

# College Park Development Update

May 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.

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

After being approved in July 2014, the 7-story, 275-unit apartment project has been marketed by developer Keane Enterprises to multifamily builders and is currently under contract with Wood Partners.

Based out of Atlanta, Wood Partners is one of the leading multifamily developers in the nation with over 20,000 units in their portfolio.

The project adds density to the east side of Baltimore Avenue to match the student housing across the street in the Varsity and View.

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

With work well 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) and 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 will provide an attractive gathering space and connection to campus.

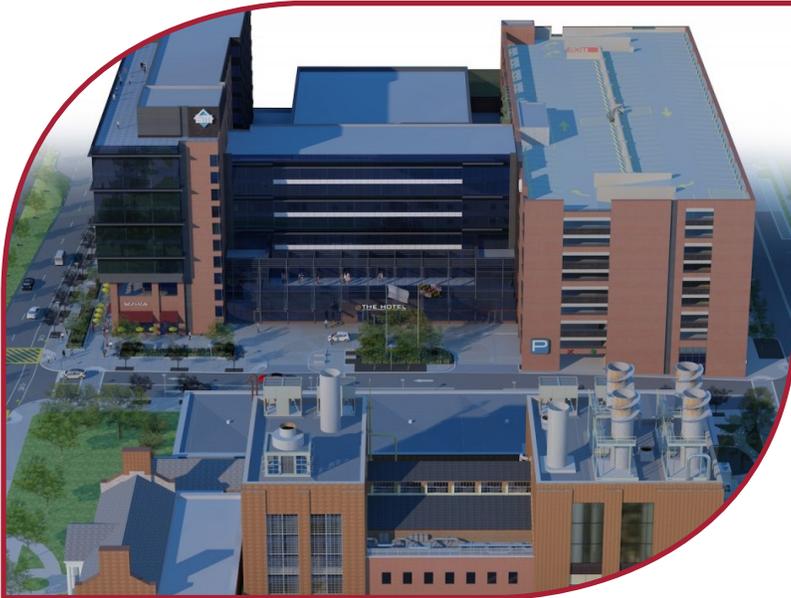
## Contact Info:

Michael Stiefvater  
Economic Development Coordinator  
(240) 487-3543  
mstiefvater@collegeparkmd.gov



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# Development Spotlight



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

Baltimore Avenue South of Paint Branch

**Status:** Under Construction

The \$150 million hotel and conference center had its Detailed Site Plan approved in March by the County Planning Board and construction is now underway with a goal of opening by December 2016.

The 10-story project is being developed by David Hillman of Southern Management Corporation and includes 297 guest rooms with executive level and premium suites, a rooftop banquet facility and terrace overlooking campus, 43,000 square feet of meeting space for up to 1,500 guests, an indoor/outdoor pool, a fitness center, and a 900-space parking garage.

The hotel will feature a signature restaurant in Franklin's Grill and Oyster Bar (a new venture from the owner of Franklin's Restaurant in Hyattsville), 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:** Opening Soon

As the complex gets ready to welcome its first residents in August, the developer is putting the final touches on the 829-bed project.

While construction is nearly complete, the leasing team is keeping pace with a reported lease rate of over 95% for the beds ranging from \$899 to \$1,700 a month.

The ground floor contains 14,617 SF of retail space, which is being built out for the region's first TargetExpress. The small, urban-format store focuses on the community's needs including prepared food and produce, a pharmacy, and health & beauty products. The store is expected to open its doors in July.

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 hotel, which will be joined by 23,615 SF of retail including a CVS at the corner of Baltimore Avenue and Berwyn House Road. A multi-story garage will cover the project's parking.

The developer, Keane Enterprises, received approvals in July 2013 and is currently in discussions with hotel operators.



## The Boulevard at 9091 - DSP-03098

9091 Baltimore Avenue

**Status:** Building Permit Review

Metropolitan Development Group's plan includes 238 apartments, 45 townhomes, and 4,133 SF of retail on the 4.22-acre site. The developer has filed for a building permit to construct the \$65 million project. Upon the permit approval, construction is anticipated to begin this fall with an opening in 2017.



## 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

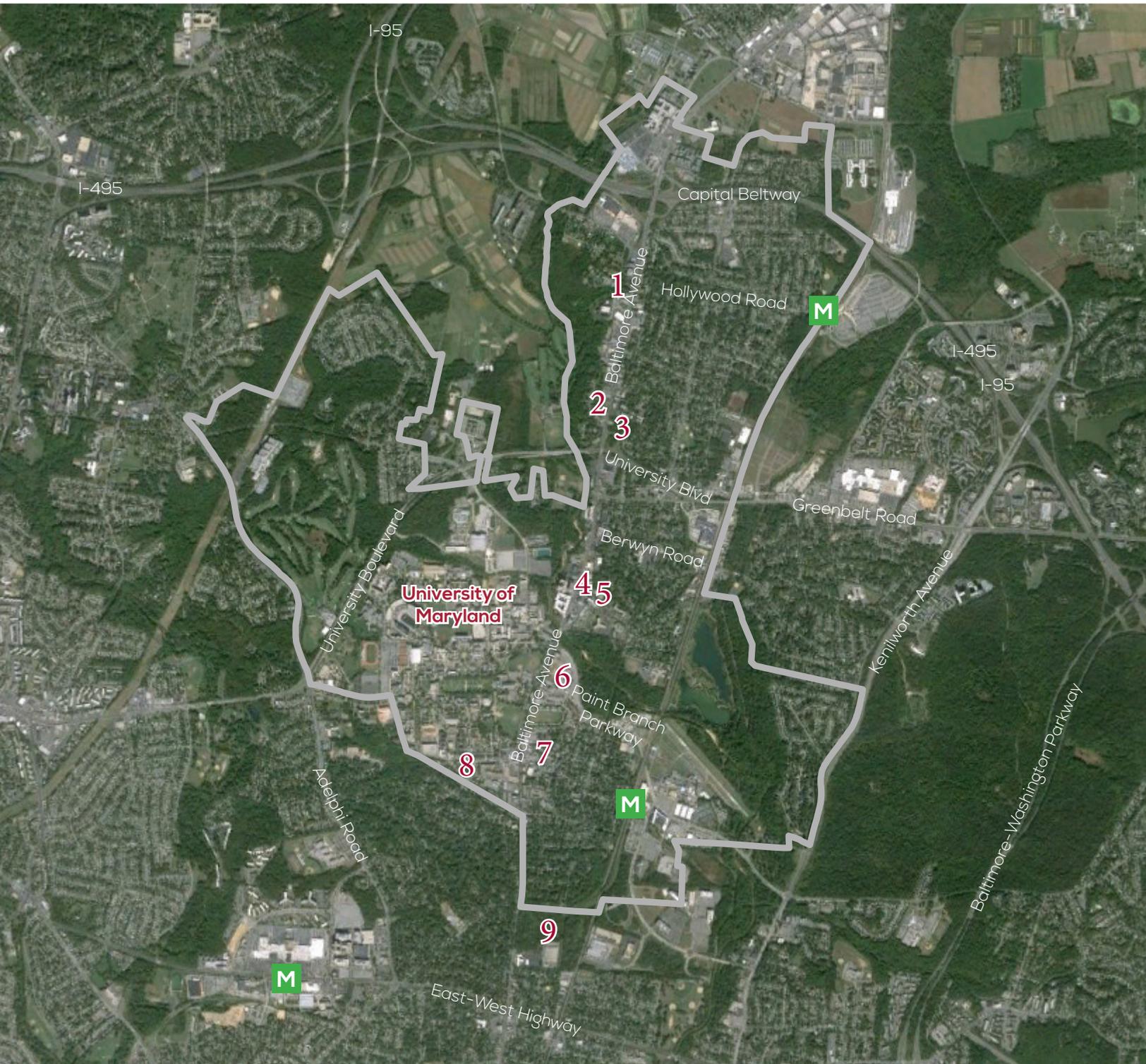
Baltimore Avenue in Riverdale Park

**Status:** Under Construction

The first phase of the 37.55-acre project is well underway with the Whole Foods-anchored retail building taking shape with an expected opening later this year or in early 2016. Future phases will include additional retail, office space, nearly 1,000 residential units, and the recently announced Hyatt House hotel.

The 120-room hotel is projected to open in mid- to late-2017 and will have an extended-stay component.

# 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 Seeks to Create Innovation District

After plans for a town center on the site known as East Campus never materialized, University officials have announced a new vision for the 30+ acres between Baltimore Avenue and Paint Branch Parkway.

Dubbed as the Innovation District, the project will leverage the University's research power and take shape around The Hotel, which is scheduled to open in late 2016 with 297 rooms and conference space.

Officials expect the development to create a physical and intellectual link between the University and its M Square Research Park, which is home to a variety of established businesses and federal agencies.

Beyond the hotel, uses will include office/flex space for start-ups and entrepreneurial ventures, market-rate apartments, and laboratory buildings.

The University presented a draft of the plan at a City Council worksession on Tuesday, April 21st.

## The Old Northgate Condo Site Finds a Buyer

Originally approved in 2006 for a 17-story, 204-unit condo building, the 1.15-acre site at 8430 Baltimore Avenue found a buyer after going into foreclosure and unsuccessfully hitting the auction block in May 2010.

Due to issues with the Federal Aviation Administration and a struggling economy, the project stalled in 2007 and eventually became an asset of the Lehman Brothers estate. Unable to find a buyer for several years, the property has sat vacant as development closer to campus sprouted up.

An adjacent property owner of the Burger King, Gelman Enterprises, is the buyer of the M-U-I zoned land at a price of \$1.05 million or \$21 per SF.

While specific plans or a timeline have not been released it is likely the owner will develop the property in conjunction with the Burger King lot, which has several years remaining on its lease.