



**College Park Advisory Planning Commission  
Hybrid Meeting  
In-Person: City Hall Community Room #123  
7401 Baltimore Avenue  
or Via Zoom**

**September 1, 2022  
7:30 p.m.**

**AGENDA**

- I. Call to Order and Amendments to the Agenda**
- II. Approval of the Agenda**
- III. Approval of Minutes**
- IV. Public Remarks on Non-Agenda Items**
- V. Discussion of Draft College Park Age-Friendly Action Plan - Robert Thurston, College Park Seniors Committee**
- VI. Update on Development Activity – See Attachment**
- VII. Other Business**
- VIII. Adjourn**

**Join Zoom Meeting**

<https://zoom.us/j/93715596004?pwd=M0ZuOS9FNmVzMWF2dU1idk5XaWNxdz09>

**Meeting ID: 937 1559 6004**

**Passcode: 611845**

**One tap mobile**

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**+13092053325,,93715596004#,,,,\*611845# US**

**You can also find the meeting link on the City's website: [www.collegeparkmd.gov](http://www.collegeparkmd.gov) (click on the calendar)**

## Bimonthly Project Status Report August 19, 2022

**NEW DEVELOPMENT PROJECTS:** All project applications accepted for review by M-NCPPC are listed on the City’s website at the Planning Department’s webpage under Development Review - <https://www.collegeparkmd.gov/159/Planning-Community-Development>. These projects are linked to the publicly available application materials filed with M-NCPPC. Projects listed as under discussion have not yet been accepted for development review and may or may not come to fruition.

<b>Pre-Application Projects Under Discussion (Not accepted by M-NCPPC)</b>	
<b>Project</b>	<b>Status</b>
7131 Baltimore Avenue – Tony Akaras Formerly known as District 3 Social House	Revised proposal for a mixed-use building with ground floor retail and 2 stories residential. APC and community heard an informational presentation on June 2, 2022. Property currently used as staging for another project. Fence wrap installed.
9621 Autoville Drive	Proposal to raze a single-family home and construct a 4-story apartment building with 12 units.
5101 Iroquois Street – Chalabi Hanadi	A minor subdivision and variance to create 2 lots to retain the existing house and build a new house.
Paint Branch Preserve North and South – Stanley Martin Homes	Land assemblage of property in the North Autoville area for construction of approximately 131 townhouse units. Required Pre-Application Neighborhood Meeting to be conducted by the applicant on August 31, 2022, at 6:30 pm at Mama Lucia’s Restaurant, 4734 Cherry Hill Road.
Campus Village Center – LV Collective	Proposal to redevelop the shopping center, gas station and Town Hall with a mixed-use project. Will include space for community use.
Parcels 1 & 2, Discovery Point at Discovery District - Baltimore Avenue and Campus Drive Terrapin Development Company and Brandywine Realty Trust	Proposal for an innovation hub with 320,000 SF of Class A office space, 30,000 SF commercial space and 200-250 multi-family units constructed in phases. TDC to hold ground lease.
Redevelopment of Old Leonardtown Housing (behind Fraternity Row) University of Maryland	Raze existing student housing and build new housing adjoining the Old Town neighborhood.
7501 Hopkins Avenue - Renovation and addition to former Phi Gamma Delta (FIJI) fraternity house by the Evans Scholarship Foundation	Housing for 45 persons in a living and learning community of need-based golf caddies. Entitlement process to be determined but may entail subdivision and site plan applications. Site development concept plan submitted to DPIE.
9520 Baltimore Avenue – SE-4855 - Caliber Collision (formerly Jordan Kitts Piano)	To allow an Auto Body Paint and Repair Shop in the Neighborhood Activity Center (NAC) zone. A Pre-Application Neighborhood Meeting was held by the applicant via Zoom on August 4, 2022.

Applications Accepted for Review by M-NCPPC	
Detailed Site Plan DSP-21024 – EcoGrads 8421 Baltimore Avenue	Proposed construction of mixed-use building with 123 multifamily residential units and 2,300 SF of commercial. Planning Board hearing scheduled for September 22, 2022. City Council review on September 6, 2022.
Detailed Site Plan Revision DSP 1700-03 Little Blue Menu – former Applebee’s restaurant	Planning Director level review of “ghost food” concept by Chick-fil-A. Walk-up and delivery service only. M-NCPPC staff determined that the use is permitted and is seeking a compromise with the City on site improvements. Additional outdoor seating and a micro mobility parking hub has been requested. A final decision is pending.
Preliminary Plan of Subdivision 4-22007 9113 Baltimore Avenue RST Development	Redevelopment of the Days Inn, Howard Johnson’s, and Red Roof Inn for 331 units of affordable multifamily housing and 4,000 SF of retail using State financing. Planning Board hearing scheduled for September 8, 2022. City Council review scheduled for September 6, 2022.

**CIP PROJECTS – COMMUNITY DEVELOPMENT:** These are City of College Park projects funded through grants and the general fund. Detailed information about them can be found on the City’s website – [www.collegeparkmd.gov/252/Projects](http://www.collegeparkmd.gov/252/Projects).

Project	Status
Hollywood Streetscape	Project under construction – 50% complete
Rhode Island Avenue Bike Lanes	Design plans and specifications 100% complete. City Council award of construction contract scheduled for September 13, 2022.
Duvall Field	Design plans 60% complete and under review. Community meeting held on July 26 and City Council review scheduled for September 6, 2022.
Hollywood Road Sidewalk	Design plans 90% complete and under review by the state. Construction bids will be solicited after state approval.
49 <sup>th</sup> Avenue Sidewalk	Construction completed and grant closeout underway.
Cherokee Street Sidewalk	City Council award of construction contract slated for September 12, 2022 pending County Notice to Proceed under grant.
Veo Parking Hubs and Bike racks	Finalizing locations and scope of work to solicit contractor bids for installation.
North College Park Community Center Feasibility Study	M-NCPPC Feasibility Study for site selection is underway. Test fits and conceptual design plans being prepared for three sites. Community outreach this summer and presentation to City Council in the fall.