

THE MARK AT COLLEGE PARK

Zoning Map Amendment

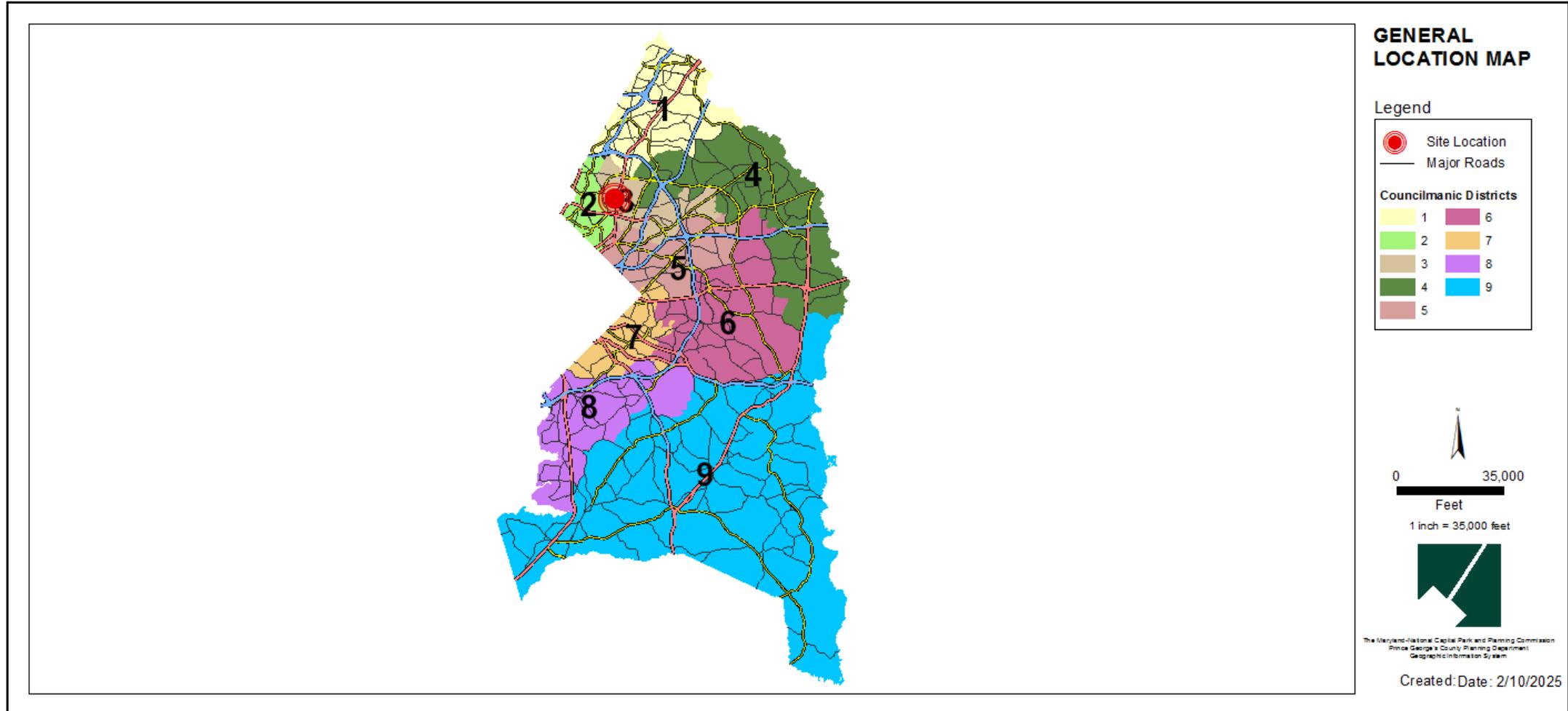
Staff Recommendation: APPROVAL with conditions



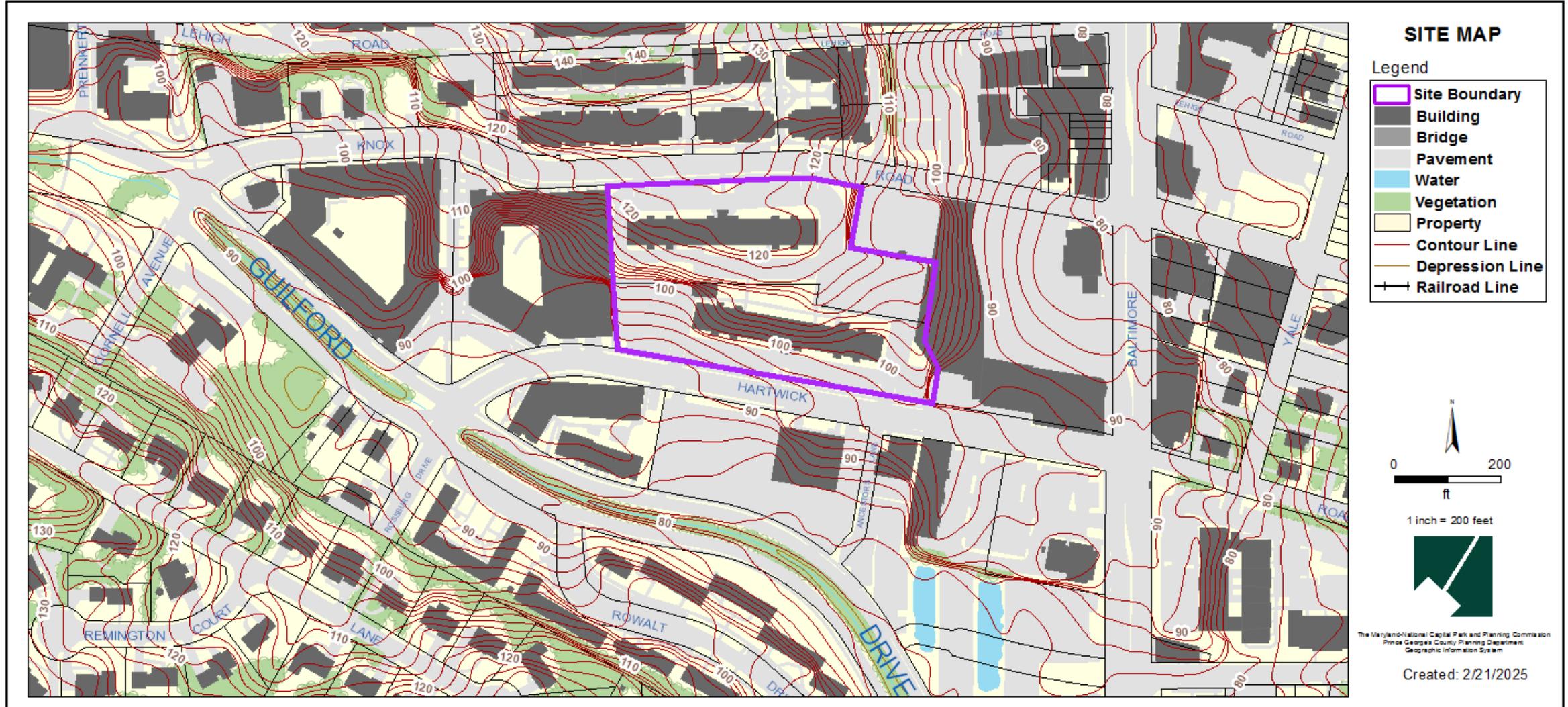
GENERAL LOCATION MAP

Council District: 03

Planning Area: 66

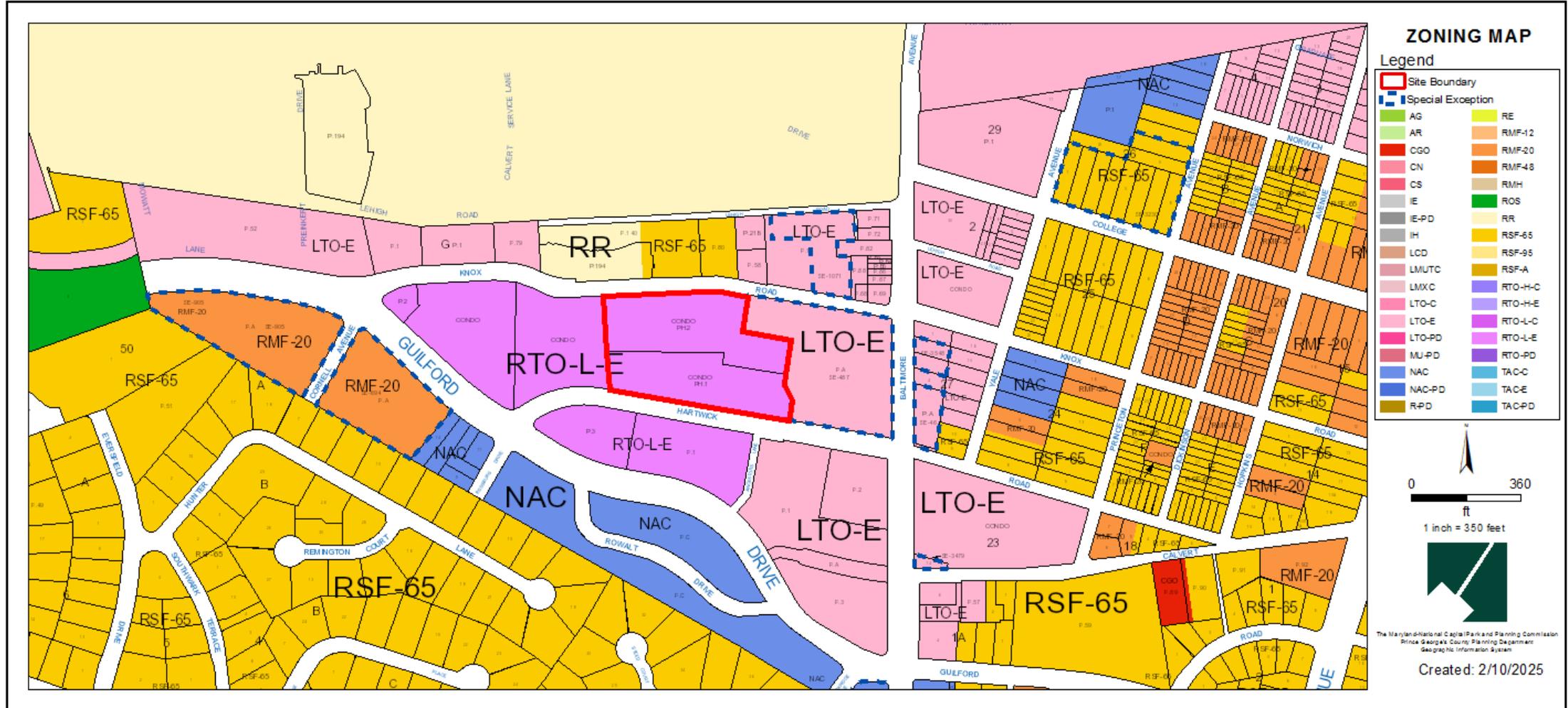


SITE VICINITY MAP



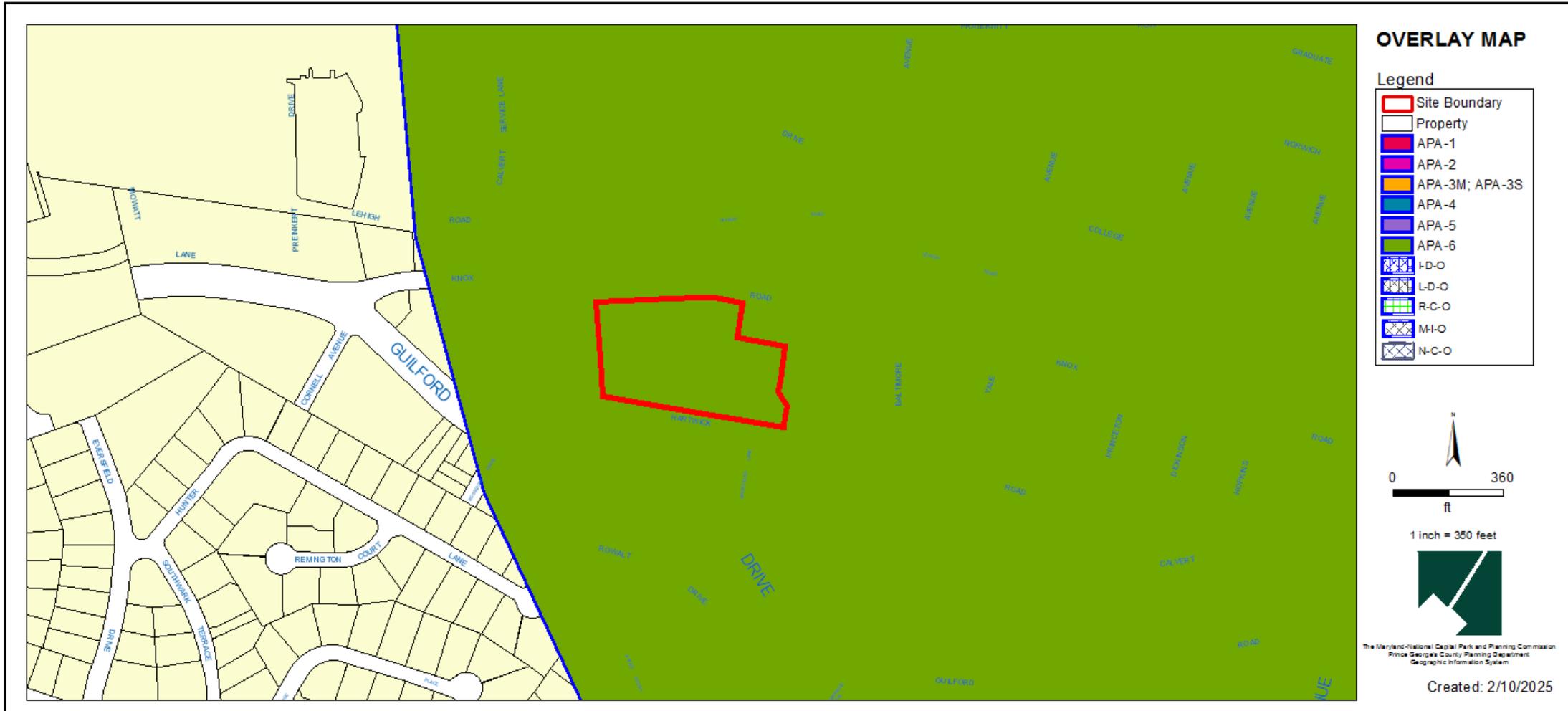
ZONING MAP

Property Zone: RTO-L-E

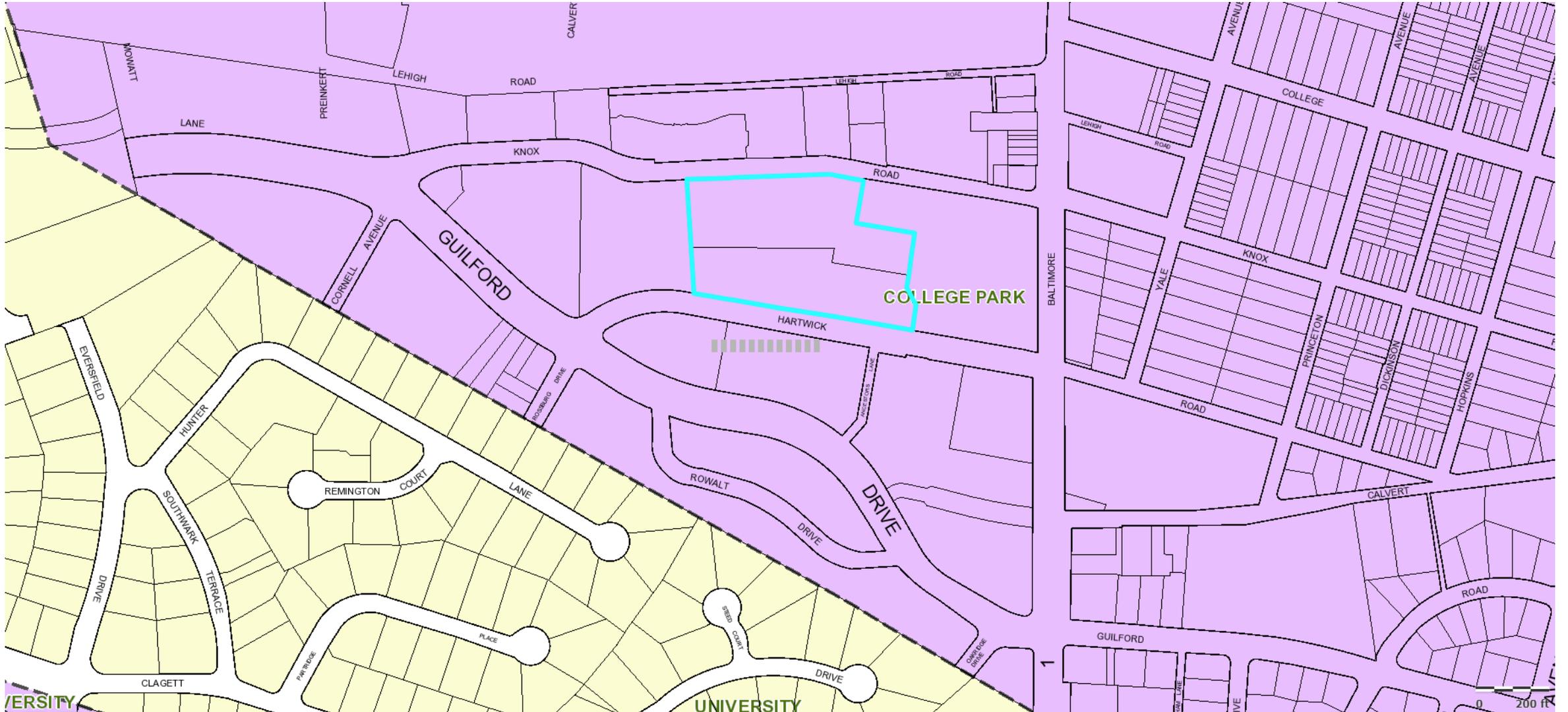


OVERLAY MAP

Overlay Zone: APAO-6



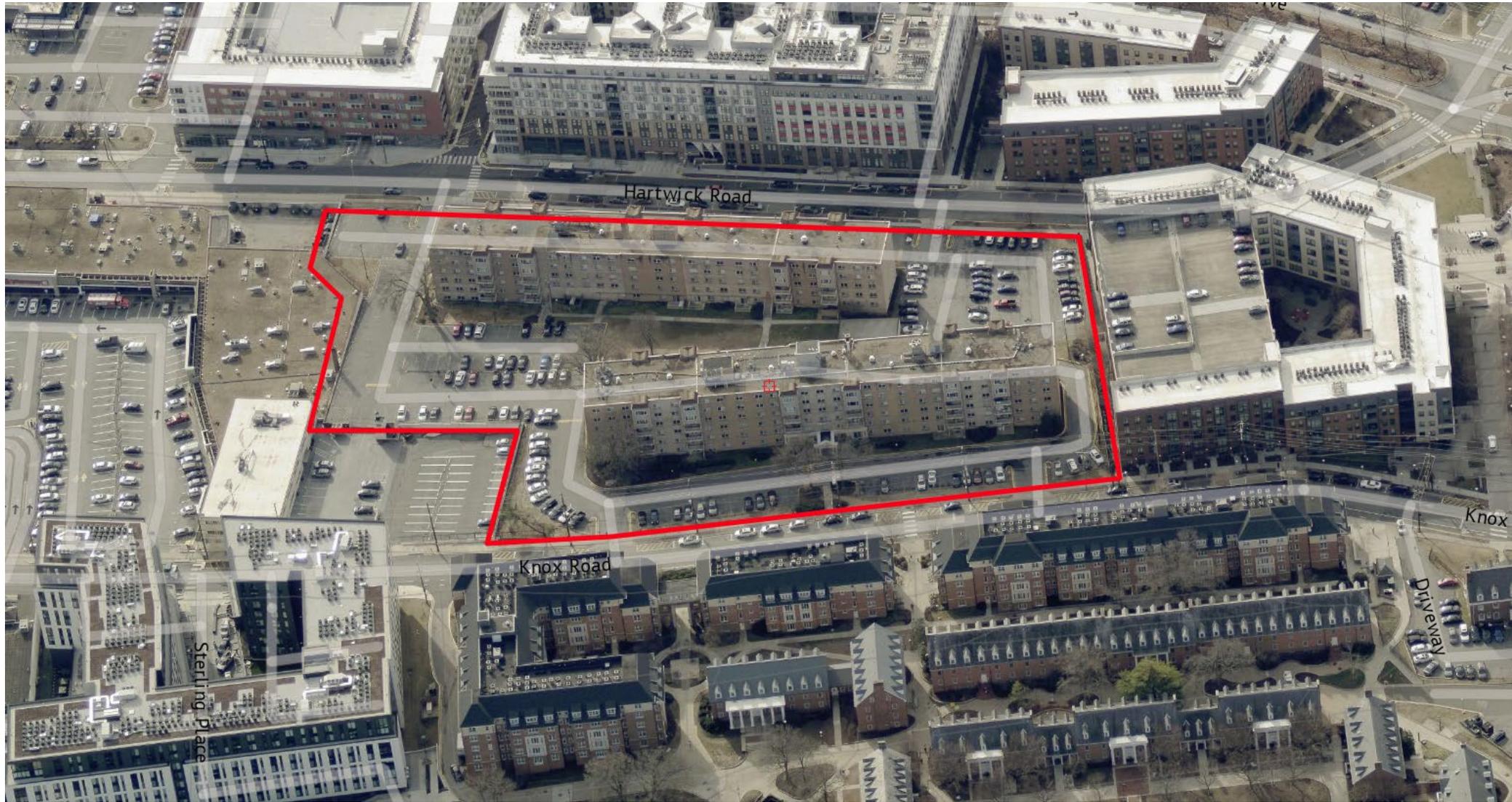
MUNICIPAL BOUNDARY



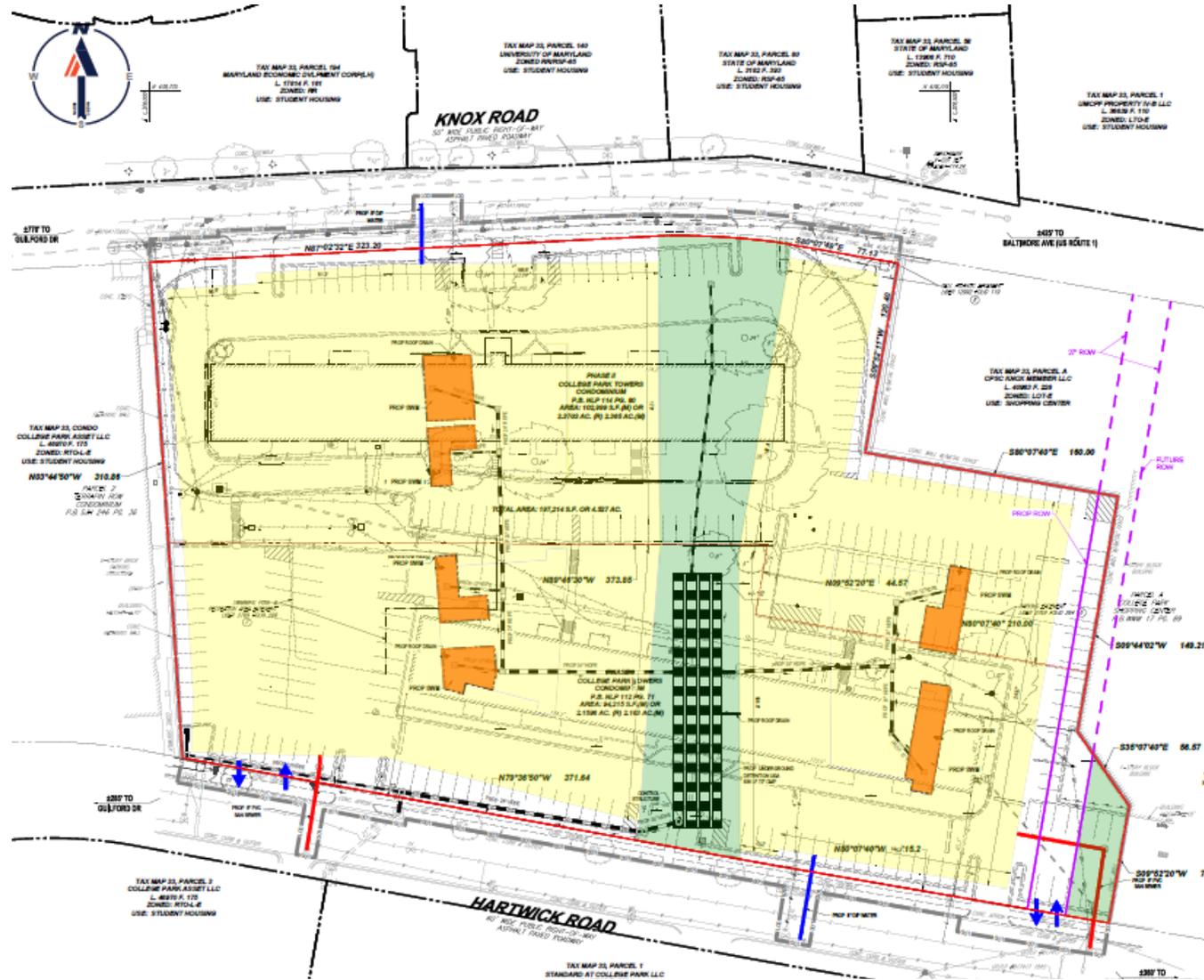
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

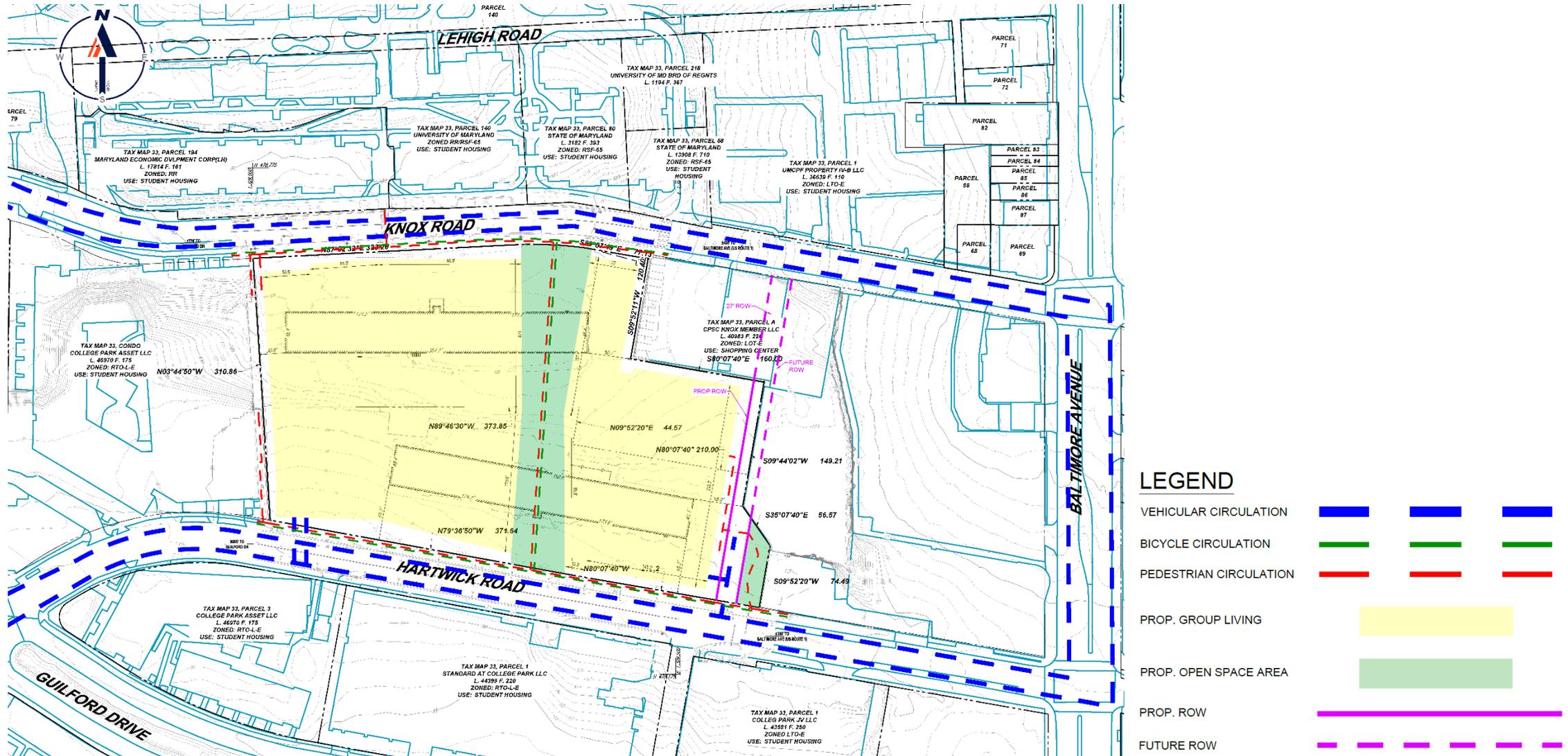


BASIC PLAN

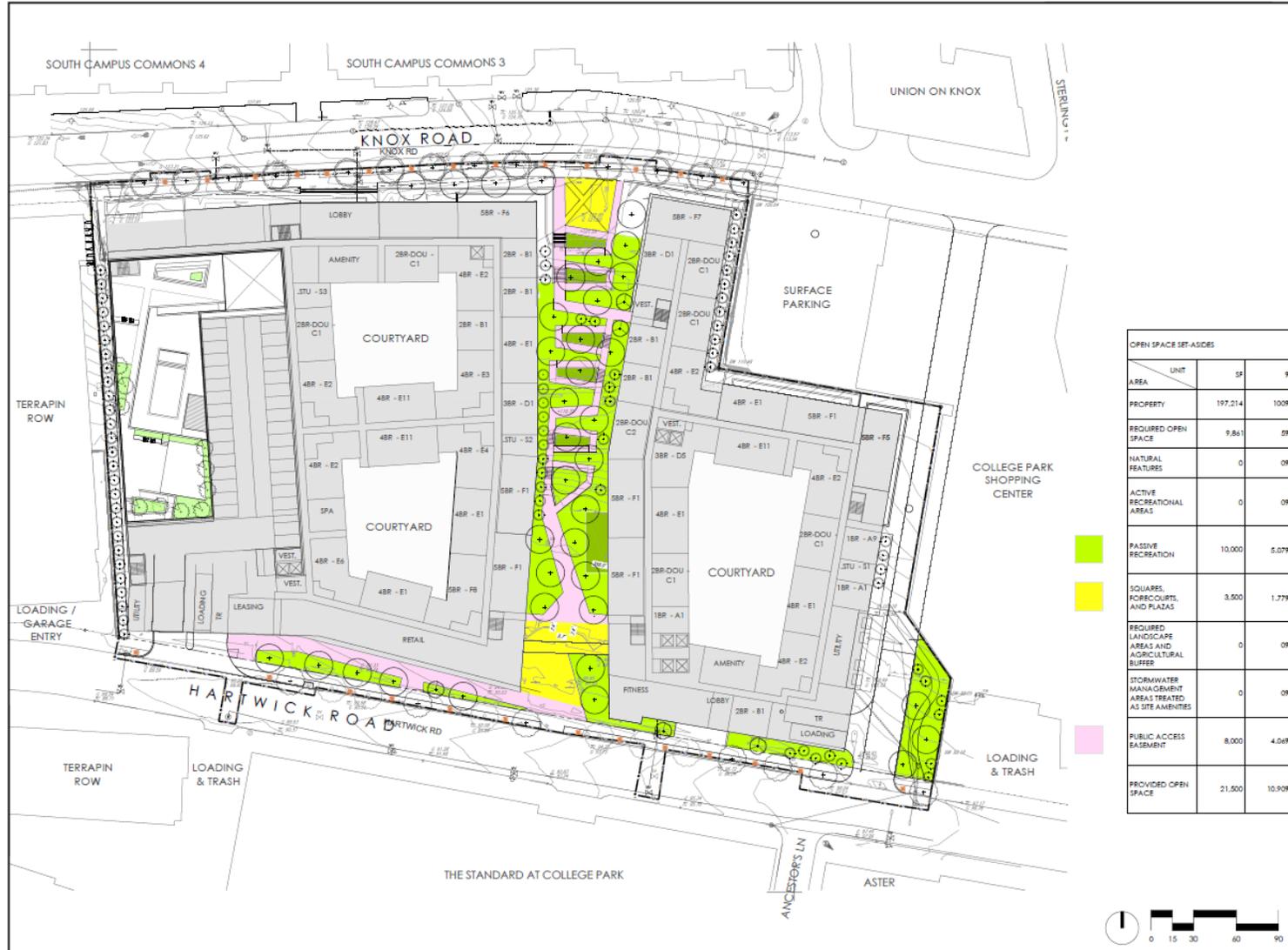


LEGEND	
PROP. LIMIT OF DISTURBANCE	— LOD — LOD —
PROP. DWELLING, MULTI-FAMILY	
PROP. OPEN SPACE AREA	
PROP. SAN SEWER	
PROP. WATER	
PROP. SWM	
PROP. STORM DRAIN	
PROP. VEHICLE ACCESS	
PROP. ROW	
FUTURE ROW	

CIRCULATION & CONNECTIVITY PLAN



OPEN SPACE SET ASIDE EXHIBIT



CONCEPTUAL LAYOUT PLAN



▲ Building Access Point

OVERALL CONCEPTUAL LAYOUT PLAN

THIS PLAN IS CONCEPTUAL IN NATURE AND THE ACTUAL DESIGN WILL BE DETERMINED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

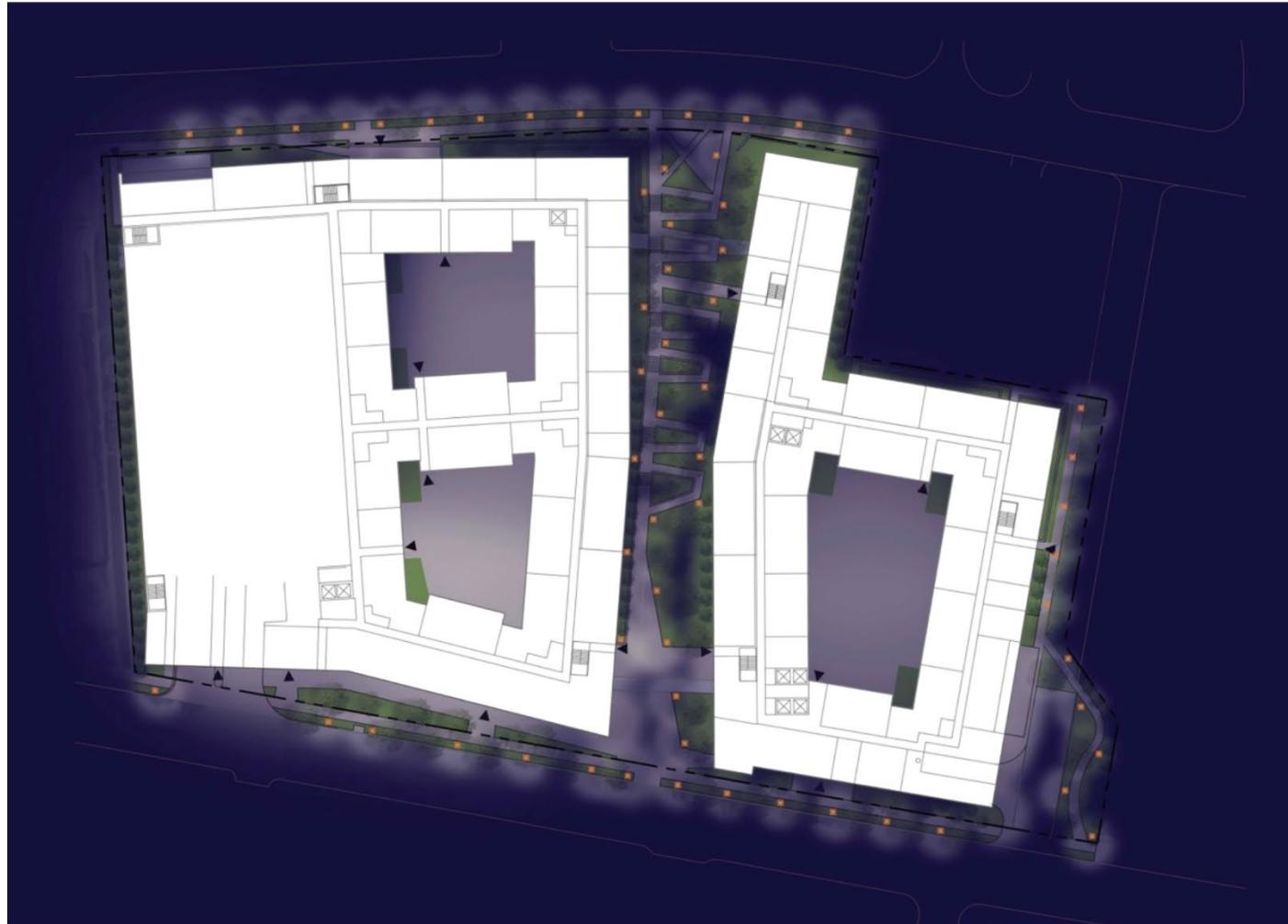
PROPOSED GREENWAY- CONCEPTUAL SECTION



THE SECTION IS CONCEPTUAL IN NATURE AND THE ACTUAL DESIGN WILL BE DETERMINED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

Promenade Typical Section

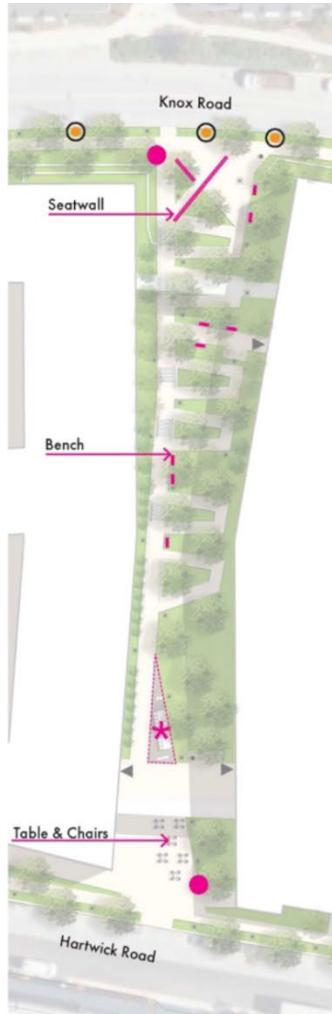
PROPOSED GREENWAY- CONCEPTUAL LIGHTING



OVERALL CONCEPTUAL
LIGHTING LAYOUT PLAN

THE PLAN AND IMAGERY ARE CONCEPTUAL
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DETERMINED AT THE APPROPRIATE TIME IN THE
DEVELOPMENT PROCESS.

PROPOSED GREENWAY- CONCEPTUAL DESIGN



THE PLAN AND IMAGERY ARE CONCEPTUAL IN NATURE AND THE ACTUAL DESIGN WILL BE DETERMINED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS



● Wayfinding



Table & Chairs



■ Bench



Solar Powered Picnic Table @ Hartwick Road



★ Outdoor Board for Group Studying



★ Outdoor Communal Table for Group and Social Gatherings

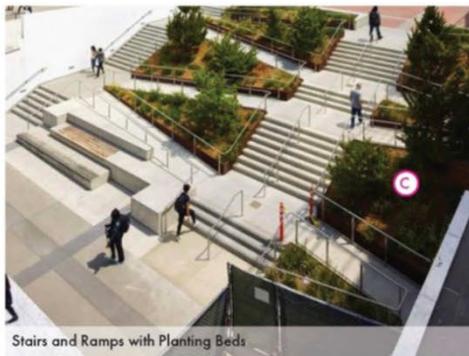
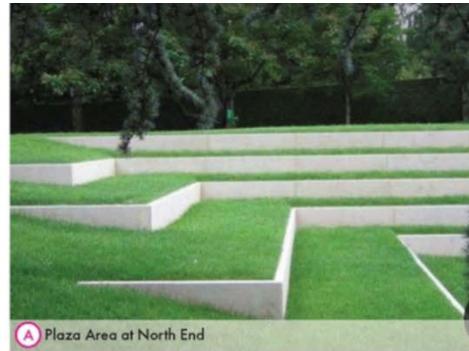
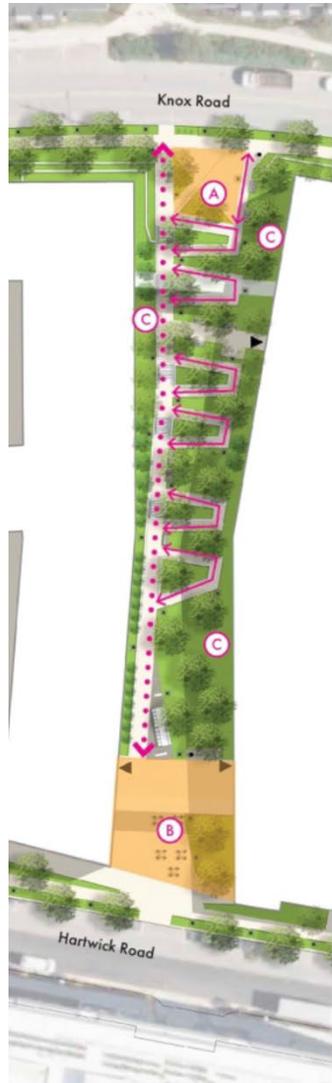


Stairs Mural



Seatwall

PROPOSED GREENWAY- CONCEPTUAL DESIGN

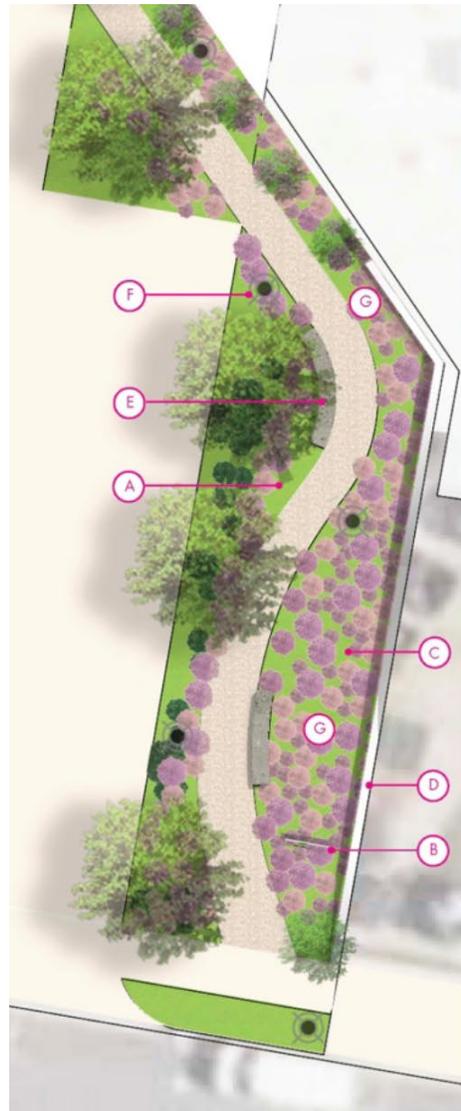


- A. Plaza Area at North End
- B. Plaza Area at South End
- C. Passive Recreation Area
- ◀- - - - -▶ Pathway with Stairs and Bicycle Trough
- ← - - - - - → ADA Ramp

THE PLAN AND IMAGERY ARE CONCEPTUAL IN NATURE AND THE ACTUAL DESIGN WILL BE DETERMINED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.



PROPOSED POCKET PARK- CONCEPTUAL DESIGN



A Free Little Art Gallery



B Pollinator Garden with Sculpture



C Beehive



D Pollinator Garden with Reflecting Wall



E Pollinator Garden with Integrated Seating



F Pedestrian Light Fixture



G Pollinator Garden with Native and Adopted Plants



PROPOSED ARCHITECTURE (REPRESENTATIVE)

Representative Architecture



THESE IMAGES ARE CONCEPTUAL IN NATURE AND THE ACTUAL DESIGN WILL BE DETERMINED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

WDG Architecture. Planning. Interiors.

2/14/2025
Washington, DC Dallas, TX

STAFF RECOMMENDATION

APPROVAL with conditions

- ZMA-2024-002

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 08/13/2024
- Acceptance Mailing: 12/19/2024