Group, are also signed tenants.

In earlier signings, the developers had lined up a Home 2 Suites hotel, the Sheetz, and Giant Food, as a first-phase anchor. Also announced were Tropical Smoothie and PJ’s Coffee.

The commercial that Michael and Chesapeake are fleshing out flanks Route 301, including a main entry at Market Place Boulevard. Eventually, the commercial side will total over 850,000 square feet.

On the residential end, Chesapeake Realty has delivered the ‘Fairmont at South Lake’ apartments, while Ryan, Mid-Atlantic Builders and NVHomes are underway on a mix of towns and singles. DRB Group is expecting to open its own presence, in single-family units, soon.

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**Urban Atlantic’s Next Phase**

It may have developed multiple buildings at the New Carrollton Metro already, but Urban Atlantic has plenty more in the wings. A newly submitted preliminary plan says so.

The Bethesda development firm shows a range of uses in the newly submitted plan, including office space, apartments, a hotel and retail sprinkled throughout.

The new plan is for just over 21 acres at the Metro station, on land that is undeveloped and largely used for parking or yards. It’s owned by WMATA, and Urban Atlantic is continuing the development program that it struck in a joint development agreement with the transit agency.

Outlined on the plan are primarily two parcels toward the southern end of the station property, towards Route 50 at Garden City Drive. They’ll be divided into 12 new lots. On them, Urban Atlantic shows a 250-room hotel, and a pair of mixed-use buildings, with office and retail. In all, the new plan shows 610,000 feet of office space. The layout also shows new multifamily residential in several complexes, but with retail as well. Scattered among all the buildings in the new plan, both office and apartments, is 50,000 feet of retail.

The Margaux was Urban Atlantic’s latest delivery at New Carrollton. Built after The Stella Apartments and office space for Kaiser and WMATA, it was one of the first area multifamily projects financed in part by the Amazon Housing Equity Fund.

**Horton Rezoning Advances at ‘Smith Lake’**

A vote at the District Council has builder D.R. Horton poised to win approval of a rezoning in Clinton that would yield up to 150 lots.

The Council voted to prepare a ‘document for approval’ of the builder’s application at ‘Smith Lake Estates,’ where it envisions a mix of singles and towns.

Horton has 62 acres on the south side of Commo Road, just west of Frank Tippett Estates, under contract. It is the latest of several rezonings that Horton has pursued in south county. This one is more technical in nature, as the yields between the existing RR zone and the R-PD zone Horton seeks are roughly similar, about 130 to 150 lots. But the development standards of the R-R zone constrict the current yield to 62 lots, tops. Two such plans have been pursued and abandoned, says Horton. By rezoning the tract, the more flexible R-PD zone will allow the builder the true density envisioned.

A final vote should come soon at the Council. Horton has been looking to beef up its lot inventory in the south County through rezonings. It won two substantial such cases in Brandywine last year, in ‘Dobson Farms’ and ‘Saddle Ridge,’ that will give it over 2,000 lots in the area.
Short Takes

...Through a grant, the state is poised to put $624,951 towards the renovation of a Greenbelt office building for healthcare.

As outlined at the Board of Public Works for later this month, the grant would help CCI Health Services reposition 7615 Ora Glen Drive for a community wellness center. An affiliate of CCI had bought the approximately 48,000 square foot building last year for $6.4 million.

...On a vacant parcel in Clinton, a Florida group has site plan approval from the Planning Board for its self-storage layout.

Temple Hills Storage LLC, an entity that shares an address with Florida-based Feldman Companies, wants to build 119,000 square feet at Branch Avenue and Beech Road. The 2.76 acre site is zoned CGO, which no longer allows self-storage, but Feldman’s application was grandfathered in under the new self-storage rules. The self-storage is flagged as Extra Space Storage.

Opposition to Changes in CGO Zone

‘Leave the CGO zone alone.’

That’s what a parade of zoning attorneys, on behalf of developer clients, effectively told the Planning Board last week. As it stands, the CGO is one of the zones created by the new Ordinance, and it allows residential in what is largely a commercial zone.

But as written into an ‘omnibus’ bill that would amend the new Ordinance, residential would not be allowed on properties zoned CGO that are located outside the Beltway. Though it hasn’t even gotten to the County Council, it is a proposed change that has had an immediate impact in real time, in dropped contracts and plans suddenly derailed or left in limbo.

Last week, the Board heard repeated testimony that the CGO should be left intact across the county, allowing owners to bring multifamily, townhouses or twofamily options to small commercial centers.

An alternative came out of the hearing, but it still suffers next to the original proposal. The Board adopted a staff amendment that developers would need to win a Special Exception to bring residential to CGO properties of less than 25 acres, and for parcels larger than 25 acres, get a rezoning to a planned development. That idea, said attorneys, would still have a chilling effect on building residential in the zone.

For developers, the only option is to leave the CGO alone. The Omnibus bill would ‘take away uses permitted by right,’” the Board was told. And the provision was only inserted in the last month, “at the 11th hour.”

Others testified that it’s difficult to develop plans based on the new Ordinance when such dramatic changes could be adopted.

Staff Backs Data Center in Landover

A huge data center on the site of the former Landover Mall has staff backing.

Planners have recommended approval of the Lerner Corporation’s plan to bring a data center of 4.13 million square feet to the approximately 87-acre tract along the Beltway, at 2101 Brightseat Road. Lerner’s property was for years the Landover Mall, and since its closure, was one of the candidates to host the FBI relocation, a decision that has now been made in favor of Greenbelt.

County economic development officials have been advocating for more data center development, since the centers have minimal impact on roads and schools, but spin off substantial tax revenues. The Landover proposal is one of the first to come forward. Lerner’s filing appears driven in part by the timing of the new Zoning Ordinance, for data centers are a permitted use in the former M-X-T zone, which the developer can still employ. The case is scheduled for March 14.
Pair Buy Capitol Square Apts.

New York-based BrookWynn Capital, working with SHIFT Capital, completed the acquisition of the Capitol Square Apartments recently.

The two, as CS Investment, paid $15.85 million for the 118-unit complex at 4008 38th Street in Brentwood.

Brookwynn and SHIFT say they will quickly begin a comprehensive renovation on 77 of the units, on a rolling basis so that none of the current residents are displaced.

The pair put the project value, including the acquisition, at $21 million, using financing from the County, the Community Preservation Corporation, A. Walker & Co. and Arbor Realty Trust.

The deal is the latest example of the County using its right of first refusal to preserve ‘naturally occurring affordable housing.’ At Capitol Square, 65 percent of the units have been reserved for families earning between 40 and 60 percent of area median income.

The seller at Capitol Square was Signature Properties, which had bought the units in 2017, ending a seven-year hold.

Building Permits Issued
February 13 – 26, 2024

NVR Inc., to build three SFD units in ‘South Lake,’ Bowie, at:
- 15608 Twin River Circle;
- 15610 Twin River Circle;
- 15612 Twin River Circle;

Arundel Station Homes, to build a new SFD unit at 11415 Grago Drive, Fort Washington;

Ryan Homes, to build three TH units at 9030 – 9034 Belinda Boulevard, Upper Marlboro, in ‘Armstrong Village’;

Commercial Permits Issued
February 13 – 26, 2024

Pepco, to build a $250,000 cell tower improvement at 18051 Eagle Harbor Road, Aquasco; 19299-2023;

Alex General Construction, to build a $905,000 addition of 4,516 square feet, for Iglesia Christiana Rios de Agua, at 7222 Walker Mill Road, Capitol Heights; 15752-2020;

Preliminary Plans Submitted

4-23023 – New Carrollton. Zoned RTO-H-C. 21.5 acres. Subdivide two parcels into 12 parcels. Propose mixed use, incl. 610,000 sf office, 50,000 sf retail, 250-room hotel and 780 multifamily units. Located on Garden City Parkway along Route 50, New Carrollton. Appl: New Carrollton Developer LLC, c/o Urban Atlanta, 7735 Old Georgetown Road, #600, Bethesda, Md. (301) 280-6600.


Site Plans Submitted

**DSP-19021-01 – South Lake Commercial.** Phase 1. Zoned LCD (formerly E-I-A). 59.8 acres. Propose modifications to several pad sites, architecture. Located at the intersection of Marketplace Boulevard and Route 301, Bowie. Appl: South Lake Partners LLC, 10100 Business Parkway, Lanham, Md. (301) 459-4400.


Site Plans Approved

February 22 and 29, 2024

**DET-2023-002 – Temple Hills Storage.** Zoned CGO. 2.84 acres. Located at 4607 Old Branch Avenue, Temple Hills, Md. Appl: Temple Hills Storage, 3323 NE 163rd Street, #506, North Miami Beach, Fl. 33160. (786) 3217298.


Final Plats Approved

February 22 and 29, 2024

**5-22049 (-054) and 22115 and 116 – Metro City.** Zoned RMF-20. (Prior zone M-X-T). 25.9 acres. 72 TH lots. Located on the west side of South Addison Road, 3,500 feet south of Route 214, Capitol Heights. Appl: Metro City LLC, c/o Kushner Investment, 10701 Lady Slipper, Rockville, Md. (301) 467-5536.

**ZMA-2022-003 – Smith Lake Estates.** Request RR to R-PD zone, to allow 130 to 150 units in a mix of TH and SFD units. Located west of Frank Tippett Road, 600 feet from Commo Road, Clinton. Appl: D.R. Horton Inc., 181 Harry S. Truman Parkway, Annapolis, Md. (301) 407-2600. Council Voted to Prepare Order of Approval.

Real Estate Transactions of Note

**Bowie Properties II LLC** to **Minority Environmental Solutions and Services.** 10009 Westphalia Road, Upper Marlboro, Md. Two parcels. Located at 16600 Old Central Avenue. Total 43,124 square feet. Improved with house (built 1941). Zoned IE. Tax map 70E-3. Tax ID: 07-0735639 and 21. Liber 49549, page 157. Deed date: January 16, 2024. **Purchase price:** $350,000.

**Gusen E. Bryan et al to 6201 Fallard Drive LLC.** 6210 Fallard Drive, Upper Marlboro, Md. Two parcels. Located at 6203 and 6209 Dower House Road, Upper Marlboro, Md. Total 38,075 square feet. Unimproved. Zoned IE. Tax 99D-4. Tax ID: 09-0908772 and 0884825. Liber 49549, page 122. Deed date: January 29, 2024. **Purchase price:** $190,000.


RESIDENTIAL

**Bowie**


**South Lake Partners LLC,** c/o Chesapeake Realty Partners, Owings Mills, Md., to **NVR Inc.** Lot 16 (Block G) in ‘South Lake.’ Located at 15516 Twin River Circle, Bowie, Md. Lot is 7,700 square feet. Unimproved. Zoned LCD. Tax map 70B-3. Tax ID: 07-5692812. Liber 49556, page 467. Deed date: February 1, 2024. **Purchase price:** $160,000.

**South Lake Partners LLC,** c/o Chesapeake Realty Partners, to **NVR Inc.** Lot 63 (Block G) in ‘South Lake.’ Located at 15626 Twin River Circle, Bowie, Md. Lot is 7,732 square feet. Zoned LCD. Tax map 70B-3. Tax ID: 07-5693042. Liber 49559, page 170. Deed date: January 30, 2024. **Purchase price:** $175,000.

**South Lake Partners LLC** to **NVR Inc.** Lots 65 – 70 (Block A) in ‘South Lake.’ (6 TH lots). Located on Bright Star Way, Bowie, Md. Zoned LCD. Tax map 70B-3. Tax ID: 07-5683976 et al. Liber 49560, page 543. Deed date: January 17, 2024. **Purchase price:** $727,500.

(Continued on Page 7)
Real Estate Transactions (from P. 6)

Clinton / Brandywine


Upper Marlboro


Other Locations


MULTIFAMILY

