

**MELFORD TOWN CENTER**

466 acres

Zoning:

Proposed Land Use:

Approvals:

M-X-T (Mixed Use, Transportation Oriented)

Mixed use development

- Rezoning from R-R to E-I-A and Basic Plan for up to 6.4 million square feet approved, 1982.
- Comprehensive Design Plan approved, 1986.
- Specific Design Plan for 117,000 square foot Supercomputing Research Center approved, 1986.
- Specific Design Plan for 130,000 square foot U.S. Census Bureau Computing Facility approved, 1994.
- Preliminary Subdivision Plan for 1.95 million square feet in the E-I-A zone re-approved, 1999.
- Specific Design Plans for 300,000 square feet in two (2) four-story office buildings, 30,450 square feet in a one-story office building, 160,000 square feet in four (4) one-story office-flex buildings approved, 2001.
- Specific Design Plan for 83,000 square feet in three (3) flex-office buildings approved, 2002.
- Specific Design Plan for limited signage approved, 2003.
- Preliminary Subdivision Plan for three (3) parcels in Phase 2 approved, 2003.
- Specific Design Plan for a 234,000 square foot campus (International Masonry Institute) containing a two-story, 60,500 square foot national training center and office, a three-story, 45,500 square foot main building and dormitory approved, 2003.
- Specific Design Plan for two (2) stormwater management ponds approved in 2003 and redesigned and re-approved, 2004.
- Specific Design Plan for 81,600 square feet in two (2) office buildings approved, 2004.
- Specific Design Plan for a 234,000 square foot campus (International Masonry Institute) 125,000 square foot corporate office (Phase 2), and a 5,000 square foot dormitory addition (Phase 3) approved, 2005.
- Specific Design Plan for a 40,440 square foot, one-story flex building and a 27,990 square foot, two-story office building approved, 2005.
- Detailed Site Plan for 235,289 square feet in three (3), five-story hotels with 362 rooms approved, 2008.
- Detailed Site Plan for 24,375 square feet in three (3), one-story retail buildings approved, 2008.
- Preliminary Subdivision Plan for nine (9) parcels approved, 2008.
- Detailed Site Plan for 134,480 square feet in four (4) office buildings and 248,820 square feet in seven (7) research and development buildings approved, 2008.

- Detailed Site Plan for comprehensive signage proposal approved, 2011.
  - Conceptual Site Plan revision for a mixed use development containing up to 2,500 single-family attached and multi-family residential units, 260,000 square feet of office space and 268,500 square feet of retail space (Melford Village) approved by District Council, 2015.
  - Detailed Site Plan for a four-story/110,000 sq. ft./140 unit assisted living facility (Thrive) approved, 2016.
  - Preliminary Plan of subdivision for 1,793 dwelling units, including 293 townhouse units, 1,000 multi-family market rate units, 500 senior age-restricted multi-family units and 528,500 square feet of commercial and office uses approved, 2016.
  - Final subdivision plan approved, 2017.
  - Detailed Site Plan for 388-unit/461,819 sq. ft. multi-family building (The Aspen) approved, 2018.
  - Detailed Site Plan for 57,845 sq. ft. of retail/commercial space in five buildings approved by City, 2018.
  - Detailed Site Plan for townhouse section infrastructure approved by City, 2018.
  - Detailed Site Plan for 435 dwelling units in nine multi-story buildings and 12,000 square foot clubhouse approved by City, 2019.
  - Detailed Site Plan for Infrastructure for the 472 multi-family unit Eastern Wrap Building approved by City, 2019.
- 1,213,270 square feet and Courtyard hotel completed. 140 unit assisted living facility and two, 34,560 square foot flex buildings (5041 Howerton) under construction. Site grading for infrastructure underway. Remaining currently approved development at St. John Properties' portion of the project includes 98,200 square feet of R&D/Flex, 51,680 square feet of single-story office, 42,000 square feet of three-story office and 24,375 square feet of retail. Opponents appealed Conceptual Site Plan and Preliminary Plan approvals to Circuit Court and the cases were decided in favor of Prince George's County. Opponents then appealed again, and the cases are awaiting a decision from the Court of Special Appeals.
- Project Contact: St. John Properties, Inc. Shipley and Horne, PA  
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Construction Status:

Project Contact: