

# THE UNITED STATES CONFERENCE OF MAYORS

## INTRODUCTORY WORKSHOP THE FUNDAMENTALS OF PUBLIC-PRIVATE PARTNERSHIPS



### **Atworth** COLLEGE PARK, MD

<b>Project Type:</b>	Attainable/Workforce Housing
<b>Agency Owner Name:</b>	Washington Area Metropolitan Transit Authority (WAMTA)
<b>Financial Close:</b>	Confidential
<b>Delivery Structure and Term:</b>	Developer-led Design Build Finance and Property Management with 98-year Ground Lease
<b>Cost to Design and Construct:</b>	Confidential

**THE CHALLENGE:** Preserve and create affordable housing options so that moderate- to low-income families can afford to live near and benefit from quality public transit.

## CASE STUDY: ATWORTH

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**THE SOLUTION:** The project is a transit-oriented, mixed-use, mixed-income 5-story apartment community situated on a 6.4-acre site, adjacent to the WMATA College Park Metro, MARC Station, future Purple Line station, less than one mile to the University of Maryland (UMD). The Washington Metropolitan Area Transit Authority (WMATA) is ground leasing a portion of its station property to Gilbane Development Company for the project, under their Joint Development Program. The project involves:

- Multi-family housing
- 451 units
- 70 units/acre
- Unit mix: studio to three-bedroom
- Retail Space: 5,000 SF
- Surface parking and garage
- Targeting Green Globes building certification

### THE OUTCOME:

**Design to construction completion timeline:** 1 year 9 months (May 2022 - February 2024)

**How was the project financed/paid for?** Construction and Permanent Financing

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### PROJECT TEAM:

**Equity Provider:** Gilbane Development Company

**Design-Build Contractor:** CBG

**Lead Design Firm:** WDG

**O&M Contractor:** N/A

**Additional Key Team Member:** N/A

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### POLITICAL CONTEXT:

**Recent Mayors:** Patrick L. Wojahn 2015-23, S. M. Fazlul Kabir 2023-present

**Was there a city election prior to the project's completion?** No

**Was a new mayor elected prior to the project's completion?** No

**Does the state have P3 enabling statute?** Yes

**Did the city have certified P3 procurement staff?** No

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### WHAT MAKES THIS A P3?

Risk Transfer

Long Term O&M

Private Financing

Performance Based

Public Ground Ownership

Public Purpose

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