

City of College Park

Economic Development Report

Fiscal Year 2000

July 1, 1999-June 30, 2000

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I. Economic Development in College Park—Overview

Fiscal year 2000 (July 1, 1999-June 30, 2000) marks a period of economic health in College Park, the region and the state. Data for the city's office, retail and industrial sectors indicate a relatively strong market characterized by low vacancy rates. The year saw the city's hotel sector register appreciable increases in occupancy and room rates. And College Park's residential sector is doing well, based on how long it takes homes to sell and sales prices. Given College Park's size, the city has a diverse range of commercial areas. As a result, behind the generally positive data there are significant variations between various districts. In addition, a few very noticeable boarded-up properties continue to be a part of the commercial landscape.

A key reason the city and the region are enjoying good times is the fact that unemployment is practically nonexistent. As of June 2000, the State of Maryland's unemployment rate stood at 3.6 percent, slightly higher than Virginia's rate of 2.9 percent. This is an improvement on the situation a year before, when Maryland's jobless rate was 3.9 percent and Virginia's was 3.3 percent. The Washington suburbs at mid-2000 have barely-registering unemployment rates: 2.7 percent in suburban Maryland and 1.6 percent in Northern Virginia. The national jobless rate is 4.2 percent.

Toward a New Route 1

The City was deeply involved in two major Route 1 planning studies during fiscal year 2000. The State Highway Administration (SHA) is conducting the **College Park Route 1 Improvements Study**, with the aim of improving safety, relieving congestion, enhancing aesthetics and accommodating pedestrians and bicyclists on Route 1 between College and Sunnyside Avenues. In November, an alternatives public workshop was held at the College Park Community Center to get input from the public on the four alternatives under study. And throughout the year a focus group made up of business owners, residents and city staff met regularly with SHA to provide input. SHA is expected to select an alternative in the fall of 2001.

A major Route 1 planning effort was launched at the end of 1999. The **College Park US 1 Corridor Sector Plan and Sectional Map Amendment** was initiated by Maryland-National Capital Park and Planning Commission (M-NCPPC) to revise zoning and land use regulations in the commercial corridor to promote economic development. A stated purpose of the plan is to implement the City of College Park's vision—as detailed in the city's 1995 Comprehensive Plan—of Route 1 as a mixed-use main street corridor. Public input during the year was provided through a public forum held in February, community workshops in May and June, and several meetings of an advisory planning group comprised of business and property owners, residents and city staff. The Sector Plan and SMA is on track to be forwarded to the County Council for approval in the spring of 2002.

A market analysis of the **Hollywood Neighborhood Commercial District** was completed in 2000. The city hired an economic consultant to perform the analysis in order to define a market position for the district in relation to local and regional market conditions, and develop a strategy for promoting public and private sector investment in the district. One of the major findings of

the report is that while locally-driven retail demand is flat, destination retail establishments (those that draw customers from outside the immediate trade area) are relatively healthy. Among the report's recommendations is a significant expansion of marketing efforts, focused largely on the unique offerings provided by Hollywood's destination stores such as REI and My Organic Market.

Construction on a major new addition to the College Park hotel sector began in the fall of 1999, with the October groundbreaking for the **College Park Hampton Inn**. The 78-room facility, located on Route 1 just south of Cherry Hill Road, increases the number of hotel rooms in the city by eight percent, to 1,023. Just across the Capital Beltway from Hampton Inn lies the 45-acre **Gateway Park** site, which has been approved for a major office and retail development. Fiscal year 2000 saw this project in court as the result of a challenge to the Prince George's County Planning Board's approval of a detailed site plan. A county court upheld the approval, but on appeal the case has moved to the state Court of Special Appeals.

The transit districts at the two **Metro stations** that serve College Park moved closer to significant mixed use development. The Washington Metropolitan Area Transit Authority (WMATA) preliminarily designated AvalonBay Communities as the developer of the 15-acre site at the College Park/University of Maryland Metro station. AvalonBay's proposal includes high-end residential, office and retail uses. At the Greenbelt Metro station, Metroland Developers is now proposing a town center development that includes retail, office and residential components. Previously the developer had outlined a larger-scale project that included an enclosed megamall.

The city's largest industrial employer, **Litton Advanced Systems**, moved forward with plans for significant expansion. Litton, a major supplier to the military of threat warning systems, is looking to more than double its supply of office and manufacturing space at its College Park/Riverdale Park facility. The expansion is coming as a result of consolidation of operations and a recent acquisition of a competitor. The number of employees at Litton's College Park/Riverdale Park operations will double to nearly 1,200.

The City of College Park's Rt. 1 Landscaping Program became the **Commercial Area Landscaping Program** in late 1999. The City Council decided it made sense to expand this program, which provides an incentive for beautification of commercial property, to all of the city's commercial corridors. The program operates as a matching grant, with the city matching a property owner's investment in road-fronting landscaping. Six grants were made in 2000, for a total of 13 since the program was launched in 1997.

Welcome to College Park, Olympic Village! Looking a decade ahead, that's a real possibility. The Washington/Baltimore Regional 2012 Coalition has formed with the aim of bringing the **2012 Olympic Games** to the Washington-Baltimore area. The University of Maryland and the City of College Park, centrally located between venues spread between Northern Virginia and Baltimore, are designated as Olympic Village by the coalition. Since the region would not have to construct any major new event facilities, hosting the Olympics would have a significant positive net economic impact. The U.S. Olympic Committee will make its selection in the fall of

2002 (eight American cities are in the running), and the International Olympic Committee will designate the 2012 host in the fall of 2005.

College Park is now home to a world-class tennis facility. Ground was broken on the **Junior Tennis Champions Center** in the fall of 1999, bringing the dream of a local tennis enthusiast to reality. The \$5.5 million center is underwritten by a foundation created by Kenneth D. Brody, former chair of the U.S. Export-Import Bank. The center's mission is to train young tennis players with high potential to win Division I college scholarships. Funding for the center includes money for scholarships, which the majority of students are expected to need. Construction on the 27-court facility began immediately after the Prince George's County Council approved a 20-year lease agreement that includes streetscape improvements to Cpl. Frank Scott Drive, and public use of the facility during limited hours. Construction was nearly complete by the fall of 2000.

In the summer of 1999 M-NCPPC received an Art in Public Places grant from the state to install a sculpture of a WWI-era "Jenny" at the entrance to grounds of the **College Park Aviation Museum**. Streetscape improvements to Cpl. Frank Scott Drive also are planned. Together, the sculpture and the streetscape improvements will help create an inviting gateway to the museum. Another enhancement in the area is a hiker/biker trail segment connecting the museum to the Junior Tennis Champions Center and the Northeast Branch Trail. M-NCPPC began construction on the trail in late 1999.

During the fiscal year, the University of Maryland moved fully into the biggest construction boom on the campus in at least a generation. Two major housing projects, both aimed at addressing a serious student housing shortage, moved ahead during the year. **University Courtyard** (a 704-bed complex on University Boulevard) opened in time for Fall 2000 occupancy, just one year after groundbreaking. **South Campus Commons** (a three-phase, 1,031-bed facility at the south end of campus off Knox Road) got underway in June 2000.

Construction on **Comcast Arena**, a \$127 million replacement for Cole Field House, began in June 2000. Also initiated during the year was the \$28.6 million expansion of **Van Munching Hall**, home of the Robert H. Smith School of Business. Ongoing construction projects include the **Clarice Smith Performing Arts Center at Maryland**, which started to come online during the fiscal year. The \$107 million center is billed as the largest such arts complex in the country and is scheduled for completion in the summer of 2001. Also continuing during the year was the \$45 million renovation and expansion of **Stamp Student Union**. Major projects in the pipeline (with construction starts before 2002) are a major expansion of the Chemistry Building, a new alumni center, a new softball stadium and the 1,400-space Southwest Campus Parking Garage.

University of Maryland University College is also expanding, although no groundbreaking is involved. In December the college launched UMUC OnLine.com, a for-profit company charged with marketing UMUC's online courses. UMUC invested \$1 million in the new company, which allowed it to set about attracting venture capital with the aim of eventually taking the company public. UMUC is aiming to be one of the nation's premiere distance learning educational facilities. In the 1999-2000 academic year UMUC had over 40,000 distance learning

enrollments, a mushrooming of the 1996-97 distance enrollment (the first year online courses were offered) of 1,300.

On the ground, in June 2000 UMUC paid \$3.8 million to purchase **University Centre** (4716 Pontiac Street), a 40,000 square foot office building that is one of only two Class A office buildings in the city. Meanwhile, The Inn and Conference Center, the Marriott facility where many classroom-based UMUC courses are taught, is undergoing a major renovation.

Regional Overview

The Washington area is booming, by any economic measure, with 1999 going down as a year of intense commercial construction activity. According to the Metropolitan Washington Council of Governments, 1999 produced the greatest level of commercial construction starts in the Washington area in the 20 years records have been kept. The level went up a breathtaking 43 percent between 1998 and 1999, from 29.3 million square feet to 41.8 million square feet. Office space accounts for most of this increase, going from 11.5 million in 1998 to 18.2 million square feet in 1999.

Prince George's County did not experience anywhere near the regional 43 percent jump--commercial construction starts in Prince George's went up 14 percent, to 3.03 million square feet. Neighboring Montgomery County experienced a much larger increase of 85 percent increase (to 7.94 million square feet). It should be pointed out that of the four Maryland counties included in the COG study, two (Charles and Frederick) actually saw a decrease in commercial construction starts between 1998 and 1999. Montgomery County's strength, however, left suburban Maryland with an overall construction start increase of 41 percent.

By three measures, the construction start data appear to reveal a regional shift toward "smart growth" development—projects that contain a mix of uses and are located in already-developed areas. First, the mixed-use category of projects experienced the largest jump compared to the other (single-use) categories. Mixed-use project starts more than tripled from 1998 to 1999, to 4.49 million square feet; such projects make up 11 percent of 1999 project starts. Second, a larger portion of projects in 1999 are located in Metrorail station areas—31 percent of the 1999 total compared to 25 percent the year before.

Finally, more new commercial construction activity occurred in close-in locations in 1999 relative to outer locations. The core jurisdictions (Washington, Arlington and Alexandria) account for 24 percent of 1999 development compared to 20 percent the year before. The inner jurisdictions of Prince George's, Montgomery and Fairfax counties account for 53 percent of the 1999 total, compared to 47 percent in 1998. The outermost jurisdictions account for 23 percent of the 1999 total, a ten-point drop from the 1998 figure of 33 percent. (*Commercial Construction Indicators 1999 Annual Summary*, June 7, 2000, MWCOG)

Two of the 25 fastest growing companies in the metro DC area are in Prince George's County, both in the College Park area. Based on growth between 1997 and 1999, *Washington Business Journal* lists Digex as the 11th fastest-growing company and Commercial Air Power & Cable as

number 19. Both firms are based in Beltsville. Digex is the third-largest Web hosting company in the metro area, with 595 employees. Commercial provides mechanical, electrical and communications systems to commercial buildings and employs 250 people.

The owner of Prince George's Metro Center (the office building complex immediately east of Prince George's Plaza) has begun moving forward with plans for **The Boulevard at Prince George's Metro Center**, a major mixed-use project on land currently used for surface parking. In early 2000, M-NCPPC received a conceptual site plan for a phased project consisting of 1.9 million square feet of residential, retail and office uses. The site is in the Prince George's Transit District, the development plan for which calls for pedestrian-oriented mixed-use development.

In March, County Executive Wayne Curry announced that Prince George's County would produce \$122 million to support the **National Harbor** project. The funding is to be raised during a 10 year period, through revenue bonds. It will match the State of Maryland's commitment of \$137 million over seven years. The county and state funding will pay for a Beltway interchange, new roads and parking for the \$560 million office and conference center being developed by The Peterson Co. on the banks of the Potomac River. National Harbor will include restaurants, retail outlets, 2,000 hotel rooms, 400,000 s.f. of exhibition space and a 40,000 s.f. visitors center. Construction is expected to begin in 2002.

Closer to College Park, two other major retail/office developments in the county are on the horizon. In early 2000 the Prince George's County Council gave final approval to The Cordish Company for an \$82 million project that will transform **US Airways Arena** into a retail and entertainment complex with half a million square feet of retail space and 225,000 square feet of office space.

II. Local Market Reports

This section summarizes the conditions, trends and major projects of fiscal year 2000 in the key sectors of College Park's economy: the office, industrial, retail, hotel, residential and high tech markets. Data on office, industrial and retail properties (square feet, vacancy and lease rate) was collected by city staff from property owners and management companies. For some office and industrial properties the information was available only from CoStar, a company that maintains data on office and industrial buildings. Retail data covers only shopping centers, although this includes centers with as few as four units.

Frequent reference is made in this report to the downtown, midtown and uptown sections of College Park. Downtown extends from the city's southern border north to Paint Branch Parkway. Downtown is often listed with the transit district, the area east of the Metro/CSX tracks and adjacent to the College Park/University of Maryland Metro station. Midtown refers to the area from Paint Branch Parkway north to Route 193. Uptown covers the area north of Route 193.

A. Office Market

The only addition to College Park's inventory of office space during fiscal year 2000 is the Maryland Employment Technology Center. The 20,000 square foot facility opened in November, with 50 back-office employees who process unemployment claims. The building has room for 100 workers, but the extra space will be put to use only if there's a rise in unemployment claims. The State of Maryland paid Carrollton Enterprises \$2.48 million for the 1.7 acre site. The Employment Technology Center provides a significant infusion of potential customers for Hollywood businesses. It also helps connect the Hollywood Shopping Center to the rest of the commercial district.

Three prominent College Park office properties transferred ownership during the year. University Centre (4716 Pontiac Street), one of only two Class A office buildings in the city, was sold in June to University of Maryland University College. The state paid \$3.8 million for the 40,000 square foot building. A mile up Route 1, 6601 Baltimore Avenue (major tenant: ReMax) was sold by Altobeli Brothers to Potomac-based Balantre Leasing for \$775,000. The third

College Park Office Market, 1998-2000

	1998	1999	2000
<i>Downtown</i>			
Tenants	122	131	129
Total SF	655,160	656,160	655,860
% Vacant*	14.0	9.7	8.5
Lease Rate*	\$15.53	\$17.60	\$17.22
<i>Midtown</i>			
Tenants	54	47	32
Total GSF	1,966,880	1,966,880	1,966,880
% Vacant*	31.5	20.0	9.5
Lease Rate*	\$17.53	\$20.90	\$16.45
<i>Uptown</i>			
Tenants	59	70	67
Total GSF	139,300	160,000	160,000
% Vacant*	14.7	19.3	13.5
	\$16.40	\$17.40	\$16.81
<i>TOTAL</i>			
Tenants	235	247	228
Total GSF	2,751,040	2,783,040	2,780,040
% Vacant*	19.8	15.9	10.2
Lease Rate*	\$16.45	\$18.50	\$16.89

**Does not apply to the following buildings: American Center for Physics, FDA, National Archives, State Employment Technology Center and UMUC University Centre.*

Source: City of College Park August 2000

Table 1

transfer involves a long-blighted property in midtown: 4705 Melbourne Place. The half-acre of land and cinder-block shell, located behind the College Park Volunteer Fire Department, was sold in the summer of 2000 to Walter L. Blair of Blair & Lee, Attorneys at Law, for \$280,000. Mr. Blair is building a law office on the property, to replace his Hyattsville office.

Data indicate that, overall, College Park's office sector is healthier than it was a year ago, continuing a positive trend underway since mid-1998. The overall vacancy rate has dropped four points, to 10.2 percent. Similarly, a year ago a four point drop over the course of a year was observed. Most significantly, a downward trend in the office vacancy rate is seen in all three areas of the city: downtown, midtown and uptown. The six percent drop of the uptown vacancy rate is accounted for mostly by the 32,000 square foot Sterling Building, which is almost fully occupied.

Downtown's vacancy rate at mid-2000 (8.5 percent) is within a point of the rate a year ago. Midtown, however, registered a 10 point drop--to 9.5 percent--which results mainly from a significant increase in occupancy at 8400 Baltimore Ave. It is worth noting the elimination of University Centre, a Class A building that has long enjoyed very low vacancy and that is now state-owned, from midtown's supply of leasable office space. Looking at lease rates, only midtown registered a significant change in average lease rate—down \$4. (note: Lease rates for only three of midtown's five leasable buildings were available; last year, the rates for four buildings were available.)

In the Hollywood commercial district, the market analysis conducted by consultant Randall Gross in mid-2000 shows an office vacancy rate of 9.7 percent with rents in the \$10-14 range. Slightly more than half of Hollywood's office tenants are corporate offices and business service firms. In analyzing redevelopment opportunities for one site in the district, Mr. Gross found the office market strong enough to support approximately 6,000 square feet of new office space.

How does College Park compare to the county? In mid-1999, the county's office vacancy rate stood at 11.1 percent. A year later, the rate was unchanged, standing at 11.2 percent. This rate matches the current overall vacancy rate in College Park of 10.2 percent. Suburban Maryland's office vacancy rate was noticeably lower than in Prince George's: 6.8 percent in mid-1999 and 6.4 percent in mid-2000. The market is clearly stronger for space in newer office buildings; Prince George's County therefore is hurt by its relatively small supply of such buildings. For buildings constructed after 1984, Prince George's County's vacancy rate (5.2 percent) is very close to the 4.0 percent rate for such buildings throughout suburban Maryland. College Park has only one post-1984 office building not owned by the state (One Boulevard Plaza, 9658 Baltimore Ave.). (data source: Delta Associates)

Suburban Maryland has experienced a sharp increase in demand for "flex space," buildings that can be easily reconfigured to accommodate a variety of uses (office, warehouse and/or light industrial). Flex space, which typically leases for half the rate of quality office space, is especially appealing to tech firms. In mid-2000, the suburban Maryland flex space vacancy rate stood at 7.4 percent, the first drop below 10 percent in two years. College Park has no commercial buildings advertised as providing flex space; in suburban Maryland, there is almost one-third as much flex space as office space. (*Washington Post*, Sept. 5, 2000)

College Park Office Properties, 2000

Building	Address	Tenants	Square Feet	% Vacant	Lease Rate	Major Tenant
Downtown/TDOZ						
American Center for Physics	One Physics Ellipse	1	116,716	dna	Owner	American Physics Association
College Park Center	7305 Baltimore Ave	63	55,940	0%	Owner/Condos	Health Services
College Park Office Building	7338 Baltimore Ave	9	12,500	26%	\$13.00	Health Services
College Park Professional Center	4511 Knox Rd	13	24,000	0%	\$17.00	Allfirst Bank
Executive Building (not in city)	7100 Baltimore Ave	28	36,000	14%	\$17.00	American Red Cross
FDA Bldg. (under construction)	Paint Branch Pkwy	1	350,000	dna	Owner	FDA CFSAN/CVM
Hartwick Professional Building	4321 Hartwick Ave	13	51,500	15%	\$18.50	University of Maryland
University Building	4401 Hartwick Ave	1	9,200	0%	n/a	University of Maryland
Sub-Total: Downtown		129	655,856	8.5% (Avg.)	\$17.22 (Avg.)	
Midtown						
5110 Roanoke Building	5110 Roanoke Pl	2	23,000	17%	n/a	Offset Pre-Press
8400 Baltimore Building	8400 Baltimore Ave	1	45,000	17%	\$17.50	CACI
Homer L. Dodge Building	5112 Berwyn Rd	1	18,000	5%	n/a	Campus Outfitters
Kidwell Building	5111 Berwyn Rd	6	7,500	0%	\$12.00	The Knife Center
National Archives II	8601 Adelphi Rd	1	1,800,000	dna	Owner	National Archives II
University Centre	4716 Pontiac St	6	40,000	0%	Owner	UM University College
University Professional Center	4700 Berwyn House Rd	15	33,381	10%	\$15.00	Health Services
Sub-Total: Midtown		32	1,966,881	9.5% (Avg.)	\$16.45 (Avg.)	
Uptown						
9015 Rhode Island	9015 R.I. Ave	1	6,200	0%	n/a	Capital Technology Services
9601 Baltimore Ave	9601 Baltimore Ave	13	9,000	10%	\$17.50	ReMax
One Boulevard Plaza	9658 Baltimore Ave	8	60,800	25%	\$20.00	PageNet
State Employment Technology Center	9800 R.I. Ave	1	20,000	dna	Owner	Dept. of Labor, Licensing & Regulation
Fred T. Gheen	4911 Niagara Rd	4	6,500	18%	n/a	Fred T. Gheen Assoc.
Hollywood Building	10005 R.I. Ave	7	6,500	8%	n/a	CRI
Michaels/Niagara	4907 Niagara Rd	4	8,000	0%	\$10.00	Ronald Schwartz, Attorney
Sterling Building	4920 Niagara Rd	30	32,000	2%	\$13.50	RSI
Sub-Total: Uptown		67	160,000	13.5% (Avg.)	\$16.81 (Avg.)	
TOTAL		228	2,783,037	10.2% (Avg.)	\$16.89 (Avg.)	

source: CoStar, City of College Park August 2000

n/a—not available; dna—does not apply

Table 2

B. Industrial Market

Litton Advanced Systems, located in the transit district on the College Park-Riverdale Park line, is moving forward with plans for a significant expansion of its facility. Litton is the leading supplier to the U.S. military of threat warning systems. The expansion, announced in July 1999, is coming about as a result of acquisition and consolidation. In early 1999 Litton acquired Denro, a Gaithersburg-based telecommunications firm. Denro's operations, plus scattered Litton operations, are to be consolidated at the College Park facility. Preliminary plans are for 180,000 square feet of new office space, more than doubling the existing supply of 120,000 square feet of manufacturing/office space. About 550 employees currently work at Litton Advanced Systems and another 600 employees would be added.

Stone Industrial, manufacturer of custom tubular products for industrial and medical applications, experienced a significant and steady upturn in business. During the year 20 new employees were hired to work an expanded night shift; a similar number of jobs were added the previous year. Stone, which has been in its Branchville location since the 1930s, now employs about 180 people.

College Park's industrial sector continues to enjoy a very low vacancy rate. The mid-2000 rate of 2.1 percent is a slight drop from the mid-1999 rate of 2.5 percent. The 10-point drop in the vacancy rate from 1998 to 1999 is due more to a change in the listings than to an actual increase in occupancy.

College Park Industrial Market, 1998-2000

	1998	1999	2000
Tenants	53	42	41
Total SF	884,800	868,540	930,490*
% Vacant*	12.0	2.5	2.1
Lease Rate*	\$5.48	n/a	n/a

Source: City of College Park

**Branchville Road (61,950 s.f.) was not included in previous years.*

Table 3

College Park Industrial Properties, 2000

Site	Address	Tenants	Square Feet	% Vacant	Lease Rate	Major Tenant
<i>Downtown/TDOZ</i>						
Ace Fire - Metro Area	5103-5115/ 5114 College Ave	7	18,000	0%	\$6.50	Ace Fire
Dent, Clyde	5016 Lehigh/ 7411 50 th Ave	5	46,300	10%	\$5.50	Clyde W. Dent
Litton Amecon	5115 Calvert Rd	1	134,596	dna	Owner	Litton Amecon
College Park Industrial Center	4915, 5005, 5018, 5110 College Ave	1	44,840	0%	n/a	Black Boar Industries
<i>Midtown</i>						
5127 Berwyn	5127 Berwyn Rd	1	14,000	0%	n/a	Sonny's Building Supply
Berwyn Industrial Park	5113 – 5125 Berwyn Rd	4	29,350	0%	n/a	Sonny's Building Supplies
Kidwell Business Center	5105 Berwyn Rd	2	16,000	0%	n/a	1001 Restaurant Corp.
Kidwell Business Center	5107 Berwyn Rd	4	15,400	0%	n/a	Instant Mailing
Roanoke Building	5112 - 5114 Roanoke Pl	1	12,000	17%	n/a	Deco Artwear
Washington Post	5245 Greenbelt Rd	1	324,156	dna	Owner	Washington Post
<i>Uptown</i>						
Branchville Industrial Center	9000 - 9122 51st Pl	13	62,900	0%	n/a (various ownership)	Beltsville Glass
Branchville Road	5010-5106, 5043-5151 Branchville Rd	6	61,950		n/a (various ownership)	Hydra Lift
Stone Industrial Precision Products Group	9207 51st Ave	1	115,000	dna	Owner	Stone Industrial Precision Products Group
College Park Warehouse	9215 51st Ave	4	36,000	11%	n/a	Davals Food Distributors
TOTAL		51	930,492	2.1%	n/a	

				(Avg.)		
<i>source: CoStar, City of College Park August 2000</i>						
<i>n/a—not available; dna—does not apply</i>						

Table 4

C. Retail Market

College Park's retail sector at mid-2000 shows little change from the previous year, based on vacancy and lease rates. The vacancy rate of 5.6 percent is only slightly higher than last year's rate of 5.2 percent, while the average lease rate has gone up by only half a dollar. (Note that data for vacancy and lease rates does not include stand-alone/single-use buildings. The data is collected only for shopping centers, although this includes centers with as few as four units.)

College Park Marketplace, a 251,000-square foot regional shopping center that opened in early 1999, has had a major impact on the city's retail data. If the Marketplace is excluded from vacancy and lease rate calculations, a slightly negative trend in vacancy rates is seen: 7.0 percent in 1998, 8.0 percent in 1999 and 8.9 percent in 2000.

College Park Retail Market, 1998-2000

	1998	1999	2000
Tenants	83	95	94
Total SF	200,630	450,560	450,560
% Vacant*	7.0	5.2*	5.6*
Lease Rate*	\$14.90	\$27.90	\$28.44

**Without College Park Marketplace:*

2000: 8.9% vacant, \$18.60 lease rate; 1999: 8.0% vacant, \$17.30 lease rate

Source: City of College Park

Table 5

Significant retail activity in the city during the fiscal year included:

Uptown

In the Hollywood commercial district, the market analysis conducted by consultant Randall Gross in mid-2000 shows a retail vacancy rate of 13.2 percent with rents in the \$9-15 range. Hollywood's retail sector is more strongly focused on "shoppers goods" (i.e., clothing stores, craft stores, gift shops) than convenience goods (i.e., convenience stores, gas stations, dry cleaners), with only about 30 percent of sales coming from within the local trade area. Many stores rely on customers from outside the local area, from REI and My Organic Market at the large end of the scale to Burrett Hobbies and Greenbelt Paper at the small end. Although Hollywood retailers in total are experiencing stable sales volumes, destination retailers are more likely to have increasing sales while convenience retailers are more likely to have declining sales. Convenience retailers are feeling competition from the significant retail development taking place in the area (such as College Park Marketplace) more strongly than destination retailers.

One of the main recommendations of the consultant is a coordinated marketing effort for the Hollywood commercial district. Such an effort should focus on a theme—a youth/health-oriented theme would fit well given the type of stores and the presence of the city's Youth and Family Services facility. The marketing effort should include a joint advertising effort by businesses and a web site for the district. The consultant also

strongly recommends improved signage, gateway features and other enhancements to help create an identity for the district. An annual event like a fair or film festival, facade improvements and traffic circulation upgrades round out the recommendations made by the consultant.

Hollywood's retailers should get a boost from the buying power of employees at the State Employment Technology Center, which opened in November 1999 at 9829 Rhode Island Ave. The 20,000 square foot facility, used for the processing of unemployment claims, has space for 100 employees, but—with the state enjoying low unemployment—currently houses only 50 workers. The center abuts the Hollywood Shopping Center, which was renovated during the year. The renovation consisted mainly of a new facade, new store signs and minor parking lot and walkway upgrades. The fiscal year ended with My Organic Market about to open in the center. The market represents the return of a grocery to the neighborhood (an A&P closed in the mid-1980s), is a significant investment in the district, and is an example of specialty retail growing in the shadow of a major retailer (Marketplace's Shoppers). Like the original MOM's in Rockville, the College Park MOM's is expected to draw customers from a broad area.

A very small but visible corner of College Park's retail sector lies at the intersection of Rhode Island Avenue and Route 193. The 6,000 square foot center, located in the 8900 block of Rhode Island Avenue, has long suffered a high vacancy rate and a lack of upkeep. During fiscal year 2000 the vacancy rate rose to nearly 100 percent with the decision by two tenants to relocate (a church is the only remaining tenant); fortunately, both remain in the city. Guadalupana Market moved to a slightly larger space at 5003 Greenbelt Rd. (just across from the center) and reopened as Los Amigos Latin Market. Collector's Crypt is now in Hollywood at 9925 Rhode Island Ave., adding to the district's assortment of destination retail establishments. The center's future is looking brighter—in the fall of 2000 it was bought by a Beltsville resident who has begun renovation with the goal of fully leasing the space.

With the opening of Starbucks and Suntrust Bank during fiscal year 2000, College Park Marketplace is now nearly fully leased. The previous fiscal year saw the majority of the center's businesses open, including anchors Home Depot and Shoppers. About a mile to the south on Route 1, University Donuts (9091 Baltimore Ave.) has been renamed Mandalay Restaurant and Cafe. Although doughnuts are still available, the restaurant features Burmese fare.

Openings

Maryland Employment Technology Center

Nique's Unisex Hair Salon

Sherwin-Williams Paint

Starbucks

Suntrust Bank

The Dirt Shop

You're Beautiful Unisex Hair Salon

Dollar Store

EZ Check Cashing

Midtown

The Berwyn neighborhood commercial district's reputation as a place of unique enterprises was strengthened in fiscal year 2000 with the opening of Mariposa Center for Artistic Expression at 5000 Berwyn Rd. (formerly Ladybug Thrift). Open weekend evenings, the center provides a stage for local residents to share their musical and literary talents, from guitar-playing to poetry-reading. Mariposa's owners said their aim is to create an outlet for Prince George's County's underrated and often-hidden art scene. Smile Herb Shop, a Berwyn institution at 4908 Berwyn Rd., celebrated its 25th year of business in May 1999. During fiscal year 2000, Smile's owners repainted the building, upgraded the roof and made plans for other improvements to the property.

During the fiscal year, the city moved forward with plans for the middle segment of the Trolley Trail, a hiker-biker trail to be built along the Rhode Island Avenue right-of-way. Two landscaped plazas will be built along the trail where it cuts through the Berwyn commercial area. Construction is expected to begin in the spring of 2001.

One long-term Route 1 vacancy moved closer to re-use during fiscal year 2000. A lease for a family-run Mexican restaurant at 8424 Baltimore Ave. (formerly Sizzler) was signed in early 2000. The lease is contingent on a liquor license, which the owner is pursuing. Alario's Pizza, a well-established College Park restaurant, moved up Route 1 in fiscal year 2000, from 8150 to 9204 Baltimore Ave. Adjacent to the new Alario's, two businesses closed during the year: Aqualand Pets and Dollar Store. Aqualand had just opened the year before. New Route 1 businesses in midtown that opened during the year are Next Day Computers, Genesis Communications and Dorly Laundromat.

Openings

Dorly Laundromat
Genesis Communications
Mariposa Center for Artistic Expression
Next Day Computers

Closings

Aqualand Pets
Dollar Store
Ladybug Thrift Store & Collectibles

Downtown/TDOZ

A major new addition to downtown's retail scene is Vertigo Books, which opened in April 2000 in the College Park Shopping Center. The owners of Vertigo Books, who live in University Park, relocated the store from Dupont Circle. Vertigo specializes in international politics and African American literature. The store sponsors a variety of readings, signings and workshops. Another relocation to downtown College Park is Pasta Amore (formerly in Beltsville, under a different name), which opened in November 1999 at 7422 Baltimore Ave. Other openings were Kevin Nails, at 4431 Lehigh Rd., and ABC Staffing (a temp agency), at 7336 Baltimore Ave.

In the fall of 1999 Cornerstone Grill and Loft (7325 Baltimore Ave.) significantly expanded its outdoor eating area with the completion of a new side deck. Mail Boxes, Etc. moved to larger quarters at 4423 Lehigh Rd., filling a vacancy. Downtown is now home to only one bicycle store with the closing of The Bicycle Place. Other significant closings were Ricky's Rice Bowl, which had just opened the previous year, and the

popular The Yarn Shop, which was closed with the retirement of the owner. At the end of the fiscal year, the former Ricky's was being remodeled to become Java Head Cafe. Also underway was English Tea House, in a long-vacant space at 4513 College Ave.

The Downtown College Park Management Authority continues to be an active merchants association. During the fiscal year, a new marketing effort was launched with the creation of the "coupon page." A one-page piece featuring coupons and a downtown directory, the coupon page complements the Downtown Guide. The coupon page is cheaper to reproduce, allowing it to be distributed in bulk for its target audience: the thousands of visitors who come to annual events (like the National History Day competition) held at the University of Maryland. DCPMA also launched a beautification/streetscape committee to monitor the condition of downtown's storefronts and streetscape, and work with property owners, merchants and the city for improvements.

The 94th Aero Squadron (5240 Paint Branch Parkway), one of the city's few "white tablecloth restaurants," in early 2000 announced plans for an expansion. The expansion is mainly aimed at increasing the capacity to host concurrent banquets at the restaurant, which is located in the transit district adjacent to the College Park Airport. The expansion is scheduled to be completed by late 2001.

Openings

ABC Staffing
Kevin Nails
Pasta Amore
Vertigo Books

Closings

Ricky's Rice Bowl
Simply Kind
Sonic Grind
Terp Territory
The Bicycle Place
The Yarn Shop
Zi Pani

College Park Retail Shopping Centers, 2000

Building	Address	Tenants	Square Feet	% Vacant	Lease Rate	Major Tenant
<i>Downtown/TDOZ</i>						
College Park Retail Center	7415 Baltimore Ave/4513 College Ave	12	18,370	0%	\$16.50	Bagel Place, Adidas
College Park Shopping Center	Baltimore Ave & Knox/Hartwick	18	76,585	9%	\$19.00	Kinko's, CVS, Applebee's
<i>Midtown</i>						
Campus Village Center	8145 Baltimore Ave	16	26,000	6%	\$20.00	Hunan Bar-B-Q
Rhode Island Central	8905-8911 R.I. Ave	1	6,000	75%	n/a	
<i>Uptown</i>						
A-1 Center	4924-38 Edgewood Rd	5	7,500	15%	n/a	A-1 Pawn
Hollywood Square	9925-37 R.I. Ave	6	8,000	15%	n/a	Book Nook
College Park Marketplace	Cherry Hill Rd & Baltimore Ave	13	251,600	3%	\$30-\$40	Home Depot, Shoppers
Edge Market Center	5000 Edgewood/9901-23 R.I. Ave	10	10,000	10%	n/a	Edge Market
Hollywood Shopping Center	9801 R.I. Ave	13	46,500	3%	\$15-22	REI
TOTAL		94	450,555	5.6%	\$28.44 (Avg.)	
<i>source: City of College Park August 2000</i>						
<i>n/a—not available</i>						

Table 6

D. Hotel Sector

1999 was a good year for College Park's hotels, based on occupancy rate and the average room rate. This continues a positive trend seen through the 1990s. 1999 registered an average occupancy rate of 63.3 percent and average room rate of \$73.41. This is a significant jump from the 1998 averages of 60.5 percent and \$69.88. In the period of seven years (1993-1999), the city's hotels have seen the average occupancy rate bump up nearly ten percentage points. And the first half of 2000 has been good as well: the occupancy rate of 67.7 percent for January to June is five points greater than the mid-1999 rate reported last year. Similarly, the mid-2000 average daily rate of \$78.17 is six dollars greater than at mid-1999.

Occupancy and Rate

<u>Year</u>	<u>Occupancy Rate</u>	<u>Average Daily Rate</u>	<u># of Rooms</u>
2000 (Jan.-June only)	67.7%	\$78.17	939
1999	63.3%	\$73.41	939
1998	60.5%	\$69.88	939
1997	61.5%	\$66.27	939
1996	56.8%	\$61.96	939
1995	53.4%	\$54.16	968
1994	50.9%	\$50.85	968
1993	54.6%	\$51.59	968

Table 7

Peak/Low Month Occupancy Rates

<u>Year</u>	<u>Peak Month</u>	<u>Low Month</u>	<u>Spread</u>
2000*	79.8 (June)	40.3 (Jan.)	39.5
1999	78.4 (Oct.)	38.9 (Jan.)	39.5
1998	76.7 (April)	38.6 (Dec.)	38.1
1997	78.0 (April)	33.3 (Dec.)	44.7
1996	72.9 (July)	31.0 (Jan.)	41.9
1995	68.5 (May)	29.2 (Jan.)	39.3
1994	68.2 (June)	30.7 (Dec.)	37.5
1993	71.9 (June)	29.5 (Dec.)	43.8

*January-June

Table 8

Both tables: Data cover Best Western Maryland Inn, Comfort Inn, Days Inn, Holiday Inn, Econo Lodge, Howard Johnson Express, Inn and Conference Center (Marriott), Quality Inn and Ramada Limited.

Source: Smith Travel Research

In the fall of 1999, construction began on a major new addition to the College Park hotel sector: the College Park Hampton Inn. The 78-room hotel is located on Route 1 just south of Cherry Hill Road. With the opening of Hampton Inn in the fall of 2000, College Park's inventory of hotel rooms went up eight percent, to 1,023.

In February, the Best Western Maryland Inn (8601 Baltimore Ave.) was sold to Jaykishan Hospitality Group for \$4.9 million. One of the Jaykishan investors is also a partner in the ownership of Quality Inn and Suites in downtown College Park. Perhaps like all the "Washington"-flagged attractions in the suburbs, "College Park" has regional appeal. In late 1999 the Beltsville Holiday Inn at 4095 Powder Mill Road was reflagged a Sheraton. But despite being several miles outside College Park, the hotel's name is "Sheraton College Park."

College Park, with its large number of university-affiliated visiting scholars and other long-term visitors, would be a logical setting for an extended-stay hotel. Such hotels provide apartment-like rooms and services for long-term guests. The popularity of such accommodations is growing rapidly. During 1999, the number of extended-stay rooms in the U.S. rose 21 percent. Such rooms now represent five percent of the total hotel room inventory. In College Park, city staff have been working with a developer interested in building an extended-stay stay hotel on assembled parcels in the 8700 and 8800 blocks of Baltimore Ave.

E. Residential Market

Single family home sales in College Park during the year were stable and healthy, with the data revealing no significant trends. The average sales price of \$144,800 for the fourth quarter of FY00 is in line with the average experienced over the past year and a half—only the fourth quarter of FY99 saw the city's average sales price outside the \$140s (the quarter registered an average price of \$162,100). The average days on market for all four quarters of fiscal year 2000 was in the healthy range of six to eight weeks.

Single Family Home Sales

	1st Q FY00 (July-Sept.)	2nd Q FY00 (Oct.-Dec.)	3rd Q FY00 (Jan.-March)	4th Q FY00 (April-June)
Number Sold	38	29	19	37
Avg. Days on Market	44	52	56	40
Avg. Sales Price	\$143,100	\$146,600	\$147,900	\$144,800
	3rd Q FY99 (Jan.-March)	4th Q FY99 (April-June)		
Number Sold	37	47		
Avg. Days on Market	47	46		
Avg. Sales Price	\$141,800	\$162,100		

Source: Metropolitan Regional Information Systems

Table 9

College Park's home sales data reflects the situation countywide. During FY00 the average sales price in Prince George's County remained stable, averaging \$145,000 in the first quarter and \$140,000 in the fourth quarter (Maryland Dept. of Assessment and Taxation). The State of Maryland appraises one-third of all residential and commercial property in the state each year. Assessments issued at the end of 1999 revealed values that are surprisingly stable given the heated real estate market. In Prince George's County the assessment covered real estate inside the Beltway and resulted in a 1.9 percent increase in property values. In Montgomery County the assessment covered areas outside the Beltway and left a 6.4 percent increase. Significantly, though, the bulk of these increases (as with other counties) are associated with commercial—not residential—real estate.

One of the charges of the College Park City-University Partnership is to promote owner occupancy of homes in Old Town and Calvert Hills, with the aim of preventing an over-concentration of property rented to students. During FY00 the Partnership moved to transform two vacant homes in Old Town into owner-occupied dwellings. In the summer of 2000 the County Council approved the transfer of the properties at 7513 and 7518 Girard Avenue to the Partnership. Renovation of 7513 Girard began soon thereafter, and was placed on the market in the fall. The Partnership plans to demolish 7518 Girard and replace it with two new houses. To promote homeownership opportunities in the city and help those looking to upgrade their property, the Partnership sponsored a "Home Fair" in

the spring of 2000. The event featured workshops and exhibits from local contractors and lenders.

Residential Building Permits Issued by the City of College Park

	FY98	FY99	FY00
New Construction	9	9	1
Interior/Rehabilitation	20	11	24
Additions	4	11	26
Other	21	50	36
TOTAL	54	81	87

Source: Dept. of Public Services, City of College Park

Table 10

F. High Tech Sector

In February 2000, the University of Maryland College Park cut the ribbon on the Technology Growth Center, a significant step in the effort to make Prince George's County more of a high tech center. Located at Prince George's Metro Center, the Technology Growth Center accommodates firms launching out of the university's successful on-campus Technology Advancement Program (TAP). TAP is a 32,000-square foot incubator that has launched over 30 firms since it was created in 1984. It provides technical assistance, flexible space and shared resources for start-up tech firms. The Technology Growth Center has 15,000 square feet of office space, shared facilities, access to university resources and flexible lease terms. Among the tenants are Advanced Engineering Design, a telecom consultant; UrbanLink Solutions, one of the nation's few African American-owned Internet service providers; and T&A Consultants, a Web design and hosting company.

The University of Maryland is deepening its partnership with Lucent Technologies. In the fall of 1999 the university announced two new projects. The most significant is an agreement by Lucent to house 100 researchers and staff in a Technology Park that the university expects to complete in about two years. A location for the park has not been determined, although university officials are focusing on the College Park/University of Maryland Metro station transit district. Lucent will be the anchor tenant in the park. Lucent also will design and equip a "digital dorm" for students in the Hinman Campus Entrepreneurship Opportunities Program, a cross-curricular living-learning community launched in the fall of 2000. The new projects build on a UM/Lucent partnership that already includes mentoring of students by Lucent executives and joint research on information technology. The mentoring program is called "VALUE," for Visionaries And Leaders Unleashing Excellence.

There are about 890 high-tech companies employing 33,500 people in Prince George's County, according to the Maryland Department of Business and Economic Development. One of the biggest high tech firms in the Washington region is in the College Park area. Digex, ranked by *Washington Business Journal* as the 11th fastest-growing company in metro Washington, is located in Beltsville. The firm is a Web hosting company with 595 employees. A significant amount of tech space will soon be available in Beltsville with the decision by FedEx to not occupy a 234,000 square foot complex it had planned to occupy. Located at 11750 Baltimore Ave. and completed in mid-1999, the facility will be transformed by the real estate firm CB Richard Ellis into a technology center.

III. Development Status Report

- A. 4705 Melbourne Building
- B. College Park Metro Station Site
- C. Downtown Gas Station Site
- D. FDA Center for Food Safety and Applied Nutrition and Center for Veterinary Medicine
- E. Gateway Park
- F. Greenbelt Metro Station Site
- G. Hampton Inn
- H. Hollywood Shopping Center
- I. Inn and Conference Center
- J. Junior Tennis Champions Center
- K. Maryland Employment Technology Center

University of Maryland:

- L. Chemistry Building
- M. Clarice Smith Performing Arts Center at Maryland
- N. Comcast Arena
- O. Computer Science Instruction Center
- P. Kim Engineering Building
- Q. Parking Garages
- R. Samuel Riggs IV Alumni Center
- S. South Campus Commons
- T. Stamp Student Union
- U. University Courtyard
- V. Van Munching Hall

4705 Melbourne Building

Location:

4705 Melbourne Place

Developer/Contact:

Blair & Lee, Attorneys at Law

4705 Melbourne Pl.

College Park, MD 20740

Walter L. Blair

301.927.6600

Parcel/Building Size:

17,500 s.f.

3,000 s.f. office

Zoning: C-S-C

Project Status: The property was sold by Easy Times Realty in the summer of 2000 for \$280,000 to Walter L. Blair, of Blair & Lee, Attorneys at Law. Blair & Lee currently has an office in both Hyattsville and Washington, D.C. The property is undergoing extensive renovation to become a law office and library.

College Park/UMD Metro Station Site

Location:

River Road at Paint Branch Parkway

Developer/Contact:

Office of Property Dev't. & Management

Washington Metropolitan Area Transit Authority

600 Fifth St., NW

Washington, DC 20001

Elisa L. Hill

202.962-1593

Parcel/Building Size:

15.6 Acres

Zoning: M-X-T

Project Status: In early 1999 WMATA included its property at the College Park/UMD Metro station in a joint development solicitation issued for properties throughout the Metro system. WMATA sought proposals that conformed to the College Park-Riverdale Transit District Development Plan, which permits a mixture of high-end residential, office and retail uses on the WMATA site. As of late summer, WMATA had received one proposal for the College Park/UMD Metro station site, from Alexandria-based AvalonBay Communities. AvalonBay has been preliminarily selected by WMATA as the developer of the site.

Downtown Gas Station Site

Location:

7313 Baltimore Avenue

Developer/Contact:

Petroleum Properties
P.O. Box 10479
Baltimore, MD 21209
William S. Saslaff
410.435.7000

Parcel/Building Size:

17,000 s.f.

Zoning: C-S-C

Project Status: The Sunoco station at this site closed in the spring of 1998. In January 2000 the underground storage tanks system (UST) was removed by Sun. The UST was fully compliant with Maryland regulations; the state ordered the UST removal because no UST—regardless of condition—is allowed to be out of use for over a year. Sun Oil, the owner, is selling the property, which had been in use as a filling station since the 1940s. The city is promoting retail or mixed use development on the property, extending the existing "Main Street" building frontages found on the block.

FDA CFSAN/CVM

Location:

5100 Paint Branch Parkway

Developer/Contact:

General Services Administration
7th and D Sts., SW
Washington, DC 20407
Harry Debes
202.260.9583

Parcel/Building Size:

13.5 Acres
350,000 s.f. office/research

Zoning: I-1 (TDOZ)

Project Status: Completion of the new FDA facility is expected in late 2001, with FDA move-in expected very early in 2002. A "topping out" party was held in January 2000 to mark the completion of the building's concrete framing. This facility will consolidate the operations of two FDA operations: the Center for Food Safety and Applied Nutrition and the Center for Veterinary Medicine. It will house 952 employees. Public amenities include a food service operation open to the public and environmental artwork in public areas around the building. The total project cost is \$84 million. Tompkins Construction is the general contractor; GSA reports that Tompkins and their subcontractors are performing very well.

Gateway Park

Location:

Baltimore Avenue at I-95, NW

Developer/Contact:

Realty Capital Partners
7600 Colshire Dr.
McLean, VA 22102
John Kenney
703.748.1000

Parcel/Building Size:

45.5 Acres
410,000 s.f. office
402,000 s.f. retail

Zoning: M-X-T

Project Status: Efforts by The WestGroup and Federal Realty Investment Trust to move forward with plans to develop an office and retail center have been stalled by a legal challenge by The Residents and Covenant Beneficiaries Association of College Park. In November 1999 the Prince George's County Circuit Court ruled in WestGroup's favor, deciding that the Planning Board had acted properly in approving a detailed site plan for the project. Soon afterwards, Federal Realty (the developer of the retail component of the project) withdrew from the project. The Circuit Court decision was appealed and a decision by the Maryland Court of Special Appeals is pending.

Greenbelt Metro Station Site

Location: South of I-495, West of Rt. 193, East of CSX/Metro tracks and West of Cherrywood Ln.

Developer/Contact:

Metroland Developers
c/o Richard Reed, Wilkes Artis
301.397.2650

Parcel/Building Size:

240 Acres

Zoning: I-2 (proposal pending approval to rezone to M-X-T in Greenbelt Metro

A
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Sectional Map Amendment)

Project Status: The \$1 billion mixed-use project announced in 1998 including an enclosed megamall has been downscaled to a town center style retail, office and residential project. Recently the State of Maryland approved the purchase of 75 acres of environmentally sensitive land on the site. A proposal to construct big box retail at the south end of the site was withdrawn and new plans reflecting the concept shown above are anticipated.

Hampton Inn

Location:

9670 Baltimore Avenue

Developer/Contact:

College Park Hospitality Group LLC
12119 Dusk View Ct.
Clarksville, MD 21029
Mukesh Majmudar
410.988.9363

Parcel/Building Size:

78 room hotel
1.34 Acres

Zoning: C-S-C

Project Status: A groundbreaking ceremony, attended by city, county and state officials, was held in October 1999. Construction was completed a year later, with the hotel open for business in October 2000. The Hampton Inn College Park has 78 rooms, an indoor swimming pool and meeting room space.

Hollywood Shopping Center**Location:**

9801-9827 Rhode Island Ave.

Developer/Contact:

Carrollton Enterprises
11785 Beltsville Dr., Suite 1600
Beltsville, MD 20705
Ian Kelly
301.572.7800

Parcel/Building Size:

46,500 s.f. shopping center

Zoning: C-S-C

Project Status: A renovation of the Hollywood Shopping Center included a new facade, new store signs and improvements to the parking lot and walkways. In 2000 the center moved to near-full occupancy with the opening of Dollar Store and My Organic Market (or "MOM's"). Center owner Carrollton Enterprises also opened an office in one of the vacant spaces. MOM's, which opened in August, is significant for Hollywood because of the significant investment made in the

property and because the store (like the Rockville MOM's) is expected to draw shoppers from a wide area. Owner Scott Nash is a Beltsville native and graduated from the University of Maryland College Park. Manager Chris Yanchulis grew up in the Hollywood neighborhood.

The Inn and Conference Center

Location:

University Blvd. @ Adelphi Rd.

Developer/Contact:

The Inn and Conference Center
University Blvd. @ Adelphi Rd.
College Park, MD 20740
Jacqueline Edwards
301.985.7619

Parcel/Building Size:

111 room hotel
29 meeting rooms
9,000 s.f. ballroom

Zoning: N/A

Project Status: A major renovation of this Marriott property began in the spring of 2000; completion is expected in mid-2001. A new bar/lounge, completely remodeled guest rooms and a renovated ballroom (the ballroom is the largest in the county) are all part of the project.

Junior Tennis Champions Center

Location:

5200 Paint Branch Parkway

Developer/Contact:

Junior Tennis Champions Center
5200 Paint Branch Parkway
College Park, MD 20740
Pat Delaney
301.779.3000

Parcel/Building Size:

11.6 Acres
3 30,000 s.f. tennis sheds
15 outdoor courts

Zoning: O-S

Project Status: In Fall 1999, the Prince George's County Council approved a 20-year lease for the Junior Tennis Champions Center on M-NCPPC land in the College Park/Riverdale Transit District. Construction began immediately and was completed in a year. The foundation underwriting the 27-court, \$5.5 million center was created by Kenneth D. Brody, former chair of the U.S. Export-Import Bank. The center's mission is to train young tennis players with high potential to win Division I college scholarships. Funding for the center includes money for scholarships, which the majority of students are expected to need. The lease agreement includes streetscape upgrades to Cpl. Frank Scott Drive that will create a gateway entrance for the College Park Airport and Aviation Museum.

Maryland Employment Technology Center**Location:**

9829 Rhode Island Avenue

Developer/Contact:

Maryland Employment Technology Center
9829 Rhode Island Ave.
College Park, MD 20740
Robert Moody, Office Director
301.313.8097

Parcel/Building Size:

1.67 Acres
20,000 s.f. office

Zoning: C-S-C

Project Status: In November 1999, the State of Maryland opened its new telephone unemployment claim center next to the Hollywood Shopping Center. The center has 50 employees, with room for 100. No one's hoping the extra space will be put to use anytime soon, as that will happen only if the economy dampens and unemployment claims increase. The center sits on land bought by the State of Maryland from Carrollton Enterprises for \$2.48 million.

Chemistry Building

Location:

University of Maryland

Developer/Contact:

Architecture, Engineering & Construction

4100 Chesapeake Building

University of Maryland

College Park, MD 20742

Frank Brewer

301.405.3205

Parcel/Building Size:

62,600 s.f. building

Zoning: N/A

Project Status: One wing of the existing Chemistry Teaching Building will be replaced by a new wing that will include teaching labs, offices and research space. The project is expected to cost \$28 million, with construction beginning in January 2001 and ending in the fall of 2002.

Clarice Smith Performing Arts Center at Maryland

Location:

University of Maryland

Developer/Contact:

Architecture, Engineering & Construction

4100 Chesapeake Building

University of Maryland

College Park, MD 20742

Frank Brewer

301.405.3205

Parcel/Building Size:

318,000 s.f.

800-space parking garage

Zoning: N/A

Project Status: Construction on what the University of Maryland calls "a \$107 million state-of-the-art performing arts village" is scheduled to be completed in the summer of 2001, although portions of the center have been in use starting in the summer of 2000. Billed as the largest such complex in the country, the center will house the theater, dance and music departments. It includes six performance halls; a performing arts library; a restaurant; and 30 classrooms, lecture halls and seminar rooms.

Comcast Arena

Location:

University of Maryland

Developer/Contact:

Architecture, Engineering & Construction
4100 Chesapeake Building
University of Maryland
College Park, MD 20742
Frank Brewer
301.405.3205

Parcel/Building Size:

17,100 seat arena
420,000 s.f.
1,200-space parking garage

Zoning: N/A

Project Status: Construction on the replacement for Cole Field House began in June 2000 with work completion expected in Fall 2002. Naming rights were awarded in January 2000 to Philadelphia-based Comcast, which will pay \$20 million over 10 years. (Total project cost is projected to be \$127 million.) A new four-lane Farm Drive will connect the arena to University Boulevard. University plans to locate athletic fields and parking lots in a wooded area next to the arena were thwarted when the Army Corps of Engineers revised a wetlands assessment, finding a significant concentration of wetlands. Based on this assessment *and on a lawsuit filed by the City of College Park*, in July the university dropped plans to develop the wetland area. Comcast Arena is designed by Ellerbe Becket, the firm that designed the MCI Center in Washington.

Computer Science Instructional Center

Location:

University of Maryland

Developer/Contact:

Architecture, Engineering & Construction

4100 Chesapeake Building

University of Maryland

College Park, MD 20742

Frank Brewer

301.405.3205

Zoning: N/A

Project Status: This addition to the A.V. Williams Building will provide instructional space for the Department of Computer Science. It will contain a 125-seat lecture hall, two 90-seat classrooms, seven 50-seat classrooms, a computer lab and support space. A 2001 opening is expected.

Kim Engineering Building

Location:

University of Maryland

Developer/Contact:

Architecture, Engineering & Construction

4100 Chesapeake Building

University of Maryland

College Park, MD 20742

Frank Brewer

301.405.3205

Parcel/Building Size:

141,200 s.f. building

Zoning: N/A

Project Status: The Jeong H. Kim Engineering Building will offer state-of-the-art research and class labs, seminar rooms and offices to support the seven

departments of the Clark School of Engineering. Construction on this \$50 million building is scheduled to begin in January 2002.

Parking Garages

Location:

University of Maryland

Developer/Contact:

Architecture, Engineering & Construction
4100 Chesapeake Building
University of Maryland
College Park, MD 20742
Carol Moore
301.405.1118

Zoning: N/A

Project Status: The University of Maryland currently has 18,500 parking spaces for faculty, staff and students. This number is expected to increase somewhat by the end of 2003, mainly through the construction of parking garages. Four garages are under construction or planned. Two of these are connected to major new facilities: the Comcast Arena includes a 1,200-space garage (to be completed August 2001) and the Performing Arts Center contains an 800-space structure. Two garages, totaling 2,100 spaces and \$34.7 million (or \$16,500 per space), are to be open by 2003. Groundbreaking on the 1,400-space Southwest Campus Garage, with a projected cost of \$18.2 million, is set for the spring of 2001. The 700-space Mowatt Lane Garage (\$16.5 million) is to be built by 2003 on a site adjacent to Van Munching Hall. Parking rate increases are planned for the 2000-2007 period, with the resident student rate going from \$137 to \$313, the commuter fee rising from \$74 to \$154 and the faculty and staff fee increasing to \$360.

Samuel Riggs IV Alumni Center

Location:

University of Maryland

Developer/Contact:

Architecture, Engineering & Construction
4100 Chesapeake Building

University of Maryland
College Park, MD 20742
Frank Brewer
301.405.3205

Zoning: N/A

Project Status: Prominently located near the North Gate, the new alumni center will provide a venue for various alumni functions and a new home for the University of Maryland Alumni Association. A multimedia library and garden featuring native species are included in the project, which is targeted for a 2002 opening.

South Campus Commons

Location:

University of Maryland

Developer/Contact:

Capstone Building Corp.
431 Office Park Dr., Suite 100
Birmingham, AL 35223
205.803.5226

Parcel/Building Size:

1,031-bed apt. complex

Zoning: N/A

Project Status: In early 2000 the University of Maryland contracted with Capstone Companies of Birmingham, Alabama, to build a student housing project at the south end of campus. Construction of the first two buildings, with a total of 631 beds, began in June and included demolition of four small buildings. Occupancy of the two buildings is scheduled for August 2001 and January 2002. A third building, with 400 beds, is to be completed in the summer of 2002. South Campus Commons will house upperclass honors students. Two other residential buildings were proposed by Capstone but are not yet funded by the university. This contract came about as the result of an RFP issued by the university in November seeking proposals for student housing and parking.

Stamp Student Union

Location:

University of Maryland

Developer/Contact:

Architecture, Engineering & Construction

4100 Chesapeake Building

University of Maryland

College Park, MD 20742

Frank Brewer

301.405.3205

Parcel/Building Size:

284,500 S.F., including 28,400 S.F. expansion

Zoning: N/A

Project Status: The four-phase, three-year renovation and expansion of Stamp Student Union began in the summer of 1999. Highlights of the project are renovated ballrooms, updated Hoff Theater, expanded bookstore (now operated by Barnes & Noble), additional office space for student organizations, new conference and meeting facilities, a restaurant, a game center and an updated food court. Total project cost is approximately \$45 million.

University Courtyard**Location:**

8000 Boteler Lane

Developer/Contact:

Ambling Companies

348 Enterprise Dr.

Valdosta, GA 31601

Kevin King

912.245.6924

Parcel/Building Size:

12 Acres

704-bed apt. complex

Zoning: N/A

Project Status: In April 1999 the University of Maryland contracted with Ambling Companies of Valdosta, Georgia, to build and manage a 704-bed apartment complex at the site of Monte's Miniature Golf. Construction began in the late summer of 1999 and was completed a year later, in time for Fall 2000 student occupancy. The State of Maryland purchased the land for \$1,695,000. In a transaction designed to keep the project off its debt rolls and to utilize the state's exemption from local land use regulations, the university bought the land and then leased it to Ambling. Apartment leases are restricted to UM students. The City of College Park is pursuing annexation of this property.

Van Munching Hall

Location:

University of Maryland

Developer/Contact:

Architecture, Engineering & Construction

4100 Chesapeake Building

University of Maryland

College Park, MD 20742

Frank Brewer

301.405.3205

Parcel/Building Size:

103,000 s.f. building

Zoning: N/A

Project Status: Van Munching Hall is being expanded to double the amount of space for the Robert H. Smith School of Business. The new facility will add 16 classrooms, provide space for the relocated graduate and undergraduate career centers, and accommodate the Office of Executive Programs and the Knowledge and Information Management Center. Completion of the \$28.6 million project is scheduled for December 2001.