

# College Park Development Update

July 2014



**College Park Place - DSP-12034**  
8315 Baltimore Avenue  
**Status:** Grading Permit Review

The first phase of College Park Place is located on the site of the former Koon's dealership and will contain a 156-room Courtyard by Marriott, 23,615 SF of retail, and a 275-space parking garage at its completion.

The developer, Keane Enterprises, submitted plans for a grading permit in February and is nearing approval to begin work on the site.

The retail portion of the project is slated to be anchored by CVS, while the developer is seeking dining options for the remaining spaces.



**College Park Place - DSP-12034-1**  
4700 Berwyn House Road  
**Status:** Detailed Site Plan Review

An amendment to the first phase of the project, this development proposes a 7-story, 275-unit apartment building with up to 1,000 SF of retail.

The DSP was accepted for review on April 16th and was unanimously approved with conditions by the City Council on July 15th, while the County Planning Board is scheduled to hear the project on July 17th.

Including this phase, more than 1,000 units of multifamily, market-rate housing have been constructed or approved in the City since 2013.



**Monument Village - DSP-06095**  
9122-9128 Baltimore Avenue  
**Status:** Grading Permit Review

The updated plan from Monument Realty for the 3.78-acre site recently received its final approval from the County Planning Director on July 10th.

The original plan from developer JPI, approved in 2007, included 220 apartments and 25,000 SF of retail, while the amended plan calls for 235 apartments (185 one-bed or studios and 50 two-beds) and a reduced retail component of 4,800 SF along Route 1.

A grading permit application was filed in late 2013 and construction is expected to begin as soon as August.

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# Development Spotlight



## **University of Maryland Conference Hotel** Baltimore Avenue South of Paint Branch **Status:** Pre-Submittal

The planned \$115 million hotel and conference facility across from the main gate to campus is continuing to move forward. The Board of Public Works recently agreed to sell the 3.1-acre site for \$5.43 million to the University of Maryland College Park Foundation, which will then negotiate a ground lease with the development team led by David Hillman of Southern Management.

Current plans call for a 13-story facility with 270-280 rooms, 20,000 SF of conference space, a cafe and upscale restaurant on the ground floor along with other retail, and a rooftop lounge overlooking campus.

The preliminary plans will be shared with the City Council at their August 6th worksession.

Mr. Hillman previously led the development of The Hotel at Arundel Preserve (pictured), a luxury hotel and conference facility near the Arundel Mills Mall and Maryland Live! Casino.

## **Terrapin Row - DSP-13025**

Knox Road and Guilford Drive

**Status:** Approved Detailed Site Plan

The redevelopment of the Knox Boxes calls for a mix of apartments and townhomes with 445 units (+/-1,575 beds) split between seven buildings on the 6.20-acre site. The project is designed to meet LEED Silver standards.

The project will also feature 11,909-12,325 SF of retail, a 470-space parking garage, and a variety of community amenities including a pool, volleyball court, fire pits, fitness center, and internal living learning spaces.

The seven buildings will be organized around a pedestrian-oriented village green, while a grand staircase connects the development with the University campus.

The developer, Toll Brothers, expects to close on the property this summer and begin demolition of the existing structures shortly after. The anticipated opening date is fall 2016.



# Current Development Projects

## **Metropolitan College Park - DSP-03098**

9091 Baltimore Avenue

**Status:** Approved Detailed Site Plan

The revised plan from Metropolitan Development Group received approval from the City and County in December.

The plan for the 4.22-acre site calls for 238 apartments, 45 townhomes, and 4,133 SF of retail on Route 1.

A start date for this project has not been announced.

## **Landmark College Park - DSP-10028**

7501 Baltimore Avenue

**Status:** Under Construction

The student housing development is on track to open by fall 2015 as the building continues to rise across from the south gate to campus.

When completed, the six-story building will house nearly 850 students along with 13,844 SF of retail, including the relocated Maryland Book Exchange as the anchor tenant.



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

9620-9624 Baltimore Avenue

**Status:** Approved Detailed Site Plan

The nearly \$6 million project by Baywood Hotels will consist of a 75-room extended stay hotel that will be operated by Marriott. Features include a fitness center and pool.

With their plan approved in December, construction is expected to begin this fall and take approximately one year.

## **Riverdale Park Station - DSP-13009**

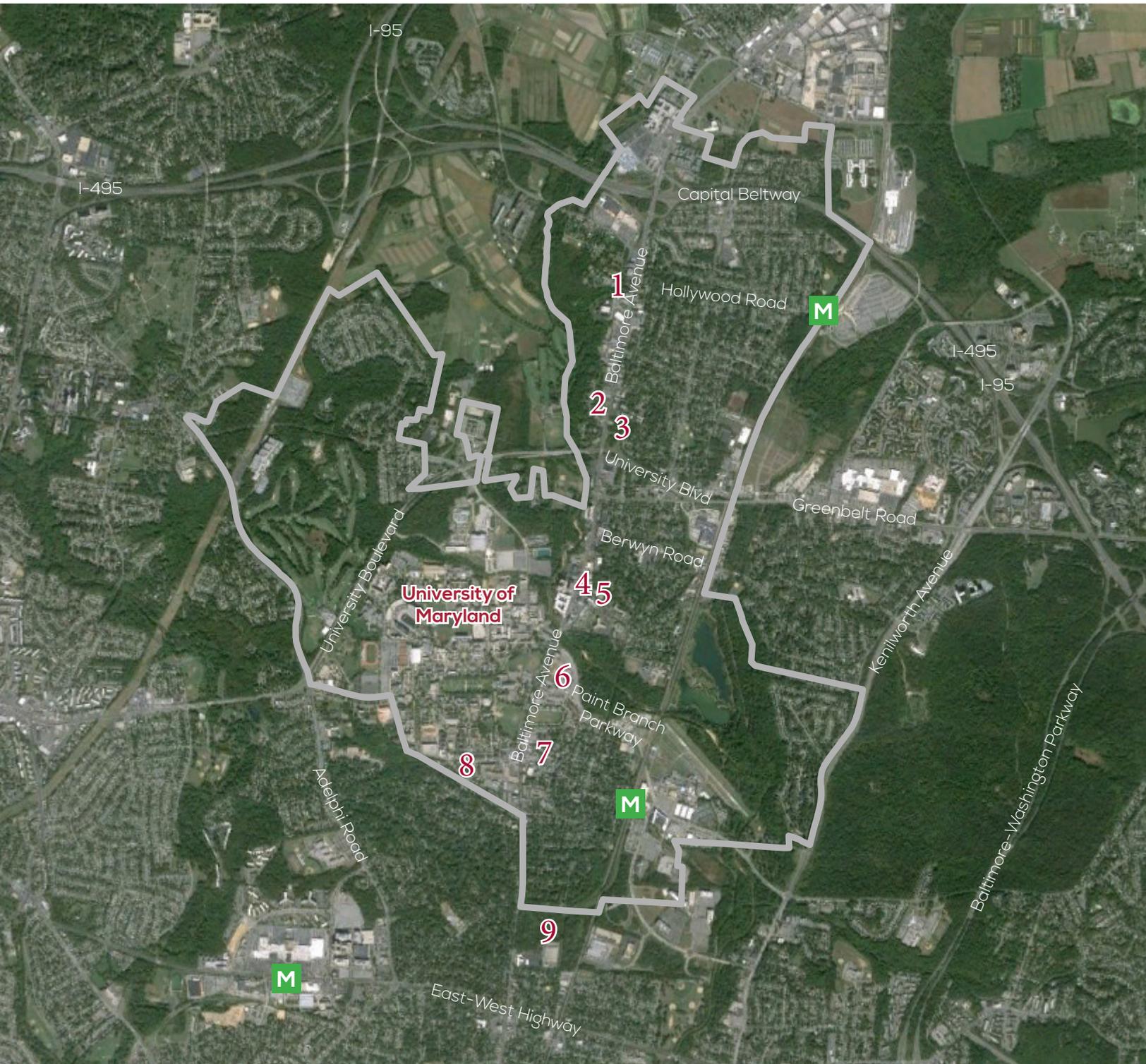
Baltimore Avenue in Riverdale Park

**Status:** Under Construction

The mixed-use project on 37.55 acres of land was approved by Prince George's County in 2013. The first phase includes a Whole Foods Grocery store, an additional 100,000 SF of retail, and 22,000 SF of office space. The second phase includes 981 residential units and a 120-room hotel.

Work began in February and the general contractor has cleared the majority of the site and is continuing rough grading.

# Development Map



- 1) **TownePlace Suites** - 9620-9624 Baltimore Ave
- 2) **Monument Village** - 9122-9128 Baltimore Ave
- 3) **Metropolitan College Park**- 9091 Baltimore Ave
- 4) **College Park Place Phase 1** - 8315 Baltimore Ave
- 5) **College Park Place Phase 2** - 4700 Berwyn House Rd

- 6) **University of Maryland Hotel** - Baltimore Ave
- 7) **Landmark College Park** - 7501 Baltimore Ave
- 8) **Terrapin Row** - Knox Rd and Guilford Dr
- 9) **Riverdale Park Station** - Baltimore Ave in Riverdale Park