QUARTERLY DEVELOPMENT UPDATE

January - March 2020
## 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>City Hall Redevelopment</td>
<td>Downtown</td>
<td>Baltimore Ave &amp; Knox Rd</td>
<td>Office + Civic</td>
</tr>
<tr>
<td>Maryland Hillel</td>
<td>Downtown</td>
<td>7505 Yale Ave</td>
<td>Religious</td>
</tr>
<tr>
<td>Southern Gateway</td>
<td>Downtown</td>
<td>7200 Baltimore Ave</td>
<td>Apartments + Retail</td>
</tr>
<tr>
<td>Tempo</td>
<td>Lower Midtown</td>
<td>8430 Baltimore Ave</td>
<td>Apartments + Retail</td>
</tr>
<tr>
<td>Boulevard</td>
<td>Upper Midtown</td>
<td>Cherokee Street</td>
<td>Townhomes</td>
</tr>
<tr>
<td>Extra Space Storage</td>
<td>Upper Midtown</td>
<td>9604 Baltimore Ave</td>
<td>Commercial Storage</td>
</tr>
<tr>
<td>Atworth</td>
<td>TDOZ</td>
<td>River Road</td>
<td>Apartments + Retail</td>
</tr>
<tr>
<td>Corporate Office Properties Trust (COPT)</td>
<td>TDOZ</td>
<td>River Road</td>
<td>Office</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>Knox Rd Development</td>
<td>Downtown</td>
<td>4422 Knox Road</td>
<td>Apartments + Retail</td>
</tr>
<tr>
<td>The Hub</td>
<td>Downtown</td>
<td>4220 Knox Rd</td>
<td>Apartments</td>
</tr>
<tr>
<td>The Standard</td>
<td>Downtown</td>
<td>4321 Hartwick Rd</td>
<td>Apartments + Retail</td>
</tr>
<tr>
<td>McDonalds</td>
<td>Lower Midtown</td>
<td>8301 Baltimore Ave</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Wawa</td>
<td>Uptown</td>
<td>Ikea Center Blvd</td>
<td>Commercial</td>
</tr>
<tr>
<td>Branchville Gardens</td>
<td>Branchville</td>
<td>4810 Branchville Rd</td>
<td>Apartments</td>
</tr>
<tr>
<td>EZ Storage</td>
<td>Branchville</td>
<td>5151 Branchville Rd</td>
<td>Commercial Storage</td>
</tr>
<tr>
<td>Marriott Residence Inn</td>
<td>TDOZ</td>
<td>Cpl Frank Scott Dr</td>
<td>Hotel + Retail</td>
</tr>
</tbody>
</table>

**CONTACT:**
Department of Planning, Community & Economic Development  
240-487-3538  
planning@collegparkmd.gov
**DEVELOPMENT DETAILS**

**COPT**  
*River Road*  
**Owner:** COPT  
**Project:** 112,000 SF Commercial Office  
**Status:** Under Construction

**KNOX RD DEVELOPMENT**  
*4422 Knox Road*  
**Owner:** Greystar  
**Project:** 341 Dwelling Units/788 Beds Student Housing & 32,000 SF Retail  
**Status:** Approved by Planning Board

**TEMPO**  
*8430 Baltimore Ave*  
**Owner:** Gilbane  
**Project:** 296 Dwelling Units/978 Beds Student Housing  
**Status:** Approved by District Council

**MCDONALD’S**  
*8301 Baltimore Ave*  
**Owner:** McDonald’s  
**Project:** Exterior alterations  
**Status:** Planned
**BOULEVARD**  
Cherokee Street  
Owner: Lennar  
Project: 45 Townhomes  
Status: Townhomes Under Construction  
Multi-Family Approved by District Council

**MARYLAND HILLEL**  
Yale Avenue  
Owner: Hillel  
Project: 39,000 SF Cultural Center  
Status: Approved by District Council

**SOUTHERN GATEWAY**  
7200 Baltimore Avenue  
Developer: Bozzuto Group  
Project: 393 Dwelling Units + 67,000 SF Retail  
Status: Under Construction

**CITY HALL**  
4500 Knox Road  
Owner: City of College Park & University of Maryland  
Project: 85,000 SF  
Status: Under Construction
DEVELOPMENT DETAILS

**EZ STORAGE**
5151 Branchville Road
Owner: EZ Storage
Project: 950 Storage Units
Status: Planned

**EXTRA SPACE STORAGE**
9604 Baltimore Avenue
Owner: Johnson Development Associates
Project: 950 Storage Units
Status: Under Construction

**ATWORTH**
River Road
Developer: Gilbane
Project: 440 Dwelling Units + 12,000 SF Retail
Status: Approved by District Council

**WAWA**
IKEA Center Blvd
Owner: Wawa
Project: Retail & Gas Station
Status: Approved by Planning Board
DEVELOPMENT DETAILS

STANDARD
4321 Hartwick Rd
Owner: Landmark Properties
Project: 282 Dwelling Units/951 Beds Student Housing + 6,400 SF Retail
Status: Planned

MARRIOTT RESIDENCE INN
Cpl Frank Scott Dr
Owner: New County Hotel, LLC
Project: Hotel + Retail
Status: Preliminary Plan of Subdivision Approved

BRANCHVILLE GARDENS
4810 Branchville Rd
Owner: Cruz Development
Project: Multi-Family Housing
Status: Planned

THE HUB
4220 Knox Rd
Owner: Core Campus Manager
Project: Student Apartments
Status: Proposed
RECENT SALES
- 9122-9128 Baltimore Ave (Monument Village) was purchased on February 25th for $62,700,000.
- 8150 Baltimore Ave (The Varsity) was purchased on March 20th for $148,000,000.
- 7302 Yale Ave was purchased on April 1st for $3,250,000.
- 4424 Hartwick Rd was purchased on May 4th for $2,350,000.

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 the Department of Planning, Economic and Community Development at planner@collegeparkmd.gov or by phone at (240) 487-3538.

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 the Department of Planning, Economic and Community Development at planning@collegeparkmd.gov or by phone at (240) 487-3538.