

Hollywood Gateway Park



4703 EDGEWOOD ROAD

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Existing Conditions

Property Information



- 6,797± square-foot lot
- 1,900± square-foot single family home
- Zoned Commercial Shopping Center (C-S-C)
- Most recently used as a residential rental property (unlicensed).
- Residential is a non-conforming use.
- Cited by City for numerous code violations.

Acquisition of 4703 Edgewood



- Mayor and Council authorized the acquisition of 4703 Edgewood Road using Program Open Space funds in 2008 (08-G-119).
- Purchased for \$346,000, based on average of two appraisals, and owned by the City of College Park.

Program Open Space



- The City submits its Annual Program to M-NCPPC each June.
 - The Annual Program outlines the projects the City anticipates funding with its Program Open Space allocation.
- The Mayor and Council review and approve the list of projects included in the Annual Program.
- Acquisition of the Edgewood Road property was included in the City's 2008 Annual Program.
- NCPCA supported acquisition of the Edgewood Road property.

Reasons for Acquisition



- Property on the market for sale for over a year with no buyers.
- Difficult to redevelop to meet current regulations based on small size, difficult access, and functional obsolescence of existing building.
- Not attractive for residential occupancy.

POS Requirements



- Must be retained and used for public outdoor recreation or open space.
- Cannot be converted to other uses without the written approval of the Secretary of the Department of Natural Resources, the Secretary of the Department of Budget and Management and the Secretary of the Maryland Department of Planning.
- Approval of conversion only if City replaces site with land of at least equivalent area and value.

Development of 4703 Edgewood Road



- City currently has \$185,000 for development of Hollywood Gateway Park.
 - \$100,000 – Community Legacy
 - \$60,000 – Program Open Space
 - \$25,000 – Capital Improvement Program
- \$100,000 in Community Legacy funding recently awarded to develop park with an ecological theme, including rain gardens, native or edible plants, pervious pavers, and other environmentally friendly techniques (funding can only be used for approved purpose or forfeited).
- City will use a green job vocational training program to deconstruct the existing single family home and salvage the building materials, which will result in a cost savings to the City.

Future Vision



Next Steps



- Execute contract for deconstruction/demolition.
- Explore using UMD Landscape Architecture program for design and/or issue request for proposals for design services.
- Work with community to develop design alternatives and select final design.
- Construction.