
GLENARDEN HILLS REDEVELOPMENT

UPDATE FOR GLENARDEN CITY COUNCIL

**FOUR (4) RENTAL PHASES: 1, 2A, 3 (4%), & 3 (9%)
TWO (2) HOMEOWNERSHIP PHASES: 1A & 4**

10.3.2022

AGENDA

- Team (re)Introduction
- Project Overview
- Status of Redevelopment Phases
 - Completed Phases 1 and 2A
 - Upcoming Rental Phase 3 (4% and 9%)
 - Upcoming Homeownership Phases 1A and 4

Primary Redevelopment Team

CO-DEVELOPER/OWNER

Pennrose, LLC

CO-DEVELOPER/OWNER

Redevelopment Authority of
Prince George's County

CO-DEVELOPER/OWNER

B&W Solutions, Inc.

CO-DEVELOPER/OWNER

SHABACH! Ministries, Inc.

ARCHITECT

Moseley Architects

CIVIL ENGINEER

Ben Dyer Associates, Inc.

GENERAL CONTRACTOR

Harkins Builders, Inc.

PROPERTY MANAGEMENT

Pennrose Management Company

PENNROSE
Bricks & Mortar | Heart & Soul



MOSELEYARCHITECTS



PENNROSE
Bricks & Mortar | Heart & Soul

PHASING PLAN



6 Total Phases (2 Complete, 4 In-Progress)

| | |
|---|-------------------------|
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: orange; margin-right: 5px;"></div> <p>RENTAL PHASE 1 – COMPLETE AUG 2019 46 Affordable Senior Units 68 Affordable & Market-rate Multifamily Units 5,748sf Community Clubhouse</p> </div> | |
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: red; margin-right: 5px;"></div> <p>RENTAL PHASE 2A – COMPLETE OCT 2020 55 Affordable Senior Units</p> </div> | |
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: maroon; margin-right: 5px;"></div> <p>RENTAL PHASE 3, 9% – EST. START 4Q2022 44 Affordable Multifamily Units</p> </div> | |
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: blue; margin-right: 5px;"></div> <p>RENTAL PHASE 3, 4% - EST. START 4Q2022 114 Affordable and Market-rate Multifamily Units Pool, Open Space, Sports Court</p> </div> | |
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></div> <p>HOMEOWNERSHIP PHASE 1A – EST. START 1Q2023 24 Single-Family Townhouses</p> </div> | |
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #f4a460; margin-right: 5px;"></div> <p>HOMEOWNERSHIP PHASE 4 – EST. START 3Q2023 73 Single-Family Townhouses</p> </div> | |
| <p>TOTAL</p> | <p>424 Units</p> |

REDEVELOPMENT PROCESS

- December 2022 – Closing and construction start of Phase 3 9% and Phase 3 4% (158 units total)
- March 2022 – Final site plan (DSP) approval
- July 2021 - Glenarden City Council project update presentation at public forum meeting
- July 2021 – Lease-up of Phase 2A
- July 2021 – Meeting with Chief O’Donnell to discuss security onsite
- March 2021 – LIHTC award for both Phase 3 9% and Phase 3 4% (158 units total)
- October 2020 – Completion of Phase 2A
- December 2019 – Closing and construction start of Phase 2A
- October 2019 – 100% Lease-up of Phase 1
- August 2019 – Completion of Phase 1
- February 2019 – Update to Glenarden City Council on Phase 1 and Phase 2A – reprogram of Phase 2
- November 2017 – Groundbreaking ceremony held at the site which included local officials, County officials, residents and other guests
- August 2017 – Update of the approved Preliminary Plan of Subdivision and the approved Detailed Site Plan to the Glenarden City Council
- March 2017 - Bus tour of previously completed Pennrose projects in DC/Baltimore Metro Area, attended by members of Glenarden City Council and community residents
- February 2017 – Project briefing with Glenarden City Council
- February 2017- Glenarden City Council project update presentation at public forum meeting
- December 2016 – Presentation to the Route 202 Coalition, ~200 residents / stakeholders
- April 2016 - City Council project update presentation at public forum meeting
- January 2015 through August 2015 – series of community planning meetings / charrettes

AERIAL OF COMPLETED RENTAL PHASES 1 & 2A



GLENARDEN HILLS PHASE 1 PHOTOS



GLENARDEN HILLS PHASE 1 PHOTOS



RESIDENCES AT GLENARDEN HILLS (PHASE 2A) PHOTOS



UNIT MIX of PHASE 3, TWIN

STACKED 4% (60 Units)

| # | BR/BA | AMI | Avg SF | PBVs |
|----|---------|-----|--------|------|
| 5 | 2 / 1.5 | 30% | 918 | 5 |
| 39 | 2 / 1.5 | 60% | 918 | - |
| 1 | 3 / 2.0 | 30% | 1,329 | 1 |
| 15 | 3 / 2.0 | 60% | 1,329 | - |

GARDEN 4% (54 Units)

| # | BR/BA | AMI | Avg SF | PBVs |
|----|---------|-----|--------|------|
| 28 | 1 / 1.0 | 60% | 680 | - |
| 13 | 1 / 1.0 | Mkt | 680 | - |
| 6 | 2 / 1.5 | 60% | 968 | - |
| 7 | 2 / 2.0 | Mkt | 968 | - |

STACKED & TOWNHOUSE 9% (44 Units)

| # | BR/BA | AMI | Avg SF | PBVs |
|----|---------|-----|--------|------|
| 22 | 2 / 1.5 | 30% | 942 | 5 |
| 3 | 2 / 1.5 | 40% | 942 | - |
| 2 | 2 / 1.5 | 50% | 942 | - |
| 1 | 2 / 1.5 | 60% | 942 | - |
| 16 | 3 / 2.0 | 30% | 1,334 | 1 |

TOTALS

114 Units for Phase 3, 4%

44 Units for Phase 3, 9%

158 Total Units in the TWIN

EXISTING CONDITIONS of PHASE 3, TWIN



View facing south across portions of the site that will house Phase 3 and part of the future homeownership phase



View of the Phase 3 site and Phase 2A under construction, looking northwest from Brightseat @ Evarts; RDA mass grading work underway



View facing west, Phase 3 lots in foreground, Phase 1 buildings to the right; RDA mass grading / site prep progress shown in foreground



View of the Senior building, standing on Roland Kenner Loop facing east

ELEVATIONS from PHASE 3, 4%



1 NORTH ELEVATION
1/8" = 1'-0"



SITE KEY PLAN



1 NORTH ELEVATION
1/8" = 1'-0"



SITE KEY PLAN



2 SOUTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

ELEVATIONS from PHASE 3, 4%



SITE KEY PLAN



1
A4.8
3/32" = 1'-0"



1
A4.9
3/32" = 1'-0"

ELEVATIONS from PHASE 3, 9%



1 SOUTH ELEVATION
1/8" = 1'-0"



SITE KEY PLAN



2 EAST ELEVATION
1/8" = 1'-0"



SITE KEY PLAN



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"



6 WEST ELEVATION
1/8" = 1'-0"

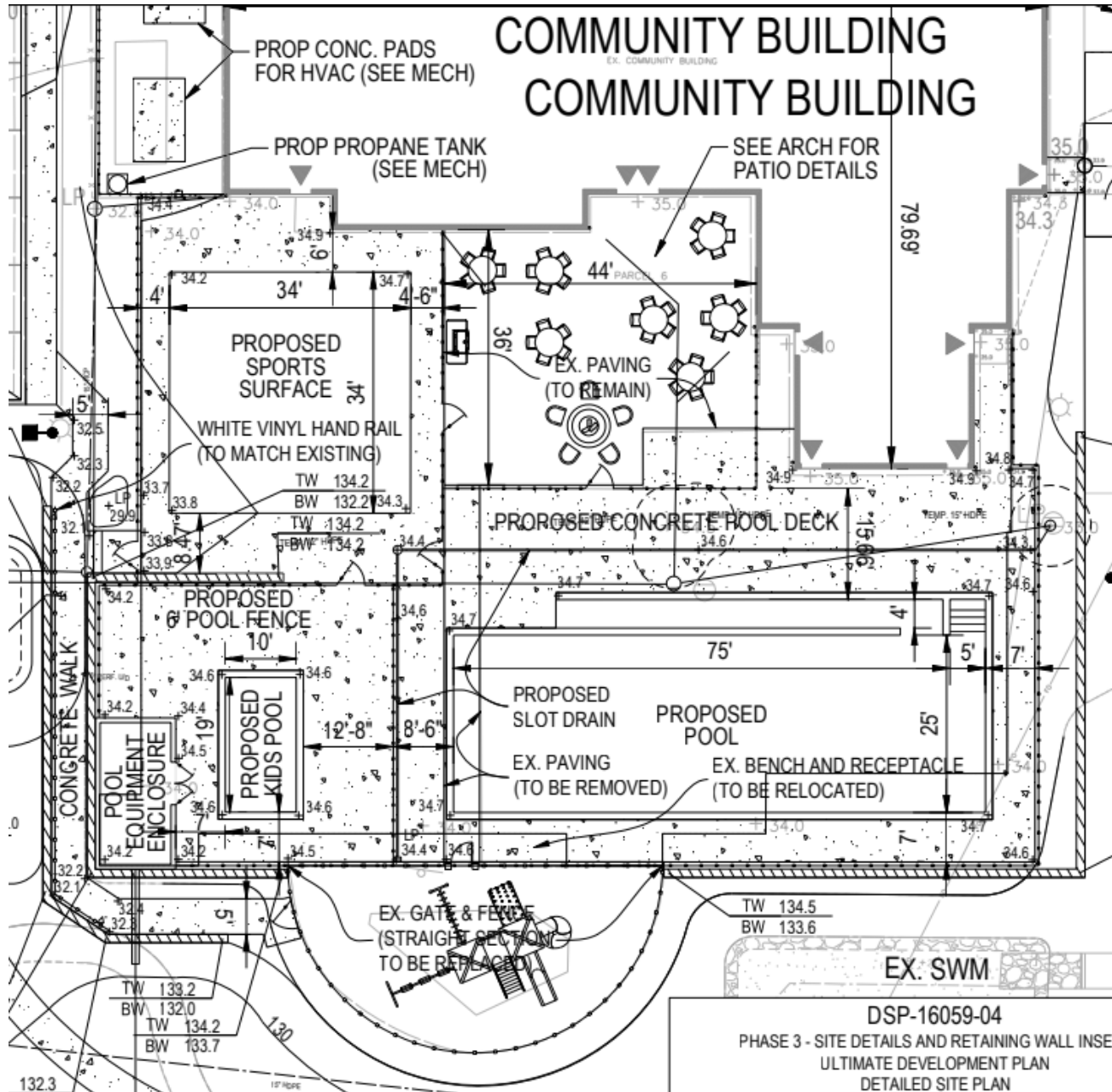


7 SOUTH ELEVATION
1/8" = 1'-0"



8 NORTH ELEVATION
1/8" = 1'-0"

NEW COMMUNITY SPACES



AMENITIES – Phase 3

Units will include:

- High speed internet and cable TV enabled
- In unit washers and dryers
- Luxury vinyl tile flooring
- Ceramic tile baths
- NGBS certification and ZERH certification (9% only)
- Energy Star new homes
- Solar panels (9%, hoping to include on 4%)

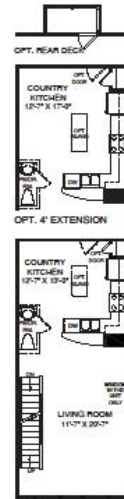
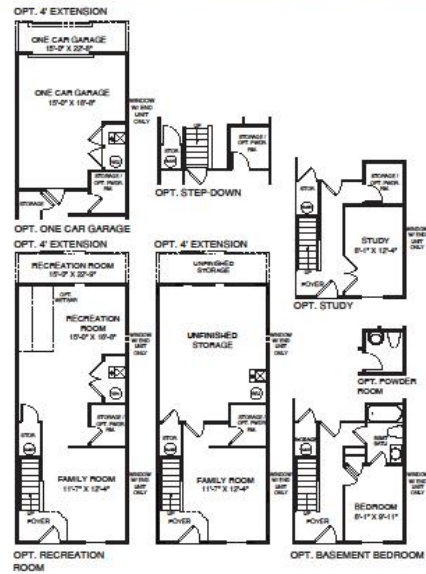
DEVELOPMENT & CONSTRUCTION SCHEDULE

| MILESTONE | PHASE 3, 9% | PHASE 3, 4% |
|----------------------------------|----------------|----------------|
| LIHTC Application Submitted | September 2020 | February 2021 |
| Financing Reservation | March 2021 | July 2021 |
| Planning Board for DSP | N/A | Q4 2021 |
| DSP Certification | Q2 2022 | Q2 2022 |
| Recorded Plat | Q3 2022 | Q3 2022 |
| Fine Grading Permit Issuance | Q4 2022 | Q4 2022 |
| Building Permit | Q4 2022 | Q4 2022 |
| Construction Loan Closing | Q4 2022 | Q4 2022 |
| Construction Begins | Q4 2022 | Q4 2022 |
| Construction Duration | ~12 months | ~19 months |
| Substantial Completion | Q4 2023 | Q2 2024 |
| Leasing Completed | Q2 2024 | Q1 2025 |
| Permanent Loan Closing | Q3 2024 | Q2 2025 |

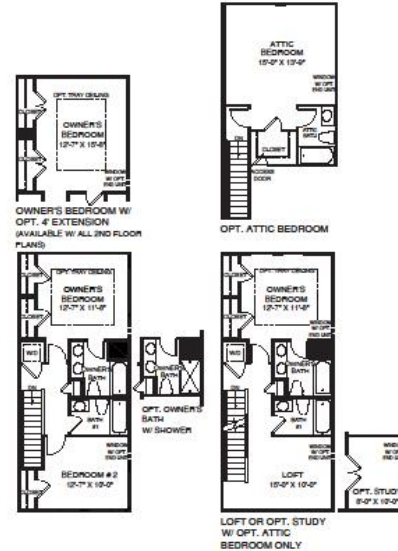
AERIAL OF UPCOMING HOMEOWNERSHIP PHASES 1A & 4



HOMEOWNERSHIP PHASES 1A & 4



MAIN LEVEL



BASEMENT LEVEL

UPPER LEVEL

The Hepburn

Product Line: Ryan Cornerstone
 Series: Signature
 Footprint Min: 16'-0" x 36'-0"
 Footprint Max: 16'-2" x 40'-4"
 Height: 33'-10"
 Sq. Ft. Min: 1,391

Available Foundation Types: Level,
 Basement Level, Bsmt Lev Rear Garage

| | | |
|-------------|--------|---------|
| Bedrooms: | Std: 2 | Opt.: 1 |
| Full Baths: | Std: 2 | Opt.: 1 |
| Half Baths: | Std: 1 | Opt.: 1 |

Ceiling Height
 Bsmt: 9'
 1st Floor: 9'
 2nd Floor: 9'

Available Veneers:
 Traditional: Yes
 Craftman: Yes

**Brick front may add 8" to width of house. See blueprint for details.
 **Maximum square feet does not include basement. Information provided for townhomes is for base condition.*

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

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THANK YOU!

Questions?

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