

**Department of Planning and Community Development**  
**Bimonthly Project Status Report**  
**February 24, 2023**

**NEW DEVELOPMENT PROJECTS:** All project applications accepted for review by M-NCPPC are listed on the City’s website at the Planning Department’s webpage under Development Review - <https://www.collegeparkmd.gov/159/Planning-Community-Development>. These projects are linked to the publicly available application materials filed with M-NCPPC. Projects listed as under discussion have not yet been accepted for development review and may or may not come to fruition.

<b>Pre-Application Projects Under Discussion (Not accepted by M-NCPPC)</b>	
<b>Project</b>	<b>Status</b>
7131 Baltimore Avenue – Tony Akaras Formerly known as District 3 Social House	APC and community heard an informational presentation on June 2, 2022, for a revised proposal for a mixed-use building. This hasn’t been pursued. Property was recently used as a staging area for another project but this activity has ceased and the site has been leveled.
9621 Autoville Drive	Proposal to raze a single-family home and construct a small apartment building or townhouses.
Paint Branch Preserve North and South – South of Cherry Hill Road and west of Autoville Drive Stanley Martin Homes	Land assemblage of property in the North Autoville area for construction of approximately 131 townhouse units in two subdivisions. The Applicant held the required Pre-Application Neighborhood Meeting on August 31, 2022 and emphasized that the concept plans shown were still undergoing revisions. The link to the meeting video is: <a href="https://rodgers.sharefile.com/d-s88380b29a1ee4aa7b1a4251195af727e">https://rodgers.sharefile.com/d-s88380b29a1ee4aa7b1a4251195af727e</a> NRI for Preserve North approved by M-NCPPC and NRI for Preserve South under review.
Campus Village Center – LV Collective	Proposal to redevelop the shopping center, gas station and Town Hall with a mixed-use project. Will include space for community use. Applicant enrolled in Voluntary Clean Up Program with MDE. Property recently closed for approximately \$36 million dollars. A site development concept plan for storm water management was submitted to DPIE along with a floodplain study and a Preliminary Plan of Subdivision was submitted to M-NCPPC but has not been accepted for review.
Redevelopment of Old Leonardtown Housing (behind Fraternity Row) University of Maryland with Mosaic Development Corporation and Campus Partners	Raze existing student housing and build proposed 5-story graduate student housing building over 2 levels of parking. Will follow Mandatory Referral process. State Clearinghouse Review completed, and project found to be consistent with contingent actions.
7501 Hopkins Avenue - Renovation and addition to former Phi Gamma Delta (FIJI) fraternity house by the Evans Scholarship Foundation	Housing for 45 persons in a need-based living and learning community of golf caddies. Entitlement process to be determined but may entail subdivision and site plan applications. Site development concept plan submitted to DPIE.
Special Exception SE-4855 9520 Baltimore Avenue	To allow an auto body paint and repair shop in the Neighborhood Activity Center (NAC) zone. A virtual pre-

(Formerly Jordan Kitts Piano)	application neighborhood meeting was held by the applicant, but no application has been filed.
RFP-OCS-2022 CPRK – Aviation Landing Solicitation of development proposals by Prince George’s County for site at Campus Drive and Corporal Frank Scott Drive previously approved for a Residence Inn hotel by Marriott.	RFP issued on February 25, 2022, and awarded on September 1, 2022, to a development team led by Terrapin Development Company, 4 Castles and Mosaic Development Corporation for a mixed-use project containing 1.3 million SF. Formal announcement was made at an event held on site on November 3.
Redevelopment of BP Gas Station East side of Baltimore Avenue at Cherry Hill Road	Proposal for 18-25 units of multifamily housing in a 3-story building.
Major Revision to Detailed Site Plan DSP-17052-01 – Hillel 7505 Yale Avenue	Cultural Center previously approved being redesigned to increase gross floor area slightly and change architecture.
8616 Baltimore Avenue – College Park Car Wash	Under contract by the Gilbane Development Corporation for redevelopment as student housing.
5000 block of Branchville Road – vacant land	Proposed for 6,000 SF office building. Subdivision will be required.
Patapsco Building, 5145 Campus Drive	Proposed demolition of 53,964 SF building owned by University of Maryland for future institutional use. State Clearinghouse review completed and found to be consistent with contingent actions.
<b>Applications Accepted for Review by M-NCPPC</b>	
Detailed Site Plan DSP-22015 The Flats at College Park 9113 and 9137 Baltimore Avenue RST Development	Redevelopment of the Days Inn, Howard Johnson’s, and Red Roof Inn for 331 units of affordable multifamily housing and 4,000 SF of commercial using State financing. City Council voted to recommend approval with conditions on January 10. County Planning Board approved on January 19, 2023. A Request for Reconsideration of a Preliminary Plan condition to allow right-in access from Baltimore Avenue was heard at a Planning Board meeting on February 23 and was DENIED.
Preliminary Plan of Subdivision 4-22034 Parcels 1 -7, A & B, Discovery Point at Discovery District - Baltimore Avenue and Campus Drive Terrapin Development Company (TDC) and Brandywine Realty Trust	Proposal for an innovation hub with 474,000 SF of Class A office space, 50,000 SF commercial space and 500 multi-family units constructed in phases. TDC to hold ground lease. City Council supported with conditions on January 31 and the County Planning Board approved with conditions on February 16. The Detailed Site Plan was just accepted for review by M-NCPPC.
Preliminary Plan of Subdivision 4-22019 5101 Iroquois Street Chalabi Hanadi	Subdivide property to create 2 lots to retain the existing house and build a new house. Variances are required. This application was WITHDRAWN.
Detailed Site Plan DSP-22035 Terrapin House Northeast corner of Baltimore Avenue and Hartwick Road	Redevelopment of existing shopping center, apartment building and single-family home for approximately 93 multifamily units and 6,414 SF of commercial/retail. Application submitted to M-NCPPC for review but not accepted.

**CIP PROJECTS – COMMUNITY DEVELOPMENT:** These are City of College Park projects funded through grants and the general fund. Detailed information about them can be found on the City’s website – [www.collegeparkmd.gov/252/Projects](http://www.collegeparkmd.gov/252/Projects).

Project	Status
Hollywood Streetscape	Project under construction – About 2 weeks of major construction remains. Goat path construction is complete. Landscaping will be deferred to late March. Contract amendment approved on January 17 for increased cost of construction.
Rhode Island Avenue Bike Lanes	City Council awarded construction contract on September 13 and requested additional design for vertically buffered lanes. Installation of bus facilities, flex posts and additional striping to be started this month.
Duvall Field	Design plans 60% complete and a contract amendment approved on January 17 to address additional design costs not part of the original scope. Design meetings with City staff and subconsultants have been held.
Hollywood Road Sidewalk	Design plans and bid package 90% complete. Received state review comments and responded. Construction bids will be solicited after final state approval.
Veo Parking Hubs and Bike Racks	Finalizing locations and specifications to solicit contractor bids for installation.
North College Park Community Center Feasibility Study	M-NCPPC Feasibility Study for site selection has been completed and final report can be accessed at: <a href="https://www.mncppc.org/5225/North-College-Park-Community-Center-Feas">https://www.mncppc.org/5225/North-College-Park-Community-Center-Feas</a>