

# College Park Development Update

## Domain at College Park (DSP-09031)

*Corner of Mowatt Lane and Campus Drive*

**Status:** Opening June 2013

The Detailed Site Plan for Domain was approved on February 24, 2011. The mixed-use development will have 256 multi-family units and 9,061 square feet of retail space. The Hanover Company is the developer and UDR is their joint venture partner.



View from Campus Dr. on Jan. 14th

The first units are expected to be ready for move-in by June 2013 with all units completed by spring 2014. [Leasing information](#) is now available with one-bedroom units starting at \$1,700 per month and two-bedroom units starting at \$2,530 per month. On-site parking is available for an additional \$100 per month.

On the retail side, four tenants have signed leases to occupy a total of 5,181 SF on the ground floor. The tenants are Subway, Tutti Frutti Frozen Yogurt, Gateway Newstands, and Casey's Coffee.

## Best Western Plus (DSP-05005)

*8419 Baltimore Avenue*

**Status:** Opening April 2013

The Best Western Plus, a 50-room hotel, is a project by Vasu, LLC on the former site of the College Park Motel. The Detailed Site Plan for this development was approved on July 9, 2007, but the motel structures were not demolished until October 2011. Construction is nearing completion and the hotel is now accepting reservations for nights beginning in mid-April. Initial rates range from \$136 to \$160 per night.



View from Quebec St. on Jan. 14th

## Koon's Ford Redevelopment (DSP-12034)

*8315 Baltimore Avenue*

**Status:** Review of Detailed Site Plan

A Detailed Site Plan submittal was accepted by Park and Planning on January 9, 2013. The submittal shows plans for a 156-room Courtyard Marriott hotel, 24,530 square feet of ground floor retail, and a 293-space parking garage.



Rendering from Route 1

The DSP will be reviewed by the City's Mayor and Council at the April 2nd worksession.

[Keane Enterprises](#) is the developer for the former automotive dealer's property.



The Development Update is a bi-monthly newsletter prepared by the City of College Park covering local development news.

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Rendering of College Avenue and Yale Avenue intersection

## Maryland Book Exchange (DSP-10028)

*7501 Baltimore Avenue*

**Status:** Approved Detailed Site Plan

After more than a year of working through the entitlement process, the redevelopment of the Maryland Book Exchange received final approval from the Prince George's County District Council on November 13, 2012. The approval is a result of compromises with the City of College Park to reduce the height along Yale Avenue, among other items. This portion of the project, which faces lower density uses, will be three stories with a flat roof as opposed to the originally planned five stories. The project now consists of a six-story building on Route 1 that steps down along College Avenue.

In order to obtain a building permit, the applicant's next major step is the submittal of construction drawings. Construction could begin as soon as mid-2013.

Purchased in November 2010, the property is 2.71 acres and is currently home to the Maryland Book Exchange. The new student housing development will add 287 units, with a maximum of 855 beds (originally proposed as 341 units and 1,010 beds). The ground floor will have 13,844 square feet of retail, including the relocated Maryland Book Exchange as the anchor.

This development will join The Enclave, Mazza Grandmarc, and The Varsity as the fourth privately built student housing project to open since 2010. Along with the University View I and II buildings, those three projects have brought 3,458 beds to the Route 1 Corridor since 2005. As of September 2012, the occupancy rate for these units was reported at 94% by the management teams.



Rendering of Phase I

## Cafritz Property at Riverdale Park (Whole Foods)

*Along the East Side of US Route 1 at the Southern Boundary of College Park*

**Status:** Review of Preliminary Plan of Subdivision

Envisioned as a multi-phase project on 37.55 acres of land in Riverdale Park, the development team requested rezoning the property from R-55 to Mixed-Use Town Center in 2011. After numerous public hearings in early 2012, the District Council voted 7-2 in favor of the rezoning application on July 9, 2012. The developer's next step is a review of their Preliminary Plan of Subdivision, which includes a scheduled hearing with the County Planning Board on May 13, 2013. The applicant is also scheduled to appear before the City's Mayor and Council on April 2nd.

Plans for the first phase of development include a Whole Foods Grocery store, an additional 100,000 square feet of retail and restaurants, and 22,000 square feet of office space. The second phase includes 981 residential units (855 multi-family and 126 townhomes) and a 120-room hotel.

For more information on the development, please visit their [website](#).



Rendering from Route 1

## TownePlace Suites by Marriot (DSP-06018)

*9620 and 9624 Baltimore Avenue*

**Status:** Filing for Building Permit

On October 26, 2010 the District Council adopted an order affirming the Planning Board's decision to approve TownePlace Suites' Detailed Site Plan. The project by Baywood Hotels will consist of a 75-room extended stay hotel operated by Marriott. On January 11, 2012, the applicant went before the Zoning Hearing Examiner (ZHE) to rezone a portion of the property in order to conform to the remaining property. The ZHE approved an amendment to the conditions of the DSP on February 13, 2012, which granted the rezoning. The applicant is now able to file for a building permit and expects to do so shortly. Construction could begin in mid-2013.



Rendering from Route 1

## University View Village (DSP-06018)

*8320-8400 Baltimore Avenue*

**Status:** Approved Detailed Site Plan with Unknown Start Date

Clark Construction proposes to develop a total of 272 units with 992 beds, 18,960 square feet of ground floor retail and 470 parking spaces. The Planning Board approved the Detailed Site Plan with conditions on May 21, 2009 for a project to be built in 2 phases. The first phase would consist of a parking garage, a 104-unit building and 10,530 square feet of retail. An expected start date has not been given at this time.



Rendering of 4600 River Road

## M Square Research Park (DSP-09028)

*4400, 4500, & 4600 River Road*

**Status:** Approved Detailed Site Plan with Unknown Start Date

This project is being developed by COPT and the University of Maryland. This latest addition to the research park will consist of three 5-story, 150,000 square-foot buildings for general office and research use, surface parking lots, and a three-level parking garage. At the City Council Worksession on February 14, 2012, the City Council voted 8-0 in favor of approval with several conditions. The Prince George's County Planning Board also approved the DSP on March 8, 2012. The buildings are not scheduled to begin construction until tenants have signed on.

For more information regarding M Square, please visit the research park's [website](#).

## Litton Technology Center (M Square Research Park)

*Paint Branch Parkway*

**Status:** Approved Preliminary Plan of Subdivision

Submitted by COPT and the University of Maryland as an addition to the University's research park, the application sought to create additional lots for development. With an approval by the Prince George's County Planning board on March 14, 2013, the applicant plans to develop 4 four-story office buildings at approximately 120,000 square feet each, a parking garage, and associated surface parking. The applicant's next step is to submit a Detailed Site Plan for review.

## College Park Development Update

### Knox Village

*Knox Boxes - Knox Rd and Guilford Dr*

**Status:** Planned Redevelopment Project

[Toll Brothers](#), one of the nation's largest builders, is currently assembling the Knox Boxes in order to redevelop the entire area into a mixed-use complex that replaces the 300+ current beds with over 1,500 beds and limited retail, as well as a parking structure. The new development would create a linkage with Campus through a pedestrian arcade in the center of the project that leads to a central green area within the project.

The developer is scheduled to present the project to the City's Mayor and Council on April 2nd.

### Unnamed Mixed-Use Project

*9122-9128 Baltimore Avenue*

**Status:** Planned Redevelopment Project

Washington, D.C.-based [Monument Realty](#) currently has these properties, which are a combined 3.78-acres, under contract. The properties retain an existing Detailed Site Plan that was approved in February 2008 for 200 units and 25,000 SF of retail. It is unknown at this time whether the developer will build what is approved, amend the DSP, or file a new DSP.

### Unnamed Mixed-Use Project

*9091 Baltimore Avenue*

**Status:** Planned Redevelopment Project

Virginia-based [Metropolitan Development Group](#) purchased this 4.22 acre property in September 2012. The properties retains an existing Detailed Site Plan that was approved in February 2008 for 160 units and 41,000 SF of retail. It is unknown at this time whether the developer will build what is approved, amend the DSP, or file a new DSP.

### Attick Tower

*9014 Rhode Island Avenue*

**Status:** Planned Renovation Project

The College Park Housing Authority is exploring options to complete a \$5 million rehabilitation of this low-income, senior housing development. A Request for Proposals issued in mid-2011 received significant interest and seven teams were selected to present their qualifications and preliminary plans. After several rounds of interviews, the National Foundation for Affordable Housing Solutions was chosen as the development partner. The developer will explore financing options and commence construction upon securing funding. Expected improvements include an upgrade of the HVAC system and a re-design of the 44-year old building.