College Park Development Update

September 2013

Monument Village - *DSP-06095*
9122-9128 Baltimore Avenue
Status: Amending Detailed Site Plan

Several years after prior development efforts failed to materialize, this mixed-use project is moving ahead with a new developer, Monument Realty, and a modified plan.

The 3.78-acre site was originally designed to include 200 apartments and 25,000 SF of retail, while the amended plan shows 235 apartments and a reduced retail component with only 4,800 SF along Route 1.

The developer is currently seeking a staff level amendment of the previously approved DSP.

Metropolitan - *DSP-03098*
9091 Baltimore Avenue
Status: Amending Detailed Site Plan

Across the street from Monument Village, this long-dormant project is also moving forward with a new developer, Metropolitan Development Group, and a modified plan.

The 4.22-acre site was originally slated for 160 apartments and over 40,000 SF of retail, while the amended plan shows 224 apartments, 55 townhomes, and a large reduction in retail space to just 3,995 SF along Route 1.

The amended DSP was submitted for review in July with the first public hearing scheduled for October 24th.

Knox Village - *DSP-13025*
Knox Road and Guilford Drive
Status: Submitted Detailed Site Plan

Toll Brothers is planning to redevelop the Knox Boxes that currently house over 400 beds. The plans call for 445 units (1,500+ beds) contained in a mix of apartments and townhomes split between seven buildings on the 6.20-acre site.

The project will also include 12,325 SF of retail, 470 parking spaces, and a variety of community amenities including a pool and central green.

The developer submitted their Detailed Site Plan on August 8, 2013.

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COLLEGE PARK MARYLAND

A Smart Place to Live

Development Spotlight

Maryland Book Exchange - *DSP-10028*
7501 Baltimore Avenue
Status: Groundbreaking in Fall 2013

After a lengthy entitlement process that took over a year and received approval from the Prince George's District Council on November 13, 2012, the Maryland Book Exchange redevelopment is slated to begin construction this fall. The first stage of development will be the demolition of the former Maryland Book Exchange store.

The student housing development will add 287 units (a maximum of 855 beds) to downtown College Park in fall 2015. On the ground floor of the six-story building will be 13,844 square feet of retail including the relocated Maryland Book Exchange, which closed its location on site this summer.

The developer of the project is R J Company, which includes local developer, Zusin Development. A management company for the building has not been announced yet.

College Park Place- *DSP-12034*
8315 Baltimore Avenue
Status: Groundbreaking in Early 2014

Redevelopment of the Koon's Ford property is led by Keane Enterprises, who plan a 156-room Courtyard Marriott hotel, 23,615 square feet of ground floor retail, and a 275-space parking garage on the 3.13-acre site of the former auto dealership.

Per the developer's website, CVS Pharmacy will serve as the retail anchor on the corner of Route 1 and Berwyn House Road. This will be their second location in College Park, as they occupy a space in downtown at the College Park Shopping Center. The remaining retail spaces are still available at this time.

The Courtyard Marriott will join over 1,000 existing hotel rooms on the Route 1 Corridor in the city. The vast majority (875) of these rooms were built prior to 1990.

The project is expected to open in 2015.

Current Development Projects

Cafritz Property - *DSP-13009*
Baltimore Avenue in Riverdale Park
Status: Approved Detailed Site Plan

Aiming to break ground in Fall 2013, the project on 37.55 acres of land was approved by the County Planning Board on May 31st.

The first phase 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.

TownePlace Suites - *DSP-06018*
9620-9624 Baltimore Avenue
Status: Amending Detailed Site Plan

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 is in the process of amending their DSP. Construction is not expected to begin before early 2014.

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 and associated surface parking.

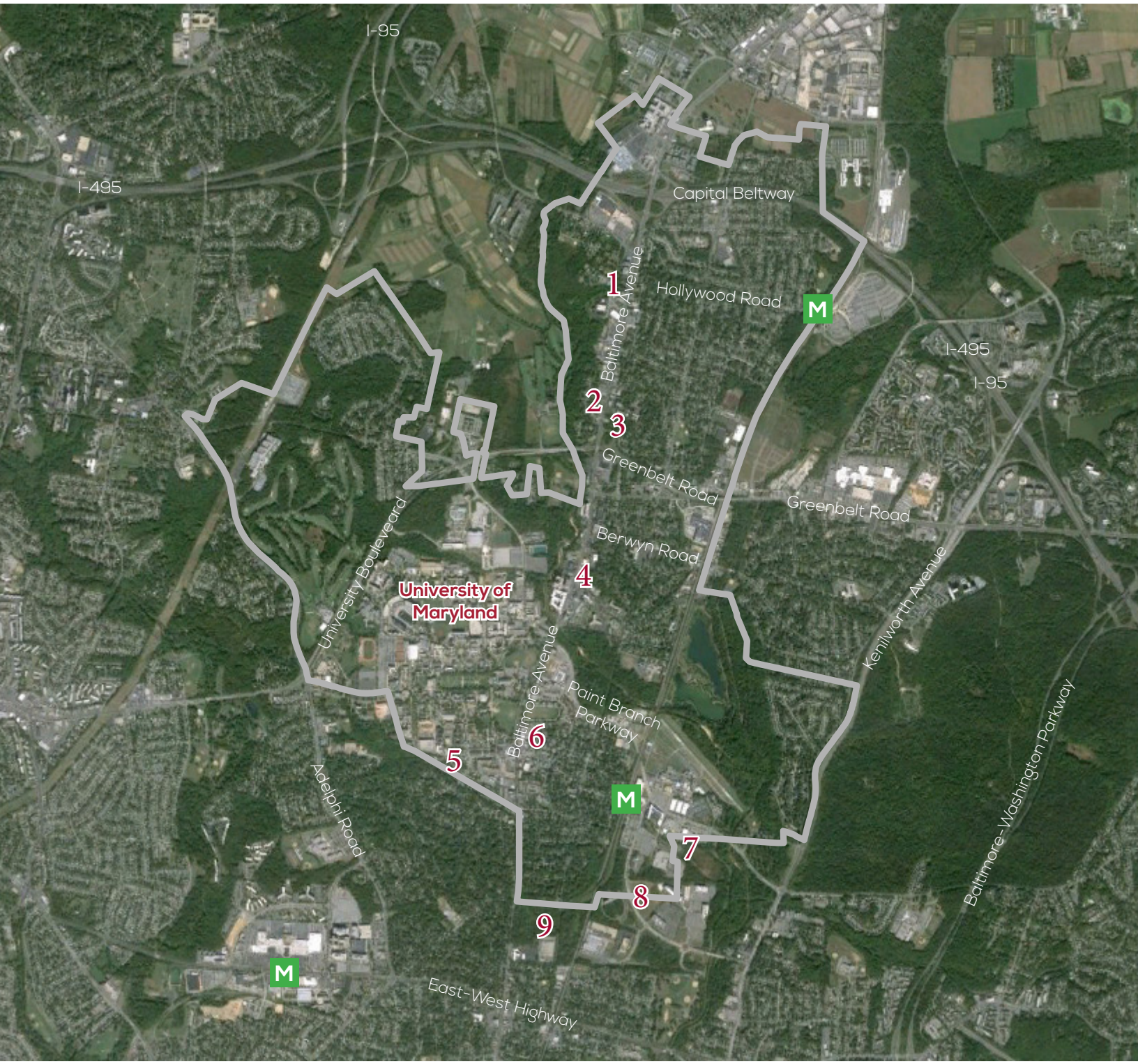
The next step is the submittal of a DSP.

4400, 4500, & 4600 River Road - *DSP-09028*
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 County Planning Board approved the DSP on March 8, 2012.

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

Development Map



1) **TownePlace Suites** - 9620-9624 Baltimore Ave
2) **Monument Village** - 9122-9128 Baltimore Ave
3) **Metropolitan** - 9091 Baltimore Ave
4) **College Park Place** - 8315 Baltimore Ave
5) **Knox Village** - Knox Rd and Guilford Dr
6) **Maryland Book Exchange** - 7501 Baltimore Ave
7) **Litton Technology Center** -52nd Ave
8) **4400, 4500, and 4600 River Road** - M Square
9) **Cafritz Property** - Baltimore Ave in Riverdale Park