

College Park Development Update

January 2015



Landmark College Park - DSP-10028
7501 Baltimore Avenue
Status: Under Construction

Opening in time for the Fall semester, the student complex is reporting substantial success in the leasing department with over 70% of the 829 beds already accounted for even without any units available for tours. Pending inspections, the first units are expected to be ready for public viewing sometime in February.

Living options are studios, 1-, 2-, and 4-beds ranging from \$899 to \$1,700 a month per bed. Nearly 14,000 SF of retail is located on the ground level, which is expected to be taken by one yet to be announced tenant.



The Boulevard at 9091 - DSP-03098
9091 Baltimore Avenue
Status: Building Permit Review

The revised plan from Metropolitan Development Group received approval in 2013 and includes 238 apartments (a mix of studio, one-bed, and two-bed units), 45 townhomes, and 4,133 SF of retail on the 4.22-acre site.

The developer filed for a grading permit in July 2014, which is currently under review at the County level.

Upon its approval, construction is anticipated to begin this quarter with an opening planned for early 2017.

Amenities include a central courtyard with a pool and grilling area.



Terrapin Row - DSP-13025
Knox Road and Guilford Drive
Status: Under Construction

With grading work in progress, the Toll Brothers development is set to transform the southern edge of campus when it opens in fall 2016. Along with 12,000 SF of retail, 418 units with 1,493 beds are included.

Beyond being designed to LEED Silver standards, project amenities include a cyber cafe, a fitness center, live-learn spaces, a swimming pool, and a volleyball court.

A grand stairway and village green provide an attractive gathering space and connection to campus.

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A Smart Place to Live

Development Spotlight



The Hotel at the University of Maryland *DSP-14022*

Baltimore Avenue South of Paint Branch

Status: Detailed Site Plan Review

After having its Preliminary Plan approved on December 11th, the Public Hearing on the Detailed Site Plan scheduled for December 18th was continued to allow more time to work with the Federal Aviation Administration on the height of the building.

The applicant, Southern Management Corporation, submitted a Detailed Site Plan in October for the proposed \$115 million hotel and conference facility across from the main gate to campus. The original plan called for a 13-story, 295-room hotel with an 806-car garage, 20,000 SF of conference space, a spa, and restaurants. The hotel will also feature a rooftop lounge overlooking campus.

The applicant has announced that the spa will be an Elizabeth Arden Red Door Spa, while two casual restaurants (Bagels 'n Grinds and Potomac Pizza) will join an unnamed upscale restaurant on the Route 1 frontage.

Monument Village - DSP-06095

9122-9128 Baltimore Avenue

Status: Under Construction

As the first of the new multifamily housing developments to break ground, grading work began in October on the 3.78-acre site. The long-awaited project was brought back to life by Monument Realty, as they completed the land purchase in July for \$4.2 million, or roughly \$25 per square foot.

The development includes 235 apartments, with a mix of 185 one-bed or studio units and 50 two-bed units. Additionally, the ground floor offers 4,800 SF of retail, while the project's parking needs will be met in a 355-space garage that is wrapped by the building. Further amenities include bicycle storage, car sharing options, a club room, a fitness center, an outdoor pool and grilling area, a theater room, and a zen garden.

The project is expected to open in the first half of 2016, which means leasing information should be available by year's end.



Current Development Projects

College Park Place - DSP-12034

8315 Baltimore Avenue

Status: Building Permit Review

The centerpiece of this College Park Place phase is a 157-room Courtyard by Marriott, which will be joined by 23,615 SF of retail including a CVS at the corner of Route 1 and Berwyn House Road. A garage will cover the project's parking needs.

The developer, Keane Enterprises, submitted plans for a grading permit in early 2014 and is nearing approval to begin site work.



College Park Place - DSP-12034-1

4700 Berwyn House Road

Status: Approved Detailed Site Plan

An amendment to the first phase of the project, this development proposes a 7-story, 275-unit apartment building with up to 1,000 SF of retail on the ground floor.

The project was approved in July 2014 and is expected to break ground later this year.



TownePlace Suites - DSP-06018

9620-9624 Baltimore Avenue

Status: Grading Permit Approved

The nearly \$6 million project by Baywood Hotels will consist of a 75-room extended stay hotel that will be operated by Marriott. Features include a fitness center and pool.

A grading permit for the project was approved in early September, but a start date for construction has not been announced.



Riverdale Park Station - DSP-13009

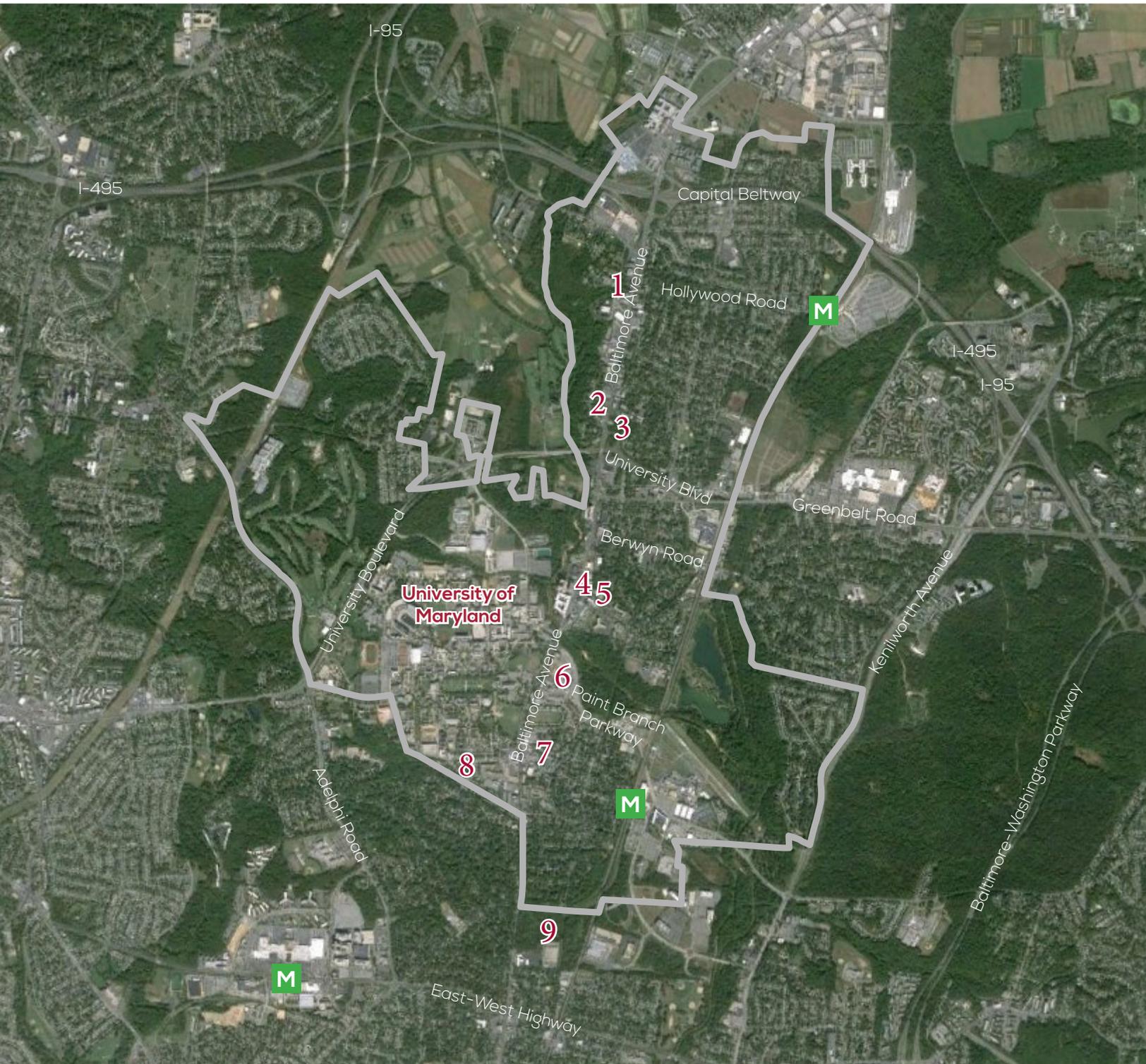
Baltimore Avenue in Riverdale Park

Status: Under Construction

Approved in 2013, the first phase of the 37.55-acre project includes a Whole Foods Grocery store, an additional 100,000 SF of retail, and 22,000 SF of office space. The second phase includes 981 residential units and a 120-room hotel.

Construction of the Whole Foods is well underway, while work on additional retail space, the CSX crossing, hiker/biker trail, and other site improvements is expected in the near term.

Development Map



- 1) **TownePlace Suites** - 9620-9624 Baltimore Ave
- 2) **Monument Village** - 9122-9128 Baltimore Ave
- 3) **The Boulevard at 9091** - 9091 Baltimore Ave
- 4) **College Park Place - Phase 1** - 8315 Baltimore Ave
- 5) **College Park Place - Phase 2** - 4700 Berwyn House Rd

- 6) **The Hotel at The University of Maryland** - Baltimore Ave
- 7) **Landmark College Park** - 7501 Baltimore Ave
- 8) **Terrapin Row** - Knox Rd and Guilford Dr
- 9) **Riverdale Park Station** - Baltimore Ave in Riverdale Park

Future College Park City Hall Site is Selected

With years of discussions in the rearview mirror, the City Council voted in November to pursue redevelopment of the existing City Hall site at 4500 Knox Road. Located in the heart of Downtown, the site has served as the City's home since 1959.

One key factor in the decision was the University of Maryland Foundation's recent acquisition of several retail properties fronting Route 1 that are adjacent to the City's property. While another property still needs to be acquired before redevelopment can take place, the combined opportunity is nearly 1.4 acres.

While planning for the site is in the early stages, uses in addition to the new City Hall are expected to include office space for the University, ground floor retail, and a town green that could play host to a variety of events as part of an overall effort to enliven Downtown College Park.

Hollywood Streetscape Designs Move Ahead

Home to more than 40 retail businesses along Rhode Island Avenue, the Hollywood Commercial District was primarily built in the 1960s and serves as the City's secondary retail core to Route 1. Despite boasting anchor tenants in MOM's Organic Market and REI, the area has seen minimal private investment in the preceding decades. In an effort to improve the district's appearance and functionality, the City began a streetscape improvement project in late 2014.

Conceptual design work is underway with potential improvements including enhanced bike facilities, expanded sidewalks, installations of gateway signage, planting of street trees, and new recreational areas.

The initial design alternatives were presented to the public on Wednesday, January 28th. More information on the meeting and project is available at www.collegeparkmd.gov/hollywoodstreetscape