CITY OF COLLEGE PARK

DEVELOPMENT UPDATE

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COLLEGE PARK MARYLAND

A Smart Place to Live

DEVELOPMENT ACTVITY

Development Type

- Hotel
- Multifamily
- Student Housing
- Single Family
- Retail
- Industrial
- Office

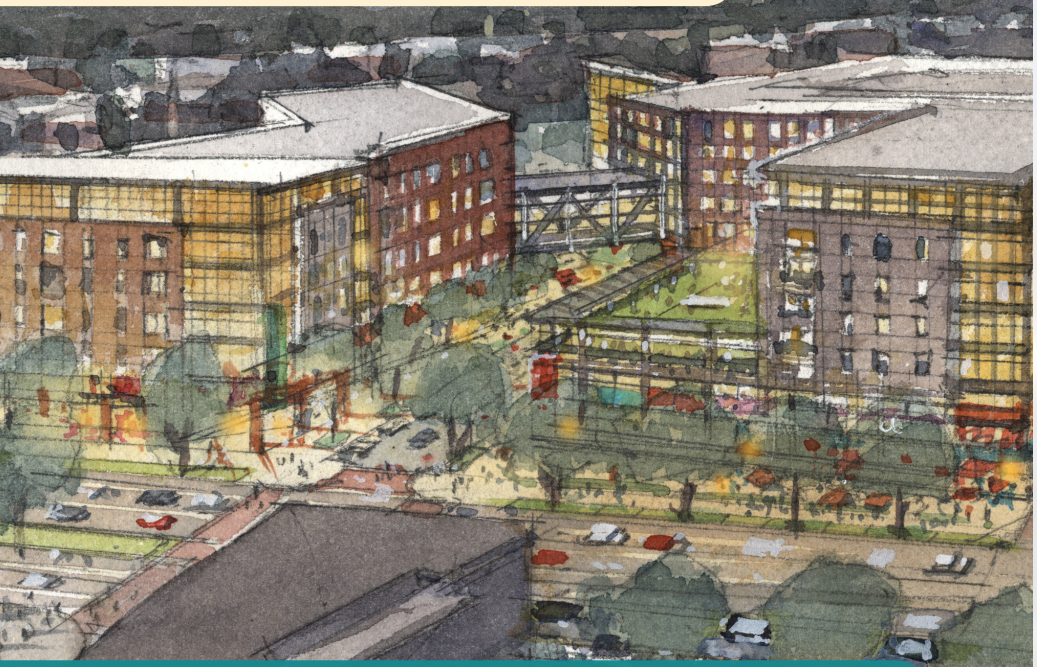
Land Ownership:

- University of Maryland
- City of College Park

1	Southern Gateway	300 Units
2	The Hotel	297 Rooms
3	War Horse	15,000 Sf
4	The Boulevard	45 Homes/238 Units
5	Milkboy + ArtHouse	14,000 Sf
6	5801 University Research	75,000 Sf
7	WMATA/Gilbane	430 Units
8	Ron Paul	370 Units
9	Lidl	36,185 Sf
10	ezStorage	3 Stories
11	Purple Line Stations	4 Stations
12	Riverdale Park	210,000 Sf
13	College Park Honda	10,255 Sf
14	Bob Kidwell	7 Homes
15	Fuse 47	275 Units
16	Cambria Hotel / CVS	150 Rooms
17	Monument Village	235 Units
18	Terrapin Row	1,515 Beds

SOUTHERN GATEWAY

Address: 7200 Baltimore Ave
Developer: Bozzuto
Number of Units: 300
Status: Proposed
Breaking Ground: 2018



Helping transform Baltimore avenue into College Park's walkable main street is local developer Bozzuto. Southern Gateway is the result of a collaboration between Bozzuto, Willard Retail, and the University of Maryland College Park Foundation. The $110 million project is slated to break ground in 2018 and looks to contain 300 luxury apartments.

THE HOTEL

Address: 7777 Baltimore Ave
Developer: Southern Management
DSP: 14022
Number of Rooms: 297
Status: Under Construction
Opening: Spring 2017

The Hotel continues to move forward with construction. The nine-story luxury hotel, a $140 million project, recently topped off this past spring. On April 12th, a university press release claimed that the hotel would create 1,637 jobs. Construction is forecasted to be complete in the second quarter of 2017.

WAR HORSE

Address: 4425 Campus Drive
Developer: War Horse
Square Feet: 15,000
Status: Proposed

War Horse, Scott Plank's development company, is partnering with the University of Maryland to remake the former auto maintenance facility located at 4425 Campus Dr into an arts and entertainment venue. War Horse is planning to invest about $6 million into the project which, in its completion, will be a 15,000 square foot facility that will include a premier restaurant, teaching kitchen, and performance spaces. The project is slated for spring 2017 completion, according to a March 30 news release.

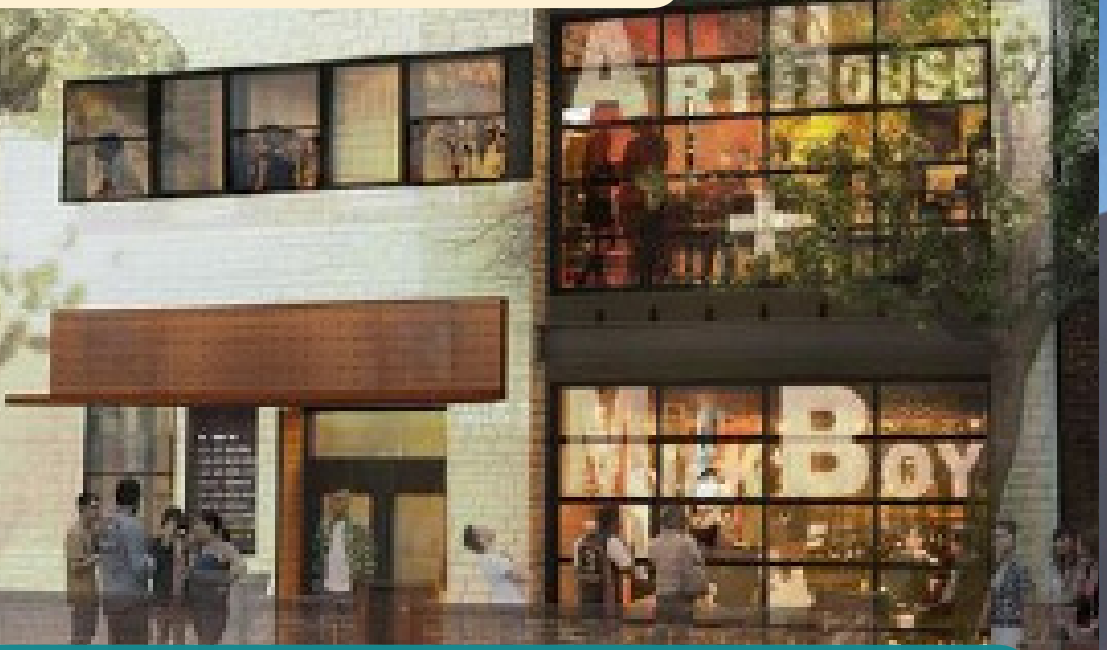
THE BOULEVARD

Address: 9091 Baltimore Ave
Number of Units: 238
Retail Square Feet: 4,000
Status: Proposed

The Boulevard, proposed by the Metropolitan Development Group, is expected to break ground on their project in 2017. The 45 townhome units will begin construction in early 2017, while the 238-unit residential apartment complex plans to begin construction in July of 2017. The $65 million project will also feature 4,000 square feet of ground floor retail space.

MILKBOY + ARTHOUSE

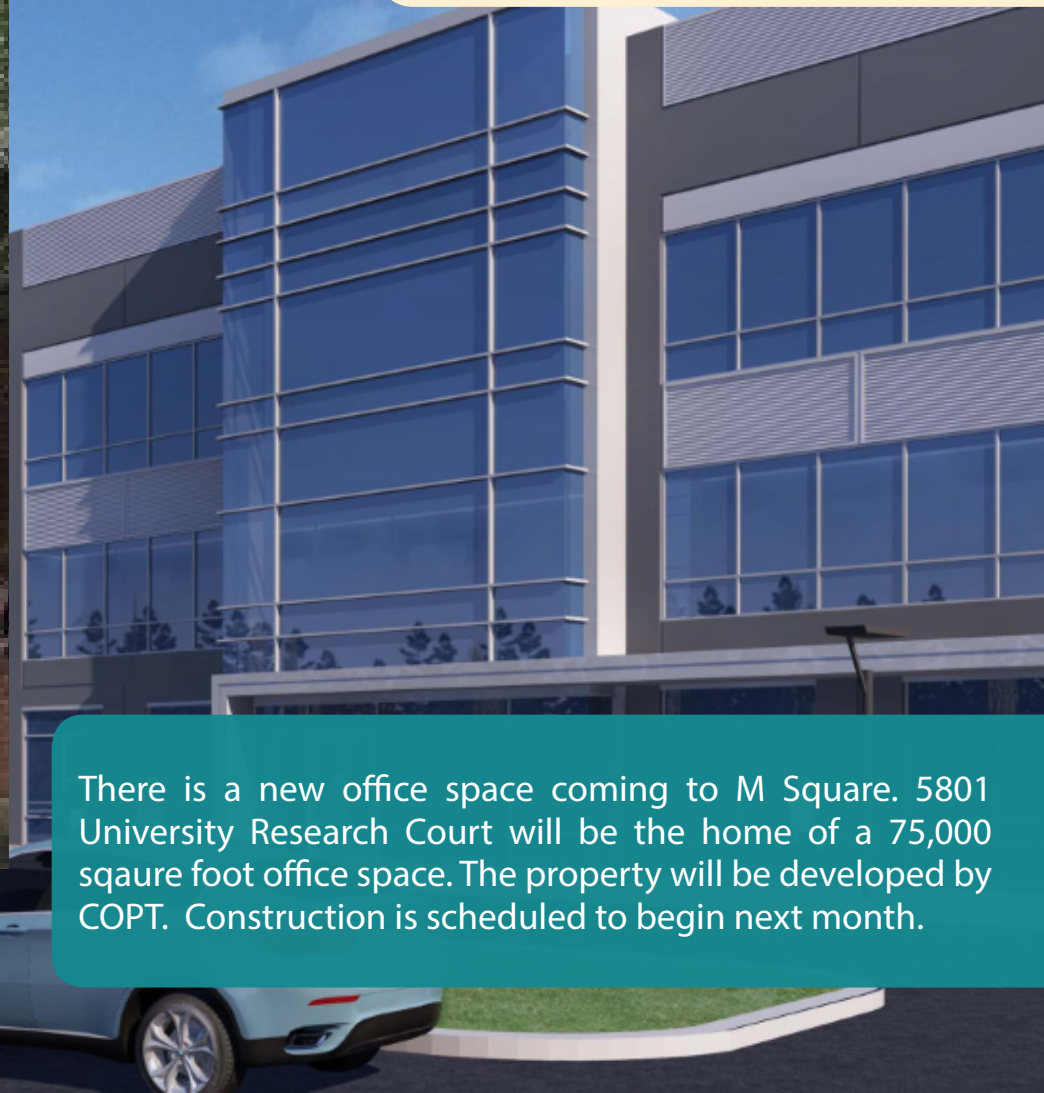
Address: 7416 Baltimore Ave
Contacts: MilkBoy + Clarice Smith Performing Arts Center
Status: Under Construction
Opening: Early 2017



ArtHouse, the joint venture between Clarice Smith Performing Arts Center and MilkBoy of Philadelphia, has begun construction as of August 1st. The final design of ArtHouse was created in partnership with MSR Architecture firm of Hyattsville and Morgan-Keller of Columbia, MD. The performance venue, restaurant and craft bar has events scheduled as early as January of 2017.

5801 UNIVERSITY RESEARCH

Address: 5801 University Research
DSP: 05080
Number of square feet: 75,000
Status: Approved



There is a new office space coming to M Square. 5801 University Research Court will be the home of a 75,000 sqaure foot office space. The property will be developed by COPT. Construction is scheduled to begin next month.

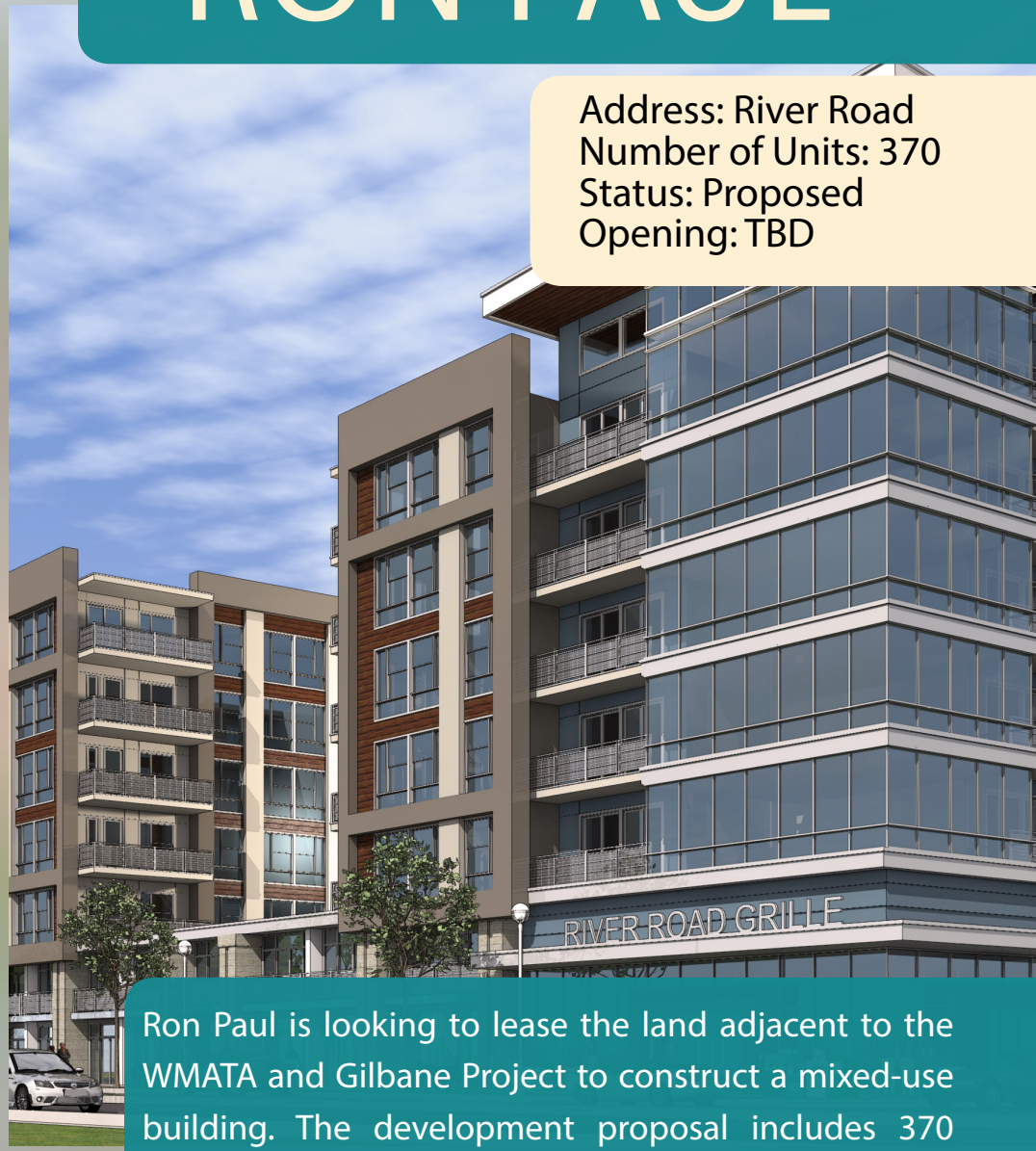
WMATA SITE

Address: River Road
Developer: Gilbane
Number of Units: 430
Status: Proposed

Gilbane has been selected as the Developer for the WMATA Joint Development Site. WMATA issued a solicitation for the parcel in July of 2015 and chose the Gilbane proposal this past April. Previously a 530 space surface lot, the new development proposal involves 430 apartment units and over 11,900 square feet of retail.

RON PAUL

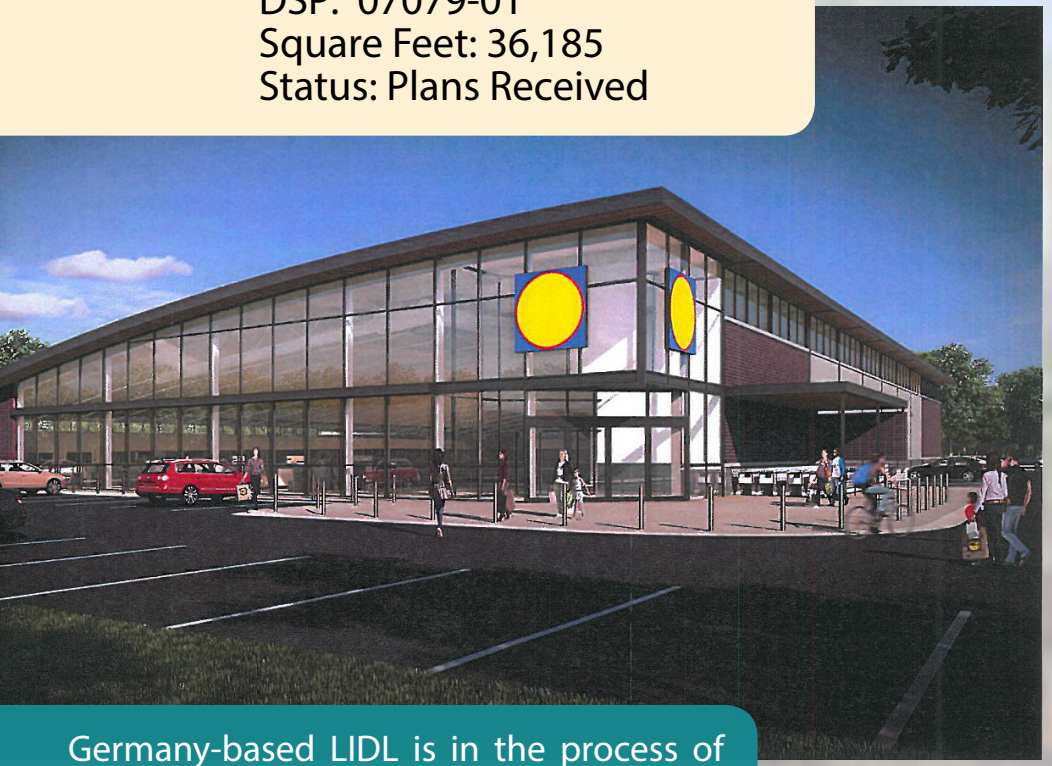
Address: River Road
Number of Units: 370
Status: Proposed
Opening: TBD



Ron Paul is looking to lease the land adjacent to the WMATA and Gilbane Project to construct a mixed-use building. The development proposal includes 370 apartment units, and 5,000 square feet of retail space. The apartment community is designed to appeal to recent graduates and professionals.

LIDL

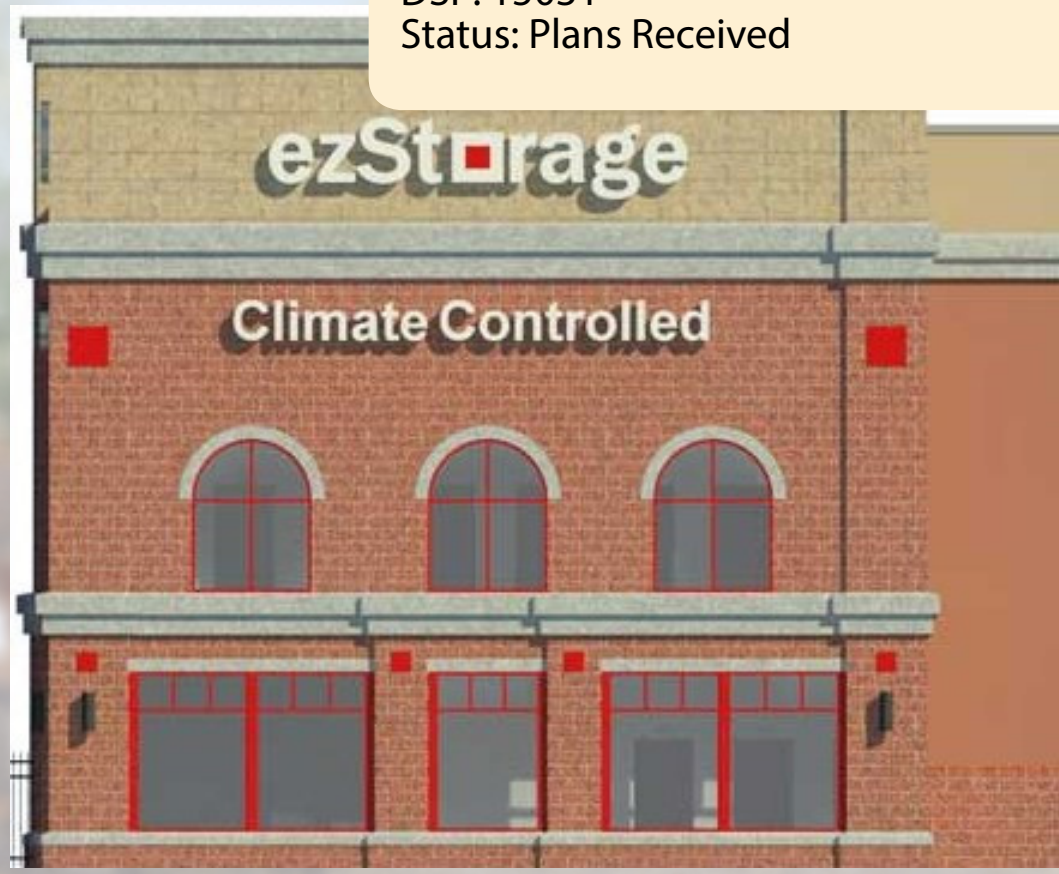
Address: 8601 Baltimore Ave
DSP: 07079-01
Square Feet: 36,185
Status: Plans Received



Germany-based LIDL is in the process of expanding into mid-atlantic markets and College Park has received plans from the grocer to redevelop 8601 Baltimore Ave. Plans for the project are currently being evaluated.

EZSTORAGE

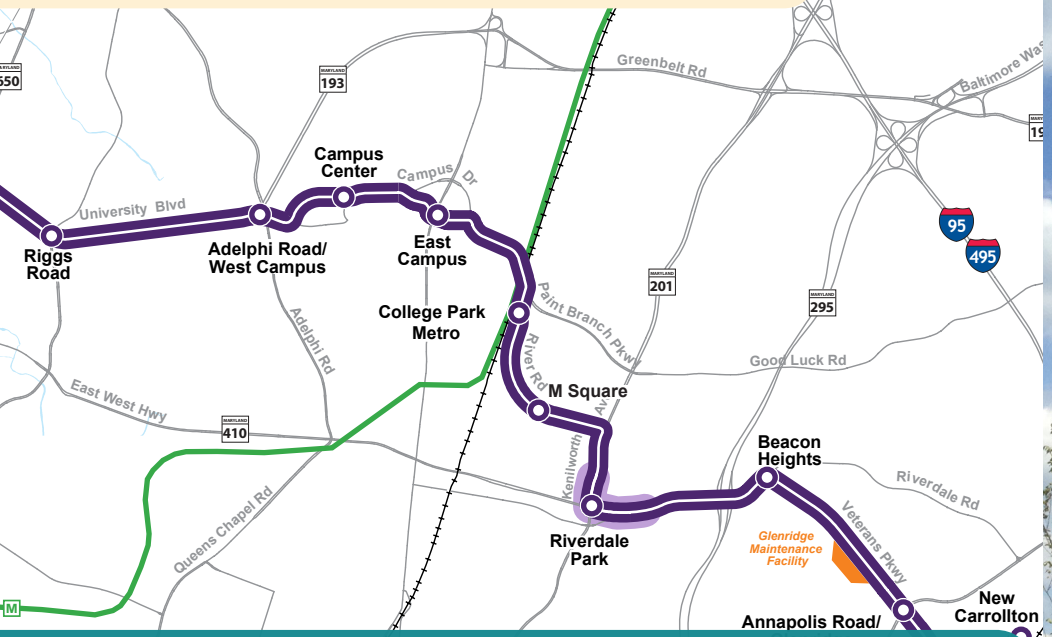
Address: 5151 Branchville
DSP: 15031
Status: Plans Received



The EZ Storage plans for 5151 Branchville have been accepted and are now pending review. The project calls for the removal of an existing building and the construction of a new 3-story storage building.

PURPLE LINE

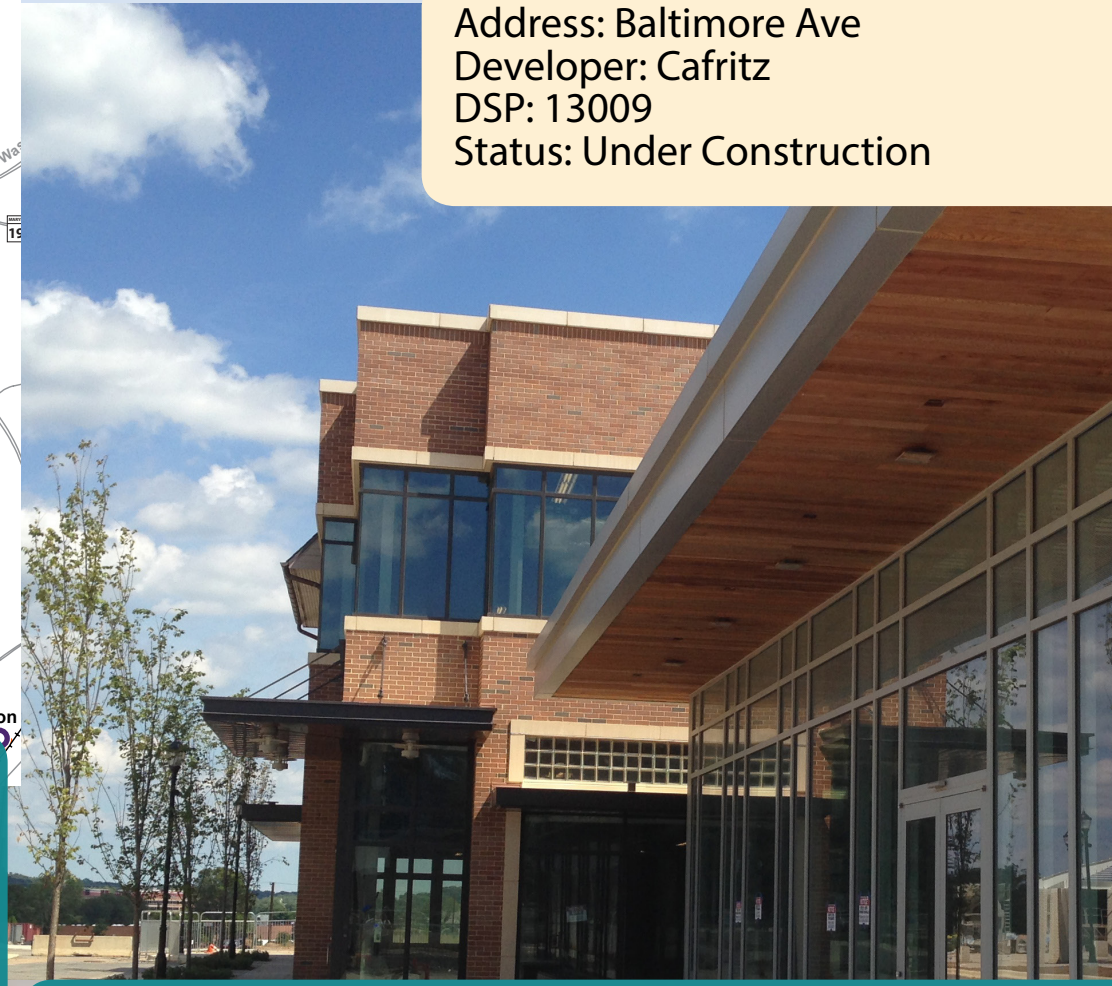
Maryland Department of Transportation
Status: Final Design and Construction
Opening: 2022



The Purple Line, a 16-mile light rail stretching between Bethesda and New Carrollton, was recently granted a Right-of-Entry permit by the Maryland Transit Administration, allowing the start of construction. The $3.3 billion project will be in a "final design and construction" phase until 2021 with service beginning in 2022.

RIVERDALE PARK

Address: Baltimore Ave
Developer: Cafritz
DSP: 13009
Status: Under Construction



Riverdale Park Station is in the process of constructing three new commercial buildings. The project looks to bring 1,921 full-time jobs during construction and 463 full time jobs in retail and food services post-construction. The project also includes plans to develop 746 new dwelling units.

COLLEGE PARK HONDA

Address: 9400 Baltimore Ave
DSP: 15046
Square Feet: 10,255
Status: Plans Accepted

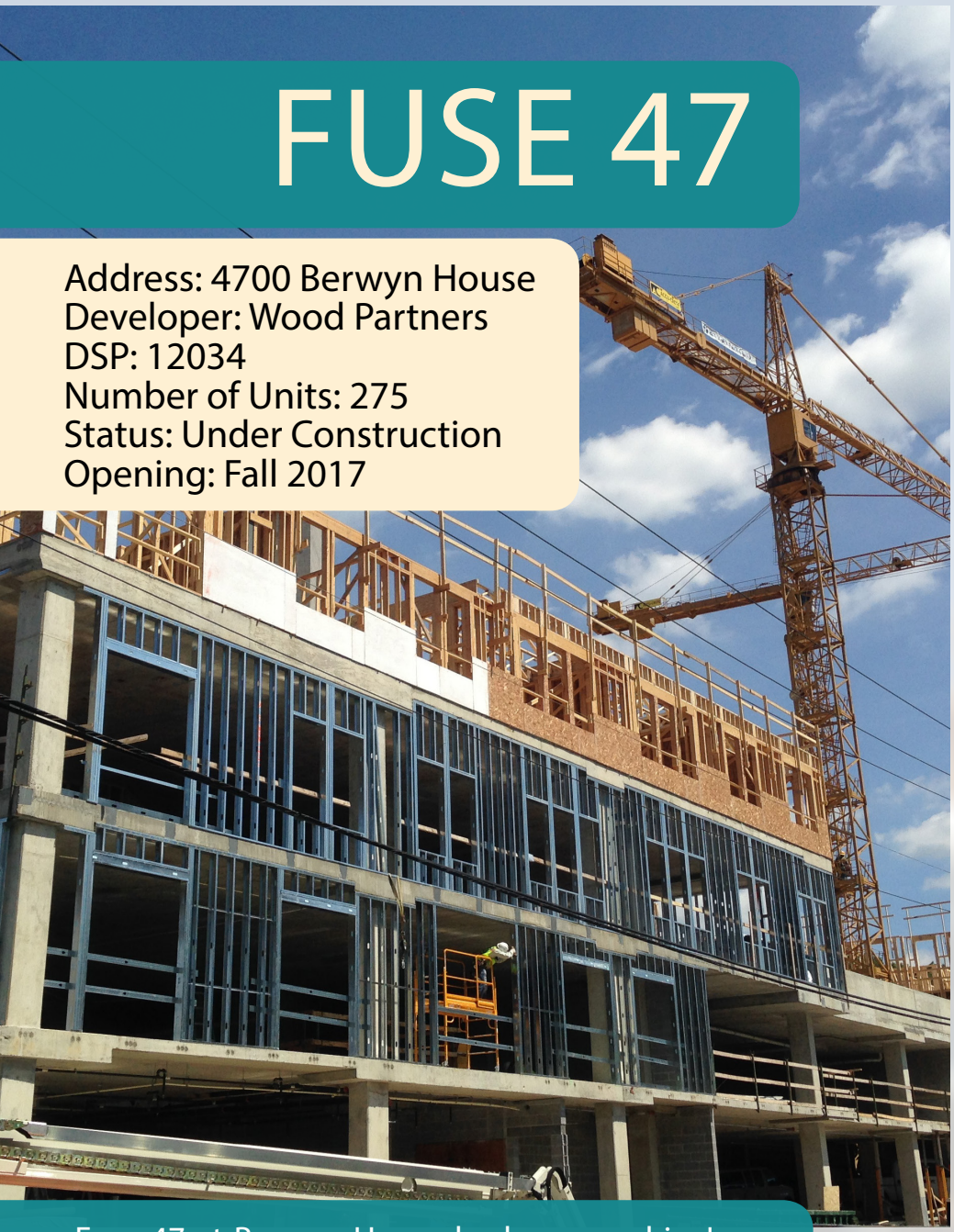
Plans have been submitted by College Park Honda to build an addition to an existing dealership to increase the size of the service department. The car dealership is looking to construct a 10,255 square feet addition to their existing building.

BOB KIDWELL

Address: Howard Lane
Architect/Builder: Classic Design + Build
Status: Proposed

Through a partnership with the City and Prince George's County, seven new homes are being built in the Old Town section of the city, a designated historic district, close to the campus and the city center. The result will be modern, energy efficient, low maintenance houses in an area where there is a shortage of single family houses available for purchase.

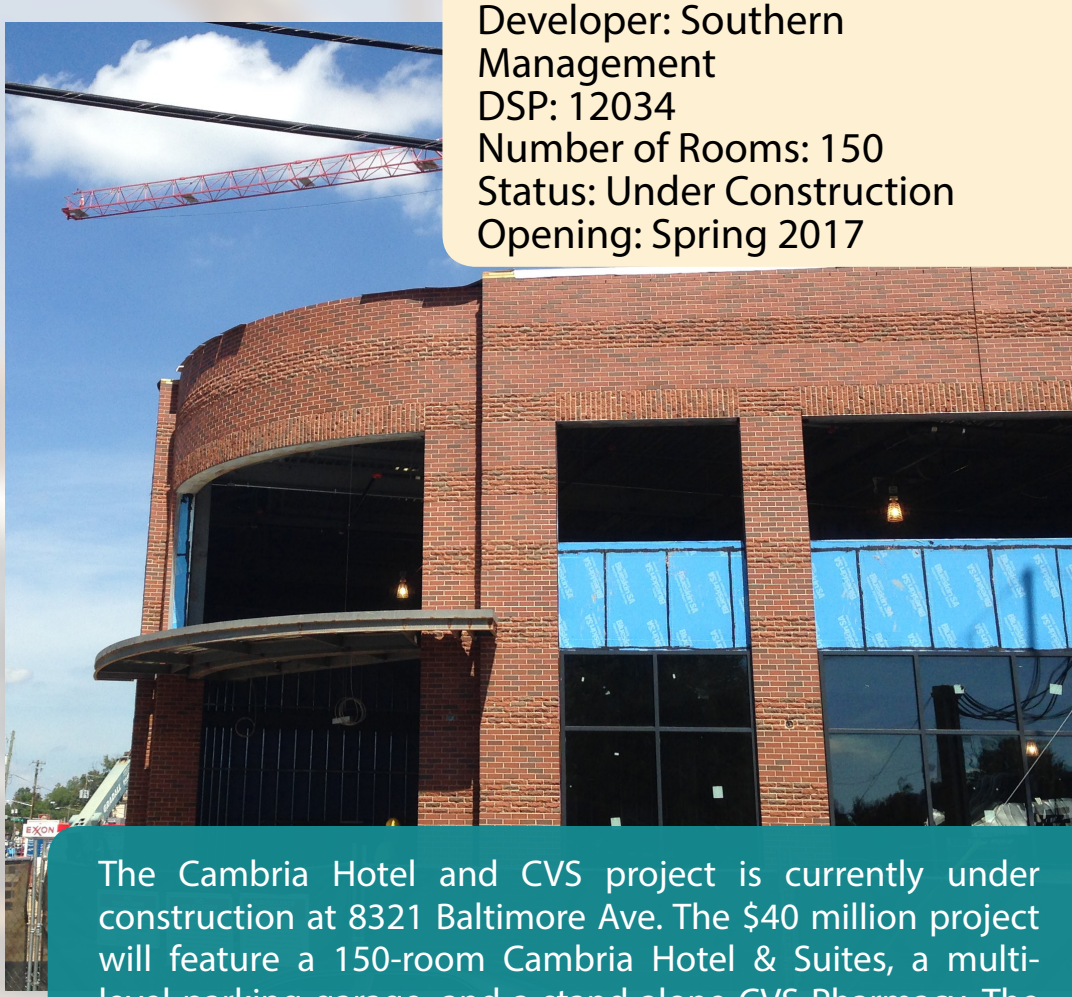
FUSE 47



Address: 4700 Berwyn House
Developer: Wood Partners
DSP: 12034
Number of Units: 275
Status: Under Construction
Opening: Fall 2017

Fuse 47 at Berwyn House broke ground in June of this year. The 275 unit building, of which 60 percent will be studios, is currently forming the third floor. Wood Partners expects the project to be complete in fall of 2017.

CAMBRIA HOTEL/CVS



Address: 8321 Baltimore Ave
Developer: Southern Management
DSP: 12034
Number of Rooms: 150
Status: Under Construction
Opening: Spring 2017

The Cambria Hotel and CVS project is currently under construction at 8321 Baltimore Ave. The $40 million project will feature a 150-room Cambria Hotel & Suites, a multi-level parking garage, and a stand-alone CVS Pharmacy. The Cambria Hotel is expected to finish in the spring of 2017.

TOWNEPLACE SUITES

Address: 9620 Baltimore Ave
DSP: 06018
Number of rooms: 75
Status: Under Construction

Construction has begun on TownePlace Suites on Baltimore Avenue in Upper Midtown. The project by Baywood Hotels will consist of a 75-room extended stay hotel operated by Marriott.

TERRAPIN ROW

Address: 4350 Knox Road
Developer: Toll Brothers
DSP: 13025
Number of Beds: 1,515
Status: Complete
Open: Fall 2016

Terrapin Row is the most recent student housing development created for the University of Maryland. Students moved into the 418 units on August 22nd of this year. The project consists of 7 buildings in total and will house over 1,500 students. Contained in Terrapin Row is 12,325 square feet of retail space as well as a 470 space parking structure.