

# RETHINKCOLLEGE.PARK.NET

Opinio

David Daddio  
Rethinking  
College Park

The city of College Park presents an interesting dichotomy. On the one hand, we have a highly touted top-20 university with finely manicured lawns, top-notch research and an energetic student population. On the other, we have a city in shambles with broken storefronts, dilapidated housing and all the other problems typical of an inner-ring suburb.

In recent years, there has been some glimmer of hope. Because of the ongoing regional real estate boom and emergence of this university, the city stands on the brink of a massive redevelopment campaign. Andrew Rose and his College Town Committee recognized this, and I believe they deserve to be commended for pulling off the April 15 charrette.

I had a chance to work with other students, alumni, architecture faculty and city officials to examine the redevelopment of the Knox Boxes, the future of the university's landholdings east of Fraternity Row along Paint Branch Parkway, the placement of the Metro's purple line slated to eventually come through the campus and the fate of the city at large.

Although the charrette was idealistic in that we ignored financial considerations, we proved that discussion and debate about these issues are needed — things that were formerly non-existent within the university community.

There was no shortage of enthusiasm among people who clearly had bottled-up opinions. Everyone wanted the city to consider walkability, open space, mixed-use developments, downtown vibrancy and that elusive "college-town feel" in future planning.

The university's relationship with the city seems to be warming. Recent student-friendly city appropriations and the proposal to allow local residents to use Shuttle-UM are a step in the right direction. City planners have responded to public interest in the Knox Box area with their own upcoming charrette. They are adopting innovative planning tools such as form-based codes that signal expectations to developers and speed up the permitting process.

Although controversial, when the University View complex is complete, it will be the first truly mixed-use property in the area. The future seems bright, but the current Shuttle-UM controversy reminds us of the ever-present temptation to cordon ourselves off from the surrounding community. These temptations must be avoided at all costs or we risk the visibility of our long-term goal — College Park on the level of Arizona State University-Tempe, University of Illinois-Urbana-Champaign or University of California-Berkeley.

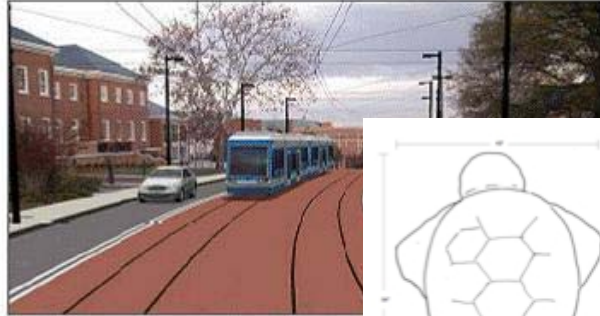
Other significant decisions with long-term implications lurk on the horizon. The university is backing a \$100 million Interstate 95 connector road that would bypass Route 1 and enter the campus near the Comcast Center. This project poses the very real potential of exacerbating on-campus traffic, creating the need for more parking lots and ultimately encouraging the current haphazard pattern of land use.

Developers are quickly moving forward with plans to build University View-like student housing all along Route 1. What steps are being taken to strengthen pedestrian and transit links to the campus? How can we keep an efficient flow of traffic on Route 1 while making College Park a better and more livable place?

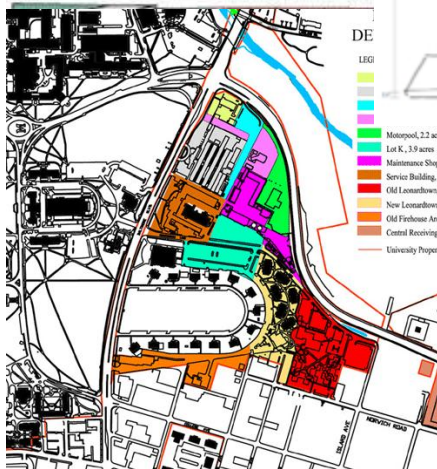
The time is now for the university to share resources with the city and strengthen communications with the county, which wields zoning authority. The student population living in College Park rivals the city's resident population yet, as of now, we are only passive observers in these issues. We receive information piecemeal from the occasional newspaper article and there is little opportunity for public input.

This is why I propose the city and the university combine resources and form a user-friendly website — an ongoing public participation venue where students and city residents can be educated, debate the merits of projects and voice opinions. I can only hope the incoming Student Government Association takes these issues seriously, abandons previous notions that student participation in city issues is futile and fosters a commitment to creating a vision of a better College Park.

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SPECTIVE  
ARTED PLACE



# Who We Are

- David Daddio (editor)
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- Rob Goodspeed (editor)
  - first year URSP masters student
  - founder of [ArborUpdate.com](http://ArborUpdate.com), [DCist.com](http://DCist.com)
- Contributors include: Eric Fidler, Evan Hauptmann Sarah Stein, Andrea Longini



# RETHINK COLLEGE PARK

Helping imagine a great college town for a great university

## UNIVERSITY VIEW PART II - "RAYMOND TOWERS" RENDERING UNCOVERED

Posted by [David Daddio](#) on February 15, 2007



We stumbled across this **early** rendering of the [8400 Baltimore Avenue](#) project directly north of the 16-story University View that we first reported on in early December. As proposed it would be a 12-story (4 parking, 8 residential) condominium tower with 301 units and 14,000 square feet of retail fronting Route 1. Koons Ford would remain at its current location in the middle of the "L" shaped building. According to county documents, it will be named "Raymond Towers". The City Council gave the project a lukewarm reception in December and again earlier this month. Their opinion counts strongly, but is not the final word. If built, it will likely carry a substantial owner occupancy requirement ([interesting discussion on this](#)) and be marketed as luxury condominiums. More



Welcome to Rethink College Park. We cover development news in and around the University of Maryland. Click the map above to learn more about the issues and to read our posts sorted by area.

### SEARCH

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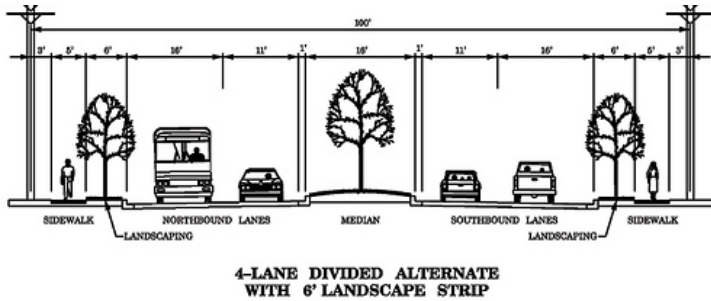
• [Campus Connector Road](#)

• [Campus Master Plan](#)

• [East Campus Redevelopment](#)

[Initiative](#)

• [M-Square](#)



[Edit this post.](#)

### Comments

1. **Kevin Fallon Umd '93** wrote:

bummer to see telephone poles in the diagrams.....i know it would be costly but "undergrounding" the utility lines would be HUGE

Posted 02 Feb 2007 at 11:09 pm ¶ [\(Edit\)](#)

2. **Robert Catlin** wrote:

Undergrounding utilities - a great goal, but it would take a miracle. We got an estimate of about \$25 million in about 2000 and an estimate of over \$40 million a few years later. We are talking about removing about 100 poles.

In 1999 I placed a referendum question on the City's election ballot about raising property taxes by 2 cents (about a 4% tax increase) to generate monies for an undergrounding fund (or other lesser ways to hide the utilities). At the time it would have raised about \$100,000 a year for such a fund. The referendum item got about only a 36% favorable vote.

### Post a Comment

Logged in as [Rob Goodspeed](#). [Log off?](#)

Message

Post

# Comments

- Website has received 405 community comments since July 2006
- Commenters have included university students, alumni, staff, city residents, local elected officials, and others

## **Like a blog ...**

- Updated several times a week
- Staff has an independent, 3<sup>rd</sup> party perspective
- Able to synthesize information in ways traditional journalism can't

## **... but also:**

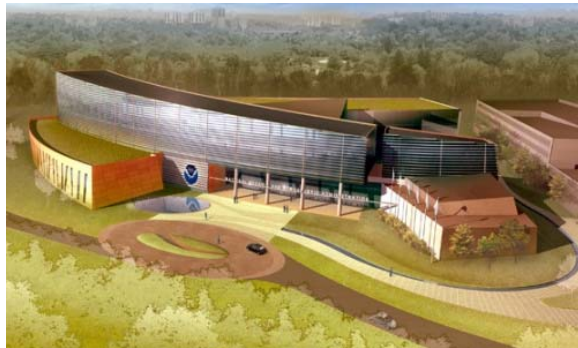
- Reliable, up-to-date “library” pages on local projects like the College Park Historic District, East Campus Redevelopment
- Venue for public debate
- Organized public events like our October 2006 housing forum featuring 50+ students, developers, and local leaders
- Conducted detailed candidate survey for Jan. 16th College Park special election

# By the Numbers

- 20,508 visitors since July 2006
- Average of 150-200 per weekday
- 142 posts in 20 categories by 9 authors
- 7 library pages
- 405 reader comments

# Visual Library

- Contains growing collection of 144 images including illustrations of proposed projects, photos of College Park, historical images, sketches from April 2006 student charrette. Images viewed over 665 times



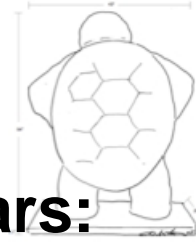
ONE-POINT PERSPECTIVE VIEW  
ENTRY TO PEDESTRIAN STREET



(051-351A-3) (12-2-20-1-00) (12-12-00)  
Maryland State College of Agriculture

# College Park Potential

Billions in investment over the next 10-15 years:



- East Campus Development Initiative (expected well in excess of \$500 million)
- Purple Line
- M-Square Research Park (*extensive* office, 490 condos)
- Private Investments in the pipeline
  - Mosaic at Turtle Creek (8 stories 300 condos behind Hillel)
  - City Hall project (9 stories, 165 condos, 350 space downtown garage, retail)
  - Northgate (17 stories 204 condos, retail)
  - Starview Plaza (110 units, office, retail)
  - University View Overlook (office, retail)
  - Berwyn House Apartments (additional 72 units)
  - CP Metro Station (400 condos)
  - College Park West on Hillcrest Hotel Site (condos, retail)
  - Mazza Grandmarc Apartments (211 unit student housing – North CP)
  - Camden at College Park (500 condos, retail)
  - Greenbelt Station (2,000 townhomes, office, retail)
  - Former NOAA site in Riverdale Park (460 units)
  - Raymond Towers – 8400 Baltimore Ave (301 units, 16 stories)
- Connector Road

# Imagining a great college town for a great university



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# Discussion

- Feedback on project
- Possibilities for collaboration