



CITY OF  
**COLLEGE PARK**

# QUARTERLY DEVELOPMENT UPDATE

January - March 2020

# DEVELOPMENT SUMMARY

## APPROVED/UNDER CONSTRUCTION

NAME	AREA	ADDRESS	TYPE
City Hall Redevelopment	Downtown	Baltimore Ave & Knox Rd	Office + Civic
Maryland Hillel	Downtown	7505 Yale Ave	Religious
Southern Gateway	Downtown	7200 Baltimore Ave	Apartments + Retail
Tempo	Lower Midtown	8430 Baltimore Ave	Apartments + Retail
Boulevard	Upper Midtown	Cherokee Street	Townhomes
Extra Space Storage	Upper Midtown	9604 Baltimore Ave	Commercial Storage
Atworth	TDOZ	River Road	Apartments + Retail
Corporate Office Properties Trust (COPT)	TDOZ	River Road	Office

## PLANNED/PROPOSED

NAME	AREA	ADDRESS	TYPE
Knox Rd Development	Downtown	4422 Knox Road	Apartments + Retail
The Hub	Downtown	4220 Knox Rd	Apartments
The Standard	Downtown	4321 Hartwick Rd	Apartments+ Retail
McDonalds	Lower Midtown	8301 Baltimore Ave	Restaurant
Wawa	Uptown	Ikea Center Blvd	Commercial
Branchville Gardens	Branchville	4810 Branchville Rd	Apartments
EZ Storage	Branchville	5151 Branchville Rd	Commercial Storage
Marriott Residence Inn	TDOZ	Cpl Frank Scott Dr	Hotel + Retail

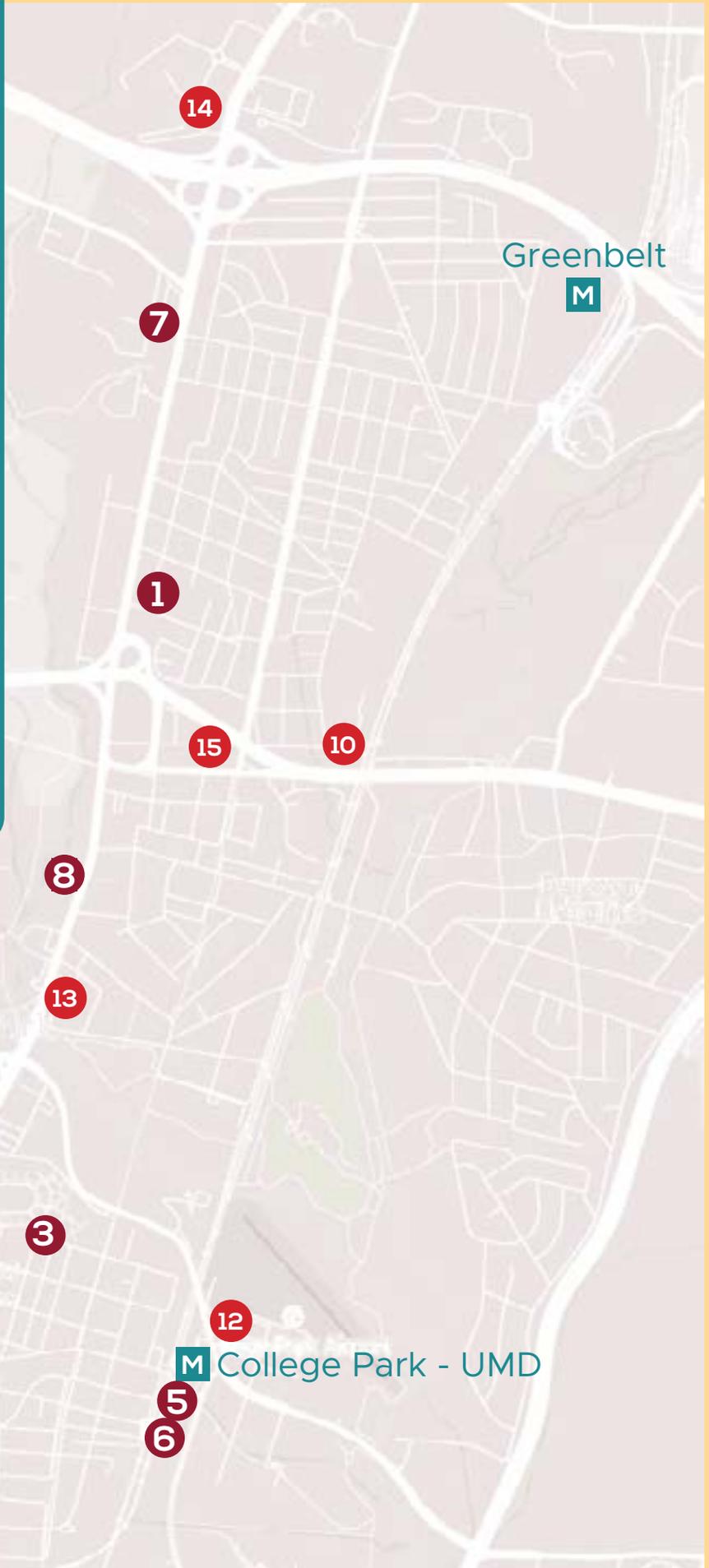
**CONTACT:** Department of Planning, Community  
& Economic Development  
240-487-3538  
[planning@collegetparkmd.gov](mailto:planning@collegetparkmd.gov)



# Projects

- 1 Boulevard
- 2 City Hall Redevelopment
- 3 Hillel
- 4 Southern Gateway
- 5 Atworth
- 6 COPT
- 7 Extra Space Storage
- 8 Tempo
- 9 The Standard
- 10 EZ Storage
- 11 Knox Rd Development
- 12 Marriott Residence Inn
- 13 McDonalds
- 14 Wawa
- 15 Branchville Crossing
- 16 The Hub

- Approved/Under Construction
- Planned/Proposed



# 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*

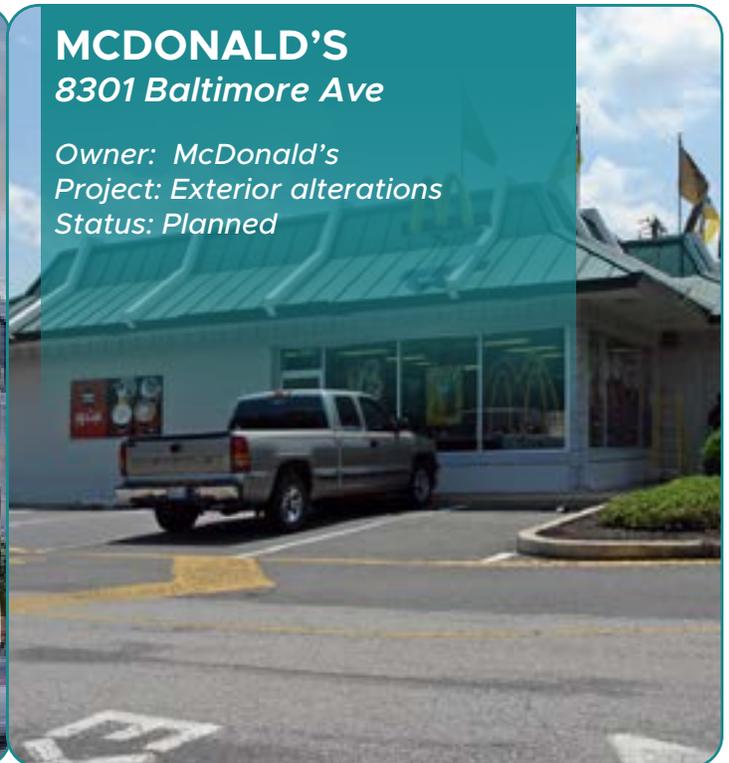
*Owner: Gilbane  
Project: 296 Dwelling Units/978  
Beds Student Housing  
Status: Approved by District  
Council*



## MCDONALD'S

*8301 Baltimore Ave*

*Owner: McDonald's  
Project: Exterior alterations  
Status: Planned*

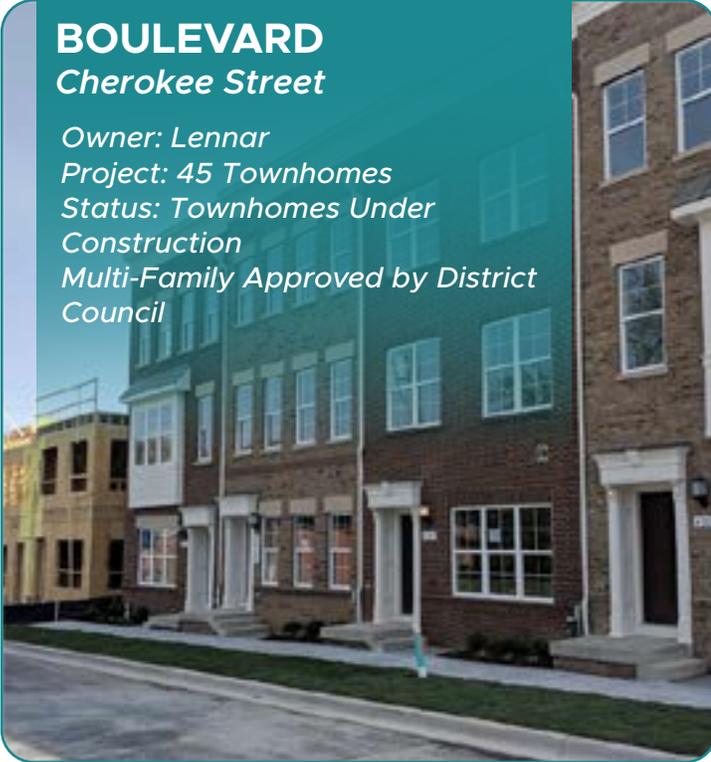


# DEVELOPMENT DETAILS

## **BOULEVARD**

*Cherokee Street*

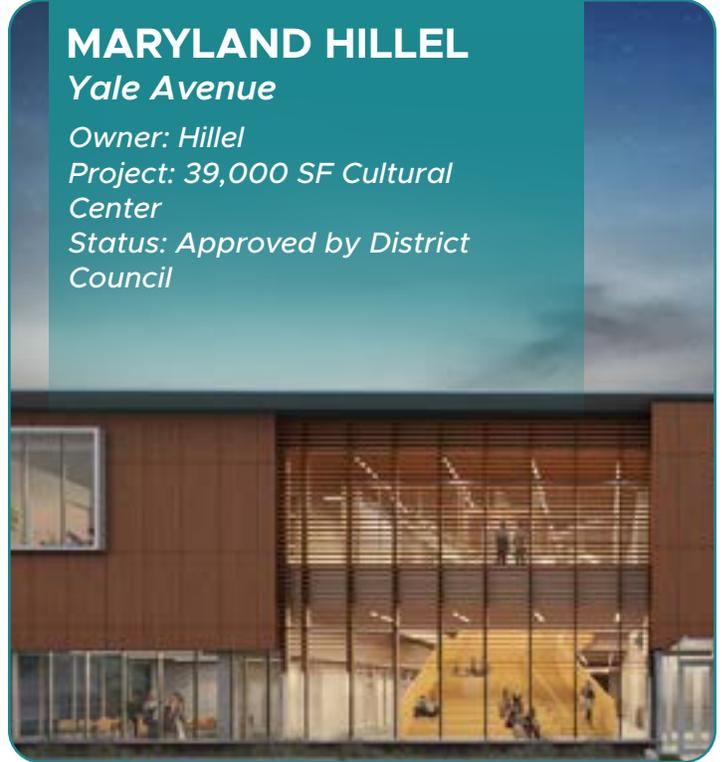
*Owner: Lennar  
Project: 45 Townhomes  
Status: Townhomes Under Construction  
Multi-Family Approved by District Council*



## **MARYLAND HILLEL**

*Yale Avenue*

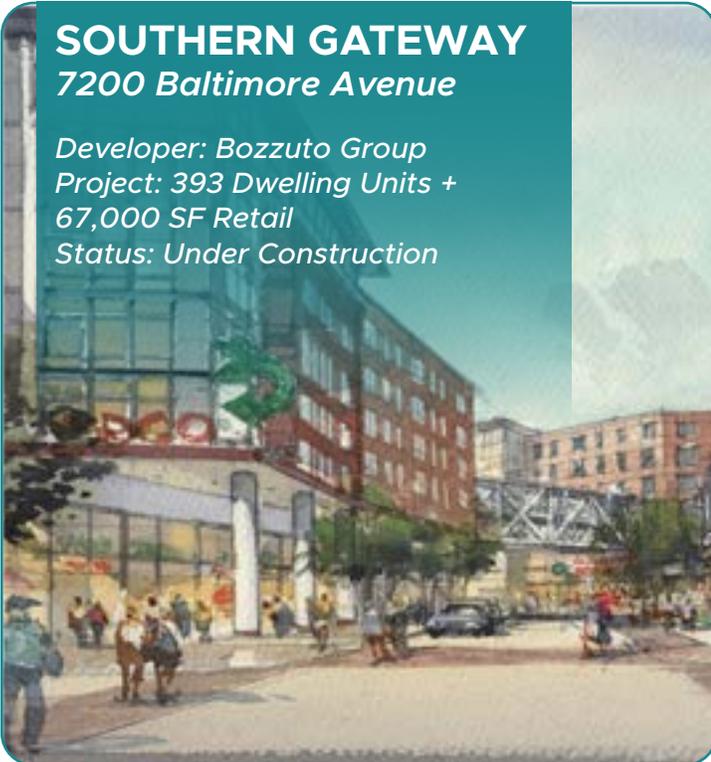
*Owner: Hillel  
Project: 39,000 SF Cultural Center  
Status: Approved by District Council*



## **SOUTHERN GATEWAY**

*7200 Baltimore Avenue*

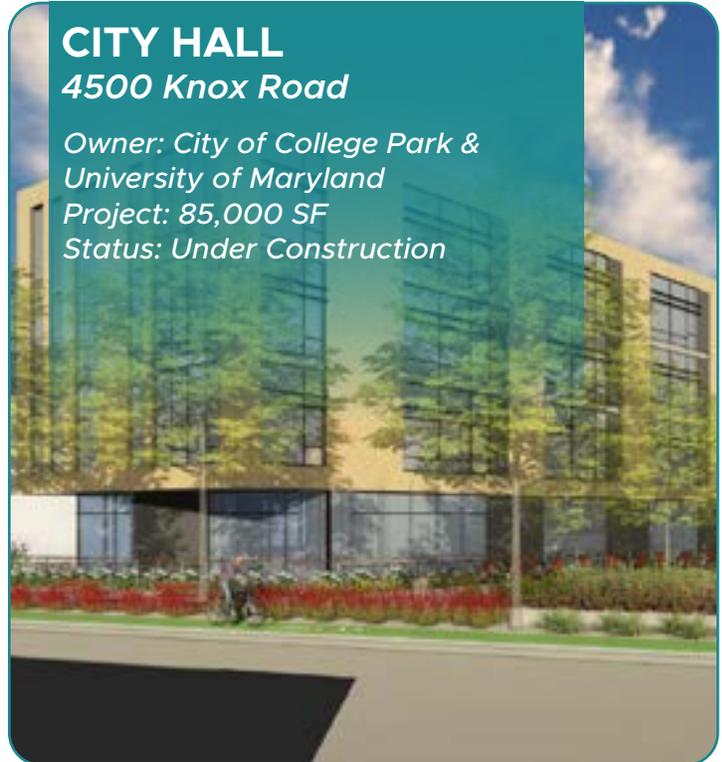
*Developer: Bozzuto Group  
Project: 393 Dwelling Units + 67,000 SF Retail  
Status: Under Construction*



## **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



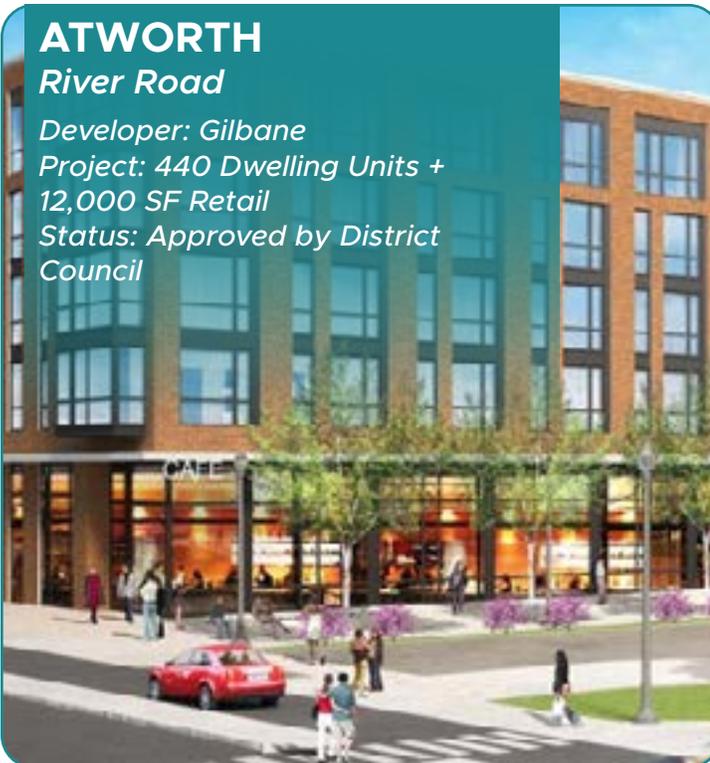
## ATWORTH

River Road

Developer: Gilbane

Project: 440 Dwelling Units + 12,000 SF Retail

Status: Approved by District Council



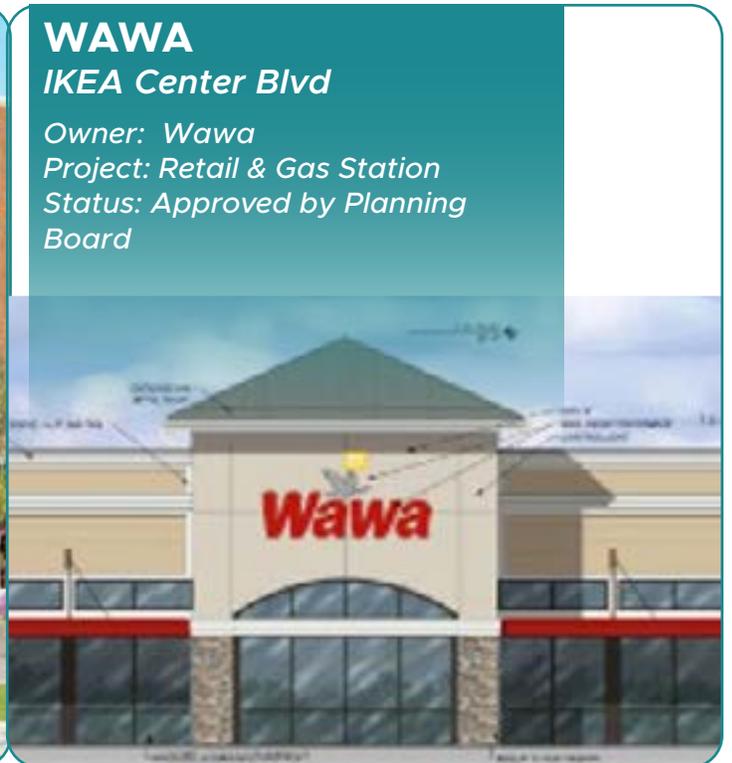
## WAWA

IKEA Center Blvd

Owner: Wawa

Project: Retail & Gas Station

Status: Approved by Planning Board



# DEVELOPMENT DETAILS

## STANDARD

4321 Hartwick Rd

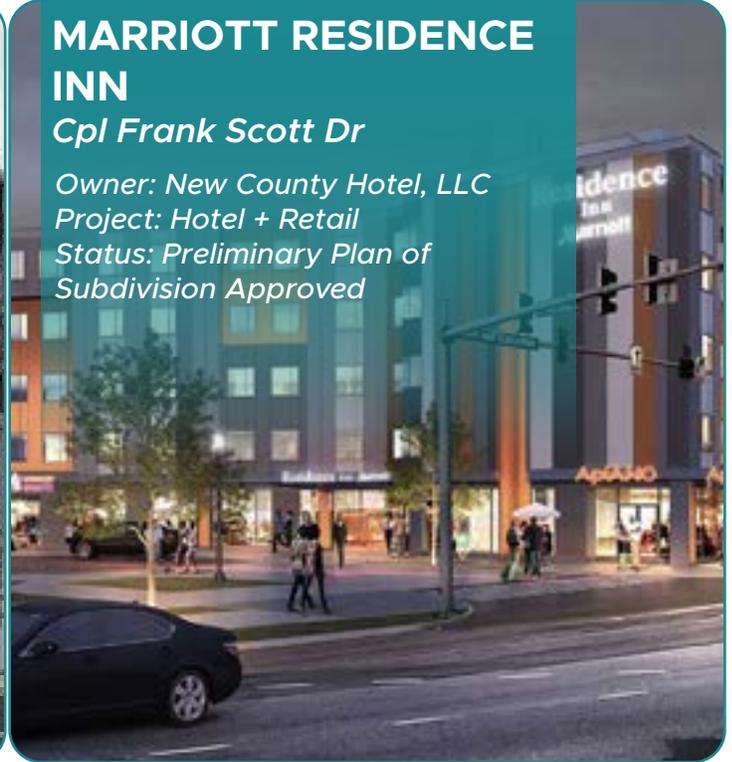
Owner: Landmark Properties  
Project: 282 Dwelling Units/951  
Beds Student Housing + 6,400 SF  
Retail  
Status: Planned



## MARRIOTT RESIDENCE INN

Cpl Frank Scott Dr

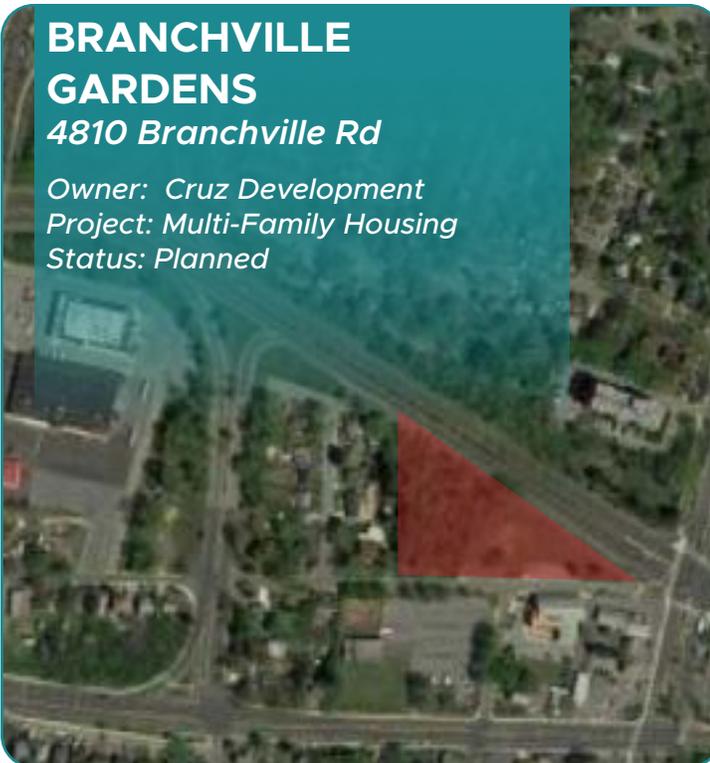
Owner: New County Hotel, LLC  
Project: Hotel + Retail  
Status: Preliminary Plan of  
Subdivision Approved



## 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



# OTHER DEVELOPMENT NEWS

## 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@collegetparkmd.gov](mailto:planner@collegetparkmd.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@collegetparkmd.gov](mailto:planning@collegetparkmd.gov) or by phone at (240) 487-3538.