

COLLEGE PARK DEVELOPMENT UPDATE

A bi-monthly update of development activity in College Park, Maryland

Prepared by Robert Riker, Economic Development Intern.
September 8, 2011

PLANS FILED (2)

MARYLAND BOOK EXCHANGE (DSP-10028) 7501 BALTIMORE AVENUE

The property at 7501 Baltimore Ave, the current site of the Maryland Book Exchange, has been purchased and plans filed. 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 a total of 341 units for student housing and 14,300 square feet of ground floor retail and 321 parking spaces. The Maryland Book Exchange is expected to be relocated during construction and moved back to the site upon completion. The Planning Board hearing is currently scheduled for October 20, 2011 and the City Council will discuss the topic at the Council Worksession on October 4 and will take a position at the October 11 meeting.

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 has an expected Planning Board hearing date in mid to late October. The development has been put on the September 20 Worksession for City Council. Visit their website at:
<http://www.msquare.umd.edu/>

PLANS APPROVED (5)

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 and is pending permits.

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.

UNDER CONSTRUCTION/ RECENTLY COMPLETED (3)

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). Visit their website at:

<http://www.8700enclave.com/>

THE VARSITY (DSP-07062)
8150 BALTIMORE AVENUE

The Varsity opened in August 2011 and just 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, YoLove, Austin Grill Express, Bobby's Burger Palace, and ChiDoGo's. Most of these tenants plan to open this month (September). You can visit their website at: <http://www.varsitycollegepark.com/>

PLANNED PROJECTS (5)

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.

CAFTRITZ 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. Visit their 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 there are preliminary plans for a 150-room hotel and a restaurant for 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.

NEWS and INFORMATION (1)

NEW ECONOMIC DEVELOPMENT COORDINATOR

The City of College Park has hired a new Economic Development Coordinator who will start work on September 19. Michael Stiefvater comes to us from the CoStar Group in Washington, DC where he worked as a Research Associate dealing with commercial real estate transactions. Prior to that he worked as an Entitlement Manager for Richmond Development in Pasadena, California where he negotiated agreements, attracted investment and led acquisition efforts. Mr. Stiefvater has a Master's degree in Urban and Regional Planning from the University of California, Irvine and a Bachelor's degree in Public Policy, Management and Planning from the University of Southern California.

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

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