

College Park Development Update

May 2013



Domain at College Park - DSP-09031
3711 Campus Drive
Status: Opening June 2013

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.

The first units are expected to be ready for move-in by June 2013 with all units completed by spring 2014. One-bedroom units start at \$1,577/month and two-bedroom units start at \$2,338/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: Now Open

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 of the hotel was recently completed and it is now open for guests. The hotel features a 24-hour fitness center, complimentary wireless access, and complimentary breakfast.

The Best Western Plus joins a long list of similar mid-range hotels along Route 1 in College Park.



Knox Village
Knox Road and Guilford Drive
Status: Planned Redevelopment

Toll Brothers, one of the nation's largest builders, is proposing the redevelopment of the Knox Boxes that currently house over 300 beds. The plans call for 1,550 beds contained in a mix of apartments and townhomes split between seven buildings on the six acre site.

The project would also include 12,000 SF of retail, 470 parking spaces, and a variety of community amenities including a pool.

The developer presented their initial plans to the Mayor and Council on April 2nd. At the meeting, the developer stated they expect to submit a Detailed Site Plan in approximately two months.

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A Smart Place to Live

Development Spotlight



Cafritz Property at Riverdale Park

Route 1 at Southern Boundary of College Park

Status: Review of Detailed Site Plan

Envisioned as a multi-phase project on 37.55 acres of land in Riverdale Park, the development team has submitted an updated Preliminary Plan of Subdivision along with a Detailed Site Plan. The plans will be heard by the County Planning Board on May 16th and May 23rd, respectively.

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.

Recently, the developer received a letter of support from the University of Maryland to allow for construction of a bridge over the CSX tracks. The bridge is a required condition and lands on University property.

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 project now consists of a six-story building on Route 1 that steps down along College Avenue to three stories along Yale Avenue.

The applicant's next major step is the certification of their DSP and the obtainment of a building permit. Construction could begin as early as fall 2013.

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.



Current Development Projects

Koon's Ford Redevelopment - DSP-12034

8315 Baltimore Avenue

Status: Approved 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 275-space parking garage.

The DSP was approved by the City's Mayor and Council on April 9th and by the County Planning Board on April 13th.

TownePlace Suites - DSP-06018

9620-9624 Baltimore Avenue

Status: Building Permit Filed

The nearly \$6 million project by Baywood Hotels will consist of a 75-room extended stay hotel operated by Marriott.

After receiving final zoning approvals in 2012, the applicant has filed for a building permit and depending on its approval, construction could begin as early as mid-2013.



Litton Technology Center (M Square)

52nd Avenue off Paint Branch Parkway

Status: Approved Prelim. Plan of Subdivision

Submitted by COPT and the University of Maryland as an addition to the research park, the approved plan creates additional lots for development of 4 four-story office buildings at approximately 120,000 square feet each, a parking garage, and associated surface parking.

The next step is the submittal of a DSP for review.

4400, 4500, & 4600 River Road

M Square Research Park

Status: Approved Detailed Site Plan

This project is being developed by COPT and the University of Maryland. It 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. The Prince George's County Planning Board approved the DSP on March 8, 2012.

The buildings are not scheduled to begin construction until tenants have been identified.

University of Maryland Seeks Hotel Developer

In early April, the University issued a Request for Expressions of Interest (RFEI) for development of a University-affiliated hotel on campus. The site is adjacent to the Rossborough Inn, which officials hope will connect campus with Downtown College Park. The new concept is in line with the University's shift away from a large scale development at East Campus.

Based on a market study, the University envisions a full-service hotel consisting of 175 to 225 rooms, up to 20,000 square feet of conference space, up to 200 parking spaces, and at least one upscale dining venue.

Responses to the RFEI were due on May 10th and multiple responses were expected. Per the University's website, a short list of candidates will be created from the responses and then a Request for Proposals will be issued to them as the next step.

Multifamily Makes It Way North of Greenbelt Road

While the student housing market represented a significant growth area for College Park in the past decade, the next wave of development appears to be focusing on the multifamily housing market. Specifically, two stalled JPI projects slated for both sides of Route 1 have been revived by separate developers.

On the west side at 9122-9128 Baltimore Ave., Monument Realty is likely to amend the existing DSP that called for 200 units and 25,000 SF of retail. However, they are expected to reduce the retail part of the program significantly.

On the east side at 9091 Baltimore Ave., Metropolitan Development Group is also looking to amend the existing DSP that called for 160 units and 41,000 SF of retail. Similar to the other side, Metropolitan is expected to significantly reduce the amount of retail.