

Commercial Real Estate

Metro selects developer for \$140M mixed-use project at Capitol Heights station



Maryland Gov. Moore joined other state and local leaders to announce the developer for land surrounding the Capitol Heights Metro station.

By Ana Lucía Murillo – Staff Reporter, Washington Business Journal

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What's This?

Atlantic Pacific Cos. will lead \$140 million Capitol Heights development. Project includes 320 affordable units and 10,000 square feet retail.

Development replaces vacant parking lot at Metro station site.

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Approximate Visitors Per Month: 300,000

Metro has selected a lead developer for a long-planned mixed-use project on a vacant parcel at the Capitol Heights Metro station.

Miami-based Atlantic Pacific Cos. will lead the \$140 million project, Maryland Secretary of Housing and Community Development Jake Day announced at a Tuesday at a press conference outside the station, where he was flanked by Maryland Gov. Wes Moore and Randy Clarke, general manager and CEO of the Washington Metropolitan Area Transit Authority.

Moore hailed the development as a much-needed shot in the arm for communities along the Blue Line Corridor in Prince George's County that he said could go a long way toward easing the shortage of affordable housing in Maryland.

Though the design had yet to be completed, the development of what is now a surface parking lot and bus loop will include a public plaza, 320 residential units for households making 80% or less of area median income and 10,000 square feet of street-level retail.



A proposed mixed-use development at the Capitol Heights Metro station would include 320 residences and 10,000 square feet of retail.

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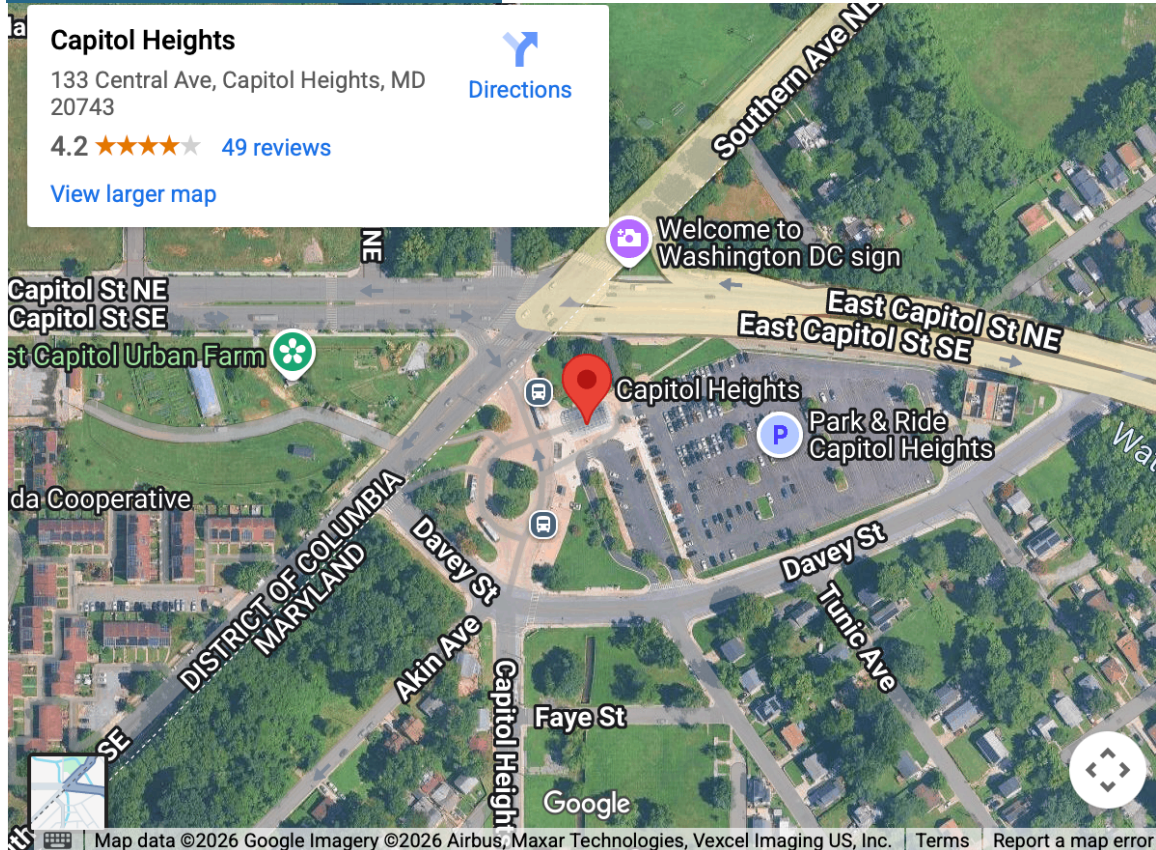
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“The Blue Line corridor can be an example for what we hope for,” Moore said. “For too long we have seen how this has been four acres of asphalt, of parking lot, that just sits empty while the demand for housing skyrockets.”

WMATA, which operates Metro, owns the land around the Capitol Heights station. It is one of several stations within the Metro system in which the transit agency is seeking to develop in the coming years with a mix of housing, retail and other commercial uses.

At the Capitol Heights station, development plans for the roughly 6-acre parcel have been in the works for more than a decade. In 2014, D.C.’s Donatelli Development was selected to build 184 apartments and 18,000 square feet of ground-floor retail on the site, but that project never panned out. (Donatelli and its CEO, Chris Donatelli, faced a series of unrelated legal troubles in 2025.)

WMATA put out a second request for qualifications in September 2024, saying at the time it was seeking a developer with “with experience creating vibrant and sustainable communities.” Atlantic Pacific has developed a number of affordable housing and mixed-use communities across the country and is part of a development team behind another planned multifamily project in Capitol Heights. Torti Gallas + Partners Inc. and Whiting-Turner Contracting Co. will serve as architect and construction partners, respectively.



Atlantic Pacific Chief Operating Officer Kenneth Naylor said the development at the Capitol Heights Metro station would be a “true, mixed-use urban village” that would connect the station to the surrounding neighborhood

Local leaders are hopeful that the project might bring a much-needed grocer to the neighborhood, though Naylor said precise tenants have not yet been determined. Next steps include lining up financing, holding community meetings, drawing up the designs and securing permits, Clarke, WMATA's CEO, said.

Separately, Moore announced during the press conference that he plans to introduce a series of bills aimed at spurring the building of affordable housing across the state. One of the bills, the Maryland Transit and Housing and Opportunity Act of 2026, would seek to turn roughly 300 acres of state-owned land near transit stations into housing.

“It isn’t growing our economy; it’s just sitting on our balance sheets,” Moore said of the land.

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Maryland's 2026 legislative session is scheduled to begin Jan. 14.

<https://www.bizjournals.com/washington/news/2026/01/06/wmata-capitol-heights-atlantic-pacific-companies.html>