

College Park Development Update



November 16, 2011

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

PLANS FILED (2)

MARYLAND BOOK EXCHANGE (DSP-10028) 7501 BALTIMORE AVENUE

The property at 7501 Baltimore Avenue, the current site of the Maryland Book Exchange, was purchased in November 2010. The project is being developed by Ilya Zusin and Josef Mittlemann (R&J Company, LLC.), who have proposed a 6-story building that will include 341 apartment units (1000 beds), 14,300 square feet of ground floor retail and 321 parking spaces. Of the 1,000 beds available, 830 would be for undergraduate students with the remaining 170 beds for graduate students and young professionals. The Maryland Book Exchange is expected to be relocated during construction and moved back to the site upon completion.

At the City Council worksession on October 4th, the city's planning staff recommended denial of the Detailed Site Plan. The City Council followed this recommendation and voted 6-1-1 in favor of denial on October 11th. At the Prince George's County Planning Board hearing on November 3rd the applicant requested a continuance to December 8th.

M SQUARE, UNIVERSITY OF MARYLAND RESEARCH PARK (DSP-09028) 4400, 4500, 4600 RIVER ROAD

This project is being developed by COPT and the University of Maryland. This latest addition to the 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. The project was pulled from

the City Council's September 20th worksession as the developer is updating their plan. The applicant has not set a new date to appear before City Council. Visit their website at: <http://www.msquare.umd.edu/>

PLANS APPROVED (4)

DOMAIN AT COLLEGE PARK (DSP-09031) 7720 MOWATT LANE

The Detailed Site Plan for Domain was approved with conditions on February 24, 2011. The mixed-use residential development will have 258 multi-family units and 11,400 square feet of retail space. The Hanover Company is the developer and general contractor and UDR, a Denver based REIT, has replaced MetLife as their joint venture partner.

MOSAIC AT TURTLE CREEK (DSP-080001) CORNER OF MOWATT LANE AND CAMPUS DRIVE

This project proposes multi-family residential housing that will include 300 units. The Detailed Site Plan was approved by the Planning Board on October 30, 2008, with conditions. The developers of this project, Owner Entity Fund II, LLC, subsequently applied for a departure to reduce the number of required parking spaces from 700 to 335, which was approved by the Planning Board on March 24, 2011.

TOWNEPLACE SUITES BY MARRIOTT (DSP-06018) 9620 AND 9624 BALTIMORE AVENUE

On October 26, 2010 the District Council adopted an order affirming (with conditions) 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. The applicant is in the process of certifying their DSP in order to apply for building permits.

UNIVERSITY VIEW VILLAGE (DSP-08080) 8320-8400 BALTIMORE AVE

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, for which permits have been applied for, will 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.

UNDER CONSTRUCTION/ RECENTLY COMPLETED (4)

NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) (DSP-06026) 5840 RESEARCH COURT, RIVERDALE PARK

Construction has resumed after being stalled following a dispute between GSA and original contractor Opus East LLC. The project is now moving forward under Skanska USA Building, with a planned tenant occupancy date of January 2012. This development consists of a Class A

office building of 269,000 square feet that will be LEED Certified Silver. The building is part of the M Square Research Park development and will be occupied by NOAA.

THE ENCLAVE/ STARVIEW PLAZA (DSP-04078)

8700 BALTIMORE AVENUE

The Enclave is a mixed-use commercial and residential building that opened in August 2011. The DSP for this development by Star Global Ventures was approved for 177 units (662 beds) of student housing, 9,487 square feet of ground floor retail, and a 355 space parking garage. Only the first phase of the project has been constructed, consisting of all the required parking and a building with 94 units (369 beds). No retail tenants have been signed at this point. Visit their website at: <http://www.8700enclave.com/>

THE VARSITY (DSP-07062)

8150 BALTIMORE AVENUE

The Varsity opened in August 2011 and celebrated with a Grand Opening event attended by University of Maryland President Wallace Loh, County Executive Rushern Baker and County Councilman Eric Olsen among others. The mixed-use residential building has 258 units (901 beds) of student housing and 20,019 square feet of ground floor retail. Potomac Holdings has leased the retail space to a variety of businesses including Looney's Pub, Royal Farms, and Bobby's Burger Palace, which all recently celebrated their grand openings. Additional tenants include YoLove, Austin Grill Express, ChiDoGo's, Frame Menders, and Roti, which are all in the midst of build-out and expect to open soon. You can visit The Varsity's website at: <http://www.varsitycollegepark.com/>

COLLEGE PARK MOTEL/ GARDEN SUITES (DSP-05005)

8419 BALTIMORE AVENUE

The College Park Motel/ Garden Suites development has officially branded itself as a Best Western. This project by Vasu, LLC will result in a 50-room hotel with extended-stay suite facilities. The Detailed Site Plan for this development was approved with conditions on July 9, 2007. The motel structures were demolished on October 17th, with construction expected to begin this month. The estimated completion date for this project is September 2012.

PLANNED PROJECTS (6)

BAYWOOD HOTELS (DSP- 10005)

9137 BALTIMORE AVENUE

On January 28, 2010 Baywood Hotels sent a pre-application notice about plans to replace the existing Howard Johnsons and Days Inn hotels. The proposal would replace the two hotels with two new hotels. The proposal also includes the construction of 8,835 square feet of commercial retail and office space. The application has not been filed yet.

CAFRTZ PROPERTY at RIVERDALE PARK (WHOLE FOODS)

Along the East side of US Route 1 near the intersection with MD 410

On June 6, 2011 an informational notice was mailed for the site for a mixed-use community that will be built in phases. The first phase proposes a Whole Foods Grocery store, over 100,000

square feet of retail and restaurants, and 22,000 square feet of office space. The second phase proposes 995 residential units and a 120-room hotel. The Conceptual Site Plan and rezoning are the first steps of a multi-step process that will include filing for a Preliminary Plan of Subdivision and Detailed Site Plan. A second informational notice was mailed on August 17 indicating the intent of the applicant to apply for the MUTC zone to become part of the Riverdale Park Town Center. An informational discussion was held on November 1st at the City Council worksession with another discussion set to take place at the City Council worksession on November 15th. The City Council is expected to take a position on November 22nd at the regular council session. Additionally, the applicant will appear in front of the Prince George's County Planning Board on December 15th for their rezoning request. Visit the Cafritz property's website at: <http://www.cafritzpop.com/>

**EMBRY A.M.E CHURCH SPECIAL EXCEPTION (SE-4702)
5105 LAKELAND ROAD**

On May 9, 2011 the Embry A.M.E Church filed a pre-application notice. The proposal is for the construction of a one-story addition to the existing building that will provide expanded office, kitchen and bathroom facilities.

**UNIVERSITY OF MARYLAND EAST CAMPUS
SE corner of US1/Baltimore Ave and Paint Branch Parkway**

The University of Maryland has plans to redevelop 38 acres of land along US1/Baltimore Ave. The University and Master Developer, the Cordish Companies, plan to partner with Clark Construction and Design Collective to design and build the project. Phase 1 of the project will occupy 22 acres of the redevelopment site and is slated to include a conference hotel, graduate student housing, several restaurants and a 500-seat music hall run by the Birchmere. There are also plans for a light rail station as part of the proposed Purple Line development. A public information meeting with the developer and the University of Maryland was held on November 30, 2010 and the City Council recently received a briefing on the project by the University of Maryland. Financing for the project is under review and no application or construction dates were announced. Visit their website at: <http://www.eastcampus.umd.edu/>

**KOON'S FORD
8315 BALTIMORE AVENUE**

According to the site representative, Keane Enterprises, there are preliminary plans for a 150-room hotel and 25,000 square feet of retail space on the former automotive dealer's site. The developers have not identified a hotel brand yet. The conceptual site plan is being prepared but so far nothing has been noticed or filed.

**ATTICKS TOWER
9014 RHODE ISLAND AVENUE**

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 received significant interest, with seven candidates selected to present their teams and plans over two days in mid-October. A final round is expected to take place in December with the winner announced by the end of 2011. The selected team will explore financing options in early 2012 and commence construction upon securing funding.

NEWS and INFORMATION (2)

ROUTE 1 VISIONING SESSION

Save the date for this half-day workshop featuring a facilitated discussion about redevelopment on the US Route 1 corridor. Attendees will learn about the status of vacant sites and contribute ideas about what new land uses should be there.

The event will take place on Saturday, November 19th, from 8:30am to 12:00pm in the City Council chambers. For more information please contact the Department of Planning, Community & Economic Development at 240-487-3538.

COMMUNITY LEGACY PROGRAM

Community Legacy is a program of the Maryland Department of Housing and Community Development that provides resources to assist local governments in realizing comprehensive community revitalization initiatives. It is intended as a flexible resource to fill key funding gaps not being met by other State or local financing and to position communities for increased private investments

For the 2012 Fiscal Year, the City of College Park submitted a Community Legacy application for the demolition and marketing of vacant sites on Route 1 on October 26th. The City applied for \$140,000 in funds to be issued as a grant/loan combination, which would cover the razing of three dilapidated properties and the marketing of five development opportunities. Municipalities expect to be notified of their status in early 2012 with funding available sometime in mid-2012.

If you have questions about the Development Update, news to contribute, or want to be added to the mailing list please contact:

Michael Stiefvater
Economic Development Coordinator
(240) 487-3543
mstiefvater@collegeparkmd.gov