

Economic Development Update

A monthly update of business and development activity in College Park, Maryland

Prepared by Christopher Warren,
Economic Development Coordinator, April 26, 2007

COLLEGE PARK ELMORE POWERS ADDITION

This application began as a minor 3-lot subdivision. It is located on the corner of Bowdoin Avenue and Harvard Road adjacent to the College Park Metro station. Because the subdivision requires the granting of a variation because the property is too close to a railroad, it will need to be heard by the Planning Board.

COLLEGE PARK METRO STATION

In 2003, the WMATA Board of Directors approved the selection of Fairfield Residential/Manekin as the preferred developer for the College Park/University of Maryland Metro Station. The plan outlines 300,000-350,000 square feet of commercial space and approximately 400 residential units. WMATA is currently in negotiations with the developers.

COLLEGE PARK MOTEL/ GARDEN SUITES*

The Planning Board approved the vacation of part of an alley on the College Park Motel site at 8419 Baltimore Avenue on June 23, 2005. The Planning Board approved the Detailed Site Plan with conditions on February 15, 2007 and the final resolution on April 19, 2007. The new hotel will have 50 rooms.

COCHRAN PROPERTY*

Mark Vogel Companies is under contract for the purchase of 8150 Baltimore Avenue, familiar to most as Jerry's Pizza and Subs. The developer sent a Pre-Application Notice for a Preliminary Plan of Subdivision and a Detailed Site Plan to construct a Hilton Hotel on the site. The developer indicated that Tax Increment Financing would be necessary to support the project, which includes a freestanding parking garage.

COMMERCE BANK

The Planning Board approved a Detailed Site Plan application for 7201 and 7207 Baltimore Avenue on July 13, 2006 for Commerce Bank. The City of College Park voted 6-0-0 to recommend denial of the plan on July 11, 2006. Oral argument before the District Council was originally scheduled for October 16, 2005. At the request of the applicant the District Council moved the hearing to January 29, 2007. On that date the District Council approved the site's redevelopment with changes to the site plan including removing the drive-through. Commerce Bank is revising its plans based on the District Council decision.

DOWNTOWN PARKING GARAGE AND REDEVELOPMENT PROJECT

As currently envisioned, the downtown parking garage and redevelopment project would use the current site of City Hall for residential condominiums, retail space, and parking to accommodate this development. The special lot and two adjoining lots would have approximately 300 parking spaces in a public garage. The City signed an initial development

agreement with Capstone Development Company in November 2006. Capstone has developed a conceptual design for the parking garage and is studying the market feasibility of downtown condominiums.

UNIVERSITY OF MARYLAND, EAST CAMPUS*

After a nearly six-month search for a developer for the proposed East Campus project, the University of Maryland chose the partnership of Rockville-based Foulger-Pratt and Argo Investment for the 38-acre mixed- use parcel. According to the *Baltimore Business Journal*, the large- scale development will contain residential, office, retail, and hotel uses. Previously, Foulger-Pratt and Argo Investment partnered for a \$320 million project component for the downtown Silver Spring’s revitalization effort. A public participation process is being developed.

GREENBELT STATION*

On June 22, 2006, The Planning Board approved with conditions Pulte Homes’ application (Greenbelt Metropark Phase 1) for a Detailed Site Plan, for town homes and condos in the South core. The District Council withdrew its election to review the site plan submitted by Greenbelt Metropark.

Fairfield Residential, who has proposed multi-family residential in the South Core, had its application for a Detailed Site Plan approved with conditions by the Planning Board on July 27, 2006. The District Council reviewed the Site Plan submitted by Fairfield on April 9, 2007, and took the matter under advisement.

On June 20, 2006, the District Council reviewed the Greenbelt Station Conceptual Site Plan, and affirmed the Planning Board’s decision with additional conditions. The developer, at the request of the community conducted, a balloon demonstration of building heights on February 17, 2007. RCP Development Company, the developer of the remaining portion of the South Core, filed a Pre-Application Notice on April 17, 2007.

GREENBELT TOWN CENTER AT BELTWAY PLAZA

Quantum Companies, the developer, is proposing to renovate Beltway Plaza by adding dwelling units and renovating 850,000 square feet of retail space. New plans are under development.

HILLCREST HEIGHTS/LASICKS

The Hillcrest Hotel was demolished in October 2005. FirstWorthing purchased the site and now JPI has the site under contract for a mixed-use multi-family and retail project on both the Hillcrest and the adjoining Lasick’s site.

JEFFERSON SQUARE APARTMENTS AT COLLEGE PARK*

On October 26, 2006, the Planning Board approved with conditions the reconsideration of JPI’s preliminary plan of subdivision and the revised Detailed Site Plan for 160 multi-family units and 45 town homes. On February 12, 2007, the District Council reviewed JPI’s Detailed Site Plan and a final order is anticipated shortly.

M SQUARE: UNIVERSITY OF MARYLAND RESEARCH PARK

M Square 1, a 120,000 square foot office building located at 5825 University Research Court, is under construction and is expected to be delivered by the end of 2007.

MAZZA GRANDMARC APARTMENTS*

The District Council called up the Detailed Site Plan for Mazza Grandmarc Apartments on June 12, 2006 and heard the case on April 23, 2007. At that time the Council took the case under advisement. The Planning Board had approved the Detailed Site Plan with conditions on May 4, 2006. The developer, Collegiate Hall Properties of Greenville, South Carolina, plans graduate student housing and retail development with 231 units on the Mazza property, west of US Route 1 and Hollywood Road.

MOSAIC AT TURTLE CREEK*

On September 18, 2006 the District Council approved a Zoning Map Amendment for a University-owned property along Mowatt Lane from R-55 to R-10. The property, also referred to as Buddington North, is located approximately 800 feet southwest of the intersection of Campus Drive and Mowatt Lane. The R-10 zone would allow the developer, Owner Entity Fund II, LLC, to develop intergenerational housing at the site, a concept that builds on the strong attraction that alumni have to their alma mater. A Preliminary Plan has been filed and accepted. The city signed a Memo of Understanding (MOU) with the applicant for annexation. A Planning Board date has tentatively been set for May 24, 2007.

NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA)*

On October 17, 2006 the City Council voted unanimously to support this project. Two days later the project was also approved by the Prince George's County Planning Board. The facility will house approximately 800 employees and has been designated as a priority economic development project by the County Executive.

The federal General Services Administration (GSA) has awarded Opus East a contract to develop the facility for NOAA. The project will include 268,762 square feet of leaseable space, a 700-space parking structure and a 500-seat auditorium. Opus East will seek to achieve Leadership in Energy and Environmental Design (LEED) Silver certification for the project.

The project will be located on University of Maryland property, near the College Park Metro station. The property lies in both College Park and Riverdale Park. The project is a component of the M Square University of Maryland Enterprise Campus. The building is expected to be delivered by late 2008 or early 2009 and building permits have pulled. NOAA will fully lease the building for 13 years.

NORTHGATE CONDOMINIUMS*

The Planning Board approved a Detailed Site Plan with conditions for Northgate Condominiums on June 22, 2006. The project will be located at 8430 Baltimore Avenue and will consist of 204 condominiums with 5,670 square feet of retail. The Mark Vogel Companies, the project applicant, recently sold the property to "Mr. Northgate I LLC" for \$4.2 million in December 2006. Certification of the Detailed Site Plan has been stalled by a

finding of the Federal Aviation Administration (FAA) of a presumed hazard to air navigation based on the height of the building.

PDC DEVELOPMENT

A Preliminary Plan was filed for 300 residential condominiums and 15,782 square feet of commercial/ retail space on 1.34 acres at 4714 Branchville Road. The Planning Board approved with conditions the Preliminary Plan of Subdivision on February 22, 2007.

STARVIEW PLAZA

On January 20, 2004, the Planning Board approved with conditions the Preliminary Plan of Subdivision for the site of the former Starlight Inn and Terrapin Taco. Star Hotels, Inc., the developer, is proposing the construction of an upscale restaurant and hotel on this site. Star Hotels is currently working with the City and a consultant to develop the project using a form-based code. A one-year extension was granted for a Certification of the Preliminary Plan.

TOWNPLACE SUITES BY MARRIOTT

Baywood Hotels has filed a Detailed Site Plan for a 75-room hotel at 9620 and 9624 Baltimore Avenue, but no Planning Board hearing has been scheduled. The Planning Board approved the preliminary plan of subdivision for this extended stay hotel on September 8, 2005.

STARWOOD (FORMERLY THE WOODMONT PROPERTIES SITE)

The Nanu Companies is the new contract purchaser of the property at 9604 Baltimore Avenue. The developer is proposing an Aloft Hotel, which is a new product in the Starwood Hotels chain.

4619 COLLEGE AVENUE – CHEN APARTMENT BUILDING*

The owner of the long-vacant apartment building has filed a Special Exception Site Plan in order to make improvements to the site. The Zoning Examiner held a hearing on March 28, 2007 and a decision is pending.

8400 BALTIMORE AVENUE*

The developer of this project, Warren/Clark/SJM Partners, is proposing a high-rise residential building with first floor retail. Previously, Warren/Clark/SJM Partners had built University View, which is adjacent to this new project. A Detailed Site Plan has been submitted, but no Planning Board hearing is scheduled at this time.

9909 BALTIMORE AVENUE/ HOLLYWOOD STATION*

The owner of the property at 9909 Baltimore Avenue filed a Conceptual Site Plan, Preliminary Plan of Subdivision, and a Detailed Site Plan for a 22,000 square foot office building at the northeast corner of Rt. 1 and Edgewood Road. The Planning Board approved the Preliminary Plan and Conceptual Site Plan on January 25, 2007. The Planning board approved, with conditions, the Detailed Site Plan on April 12, 2007. The District Council is scheduled to hear the Conceptual Site Plan and Detailed Site Plan on June 18, 2007.

OLD TOWN HISTORIC DISTRICT*

The Old Town College Park Historic District was approved on June 1, 2006 and became effective as of that date. An appeal of the district designation was heard by the Zoning Hearing Examiner on April 19, 2007. A second hearing date has been scheduled for May 10, 2007.

*Indicates updated project summary information

To request corrections to development summaries or be placed on the Economic Development Update email list please contact Christopher Warren at cwarren@collegeparkmd.gov.

The City of College Park is working on developing a listing service on its website for available rental and for sale office, industrial, and retail properties. If interested in listing your property, please send space available, asking rent or price, property use, contact and location information as well as a link for additional property details to cwarren@collegeparkmd.gov.