

College Park Development Update

November 2014



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

The first phase of College Park Place is located on the site of the former Koon's dealership and will contain a 157-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: 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.

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 also approved the DSP on July 17th.

The next step for the developer is to certify their plans and obtain building permits to move forward with a groundbreaking in 2015.



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

This long-awaited project had its groundbreaking on October 8th and grading work began shortly after on the 3.78-acre site. The developer, Monument Realty, completed the land purchase in July for \$4.2 million, or roughly \$25 per square foot.

The development will include 235 apartments, with a mix of 185 one-bed or studios and 50 two-beds, 4,800 SF of ground floor retail, a 355-space parking garage, and pool.

The project's estimated completion date is in mid-2016.

Contact Info:

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



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

The applicant, Southern Management Corporation, submitted a Detailed Site Plan in October for the proposed \$115 million hotel and conference facility across from the main gate to campus. The plan calls for a 13-story, 295-room hotel with an 806-car garage, 20,000 SF of conference space, a spa, and restaurants. The hotel will also feature a rooftop lounge overlooking campus.

The applicant has announced that the spa will be an Elizabeth Arden Red Door Spa, while two casual restaurants (Bagels 'n Grinds and Potomac Pizza) will join an unnamed upscale restaurant on the Route 1 frontage.

The applicant is scheduled to appear in front of the City Council on November 18th and the County Planning Board on December 18th as they aim to break ground in early 2015.

Terrapin Row - DSP-13025

Knox Road and Guilford Drive

Status: Demolition In Progress

Demolition of the longstanding Knox Boxes began on November 7th and is currently nearing completion. From there the developer, Toll Brothers, will proceed with grading work on the majority of the 6.2-acre site they purchased in August for a reported \$41.7 million.

The final product will include a mix of apartments and townhomes with 445 units (+/-1,575 beds) split between seven buildings. 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 project is designed to be LEED Silver.

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



Current Development Projects

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, 45 townhomes, and 4,133 SF of retail on the 4.22-acre site.

A fine grading permit was applied for in July and construction on the site is expected to begin in the first quarter of 2015, while an opening in early 2017 is anticipated.

Landmark College Park - DSP-10028

7501 Baltimore Avenue

Status: Under Construction

Work at the student housing site is moving quickly and is on track to finish by mid-2015.

When completed, the six-story building will house 829 students along with 13,844 SF of retail. Floorplans available include studios, 1-beds, 2-beds, and 4-beds ranging from \$899 to \$1,700 per person each month.



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

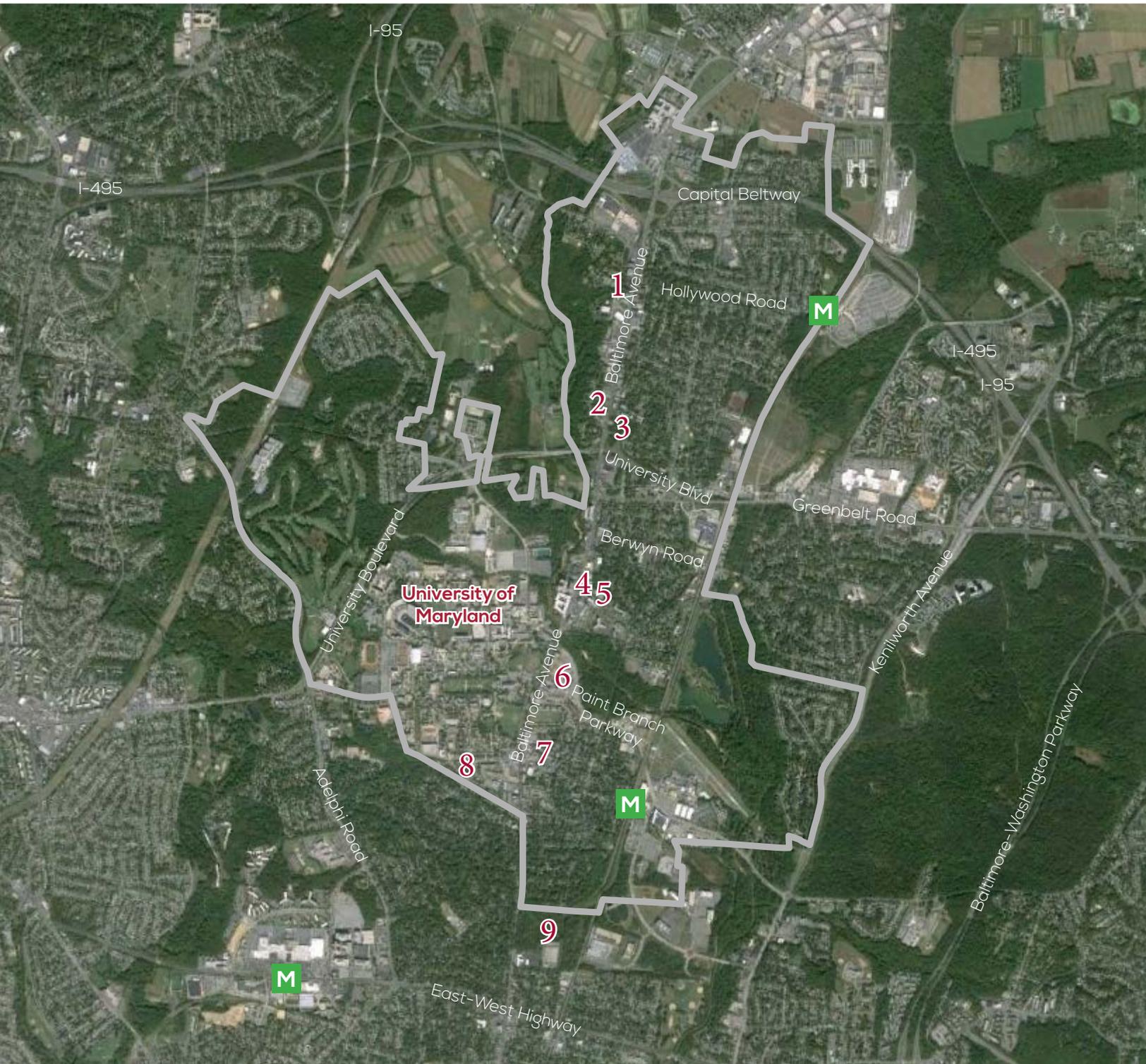
Baltimore Avenue in Riverdale Park

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 is well underway, while work on the additional retail space, CSX crossing, hiker/biker trail, and other site improvements are expected in the coming months.

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) **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