

College Park Development Update

January 2014



Monument Village - DSP-06095

9122-9128 Baltimore Avenue

Status: Amending Detailed Site Plan

The new plan from Monument Realty for the 3.78-acre site was unanimously supported by the City Council on December 3rd by an 8-0 vote, but still awaits final approval from the County.

The original plans from 2008 included 220 apartments and 25,000 SF of retail, while the amended plan calls for 235 apartments (185 one-bed or studios and 50 two-beds) and a reduced retail component of 4,800 SF along Route 1.

The project will also include a 335-space parking garage, a pool in the courtyard, and a small park.



Metropolitan - DSP-03098

9091 Baltimore Avenue

Status: Approved Detailed Site Plan

Across the street from Monument Village, this long-dormant project is also moving forward with a new developer, Metropolitan Development Group, and a modified plan.

The 4.22-acre site was originally slated for 160 apartments and over 40,000 SF of retail, while the amended plan calls for 238 apartments, 45 townhomes, and 3,995 SF of retail along Route 1.

The plan was unanimously supported by the City Council on December 3rd and approved by the County Planning Board on December 12th.



College Park Place - DSP-12034

8315 Baltimore Avenue

Status: Groundbreaking in Spring

Redevelopment of the Koon's Ford dealership is led by Keane Enterprises, who plan a 156-room Courtyard Marriott hotel, 23,615 SF of retail, and a 275-space parking garage on the 3.13-acre site.

CVS Pharmacy will serve as the retail anchor on the corner of Route 1 and Berwyn House Road. This will be their second location in College Park, as they occupy a space in downtown at the College Park Shopping Center.

The expected opening date is late 2015.

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A Smart Place to Live

Development Spotlight



Maryland Book Exchange - DSP-10028

7501 Baltimore Avenue

Status: Excavation Underway

After a lengthy entitlement process that took over a year, the Maryland Book Exchange redevelopment broke ground in late 2013. Demolition of the former retail store finished in early November and excavation of the site is currently in progress.

The student housing development will add 287 units (a maximum of 855 beds) to downtown College Park in Fall 2015. On the ground floor of the six-story building will be 13,844 square feet of retail including the relocated Maryland Book Exchange, which closed its location on site this summer.

The developer of the project is R J Company, which includes local developer, Zusin Development. A management company for the building has not been announced yet.

Knox Village - DSP-13025

Knox Road and Guilford Drive

Status: Approved Detailed Site Plan

Toll Brothers is planning to redevelop the Knox Boxes that currently house over 400 beds. The approved plan calls for 445 units (1,575-1,582 beds) contained in a mix of apartments and townhomes split between seven buildings on the 6.20-acre site.

The project will also include 11,909-12,325 SF of retail, a 470-space parking garage, and a variety of community amenities including a pool, study rooms, and a central green.

The City approved the plan on October 22nd, while the Prince George's County Planning Board approved the plan on November 14th.

The project is expected to begin with the demolition of the current units after the end of the Spring semester. The anticipated opening date is the Fall semester in 2016.



Current Development Projects

Cafritz Property - DSP-13009

Baltimore Avenue in Riverdale Park

Status: Approved Detailed Site Plan

The mixed-use project on 37.55 acres of land was approved by Prince George's County on May 31st. The first phase includes a Whole Foods Grocery store, an additional 100,000 SF of retail, and 22,000 SF of office space. The second phase includes 981 residential units and a 120-room hotel.

The first step in development of the site will be clearing of the property, which is expected to begin soon.



TownePlace Suites - DSP-06018

9620-9624 Baltimore Avenue

Status: Approved Detailed Site Plan

The nearly \$6 million project by Baywood Hotels will consist of a 75-room extended stay hotel operated by Marriott.

After receiving final zoning approvals in 2012, the applicant amended their DSP in December. Construction is expected to begin in the next few months.



Litton Technology Center (M Square)

52nd Avenue off Paint Branch Parkway

Status: Approved Prelim. Plan of Subdivision

Submitted by COPT and the University of Maryland as an addition to the research park, the approved plan creates additional lots for development of 4 four-story office buildings at approximately 120,000 square feet each and associated surface parking.

The next step is the submittal of a DSP.



4400, 4500, & 4600 River Road - DSP-09028

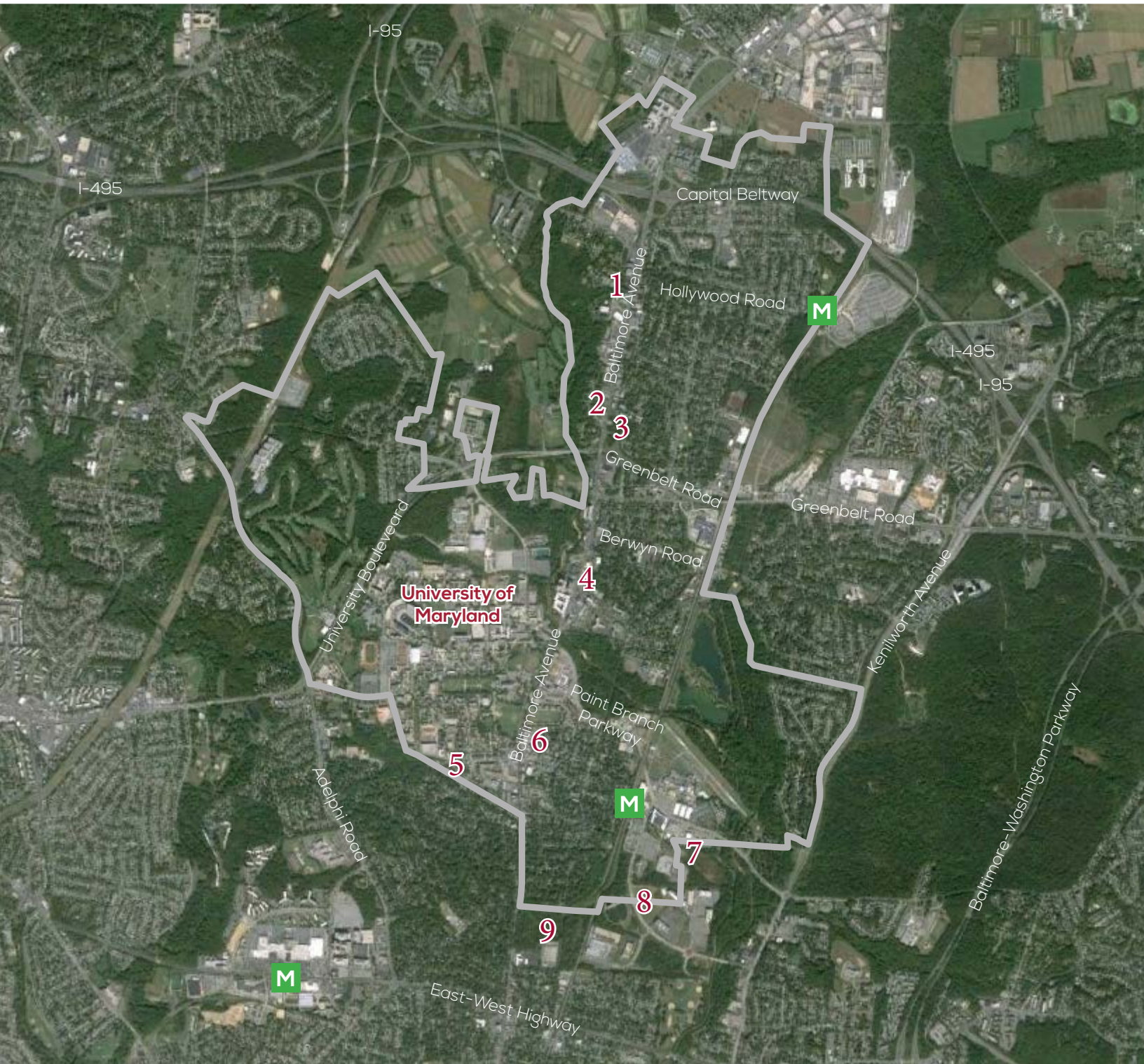
M Square Research Park

Status: Approved Detailed Site Plan

This project is being developed by COPT and the University of Maryland. It will consist of three 5-story, 150,000 square-foot buildings for general office and research use, surface parking lots, and a three-level parking garage. The County Planning Board approved the DSP on March 8, 2012.

The buildings are not scheduled to begin construction until tenants have been identified.

Development Map



- 1) **TownePlace Suites** - 9620-9624 Baltimore Ave
- 2) **Monument Village** - 9122-9128 Baltimore Ave
- 3) **Metropolitan** - 9091 Baltimore Ave
- 4) **College Park Place** - 8315 Baltimore Ave
- 5) **Knox Village** - Knox Rd and Guilford Dr

- 6) **Maryland Book Exchange** - 7501 Baltimore Ave
- 7) **Litton Technology Center** - 52nd Ave
- 8) **4400, 4500, and 4600 River Road** - M Square
- 9) **Cafritz Property** - Baltimore Ave in Riverdale Park

University Moves Forward with Hotel on Route 1

With progress stalling on the redevelopment of East Campus, the 38-acre site across from the main entrance to campus, University of Maryland officials are moving ahead with plans to develop a smaller portion of the site.

In December, the University System of Maryland Board of Regents approved the sale of a 3-acre parcel to the University of Maryland College Park Foundation Inc., which will negotiate a deal with the hotel developer, David Hillman of Southern Management Corporation.

The current proposal for the hotel includes 300 rooms, 10,000 square feet of conference space, structured parking, retail and a restaurant.

Plans for the remainder of the East Campus parcel have not been released at this time.

Changes Coming to Downtown College Park?

In September the College Park City-University Partnership held a half-day workshop to discuss the possible redevelopment of several parcels in Downtown. Participants included the University of Maryland, the City of College Park, Prince George's County, property owners, and business owners.

The workshop identified redevelopment objectives in the near term, particularly the Applebee's and FedEx Office site, as well as the long term. Additionally, plans for civic space and increased connectivity between blocks were discussed.

The initial developments would likely focus on multifamily residential and retail, while office space would be a secondary use.

Route 1 improvements could include on-street parking during off hours, wider sidewalks, and bike lanes.

College Park Metro Site Is Back On The Market

WMATA and the team of Manekin LLC and Fairfield Residential have terminated their joint development plans for a hotel and apartment building on a 15-acre site adjacent to the College Park - UMD Metro station.

The parties were in negotiations for nearly a decade, which included several pauses for third-party litigation and the uncertainty surrounding the routing of the Purple Line.

While WMATA and the development team made strides to complete the deal in 2013, an agreement could not be reached and WMATA officials terminated the arrangement in late 2013.

With the end of the joint development, WMATA is now considering development options for the site and plans to release a solicitation for development proposals either for the full site or separate portions in the next few months.