

## MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM  
City Manager

SUBJECT: *Status Report*

DATE: December 9, 2021

### *Status Report*

1. Melford Townhome Architecture Stakeholders Meeting

City staff conducted a Stakeholders Meeting Tuesday evening regarding the proposed Mid-Atlantic Builders architecture for the 249 for-sale townhouse units in Melford Village. The application, which is a revision to the approved Detailed Site Plan (#DSP-18034-02), includes proposed architecture and parking schedules for the townhome units, as well as the design and details of two recreational amenity areas. The site contains approximately 71 acres in the central portion of Melford Village, at the intersection of Curie Drive and Melford Boulevard. Mid-Atlantic Builders is the contract purchaser selected by St. John Properties to build the townhouse section. Mid-Atlantic is proposing three models, which vary in size from 2,000 – 2,900 square feet. The units will be constructed with brick fronts and hardy plank siding, in an architectural design that is unique to the Melford project. A total of three stakeholders attended the meeting. Questions from the stakeholders included:

- Where would residents do their shopping, and what will the traffic impact be? A: There will be some retail space in Melford Village, but residents will likely have to go outside of the community for shopping. St. John Properties already has subdivision approval which included some conditions requiring certain traffic improvements, such as installation of traffic calming devices on Belair Drive.
- What is the construction timeline and anticipated cost for the units? A: Sales are expected to begin by Summer, 2022 but the construction will be a three- to five-year buildout, with completion expected by 2026-2027. Prices for the units have not been determined yet. Mid-Atlantic will start a sales website and continue to market to potential buyers. The cost and pace of construction will be driven by buyer interest, market conditions, etc.
- Why is there a sign that says “Land for Sale” on the property? A: St. John is always looking for a purchaser but is focused more on attracting developers for the multi-family parcel at the eastern end of the project.

- What are the amenities in the overall project? A: There is an amphitheater, public and HOA trails, M-NCPPC parkland adjacent to the Patuxent River, and various recreational facilities within each individual section of Melford Village.
  - What is the timeline for the other residential apartment projects? A: The garage for the first multi-family building (The Aspen) is starting construction, which will continue into 2022. The building will take approximately 18-24 months to finish. The other projects will follow, one by one.
  - Will the multi-family units be condominium or rental units? A: All of the multi-family units will be rental units.
  - Is more development planned on the hotel site? Two additional hotel products are approved for the hotel parcel, which is not part of Melford Village and is not controlled by St. John Properties.
- City hearings have not been scheduled yet, but are anticipated for early 2022. A video of the Stakeholders Meeting is available on the City's YouTube channel at: Melford Village Townhome Architecture - Stakeholders Meeting - YouTube.