

## **Economic Development Update**

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

Prepared by Christopher Warren,  
Economic Development Coordinator, November 9, 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 9<sup>th</sup> 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 Detailed Site Plan for this project has been accepted by M-NCPPC.*

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: *The developers of this project are requesting a departure to reduce the number of required parking spaces by 365 from 700 to 335. The Planning Board hearing is tentatively scheduled for December 9, 2010.*

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. Mosaic's Detailed Site Plan was approved by the Planning Board on October 30, 2008

## **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. The Ledo Restaurant opened for business in early September.

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: Collegiate Hall broke ground in November 2008. *Mazza is now completed and students have been moving in since mid-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--04078

Status: *The Starview, which is being constructed as a two- phase project, has been renamed the Enclave.*

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: *The University View II building is now completed. In mid August, the View 2 reported leasing up 100% of its student units for the 2010-2011 school year; 11,600 square feet of the project's ground floor retail is available for lease.*

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: Potomac Holdings expects the Varsity to be completed for leasing by the fall 2011 semester. Looney's Pub will be the anchor tenant for the Varsity's ground floor retail with the remaining space expected to be taken by Royal Farms, Izzie's Bagels and a Chinese carry out.

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 (3)

### COLLEGE PARK KNOLL

Status: The Daria Land Group 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: The University of Maryland is in exclusive negotiations with the Cordish Companies as Master Developer for the East Campus project.  
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: *Cordish plans to partner with Clark Construction and the Design Collective to design and build the project. The Cordish will also be holding an East Campus community forum on Tuesday November 30, 2010 from 7pm to 9pm. The event will be held in Ritchie Coliseum to solicit community input on the preliminary concept plan to be presented.*

### 7501 BALTIMORE AVENUE (MARYLAND BOOK EXCHANGE SITE)\*

Status: *The property has been purchased and is in design phase.*  
Location: 7501 Baltimore Avenue; intersection of College Avenue and Baltimore Avenue  
Developer: Ilya Zusin/Josef Mittlemann  
Description: *Developers are proposing student housing, UMD affiliated and graduate housing, and 15,000 square feet of retail for this 2.5 acre site. Although the Maryland Book Exchange is expected to be re-located during construction, it plans to occupy part of the retail space when the project is completed.*

## OTHER NEWS AND INFORMATION (4)

### **BERWYN WAREHOUSE DISTRICT\***

*Strickland Properties is selling its portion, the Kidwell Addition, of the Berwyn Warehouse District. Located at the end of Berwyn Road, adjacent to MARC and Green Line Metro rail tracks, the Kidwell Addition consists of 8 separate buildings on 5.43 acres. The buildings comprise 80,000 SF of office/ warehouse space. The sale price for the property is \$4,599,000. For more information, contact Chris Marshall of Keller Williams at 410-972-4023 (office) or 410-808-1877 (cell.)*

### **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](http://www.pgplanning.org/Projects/Ongoing_Plans_and_Projects/Community_Plans/Central_US_1.htm).

### **COLLEGE PARK TOUR\***

*The Experience and Enjoy College Park Tour will be welcoming guest speaker, the University of Maryland President, Dr. Wallace Loh, to the Ledo Restaurant on Thursday, November 11<sup>th</sup>. The event, which will start at 7:00PM, is part of larger effort, which is designed to bring those who work, live, and play in College Park together to talk about local issues and patronize a local restaurant. For information and to RSVP email [ilovecollegepark@gmail.com](mailto:ilovecollegepark@gmail.com).*

### **NORTHGATE PARK\***

*Located on the west side of Baltimore Avenue, between Lakeland Road and Melbourne Place, Northgate Park is now under construction. The 4.344- acre urban park is also adjacent to the Varsity student housing project, which is also under construction. The developer of the Northgate Park is the University of Maryland.*

