

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr3624	sb0794	lr3468	hb1140	Armory Plaza
3. Senate Bill Sponsors				House Bill Sponsors
Pinsky				Gaines
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Prince George's County				\$200,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Armory Plaza				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of real property.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Stuart Eisenberg			301-683-8267	eisenberg@hyattsvillecdc.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The Hyattsville Community Development Corporation (HyCDC) is a 17 year old non-stock charitable organization whose mission is: 1.to develop arts and public spaces in the community of Hyattsville 2.to spur economic development and the quality of community life in the Hyattsville area 3.to encourage widespread community leadership for community revitalization 4.to promote educational activities for children, youth, and adults 5.to revitalize residential and commercial areas in the community 6.to undertake broad educational campaigns to advance our mission and encourage sustainability of the community 7.and to conduct any other business and / or activities related to the mission and purposes of the Corporation under the laws of the State of Maryland and Section 501(c) (3) of the Internal Revenue Service</p>				

11. Description and Purpose of Project (Limit length to visible area)

With the addition of Hyattsville Armory Apartments to our downtown, Armory Plaza will become the signature public gathering space for Hyattsville and Gateway Arts Districts revitalizing commercial tax base. Great places need great spaces: with a combined 14,000 SF of sustainably landscaped, urban green space, Armory Plaza will serve to pull together the mix of residential, institutional and commercial uses into a compelling town square setting. Armory Plaza has 2 Route One-oriented hubs that abut and support 60,000 square feet of new and existing successful shops and restaurants. Armory Plaza will feature tables and seating to enable outdoor cafes, dining, public art, trees and green space, an outdoor performance pavilion, fountains and cooling water elements. Armory Plaza will activate and assist to convert a block of decades-blighted vacancies into a destination that supports the realization of the Downtown Hyattsville renaissance.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$350,000
Design	\$100,000
Construction	\$1,166,190
Equipment	\$0
Total	\$1,616,190

13. Proposed Funding Sources - (List all funding sources and amounts.)

Urban Investment Partners: UIP	\$1,216,190
MD State Bond Bill	\$400,000
Total	\$1,616,190

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
6/1/2017	6/1/2018	9/17/2018	9/30/2020
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site		17. Number of People to be Served Annually After the Project is Complete
1216190.00	0		300,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2017	\$30,000	Hyattsville Veteran's Memorial	
2012	\$250,000	Hamilton Street Parking Garage	
Maryland			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Hyattsville Community Development Corporation 4312 Hamilton Street Hyattsville, MD 20781		5300 block of Baltimore Ave Hyattsville, MD 20781	
20. Legislative District in Which Project is Located	22 - Prince George's County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Stuart Eisenberg	Has An Appraisal Been Done?	Yes/No
Phone:	301 683-8267		
Address:		If Yes, List Appraisal Dates and Value	
4312 Hamilton Street Hyattsville, MD 20781			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	4	495000.00	695000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	14,000 square feet		
Space to be Renovated GSF	14,000 square feet		
New GSF	14,000 square feet		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	NA
28. Comments	
<p>The Armory Plaza sites are part of a large infill redevelopment where 45,000 square feet of years-vacant, derelict commercial space is set to be converted to a mix of uses: Hyattsville Armory Apartments will have 285 market-rate apartments, 30,000 SF of new retail, and a 680 space garage to support all the new uses created by the development. The developer is setting aside 12% of the site for this proposed public amenity.</p> <p>The two subject exterior locations: 10,000 SF at the north end and 4,000 SF on the east side will provide for two public plazas serving Downtown Hyattsville. The North Plaza will serve a town square function at the heart of our commercial district. The bill proceeds will enable the construction of the plazas and delivery of effective amenities that will enable the overall development and support other incoming revitalization projects for Downtown Hyattsville. Hyattsville CDC will partner with the developer UIP, to enable the construction and delivery of a high-quality public-serving town square.</p>	