

Economic Development Update

A bi-monthly update of business and development activity in College Park, Maryland

Prepared by Christopher Warren,
Economic Development Coordinator, July 16, 2010
* **INDICATES UPDATED PROJECT INFORMATION**
NEW INFORMATION ITALICIZED

PLANS FILED (3)

BAYWOOD HOTEL REDEVELOPMENT

DSP-10005

Status: Pre-application notice sent January 28, 2010.
Location: 9137 Baltimore Avenue
Developer: Baywood Hotels
Description: Replacement of the existing Howard Johnsons and Days Inn hotels with a Springhill Suites and a Homewood Suites. Applicant is also proposing to construct approximately 8,835 square feet of commercial office and retail space on the property.

MAZZA GRANDMARC ROUTE 1 COMMERCIAL*

DSP-04049-01

Status: The applicant appeared before the Zoning Hearing Examiner on March 10, 2010 to amend two conditions associated with DSP-04049, which were recommended for approval. *The District Council took the case under advisement on June 21, 2010.*
Location: 9524 and 9528 Baltimore Avenue
Developer: PPC / CHP Maryland Limited Partnership
Description: Construction of approximately 10,000 square feet of retail commercial space.

M SQUARE, UNIVERSITY OF MARYLAND RESEARCH PARK*

DSP-09028

Status: The applicant's Detailed Site Plan has been accepted, but a *Planning Board hearing has not been scheduled.*
Location: 4400, 4500, and 4600 River Road, College Park, MD
Developer: Mannekin/COPT
Description: Development of three 5-story, 150,000 square foot, buildings for general office and research use, surface parking lots, and a three level parking garage.

PLANS APPROVED (5)

COLLEGE PARK MOTEL/GARDEN SUITES

DSP-05005

Status: The District Council reviewed the Garden Suites' Detailed Site Plan on July 9th 2007 and adopted an order affirming (with additional conditions) Planning Board's earlier approval of the Site Plan.

Location: 8419 Baltimore Avenue

Developer: Vasu, LLC

Description: 50- room hotel with extended stay suite facilities.

DOMAIN AT COLLEGE PARK*

Conceptual Site Plan CSP-09002

Preliminary Plan 4-09039

Status: *The Planning Board reviewed and approved Domain's Conceptual Site Plan and Preliminary Plan with conditions. The developer of Domain will be submitting a Detailed Site Plan in the near future.*

Location: 7720 Mowatt Lane (SW corner of the Campus Drive and Mowatt Lane intersection)

Developer: Hanover Company

Description: Mixed-use residential with 258 multi-family units and 11,400 square feet of retail.

MOSAIC AT TURTLE CREEK*

DSP-080001

Status: Mosaic's Detailed Site Plan was approved by the Planning Board on October 30, 2008. *An amendment to reduce the number of parking spaces provided has been filed.*

Location: Approximately 800 feet SW of the Campus Drive and Mowatt Lane intersection

Developer: Owner Entity Fund II, LLC

Description: Multi-family residential containing 300 housing units.

Other Info: The developer proposes to develop intergenerational housing based on a concept that builds on the strong attraction that alumni have to their alma mater.

TOWNEPLACE SUITES BY MARRIOTT*

DSP-06018

Status: The District Council reviewed the Detailed Site Plan on January 12, 2009 and remanded it to the Planning Board. *Baywood hopes to be able to re-submit their project to the Planning Board in the fall.*

Location: 9620 and 9624 Baltimore Avenue

Developer: Baywood Hotels

Description: 75- room extended stay hotel.

UNIVERSITY VIEW VILLAGE/ 8320-8400 BALTIMORE AVENUE

DSP-08080

Status: Planning Board approved the University View Village Detailed Site Plan with conditions on May 21, 2009. Clark has not announced plans to proceed with construction.

Location: 8320-8400 Baltimore Avenue

Developer: Clark Construction

Description: University View project will develop 272 units (992 beds) and 18,960 square feet of ground floor retail.

UNDER CONSTRUCTION/ RECENTLY COMPLETED (5)

DOWNTOWN PARKING GARAGE AND REDEVELOPMENT PROJECT*

DSP-07040

Status: The downtown parking garage opened in August 2009. The Ledo Restaurant signed a lease for the ground floor retail space *and expects to be open for business August 2010.*

Location: Knox Road and Yale Avenue

Developer: City of College Park

Description: Structured parking with 300 spaces and 5,800 square feet of ground floor retail.

MAZZA GRANDMARC APARTMENTS*

DSP-04049

Status: The developer broke ground in November 2008. Construction is nearing completion and leasing has begun. *Mazza is applying for its use and occupancy permits to open in August.*

Location: 9524 and 9528 Baltimore Avenue

Developer: Collegiate Hall Properties

Description: 231 units (630 beds) of under-graduate and graduate student housing.

STARVIEW PLAZA

DSP-4-04078

Status: The Starview project received approval from the Planning Board to add an additional 30 housing units and to use a two part phasing development strategy.

Location: 8700 Baltimore Avenue

Developer: Starview Plaza, LLC

Description: Mixed use; commercial and residential; 177 units (662 beds) of student housing, 9,487 square feet of ground floor retail, and a 355 space parking garage.

UNIVERSITY VIEW II (UNIVERSITY OVERLOOK)*

DSP-2027-3

Status: *Clark Construction has completed construction and is now leasing.*
Location: 8300 Baltimore Avenue
Developer: Clark Construction
Description: Multi-family residential; 154 units (516 beds) of student housing and 11,600 square feet of ground floor retail.

THE VARSITY*

DSP-07062

Status: The developers broke ground in January 2010 and demolished several existing structures on the site. *The project is expected to be completed for leasing by the fall 2011 semester. Looney's Pub will occupy a portion of the ground floor retail.*
Location: 8150 Baltimore Avenue
Developer: College Park Gateway Properties/ Potomac Holdings
Description: Mixed- use residential with 258 units (901 beds) of student housing and 20,019 square feet of ground floor retail.

PLANNED PROJECTS (2)

COLLEGE PARK KNOLL

Status: The project's developer is planning to submit a Detailed Site Plan.
Location: 9078 Baltimore Avenue (former College Perk Coffee House Site)
Developer: Daria Land Group
Description: 50-80 units of market rate or graduate student housing apartments.

UNIVERSITY OF MARYLAND EAST CAMPUS*

Status: University of Maryland issued an RFP for a master developer for East Campus and expects to make a selection by the end of July.
Location: SE corner of the US1 /Baltimore Ave intersection with Paint Branch Parkway at the main entrance to the University of Maryland.
Developer: To Be Determined
Description: *The University hopes to build a 500- seat music hall run by the Birchmere, market rate and graduate student housing over 100,000 square feet of retail, and a conference hotel. Included in the 100,000 square feet of retail will be a grocery store. The first phase will occupy 22 of the 38 acres that comprise the redevelopment site.*
Other Info: The University has purchased the former Washington Post facility on Greenbelt Road (now known as the Severn Building) to relocate existing facilities from the redevelopment site.

OTHER NEWS AND INFORMATION (4)

NEW ECONOMIC DEVELOPMENT WEBSITE SECTION*

The City of College Park is nearing completion on its new economic development website section and expects to launch it by the end of July. The new section will feature improved design, organization, and functionality and will expand the amount of economic development information available on the City's website. The section will target entrepreneurs and businesses interested in moving to or starting an enterprise in College Park. The website will also provide specific information to tourists and other visitors to College Park.

DISTRICT THREE TOUR OF REDEVELOPMENT OPPORTUNITIES*

On June 25, County Council Member, Eric Olson, hosted a tour of his District's redevelopment opportunity sites. In College Park, the opportunity sites included the Koons Ford, Northgate Condos, Katz Property, Hillcrest Hotel, Lasick Property, and the ULI TAP study sites. Other communities visited included, Riverdale Park, Landover Hills, and New Carrollton. For more information about these available sites, contact Chris Warren, Economic Development Coordinator, City of College Park, at cwarren@collegeparkmd.gov.

CENTRAL US1 CORRIDOR SECTOR PLAN AND SMA*

County Council approved Central US1 Corridor Sector Plan and Sectional Map Amendment on June 1, 2010. Until a final version of the Sector Plan and SMA is released around the first of the year, the approved plan consists of the following documents: the 2009 Preliminary Central US 1 Corridor Sector Plan and Sectional Map Amendment (and plan errata), Planning Board's Resolution of Adoption (PGCPB 09-170), and County Council's Resolution of Approval and attachment (CR-50-2010). For access to these documents, use the following link:

http://www.pgplanning.org/Projects/Ongoing_Plans_and_Projects/Community_Plans/Central_US_1.htm.

DOMAIN CHARRETTE*

The City of College Park held a project area charrette for the proposed Domain mixed- use development. The three- day workshop (April 28th to 30th) was led by the Baltimore based, Design Collective, Inc. The charrette's presentation has been posted on City's website and is accessible at:

<http://www.collegeparkmd.gov/temp/Temp%20Docs/Domain%20Project%20Area%20Charrette.pdf>.

