

Prince George's NEWSLETTER

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In Brief...

.....A piece of Bowie is disappearing that many are happy to see go. It's the Bowie Marketplace shopping center, and Berman Enterprises is doing the send-off.

The Rockville company has raze permits in hand and is expected to commence demolition shortly of the aging shopping center. In its place is coming a new center anchored by Harris Teeter. Demolition will take about two months, with construction to follow.

.....The already-big Gaylord National Resort & Convention Center is going to get bigger. Owner Ryman Hospitality is preparing to build a 24,000 square foot ballroom facility at the National Harbor complex, according to a report in the *Business Journal*. It'll deliver in August, 2016, along with 16,000 feet of meeting space. Of course, it will be built with three sides of glass, to maximize the views of the water.

The first phase of the Westphalia Town Center is clearly coming; the immense dirt-moving and grading taking place along Route 4 is proof enough of that.

But now a second tangible clue: NVR and Haverford Homes have both pulled permits for their first townhouses at Westphalia. They'll ultimately be joined by Mid-Atlantic Builders in phase one.

Hyde Field Resurrected

Palisades Has Contract

The small airport in Clinton known as Hyde Field is back in play as a development option.

Hyde, also known as Washington Executive Airpark, is under contract to Rockville-based Palisades Development, and a plan for a first phase is forthcoming. Company president Steve Baldwin is meeting with local residents to outline his design for the 423-acre property on Piscataway Road. Depending on legal twists and turns, he envisions up to 1,500 units and possibly a retail village center.

Though Hyde is yet undeveloped beyond the airstrips, it isn't for lack of trying. Faison was the last to take a swing at creating a planned community, but never acted on the plan it shepherded through the 2009 master plan, for a 270,000 square foot 'lifestyle' retail center, plus up to 2,000 residential units.

Palisades' plan is less ambitious in several ways. It cuts back on the residential unit count by a fourth, and the lifestyle retail center is trimmed down to neighborhood retail largely serving Hyde Field.

Even so, much of the ultimate build-out of Hyde is yet uncertain, even over the zoning of the property. Trace that back to the wild and wooly Subregion V master plan, which was taken to court over campaign contribution affidavits. A court decision ultimately invalidated the whole master plan, sending it back to the County Council where, among other changes, Hyde's 'planned community'-style zoning, or mix of R-S and L-A-C, was changed to one unit per acre.

But Hyde is unique, in that then-contract purchaser Faison had also sought a 'piecemeal' zoning application for Hyde. Approved in 2009, it was upheld in the Circuit Court but is still on appeal in the higher court. The landowner and Palisades believe the R-S it applies is still the operative zoning.

A Start. Meanwhile, a 58-acre portion of Hyde was left in the higher-density R-S, and it is on that portion, across Steed Road from the bulk of the property, that Palisades will get started, with 280 units. Palisades is expected to submit a comprehensive design plan on that land in the near future. Palisades says residents have identified traffic as the key issue on Hyde, and the firm has outlined a range of improvements for the south county property.

Fraser Forbes Real Estate has the listing on the Hyde Field property.

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Publishers of the Montgomery & Prince George's Newsletter & the Howard/Arundel Report
PO Box 1358, Olney, Md., 20830. (301) 924-1994
On the web: www.marylandnewsletters.com

