

Department of Planning and Community Development
Bimonthly Project Status Report
May 19, 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.

Pre-Application Projects Under Discussion (Not accepted by M-NCPPC)	
Project	Status
7131 Baltimore Avenue – Tony Akaras Formerly known as District 3 Social House	Revised proposal for a mixed-use building with ground floor retail and 2 stories residential. APC and community heard an informational presentation on June 2, 2022.
9621 Autoville Drive	Proposal to raze a single-family home and construct a 4-story apartment building with 12 units.
Paint Branch Preserve North and South – 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: https://rodgers.sharefile.com/d-s88380b29a1ee4aa7b1a4251195af727e NR 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 not accepted.
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.
Special Exception SE-4855 9520 Baltimore Avenue (Formerly Jordan Kitts Piano)	To allow an auto body paint and repair shop in the Neighborhood Activity Center (NAC) zone. A pre-application neighborhood meeting was held by the applicant on Zoom, 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 for a mixed-use project containing 1.3 million SF. Formal announcement was made at an event held on site on November 3, 2022.

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.
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. Project on hold.
Applications Accepted for Review by M-NCPPC	
Detailed Site Plan DSP-22015, The Flats at College Park, 9113 and 9137 Baltimore Avenue Preliminary Plan of Subdivision 4-22007	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. County Planning Board approved on January 19, 2023.
Detailed Site Plan DSP-22024 Parcels 1 & 2, Discovery Point at Discovery District - Baltimore Avenue and Campus Drive Terrapin Development Company (TDC) and Brandywine Realty Trust. Preliminary Plan PP 4-22034.	DSP for development of two office buildings totaling 272,800 SF of Class A office space and 40,050 SF of commercial space on Parcels 1 and 2. DSP for infrastructure only and no proposed development at this phase for parcels 3-6. Planning Board Hearing scheduled for June 8, 2023.
Detailed Site Plan DSP-21024 – EcoGrads 8421 Baltimore Avenue	Proposed construction of mixed-use building with 123 multifamily residential units and 2,300 SF of commercial. Planning Board approved with all City-recommended conditions on September 29, 2022.
Detailed Site Plan Revision DSP 1700-03 Little Blue Menu – former Applebee's restaurant	County Planning Director-level review of "ghost food kitchen" concept by Chick-fil-A. Walk-up and delivery service only. Use is permitted and revised plan includes 10 tables with umbrellas, 2 trash receptacles, a micro-mobility parking hub, and high-visibility crosswalk across the driveway to Baltimore Avenue. Under construction.
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 or commercial retail.
Detailed Site Plan DSP-89080-05 Al Huda School	Proposed to add a modular storage building on site. Accepted for Planning Director level review-no public hearing will be held.

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.

Project	Status
Hollywood Streetscape	Project nearing completion. Landscaping scheduled for June. Hollywood identification sign to be installed in June.
Rhode Island Avenue Bike Lanes	Construction to start mid-June.
Duvall Field	Design plans 90% complete and under review. Further review by City Council will be scheduled.
Hollywood Road Sidewalk	Final design plans and bid package pending approval by state reviewers. Construction bids will be solicited after final state approval.
Veo Parking Hubs and Bike racks	Staff is compiling a list of locations and specifications for City Council review and comment. When finalized, will 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: https://www.mncppc.org/5225/North-College-Park-Community-Center-Feas
Sentinel Swamp Sanctuary	Study completed which included wetland delineations, natural resource inventory, and concepts for future development of the site.