

Economic Development Update

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

Prepared by Christopher Warren,
Economic Development Coordinator, November 24, 2008
*** INDICATES UPDATED PROJECT INFORMATION**
NEW INFORMATION ITALICIZED

PLANS FILED (3)

COCHRAN PROPERTY/ THE VARSITY *

Mark Vogel Companies is under contract for the purchase of 8150 Baltimore Avenue, familiar to most as Jerry's Pizza and Subs. Previously, the developer sent a Pre-Application Notice for a Preliminary Plan of Subdivision and a Detailed Site Plan to construct a Hilton Hotel on the site. Last winter a decision was made by the developer to abandon the hotel project and pursue student housing for the site. The developer of the project has agreed to acquire an adjacent property, Merchants' Tire. *The Planning Board Hearing on the Preliminary Plan application was held on November 13, 2008.*

THE DOMAIN AT COLLEGE PARK*

Located at the corner of Campus Drive and Mowatt Lane on the Poole property, this project is expected to be a 5-story luxury multi-family building with 250 residential units and 5,000 – 10,000 square feet of retail. The Hanover Company will be the developer. The developer will market the project to graduate students, young professionals, visiting professors, and empty nesters. The project is expected to be delivered in the Fall of 2012 based on a tentative construction schedule. *A pre-application notice for a zoning change to M-X-T was accepted on July 28, 2008. A Planning Board hearing for this application is expected in December 2008, prior to a review before the Zoning Hearing Examiner.*

UNIVERSITY OF MARYLAND, EAST CAMPUS

After a nearly six-month search for a developer for the proposed East Campus project, the University of Maryland chose the partnership of Rockville-based Foulger-Pratt and Argo Investment for the 49-acre mixed-use parcel. When completed, East Campus will have an estimated 1,500 housing units and 400,000 square feet of retail. Additional commercial space will be occupied by an office building and hotel. A Detailed Site Plan has been filed and accepted by M-NCPPC. No Planning Board hearing date has been set.

APPROVED DETAILED SITE PLAN PROJECTS (11)

COLLEGE PARK MOTEL/GARDEN SUITES

The Planning Board approved the vacation of part of an alley on the College Park Motel site at 8419 Baltimore Avenue on June 23, 2005. The Planning Board approved the Detailed Site Plan with conditions on February 15, 2007 and the final resolution on April 19, 2007. On May 14, 2007, the District Council elected to review the Detailed Site Plan.

On July 9th, the District Council adopted an order affirming the Planning Board's decision, with additional conditions. The new hotel will have 50 rooms. The developers of the project have applied for permits and hope to break ground by the end of the year.

FAIRFIELD

Fairfield Residential, the multi-family residential developer in the South Core of Greenbelt Station, had its application for a Detailed Site Plan approved with conditions by the Planning Board on July 27, 2006. The District Council reviewed the Detailed Site Plan submitted by Fairfield on April 9, 2007. The District Council adopted an approval order affirming the Planning Board's decision, with additional conditions on July 23, 2007.

GREENBELT STATION

RCP Development Company, the developer of the remaining portion of the South Core, has filed a Detailed Site Plan application for 378 multifamily residential units and 60,000 to 80,000 SF of retail space. No Planning Board hearing date is scheduled at this time.

JEFFERSON SQUARE APARTMENTS AT COLLEGE PARK*

On October 26, 2006, the Planning Board approved with conditions the reconsideration of JPI's preliminary plan of subdivision and the revised Detailed Site Plan for 160 multi-family units, 45 town homes, and 41,540 SF of retail. The District Council reviewed JPI's Detailed Site Plan and issued a preliminary notice of conditional zoning approval on April 17, 2007. JPI is working to certify its Detailed Site Plan and has submitted its application for building permits. *JPI is pursuing revitalization tax credits for this project.*

JEFFERSON AT COLLEGE PARK WEST*

JPI filed a Detailed Site Plan application for the assembled Hillcrest Hotel and Lasicks site. The proposal includes 220 residential units and 25,000 square feet of retail. On September 13, 2007 the Planning Board approved the project with conditions. A mandatory review by the District Council was held on November 5, 2007. On November 19, 2007 the District Council issued a Final Order with conditions. The order was accepted by the developer on February 19, 2008. JPI is working to certify its Detailed Site Plan. *JPI is pursuing revitalization tax credits for this project.*

MOSAIC AT TURTLE CREEK*

On September 18, 2006, the District Council approved a Zoning Map Amendment for a University-owned property along Mowatt Lane from R-55 to R-10. The property, also referred to as Buddington North, is located approximately 800 feet southwest of the intersection of Campus Drive and Mowatt Lane. The R-10 zone would allow the developer, Owner Entity Fund II, LLC, to develop intergenerational housing at the site, a concept that builds on the strong attraction that alumni have to their alma mater. The project will have 300 multi-family units. A Preliminary Plan of Subdivision was approved with conditions by the Planning Board on May 31, 2007. *The Detailed Site Plan was approved by the Planning Board on October 30, 2008.*

NORTHGATE CONDOMINIUMS

The Planning Board approved a Detailed Site Plan with conditions for Northgate Condominiums on June 22, 2006. The project will be located at 8430 Baltimore Avenue and will consist of 204 condominiums with 5,670 square feet of retail. The Mark Vogel Companies, the project applicant, sold the property to “Mr. Northgate I LLC” for \$4.2 million in December 2006. Certification of the Detailed Site Plan has been stalled by a finding of the Federal Aviation Administration (FAA) of a presumed hazard to air navigation based on the height of the building. Monument Realty appealed the FAA decision and received a new ruling lowering the height of the building by 30 feet. According to Monument Realty, they are looking to convert their project to student housing due to the softening of condo market.

STARVIEW PLAZA*

On January 20, 2004, the Planning Board approved with conditions the Preliminary Plan of Subdivision for the site of the former Starlight Inn and Terrapin Taco. Star Hotels, Inc. is working with Grant Architects to build student housing and retail on the site. The developer will pursue LEED certification. *The Detailed Site Plan for this project was approved on July 24, 2008 by the Planning Board and on September 9, 2008 by the District Council. The developers of this project intend to file a plan amendment to add one additional story. A Planning Board hearing has not been scheduled.*

TOWNEPLACE SUITES BY MARRIOTT*

Located at 9620 and 9624 Baltimore Avenue, this Baywood Hotels project will be a 75-room extended stay hotel. The Planning Board approved the Preliminary Plan of Subdivision for Towneplace Suites on September 8, 2005. *The Planning Board approved the Detailed Site Plan with conditions on September 18, 2008. Detailed Site Plan approval by the District Council is pending. No date has been scheduled.*

UNIVERSITY VIEW EXPANSION/ 8300-8400 BALTIMORE AVENUE*

On November 12, 2007, the City executed an agreement with the developers regarding the build out of the second phase of University View (8300 Baltimore Avenue) and the development of the 8400 Baltimore Avenue project. In the agreement the City gave its general support for both projects to be student housing with ground floor retail. The Planning Board approved a revised Detailed Site Plan for the residential student housing building with 154 units and 11,600 square feet of retail space on April 17, 2008. *This project approved component will be located in front of the University View and house University of Maryland Freshman Connection students. Plans for 8300 and 8400 Baltimore Avenue haven't been filed.*

9909 BALTIMORE AVENUE/ HOLLYWOOD STATION

The owner of the property at 9909 Baltimore Avenue filed a Conceptual Site Plan, Preliminary Plan of Subdivision, and Detailed Site Plan for a 22,000 square foot office building at the northeast corner of Rt. 1 and Edgewood Road. The Planning Board approved the Preliminary Plan and Conceptual Site Plan on January 25, 2007. The Planning Board approved the Detailed Site Plan, with conditions, on April 12, 2007. The District Council heard the Conceptual Site Plan and Detailed Site Plan on June 18, 2007.

The District Council adopted an approval order affirming the Planning Board's decision, with additional conditions, on September 11, 2007. The developer is currently pre-leasing office space and is working to certify his Detailed Site Plan before submitting for building permits.

UNDER CONSTRUCTION/ RECENTLY COMPLETED (6)

DOWNTOWN PARKING GARAGE AND REDEVELOPMENT PROJECT

The garage will be located at the corner of Knox Road and Yale Avenue with 300 parking spaces and 5,800 square feet of retail. The Pre-Application Notice for this project was filed on August 8, 2007. On November 6th the Detailed Site Plan application was filed and accepted by M-NCPPC. The Planning Board approved the Detailed Site Plan with conditions on January 24, 2008. The City had a ground-breaking ceremony for this project on June 19, 2008 and construction is underway.

M SQUARE: UNIVERSITY OF MARYLAND ENTERPRISE CAMPUS*

5825 UNIVERSITY RESEARCH COURT

M Square 1, a 120,000 square foot office building located at 5825 University Research Court, has been completed and tenants are currently moving in. This project had its grand opening on May 13, 2008. *Key tenants include Fraunhofer, Mid-Atlantic Crossroads, the Joint Global Change Research Institute, and the Earth System Science Interdisciplinary Center.*

M SQUARE: UNIVERSITY OF MARYLAND ENTERPRISE CAMPUS*

5850 UNIVERSITY RESEARCH COURT

The 5850 University Research Court project-- a 120,000 square foot office building-- is currently under construction and expected to be delivered by June 1, 2009. This will be the second M Square building constructed by Manekin and leased by the NAI Michael Company. The anchor tenant will be The Intelligence Advanced Research Projects Activity (IARPA.)

MAZZA GRANDMARC APARTMENTS*

The District Council adopted a revised order affirming the Planning Board's decision, with additional conditions, on July 9, 2007. The developer, Collegiate Hall Properties of Greenville, South Carolina, plans to develop 231 units of graduate student housing with additional commercial space on the Mazza property, west of US Route 1 and Hollywood Road. The Planning Board approved the applicant's request for a vacation of right-of-way on December 20, 2007. *In early November of 2008 the developer broke ground for this project.*

NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA)

Approved by the City and Prince George's County in October of 2006, this project has been designated as a priority economic development project by the County Executive. The project will include 268,762 square feet of leaseable space, a 700-space parking structure and a 500-seat auditorium.

The developer, Opus East, will seek to achieve Leadership in Energy and Environmental Design (LEED) Silver certification for the project. The project is a component of the M Square University of Maryland Enterprise Campus and is expected to be delivered by late 2008 or early 2009. NOAA will lease the building for 13 years.

THE VILLAGE AT COLLEGE PARK*

Located north of the Beltway on Route 1 in College Park, the Village is a mixed-use development, which includes Camden's 500- unit apartment complex with for sale townhouses, and a 40,000+ square feet of commercial office-retail space developed by Road Development Corporation. Current retail tenants include Pearle Vision, Verizon Wireless, Fed Ex Kinko's, Potbelly Sandwich Works, Starbucks, Moe's Southwest Grill, and Essential Spa. Camden apartment units are currently being leased, while its town houses are now on the market for sale. Buffalo Wild Wings is under construction on the southern restaurant pad site. *The developer filed for building permits for the northern pad site in November 2008.*

OTHER NEWS (2)

TRANSIT DISTRICT OVERLAY ZONE (TDOZ) WAREHOUSE AREA

Working with the City of College Park and Prince George's County, the Urban Land Institute (ULI) Technical Assistance Panel (TAP) spent May 14 – 15, 2008 evaluating the TDOZ warehouse district for development opportunities. The TAP, specifically, examined two underutilized parcels owned by Clyde Dent and Prince George's County, which are located across the street from the College Park Metro Station. Currently, the Dent property is for sale for \$6.2 million. A PowerPoint presentation is available from Christopher Warren (cwarren@collegeparkmd.gov.) The panel's final report has been released. The panel formally presented its findings to the College Park City Council on October 7, 2008.

UPDATED US 1 CORRIDOR SECTOR PLAN*

A community meeting for the new Central US 1 Corridor Sector Plan and SMA was held September 17, 2008. A design charrette is scheduled for December 5 thru December 10. For details, see additional email attachment.