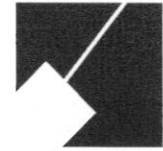


The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

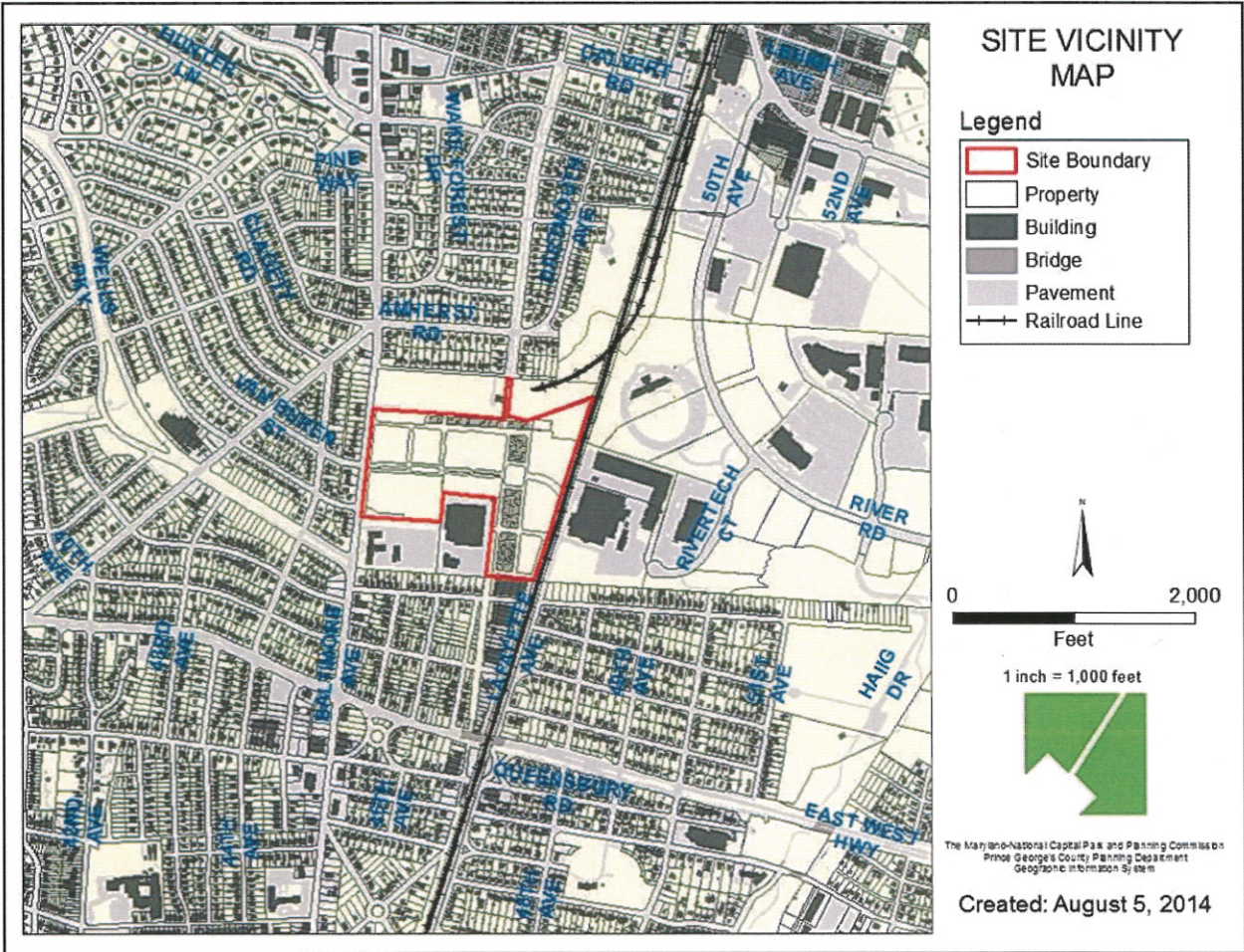
## Secondary Amendment

## SA-130001-01

Application	General Data	
<b>Project Name:</b> Cafritz Property at Riverdale Park Town Center Development Plan  <b>Location:</b> Approximately 1,400 feet north of the intersection of Baltimore Avenue (US 1) and East-West Highway (MD 410), on the east side of Baltimore Avenue.  <b>Applicant/Address:</b> Calvert Tract, LLC 1828 L Street NW, Suite 703 Washington, DC 20036  <b>Property Owner:</b> Same as applicant	Planning Board Hearing Date:	11/06/14
	Staff Report Date:	10/21/14
	Date Accepted:	10/06/14
	Plan Acreage:	37.73
	Zone:	M-U-TC/R-55
	Lots:	N/A
	Parcels:	39±
	Planning Area:	68
	Council District:	03
	Election District:	19
	Municipality:	Riverdale Park and College Park
	200-Scale Base Map:	208NE04

Purpose of Application	Notice Dates	
Secondary Amendment to the Cafritz Property at Riverdale Park Town Center Development Plan for the purpose of amending the design standards for freestanding signs.	Certificate of Mailing:	09/11/14
	Sign Posting Deadline:	10/07/14

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Susan Lareuse, RLA <b>Phone Number:</b> 301-952-4277 <b>E-mail:</b> Susan.Lareuse@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Secondary Amendment SA-130001-01  
Cafritz Property at Riverdale Park Town Center Development Plan

The Urban Design staff has reviewed the subject application and appropriate referral comments. The following evaluation and findings lead to a recommendation of APPROVAL as described in the Recommendation section of this report.

EVALUATION

The secondary amendment application was reviewed and evaluated for compliance with the following criteria:

- a. The requirements for a Secondary Amendment in Section 27-546.14 of the Prince George's County Zoning Ordinance;
- b. The requirements of the 2012 *Cafritz Property at Riverdale Park Town Center Development Plan*; and
- c. Referral comments.

FINDINGS

Based upon the analysis of this subject secondary amendment request (SA-130001-01), and in connection with, and as part of, the detailed site plan (DSP) application for development of the property known as the Cafritz Property at Riverdale Park, being application number DSP-13009-03, the Urban Design staff recommends the following findings:

**Secondary Amendment  
Zoning Ordinance Compliance and Findings:**

1. **Requirements of the Zoning Ordinance:** The revisions to the 2012 *Cafritz Property at Riverdale Park Town Center Development Plan* (Development Plan) apply to the entire 37.73-acres. The request described below conforms to the requirements for amendments to development plans per Section 27-546.14 of the Prince George's County Zoning Ordinance, which states the following:

**Section 27-546.14 Amendments to Development Plan**

**(a) Primary amendments.**

- (1) All primary amendments of approved Development Plans shall be made in accordance with the provisions for initial approval of the Plan.**
- (2) Primary amendments are any changes to the boundary of the approved Development Plan.**

**(b) Secondary amendments.**

- (1) Secondary amendments are any amendments other than an amendment made pursuant to Section 27-546.14(a).**

The applicant has submitted a request to amend the 2012 Development Plan. The Development Plan amended the 2004 *Approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* (Town of Riverdale Park M-U-TC Zone Development Plan) by expanding the boundary and creating standards and guidelines for the M-U-TC (Mixed Use Town Center) zoned portion of the Cafritz property. The proposed amendments to the Development Plan have been requested by the applicant, Calvert Tract LLC, in order to amend the signage requirements on the property located approximately 1,400 feet north of the intersection of Baltimore Avenue (US 1) and East-West Highway (MD 410), on the east side of Baltimore Avenue. This amendment does not propose to change the M-U-TC Zone boundary; therefore, the request meets the definition of a secondary amendment per Section 27-546.14(b)(1), above.

- (2) An application for an amendment of an approved Development Plan, other than an amendment pursuant to Subsection (a), may be submitted to the Planning Board by any owner (or authorized representative) of property within the M-U-TC Zone, a municipality within which the zone is located, the Planning Board, or the District Council and shall be processed in accordance with the following regulations.**

The application has been submitted by Calvert Tract LLC, the owner of the property, and as indicated by the signature on the application, represented by Calvin Cafritz, Manager.

- (3) All applications shall be typed, except for signatures, submitted in triplicate, and shall include the following information (see attached application):**
  - (A) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;**

The application has been submitted appropriately by the applicant/owner who is listed as:

Calvert Tract, LLC  
1828 L Street NW, Suite 703  
Washington, DC 20036

- (B) The street address of the property owned within the Development Plan; name of any municipality the property is in; name and number of the Election District the property is in;**

The overall property has a street address of 6667 Baltimore Avenue, Riverdale, Maryland, 20737. The property is located within the Town of Riverdale Park and the City of College Park, and Election District 19.

- (C) A statement enumerating each requested change and its effect upon the remainder of development in the approved Development Plan;**

The applicant provided one statement enumerating the requested amendments and claims that the amendment will not have an effect on the remaining portion of the development.

- (D) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation shall be signed by an officer empowered to act for the corporation;**

The limited liability corporation is owned by Calvin Cafritz who has signed the application.

- (E) The name, address, and telephone number of the correspondent;**

The correspondent is listed in the application as:

Lawrence N. Taub  
O'Malley, Miles, Nysten & Gilmore, P.A.  
11785 Beltsville Drive, 10th Floor  
Calverton, MD 20705  
(301) 572-3274

- (F) A statement of justification in support of the request. The statement shall set forth the legal basis by which the requested amendment can be approved and a description of the existing components of the Development Plan and proposed changes thereto. This statement may be accompanied by three (3) copies of any material which (in the applicant's opinion) is necessary to clarify the typewritten statement. This additional material, if not foldable, shall be not larger than eighteen (18) by twenty-four (24) inches;**

The applicant has submitted a statement of justification for the requested amendment, which is included in the findings below.

- (G) The proposed amendment to be appended to or incorporated into the Development Plan;**

The proposed secondary amendment is as described in the enumerated statement of the request, as referenced above. The Prince George's County Planning Board's decision on the requested secondary amendment will be incorporated into the Development Plan.

- (H) **A signed certificate stating that the applicant, on or before the date of filing such application, sent by certified mail a copy of the application for an amendment and all accompanying documents to each municipality in which any portion of the property which is the subject of the application is located, and each municipality located within one (1) mile of the property which is the subject of the application. The certificate shall specifically identify each municipality to which the application was mailed and the date it was mailed.**

Included in the secondary amendment application is a Certificate of Mailing certifying that Lawrence N. Taub, Esquire, sent by certified mail, a copy of the application for the originally submitted amendments and all accompanying documents to each of the municipalities listed below on September 11, 2014:

- Town of Riverdale Park
- Town of University Park
- City of College Park
- City of Hyattsville
- Town of Edmonston

The application was also sent by staff to the same municipalities upon acceptance of the case for processing.

- (4) **Upon completing an application, the applicant shall pay to the Planning Board a fee to help defray the costs related to processing the application. A reduction in the fee may be permitted by the Planning Board if it finds that payment of the full amount will cause an undue hardship upon the applicant.**

An application filing fee was not assessed for this secondary amendment application as fees for secondary amendments are not specified within Section 27-125.02, Fee Regulations, of the Zoning Ordinance, or within the Planning Board's established schedule of fees.

- (5) **In addition to the filing fee, a fee of Thirty Dollars (\$30.00) shall be paid for the posting of each public notice sign to be posted by the Planning Board. No part of a fee shall be refunded or waived, unless the Planning Board determines that one of the following applies:**

A fee of \$30.00 was paid for each public notice sign posted to advertise the public hearing, in conjunction with the companion DSP application.

- (6) **The Planning Board shall review the requested secondary amendment for compliance with this Section and shall follow the same procedure required for the Conceptual Site Plan approval as found in Sections 27-276(a)(1), (3), (4), (5), (6); 27-276(c)(1), (2); and 27-276(d). Review by the District Council shall follow the procedures in Section 27-280.**

The Planning Board will review the application for the proposed secondary amendment on November 6, 2014 at a regularly scheduled public hearing.

2. Section 27-546.14(b)(6) of the Zoning Ordinance references Planning Board procedures for a requested secondary amendment. The procedure is the same as a conceptual site plan, but limited to Section 27-276(a)(1), (3), (4), (5), (6); Section 27-276(c)(1), (2); and Section 27-276(d). The following is extracted from the Zoning Ordinance, but the term [*Secondary Amendment*] is added for the reader's clarity.

#### **Section 27-276 Planning Board Procedures**

##### **(a) General**

- (1) Prior to approval of any preliminary plan of subdivision or Detailed Site Plan, or the issuance of any grading, building, or use and occupancy permit, for the development or use of any land for which a Conceptual Site Plan [*Secondary Amendment*] is required, the applicant shall obtain approval of a Conceptual Site Plan [*Secondary Amendment*] from the Planning Board.**

The application for the DSP is predicated on the approval of the proposed secondary amendment. If the secondary amendment is not approved or is modified, the DSP will include conditions that require the plans to be modified to adhere to the approved or modified secondary amendment.

- (3) The Planning Board shall give due consideration to all comments received from other agencies.**

Notification letters and copies of the secondary amendments were transmitted to several Prince George's County agencies for review and comment prior to the public hearing. That information will be reviewed by the Planning Board and considered, and will be incorporated into the final decision.

- (4) The Planning Board shall only consider the Plan at a regularly scheduled meeting after a duly advertised public hearing.**

Public hearing notice signs were posted within the M-U-TC and R-55 (One-Family Detached Residential) Zone boundary on October 7, 2014, as evidenced by the sign posting affidavit.

- (5) The Planning Board shall approve, approve with modification, or disapprove the Conceptual Site Plan [*Secondary Amendment*], and shall state its reasons for the action.**

The application for the secondary amendments will be presented to the Planning Board for a decision of approval, approval with modification, or disapproval on November 6, 2014.

- (6) **The Planning Board's decision shall be embodied in a resolution adopted at a regularly scheduled public meeting, a copy of which shall be sent to all persons of record (in the Conceptual Site Plan [Secondary Amendment] approval process) and the District Council.**

The Planning Board's decision on the application will be embodied in a resolution that is planned to be adopted at a regularly scheduled public hearing date. A copy of the resolution will be sent to all persons of record and the District Council.

(c) **Time limits for action**

- (1) **The Planning Board shall take action on the Conceptual Site Plan [Secondary Amendment] within seventy (70) days of its submittal. The month of August and the period between and inclusive of December 20 and January 3 shall not be included in calculating this seventy (70) day period.**

The secondary amendment application was accepted on October 6, 2014 and was reviewed and is anticipated to be acted on by the Planning Board on November 6, 2014, which is 31 days from the acceptance date.

- (2) **If no action is taken within seventy (70) days, the Conceptual Site Plan shall be deemed to have been approved. The applicant may (in writing) waive the seventy (70) day requirement to provide for some longer specified review period.**

The Planning Board's 70-day limit to take action on this secondary amendment application is anticipated to be complied with in the review of this application.

(d) **Notification of applicant**

- (1) **If a Conceptual Site Plan [Secondary Amendment] is not approved, the Planning Board shall notify the applicant (in writing), stating what changes are required for approval.**

The Planning Board will comply with the above if the application is not approved.

**Section 27-280 Appeal of the Planning Board's Decision**

- (a) **The Planning Board's decision on a Conceptual Site Plan or amendment of the Development District Standards for an approved Development District Overlay Zone may be appealed to the District Council upon petition by any person of record. The petition shall specify the error which is claimed to have been committed by the Planning Board and shall also specify those portions of the record relied upon to support the error alleged. The petition shall be filed with the Clerk of the Council within thirty (30) days after the date of the notice of the Planning Board's decision. The District Council may vote to review the Planning Board's decision on its own motion within thirty (30) days after the date of the notice.**



- (b) **The Clerk of the Council shall notify the Planning Board of any appeal or review decision. Within seven (7) calendar days after receiving this notice, the Planning Board shall transmit to the District Council a copy of the Conceptual Site Plan, all written evidence and materials submitted for consideration by the Planning Board, a transcript of the public hearing on the Plan, and any additional information or explanatory material deemed appropriate.**
- (c) **The District Council shall schedule a public hearing on the appeal or review.**
- (d) **Within sixty (60) days after the close of the Council's hearing, the Council shall affirm, reverse, or modify the decision of the Planning Board, or return the Conceptual Site Plan to the Planning Board to take further testimony or reconsider its decision. Where the Council approves a Conceptual Site Plan, it shall make the same findings which are required to be made by the Planning Board. If the Council fails to act within the specified time, the Planning Board's decision is automatically affirmed.**
- (e) **The Council shall give its decision in writing, stating the reasons for its action. Copies of the decision shall be sent to the all persons of record, and the Planning Board.**

This section of the Zoning Ordinance outlines the procedure for review by the District Council if a person of record appeals the Planning Board's decision on the application, or if the District Council votes to review the decision within 30 days after the Planning Board's decision.

3. **Request for Secondary Amendment:** The applicant submitted the following request for a secondary amendment to the Cafritz Property at Riverdale Park Town Center Development Plan, and the following is the applicant's justification statement for the secondary amendment:

"This request for a Secondary Amendment to a Development Plan is set forth in, and legally permitted by Sec. 27-546.14 of the Prince George's County Zoning Ordinance, and is in connection, and part of, the Detailed Site Plan and for the development of the property known as the Cafritz Property at Riverdale Park (the 'Development'), with this application being noted as DSP-13009/03 and SP-130002/01.

"Within the Approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan for the Cafritz Property at Riverdale Park ('Development Plan'), within the section entitled 'Signage', under No. 2 states as follows:

"2. Commercial signs shall be building mounted only. Freestanding signs shall not be allowed, unless they provide directional information marking the way to parking, historic sites, maps of the area, and other amenities. In these cases, such signage may only be provided in coordination with the Town of Riverdale Park and other applicable agencies and may not include commercial or product information.

"The following amendment to this Standard is proposed as follows:

"2. Commercial signs shall generally be building-mounted, but freestanding signs shall be permitted to provide identification of the development and/or certain businesses within the development, as well as directional information marking

the way to parking, historic sites, maps of the area, and other amenities. In the case of freestanding signs for directional information, said signage may only be provided in coordination with the Town of Riverdale Park and other applicable agencies.”

**Applicant’s Justification:**

“Given the above-described findings for approval of the M-U-TC Zone, as well as the purposes of the M-U-TC Zone, the requested Secondary Amendment is justified for the following reasons. The Development, as approved through Zoning Map Amendment No. A-10018, Preliminary Plan of Subdivision No. 4-13002, Detailed Site Plan No. DSP-13009 (including all approved revisions to date), Special Permit No. SP-130002, and Secondary Amendment No. SA-130001, is a community that will include 119 townhouses, 855 multifamily units (a portion of which will require additional detailed site plan approval), approximately 186,676 square feet of commercial space, and a hotel (that will require approval of a special exception). As can be seen from the above-referenced approvals, as well as the approval of the Development Plan, this is intended to be a cohesive and coordinated community, with a significant amount of commercial space. Allowing freestanding signs at appropriate locations will, among other things, assure that the Development will successfully ‘ensure a mix of compatible uses that compliments (sic) concentrations of retail and service uses...’; ‘provide a mix of commercial and residential uses which establish a safe and vibrant twenty-four hour environment’, ‘encourage compatible development...that will enhance the Town Center’, and ‘provide a flexible regulatory environment that will support redevelopment and development interests in the area...’ Freestanding signs at appropriate locations will not only help to emphasize the identity and cohesive nature of the Development as a whole, but also help to identify the existence of significant commercial establishments within the Development. The identification of such businesses within the Development is often a requirement of such businesses, which will not locate within developments such as this without this type of signage. The existence of freestanding signs at appropriate locations within the Development, therefore, is not only helpful to establish the character of the Development and the location of significant commercial establishments within the Development, but is actually crucial to the commercial success of the Development.

“It is also important to note the ‘Intent’ of the ‘Signage’ section of the Development Plan, which states as follows:

“Encourage a positive and attractive identity for businesses and the town center and make the street more interesting for pedestrians. Allow creative commercial expression and visual variety without creating clutter or overwhelming streetscape.

“The proposed freestanding signs (as shown on the accompanying application for a Revision to the approved Detailed Site Plan) will, in fact, implement a positive and attractive identity for businesses and the town center as intended by the Development Plan, and they will thus be consistent with the intent of the signage element of the Development Plan. Quite frankly, a development of the size and scope such as that which has been previously approved for this Development could not be successful without allowing certain freestanding signs, as proposed through this application, as well as the proposed 03 Revision to DSP-13009.

“For all of the above-stated reasons, the applicant herein submits that proposed Secondary Amendment that would allow freestanding signs at specified locations within the Development is in compliance with the requirements for the approval of the Development Plan, is in conformance with the purposes of the M-U-TC Zone, and fulfills the original intent of the signage element of the Development Plan, and for these reasons, requests that it be approved.”

4. Section 27-546.14 (b) (7) of the Zoning Ordinance states:

**(7) The Planning Board may only approve a requested secondary amendment of a Development Plan if it make the following findings:**

**(A) The requested secondary amendment is in compliance with the requirements for the approval of a Development Plan;**

The approval of this secondary amendment to the Development Plan requires compliance with the original approval of the Development Plan, A-10008, which does not have any prohibition of freestanding signage in the conditions of approval. Staff finds that the secondary amendment is consistent with the requirements of the Development Plan as was determined in the original rezoning of the property in the Primary Amendment. This secondary amendment is needed to provide for a reasonable regulatory framework to allow for freestanding signage to ensure the success of the commercial development in the future.

**(B) The requested secondary amendment is in conformance with the purposes of the M-U-TC Zone;**

The purposes of the M-U-TC Zone are set forth in Section 27-546.09(a) of the Zoning Ordinance, as follows:

- (1) To create with the community a development framework that can capitalize on the existing fabric of the County’s older commercial/mixed use centers and corridors.**
- (2) To promote reinvestment in, and the appropriate redevelopment of, older commercial areas, to create attractive and distinctive community centers for shopping, socializing, entertaining, living, and to promote economic vitality.**
- (3) To promote the preservation and adaptive reuse of selected buildings in older commercial areas.**
- (4) To ensure a mix of compatible uses which compliments (sic) concentrations of retail and service uses, including institutional uses, encourages pedestrian activity, and promotes shared parking.**
- (5) To provide a mix of commercial and residential uses which establish a safe and vibrant twenty-four hour environment.**

- (6) **To establish a flexible regulatory framework, based upon community input, to encourage compatible development and redevelopment, including shared parking facilities that will enhance the Town Center.**
- (7) **To preserve and promote those distinctive physical characteristics that are identified by the community as essential to the community's identity, including building character, special landmarks, small parks and other gathering places, and wide sidewalks.**

Staff finds that the secondary amendment is in conformance with the purposes of the M-U-TC Zone because this change will continue to provide a development framework that can capitalize on the existing fabric of the county's older commercial/mixed-use centers and corridors. The freestanding signage will promote investment in the commercial core of the community. This secondary amendment will allow signage to draw customers into the development and contribute to the realization of the center for shopping, socializing, entertaining, living, and to promote economic vitality. This secondary amendment will not detract from the sense of history of the larger community through limited freestanding signage and will not impact the older historic portion of the town center, which is not affected by this Development Plan. The secondary amendment does not detract from the intent of the Development Plan to ensure a mix of compatible and complementary uses, and to create a concentration of retail, service, and institutional uses, that encourages pedestrian activity, and promotes shared parking and a vibrant 24-hour environment. The approval of this amendment will create a flexible regulatory framework based upon community input that encourages compatible development. Further, the secondary amendment will not have an impact on the previous finding in the review of the original Development Plan that it will preserve and promote those distinctive physical characteristics that are considered by the community to be essential to its identity, including building character, special landmarks, small parks and other gathering places, and wide sidewalks.

- (C) **The original intent of the Development Plan element or mandatory requirement being amended is still fulfilled with the approval of the requested secondary amendment.**

The purpose of the modifications to the Development Plan through the approval of the proposed secondary amendment is consistent with the intent of the Development Plan that amended the Town of Riverdale Park M-U-TC Zone Development Plan. Additionally, Section 27-546.13 of the Zoning Ordinance states the following:

- (a)(2) **The Development Plan shall consider the evolution of development regulations and the existing development character and create more appropriate standards and development guidelines that will encourage investment that supports the purposes of the zone.**

This secondary amendment is a result of the evolution of the overall project as it moves through the development review process in response to market forces. The language above recognizes that the Development Plan will evolve in this process and that it needs to be a flexible regulatory tool. This secondary amendment recognizes the need for freestanding signage for purposes of advertisement of the proposed commercial uses within the development, and does not vary greatly from the original concept plans.

5. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Community Planning Division**—The Community Planning Division provided the following summarized comments for the application:

This application is located within the county’s Innovation Corridor and is within a designated employment area. Employment areas are described as “areas commanding the highest concentrations of economic activity in four targeted industry clusters—healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government.” The Innovation Corridor is a prioritized employment area described by *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035) as follows:

**Innovation Corridor**

The second transformative Plan Prince George’s 2035 recommendation is designating parts of the City of College Park, the City of Greenbelt, the Town of Riverdale Park, the Town of Edmonston, the Town of Berwyn Heights, and areas along the Baltimore Avenue (US 1) corridor and around the University of Maryland, College Park, and the Beltsville Agricultural Research Center (BARC) as the Innovation Corridor. This area has the highest concentrations of economic activity in our four targeted industry clusters and has the greatest potential to catalyze future job growth, research, and innovation in the near- to mid-term. This area is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators locating in close proximity to one another and on existing and planned transportation investment, such as the Purple Line.

The development program approved for the site consists of a mix of retail, office, residential, and recreational land uses and is in conformance with the overall vision, goals, policies, and strategies of both Plan Prince George’s 2035 and the Riverdale Park Mixed-Use Town Center Development Plan. There are no general plan or master plan issues with this application.

The northeastern portion of this application is located under the traffic pattern for a small general aviation airport (College Park Airport). This area is subject to Aviation Policy Area (APA) regulations adopted by County Council Bill CB-51-2002 (DR-2) as Sections 27-548.32 through 27-548.48 of the Zoning Ordinance. Specifically, the subject property is located in APA-6. The APA regulations contain additional height requirements in Section 27-548.42 and purchaser notification requirements for property sales in Section 27-548.43 that are relevant to the evaluation of this application. No building permit may be approved for a structure higher than 50 feet in APA-6 unless the applicant demonstrates compliance with Federal Aviation Regulations (FAR) Part 77; however, none of the free standing signs are over 50 feet in height.

b. **Prince George’s County Police Department**—The Police Department provided comment on the subject application indicating that there are no crime prevention through environmental design (CPTED) related issues.

- c. **Prince George’s County Health Department**—At the time of the writing of this technical staff report, the Health Department has not offered comments on the subject application.
  - d. **Town of Riverdale Park**—At the time of the writing of this technical staff report, the Town of Riverdale Park has not offered comments on the subject application.
  - e. **Town of University Park**—At the time of the writing of this technical staff report, the Town of University Park has not offered comments on the subject application.
  - f. **City of College Park**—At the time of the writing of this technical staff report, the City of College Park has not offered comments on the subject application.
  - g. **City of Hyattsville**—At the time of the writing of this technical staff report, the City of Hyattsville has not offered comments on the subject application.
  - h. **Town of Edmonston**—At the time of the writing of this technical staff report, the Town of Edmonston has not offered comments on the subject application.
6. The DSP for the case was reviewed and approved by the District Council (Order affirming the Planning Board’s decision) and their decision included the following condition:

**16. Monument signs as described in the Detailed Site Plan submittal require a secondary amendment. Signage is governed by the 2012 Cafritz Property at Riverdale Park Town Center Development Plan, *Design Standards / Site Design*, “Signage,” Paragraph 5, which states, in pertinent part, that “[u]nique neon signs, internally lit signs, and signs with moving parts or blinking lights may only approved for creative value that enhances the town center in areas outside of the historic core.” Because the applicant’s proposed signage was submitted as part of DSP-13009, and not through a secondary amendment as contemplated by the Development Plan, we reverse, and deny the Planning Board’s approval of monument signs as part of DSP-13009. All monument signs must follow the Development Plan guidelines or seek a secondary amendment.**

This secondary amendment request directly relates to the condition above and follows the process set forth by the District Council in their directions to the applicant regarding the process.

## RECOMMENDATION

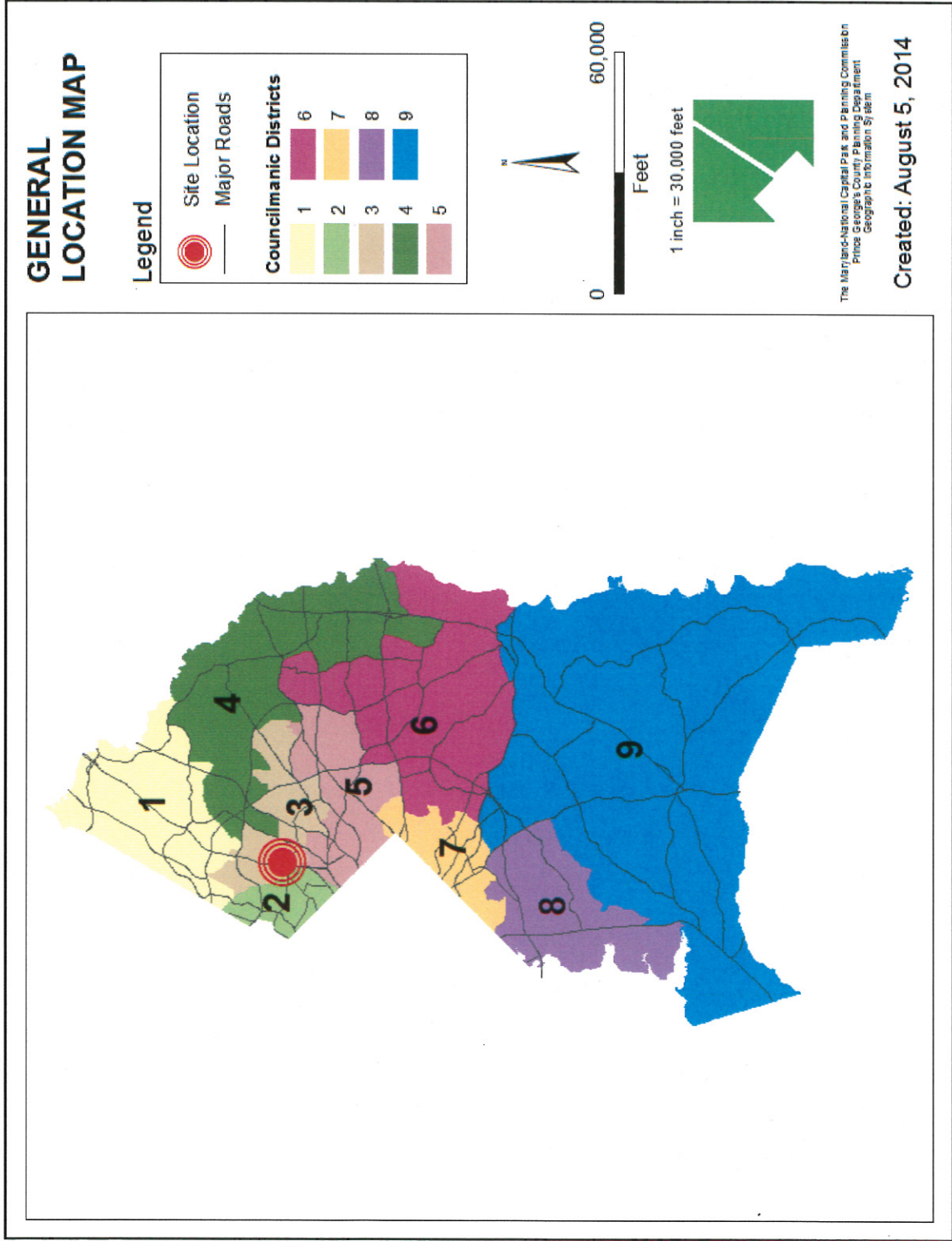
Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommends that the Planning Board APPROVE Secondary Amendment SA-130001-01.

**ITEM:**

**CASE: SA-130001-01**

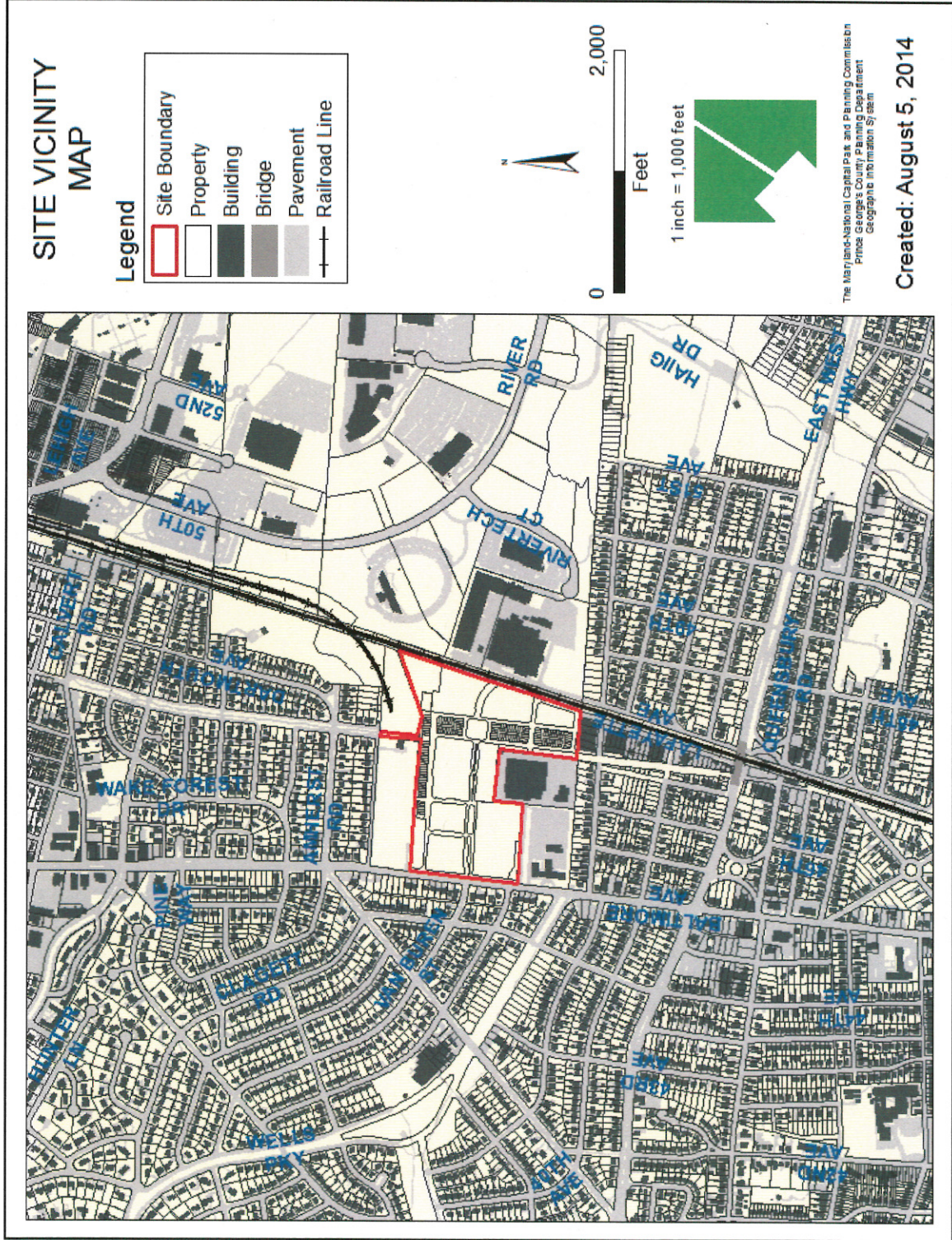
# **CAFRITZ PROPERTY AT RIVERDALE PARK**

# GENERAL LOCATION MAP

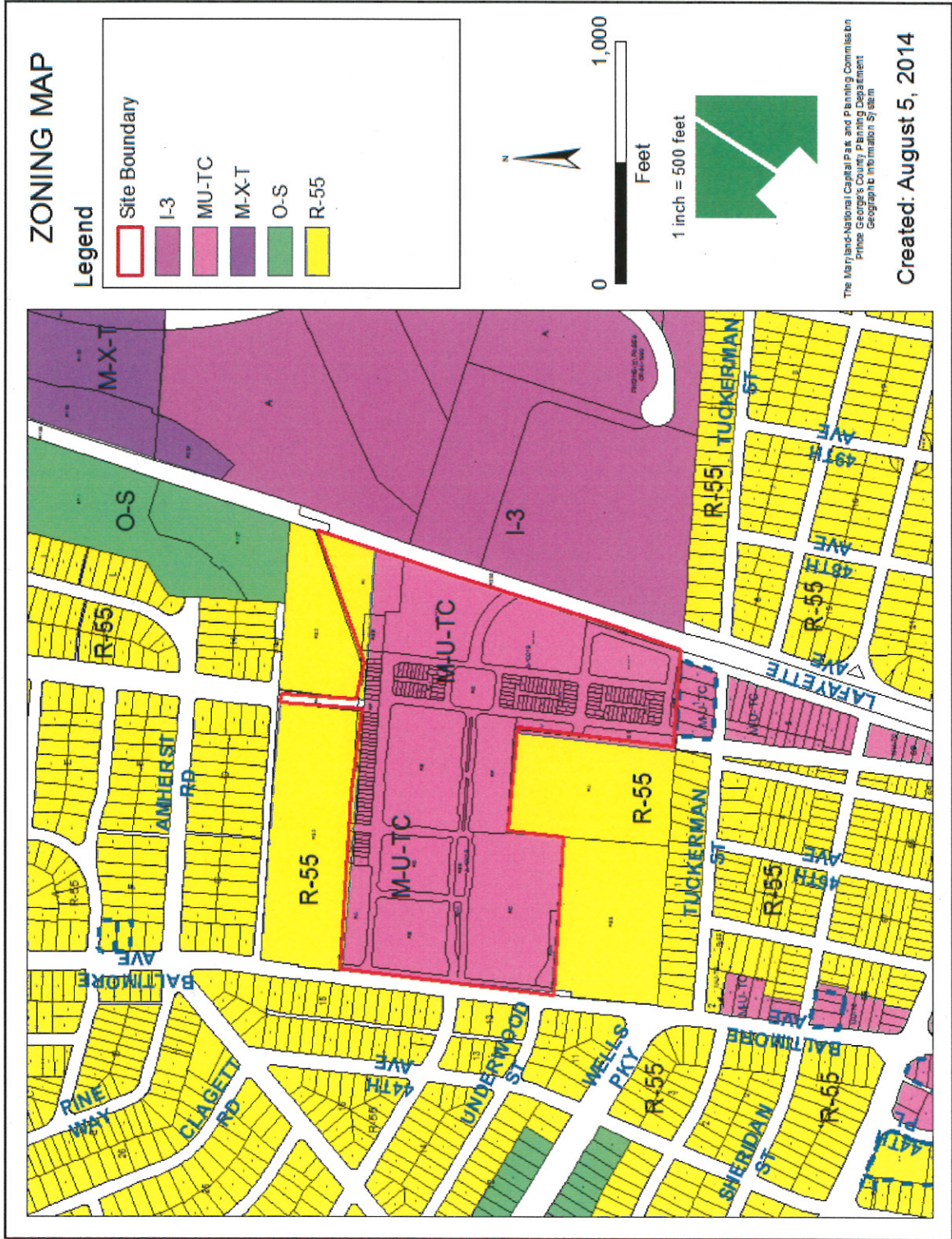




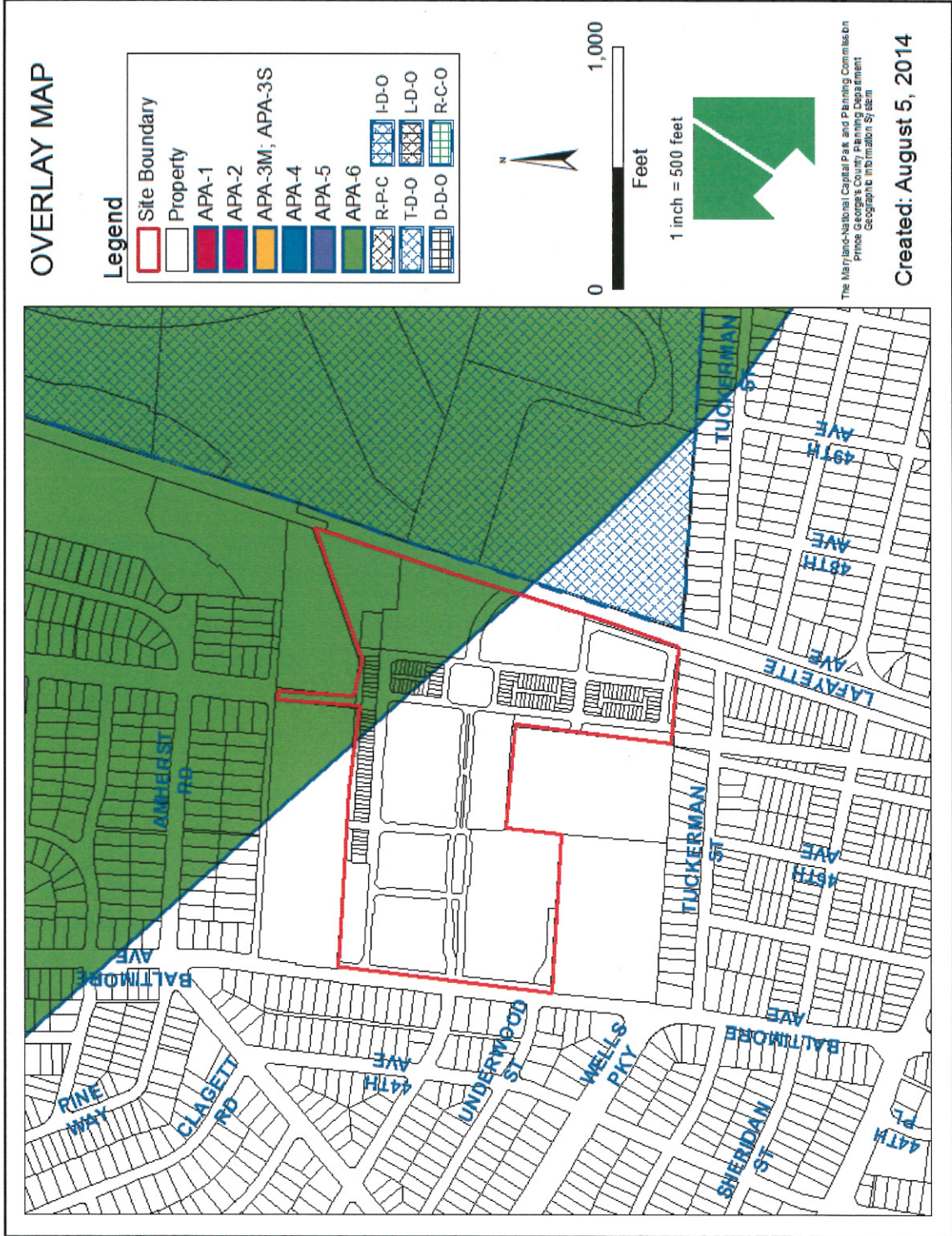
# SITE VICINITY



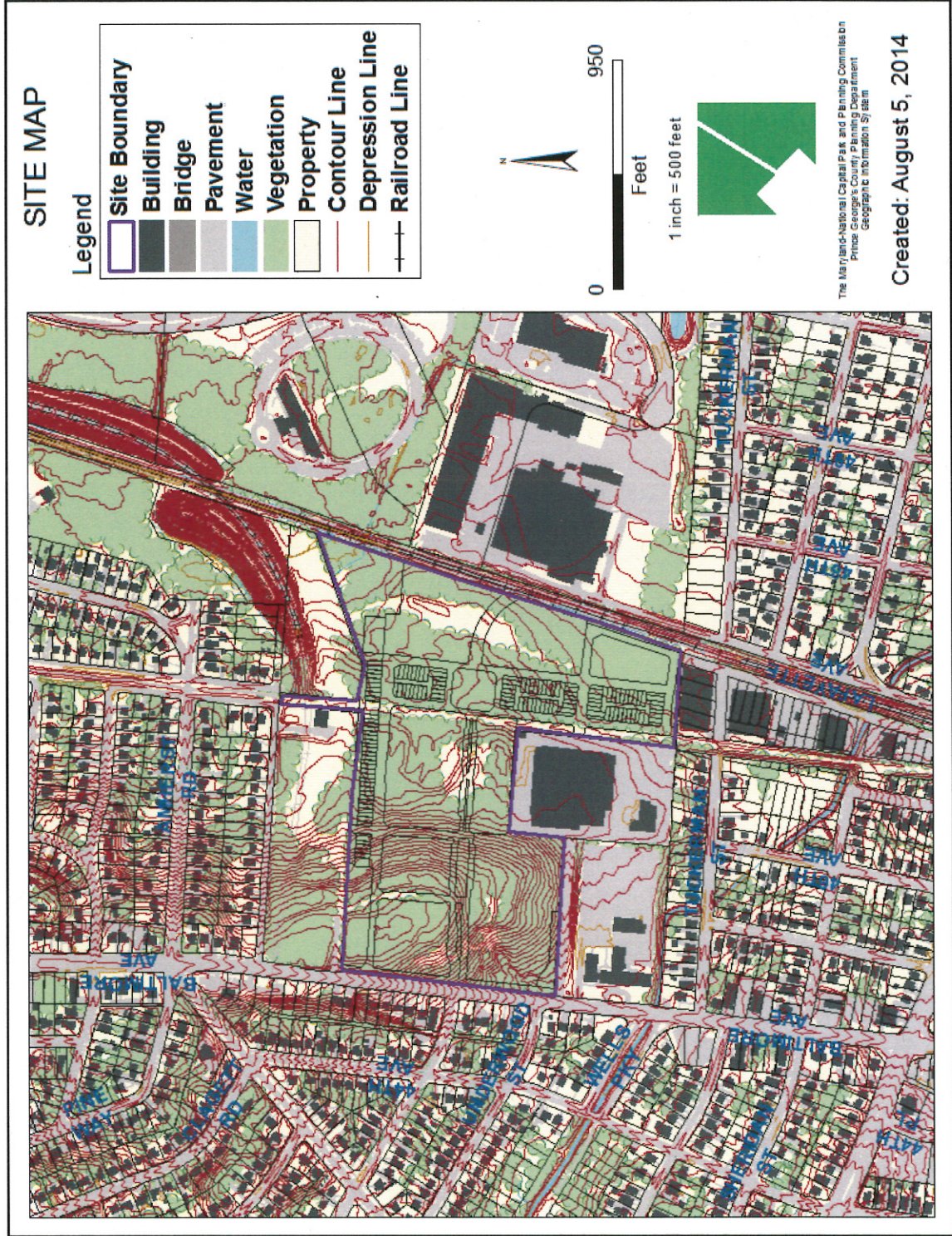
# ZONING MAP



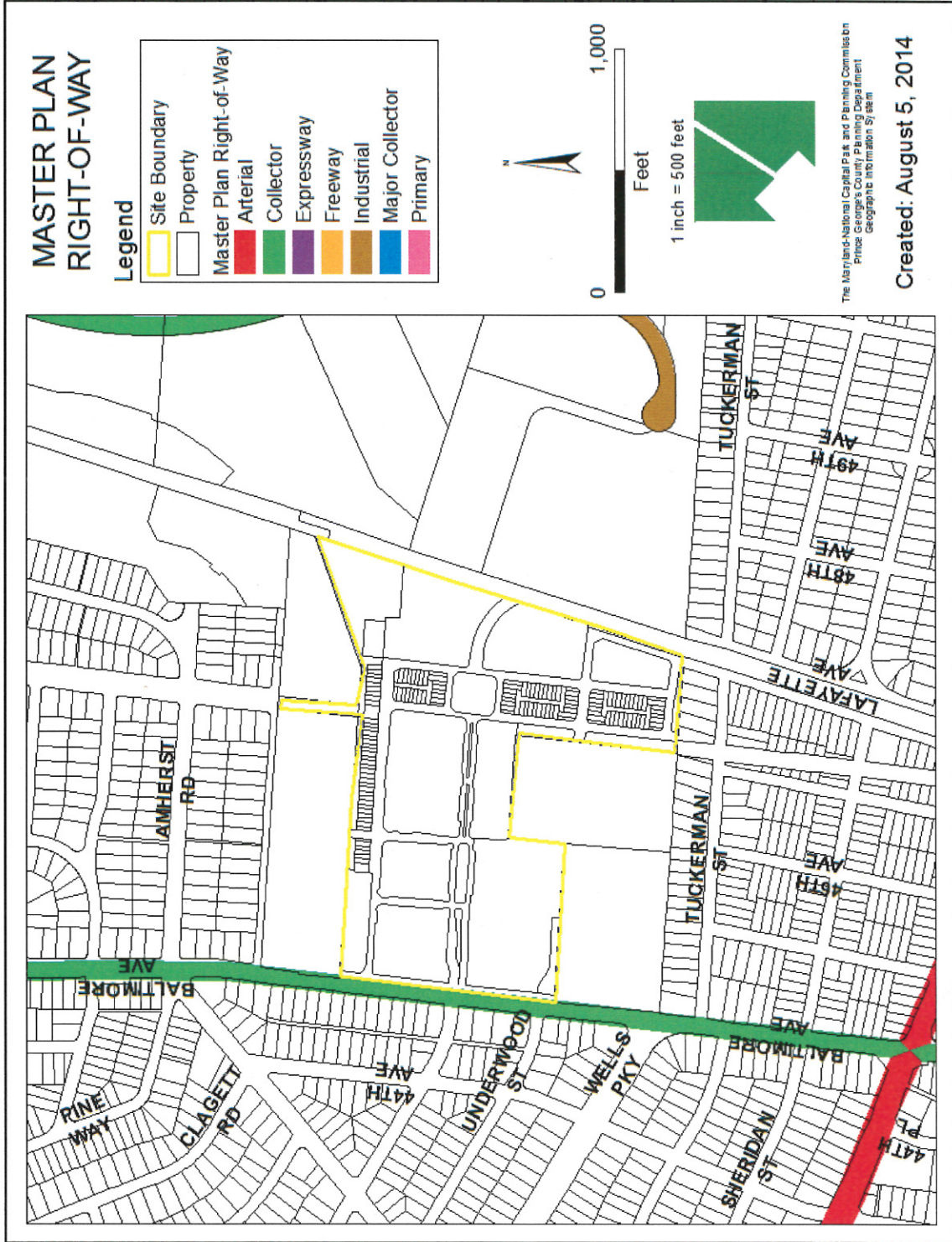
# OVERLAY MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



County Council of Prince George's County, Maryland, Sitting as the District Council

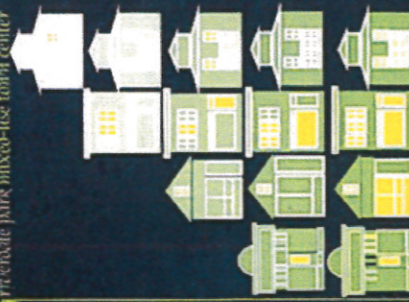
Zoning Ordinance No. 11-2012

July 12, 2012

# CAFRTZ PROPERTY at Riverdale Park



Based On  
Riverdale park mixed-use town center



Approved  
Town of Riverdale Park Mixed-Use Town Center Zone  
Development Plan  
January 2004

The Maryland, National Capital Park & Planning Commission



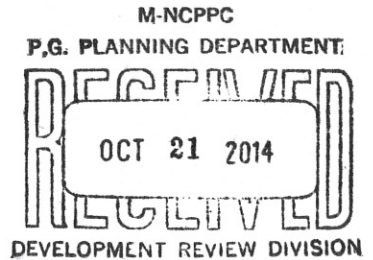


Prince George's County Planning Department  
Community Planning Division

# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
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301-952-3972

October 16, 2014



## MEMORANDUM

**TO:** Susan Lareuse, RLA, Master Planner, Development Review Division  
**VIA:** Teri Bond, Planning Supervisor, Community Planning Division *TMB*  
**FROM:** Chad Williams, LEED AP BD+C, Master Planner, Countywide Planning Division  
**SUBJECT:** **DSP-13009/03 and SA-130001/01 Cafritz Property**

## DETERMINATIONS

Findings of conformance to the master plan or general plan are not required with this application.

The northeast portion of the property subject to these applications is located under the traffic pattern for a small general aviation airport (College Park Airport) and is subject to Aviation Policy Area regulations in Sections 27-548.32 through 27-548.48 of the Zoning Ordinance. In particular, the applicant should be made aware of height and purchaser notification requirements contained in these regulations. These applications are not within the Interim Land Use Control (ILUC) area.

## BACKGROUND

**Location:** 1,500 feet north of the intersection of US 1 and East-West Highway on the east side of US 1

**Size:** 37.37 acres

**Existing Uses:** Cleared land under site development preparation and wooded land

**Proposal:** The applicant proposes a revision to the 2004 Riverdale Park M-U-TC Development Plan (as amended by Zoning Ordinance No. 11-2012) and DSP-13009 to construct three monument signs.

## GENERAL PLAN, MASTER PLAN, AND SMA

This application requires conformance with the applicable General or Master Plan. NO

**General Plan:** This application is located within the county's innovation corridor and is within a designated employment area. Employment areas are described as "areas commanding the highest concentrations of economic activity in four targeted

industry clusters-healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government."

The innovation corridor is a prioritized employment area described by Plan Prince George's 2035 as follows:

"Innovation Corridor: the second transformative Plan 2035 recommendation is designating parts of the City of College Park, the City of Greenbelt, the Town of Riverdale Park, the Town of Edmonston, the Town of Berwyn Heights, and areas along the US 1 corridor and around the University of Maryland, College Park and the Beltsville Agricultural Research Center (BARC) as the Innovation Corridor. This area has the highest concentrations of economic activity in our four targeted industry clusters (see Employment Areas on page 18) and has the greatest potential to catalyze future job growth, research, and innovation in the near- to mid-term. This area is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators locating in close proximity to one another and on existing and planned transportation investment, such as the Purple Line."

**Master/Sector Plan:** 2004 Approved Town of Riverdale Park Mixed-use Town Center Zone Development Plan as amended by Zoning Ordinance No. 11-2012.

Planning Area/

Community:

Planning Area 68/Riverdale Park

Land Use:

The revised Riverdale Park Town Center Development Plan recommends a mix of commercial/office, residential, future hotel, and public space land uses on the subject property.

Environmental:

Refer to the Environmental Planning Section referral for comments on the environmental infrastructure guidance contained in the 2005 Countywide Green Infrastructure Plan.

Historic Resources:

Adjacent to the subject property are the Riverdale Park (#68-004), University Park (#66,029), and Calvert Hills (#66-037) National Register historic districts to the south, west, and north respectively. The property to the east was the site of the now-demolished Engineering Research Corporation (ERCO) building, identified as a Prince George's County Historic Site (#66-022). Refer to the Historic Preservation Section referral for additional details.

Transportation:

The property fronts onto US 1 which is identified in the 2009 Approved Countywide Master Plan of Transportation as a four-lane collector road (C-209) with an 80-110 foot right-of-way between the Washington, D.C. line and Guilford Drive.

Public Facilities:

The subject property adjoins a National Guard armory and a USPS postal facility, both identified as "public/quasi-public" uses in the 1994 Approved Master Plan and Sectional Map Amendment for Planning Area 68.

Parks & Trails:

The Rhode Island Avenue Trolley Trail extends through the site from north to south. US 1 is planned for bike lanes and a sidepath.



**Aviation/ILUC:** The northeastern corner of the subject property is within Aviation Policy Area (APA) 6. See below for additional discussion.

**SMA/Zoning:** The District Council approval of A-10018 on July 12, 2012 rezoned approximately 35.71 acres on the subject property to the M-U-TC Zone and approved the amended Riverdale Park Town Center M-U-TC Development Plan. An additional 2.02 acres remains in the R-55 Zone as confirmed by the 1990 Sectional Map Amendment for Planning Areas 65, 66, and 67.

### **PLANNING ISSUES**

The development program approved for the site consists of a mix of retail, office, residential, and recreational land uses and is in conformance with the overall vision, goals, policies, and strategies of both the county's Plan Prince George's 2035 general plan and the Riverdale Park Mixed-Use Town Center Development Plan. There are no general plan or master plan issues with this application.

The northeastern portion of this application is located under the traffic pattern for a small general aviation airport (College Park Airport). This area is subject to Aviation Policy Area regulations adopted by CB-51-2002 (DR-2) as Sections 27-548.32 through 27-548.48 of the Zoning Ordinance. Specifically, the subject property is located in Aviation Policy Area (APA) 6. The APA regulations contain additional height requirements in Section 27-548.42 and purchaser notification requirements for property sales in Section 27-548.43 that are relevant to evaluation of this application. No building permit may be approved for a structure higher than 50 feet in APA-6 unless the applicant demonstrates compliance with FAR Part 77.

The application should also be referred to the Maryland Aviation Administration for information and comment:

Ashish J. Solanki, Director  
Office of Regional Aviation Assistance  
Maryland Aviation Administration  
PO Box 8766  
BWI Airport, MD 21240-0766

cc: Ivy A. Lewis, AICP, Division Chief, Community Planning Division  
Long-Range Agenda Notebook



**PRINCE GEORGE'S COUNTY  
POLICE DEPARTMENT**



**M E M O R A N D U M**

DATE: October 16, 2014

TO: Susan Lareuse, Urban Designer  
Urban Design Section  
Development Review Division

FROM: Corporal R. Kashe #2357  
Prince George's County Police Department  
Community Services Division

SUBJECT: **SA-130001/01 & DSP-13009/03**

After reviewing the plans reference the signs, there are no CPTED related issues.

Case No. SA-130001 Cafritz Property at  
Riverdale Park Town Center  
Development Plan

Applicant: Calvert Tract, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 13-57, to approve with conditions a secondary amendment to the Cafritz Property at Riverdale Park Town Center Development Plan dated July 12, 2012, for the M-U-TC zoned portion of the Cafritz Property in order to create a town center on 35.71 acres of land located approximately 1,400 feet north of the intersection of Baltimore Avenue (US 1) and East-West Highway (MD 410), on the east side of Baltimore Avenue, the amendments do not propose to change the Mixed Use Town Center (M-U-TC) Zone boundary; therefore, the request meets the definition of a secondary amendment pursuant to Section 27-546.14(b)(1) of the Zoning Ordinance, and is, AFFIRMED, subject to the District Council's original jurisdiction, pursuant to §27-132(f)(1), over SA-130001, and its authority to modify the decision of the Planning Board pursuant to §27-280 of the Zoning Ordinance.

As the basis for this action, the District Council, pursuant to §§ 27-132(f)(1), 27-546.14, 27-276, and 27-280 of the Zoning Ordinance, states its findings and conclusions in Attachment A of this Order. The District Council also adopts and incorporates by reference as if fully stated herein, the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-63, except as otherwise stated in Attachment A.

ORDERED this 30<sup>th</sup> day of September, 2013, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson,  
and Toles.

Opposed:

Abstained:

Absent: Council Member Turner.

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON  
REGIONAL DISTRICT IN PRINCE GEORGE'S  
COUNTY, MARYLAND

BY: \_\_\_\_\_  
Andrea C. Harrison, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

## ATTACHMENT A

## ORDER OF APPROVAL WITH CONDITIONS SA-130001

## FINDINGS, CONCLUSIONS, AND CONDITIONS

Procedural History

This case involves the 2012 rezoning of 35.71± acres of vacant property from the R-55 Zone (One-Family Detached Residential) to the M-U-TC Zone (Mixed-Use Town Center) by the District Council in Zoning Ordinance No. 11-2012, which has been appealed to the Circuit Court for Prince George's County.<sup>1</sup> Calvert Tract, LLC is the applicant. The subject property and the name of the project are known as the Cafritz Property, legally described as Parcel 81, Tax Map 42, Grid D-1. The Cafritz Property is located approximately 1,400 feet north of the intersections of Baltimore Avenue (MD 410), on the east side of Baltimore Avenue, and it is within the municipal boundaries of the Town of Riverdale Park and the City of College Park. The 2012 rezoning expanded the 2004 Town of Riverdale Park Mixed-Use Town Center Zone Development Plan to include the 35.71± acres of the Cafritz Property for proposed commercial and residential development. *See* Zoning Ordinance No. 11-2012, PGCPB Resolution No. 12-09.

This secondary amendment (SA-130001) requests to amend the Cafritz Property at Riverdale Park Town Center Development Plan (Development Plan) dated July 12, 2012.<sup>2</sup> On

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<sup>1</sup> Several citizens opposed the rezoning of the Cafritz Property and filed timely petitions for judicial review in the Circuit Court, case numbers: CAL12-25136 and CAL12-25243 (consolidated). Pursuant to Md. Rule 7-205, the filing of a petition for judicial review does not stay the order or action of the administrative agency, *i.e.*, the District Council adoption of Zoning Ordinance 11-2012. On September 17, 2013, the Honorable Krystal Q. Alves, of the Circuit Court for Prince George's County, in a 20-page written opinion, AFFIRMED the 2012 rezoning of the Cafritz Property. *See Jason Amster, et. al and Dr. Carol S. Nezzo, et al., v. County Council*, (September 17, 2013, Cir. Ct., J. Alves). *See also* Prince George's County Code, Subtitle 27, §27-141, (2008-09 ed., as amended) (hereinafter "§ 27- \_\_\_") (The Council may take judicial notice of any evidence contained in the record of any earlier phase of the approval process relating to all or a portion of the same property, including the approval of a preliminary plat of subdivision).

<sup>2</sup> The applicant also filed applications for a Special Permit (SP-130002), approved, and adopted by Planning Board on June 20, 2013, (Special Permits are governed by §27.239.02, and are reviewable only by the Planning Board), in PGCPB No. 13-64, a Detailed Site Plan (DSP-13009), approved, and adopted by Planning Board on June

June 6, 2013, the Planning Board adopted PGCPB No. 13-57, which approved SA-130001, subject to conditions.

On June 17, 2013, the District Council, pursuant to §27-280, elected to review SA-130001.

On July 8, 2013, the Town of University Park (Town), pursuant to §27-280, filed an appeal to the District Council in SA-130001, and requested oral argument.

On September 9, 2013, the District Council held oral arguments pursuant to §27-132 and the District Council Rules of Procedure. At the conclusion of oral arguments, the District Council took this matter under advisement.

For clarity, the Council will restate each of the appeal issues raised by the Town, as they relate to SA-130001, and respond accordingly.

#### Appeal Issues

- **With respect to the Secondary Amendment, the Town asserts that it was legal error:**

1. To adopt Condition H of the Secondary Amendment **instead** of the following condition:  
Approve the amendment to Landscaping and Pedestrian Amenity Zone for the purpose of eliminating the standard sidewalk, subject to SHA approval, and providing only a publicly owned and maintained serpentine sidewalk and bike path to increase the likelihood of tree preservation. (Emphasis added.)
2. To grant a variance from MUTC sign standard for the requested Whole Foods sign (Standard 9 on page 11 and Building 3) as it is not in conformance with Section 27-546.14 of the Zoning Ordinance.

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20, 2013, in PGCPB No. 13-63, and a Preliminary Plan of Subdivision (4-13002), approved, and adopted by Planning Board on May 30, 2013, in PGCPB No. 13-55.

3. To adopt Condition 5 of the Secondary Amendment instead of the following conditions:  
Require a minimum four foot high, attractive brick wall and dense evergreen shrub hedge which will address crime prevention through environmental design, block ambient light from motor vehicles, and is consistent with the storm water management along the parking edge for Parcels A and B, also referenced as Lots 1, 2 and 3, where the edge is adjacent to the greenway entrance feature. Details, specifications and specific plantings shall be provided for review and approval by the Urban Design Section.

**Response:** The authority to impose conditions on the approval of a zoning map amendment is expressly conferred upon the Council by the Regional District Act, Md. Code Ann., Land Use § 22-214 (2012). We may adopt any reasonable requirements, safeguards, and conditions that 1) may be necessary to protect surrounding properties from adverse effects that might accrue from the zoning map amendment; or 2) would further enhance the coordinated, harmonious, and systematic development of the regional district.

As to the allegation by the Town that a condition that dispenses with a standard sidewalk and, rather, that imposes requirement for a meandering path subject to all appropriate approvals by SHA, we find that the proposed language suggested by the Town has merit and augments both tree preservation and will more readily comply with ADA requirements applicable to the development proposed for the subject property. As a result, and in accordance with the purposes of promoting the public safety, health, and welfare under the auspices of §§ 27-102 and 27-281 of the Zoning Ordinance, find that an 8-to-10-foot multiuse path, subject to pertinent approval by SHA, will better serve the public interest, as provided in Condition H, below.

Regarding the Town's allegation concerning Applicant's request for a variance from the M-U-TC sign standard as to the Whole Foods sign, we find that the Town does not state how it believes that the proposed Secondary Amendment is not in conformance with Section 27-546.14 of the Zoning Ordinance. The Applicant set forth its justification for this requested Secondary Amendment, including compliance with Section 27-546.14 of the Ordinance, and the M-U-TC Development Review Committee, the Town of Riverdale Park, and the Planning Board agreed that it satisfied the required conditions for its approval, including compliance with that section of the Ordinance. Accordingly, and given the dearth of evidence in the record to substantiate the arguments advanced by the Town as to the Whole Foods sign, we find no reasonable basis to support disapproval.

This Secondary Amendment was the subject of a justification statement by the Applicant, was fully evaluated and recommended for approval by both the M-U-TC Design Review Committee, and the Town of Riverdale Park, and was approved by the Planning Board. University Park provides no basis to overturn this determination, and the mere fact that it disagrees with this issue is insufficient to justify its reversal.

As a practical matter, the Town's stated concern regarding ambient light from motor vehicles will be best addressed through a wall with evergreen landscaping. A review of the evidence in the record supports incorporation of portions of the language advanced by the Town as to the method of buffering portions of the site from adjacent uses meets the purposes of Sections 27-102 and 27-281 of the Zoning Ordinance. As such, the Council is persuaded by evidence in the record supporting the use of three-to-four-foot-high wall and evergreen shrub landscaping along the parking edge of Lots 1, 2, and 3, where the edge is adjacent to the greenway entrance feature, as imposed by the conditions of approval set forth in this Order.

### **Conditions of Approval**

The District Council may only approve a requested secondary amendment of a Development Plan if 1) the requested secondary amendment is in compliance with the requirements for the approval of a Development Plan, 2) the requested secondary amendment is in conformance with the purposes of the M-U-TC Zone; and 3) the original intent of the Development Plan element or mandatory requirement being amended is still fulfilled with the approval of the requested secondary amendment. *See* §§ 27-280, 27-546.14. The specific purposes of the M-U-TC Zone are (1) to create with the community a development framework that can capitalize on the existing fabric of the County's older commercial/mixed-use centers and corridors, (2) to promote reinvestment in, and the appropriate redevelopment of, older commercial areas, to create attractive and distinctive community centers for shopping, socializing, entertaining, living, and to promote economic vitality, (3) to promote the preservation and adaptive reuse of selected buildings in older commercial areas, (4) to ensure a mix of compatible uses which compliments concentrations of retail and service uses, including institutional uses, encourages pedestrian activity, and promotes shared parking, (5) to provide a mix of commercial and residential uses which establish a safe and vibrant twenty-four hour environment, (6) to establish a flexible regulatory framework, based upon community input, to encourage compatible development and redevelopment, including shared parking facilities, that



will enhance the Town Center, and (7) to preserve and promote those distinctive physical characteristics that are identified by the community as essential to the community's identity, including building character, special landmarks, small parks and other gathering places, and wide sidewalks. *See* §27-546.09

With this statutory framework in mind, our original jurisdiction over SA-130001 pursuant to §27-132(f)(1), and our authority to modify the decision of the Planning Board pursuant to 27-280, affirmance of the Planning Board's decision is subject to the following conditions:

- A. Approve the amendment to street configurations subject to showing two four to five-foot-wide bike lanes within Van Buren Street spanning the distance between Baltimore Avenue (US 1) and Rhode Island Avenue staying within the right-of-way and paving sections shown on the preliminary plan and detailed site plan. Van Buren Street from Rhode Island around the Village Green to and from the CSX Crossing shall show a four-foot wide bike lane.
- B. Approve the amendment to reduce the parallel parking width to a minimum of seven feet (from a minimum of eight feet) when parking is not directly adjacent to a bike lane; when adjacent to a bike lane, a minimum of eight feet is required, throughout the site.
- C. Approve the amendment to tree zone area to widen planting strips to a minimum of five feet in width and a minimum of eight feet in length. Street trees shall be planted approximately 30 feet on center throughout the site, where feasible.
- D. Amendments to "Proposed Roadbed and Streetscape Dimensions" as set forth in Table 3, as proposed by the applicant, notwithstanding the amendments of A, B, and C above, as follows:
  1. Approve the amendment to Location 1, Van Buren Street at Village Square, width of roadbed 65–85 feet, distance from centerline 51–72 feet, subject to Condition 1 below.
  2. Approve the amendment to Location 2, Van Buren Street at Residential, distance from centerline 51–72 feet, subject to Condition 1 below.

3. Approve the amendment to Location 3, 45th Street, distance from centerline 29–40 feet, streetscape dimension 12–20 feet, subject to Condition 2 below.
4. At Location 4, Woodberry Street at Commercial Uses, the width of roadbed is to be adjusted from a range of 20–24 feet plus an 8-foot-wide on-street parking lane and a 5-foot-wide bike lane, to 29 feet total, including a 22-foot driving surface and a 7-foot onstreet parking lane. The drive lane dimensions are to be adjusted from a range of 1012 feet to 11 feet; the distance from centerline to building is to be adjusted from a range of 29–39 feet to a range of 25.5–43 feet; and the streetscape dimension is proposed to be adjusted from a range of 12–20 feet, to a range of 14.5–25 feet.
5. At Location 5, Woodberry Street at Residential Uses, the width of roadbed is to be adjusted from a range of 20–24 feet, plus an 8-foot-wide on-street parking lane and a 5-foot-wide bike lane, to 36-feet total, including a 22-foot driving surface and two 7-foot on-street parking lanes; the drive lane dimensions are to be adjusted from a range of 1012 feet to 11 feet; the distance from centerline to building is to be adjusted from a range of 32–44 feet to a range of 34.5–53 feet; and the streetscape dimension is to be adjusted from a range of 15–25 feet to a range of 16.5–35 feet.
6. Approve the amendment to Location 6, 46th Street, distance from centerline 29–40 feet, streetscape dimension 12–20 feet.
7. Approve the amendment at Location 8, Rhode Island Avenue, as requested.
8. Approve the amendment to Location 9, Maryland Avenue, width of roadbed 18–26 feet, distance from centerline 19–53 feet, streetscape dimension 10–40 feet.

9. Approve the amendment to 47th Street, with the width of roadbed of 22 feet total, including a 15-foot driving surface and a 7-foot on-street parking lane; the drive lane dimension is to be 15 feet; the distance from centerline to building dimension is to be a range of 29–51.5 feet; and the streetscape dimension is to be a range of 21.5–27 feet, subject to Condition 3 below.
- E. Approve the amendment to Table 1, Building Recommendations, to allow a one-story building for Locations 6a and 6b (Buildings 1, 2A, and 2B), subject to Condition 4 below.
- F. Approve the amendments to Building Placement and Streetscape Standard 1 for Location 6a (Parcel A), from the standard minimum of 50 percent of the net lot area to 25.7 percent, and for Location 6d (Parcel C), from the standard minimum of 50 percent of the net lot area to 22 percent; and approve the amendments to Building Placement and Streetscape Standard 2 for Location 6a, from the standard minimum of 66 percent of the build-to line for the Woodberry Street frontage to 45 percent, and for Location 6d, from the standard minimum of 66 percent of the build-to line for the Van Buren Street frontage to 45 percent, subject to Condition 5 below.
- G. Amend the Development Plan to increase the number of townhouses proposed from 109 to a maximum of 119, in accordance with Condition 24 of DSP-13009. The seven (7) lots in the northeastern corner near the stormwater management pond adjacent to parcel “J” as shown on the preliminary plan shall be removed as set forth in Condition 24 of DSP-13009 in furtherance of the public safety, health, and welfare and pursuant to §§ 27-102 and 27-281 of the Zoning Ordinance.
- H. Approve the amendment to Landscaping and Pedestrian Amenity Zone to provide for a 8-10 foot meandering multi-use (bike and pedestrian) path that is ADA compliant between the landscaping/pedestrian amenity strip and the east edge of the PUE, subject to Maryland State Highway Administration (SHA) approval. The wider multi-use path replaces the original 7 foot sidewalk as well as the parallel sidewalk shown north of Van Buren Street and allows for tree preservation and ADA compliance to address grade concerns.
- I. Approve the amendment to Parking and Loading Design for interior parking lot landscaping on Location 6d (Parcel C), subject to Condition 7 below.
- J. Approve the amendment to Architecture Standard 7 to allow ground-level residential units to be less than a minimum of three feet above grade, subject to Condition 8 below.

- K. Approve the amendment to Noise Mitigation to allow HVAC to not be required to be enclosed by a wall or fence, unless said units are visible from a public street.
- L. Approve the amendment to Signage to allow for the use of internally-lit channel letters on Location 6d (Building 3), as per Applicant's Exhibit No. 4 (Building 3 Signage Sheet 3A300S).
- M. Approve the amendment to Building Openings Standards 1 and 2 for a reduction of the minimum of 60 percent of the ground floor to be transparent for Location 6c (Building 4) along the 46th Street and Woodberry Street frontages, subject to Condition 9 below.
- N. Approve the amendment to Building Open Space Standard 11 for a reduction of the minimum 40 percent of the façade to be windows for Location 7a (Building 5) for the building frontage, except the corners of 46th and Van Buren Streets and 46th and Woodberry Streets street frontages, subject to Condition 9 below.
- O. Disapprove the amendment to Parking and Loading Design Standard 11 for Location 7a (Building 5) to allow the parking garage to use a green screen to screen the parking.

The above amendments are subject to the following conditions, to be demonstrated on Detailed Site Plan DSP-13009 or Special Permit SP-130002, as appropriate:

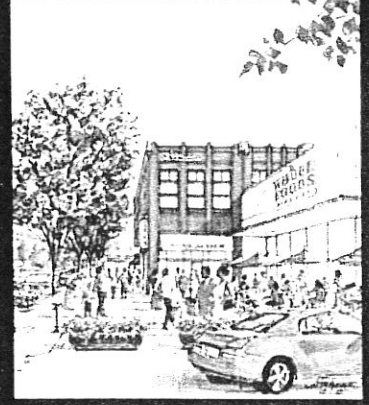
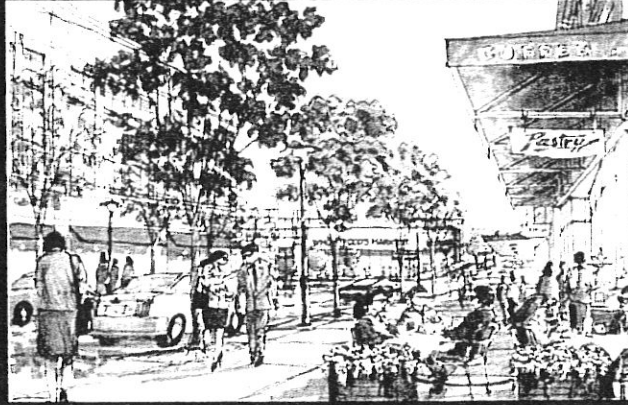
1. The plans shall be revised to provide two four to five-foot-wide bike lanes within Van Buren Street spanning the distance between Baltimore Avenue (US 1) and Rhode Island Avenue staying within the right-of-way and paving sections shown on the preliminary plan and detailed site plan. Van Buren Street from Rhode Island around the town square to and from the CSX Crossing shall show a four-foot wide bike lane.
2. Landscaping along the streetscape on the east side of Building 2A shall be as shown on Sheet L.1.01 of the landscape plan, as per Applicant's Exhibit No. 3 (Building 2A, Landscape Plan).
3. The parallel parking spaces shown on the detailed site plan along the west side of 47th Street shall be eliminated in front of multifamily Buildings 7, 8, and 9, and the seven-foot area previously proposed for on-street parking will be distributed between additional front yard for the residential structures on the east side, and street tree plantings at approximately 30 feet on center, to the extent practicable, the exact distribution to be approved by the Urban Design Section.

4. Building 1 shall be increased in height for a minimum of 20 feet, and enhance the western elevation with more fenestration, openings, a trellis, and/or architectural elements, so that it has a more aesthetically pleasing visual presence when viewed from Baltimore Avenue (US 1). The roof of the towering element on the south elevation shall be a slate or tile roof.
5. For the three-to-four-foot-high wall and evergreen shrub landscaping proposed along the parking edge of Lots 1, 2, and 3, where the edge is adjacent to the greenway entrance feature, details and specifications for the wall and evergreen landscaping shall be provided for review and approval by the Urban Design Section.
6. Provide a buffer/screen between the Commercial Building One's loading and trash area and the adjacent proposed townhouses located in the northwest corner of the site. A loss of one or two dwelling units, or alternatively a reduction in the footprint of Building One may be necessary in order to achieve appropriate mitigation. The loading and the trash access shall be contained within the limits of the commercial parcel and shall not co-mingle with the residential alley.
7. Landscaping shall be implemented for Parcel C as shown on the revised landscape plan.
8. Investigate ways to provide separation for the townhouse unit from the streetscape through landscaping, fencing, or walls if feasible.
9. Prior to signature approval of the detailed site plan:
  - a. The architectural plans and/or an exhibit shall be provided for Building 4 to demonstrate that the ground façade is at least 60 percent transparent material (glass) along Van Buren Street and 45th Street.
  - b. The architectural plans and/or an exhibit shall be provided for Building 4 to demonstrate that the second floor along 46th Street is at least 60 percent transparent.
  - c. The architectural plans and/or an exhibit shall be provided for Building 5 to demonstrate that windows will occupy at least 40 percent of wall area for façades other than a parking garage, and façade other than the corners of 46th and Van Buren, and 46th and Woodberry Streets.

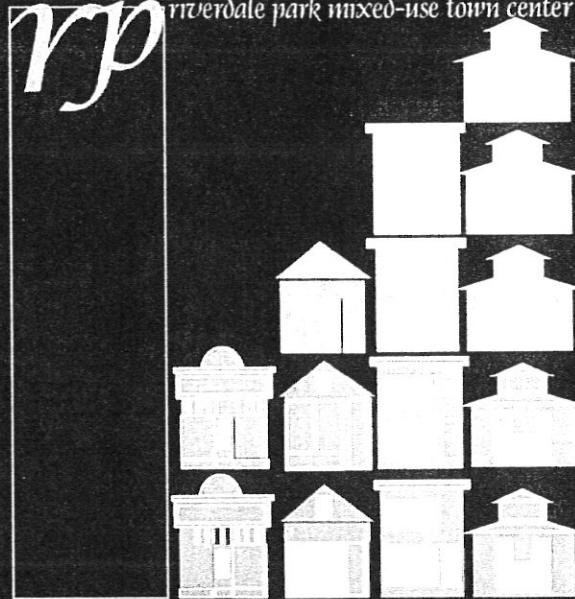
10. The 46th Street parking garage shall be developed and constructed as shown on the revised architectural plan, as per Applicant's Exhibit No. 1.
11. Woodberry Street, from its intersection with the Baltimore Avenue (US 1) right-of-way to its terminus, will be a 46-foot right-of-way, to be distributed as follows: two 11-foot travel lanes; two 7-foot on-street parking lanes; and the balance of ten feet to be distributed on the north or south sides, as follows: green area added to the front yards of the townhouse units and/or street tree plantings at approximately 30 feet on center, to the extent practicable, the exact distribution to be approved by the Urban Design Section. The right-of-way for Woodberry Street as described herein may be adjusted to allow for the adequate curve radii.

*County Council of Prince George's County, Maryland, Sitting as the District Council  
Zoning Ordinance No. 11-2012  
July 12, 2012  
Revised October 3, 2013 per S-A-130001*

**CAF RITZ PROPERTY  
at Riverdale Park**



*Based On  
riverdale park mixed-use town center*



*Approved  
Town of Riverdale Park Mixed-Use Town Center Zone  
Development Plan  
January 2004  
The Maryland-National Capitol Park & Planning Commission*



- 9. Consideration for multiple uses on surface parking through a plaza-like design is encouraged.
- 10. Curb radii and driveway widths should be minimized for ease of pedestrian crossing and safety.
- 11. Structured parking facing a public street shall be considered a building (conforming to applicable standards) and be designed to visually screen cars. Greenery and architectural embellishment are encouraged. All structured parking shall be safe and well lit.
- 12. The ground level of structured parking facing a primary public street should be wrapped by retail, office, or residential use.
- 13. All structured parking facing primary streets should have a liner of office or residential uses at all floor levels.
- 14. Loading areas shall be attractive and well maintained.
- 15. New development shall provide adequate loading spaces to the rear of the building with access from alleys, side streets or shared curb cuts. Loading areas should be screened from the street and any adjacent residential development.
- 16. Parking stalls shall be 8' - 6" x 18' - 6" dimension.
- 17. Parking pads on surface lots shall include permeable paving subject to a soil study identifying the top soils and subsoils and their appropriateness to support the use of porous pavement.

## Signage

### *Intent*

Encourage a positive and attractive identity for businesses and the town center and make the street more interesting for pedestrians. Allow creative commercial expression and visual variety without creating clutter or overwhelming the streetscape.

### *Standards*

- 1. Commercial signs may only identify businesses and products located on site, except in cases where preexisting commercial signs hold historic or aesthetic value that enhances the streetscape.
- 2. Commercial signs shall be building mounted only. Freestanding signs shall not be allowed, unless they provide directional information marking the way to parking, historic sites, maps of the area, and other amenities. In these cases, such signage may only be provided in coordination with the Town of Riverdale Park and any other applicable agency and may not include commercial or product information.
- 3. One temporary A-frame/sandwich board per business, approximately 2.5 by 3.5 feet and located on the sidewalk adjacent to a commercial entrance or outdoor café seating, may be provided.
- 4. Movable stands (with the business logo and name) containing menus as part of an outdoor café are allowed and shall be approximately 2 by 2.5 feet.
- 5. Unique neon signs, internally lit signs, and signs with moving parts or blinking lights may only be approved for creative value that enhances the town center in areas outside of the historic core, except at Parcel C Building 3. (SA-130001 amendment L, per Applicant's Exhibit #4; see Appendix #4.)
- 6. All commercial enterprises shall have a minimum of one permanent sign oriented toward pedestrians. Blade and bracket signs are strongly encouraged.



## Lareuse, Susan

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**From:** Miriam Bader <mbader@collegeparkmd.gov>  
**Sent:** Wednesday, October 22, 2014 2:27 PM  
**To:** Lareuse, Susan  
**Cc:** Lawrence N. Taub  
**Subject:** City of College Park-No Comment on Cafritz Sign Amendment

Susan,

The City of College Park Mayor and City Council met last night (October 21, 2014) for their Work Session. They reviewed Cafritz Sign amendment, SA-130001-01 and DSP-13009/03 and recommended no comment.

Miriam

Miriam H. Bader, AICP  
Senior Planner  
City of College Park  
Department of Planning, Community & Economic Development  
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College Park, MD 20740-3390

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## TOWN OF UNIVERSITY PARK

MAYOR  
Lenford C. Carey

COMMON COUNCIL  
Joe Thompson  
James C. Gekas  
Bradlee W. Hess  
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Heidi A. Sorensen  
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November 5, 2014

Honorable Elizabeth M. Hewlett  
Chairman  
Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

Re: Secondary Amendment SA-130001-01  
Detailed Site Plan DSP-13009-03  
Cafritz Property at Riverdale Park

Dear Chairman Hewlett:

This letter is sent on behalf of the Town of University Park to present its formal position concerning the application of Calvert Tract, LLC, for Secondary Amendment SA-130001-01 and DSP-13009-03, for the Cafritz Property at Riverdale Park. The Town Council voted on November 3, 2014 to support the SA-130001-01 with conditions and DSP-13009-03 with conditions. Specifically, the Council voted to support the following:

SA-13-0001-01

The Council supports the secondary amendment of the Cafritz Property at Riverdale Park Town Center Development Plan ("Plan") under Section 25-546.14 of the County Zoning Code, provided certain conditions are included. These are:

- a. Freestanding commercial signs shall only be allowed in the parcels fronting on Baltimore Avenue, currently referenced as Parcels A, B and C. \*
- b. The total number of commercial signs in the parcels along Baltimore Avenue shall be limited to one sign per parcel, for a total of three.
- c. The current language in Standard 2 within the Plan in the section entitled "Signage" concerning freestanding signs with directional information marking the way to parking, historic sites, maps of the areas, and other amenities, not to include commercial or product information, to be provided in coordination with the Town of Riverdale Park and other applicable agencies, should be retained and not amended.

- d. The allowed commercial freestanding signs shall be limited to twelve feet in height above ground.
- e. Only externally-lit freestanding signs shall be allowed, and shall conform to Standards 5 and 9, in the section entitled "Signage" in the Plan.
- f. Each freestanding sign panel shall not exceed fifty square feet in area.
- g. Pole-mounted freestanding signs shall remain prohibited throughout the zone.
- h. All freestanding signs in the parcels along Baltimore Avenue shall be monument signs and have a similar set of materials, scale, and character to those presented in DSP 13009-03, so as to present a cohesive whole.
- i. All future revisions to the Detailed Site Plan with respect to signage shall be referred for comment to the Town of University Park.

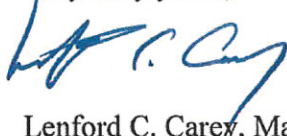
DSP-13009-03

The proposed revision includes installation of three freestanding signs, one a commercial sign in Parcel B on the north side of Van Buren Street at the intersection with Route 1, the second a community identification sign in Parcel C on the south side of Van Buren at this intersection, and the third a commercial sign in Parcel C on the north side of Underwood at its intersection with Route 1.\* The Council supports DSP-13009-03 with conditions. Specifically, the Council voted to support the following:

The two commercial and one directional information signs approved in the DSP shall be consistent with the dimensions, elevation, placement, and entryway renderings contained in the document labeled Planning Department, Cafritz Property, Parcels B and C, dated October 24, 2014, which is part of the staff recommended approval. The brick color to be used should be off-white with a matte surface.

I will be present at the hearing to answer any questions you may have. Thank you for your consideration of the Town's position.

Very truly yours,



Lenford C. Carey, Mayor

\*Assuming that DSP-13009-03 is approved as proposed, future DSP amendments would allow only one additional commercial sign, to be placed in Parcel A.

cc: Susan Lareuse, Development Review Division; Lawrence N. Taub, Esq.



# Town of Riverdale Park

5008 Queensbury Road  
Riverdale Park, Maryland 20737

November 5, 2014

Honorable Elizabeth M. Hewlett, Chairman  
Prince George's County Planning Board  
County Administration Building – Room 4134  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

Re: Cafritz Project DSP-13009-03 and SA-130001-01

Dear Chairman Hewlett and Members of the Planning Board:

The Riverdale Park Town Council voted at a legislative meeting on Monday, November 3, 2014, to provide the Planning Board with the following comments on DSP-13009-03 and SA-130001-01:

The Town is concerned about the broad nature of the proposed secondary amendment and recommends that it be amended to limit freestanding signs and signage in Riverdale Park Station in the following ways:

1. Freestanding signs shall only be allowed in the parcels along Baltimore Avenue.
2. The total number of signs in the parcels along Baltimore Avenue shall be limited to one commercially-oriented sign per parcel abutting Baltimore Avenue; non-commercial community entrance feature signs should not be limited in the same way.
3. The allowed freestanding signs shall be limited to twelve feet in height above ground.
4. Only externally-lit freestanding signs shall be allowed, with standards similar to those in Standards 5 and 9 for lighting, on Page 11 of the existing Cafritz Property Design Standard Guidelines.
5. Each freestanding sign panel shall not exceed fifty square feet in area.
6. Pole-mounted freestanding signs shall remain prohibited throughout the zone.
7. All freestanding signs in the parcels along Baltimore Avenue shall be monument signs and have a similar set of materials, scale, and character to those presented in DSP 13009-03, so as to present a cohesive whole.

The Town fully expects the site and signs to be well-maintained as provided through the original Detailed Site Plan and Secondary Amendment process.

Sincerely,

Sara Imhulse  
Town Administrator



# Town of Riverdale Park

5008 Queensbury Road  
Riverdale Park, Maryland 20737

November 5, 2014

REC'D BY PGCPB ON 11-6-14  
ITEM # 10+11 CASE # SA-13001-01  
EXHIBIT # 1 - Town of Riverdale Park  
DSP-13009-03

Honorable Elizabeth M. Hewlett, Chairman  
Prince George's County Planning Board  
County Administration Building – Room 4134  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

Re: Cafritz Project DSP-13009-03 and SA-130001-01

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The Town fully expects the site and signs to be well-maintained as provided through the original Detailed Site Plan and Secondary Amendment process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sara Imhulse', written in a cursive style.

Sara Imhulse  
Town Administrator



CD BY PGCPB ON 11-6-14  
EM # 10+11 CASE # SA-13001-01  
DSP-13009-03  
X-HIBIT # #1 Town of Univ. Park

# TOWN OF UNIVERSITY PARK

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SA-13-0001-01

The Council supports the secondary amendment of the Cafritz Property at Riverdale Park Town Center Development Plan ("Plan") under Section 25-546.14 of the County Zoning Code, provided certain conditions are included. These are:

- a. Freestanding commercial signs shall only be allowed in the parcels fronting on Baltimore Avenue, currently referenced as Parcels A, B and C. \*
- b. The total number of commercial signs in the parcels along Baltimore Avenue shall be limited to one sign per parcel, for a total of three.
- c. The current language in Standard 2 within the Plan in the section entitled "Signage" concerning freestanding signs with directional information marking the way to parking, historic sites, maps of the areas, and other amenities, not to include commercial or product information, to be provided in coordination with the Town of Riverdale Park and other applicable agencies, should be retained and not amended.

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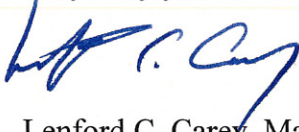
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The two commercial and one directional information signs approved in the DSP shall be consistent with the dimensions, elevation, placement, and entryway renderings contained in the document labeled Planning Department, Cafritz Property, Parcels B and C, dated October 24, 2014, which is part of the staff recommended approval. The brick color to be used should be off-white with a matte surface.

I will be present at the hearing to answer any questions you may have. Thank you for your consideration of the Town's position.

Very truly yours,



Lenford C. Carey, Mayor

\*Assuming that DSP-13009-03 is approved as proposed, future DSP amendments would allow only one additional commercial sign, to be placed in Parcel A.

cc: Susan Lareuse, Development Review Division; Lawrence N. Taub, Esq.

REC'D BY PGCPB ON 11-6-14  
ITEM # 10+11 CASE # SA-13001-01  
DSP-13009-03  
EXHIBIT # Applicants Exhibit #1

**PROPOSED NEW CONDITION FOR DSP-13009-03**

Prior to signature approval, the applicant shall demonstrate to the Planning board or its designee either that the Public Utility Easement has been adjusted such that the sign to be located on the south side of Van Buren Street will be located entirely outside of the PUE, or that it has obtained the approval of all affected utilities to locate said sign within the PUE.



November 6, 2014

Dear Chair Hewlitt,

I was not originally planning to testify in person, however, today I decided I must. It was too late to get the written testimony to you before your meeting. Anyway, it was nice to get away from home where it sounds like a bit worse than this video recording of it on my phone.

Yes, I live in University Park across from this development on 44<sup>th</sup> Avenue, not Route 1, Baltimore Avenue.

I am here to speak to two points – the color, material, and design of the signage and the number of signs. Let me assure you that I speak as a private citizen. As a citizen I do serve on the University Park Development Overview Committee which reviews and advises the Town Council. I participated in the decision making process of that committee for its recommendations to the Town Council and I testified before the Town Council, this past Monday as to my personal opinions and the opinions of some of my neighbors. I was there when they voted on the position they would take before the Planning Board.

First, I will speak to the subject of color, material and design. The Cafritz team and our town officials have often directed the citizens in University Park to the cafritz.pop website and its video for information when asking questions about the various design elements. I would point to this photo from location 0.52 on that video to explain why so many citizens are yet unaware that the signage is no longer a more traditional red brick design. During previous hearings, the applicant and the county planners emphasized the compatibility with the surrounding historic areas.

That said, the current proposal brought to our committee was for a painted surface. The paint would be white, or cream, or off white. No physical samples were included. I would like to submit into evidence the brick sample sent to me at my request for a concrete physical sample of the paint color, the paint color to be applied to brick, by the Cafritz team. No explanation was delivered with the sample. Are they now proposing to use this off white brick with no paint? I don't know. My effort to get information from Mr. Taub was not successful.

Thus I am here to submit this off white brick sample into the record. Also, I want to say that there is still an expectation of many citizens that the design, material and color is going to be like what is pictured in the video on their website. Thus I submit this video into the record or this photo copied from the video.

Regarding the second item, the number and amount of signage. I am in support of our county efforts to support transit area development, smart growth, and encouraging development that is more urban around our transit zones. Likewise I support the efforts to reduce signage. This development has not been planned to be a suburban development. Two commercial signs is more than enough along this short span of Route 1, Baltimore Avenue. Please consider allowing ONLY the two commercially oriented signs in just two parcels. Please deny allowing a commercially oriented sign in the third parcel.

This position on the signage is what five citizens in University Park heard the UP Town Council approve for their position to be taken today at their meeting on Monday, November 6, 2014.

Thank you.



Arlene Christiansen

6711 44<sup>th</sup> Avenu

University Park, MD 20782