

College Park Development Update

March 2015



Monument Village - DSP-06095
9122-9128 Baltimore Avenue
Status: Under Construction

The 235-unit multifamily building broke ground in October, as Monument Realty revived this long dormant plan on a 3.78-acre site just north of University Boulevard.

Expected to open in 2016, the development contains a mix of 185 one-bed or studio units and 50 two-bed units plus 4,800 SF of retail on the ground floor and a 355-space garage that is wrapped by the building.

Amenities include bicycle storage, car sharing, a club room, a fitness center, an outdoor pool and grilling area.

The Boulevard at 9091 - DSP-03098
9091 Baltimore Avenue
Status: Building Permit Review

The revised plan from Metropolitan Development Group received approval in 2013 and includes 238 apartments (a mix of studio, one-bed, and two-bed units), 45 townhomes, and 4,133 SF of retail on the 4.22-acre site.

The developer recently filed for a building permit to construct the nearly \$65 million project. Upon the permit approval, construction is anticipated to begin this fall with an opening expected in 2017.

Amenities include a central courtyard with a pool and grilling area.

Terrapin Row - DSP-13025
Knox Road and Guilford Drive
Status: Under Construction

With work now underway, the Toll Brothers project is set to transform the southern edge of campus when it opens in fall 2016. It will include 418 residential units (1,493 beds) along with 12,000 SF of retail.

Beyond being designed to LEED Silver standards, project amenities include a cyber cafe, a fitness center, live-learn spaces, a swimming pool, and a volleyball court.

A grand stairway and village green provide an attractive gathering space and connection to campus.

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A Smart Place to Live

Development Spotlight



The Hotel at the University of Maryland *DSP-14022*

Baltimore Avenue South of Paint Branch

Status: Detailed Site Plan Review

After having its Preliminary Plan approved on December 11th, the Detailed Site Plan hearing was continued to allow more time to work with the Federal Aviation Administration on the height of the building.

The hearing is now set for March 26th, as the applicant, Southern Management Corp., submitted an updated DSP that lowered the height by three stories while adding five hotel rooms and additional parking spaces.

The current plan is for a 10-story building with 300 hotel rooms, a 902-car garage, 57,000 square feet of retail, and conference facilities for up to 4,280 occupants.

The hotel will feature two signature restaurants (Kapnos by Mike Isabella and Franklin's Grill and Oyster Bar), an Elizabeth Arden Red Door Spa, and two casual eateries (Bagels 'n Grinds and Potomac Pizza).

Landmark College Park - DSP-10028

7501 Baltimore Avenue

Status: Under Construction

As construction of the building comes to a close, the student housing complex is reporting impressive leasing figures for their opening this fall with over 85% of the 829 beds already accounted for. Living options are studios, one-, two-, and four-beds ranging from \$899 to \$1,700 a month per bed.

The ground floor contains 14,617 SF of retail space, which will be leased entirely by TargetExpress. The store is one of the first small, urban-format Targets to open in the entire country and will focus on groceries along with health and beauty products. The store is expected to open in July or August.

The complex includes an impressive array of amenities for the residents, including fully-furnished rooms, study lounges, a fitness center including a yoga studio and sauna, outdoor courtyards with grills, a bocce court, a zen garden and more.



Current Development Projects

College Park Place - DSP-12034

8315 Baltimore Avenue

Status: Approved Detailed Site Plan

The centerpiece of this College Park Place phase is a 157-room Courtyard by Marriott, which will be joined by 23,615 SF of retail including a CVS at the corner of Route 1 and Berwyn House Road. A garage will cover the project's parking needs.

The developer, Keane Enterprises, received approvals in July 2013 and is expecting to break ground later this year.



College Park Place - DSP-12034-1

4700 Berwyn House Road

Status: Approved Detailed Site Plan

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 on the ground floor.

The project was approved in July 2014 and is expected to break ground later this year.



TownePlace Suites - DSP-06018

9620-9624 Baltimore Avenue

Status: Grading Permit Approved

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.

A grading permit for the project was approved in early September, but a start date for construction has not been announced.



Riverdale Park Station - DSP-13009

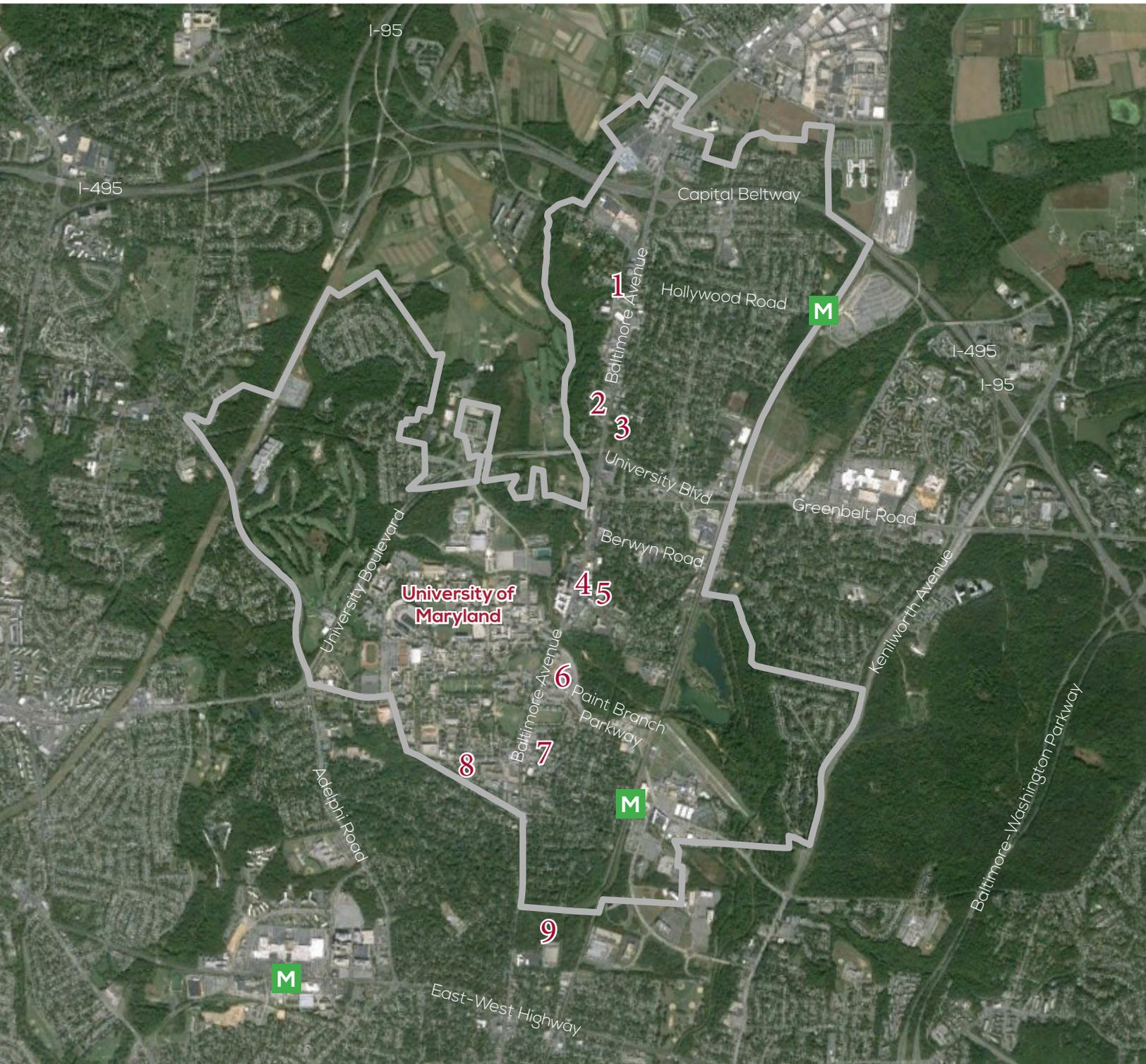
Baltimore Avenue in Riverdale Park

Status: Under Construction

Approved in 2013, the first phase of the 37.55-acre project 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.

Construction of the Whole Foods and additional retail is well underway and the store is expected to open in late 2015. No other retail tenants have been announced at this time.

Development Map



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

- 6) **The Hotel at The University of Maryland** - 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

UMD Foundation Makes It Mark Downtown

As the City and University seek to spark redevelopment in Downtown College Park, the recent acquisition of 1.9 acres by the University of Maryland College Park Foundation is a major step in that direction. The properties were purchased for \$8,250,000, or nearly \$100 per square foot, from a Trust that had willed the land to the Foundation.

Three separate parcels were included in the deal: three retail storefronts and the vacant Little Tavern building on Route 1 between Knox and Lehigh Roads; the multiple retail storefronts from 7-11 to The Beach Tanning Center that run from Knox Road to Lehigh Road along Sterling Place; and two parking lots behind the Sterling Place retail.

The Foundation will manage the properties and continue leasing them until redevelopment plans are prepared, including the planned joint project on the City Hall block between Knox and Lehigh Roads.