

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

...Suitland Senior LLC will get the \$3.05 million loan it sought from the state for a new elderly housing project in Suitland. An affiliate of Mission First Housing Development, the group will build 137 units in a six-story building on Toles Road Drive. It's a part of the county's redevelopment of the Suitland Town Center. The loans were approved by the state's Board of Public Works.

...Long a small airport, Hyde Field's likely future is in its mixed-use potential.

Located on Piscataway Road at Surratts Road in Clinton, the 423-acre 'Hyde Field' tract is now on the market for sale, with prospects for about 1500 residential lots and up to 110,000 feet of retail. The marketing stems from a court order in a bankruptcy case.

Fraser Forbes Real Estate Services has the listing.

...A tax increment financing plan that will spur development of a next phase of apartments near the Largo Metro Station won the Council's backing. With 379 units and first-floor retail, the Amore Apollo Apartments will be the second Peter N.G. Schwartz Management apartment building near Harry S. Truman Drive and Lottsford Road.

Back at Work

District Council Will Tackle Case Backlog

A new warehouse in Upper Marlboro, the South Lakes project in Bowie and a medical building in Laurel are some of the projects that developers can now hope to move forward. The District Council is officially re-convened, and starting this week, cases will be heard.

With a vote of approval last week for CB-33, the County Council elected to put its zoning hats back on and start hearing cases, albeit 'virtually.' The decision means that the Council can begin to free a logjam of site plans and other cases that has been piling up during the Emergency. The agenda amounts to a book-like 56 pages.

The Council still won't convene in person, but like the County Council and the Planning Board today, will operate on Zoom or Webex-style technology.



The Council made the legislation 'effective immediately,' in an effort to get the process moving quickly now that the political will is there. As this newsletter went to press, some of the details were still getting finalized, but they'll emerge as the hearings begin.

On the agenda: Stanley Martin's architecture for the Landy Tract in Hyattsville.

While the District Council had opted not to hear cases when the Emergency shutdown was put in effect, the Planning Board barely stopped, and thus has been sending a steady supply of new cases on to the final stop, the District Council, creating the bulging agenda the Council now faces.

Though developers have been clamoring for the District Council to start back up, some citizens have staunchly opposed it, fearing they won't have access to case files. While he voted for the bill, Councilmember Tom Dernoga warned that the Council has to be sure documents and files are available to citizens. Otherwise, he warned, "we're opening ourselves up to (civic) attorneys having a field day...with arguably, lack of process.'

To concerns that the documents wouldn't be available, officials from the Clerk of the Council testified that they are able to make documents available as requested by the public.

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