

# College Park Development Update

November 2013



## **Monument Village** - DSP-06095

9122-9128 Baltimore Avenue

**Status:** Amending Detailed Site Plan

The revived plans from Monument Realty to develop the 3.78-acre site on the west side of Route 1 are progressing through the planning process.

The developer has met several times with the community to address concerns and the next step is a review of the plan by the City Council on December 3rd.

The original plans included 200 apartments and 25,000 SF of retail, while the amended plan shows 235 apartments and a reduced retail component of 4,800 SF along Route 1.



## **Metropolitan** - DSP-03098

9091 Baltimore Avenue

**Status:** Amending 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 shows 228 apartments, 55 townhomes, and a large reduction in retail space to 3,995 SF along Route 1.

The plan will be discussed with City Council on November 19th and the County Planning Board on December 5th.



## **College Park Place** - DSP-12034

8315 Baltimore Avenue

**Status:** Groundbreaking in 2014

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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# 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 recently broke ground. 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 plans call 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 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 in the next month or two.



## **TownePlace Suites - DSP-06018**

9620-9624 Baltimore Avenue

**Status:** Amending 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 is in the process of amending their DSP. Construction is not expected to begin before spring 2014.



## **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**

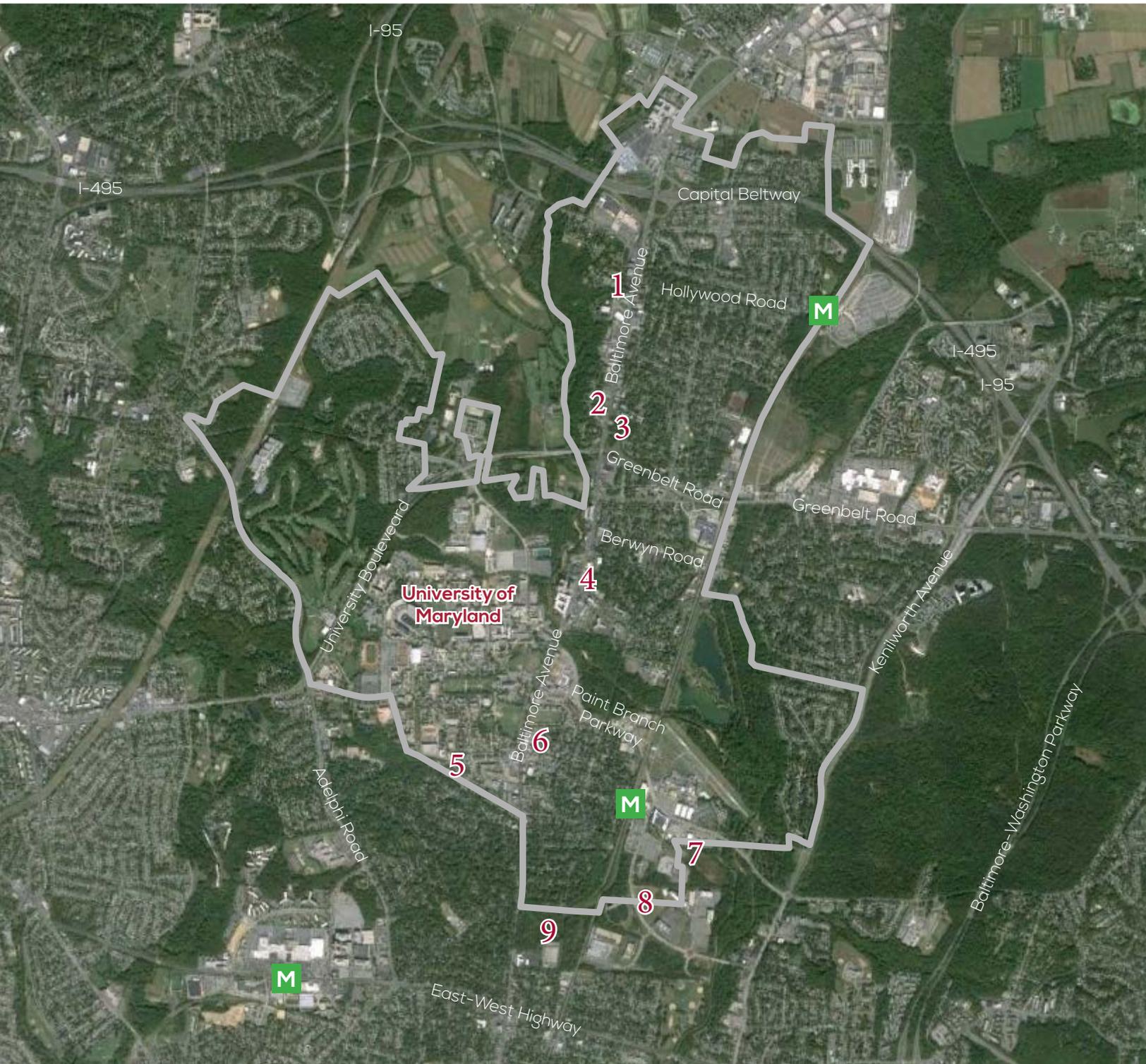
M Square Research Park

**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

## **Student Housing Complexes See Increase in Occupancy**

For the second consecutive year the student high rises on Route 1 saw an increase in their occupancy rates. These complexes (The Enclave, Mazza Grandmarc, University View I and II, and The Varsity) account for 3,458 beds and currently have a 97.4% occupancy rate, as reported by the management companies. This figure is a slight increase from the reported 94% last year and a large jump from 82% in 2011.

When factoring in some of the older student housing options at Parkside and University Club, the occupancy rate climbs slightly to 97.8% for the Fall semester. Again, this is a vast increase from 2011, when the reported occupancy rate was 83% for the 4,154 beds.

## **Update on the Revised College Park-Riverdale Park Transit District Plan**

An update of the 1997 College Park-Riverdale Park Transit District Development Plan is currently underway to establish development requirements and guidelines based on goals, objectives, and policy recommendations. The update will help guide future land use and growth within the 293-acre transit district.

The transit district features a mix of commercial, research and development, federal facilities, light industrial, and recreation uses. Anchors include the College Park-UMD Metro station, the University of Maryland's M Square Research Park, College Park Airport and Aviation Museum, the Tennis Center at College Park, and Wells-Linson recreation complex.

In addition to the Metro station, the district will be home to two stations on the proposed Purple Line that will connect the area with the University, Silver Spring, Bethesda, and New Carrollton.

Several opportunities exist for public participation, with the next community meeting taking place on Wednesday, November 20th from 7:00-9:00pm at the Department of Parks and Recreation Administration Building located at 6600 Kenilworth Avenue in Riverdale.

The update process is scheduled to take until Fall 2014, when the plan will go in front of the Prince George's County District Council for their approval.