## DEVELOPMENT SUMMARY

### APPROVED/UNDER CONSTRUCTION

<table>
<thead>
<tr>
<th>Name</th>
<th>Area</th>
<th>Address</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulevard</td>
<td>Upper Midtown</td>
<td>Cherokee Street</td>
<td>Apartment/Townhomes</td>
</tr>
<tr>
<td>Alloy By Alta</td>
<td>Lower Midtown</td>
<td>4700 Berwyn House</td>
<td>Apartment</td>
</tr>
<tr>
<td>Lidl</td>
<td>Lower Midtown</td>
<td>8601 Baltimore Ave</td>
<td>Grocery Store</td>
</tr>
<tr>
<td>The Hall CP</td>
<td>Discovery District</td>
<td>Diamondback Drive</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Southern Gateway</td>
<td>Downtown</td>
<td>7200 Baltimore Ave</td>
<td>Apartment + Retail</td>
</tr>
</tbody>
</table>

### PLANNED/PROPOSED

<table>
<thead>
<tr>
<th>Name</th>
<th>Area</th>
<th>Address</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Hall Redevelopment</td>
<td>Downtown</td>
<td>4500 Knox Road</td>
<td>Office + Civic</td>
</tr>
<tr>
<td>North Gate</td>
<td>Lower Midtown</td>
<td>8430 and 8510 Baltimore Avenue</td>
<td>Apartment</td>
</tr>
<tr>
<td>Public Storage</td>
<td>Upper Midtown</td>
<td>9604 Baltimore Ave</td>
<td>Commercial</td>
</tr>
<tr>
<td>EZ Storage</td>
<td>Upper Midtown</td>
<td>5151 Branchville Rd</td>
<td>Commercial</td>
</tr>
<tr>
<td>College Park Metro Apartments</td>
<td>TDOZ</td>
<td>River Road</td>
<td>Apartment + Retail</td>
</tr>
</tbody>
</table>

### CONTACT:  
Ryan Chelton  
Economic Development Coordinator  
240-487-3543  
rchelton@collegeparkmd.gov
Projects

1. Boulevard
2. Alloy by Alta
3. Lidl
4. The Hall CP
5. Southern Gateway
6. City Hall Redevelopment
7. North Gate
8. Public Storage
9. EZ Storage
10. College Park Metro Apartments
Lennar began pre-selling their townhomes on Cherokee Street in February. Lennar is now providing tours to prospective buyers at their Welcome Home Center in Beltsville, MD where they have constructed similar models to what will be offered in College Park.

After a complete rebuild, Alloy by Alta began moving in tenants at the beginning of March. The multi-family, market rate housing project is reporting that 25% of their units have already been leased.
Construction is continuing as planned for Lidl and they still expect to open in late May or early June.

The creation of the Hall CP is under way and it includes amenities like a teaching kitchen, a production space, a restaurant, a music venue, a rehearsal and performance space and a courtyard.
Both Platos Diner and the Quality Inn have been demolished to make way for the residential/retail project by Bozzuto. 4417 Hartwick, formerly occupied by FedEx, will also be demolished soon for this project.

Design is underway for a new building which will replace College Park’s existing City Hall and add office space for the University of Maryland. There will also be ground-floor retail and a public plaza.
 Gilbane purchased 8510 Baltimore Ave (where there is currently a Burger King operating) and 8430 Baltimore Ave on January 31st for $29,750,000. Gilbane plans to develop a student housing project.

This site sold in January for $1.6 million. Johnson Development has approval to construct a multi-story self storage facility on the .893 acres.
EZ Storage submitted a detailed site plan amendment which is pending approval. The plans were adjusted to meet current floodplain requirements. The project now has a slightly smaller footprint but increases in height by two stories.

Gilbane has submitted a detailed site plan which showed a few changes from their conceptual site plan. The proposed project now consists of a single building instead on two separate buildings and increases their total units to 450.
RIVERDALE PARK STATION

Fit-out construction work for Denizens is now well underway with an anticipated opening mid-April. Bella Salon continues their tenant fit-out construction and expects to open by the end of the month.

The construction of the next section of townhomes between Rhode Island Avenue and 47th St. south of Underwood St. continues. Stanley Martin expects those townhomes to be completed by the second quarter of 2019. Currently, over 90 townhomes have been sold.

OTHER RECENT SALES

4906 Berwyn Road was purchased on Mar 16, 2019 for $309,000.
4300 River Road was purchased on Jan 31, 2019 for $37,000,000.

AVAILABLE PROPERTIES

The City of College Park is home to a wide range of real estate opportunities. To receive College Park’s current inventory of available properties for development or lease contact Ryan Chelton at rchelton@collegeparkmd.gov or by phone at (240) 487-3543.

OPPORTUNITY ZONES

Opportunity Zones are a new program established by the Tax Cuts and Jobs Act of 2017 aimed at encouraging long-term investment in low-income communities by providing investors with opportunities to re-invest their unrealized capital gains in the designated areas. The program offers three tax incentives for Opportunity Zone investment, including:

1. A temporary tax deferral on inclusion in taxable income for capital gains
2. A step-up in basis of up to 15% for capital gains
3. A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment

For more information, visit https://dhcd.maryland.gov/Pages/OpportunityZones.aspx or contact Ryan Chelton at rchelton@collegeparkmd.gov or by phone at (240) 487-3543.