



UNIVERSITY OF MARYLAND

DIVISION OF ADMINISTRATION & FINANCE OFFICE OF REAL ESTATE

2101 Main Administration Building
7901 Regents Drive
College Park, Maryland 20742
301.405.1105 TEL
www.realestate.umd.edu

February 28, 2020

VIA EMAIL AND FIRST CLASS MAIL

The Honorable Dannielle M. Glaros
Chair, Prince George's County Planning, Housing
and Economic Development Committee
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: CB-9-2020, CB-10-2020 and CB-12-2020

Dear Councilmember Glaros:

The University of Maryland owns several parcels of land adjacent to the campus which are accessed from Mowatt Lane and Campus Drive. These properties are currently zoned R-10, R-18 and R-55. More than a decade ago, a portion of this property obtained prior land use approvals for multi-family housing, although that project fell through.

The University has negotiated with Gilbane Development for a comprehensive development plan for an area that combines University property with other adjacent land acquired by Gilbane.

The proposed development includes a combination of for-sale townhouses and graduate student apartments. The larger land assembly allows Gilbane to build a road network that serves University needs and contemplates future adjacent development. In addition, the townhouses advance the University's goal to provide a diverse mix of housing to attract faculty, staff and alumni to live close to campus. Importantly, the graduate student housing component provides well-located housing (again, walkable to campus) for our graduate student community.

In addition to being walkable to campus, this land is one-half mile from a future Purple Line station. This combination of walkability and transit proximity advances University housing and sustainability goals, including the University's goal to achieve carbon neutrality by the year 2050.

But this development site has not been included in a Master Plan update since 1993, long before the Purple Line was contemplated. With its mix of zoning categories that do not reflect current conditions, development of this land is unduly challenging. To effectively implement this project, Zoning Ordinance amendments are necessary. Indeed, zoning amendment are required, as a matter of course, for most University of Maryland dispositions pursuant to Prince George's County Code, Section 27-113.04.

Letter to the Honorable Dannielle Glaros

February 28, 2020

Page Two

Because the proposed development advances important University goals, the University supports CB-9-2020, CB-10-2020 and CB-12-2020. These bills permit Gilbane to file necessary development applications, including a preliminary plan of subdivision and a detailed site plan. Combined, passage of these bills will allow Gilbane to move forward expeditiously with a project that, as described above, advances University housing and sustainability goals.

The University looks forward to working with all of the stakeholders to implement this quality project and we appreciate your willingness to assist in this effort.

Sincerely yours,



Edward J. Maginnis,
Assistant Vice President
Real Estate