

College Park Development Update

May 2014



Metropolitan - DSP-03098

9091 Baltimore Avenue

Status: Approved Detailed Site Plan

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

The 4.22-acre site was originally slated for 160 apartments and over 40,000 SF of retail, while the amended plan calls for 238 apartments, 45 townhomes, and 4,133 SF of retail on Route 1.

The vacant structure on the site was recently demolished as part of the City's Strategic Demolition Program, which was fully funded through a State of Maryland grant program.



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 containing 445 units (1,575-1,582 beds) split between seven buildings on the 6.20-acre site.

The project will also include 11,909-12,325 SF of retail, a 470-space parking garage, and a variety of community amenities.

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.



Monument Village - DSP-06095

9122-9128 Baltimore Avenue

Status: Building Permit Review

The updated plan from Monument Realty for the 3.78-acre site was unanimously supported by the City Council on December 3rd, but still awaits final County approval.

The original plan 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 building permit application was filed in late 2013 and construction could begin this summer.

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A Smart Place to Live

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 making significant strides, as draft plans were reviewed by the University of Maryland Architectural and Landscape Review Board earlier this month.

In March, the State of Maryland Board of Public Works surplused the three-acre parcel, which makes way for an eventual ground lease to 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.

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.

College Park Place - DSP-12034

8315 Baltimore Ave/4700 Berwyn House Rd

Status: Amending Detailed Site Plan

The plan from Keane Enterprises at 8315 Baltimore Avenue is being amended to include the adjacent property at 4700 Berwyn House Road, which is currently occupied by a two-story office building. The original plan includes a 156-room Courtyard Marriott and 23,615 SF of retail anchored by CVS.

While the initial site's building plans are under review by the County, the developer submitted a Detailed Site Plan amendment proposing a 7-story, 275-unit multifamily apartment building on the new 2.12-acre site.

The DSP was accepted for review on April 16th and is scheduled to go in front of the County Planning Board on July 10th.

The residential building will not include retail and reflects the recent trend of multifamily apartment developments in College Park, which includes the Domain, Metropolitan, and Monument Village.



Current Development Projects

Cafritz Property - 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 on the site in February and the general contractor is continuing rough grading operations over the next few weeks.



Maryland Book Exchange - DSP-10028
7501 Baltimore Avenue
Status: Under Construction

The student housing development is on track to open by fall 2015 as construction is now rising out of the ground in Downtown.

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.

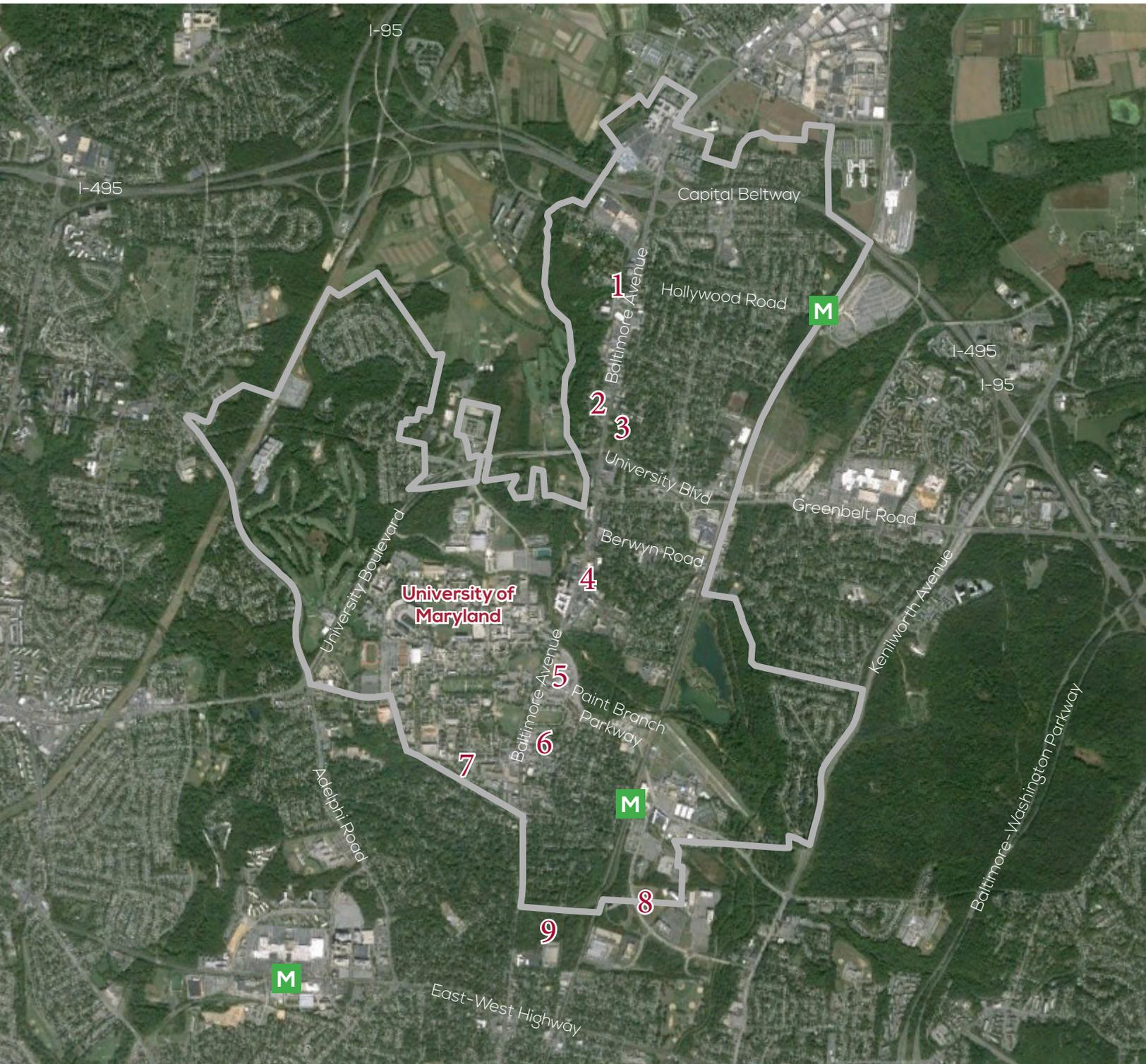


4400, 4500, & 4600 River Road - DSP-09028
M Square Research Park
Status: Approved Detailed Site Plan

This project is being developed by COPT and the University of Maryland. It will consist of three 5-story, 150,000 square-foot buildings for general office and research use, surface parking lots, and a three-level parking garage. The County Planning Board approved the DSP on March 8, 2012.

The buildings are not scheduled to begin construction until tenants have been identified.

Development Map



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

- 5) **University of Maryland Hotel** - Baltimore Ave
- 6) **Maryland Book Exchange** - 7501 Baltimore Ave
- 7) **Terrapin Row** - Knox Rd and Guilford Dr
- 8) **4400, 4500, and 4600 River Road** - M Square
- 9) **Cafritz Property** - Baltimore Ave in Riverdale Park

WMATA Issues Joint Development Solicitation

On April 7th, Washington Metropolitan Area Transit Authority offered a Joint Development Solicitation for sites at three Metro Stations, one of which was College Park - University of Maryland. The proposed site is approximately 5.16 acres and is adjacent to existing Metro and MARC stations, as well as a future Purple Line station.

WMATA seeks to achieve substantial mixed-use development on the site, which is currently home to a surface parking lot for commuters. The illustrative concept plan accommodates 300-350 residential units in two multi-story buildings as the primary use with a minimum retail component of at least 10,000 square feet on the ground level facing the Metro entrance.

A copy of the Joint Development Solicitation is available [here](#). Interested parties have until July 11th to submit their proposals.

Preliminary Metro Area Development Plan Released

The Prince George's County Planning Board recently made the Preliminary College Park-Riverdale Park Transit District Development Plan (TDDP) available for public review and comment. The plan covers the area east of the Metro Station, including M Square.

The 300-page document covers a variety of topics including land uses, building heights, parking maximums, and transportation enhancements. Additionally, the plan recommends for the rezoning of all property in the area to Mixed-Use-Infill (M-U-I).

On May 29th, the Planning Board will hold its public hearing where anyone may testify if they sign up in advance. Written testimony will be accepted through June 13th, however. The expected final approval of the TDDP is October 2014.

Copies are available at City Hall to take home.