

# Miami developer, bullish on Prince George's County, proposes big mixed-use project in Upper Marlboro

Dec 2, 2022, 2:48pm EST

A Miami developer is proposing to build a mostly residential, 1.1-million-square-foot mixed-used community in Upper Marlboro in what would be the firm's first project in the D.C. region.

Citing the growth potential in Prince George's County, Global City Development wants to build about 400 multifamily units, 200 for-sale townhouses and 50,000 square feet of retail on 60 wooded acres just east of Joint Base Andrews. The site comprises two adjacent parcels, located at 9702 and 10200 Marlboro Pike, of which Global has a contract to acquire.

"We believe that Prince George[s] County is set to experience significant growth over the next several years," Brian Pearl, a Global principal, said in an email.

The parcels, which Pearl said are "well located just outside the Beltway," roughly form an east-west oriented rectangle adjacent to Pennsylvania Avenue, just southwest of the interchange with Woodyard Road. An illustration in a planning staff report shows the multifamily component spread across three buildings in the center portion, a smattering of small commercial buildings on the east side and townhouses on the west side.

The project would be Global's first in the region, though one of the firm's other principals, Diego Procel, used to work the D.C. market in the data center sector. A deal Global had several year's ago to redevelop Sursum Corda, a low-income housing community in the District, fell through; Toll Brothers Inc. (NYSE: TOL) later snagged that site.

Global's Upper Marlboro project, if approved, is expected to get underway "in next couple of years" and to be completed four or five years after that, Pearl said. The purchase price for the land and the project's budget have not been disclosed.

The Planning Board was scheduled to consider the firm's proposed plan Dec. 8, but the applicant has asked for a continuance until January, Arthur Horne of Shipley & Horne PA, Global's land use attorney for the project, said in an interview.

Property records indicate that the Anthony and Anna L. Carozza Foundation owns the parcels. The foundation, which couldn't be reached for comment, has contributed to tuition assistance, schools and other community organizations over the past several years, according to IRS filings.

The site's journey through the county's development approval process has been marked by complications and hurdles. In 2019, Carozza Foundation officers first sought to rezone the land from its rural residential designation to transportation-oriented mixed-use. Planning department staff recommended denying the request on the basis that mixed-use would allow too much density to be compatible with the 2014 General Plan's "residential low land use" vision for the area, according to a report from the time.

The County Council ultimately rejected the recommendation and approved the rezoning in February 2022. Global made its proposal under this rezoned land use classification.

Since the council's decision, the site's zoning transitioned to a similar but distinct designation when the county's new zoning ordinance took effect in April. County law allows Global's application to proceed under the phased-out designation the council approved earlier this year.

In March, some residents across the street from where Global's development would go appealed the council's rezoning decision to the Circuit Court, according to Horne. The petitioners' attorney didn't immediately return a request for comment. Oral arguments were heard last month and the court's decision is pending, according to court records.

Horne said in an email it's "highly unlikely" the court would totally reverse the council's decision, but even if it did, the project would not necessarily be sunk.



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Global City Development's proposed mixed-use project would be spread across three parcels just outside of the Beltway in Upper Marlboro.

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