AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to The Process Guidelines for Development Review Applications, Informational Mailing letters regarding the pre-application for The Mark at College Park; ZMA-2024-002, were mailed to all adjoining property owners, registered associations, municipalities within a mile, and previous parties of record on August 13, 2024.

I, Lani Barbitta, Solemnly Affirm Under The Penalties Of Perjury And Upon Personal Knowledge That The Contents Of The Foregoing Paper Are True.

Lani Barbitta Lani Barbitta

Name

8/13/2024

Date

STATE OF MARYLAND
COUNTY OF PRINCE GEORGE'S, Ss:

I HEREBY CERTIFY That On This 13th Day Of August, 2024, Before Me, The Subscriber, A Notary Public, For The State And County Aforesaid, Personally Appeared Lani Barbitta, Being Authorized To Execute This Affidavit In Accordance With The Requirements Of The Prince George's County Zoning Ordinance For The Purposes Therein Contained.

IN WITNESS WHEREOF, I Hereunto Set My Hand And Official Seal.

Daniel J Evans

Daniel Evans, Notary Public

My Commission Expires: March 3, 2028

[NOTARIAL SEAL]



AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to The Process Guidelines for Development Review Applications, Informational Mailing letters regarding the application for The Mark at College Park; ZMA-2024-002, were mailed to all adjoining property owners, registered associations, municipalities within a mile, and previous parties of record on December 19, 2024.

I, Joseph DiMarco, Solemnly Affirm Under The Penalties Of Perjury And Upon Personal Knowledge That The Contents Of The Foregoing Paper Are True.

Name

12/19/2024

Date

STATE OF MARYLAND
COUNTY OF PRINCE GEORGE'S, Ss:

I HEREBY CERTIFY That On This 19th Day Of December, 2024, Before Me, The Subscriber, A Notary Public, For The State And County Aforesaid, Personally Appeared Joseph DiMarco, Being Authorized To Execute This Affidavit In Accordance With The Requirements Of The Prince George's County Zoning Ordinance For The Purposes Therein Contained.

IN WITNESS WHEREOF, I Hereunto Set My Hand And Official Seal.

Notary Public

My Commission Expires: 12/19/24
[NOTARIAL SEAL]

KELLI A. DIPIETRO
NOTARY PUBLIC
REG # 259245
MY COMMISSION EXPIRES
01/13/2027
FREDERICK COUNTY, MD

16701 Melford Boulevard, Suite 430
Bowie, MD 20715
301.809.4500

January 6, 2025

Dear: Adjoining property owners, municipalities, persons of record, registered associations

Subject: The Mark at College Park; ZMA-2024-002

This letter is to inform you that The Maryland-National Capital Park and Planning Commission (M-NCPPC) is ready to accept the subject application. The address of the subject property is 4330 Hartwick Road, College Park MD 20740 and 4313 Knox Road, College Park MD 20740, Prince George's Co., MD. The subject property consists of approximately 4.527 acres. The nature of the proposed request is to develop the existing multifamily property with a new multifamily development.

Once the application is formally accepted, it will be scheduled for a future Planning Board hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. As a person of record, you will receive a notice of the Planning Board hearing date, the technical staff report, and the Planning Board resolution. You may register online at http://www.pgplanning.org/Resources/Person_of_Record.htm or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, MD 20774

If you have already registered to become a person of record from an earlier mailing for this application, you do not have to register again. Being a person of record on a separate application on the same property does not make you a person of record for the subject application. You must request to become a person of record for each separate application.

If you have any questions about this application, you may contact me at Joseph DiMarco, P.E. at 301-809-4500 or the M-NCPPC case reviewer, Joshua Mitchum at Joshua.Mitchum@ppd.mncppc.org.

Sincerely,

Joseph DiMarco, P.E.

SUMMARY OF
PRE-APPLICATION NEIGHBORHOOD MEETING

THE MARK AT COLLEGE PARK

ZMA-2024-002

SEPTEMBER 19, 2024

Time and Location:

The Pre-Application Meeting was held on September 19, 2024, at 6:30 p.m. in the City of College Park Council Chambers located at College Park City Hall, 7401 Baltimore Avenue, 2nd Floor, College Park, MD 20740.

Presentation Materials:

A copy of the materials presented at the Pre-Application Neighborhood Meeting are attached hereto as Exhibit A.

Meeting Invitees:

In addition to the notices sent to the following parties, notice of the Pre-Application Neighborhood Meeting was sent to the following parties, as well as those parties listed on Exhibit B, attached hereto, on or before August 19, 2024:

- Karen Guzman, Director of Community and Economic Development, Prince George's County
- Miriam Bader, Director of College Park Dept. of Planning & Community Development

Posted Notice:

Notice of the Pre-Application Neighborhood Meeting was posted at the subject property on August 20, 2024. Images of the posted signage at the subject property are attached hereto as Exhibit C.

Meeting Attendees:

A copy of the sign-in sheets made available at the Pre-Application Neighborhood Meeting are attached hereto as Exhibit D. Additionally, below is a summary of the individuals that attended the Pre-Application Neighborhood Meeting. Attendees of the Pre-Application Neighborhood Meeting were given the opportunity to ask questions and provide feedback regarding the project.

NAME/ORGANIZATION	ADDRESS	EMAIL	PHONE NUMBER
Hamilton Reynolds (Applicant / The Mark at College Park LLC / Landmark Properties)	Landmark Properties, Inc. 3060 Peachtree Road NW Suite 500 Atlanta, GA 30305	Hamilton.Reynolds@landmarkproperties.com	404-406-4868
Joseph DiMarco (Bohler)	16701 Melford Blvd, Suite 310 Bowie, MD 20715	JDimarco@bohlereng.com	301-809-4500
Bob Keane (WDG Architecture)	1025 Connecticut Ave. NW, Ste. 300 Washington, DC 20036	bkeane@wdgarch.com	202-467-2814
Christopher Hatcher (CLHatcher LLC)	14401 Sweitzer Lane, Suite 570 Laurel, MD 20707	chris@clhatcher.com	202-709-7317
Jonathan Martin (CLHatcher LLC)	14401 Sweitzer Lane, Suite 570 Laurel, MD 20707	jonathan@clhatcher.com	202-709-7317
Irit Skulnik	4300 Hartwick Road College Park, MD	Skulniki03@gmail.com	240-743-0569
Ed Maginnis	2101 Thomas V. Miller Administration Building 7901 Regents Drive College Park, MD 20742	maginnis@umd.edu	301-405-4939
Miriam Bader (Director of College Park Dept. of Planning & Community Development)	College Park City Hall 7401 Baltimore Avenue Suite 201 College Park, MD 20740	planning@collegeparkmd.gov	240-487-3538
Carlos Nunes (Senior Planner, College Park Dept. of Planning & Community Development)	College Park City Hall 7401 Baltimore Avenue Suite 201 College Park, MD 20740	cnunes@collegeparkmd.gov	None Provided
Gannon Sprinkle	UMD SGA / College Park Tenants	gannonsprinkle@gmail.com	412-923-6280
Clay Gump	1824 Notre Dame Ave Lutherville, MD 21093	Clay.gump@gmail.com	None Provided
David Dorsch	4607 Calvert Road College Park, MD 20740	dfixone@yahoo.com	301-332-5357

NAME/ORGANIZATION	ADDRESS	EMAIL	PHONE NUMBER
Shulamit Frenkel (UMD Student)	4313 Knox Road College Park, MD 20740	sfrenkel@terpmail.umd.edu	202-525-8156
Esther Kakene	4300 Hartwick Road College Park, MD 20740	Esther.kakene@bhomstudentliving.com	240-644-8797
Ryan Logan	4321 Hartwick Road	Rlogan85@gmail.com	517-812-5509

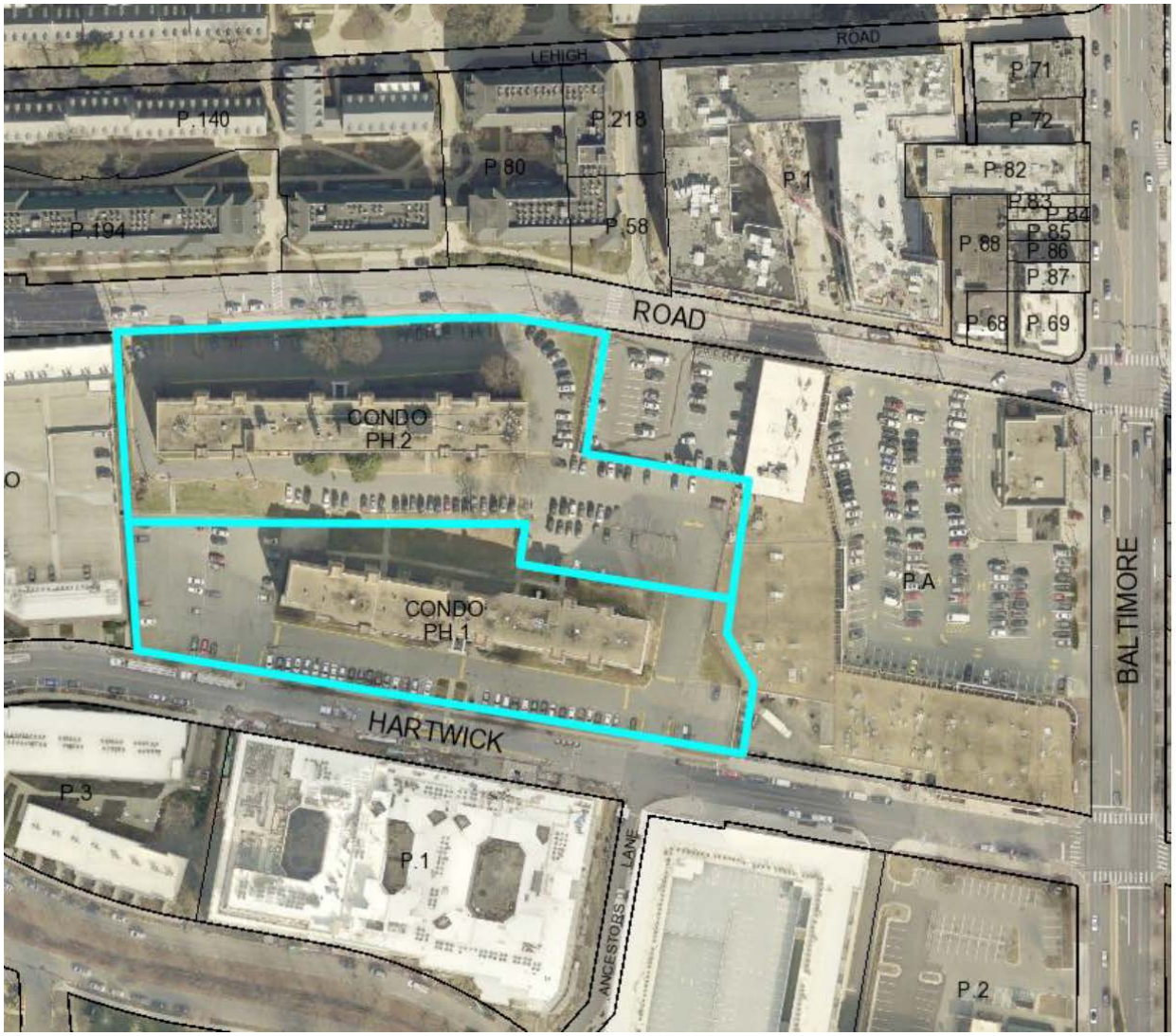
Comments from Attendees:

Several attendees inquired about and/or provided feedback regarding the proposed development, such as:

- Some attendees expressed concerns regarding the amount of commercial retail space proposed with respect to the proposed development, noting that:
  - Significant commercial retail space has been provided by nearby developments in recent years.
  - Much of the recently developed retail space remains vacant.
  - Additional retail space is not needed in the community.
  - The Applicant should consider alternatives to providing additional retail space.
- An attendee asked whether the building height would interfere with the airport, but was assured by representative of the Applicant that the project will comply with the Aviation Policy Area Regulations for the APA-6 Zone.
- An attendee requested information regarding the affordability of student housing in the City of College Park.
- An attended asked about green practices at the building and was informed that the project will follow National Green Building Standard (NGBS) practices and seek NGBS Green certification.

EXHIBIT A

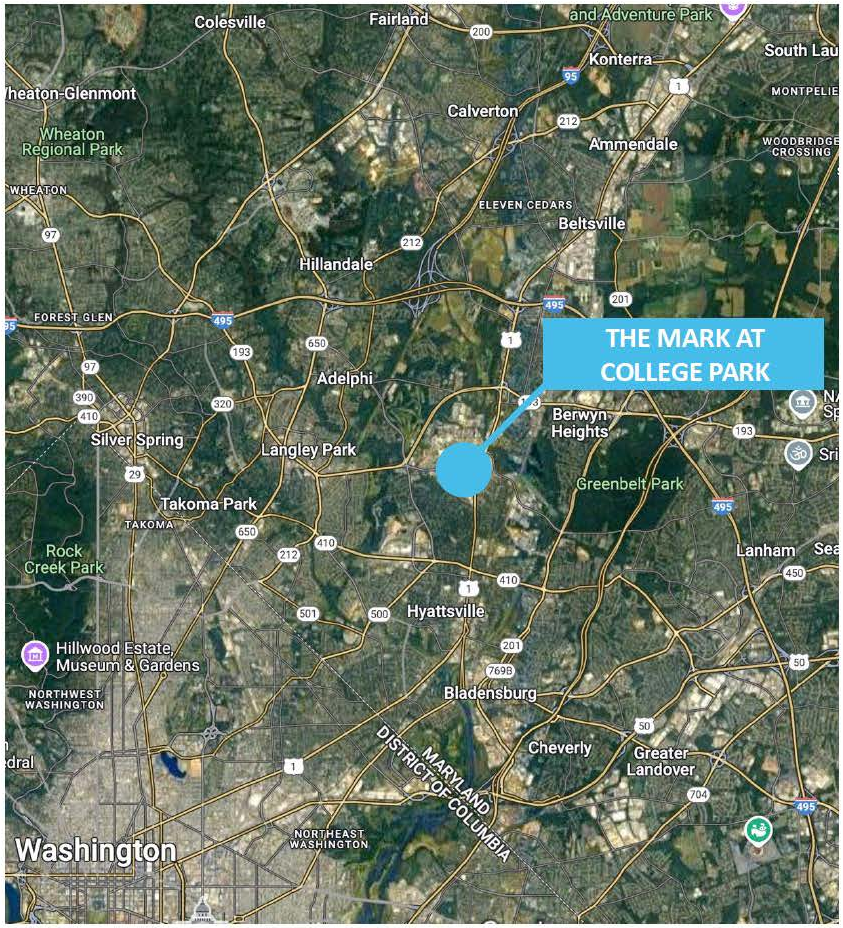
COPY OF PRESENTATION MATERIALS



THE MARK AT COLLEGE PARK

ZMA-2024-002

THE MARK AT COLLEGE PARK: LOCATION

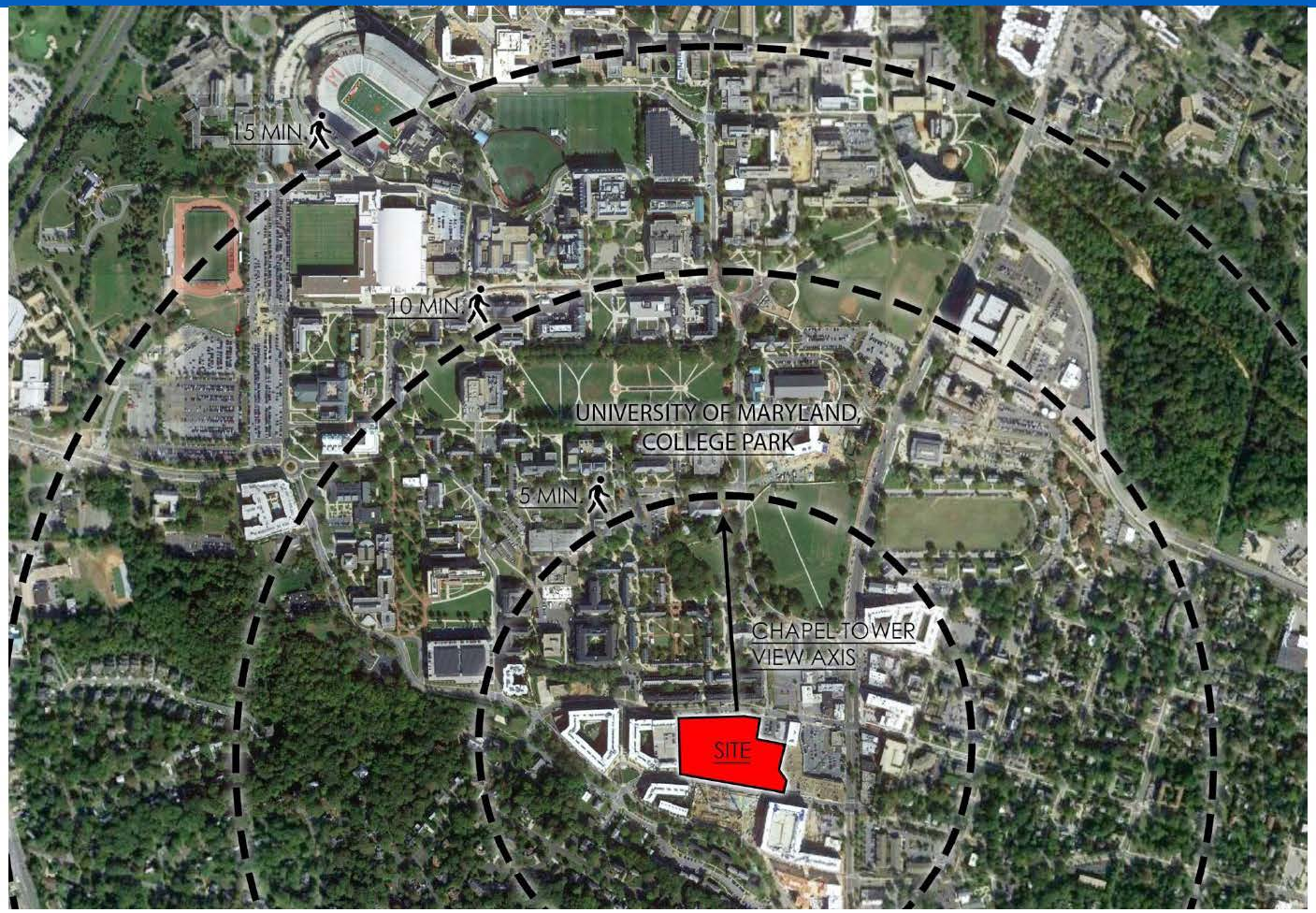


CONTEXT

- LOCATED ALONG US-1 (BALTIMORE AVENUE)
- DIRECTLY SOUTH OF UNIVERSITY OF MARYLAND (SOUTH CAMPUS)
- DIRECTLY WEST OF COLLEGE PARK SHOPPING CENTER
- FRONTAGE ON:
  - KNOX ROAD
  - HARTWICK ROAD

2

THE MARK AT COLLEGE PARK: LOCATION

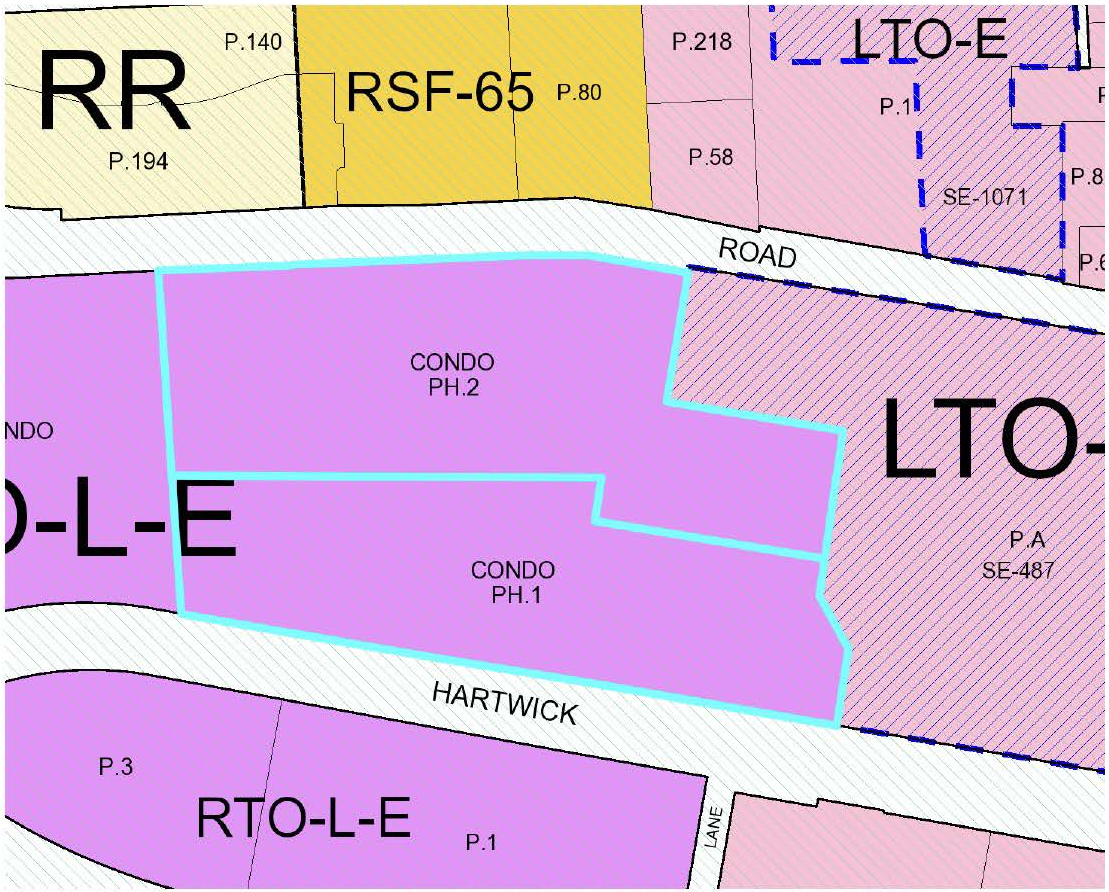


THE MARK AT COLLEGE PARK: LOCATION



4

THE MARK AT COLLEGE PARK: ZONING MAP



SITE DESCRIPTION

- **TOTAL AREA: 4.62 AC**
  - **COLLEGE PARK TOWERS CONDOMINIUM (PHASE 1 AND PHASE 2)**
- **ZONING**
  - **PRIOR: R-10** (MULTIFAMILY HIGH DENSITY RESIDENTIAL)
  - **CURRENT: RTO-L-E** (REGIONAL TRANSIT-ORIENTED, LOW-INTENSITY, EDGE)
- **2010 CENTRAL US 1 SECTOR PLAN**
- **PLAN 2035**
  - **ESTABLISHED COMMUNITIES**
  - **MIXED-USE LAND USE**

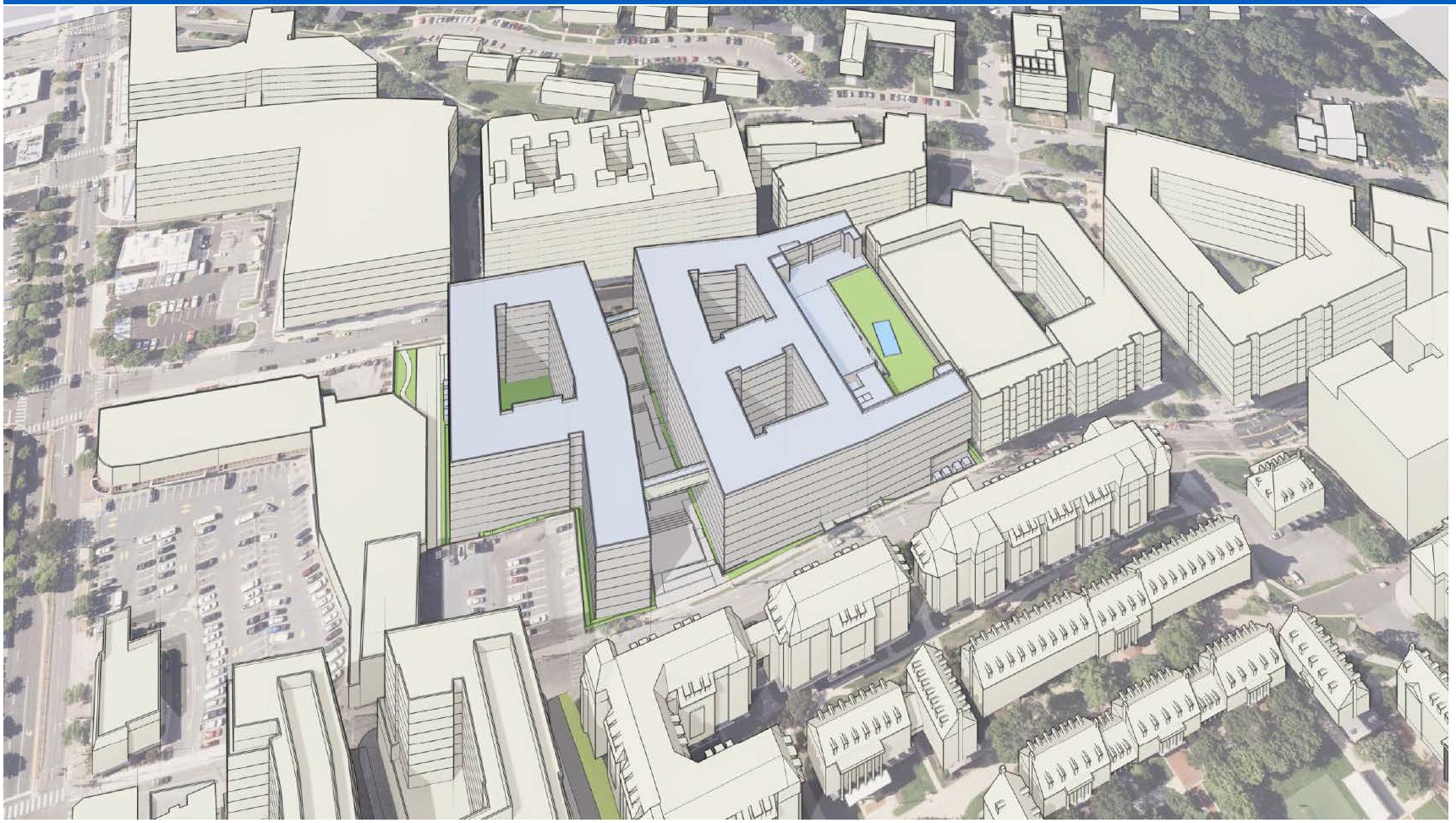
5

THE MARK AT COLLEGE PARK: DEVELOPMENT DATA

PROPERTY SIZE	PROPOSED LAND USE	PROPOSED DENSITY	PROPOSED BUILDING HEIGHT	ANTICIPATED PARKING REQUIREMENTS
±4.62 AC	STUDENT HOUSING / MULTIFAMILY RESIDENTIAL W/ ANCILLARY RETAIL USE	PROPOSED DUS: 600 – 690 PROPOSED DENSITY: 130 – 150 DU/AC PROPOSED RETAIL GROSS FLOOR AREA (GFA): 5,000 – 5,500 Sq. Ft.	±126 FEET (10 Stories)	RESIDENT PARKING: 0.89 – 0.96 SPACE(S) / DU GUEST PARKING: 0.53 – 1.03 PARKING SPACE(S) / 20 DU RETAIL PARKING: 1.5 – 3.0 PARKING SPACE(S) / 1,000 GFA

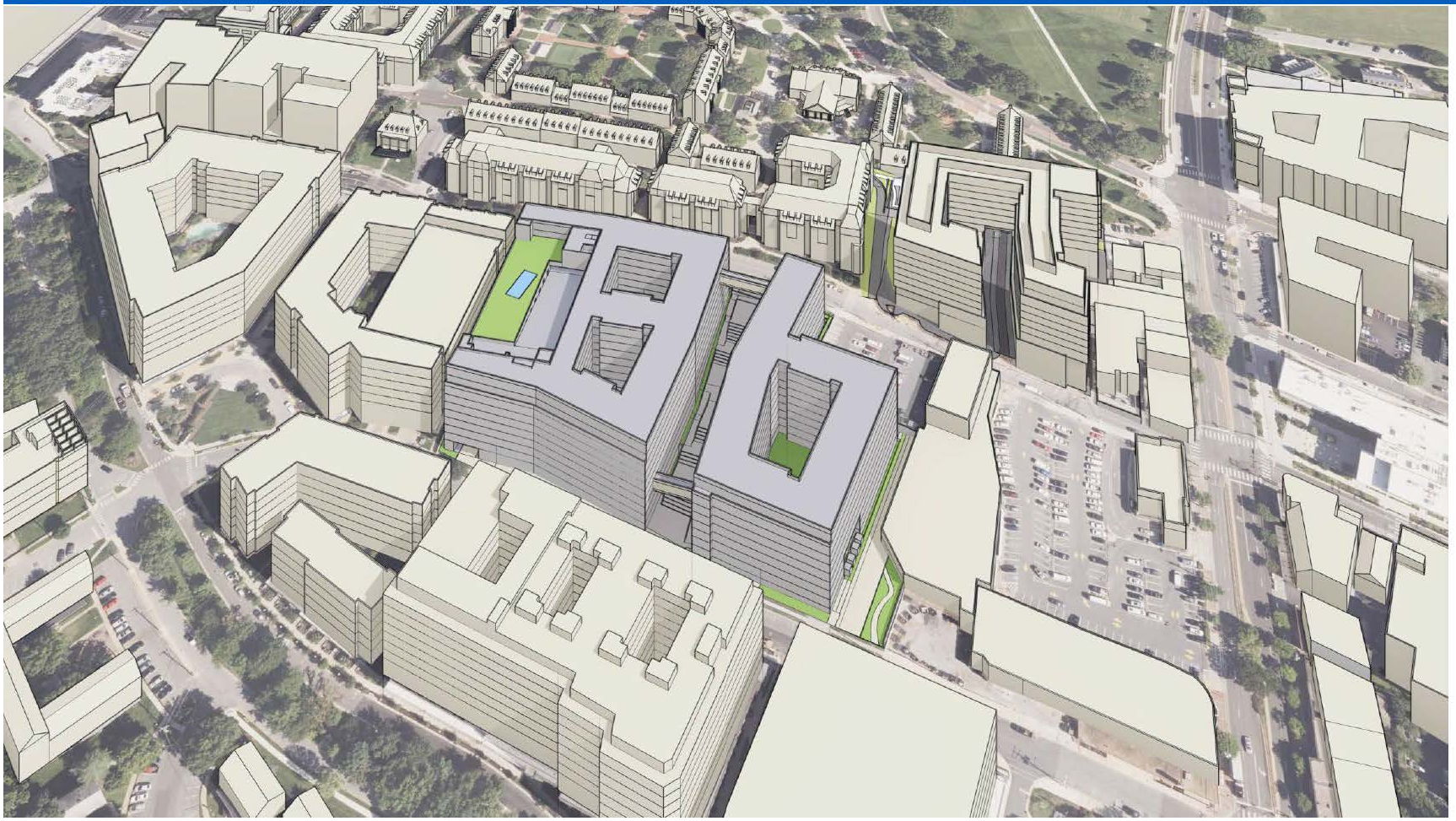
6

THE MARK AT COLLEGE PARK: DRAFT RENDERINGS



7

THE MARK AT COLLEGE PARK: DRAFT RENDERINGS



8

THE MARK AT COLLEGE PARK: LAYOUT



THE MARK AT COLLEGE PARK: DEVELOPMENT REVIEW PROCESS

PLANNED DEVELOPMENT ZONING MAP AMENDMENT

FILING FOR ACCEPTANCE
PLANNING BOARD HEARING
ZHE HEARING
DISTRICT COUNCIL HEARING

PRELIMINARY PLAN

FILING FOR ACCEPTANCE
PLANNING BOARD HEARING

DETAILED SITE PLAN

FILING FOR ACCEPTANCE
PLANNING BOARD HEARING

QUESTIONS & COMMENTS

- APPLICANT
  - The Mark at College Park, LLC
- APPLICANT CONTACT INFORMATION
  - CLHatcher, LLC
  - Chris L. Hatcher
  - Chris@clhatcher.com
  - 202-709-7317

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EXHIBIT B

LIST OF INVITEES

- MAYOR ROBERT S CROSLIN
- MAYOR ALAN K THOMPSON
- CHEVERLY RECREATION COUNCIL
  ATTN: BARBARA PEJOKOVICH
- COLLEGE HEIGHTS ESTATES ASSOCIATION (CHEA)
  ATTN: CHRIS OEHRLE
- WOODSTREAM RECREATION ASSOCIATION
  C/O DAVID VAUGHN-DH BADER MNGMT
- BERWYN DISTRICT CIVIC ASSOCIATION
  ATTN: BOB CATLIN
- GLENN ESTATES HOMEOWNERS ASSOC
  C/O FRONT STREET MANAGEMENT-TIMOTHY SMITH
- RADIANT VALLEY CIVIC ASSOCIATION
  ATTN: MAMIE SMALL
- PRINCESS GARDEN / HICKORY HILL NEIGHBORHOOD ASSOCIATION, INC.
- GREENBELT ADVOCATES FOR ENVIRONMENTAL & SOCIAL JUSTICE
- COUNCIL MEMBER THOMAS DERNOGA
- COUNCIL MEMBER INGRID WATSON
- COUNCIL MEMBER KRYSTAL ORIADHA
- MEL FRANKLIN
- COLLEGE PARK ASSET LLC
  C/O MAPLETREE US MNGMT LLC
- STATE OF MARYLAND (LEASED) - SOUTHERN MNGMT CORP
  C/O D HILLMAN
- MACHIKO PROPERTIES LLC
- DANIEL AND ALVIN BAUMAN
- AFFLUENT PROPERTIES LLC
- DEEROT INC.
- KEIA NOUSE
- HONGWEI ZHENG ET AL
- GILA BITTON
- 7305 BALTIMORE AVENUE
  C/O DR & MRS STANLEY BRAGER
- EDGE INVESTMENTS LLC
- GINA AND YING YEE
- GWENDOLYN AND DWIGHT JACKSON
- JUTTA THORNBERRY REVOCABLE TRUST
- LAURELLA AND STEVEN GANEY
- PHILIP SEILS
- CHARLOTTE KAETZEL
- LAWRENCE GORDON
- LXGT LLC
  C/O KAI KANG
- LAWRENCE GORDON
- JIAXI LI
- PAYMAN & ABBAS SEIRAFI
- SAMPADA YELNE
- CPSC KNOX MEMBER LLC
  C/O WILLARD RETAIL
- COLLEGE PARK UNIVERSITY OF MD
- ARNO WONG
- JANET AND ALFONSO CAMPBELL
- JOANNE BOYLE PINOVER
- XIANGHONG LI
- KAREGOWDRA SRIDHAR SAKRAPPA
- KANGYAN DU
- MARY MARILLEY
- XIONG LIU
- UMCPF PROPERTY IV A LLC
- SMALL BUSINESS SPACE LLC
- INVESTCOMD LLC
- FINAL KNOX LLC
- FRIEDMAN SCOTT MARSHALL ET AL
- REBECCA SCHNEIDER
- REBECCA CORDERO
- JEFFREY RICHARDSON ET AL
- ALEXANDER RICHARDSON
- JESSE SHIEH
- QING CHEN
- DAVID PINCHOTTI
- TOM YOUNG ET AL
- JOON JANKA 1 LLC

- CPSC KNOX MEMBER LLC
  C/O WILLARD RETAIL
- MARGARET & BARRY HUNT
- 7305 BALTIMORE AVE LLC
  ATTN: DR & MRS STANLEY BRAGER
- 12300 CARROLL INVESTROS LLC
- SGT COLLEGE PARK LLC
- DEEROT INC
- KATHERINE STEWART
- ANNA KARADIMAS
- VICTORIAS HOMES LLC
- TAI AN
- JENNY & CHRISTOPHER JAPP
- MDL COLLEGE PARK CONDO OWNER
- YELLOW SPRING LLC
- COLLEGE PARK LAW OFFICE LLC
- NEIL SNYDER
- ORLO TERRAPIN RETAIL LLC
  C/O THE ORIO FUND
- SANDEBEL PROPERTIES THREE LLC
- SUBRAMANIAN KRISHNAMURTHY ETAL
- YIN WU ET AL
- BRITTEN AND KATHLEEN MUSSER
- ROBERT ARMSTRONG
- GREAT ARBOR ENTERPRISES MD LLC
- CPT MANAGEMENT LLC
- YELLOW SPRING LLC
- CITY OF COLLEGE PARK
- SHEILA AND ROBERT TIMBERS
- HOPE EVAN LUTH CH OF COLLEGE PARK
- ALPHA S C OF D SIGMA PHI FRAT
  C/O PAUL KOHOUT
- LIN DANIEL C T & TSZEMING TAI
- PHILLIP DOERR FAMILY TRUST
- GAVRIEL HAMPEL
- HU XIAOHONG
- RAMADAN GAD
- CPT APARTMENTS LLC
- SGT COLLEGE PARK LLC
- CHOCKALINGAM SUNDAR
- LIU XIONG ETAL
- PIZZA HOUSE LLC
- MARGARET & BARRY HUNT
- COLLEGE PARK LAW OFFICE LLC
- MACHIKO PROPERTIES LLC
- MICHAL GREENBERG
- KNOX 103 LLC
- ESTHER AND REUBEN SAWDAYE
- CHOCKALINGAM ALAMU
- ZHENG HONGWEI
- ZOU XIAORONG ETAL
- CPP 2 LLC ETAL
- YELLOW SPRING L L C
- MAYOR JOEL T BIERMANN
- UNIVERSITY HILLS AREA CIVIC ASSOCIATION (UHACA)
- WOODLARK HOMEOWNERS AND NEIGHBORS ASSOCIATION, INC. (WHNA)
  ATTN: STEINER
- LAKELAND CIVC ASSOCIATION
  ATTN: ROBERT THURSTON
- CALVERT HILLS CITIZENS ASSOCIATION
- BEACON HEIGHTS CITIZENS ASSOCIATION
  ATTN: KEILOW KING
- KINGSWOOD CIVIC ASSOCIATION
- HILLANDALE GARDENS/KNOLLWOOD CITIZENS ASSOCIATION
  ATTN: PATRICIA MYERS
- WILLOW GROVE CITIZENS ASSOCIATION
- WOODLAWN COMMUNITY ASSOCIATION, INC.
  ATTN: INA FELLS
- COUNCIL MEMBER WANIKA FISHER
- COUNCIL MEMBER JOLENE IVEY
- COUNCIL MEMBER EDWARD BURROUGHS III
- COUNCIL MEMBER CALVIN HAWKINS, II
- UNIVERSITY OF MARYLAND
  C/O ED MAGINNIS AVP REAL ESTATE
- GARG MOHIT ET AL
- BAUMAN ALVIN TRUST
- YIN WU ET AL
- LOULOR PROPERTIES LLC
  C/O LOUIS DIAMOND
- JANE L BAHN REVOCABLE TRUST

- FAN WANG
- CPT APARTMENTS LLC
- YELLOW SPRING LLC
- INVESTCOMD LLC
- SOUTHGATE CENTER AT COLLEGE PARK
- LIMITED PARTNERSHIP
- ILONA AND JAMES BARKER
- SGT COLLEGE PARK LLC
- HELEN SALUD ET AL
- LOOX LLC
- LOWEN FAMILY LLC
  C/O MARTIN LOWEN MANAGER
- RAMADAN GAD
- TINA GODINHO ROSENBAUM ET AL
- ANDERSON ANDREWS ET AL
- HOWARD LOCK ET AL
- NIKHIL TALWAR
- LAWRENCE GORDON
- CITY OF COLLEGE PARK
- SMALL BUSINESS SPACE LLC
- MARION AND CARLTON GREEN ET AL
- UNIVERSITY OF MARYLAND
- MARY H NAVIES HPKNS NAVIES MGT
- PATRICK KENNEDY
- DOME INVESTEMENTS LLC
- DEBORAH CHASANSLOAN ET AL
- KCM LLC
- ROLAND ZEENDER JR
- COLLEGE PARK JV LLC
- BLUE DEVIL LLC
- EDGE INVESTMENTS, LLC
- COLLEGE PARK CENTER LLC
- ORLO TERRAPIN RETAIL LLC
  C/O THE ORLO FUND
- MICHAL GREENBERG
- OLMY LLC
- COLLEGE PARK PARTNERS LLC
- JC REALTY LLC
- SANDEBEL PROPERTIES TWO LLC
- ABUBAKAR SANUSI A
- CPT MANAGEMENT LLC
- CITY OF COLLEGE PARK
- SALIMI ARMIN LLC
- CARLTON GREEN ET AL
- CITY OF COLLEGE PARK
- LOWEN FAMILY LLC
  C/O MARTIN LOWEN MANAGER
- REBECCA CORDERO ET AL
- LIU XIONG ETAL
- JAY COHEN
- GREAT ARBOR ENTERPRISES MD LLC
- ABUBAKAR SANUSI A
- SANDEBEL PROPERTIES ONE LLC
- COLLEGE PARK PARTNERS LLC
- 7315 BALTIMORE AVE LLC
- ARMIN K SALIMI LLC
- CITY OF COLLEGE PARK
- COLLEGE PARK ASSET LLC
- MAPLETREE US MANAGEMENT LLC
- SANDRA & HAROLD SMITH
- JOHNPILLAI HEATHER P REVC TR ETL
- DAVID SLOAN ET AL
- SANDEBEL PROPERTIES TWO LLC
- LOULOR PROPERTIES LLC
- PATRICK KENNEDY
- SHENGHUI FENG
- RJB REAL ESTATE LLC
- ARMIN K SALIMI L L C
- WILLIAM KLINGENSMITH JR
- GINA AND YING YEE
- MARYLAND ECONOMIC DVLPMENT CORP(LH)
  C/O EXECUTIVE DIRECTOR
- XIE LISA WEIHONG
- JUSTIN DETIG
- COLLEGE PARK PARTNERS LLC
- AMY C YEE ET AL
- THOMAS A TWOMEY
- K2 1 LLC
  C/O KN
- KAREGOWDRA SRIDHAR SAKRAPPA
- MEN YUXIN ETAL
- JOCELYN KENNEDY
- OLD SAVINGS AND LOAN LLC
- ARMIN K SALIMI LLC

- 7416 LLC
- DEEROT INC
- THOMAS C GUMP
- ASSARAF KOBI
- APARTMENT 3
- XIE LISA WEIHONG
- YUHENG MEN
- ZHANG WENCHANG
- 4330 HARTWICK 205 LLC
- COLLEGE PARK BUSINESS ASSO INC
- NEVERDUNN INVESTMENTS LLC ETAL
- GREEN CARLTON M ETAL
- SUITE 15
- KATY MAHALATI
- MAYOR S M FAZLUL KABIR
- WESTCHESTER PARK II CONDOS
- GLENN DALE COMMONS PHASE 2 HOA
  ATTN: KEVIN FISHER
- BLADENWOODS CONDOMINIUMS
- GLENN DALE CITIZENS ASSOCIATION
- WEST LAUREL CIVIC ASSOCIATION
  ATTN: MILISSA DASTON
- LINCOLN-VISTA CIVIC ASSOCIATION
- ATTN: JACQUELINE BATES
- HYATTSVILLE COMMUNITY DEVELOPMENT CORPORATION
  ATTN: STUART EISENBERT
- SAVE OUR SUSTAINABLE HYATTSVILLE
  ATTN: GREG SMITH
- COUNCIL MEMBER ERIC OLSON
- COUNCIL MEMBER WALA BLEGAY
- COUNCIL MEMBER SYDNEY HARRISON
- UNIVERSITY OF MARYLAND
- DOME INVESTMENTS LLC
  C/O VICKY WONG
- BAHN BOYS LLC
- PBFG LLC
- BENJAMIN ROMULO SORTO
- C P T MANAGEMENT LLC
- WILLIAM F DOOLEY
- XINZHANG LI ET AL
- TERRAPIN MAIN STREET LLC
  C/O THE GREENBERG COMPANY
- COLLEGE PARK LAW OFFICE LLC
- 12300 CARROLL INVESTORS LLC
- COLLEGE PARK ASSET LLC
  C/O MAPLE TREE MANAGEMENT LLC
- THOMAS GUMP
- DARRELL JENKINS
- KNOX ROAD REALTY LLC
- YUE YING
- LAWRENCE GORDON
- PAMELA LOVE
- MARY AND EDMUND JARSKI
- LI ZHENG
- STEVEN CHUNG ET AL
- ANTHONY ELK ET AL
- MARKPETERJOHN LLC
  C/O THERESE JOHNS
- UMCPF PROPERTY IV A LLC
- INVESTCOMD LLC
- CORE COLLEGE PARK KNOX LLC
- STATE OF MARYLAND
- COLLEGIATE HOUSING FND INC
- OLMY LLC
- PUSHTI LLC
- ALON YAMPEL ET AL
- CPT MANAGEMENT LLC
- CPT APARTMENTS LLC
- YELLOW SPRING LLC
- WILLIAM F KLINGENSMITH JR
- MARION AND CARLTON GREEN
- TERRAPIN SIDE STREET LLC
- STANDARD AT COLLEGE PARK LLC
- HOWARD LOCK ET AL
- LOWEN FAMILY LLC
  C/O MARTIN LOWEN MANAGER
- SANUSI ABUBAKAR
- HOWARD LOCK ET AL
- EDWARD WONG
- COLLEGE PARK TOWERS & CONDO.
- CPP 2 LLC ET AL
- T & Y PROPERTIES LLC
- ABLA SABBAGH
- SMALL BUSINESS SPACE LLC

- SOUTHGATE CENTER AT COLLEGE PARK
- LIMITED PARTNERSHIP
- STATE OF MARYLAND
- COLLEGIATE HOUSIN FND INC
- ZHANG WENCHANG ETAL
- DOME INVESTMENTS LLC
- CHENG TERRENCE FAMILY TRUST
- SOFIA JOON I LLC
- SAMUEL A TARASOWSKY
- FRUITFUL PROPERTIES LLC
- SAMUEL PALMAR
- PBFG CPT LLC
- SMALL BUSINESS SPACE LLC
- COLLEGE PARK INVESTMENTS GROUP LLC
- FINAL KNOX LLC
- ELLEN AND TERRANCE COLL
- MARC AND MONA YUDKOFF
- GREAT ARBOR ENTERPRISES MD LLC
- MIRBOD SHAHZAD ETAL
- KHANNA SANJAY & MADHUR
- CHIN WU
- AFFLUENT PROPERTIES LLC
- UMCPF PROPERTY IV-B LLC
- UNIV OF COLLEGE PARK FNDTN
- SROUR SAMUEL E TRUSTEE
- SMALL BUSINESS SPACE LLC
- TERRAPIN SIDE STREET LLC
- JOSEPH DIEN
- UNIVERSITY OF MARYLAND
- ELLEN AND TERRENCE COLL
- JUDITH & ANTHONY DELEONIBUS
- DAVID ROSE ET AL
- FREDERIC ROCHE
- LXGT LLC
  C/O KAI KANG
- PATRICK J KENNEDY
- PBFG CPT LLC
- SAFIR ROSE REVOC TRUST
- COLLEGE PARK JV LLC
- ASMA HIJAZI
- GREEN CARLTON M ETAL
- YUE YANG
- MDCONDO LLC
- LI XINLAN
- HU XIAOHONG
- ZHENG HONGWEI ETAL
- GETWELL REAL ESTATE LLC
- LEE ROCKWOOD E SR REVOCABLE TRUST
- ROLAND ZEENDER JR
- ROLAND ZEENDER SR
- CPSC HARTWICK MEMBER LLC
- CFA INC
- PATEL CHIRAG ETAL
- UNIVERSITY OF MD BRD OF REGNTS
- UNIVERSITY PARK
- RIVERDALE PARK

EXHIBIT C

IMAGES OF POSTED NOTICE




M-NCPPC
Prince George's County
Planning Department
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Zone:
RTO-L-EDGE
Property Description:
CONTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact
Name: CHRISTOPHER HATCHER
Phone: (202) 709-7317
Email: CHRIS@CLHATCHER.COM
Include Neighborhood Meeting Information. (uncheck if not needed)
Neighborhood Meeting Information
9/19/2024 6:30 pm 7401 BALTIMORE AVE, C
(Date) (Time) (Location)
Become a Party of Record
To become a party of record submit your request online at
https://pgplan.org/record or by mail to:
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Upper Marlboro, MD 20774
The pre-application neighborhood meeting is intended to inform residents of nearby
lands about a proposed development application, and to provide the applicant an
opportunity to hear comments and concerns about the development proposal in order
to resolve conflicts and outstanding issues, where possible.
For more information about this project
or to share comments:
240-545-8976
or email Hearing.Request@ppd.mncppc.org
For more information:
Case Information: https://www.mncppcapps.org/planning/darrweb/default.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgcouncil.us
No government agency has reviewed this application.
Reset Form


NO PARKING FIRE LANE
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Application No:
ZMA-2024-002
Applicant Contact
Neighborhood Meeting Information
240-545-8976
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Zone:
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact
Neighborhood Meeting Information
240-545-8976


M-NCPPC
Prince George's County
Planning Department
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Property Description:
CONTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
Zone:
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4.52
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Applicant Contact
Name: CHRISTOPHER HATCHER
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Email: CHRIS@CLHATCHER.COM
Include Neighborhood Meeting Information: (uncheck if not needed)
Neighborhood Meeting Information
9/19/2024 (Date) 6:30 pm (Time) · 7401 BALTIMORE AVE, C (Location)
For more information about this project or to share comments:
240-545-8976
or email Hearing.Request@ppd.mncppc.org
Become a Party of Record
To become a party of record submit your request online at https://ngplan.org/record or by mail to:
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Upper Marlboro, MD 20774
The pre-application neighborhood meeting is intended to inform residents of nearby lands about a proposed development application, and to provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible.
For more information:
Case Information: https://www.mncppcapps.org/planning/damsweb/default.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us
No government agency has reviewed this application.
Reset Form


NOW LEASING
CASTILLO PROJECTS
ETA: Right now
prime
M-NCPPC
Prince George's County
Planning Department
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Property Description:
CONTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
Zone:
RTO-L-EDGE
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact
Name: CHRISTOPHER HATCHER
Phone: (202) 709-7317
Email: CHRIS@CLHATCHER.COM
Include Neighborhood Meeting Information. (uncheck if not needed)
Neighborhood Meeting Information
9/19/2024 6:30 pm 7401 BALTIMORE AVE, C
(Date) (Time) (Location)
Become a Party of Record
To become a party of record submit your request online at
https://pgplan.org/record or by mail to:
Prince Georges County Planning Department
Development Review Division
(301) M-NCPPC-Clerk
Upper Marlboro, MD 20774
This pre-application neighborhood meeting is intended to inform residents of nearby lands about a proposed development application, and to provide the applicant an opportunity to hear comments and answer questions about the development proposed in order to reach consensus and outstanding issues, where possible.
For more information about this project or to share comments:
240-545-8976
or email Hearing.Request@ppd.mncppc.org
For more information:
Case Information: https://www.mncppcapps.org/planning/planneviewSearch.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us
No government agency has reviewed this application.
Reset Form


U-HAUL
CASTILLO
- PROJECTS -
301-310-4243
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
CONSTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
Zone:
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact
CHRISTOPHER HATCHER
(202) 709-7317
CHRIS@CLHATCHER.COM
For more information about this project or to share comments:
240-545-8976
Neighborhood Meeting Information
9/19/2024
6:30 pm

EXHIBIT D

COPY OF SIGN-IN SHEETS

THE MARK AT COLLEGE PARK: ZMA-2024-002

PD-ZMA Neighborhood Meeting

September 19, 2024 / 6:30 PM / City of College Park Council Chambers / 7401 Baltimore Avenue (2nd Floor), College Park, MD

PROJECT LOCATION

- 4330 HARTWICK ROAD AND 4313 KNOX ROAD, COLLEGE PARK, MD

PROPERTY OWNER

- THE COLLEGE PARK TOWERS CONDOMINIUM COUNCIL OF UNIT OWNERS

APPLICANT

- THE MARK AT COLLEGE PARK, LLC

APPLICANT CONTACT INFORMATION

- CHRIS L. HATCHER | CHRIS@CLHATCHER.COM | 202-709-7317

ATTENDEES

Please print your name below, state your affiliation with a neighborhood group (as applicable), and provide your address, phone number, and email. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

*If you attend the meeting and sign the attendance sheet provided by the applicant and would also like to become a Person of Record, you are encouraged to request to become a Person of Record (more information at **pgplanningboard.org/participate/become-a-person-of-record/**). As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance or Subdivision Regulations such as notice of upcoming meetings, actions, and decisions rendered at certain stages of application process, as well as relevant appeals procedures.*

NAME/ORGANIZATION	ADDRESS	EMAIL	PHONE NUMBER
Irit Skulnik	4300 Hartwick Rd. College Park MD	skulniki03@gmail.com	240-743-0569
Hamilton Reynolds	2620 Brookdale Dr Atlanta Ga 30305	hamilton.reynolds@landmarkproperties.com	404-406-4882
Ed Maginnis	2101 Miller Admin UMD	maginnisp@umd.edu	301-405-4939
Miriam Bader	City Hall		
Carlos Nunes	City Hall	cnunes@collegeparkmd.gov	
Gannon Sprinkle	UMD SGA / College Park Tenants	gannonsprinkle@gmail.com	412-923-6280
CLAY GUMP	1824 Nutmeg Ave Lutherville MD	CLAY.GUMP@GMAIL.	—
David Dorsch	4607 Calvert Rd	dfix one@yahoo.com	301 332 5357
Esther Kakene	4300, Hartwick Rd	esther.kakene@bhomstudentliving.com	240 644 8797
Shulamit Frenkel UMD student	4313 Knox Road	sfrenkel@terpmail.umd.edu	202-525-8156
Ryan Logan	4321 Hartwick Rd	rlogan85@gmail.com	517-812-5509

Pre-Application Neighborhood Meeting

Date/Time: Thursday, 9/19/2024 at 6:30pm
Doors will open at 6:00 PM
(Developer Representative will be available to answer questions)

Date: August 19, 2024

Dear Neighbor:

You are invited to a neighborhood Pre-Application Neighborhood Meeting to review and discuss the development proposal at 4330 Hartwick Road and 4313 Knox Road, College Park MD 20740; cross street(s) Hartwick and Knox Road; Block /Lot #: NA; Zoning: RTO-L-EDGE, in accordance with the Prince George's County Planning Department's Pre-Application procedures for Application Number(s) ZMA-2024-002

Meeting Location/Date/Time

College Park City Hall, 7401 Baltimore Ave, College Park, MD 20740 // 9/19/2024 @ 6:30pm

Purpose of the Meeting

The Pre-Application Neighborhood Meeting is intended as a way for the Project sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Prince George's County Planning Department. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a development application has been submitted to the Planning Department, you may track its status at http://www.mncppcapps.org/planning/DAMSWEB/default.cfm.

What Happens During a Pre-Application Neighborhood Meeting?

During the Pre-Application Neighborhood Meeting, the applicant's representatives will present the proposed development to the community. This presentation will provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible. Pre-Application Neighborhood Meetings are opportunities for informal communication between applicants and the landowners and occupants of nearby lands, and other residents affected by development proposals. Participation in any preliminary, Pre-Application Neighborhood Meeting is for informational purposes only. **Any resultant participation and/or written summary of same shall not be part of the administrative record for any development application that may be filed and accepted**.

A Pre-Application Neighborhood Meeting is required because this project includes (check all that apply):

- x **A rezoning of a property (including ZMAs, Planned Developments, and CBCA)**
- ☐ An application for Special Exception use
- ☐ A Major Departure per Section 27-3614(b)(2)
- ☐ A Preliminary Plan of Major Subdivision
- ☐ Construction, expansion, or alteration of townhouse and/or multifamily dwelling development of greater than ten (10) units
- ☐ Construction, expansion, or alteration of nonresidential development consisting of greater than a total of 25,000 square feet of gross floor area.
- x **Construction, expansion, or alteration of mixed-use development with greater than ten thousand (10,000) square feet of gross floor area and/or greater than ten (10) dwelling units**
- ☐ A Pre-Application Neighborhood Meeting is option for this application, but the applicant has opted to hold one

The development proposal is to: **construct a mixed-use development with multifamily residential dwellings.**

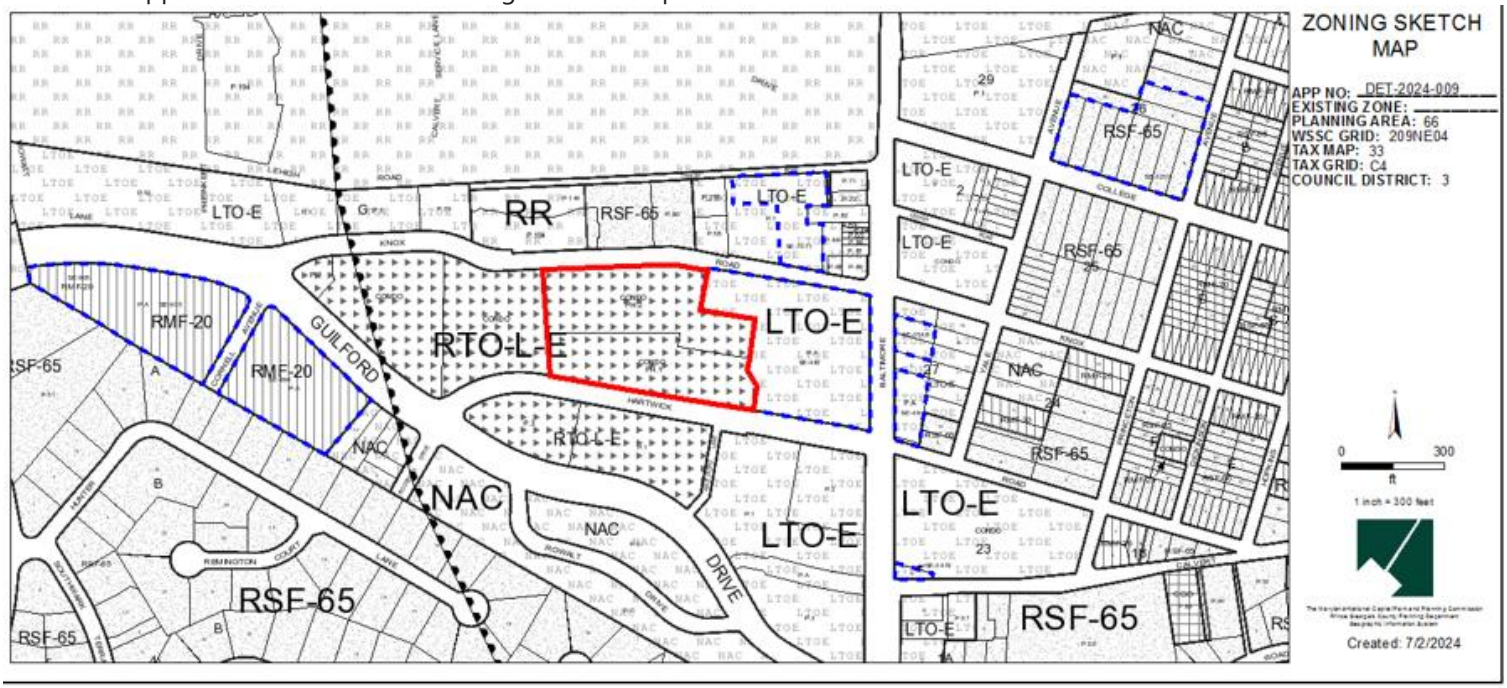
Existing number of dwelling units		Permitted		Proposed	
Existing building square footage	34,761	Permitted		Proposed	
Existing number of stories	6	Permitted		Proposed	
Existing building height	62'	Permitted		Proposed	
Existing building depth	129.5'	Permitted		Proposed	
Current zone	RTO-L-E		Proposed Zone		RTO-PD

Meeting Information:
Applicant: **The Mark at College Park LLC**

Contact information (email/phone): **Joseph DiMarco / jdimarco@bohlereng.com / 301-809-4500**
Developer/Builder Information (if different from Applicant): **The Mark at College Park LLC**

No government agency has reviewed this application. If you have questions about the Prince George's County Zoning Ordinance, Subdivision Regulations or general development process in the County, please call the Public Information Services Counter at 301-952-3195, or contact the Planning Department via email at PPD-Infocounter@ppd.mncppc.org. You may also find information about the Prince George's County Planning Department and on-going planning efforts at www.pgplanning.org.

If you wish to become a person of record to this application, you may submit your request online at http://www.pgplanning.org/1586/Become-a-person-of-record or by mail to M-NCPPC, Development Review Division, 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, MD 20772. Please provide your name, address, and the above-referenced application number when mailing a written request.



Pre-Application Neighborhood Meeting Affidavit

I, **JOSEPH DiMARCO**, do hereby declare as follows:

1. I have conducted a Pre-Application Neighborhood Meeting for the proposed new construction, alteration, or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at (City of College Park Council Chambers located College Park City Hall, 7401 Baltimore Avenue, 2nd Floor, College Park, MD 20740) on (9/19/2024) from (6:30pm to xx:00pm).
3. I have included the mailing list (names and addresses of all parties to whom the letter was sent, including dates the letters were mailed), receipt for the list of required invitees from M-NCPPC, meeting invitation and postmarked letter, sign-in sheet, and pdf of plans distributed at the meeting. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of Maryland that the foregoing is true and correct.
EXECUTED ON THIS DAY, December 30, 2024.
Day and Year

Joseph DiMarco, PE
Signature Name (type or print)

Agent, Bohler Engineering, Professional Engineer
Relationship to Project (e.g. Owner, Agent) (If agent, give business name and profession)

4330 Hartwick Road, and 4313 Knox Road, College Park, MD 20740
Project Address

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review ☐ Planning Director Review ☐

Acceptance Date: _____ 70-day limit: _____ Limit waived–New limit: _____

Posting Waived ☐ Posting Date: _____ No. of Signs Posted: ___ Agenda Date: _____

Application Fee: _____ Posting Fee: _____ Case Reviewer: _____

Subdivision Development Review Committee Date: _____

Referral Mail-Out Date: _____ Referral Due Date: _____

Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: ZMA ☐ Revision of Case #_____ Companion Cases:_____

Payment option: ☐ Check (payable to M-NCPPC) ☐ Credit Card General Plan Growth Policy:

PROJECT NAME: The Mark at College Park

Complete address (if applicable) 4330 Hartwick Road and 4313 Knox Road, College Tax Account #: 2328755, 2327484

Geographic Location (distance related to or near major intersection) Police District #: |

North of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (I

Total Acreage: 4.527	Aviation Policy Area: 6	Election District: 21
Tax Map/Grid: 33-C4	Current Zone(s): (RTO-L-E)	Council District: 3
WSSC Grid: 209NE04	Existing Lots/Blocks/Parcels: 2	Dev. Review District:
Planning Area: College Park-Be	In Municipal Boundary: City of College Park	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): ☐ Y ☑ N

(2002) General Plan Tier: ☑ Developed ☐ Developing ☐ Rural Area of proposed LOD: 4.88

Proposed Use of Property and Request of Proposal:

Principal Use: Multi-Family Residential Dwellings
Ancillary Use: Retail/Commercial Uses

Please list and provide copies of resolutions of previously approved applications affecting the subject property:

N/A

Applicant Name, Address & Phone:

The Mark at College Park LLC
315 Oconee St
Athens, GA 30601
706-543-1910

Owner Name, Address & Phone:
(if same as applicant indicate same/corporation see Disclosure)

Unit Owners Association of College Park Towers Condominium, Inc.
4330 Hartwick Road, College Park, MD 20740
240-535-9964

Consultant Name, Address & Phone:

Bohler
16701 Melford Blvd; Ste 430
Bowie, MD 20715
301-809-4500

Contact Name, Phone & E-mail:

Joseph DiMarco, PE
301-809-4500
jdimarco@bohlereng.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

_____ Owner's Signature typed & signed	_____ Date	WCL Applicant's Signature typed & signed	10/1/24 Date
_____ Contract Purchaser's Signature typed& signed	_____ Date	_____ Applicant's Signature typed & signed	_____ Date

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

Type of Application (Check all that apply)

Conventional ☐	Comprehensive Design ☐	Conservation Sketch Plan ☐	Pre-Preliminary Plan ☐

Variation, Variance or Alternative Compliance Request(s) Yes ☐ No ☑	Applicable Zoning/Subdivision Regulation Section(s): N/A

Total Number of Proposed:

Lots_____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached _____ Detached _____Multifamily_____	Gross Floor Area (Nonresidential portion only):

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER ☐ Health Dept. ☐	Number of Plats:
CSP/DSP/SDP No.:	WSSC Authorization No.:

Preliminary Plan No.:

Approval Date of Preliminary Plan: N/A

URBAN DESIGN AND ZONING CASES:

Details of Request: ZONING MAP AMENDMENT CURRENTLY: RTO-L-E REQUESTED: RTO-PD	Zoning Ordinance Section(s): 27-4301(D)(1)(0)

Total Number of Proposed:

Lots_____ Outlots _____ Parcels 2 Outparcels _____

Number of Dwelling Units: Attached _____ Detached _____Multifamily_____	Gross Floor Area (Nonresidential portion only):
Variance Request Yes ☐ No ☑	Applicable Zoning/Subdivision Regulation Section(s): 27-4300
Departure Request Yes ☐ No ☑	Application Filed Yes ☐ No ☐
Alternative Compliance Request Yes ☐ No ☑	Application Filed Yes ☐ No ☐

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property **ONLY required for Special Exception and Zoning Map Amendment Applications.**

Owner(s) Name - printed	Signature and Date	Residence Address

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review ☐ Planning Director Review ☐

Acceptance Date: _____ 70-day limit: _____ Limit waived–New limit: _____

Posting Waived ☐ Posting Date: _____ No. of Signs Posted: ___ Agenda Date: _____

Application Fee: _____ Posting Fee: _____ Case Reviewer: _____

Subdivision Development Review Committee Date: _____

Referral Mail-Out Date: _____ Referral Due Date: _____

Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: ZMA ☐ Revision of Case #_____ Companion Cases:_____

Payment option: ☐ Check (payable to M-NCPPC) ☐ Credit Card General Plan Growth Policy:

PROJECT NAME: The Mark at College Park

Complete address (if applicable) 4330 Hartwick Road and 4313 Knox Road, College Tax Account #: 2328755, 2327484

Geographic Location (distance related to or near major intersection) Police District #: |

North of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (I

Total Acreage: 4.527	Aviation Policy Area: 6	Election District: 21
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315 Oconee St
Athens, GA 30601
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Owner Name, Address & Phone:
(if same as applicant indicate same/corporation see Disclosure)

Unit Owners Association of College Park Towers Condominium, Inc.
4330 Hartwick Road, College Park, MD 20740
240-535-9964

Consultant Name, Address & Phone:

Bohler
16701 Melford Blvd; Ste 430
Bowie, MD 20715
301-809-4500

Contact Name, Phone & E-mail:

Joseph DiMarco, PE
301-809-4500
jdimarco@bohlereng.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Barry Levine Board President — 10/2/24
Owner's Signature typed & signed — Date

WCL — 10/1/24
Applicant's Signature typed & signed — Date

Contract Purchaser's Signature typed & signed — Date

Applicant's Signature typed & signed — Date

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Type of Application (Check all that apply)

Conventional ☐	Comprehensive Design ☐	Conservation Sketch Plan ☐	Pre-Preliminary Plan ☐

Variation, Variance or Alternative Compliance Request(s) Yes ☐ No ☑	Applicable Zoning/Subdivision Regulation Section(s): N/A

Total Number of Proposed:
Lots_____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area (Nonresidential portion only):

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER ☐ Health Dept. ☐	Number of Plats:
CSP/DSP/SDP No.:	WSSC Authorization No.:

Preliminary Plan No.:

Approval Date of Preliminary Plan: N/A

URBAN DESIGN AND ZONING CASES:

Details of Request: ZONING MAP AMENDMENT CURRENTLY: RTO-L-E REQUESTED: RTO-PD	Zoning Ordinance Section(s): 27-4301(D)(1)(0)

Total Number of Proposed:
Lots_____ Outlots _____ Parcels 2 Outparcels _____

Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area (Nonresidential portion only):
Variance Request Yes ☐ No ☑	Applicable Zoning/Subdivision Regulation Section(s): 27-4300
Departure Request Yes ☐ No ☑	Application Filed Yes ☐ No ☐
Alternative Compliance Request Yes ☐ No ☑	Application Filed Yes ☐ No ☐

APPLICATION FORM DISCLOSURE

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If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

16701 Melford Boulevard, Suite 310
Bowie, MD 20715
301.809.4500

August 13, 2024

Via First Class Mail

TO: Adjoining Property Owner, municipality, previous party of record and/or registered association

FROM: Joseph DiMarco, PE

RE: The Mark at College Park; ZMA-2024-002

A Zoning Map Amendment for the above-referenced project will be submitted for review to the Development Review Division of the Maryland-National Capital Park and Planning Commission. The address of the subject property is 4430 Hartwick Road, College Park, MD 20740 and 4313 Knox Road, College Park, MD 20740. The subject property consists of approximately 4.527 acres. The nature of the application is to develop the existing multifamily property with a new multifamily development.

If you wish to become a Person of Record to this application, you are encouraged to do so at this time. As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance and Subdivision Regulations, but registration is required. You may register online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, MD 20774

Being a Person of Record on a separate application on the same property **does not** make you a Person of Record for this application. You must request to become a Person of Record for each separate application (separate applications have different application numbers). At this time no government agency has reviewed the application. **After** the application has been filed, you may contact the M-NCPPC at 301-952-3530.

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan or meeting to discuss this project, you can contact Joseph DiMarco at 301-809-4500.

Sincerely,

Joseph DiMarco, PE

The Maryland-National Capital Park & Planning Cor
Prince George's County Planning Department
Case Number: DET-2024-009
Date: 7/2/2024
Time: 11:04:24 AM
Premise Address - Table Columns G-M
Owner Address - Table Columns P-U
==========
Total Records(s): 315
==========

Tax Account	Lot	Block	Parcel	Plat
5558278				21241036
2411239			140	
2411122			140	
2400083				A21-1160
2328649				21114080
2329225				21114080
2329118				21114080
2328482				21114080
2328995				21114080
2328896				21114080
2329431				21114080
2329514				21114080
2329464				21114080
2328581				21114080
2328540				21114080
2329100				21114080
2329399				21114080
2329373				21114080
2328318				21112071
2328177				21112071
2327682				21112071
2328193				21112071
2328078				21112071
2328367				21112071
2328458				21112071
2328250				21112071
2319044			088	
3565793		27		21198029
2356780				21135031
2356749				21135031
2356855				21135031
2356665				21135031
2308385			072	
2419604		27		A21-1237
2343374	13	EYE		A21-2136
2346377	14	A		A21-6031
5558267				21246036

2378941	16	A		A21-8170
2328946				21114080
2329266				21114080
2329068				21114080
2329167				21114080
2328920				21114080
2328631				21114080
2329183				21114080
2329142				21114080
2329209				21114080
2328979				21114080
2328524				21114080
2328474				21114080
2329472				21114080
2328854				21114080
2328607				21114080
2328151				21112071
2328219				21112071
2328276				21112071
2327708				21112071
2328052				21112071
2327492				21112071
2328003				21112071
2327609				21112071
2327757				21112071
2327906				21112071
2327591				21112071
2328383				21112071
2327617				21112071
2327575				21112071
2328110				21112071
2328102				21112071
2328029				21112071
2398105			069	
2387751				A21-1910
2309029		27		A21-1237
5692058				21260032
5692082				21260032
2357002				21135031
2356756				21135031
2356798				21135031
2356806				21135031
2357036				21135031
2428613	13	27		A21-1237
2346500	14	27		A21-1237
2356103	10	G		21257009
2378958	17	A		A21-8170
2400083				A21-1160

2411221			140	
2400307			080	
2329423				21114080
2329506				21114080
2329316				21114080
2329332				21114080
2329233				21114080
2329001				21114080
2328672				21114080
2329456				21114080
2329126				21114080
2329043				21114080
2329324				21114080
2328433				21112071
2328292				21112071
2327815				21112071
2328300				21112071
2327765				21112071
2327666				21112071
2327856				21112071
2328391				21112071
2328441				21112071
2328268				21112071
2328409				21112071
2327831				21112071
2327559				21112071
2328359				21112071
2420057				21254011
2319036			083	
5692060				21260032
2356830				21135031
2356962				21135031
2357010				21135031
2356673				21135031
2356657				21135031
2356731				21135031
5523838	30	2		21236073
2365823		27		A21-1237
2308054	9	EYE		A21-2136
5592142				21246036
2327468				21256037
2328730				21114080
2329027				21114080
2328623				21114080
2329217				21114080
2329290				21114080
2329449				21114080
2328938				21114080

2328797			21114080
2327823			21112071
2328128			21112071
2327658			21112071
2327948			21112071
2327997			21112071
2327963			21112071
2327674			21112071
2327898			21112071
2327880			21112071
2327583			21112071
2327864			21112071
2327567			21112071
2328144			21112071
2328425			21112071
2365138		086	
2387728			A21-1910
2298610	1		21260032
2356822			21135031
2356624			21135031
2356921			21135031
2356939			21135031
2356889			21135031
2356772			21135031
2356632			21135031
2308377		071	
2419604	27		A21-1237
2382497	27		A21-1237
2360337		058	
2329274			21114080
2328821			21114080
2329498			21114080
2328805			21114080
2328839			21114080
2329175			21114080
2329092			21114080
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2328961			21114080
2327690			21112071
2328235			21112071
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2327807			21112071
2327534			21112071
2328011			21112071
2327781	306		21112071
2327740			21112071
2328342			21112071
2327922			21112071

2327914				21112071
2327955				21112071
2328201				21112071
2328086				21112071
2328326				21112071
2323053			068	
2354694		27		A21-1237
2356905				21135031
2356848				21135031
2356814				21135031
2356764				21135031
2356871				21135031
2382497		27		A21-1237
2389294	12	EYE		A21-2136
2383834	10	EYE		A21-2136
2389286	11	EYE		A21-2136
5592153				21246036
5558280				21241031
2328755				21114080
2328912				21114080
2328557				21114080
2329258				21114080
2329407				21114080
2328789				21114080
2329340				21114080
2329357				21114080
2329365				21114080
2329381				21114080
2327542				21112071
2328284				21112071
2328037				21112071
2327500				21112071
2328375				21112071
2328227				21112071
2327526				21112071
2328169				21112071
2328045				21112071
2327518				21112071
2328243				21112071
2298578				21258041
2403566			084	
2309607		27		A21-1237
2309607		27		A21-1237
2399665		27		E21-1237
5692071				21260032
5692093				21260032
2356947				21135031
2356897				21135031

2356988				21135031
2356954				21135031
2356970				21135031
2356715				21135031
2365823		27		A21-1237
2347151		EYE		A21-2146
2343366	14	EYE		A21-1160
2378933	15	A		A21-8170
2285179			079	
3595113			194	
2411122			140	
2328664				21114080
2328748				21114080
2328888				21114080
2328706				21114080
2328847				21114080
2329415				21114080
2328870				21114080
2328862				21114080
2329308				21114080
2328516				21114080
2329191				21114080
2328714				21114080
2328615				21114080
2329480				21114080
2329159				21114080
2328763				21114080
2329134				21114080
2329522				21114080
2329084				21114080
2328532				21114080
2327484				21112071
2327872				21112071
2327625				21112071
2327724				21112071
2327989				21112071
2327799				21112071
2343101				21254011
2369312			087	
2356707				21135031
2356699				21135031
2357044				21135031
2356913				21135031
2356640				21135031
2356863				21135031
2326148			082	
2328565				21114080
2329076				21114080

2328573			21114080
2328722			21114080
2328953			21114080
2328987			21114080
2329282			21114080
2328771			21114080
2328904			21114080
2328680			21114080
2329050			21114080
2329241			21114080
2328698			21114080
2328656			21114080
2328599			21114080
2328490			21114080
2329035			21114080
2328508			21114080
2329019			21114080
2327971			21112071
2327633			21112071
2328060			21112071
2328417			21112071
2327849			21112071
2327716			21112071
2328185			21112071
2328136			21112071
2327773			21112071
2327641			21112071
2327732			21112071
2328334			21112071
2328094			21112071
5664120			21254011
2741965			21254011
2319036		083	
2354991	27		E21-1237
2356723			21135031
2356996			21135031
2357028			21135031
5576778		218	

nmission Results

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Property Description	House Number
PT PARCEL 2	4200
PT PARCEL 140 EQ .0404 AC	3618
PT PAR 140	7901
PAR C EQ 6.1200 AC STATE LEASED (.1940 A FR2400075 OWR REQ 97/9	0
UNIT 309 PHASE 2	4313
UNIT 416 PHASE 2	4313
UNIT 607 PHASE 2	4313
UNIT 211 PHASE 2	4313
UNIT 513 PHASE 2	4313
UNIT 118 PHASE 2	4313
UNIT 318 PHASE 2	4313
UNIT 408 PHASE 2	4313
UNIT 403 PHASE 2	4313
UNIT 303 PHASE 2	4313
UNIT 217 PHASE 2	4313
UNIT 606 PHASE 2	4313
UNIT 314 PHASE 2	4313
UNIT 312 PHASE 2	4313
UNIT 316 PHASE 1	4330
UNIT 513 PHASE 1	4330
UNIT 304 PHASE 1	4330
UNIT 214 PHASE 1	4330
UNIT 611 PHASE 1	4330
UNIT 217 PHASE 1	4330
UNIT 618 PHASE 1	4330
UNIT 215 PHASE 1	4330
	7410
PARCEL A	7313
BLDG A UNIT 205	7305
BLDG A UNIT 106	7305
BLDG A UNIT 305	7305
BLDG C UNIT 219	7309
W SIDE OF PIKE	7422
JOHNSON & CURRIDENS SUB LOTS 9.10	4424
	4229
	7038
PT PARCEL 1	4201

ESTATES-PARTRIDGE HILL ADDN TO PLAT 5	7042
UNIT 616 PHASE 2	4313
UNIT 502 PHASE 2	4313
UNIT 602 PHASE 2	4313
UNIT 410 PHASE 2	4313
UNIT 614 PHASE 2	4313
UNIT 308 PHASE 2	4313
UNIT 412 PHASE 2	4313
UNIT 610 PHASE 2	4313
UNIT 414 PHASE 2	4313
UNIT 511 PHASE 2	4313
UNIT 215 PHASE 2	4313
UNIT 210 PHASE 2	4313
UNIT 404 PHASE 2	4313
UNIT 114 PHASE 2	4313
UNIT 305 PHASE 2	4313
UNIT 313 PHASE 1	4330
UNIT 414 PHASE 1	4330
UNIT 415 PHASE 1	4330
UNIT 504 PHASE 1	4330
UNIT 411 PHASE 1	4330
UNIT 201 PHASE 1	4330
UNIT 510 PHASE 1	4330
UNIT 103 PHASE 1	4330
UNIT 405 PHASE 1	4330
UNIT 508 PHASE 1	4330
UNIT 602 PHASE 1	4330
UNIT 417	4330
UNIT 203 PHASE 1	4330
UNIT 402 PHASE 1	4330
UNIT 512 PHASE 1	4330
UNIT 412 PHASE 1	4330
UNIT 111 PHASE 1	4330
5156 SQFT EQ PAR 1	7402
SHOPPING CENTER PT PARCEL A EQ 14201 SQ FT	7370
JOHNSON & CURRIDENS SUB S HALF LOT 8	4422
ONE COLLEGE PARK CONDO RETAIL UNIT R-1	7401
ONE COLLEGE PK CONDO OFFICE UNIT O-2	7401
BLDG B UNIT 213	7307
BLDG A UNIT 107	7305
BLDG A UNIT 206	7305
BLDG A UNIT 207	7305
BLDG C UNIT 117	7309
JOHNSON & CURRIDENS SUB	7306
JOHNSON & CURRIDENS SUB	7308
PARCEL 1	4210
PLAT 5	7044
PAR C EQ 6.1200 AC STATE LEASED (.1940 A FR2400075 OWR REQ 97/9	0

PT PARCEL 140 (MCDONALDS)EF02	3618
NEAR UNIVERSITY OF MARYLAND	0
UNIT 317 PHASE 2	4313
UNIT 407 PHASE 2	4313
UNIT 507 PHASE 2	4313
UNIT 509 PHASE 2	4313
UNIT 417 PHASE 2	4313
UNIT 514 PHASE 2	4313
UNIT 203 PHASE 2	4313
UNIT 402 PHASE 2	4313
UNIT 608 PHASE 2	4313
UNIT 518 PHASE 2	4313
UNIT 508 PHASE 2	4313
UNIT 418 PHASE 1	4330
UNIT 615 PHASE 1	4330
UNIT 606 PHASE 1	4330
UNIT 216 PHASE 1	4330
UNIT 505 PHASE 1	4330
UNIT 104 PHASE 1	4330
UNIT 407 PHASE 1	4330
UNIT 517 PHASE 1	4330
UNIT 518 PHASE 1	4330
UNIT 315 PHASE 1	4330
UNIT 617 PHASE 1	4330
UNIT 207 PHASE 1	4330
UNIT 202 PHASE 1	4330
UNIT 117 PHASE 1	4330
PARCEL 3	4400
ON BOULEVARD PARCEL 83 & 85	7410
ONE COLLEGE PK CONDO RETAIL UNIT R-2	7401
BLDG A UNIT 303	7305
BLDG B UNIT 209	7307
BLDG B UNIT 214	7307
BLDG C UNIT 220	7309
BLDG C UNIT 217	7309
BLDG A UNIT 105	7305
COLLEGE PARK-HANNAH L KELLEYS SUB OF JOHNSONS & CURRIDENS	7419
LOTS 11.12	7302
	7110
CONDO UNIT PT PARCEL 1	4207
PARCEL 1 STANDARD AT COLLEGE PK	4321
UNIT 209 PHASE 2	4313
UNIT 516 PHASE 2	4313
UNIT 307 PHASE 2	4313
UNIT 415 PHASE 2	4313
UNIT 505 PHASE 2	4313
UNIT 401 PHASE 2	4313
UNIT 615 PHASE 2	4313

UNIT 105 PHASE 2	4313
UNIT 107 PHASE 1	4330
UNIT 612 PHASE 1	4330
UNIT 603 PHASE 1	4330
UNIT 409 PHASE 1	4330
UNIT 410 PHASE 1	4330
UNIT 609 PHASE 1	4330
UNIT 204 PHASE 1	4330
UNIT 408 PHASE 1	4330
UNIT 308 PHASE 1	4330
UNIT 502 PHASE 1	4330
UNIT 507 PHASE 1	4330
UNIT 302 PHASE 1	4330
UNIT 213 PHASE 1	4330
UNIT 318 PHASE 1	4330
W & B BLVD	7408
SHOPPING CENTER PT PARCEL A EQ 137,910 SQ FT	7300
ONE COLLEGE PK CONDO G.C.E COMMON AREA PER PLAT	7401
BLDG A UNIT 302	7305
BLDG C UNIT 120	7309
BLDG B UNIT 112	7307
BLDG B UNIT 113	7307
BLDG B UNIT 108	7307
BLDG A UNIT 204	7305
BLDG C UNIT 215	7309
W SIDE OF PIKE	4437
JOHNSON & CURRIDENS SUB LOTS 9.10	4424
JOHNSON & CURRIDENS SUB LOTS 1 5.16(CORR USE CODE 10)	4509
	4318
UNIT 503 PHASE 2	4313
UNIT 111 PHASE 2	4313
UNIT 406 PHASE 2	4313
UNIT 107 PHASE 2	4313
UNIT 112 PHASE 2	4313
UNIT 411 PHASE 2	4313
UNIT 605 PHASE 2	4313
UNIT 110 PHASE 2	4313
UNIT 618 PHASE 2	4313
UNIT 404 PHASE 1	4330
UNIT 614 PHASE 1	4330
UNIT 309 PHASE 1	4330
UNIT 506 PHASE 1	4330
UNIT 601 PHASE 1	4330
UNIT 610 PHASE 1	4330
UNIT 306 PHASE 1	4330
UNIT 305 PHASE 1	4330
UNIT 616 PHASE 1	4330
UNIT 209 PHASE 1	4330

UNIT 608 PHASE 1	4330
PHASE 1 UNIT 509	4330
UNIT 314 PHASE 1	4330
UNIT 212 PHASE 1	4330
UNIT 416 PHASE 1	4330
2256 SQ FT EQ PT PARCELS 2 & 3	4410
JOHNSON & CURRIDENS SUB LOT 4 EX FR 4 FT	7315
BLDG B UNIT 110	7307
BLDG A UNIT 304	7305
BLDG A UNIT 301	7305
BLDG A UNIT 201	7305
BLDG A UNIT 307	7305
JOHNSON & CURRIDENS SUB LOTS 1 5.16(CORR USE CODE 10)	4509
	4231
	7112
	4233
CONDO UNIT PT PARCEL 2	4200
PARCEL 3	4301
UNIT 101 PHASE 2	4313
UNIT 613 PHASE 2	4313
UNIT 218 PHASE 2	4313
UNIT 501 PHASE 2	4313
UNIT 315 PHASE 2	4313
UNIT 104 PHASE 2	4313
UNIT 510 PHASE 2	4313
UNIT 310 PHASE 2	4313
UNIT 311 PHASE 2	4313
UNIT 313 PHASE 2	4313
UNIT 102 PHASE 1	4330
UNIT 515 PHASE 1	4330
UNIT 211 PHASE 1	4330
UNIT 301 PHASE 1	4330
UNIT 317	4330
UNIT 514 PHASE 1	4330
UNIT 501 PHASE 1	4330
UNIT 413 PHASE 1	4330
UNIT 311 PHASE 1	4330
UNIT 401 PHASE 1	4330
UNIT 115 PHASE 1	4330
PLAT 1 PARCEL 1	4350
W & B BLVD	7412
LT 2 EX FR 4 FT & LT 3 EX FR 4 FT	7323
LT 2 EX FR 4 FT & LT 3 EX FR 4 FT	7323
JOHNSON & CURRIDENS SUB E 120 FT OF FR 124 FT LOT 1	7325
ONE COLLEGE PK CONDO OFFICE UNIT 0-1	7401
ONE COLLEGE PK CONDO UNIT G GROUND UNIT	7401
BLDG B UNIT 114	7307
BLDG B UNIT 109	7307

BLDG B UNIT 211	7307
BLDG B UNIT 208	7307
BLDG B UNIT 210	7307
BLDG A UNIT 103	7305
LOTS 11.12	7302
PARCEL A (REZ 904 TO 901 99)	4201
	4227
ESTATES-PARTRIDGE HILL ADDN TO PLAT 5	7040
	4300
(SET UP NEW FR ACCT 241112-2 STR 04-05)	0
PT PAR 140	7901
UNIT 202 PHASE 2	4313
UNIT B-1 PHASE 2	4313
UNIT 117 PHASE 2	4313
UNIT 206 PHASE 2	4313
UNIT 113 PHASE 2	4313
UNIT 316 PHASE 2	4313
UNIT 116 PHASE 2	4313
UNIT 115 PHASE 2	4313
UNIT 506 PHASE 2	4313
UNIT 214 PHASE 2	4313
UNIT 413 PHASE 2	4313
UNIT 207 PHASE 2	4313
UNIT 306 PHASE 2	4313
UNIT 405 PHASE 2	4313
UNIT 611 PHASE 2	4313
UNIT 102 PHASE 2	4313
UNIT 609 PHASE 2	4313
UNIT 409 PHASE 2	4313
UNIT 604 PHASE 2	4313
UNIT 216 PHASE 2	4313
UNIT 101 PHASE 1	4330
UNIT 607 PHASE 1	4330
UNIT 303 PHASE 1	4330
UNIT 105 PHASE 1	4330
UNIT 310 PHASE 1	4330
UNIT 406 PHASE 1	4330
PARCEL 1	4401
	7406
BLDG A UNIT 102	7305
BLDG A UNIT 101	7305
BLDG C UNIT 119	7309
BLDG B UNIT 111	7307
BLDG C UNIT 216	7309
BLDG A UNIT 306	7305
	7416
UNIT 301 PHASE 2	4313
UNIT 603 PHASE 2	4313

UNIT 302 PHASE 2	4313
UNIT 208 PHASE 2	4313
UNIT 617 PHASE 2	4313
UNIT 512 PHASE 2	4313
UNIT 504 PHASE 2	4313
UNIT 103 PHASE 2	4313
UNIT 612 PHASE 2	4313
UNIT 204 PHASE 2	4313
UNIT 601 PHASE 2	4313
UNIT 418 PHASE 2	4313
UNIT 205 PHASE 2	4313
UNIT 201 PHASE 2	4313
UNIT 304 PHASE 2	4313
UNIT 212 PHASE 2	4313
UNIT 517 PHASE 2	4313
UNIT 213 PHASE 2	4313
UNIT 515 PHASE 2	4313
UNIT 210 PHASE 1	4330
UNIT 403 PHASE 1	4330
UNIT 511 PHASE 1	4330
UNIT 218 PHASE 1	4330
UNIT 307 PHASE 1	4330
UNIT 604 PHASE 1	4330
UNIT 613 PHASE 1	4330
UNIT 113 PHASE 1	4330
UNIT 605 PHASE 1	4330
UNIT 503 PHASE 1	4330
UNIT 205 PHASE 1	4330
UNIT 516 PHASE 1	4330
UNIT 312 PHASE 1	4330
PARCEL A COMMON AREA	4400
PARCEL 2	7242
ON BOULEVARD PARCEL 83 & 85	7410
JOHNSON & CURRIDENS SUB R 51 F T OF LOT 1	4505
BLDG A UNIT 104	7305
BLDG B UNIT 212	7307
BLDG C UNIT 115	7309
	0

House Suffix	Street Name	Street Type	Unit Number	City	ZIP Code	WSSC Grid
	HARTWICK	RD		COLLEGE PARK	20740	209NE04
	CAMPUS	DR		COLLEGE PARK	20742	210NE03
	REGENTS	DR		COLLEGE PARK	20742	210NE03
	HARTWICK	RD		COLLEGE PARK	20740	209NE04
	KNOX	RD	309	COLLEGE PARK	20740	209NE04
	KNOX	RD	416	COLLEGE PARK	20740	209NE04
	KNOX	RD	607	COLLEGE PARK	20740	209NE04
	KNOX	RD	211	COLLEGE PARK	20740	209NE04
	KNOX	RD	513	COLLEGE PARK	20740	209NE04
	KNOX	RD	118	COLLEGE PARK	20740	209NE04
	KNOX	RD	318	COLLEGE PARK	20740	209NE04
	KNOX	RD	408	COLLEGE PARK	20740	209NE04
	KNOX	RD	403	COLLEGE PARK	20740	209NE04
	KNOX	RD	303	COLLEGE PARK	20740	209NE04
	KNOX	RD	217	COLLEGE PARK	20740	209NE04
	KNOX	RD	606	COLLEGE PARK	20740	209NE04
	KNOX	RD	314	COLLEGE PARK	20740	209NE04
	KNOX	RD	312	COLLEGE PARK	20740	209NE04
	HARTWICK	RD	316	COLLEGE PARK	20740	209NE04
	HARTWICK	RD	513	COLLEGE PARK	20740	209NE04
	HARTWICK	RD	304	COLLEGE PARK	20740	209NE04
	HARTWICK	RD	214	COLLEGE PARK	20740	209NE04
	HARTWICK	RD	611	COLLEGE PARK	20740	209NE04
	HARTWICK	RD	217	COLLEGE PARK	20740	209NE04
	HARTWICK	RD	618	COLLEGE PARK	20740	209NE04
	HARTWICK	RD	215	COLLEGE PARK	20740	209NE04
	BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
	BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
	BALTIMORE	AVE	A 205	COLLEGE PARK	20740	209NE04
	BALTIMORE	AVE	A 106	COLLEGE PARK	20740	209NE04
	BALTIMORE	AVE	A 305	COLLEGE PARK	20740	209NE04
	BALTIMORE	AVE	C 219	COLLEGE PARK	20740	209NE04
	BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
	HARTWICK	RD		COLLEGE PARK	20740	209NE04
	GUILFORD	DR		COLLEGE PARK	20740	209NE04
	HUNTER	LN		HYATTSVILLE	20782	209NE04
	KNOX	RD		COLLEGE PARK	20740	209NE04

HUNTER	LN		HYATTSVILLE	20782	209NE04
KNOX	RD	616	COLLEGE PARK	20740	209NE04
KNOX	RD	502	COLLEGE PARK	20740	209NE04
KNOX	RD	602	COLLEGE PARK	20740	209NE04
KNOX	RD	410	COLLEGE PARK	20740	209NE04
KNOX	RD	614	COLLEGE PARK	20740	209NE04
KNOX	RD	308	COLLEGE PARK	20740	209NE04
KNOX	RD	412	COLLEGE PARK	20740	209NE04
KNOX	RD	610	COLLEGE PARK	20740	209NE04
KNOX	RD	414	COLLEGE PARK	20740	209NE04
KNOX	RD	511	COLLEGE PARK	20740	209NE04
KNOX	RD	215	COLLEGE PARK	20740	209NE04
KNOX	RD	210	COLLEGE PARK	20740	209NE04
KNOX	RD	404	COLLEGE PARK	20740	209NE04
KNOX	RD	114	COLLEGE PARK	20740	209NE04
KNOX	RD	305	COLLEGE PARK	20740	209NE04
HARTWICK	RD	313	COLLEGE PARK	20740	209NE04
HARTWICK	RD	414	COLLEGE PARK	20740	209NE04
HARTWICK	RD	415	COLLEGE PARK	20740	209NE04
HARTWICK	RD	504	COLLEGE PARK	20740	209NE04
HARTWICK	RD	411	COLLEGE PARK	20740	209NE04
HARTWICK	RD	201	COLLEGE PARK	20740	209NE04
HARTWICK	RD	510	COLLEGE PARK	20740	209NE04
HARTWICK	RD	103	COLLEGE PARK	20740	209NE04
HARTWICK	RD	405	COLLEGE PARK	20740	209NE04
HARTWICK	RD	508	COLLEGE PARK	20740	209NE04
HARTWICK	RD	602	COLLEGE PARK	20740	209NE04
HARTWICK	RD	417	COLLEGE PARK	20740	209NE04
HARTWICK	RD	203	COLLEGE PARK	20740	209NE04
HARTWICK	RD	402	COLLEGE PARK	20740	209NE04
HARTWICK	RD	512	COLLEGE PARK	20740	209NE04
HARTWICK	RD	412	COLLEGE PARK	20740	209NE04
HARTWICK	RD	111	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	5 4B	COLLEGE PARK	20740	209NE04
HARTWICK	RD		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 213	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 107	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 206	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 207	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	C 117	COLLEGE PARK	20740	209NE04
YALE	AVE		COLLEGE PARK	20740	209NE04
YALE	AVE		COLLEGE PARK	20740	209NE04
KNOX	RD		COLLEGE PARK	20740	209NE04
HUNTER	LN		HYATTSVILLE	20782	209NE04
HARTWICK	RD		COLLEGE PARK	20740	209NE04

CAMPUS	DR		COLLEGE PARK	20742	210NE03
LEHIGH	RD		COLLEGE PARK	20742	209NE04
KNOX	RD	317	COLLEGE PARK	20740	209NE04
KNOX	RD	407	COLLEGE PARK	20740	209NE04
KNOX	RD	507	COLLEGE PARK	20740	209NE04
KNOX	RD	509	COLLEGE PARK	20740	209NE04
KNOX	RD	417	COLLEGE PARK	20740	209NE04
KNOX	RD	514	COLLEGE PARK	20740	209NE04
KNOX	RD	203	COLLEGE PARK	20740	209NE04
KNOX	RD	402	COLLEGE PARK	20740	209NE04
KNOX	RD	608	COLLEGE PARK	20740	209NE04
KNOX	RD	518	COLLEGE PARK	20740	209NE04
KNOX	RD	508	COLLEGE PARK	20740	209NE04
HARTWICK	RD	418	COLLEGE PARK	20740	209NE04
HARTWICK	RD	615	COLLEGE PARK	20740	209NE04
HARTWICK	RD	606	COLLEGE PARK	20740	209NE04
HARTWICK	RD	216	COLLEGE PARK	20740	209NE04
HARTWICK	RD	505	COLLEGE PARK	20740	209NE04
HARTWICK	RD	104	COLLEGE PARK	20740	209NE04
HARTWICK	RD	407	COLLEGE PARK	20740	209NE04
HARTWICK	RD	517	COLLEGE PARK	20740	209NE04
HARTWICK	RD	518	COLLEGE PARK	20740	209NE04
HARTWICK	RD	315	COLLEGE PARK	20740	209NE04
HARTWICK	RD	617	COLLEGE PARK	20740	209NE04
HARTWICK	RD	207	COLLEGE PARK	20740	209NE04
HARTWICK	RD	202	COLLEGE PARK	20740	209NE04
HARTWICK	RD	117	COLLEGE PARK	20740	209NE04
CALVERT	RD		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 303	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 209	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 214	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	C 220	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	C 217	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 105	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
YALE	AVE	3 4C	COLLEGE PARK	20740	209NE04
ROSSBURG	DR		COLLEGE PARK	20740	209NE04
KNOX	RD		COLLEGE PARK	20740	209NE04
HARTWICK	RD		COLLEGE PARK	20740	209NE04
KNOX	RD	209	COLLEGE PARK	20740	209NE04
KNOX	RD	516	COLLEGE PARK	20740	209NE04
KNOX	RD	307	COLLEGE PARK	20740	209NE04
KNOX	RD	415	COLLEGE PARK	20740	209NE04
KNOX	RD	505	COLLEGE PARK	20740	209NE04
KNOX	RD	401	COLLEGE PARK	20740	209NE04
KNOX	RD	615	COLLEGE PARK	20740	209NE04

KNOX	RD	105	COLLEGE PARK	20740	209NE04
HARTWICK	RD	107	COLLEGE PARK	20740	209NE04
HARTWICK	RD	612	COLLEGE PARK	20740	209NE04
HARTWICK	RD	603	COLLEGE PARK	20740	209NE04
HARTWICK	RD	409	COLLEGE PARK	20740	209NE04
HARTWICK	RD	410	COLLEGE PARK	20740	209NE04
HARTWICK	RD	609	COLLEGE PARK	20740	209NE04
HARTWICK	RD	204	COLLEGE PARK	20740	209NE04
HARTWICK	RD	408	COLLEGE PARK	20740	209NE04
HARTWICK	RD	308	COLLEGE PARK	20740	209NE04
HARTWICK	RD	502	COLLEGE PARK	20740	209NE04
HARTWICK	RD	507	COLLEGE PARK	20740	209NE04
HARTWICK	RD	302	COLLEGE PARK	20740	209NE04
HARTWICK	RD	213	COLLEGE PARK	20740	209NE04
HARTWICK	RD	318	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	5 4B	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 302	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	C 120	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 112	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 113	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 108	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 204	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	C 215	COLLEGE PARK	20740	209NE04
LEHIGH	RD		COLLEGE PARK	20740	209NE04
HARTWICK	RD		COLLEGE PARK	20740	209NE04
KNOX	RD		COLLEGE PARK	20740	209NE04
KNOX	RD		COLLEGE PARK	20742	209NE04
KNOX	RD	503	COLLEGE PARK	20740	209NE04
KNOX	RD	111	COLLEGE PARK	20740	209NE04
KNOX	RD	406	COLLEGE PARK	20740	209NE04
KNOX	RD	107	COLLEGE PARK	20740	209NE04
KNOX	RD	112	COLLEGE PARK	20740	209NE04
KNOX	RD	411	COLLEGE PARK	20740	209NE04
KNOX	RD	605	COLLEGE PARK	20740	209NE04
KNOX	RD	110	COLLEGE PARK	20740	209NE04
KNOX	RD	618	COLLEGE PARK	20740	209NE04
HARTWICK	RD	404	COLLEGE PARK	20740	209NE04
HARTWICK	RD	614	COLLEGE PARK	20740	209NE04
HARTWICK	RD	309	COLLEGE PARK	20740	209NE04
HARTWICK	RD	506	COLLEGE PARK	20740	209NE04
HARTWICK	RD	601	COLLEGE PARK	20740	209NE04
HARTWICK	RD	610	COLLEGE PARK	20740	209NE04
HARTWICK	RD	306	COLLEGE PARK	20740	209NE04
HARTWICK	RD	305	COLLEGE PARK	20740	209NE04
HARTWICK	RD	616	COLLEGE PARK	20740	209NE04
HARTWICK	RD	209	COLLEGE PARK	20740	209NE04

HARTWICK	RD	608	COLLEGE PARK	20740	209NE04
HARTWICK	RD	509	COLLEGE PARK	20740	209NE04
HARTWICK	RD	314	COLLEGE PARK	20740	209NE04
HARTWICK	RD	212	COLLEGE PARK	20740	209NE04
HARTWICK	RD	416	COLLEGE PARK	20740	209NE04
KNOX	RD		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 110	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 304	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 301	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 201	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 307	COLLEGE PARK	20740	209NE04
KNOX	RD		COLLEGE PARK	20740	209NE04
GUILFORD	DR		COLLEGE PARK	20740	209NE04
ROSSBURG	DR		COLLEGE PARK	20740	209NE04
GUILFORD	DR		COLLEGE PARK	20740	209NE04
KNOX	RD		COLLEGE PARK	20740	209NE04
HARTWICK	RD		COLLEGE PARK	20740	209NE04
KNOX	RD	101	COLLEGE PARK	20740	209NE04
KNOX	RD	613	COLLEGE PARK	20740	209NE04
KNOX	RD	218	COLLEGE PARK	20740	209NE04
KNOX	RD	501	COLLEGE PARK	20740	209NE04
KNOX	RD	315	COLLEGE PARK	20740	209NE04
KNOX	RD	104	COLLEGE PARK	20740	209NE04
KNOX	RD	510	COLLEGE PARK	20740	209NE04
KNOX	RD	310	COLLEGE PARK	20740	209NE04
KNOX	RD	311	COLLEGE PARK	20740	209NE04
KNOX	RD	313	COLLEGE PARK	20740	209NE04
HARTWICK	RD	102	COLLEGE PARK	20740	209NE04
HARTWICK	RD	515	COLLEGE PARK	20740	209NE04
HARTWICK	RD	211	COLLEGE PARK	20740	209NE04
HARTWICK	RD	301	COLLEGE PARK	20740	209NE04
HARTWICK	RD	317	COLLEGE PARK	20740	209NE04
HARTWICK	RD	514	COLLEGE PARK	20740	209NE04
HARTWICK	RD	501	COLLEGE PARK	20740	209NE04
HARTWICK	RD	413	COLLEGE PARK	20740	209NE04
HARTWICK	RD	311	COLLEGE PARK	20740	209NE04
HARTWICK	RD	401	COLLEGE PARK	20740	209NE04
HARTWICK	RD	115	COLLEGE PARK	20740	209NE04
KNOX	RD	7878	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 114	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 109	COLLEGE PARK	20740	209NE04

BALTIMORE	AVE	B 211	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 208	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 210	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 103	COLLEGE PARK	20740	209NE04
YALE	AVE	3 4C	COLLEGE PARK	20740	209NE04
GUILFORD	DR		COLLEGE PARK	20740	209NE04
GUILFORD	DR		COLLEGE PARK	20740	209NE04
HUNTER	LN		HYATTSVILLE	20782	209NE04
KNOX	RD		COLLEGE PARK	20740	209NE04
CAMPUS	DR		COLLEGE PARK	20742	209NE04
REGENTS	DR		COLLEGE PARK	20742	210NE03
KNOX	RD	202	COLLEGE PARK	20740	209NE04
KNOX	RD	B1	COLLEGE PARK	20740	209NE04
KNOX	RD	117	COLLEGE PARK	20740	209NE04
KNOX	RD	206	COLLEGE PARK	20740	209NE04
KNOX	RD	113	COLLEGE PARK	20740	209NE04
KNOX	RD	316	COLLEGE PARK	20740	209NE04
KNOX	RD	116	COLLEGE PARK	20740	209NE04
KNOX	RD	115	COLLEGE PARK	20740	209NE04
KNOX	RD	506	COLLEGE PARK	20740	209NE04
KNOX	RD	214	COLLEGE PARK	20740	209NE04
KNOX	RD	413	COLLEGE PARK	20740	209NE04
KNOX	RD	207	COLLEGE PARK	20740	209NE04
KNOX	RD	306	COLLEGE PARK	20740	209NE04
KNOX	RD	405	COLLEGE PARK	20740	209NE04
KNOX	RD	611	COLLEGE PARK	20740	209NE04
KNOX	RD	102	COLLEGE PARK	20740	209NE04
KNOX	RD	609	COLLEGE PARK	20740	209NE04
KNOX	RD	409	COLLEGE PARK	20740	209NE04
KNOX	RD	604	COLLEGE PARK	20740	209NE04
KNOX	RD	216	COLLEGE PARK	20740	209NE04
HARTWICK	RD	101	COLLEGE PARK	20740	209NE04
HARTWICK	RD	607	COLLEGE PARK	20740	209NE04
HARTWICK	RD	303	COLLEGE PARK	20740	209NE04
HARTWICK	RD	105	COLLEGE PARK	20740	209NE04
HARTWICK	RD	310	COLLEGE PARK	20740	209NE04
HARTWICK	RD	406	COLLEGE PARK	20740	209NE04
HARTWICK	RD		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 102	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 101	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	C 119	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 111	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	C 216	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 306	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
KNOX	RD	301	COLLEGE PARK	20740	209NE04
KNOX	RD	603	COLLEGE PARK	20740	209NE04

KNOX	RD	302	COLLEGE PARK	20740	209NE04
KNOX	RD	208	COLLEGE PARK	20740	209NE04
KNOX	RD	617	COLLEGE PARK	20740	209NE04
KNOX	RD	512	COLLEGE PARK	20740	209NE04
KNOX	RD	504	COLLEGE PARK	20740	209NE04
KNOX	RD	103	COLLEGE PARK	20740	209NE04
KNOX	RD	612	COLLEGE PARK	20740	209NE04
KNOX	RD	204	COLLEGE PARK	20740	209NE04
KNOX	RD	601	COLLEGE PARK	20740	209NE04
KNOX	RD	418	COLLEGE PARK	20740	209NE04
KNOX	RD	205	COLLEGE PARK	20740	209NE04
KNOX	RD	201	COLLEGE PARK	20740	209NE04
KNOX	RD	304	COLLEGE PARK	20740	209NE04
KNOX	RD	212	COLLEGE PARK	20740	209NE04
KNOX	RD	517	COLLEGE PARK	20740	209NE04
KNOX	RD	213	COLLEGE PARK	20740	209NE04
KNOX	RD	515	COLLEGE PARK	20740	209NE04
HARTWICK	RD	210	COLLEGE PARK	20740	209NE04
HARTWICK	RD	403	COLLEGE PARK	20740	209NE04
HARTWICK	RD	511	COLLEGE PARK	20740	209NE04
HARTWICK	RD	218	COLLEGE PARK	20740	209NE04
HARTWICK	RD	307	COLLEGE PARK	20740	209NE04
HARTWICK	RD	604	COLLEGE PARK	20740	209NE04
HARTWICK	RD	613	COLLEGE PARK	20740	209NE04
HARTWICK	RD	113	COLLEGE PARK	20740	209NE04
HARTWICK	RD	605	COLLEGE PARK	20740	209NE04
HARTWICK	RD	503	COLLEGE PARK	20740	209NE04
HARTWICK	RD	205	COLLEGE PARK	20740	209NE04
HARTWICK	RD	516	COLLEGE PARK	20740	209NE04
HARTWICK	RD	312	COLLEGE PARK	20740	209NE04
CALVERT	RD		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE		COLLEGE PARK	20740	209NE04
KNOX	RD		COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	A 104	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	B 212	COLLEGE PARK	20740	209NE04
BALTIMORE	AVE	C 115	COLLEGE PARK	20740	209NE04
LEHIGH	RD		COLLEGE PARK	20742	209NE04

Mailing Indicator	Owner Name
I	COLLEGE PARK ASSET LLC
I	UNIVERSITY OF MARYLAND
I	UNIVERSITY OF MARYLAND
I	STATE OF MARYLAND (LEASED)
O	GARG MOHIT ETAL
O	NEIDERFER MARK ETAL
I	DOME INVESTMENTS LLC
O	MACHIKO PROPERTIES LLC
O	BAUMAN ALVIN TRUST
O	BAHN BOYS LLC
I	BAUMAN DANIEL L & ALVIN
O	WU YIN ETAL
O	PBFG LLC
O	AFFLUENT PROPERTIES LLC
I	LOULOR PROPERTIES LLC
I	SORTO ROMULO BENJAMIN
O	DEEROT INC
O	BAHN JANE L S REVOCABLE TRST RE
O	C P T MANAGEMENT L L C
O	NOUSE KEIA
O	WANG FAN
O	DOOLEY WILLIAM F
O	ZHENG HONGWEI ETAL
O	CPT APARTMENTS LLC
O	LI XINZHANG ETAL
O	BITTON GILA
O	YELLOW SPRING L L C
I	TERRAPIN MAIN STREET LLC
I	7305 BALTIMORE AVENUE LLC
I	INVESTCOMD LLC
I	COLLEGE PARK LAW OFFICE LLC
O	EDGE INVESTMENTS LLC
I	SOUTHGATE CNTR AT CLG PRK LTD PTSP
I	12300 CARROLL INVESTORS LLC
O	YEE YING W & GINA F
O	BARKER JAMES R & ILONA O
I	COLLEGE PARK ASSET LLC

O	JACKSON DWIGHT D & GWENDOLYN O CLA
O	SGT COLLEGE PARK LLC
O	GUMP THOMAS C
O	THORNBERRY JUTTA REVOC TRS
O	SALUD HELEN O ETAL
O	JENKINS DARRELL A
O	GANEY STEVEN J & LAURELLA Z
O	LOOX LLC
I	KNOX ROAD REALTY LLC
O	SEILS PHILIP A
O	MACHIKO PROPERTIES LLC
I	LOWEN FAMILY LLC
O	YING YUE
I	KAETZEL CHARLOTTE SLAYTON
O	GAD RAMADAN
I	GORDON LAWRENCE
O	ROSENBAUM TINA GODINHO ETAL
I	LOVE PAMELA L
I	LXGT LLC
O	ANDREWS ANDERSEN ETAL
O	JARSKI EDMUND J & MARY A
I	GORDON LAWRENCE
O	GORDON LAWRENCE
I	ZHENG LI
I	LI JIAXI
O	LOCK HOWARD ETAL
O	CHUNG STEVEN ETAL
I	LXGT LLC
O	SEIRAFI ABBAS A & PAYMAN
O	TALWAR NIKHIL
O	ELK ANTHONY ETAL
O	YELNE SAMPADA
I	GORDON LAWRENCE
I	MARKPETERJOHN LLC
I	CPSC KNOX MEMBER LLC
O	COLLEGE PARK CITY OF
I	UMCPF PROPERTY IV A LLC
I	COLLEGE PARK UNIVERSITY OF MD
O	SMALL BUSINESS SPACE LLC
O	INVESTCOMD LLC
O	WONG ARNO K
O	SMALL BUSINESS SPACE LLC
O	GREEN CARLTON M & MARION L ETAL
O	COLLEGE PARK CITY OF
O	COLLEGE PARK CITY OF
I	CORE COLLEGE PARK KNOX LLC
O	CAMPBELL ALFONSO L & JANET H
I	STATE OF MARYLAND (LEASED)

I	UNIVERSITY OF MARYLAND
I	STATE OF MARYLAND
O	PINOVER JOANNE BOYLE
I	KENNEDY PATRICK
O	OLMY LLC
O	LI XIANGHONG
O	DOME INVESTMENTS LLC
O	PBFG CPT LLC
O	AMERI AHMAD V ETAL
O	CPT APARTMENTS LLC
O	COLLEGE PARK 608 LLC
O	JARSKI EDMUND J & MARY A
I	BRYN REALTY LLC
O	PBFG LLC
I	PUSHTI LLC
O	PBFG LLC
O	KAREGOWDRA SRIDHAR SAKRAPPA
O	CHASANSLOAN DEBORAH ETAL
O	YAMPEL ALON ETAL
O	DEEROT INC
O	DU KANGYAN
O	KCM LLC
O	C P T MANAGEMENT LLC
O	MARILLEY MARY O
O	ZEENDER ROLAND R JR
O	CPT APARTMENTS LLC
O	LIU XIONG
I	COLLEGE PARK JV LLC
O	YELLOW SPRING L L C
I	UMCPF PROPERTY IV A LLC
O	BLUE DEVIL LLC
O	KLINGENSMITH WILLIAM F JR
O	SMALL BUSINESS SPACE LLC
O	EDGE INVESTMENTS LLC
O	GREEN CARLTON M & MARION L
I	INVESTCOMD LLC
O	COLLEGE PARK CENTER LLC
I	TERRAPIN SIDE STREET LLC
I	FINAL KNOX LLC
I	ORLO TERRAPIN RETAIL LLC
O	STANDARD AT COLLEGE PARK LLC
O	FRIEDMAN SCOTT MARSHALL ETAL
O	GREENBERG MICHAL
O	LOCK HOWARD ETAL
I	SCHNEIDER REBECCA N
O	OLMY LLC
I	LOWEN FAMILY LLC
I	RICHARDSON JEFFREY G ETAL

I	COLLEGE PARK PARTNERS LLC
O	ABUBAKAR SANUSI A
I	SHIEH JESSE B
O	JC REALTY L L C
O	LOCK HOWARD ETAL
O	CHEN QING
O	SANDEBEL PROPERTIES TWO LLC
O	WONG EDWARD K
O	PINCHOTTI DAVID J
O	ABUBAKAR SANUSI A
I	COLLEG PARK TOWERS & CONDOMINIUM
O	YOUNG TOM ETAL
O	CPT MANAGMENT LLC
O	CPP 2 LLC ETAL
I	JANKA JOON 1 LLC
O	T & Y PROPERTIES LLC
I	CPSC KNOX MEMBER LLC
I	COLLEGE PARK CITY OF
O	SABBAGH ABLA
O	HUNT BARRY B & MARGARET E
I	ARMIN K SALIMI LLC
I	ARMIN K SALIMI LLC
I	SMALL BUSINESS SPACE LLC
I	7305 BALTIMORE AVENUE LLC
I	GREEN CARLTON M ETAL
I	SOUTHGATE CTR AT CLG PRK LMT PTSP
I	12300 CARROLL INVESTORS LLC
O	COLLEGE PARK CITY OF
I	STATE OF MARYLAND
O	SGT COLLEGE PARK LLC
I	LOWEN FAMILY LLC
O	ZHANG WENCHANG ETAL
O	DEEROT INC
O	CORDERO REBECCA N ETAL
I	DOME INVESTMENTS LLC
O	STEWART KATHERINE D
O	LIU XIONG ETAL
O	CHENG TERRENCE FAMILY TRUST
O	KARADIMAS ANNA M
I	COHEN JAY
I	SOFIA JOON I LLC
O	VICTORIAS HOMES LLC
O	GREAT ARBOR ENTERPRISES MD LLC
I	TARASOWSKY SAMUEL A
I	AN TAI
O	ABUBAKAR SANUSI A
O	FRUITFUL PROPERTIES LLC
O	JAPP CHRISTOPHER H & JENNY Y

O	SANDEBEL PROPERTIES ONE LLC
I	PALMER SAMUEL
I	MDL COLLEGE PARK CONDO OWNER
O	COLLEGE PARK PARTNERS LLC
O	PBFG CPT LLC
O	YELLOW SPRING L L C
O	7315 BALTIMORE AVE LLC
I	SMALL BUSINESS SPACE LLC
I	COLLEGE PARK LAW OFFICE LLC
I	ARMIN K SALIMI LLC
O	COLLEGE PARK INVESTMENTS GROUP LLC
O	SNYDER NEIL S
O	COLLEGE PARK CITY OF
I	FINAL KNOX LLC
I	FINAL KNOX LLC
I	FINAL KNOX LLC
I	ORLO TERRAPIN RETAIL LLC
I	COLLEGE PARK ASSET LLC
O	COLL TERRANCE P & ELLEN B
O	SANDEBEL PROPERTIES THREE LLC
O	SMITH HAROLD I & SANDRA J
O	YUDKOFF MONA & MARC
O	SUBRAMANIAN KRISHNAMURTHY ETAL
I	JOHNPILLAI HEATHER P REVC TR ETL
O	GREAT ARBOR ENTERPRISES MD LLC
O	WU YIN ETAL
O	SLOAN DAVID ETAL
O	MIRBOD SHAHZAD ETAL
I	MUSSER KATHLEEN & BRITTEN T
O	SANDEBEL PROPERTIES TWO LLC
O	KHANNA SANJAY & MADHUR
O	ARMSTRONG ROBERT B
O	LOULOR PROPERTIES LLC
O	WU CHIN C
O	GREAT ARBOR ENTERPRISES MD LLC
O	KENNEDY PATRICK J
O	AFFLUENT PROPERTIES LLC
O	C P T MANAGEMENT LLC
O	FENG SHENGHUI
I	UMCPF PROPERTY IV-B LLC
O	YELLOW SPRING L L C
O	RJB REAL ESTATE LLC
O	RJB REAL ESTATE LLC
O	SROUR SAMUEL E TRUSTEE
I	COLLEGE PARK CITY OF
I	COLLEGE PARK CITY OF
I	ARMIN K SALIMI L L C
O	SMALL BUSINESS SPACE LLC

I	TIMBERS ROBERT E & SHEILA M
I	SMALL BUISNESS SPACE LLC
O	KLINGENSMITH WILLIAM F JR
O	SMALL BUSINESS SPACE LLC
I	TERRAPIN SIDE STREET LLC
O	HOPE EVAN LUTH CH OF COLLEGE PARK
O	YEE YING W & GINA F
O	DIEN JOSEPH
I	ALPHA S C OF D SIGMA PHI FRAT
I	MARYLAND ECONOMIC DVLPMENT CORP(LH)
I	UNIVERSITY OF MARYLAND
O	LIN DANIEL C T & TSZEMING TAI
I	XIE LISA WEIHONG
O	COLL TERRENCE P & ELLEN B
O	DOERR PHILLIP FAMILY TRUST
O	DETIG JUSTIN
O	DELEONIBUS ANTHONY & JUDITH A
O	HAMPEL GAVRIEL
O	COLLEGE PARK PARTNERS LLC
O	ROSE DAVID ETAL
O	HU XIAOHONG
O	YEE AMY C ETAL
O	ROCHE FREDERIC
O	GAD RAMADAN
O	TWOMEY THOMAS A
I	LXGT LLC
O	CPT APARTMENTS LLC
I	K2 I LLC
O	KENNEDY PATRICK J
O	SGT COLLEGE PARK LLC
O	KAREGOWDRA SRIDHAR SAKRAPPA
O	PBFG CPT LLC
O	CHOCKALINGAM SUNDAR
O	MEN YUXIN ETAL
O	SAFIR ROSE REVOC TRUST
O	LIU XIONG ETAL
O	KENNEDY JOCELYN
I	COLLEGE PARK JV LLC
O	PIZZA HOUSE LLC
I	OLD SAVINGS AND LOAN LLC
I	HIJAZI ASMA
O	HUNT BARRY B & MARGARET E
I	ARMIN K SALIMI LLC
I	GREEN CARLTON M ETAL
I	COLLEGE PARK LAAW OFFICE LLC
O	7416 LLC
O	YANG YUE
O	MACHIKO PROPERTIES LLC

O	DEEROT INC
I	MDCONDO LLC
O	GREENBERG MICHAL
O	GUMP THOMAS C
O	LI XINLAN
O	KNOX 103 LLC
I	ASSARAF KOBI
O	MACHIKO PROPERTIES LLC
O	CPT APARTMENTS LLC
O	HU XIAOHONG
I	SAWDAYE REUBEN & ESTHER L
I	LXGT LLC
O	MACHIKO PROPERTIES LLC
O	XIE LISA WEIHONG
O	ZHENG HONGWEI ETAL
O	CHOCKALINGAM ALAMU
I	MEN YUHENG
I	LXGT LLC
O	GETWELL REAL ESTATE LLC
O	ZHENG HONGWEI
O	ZHANG WENCHANG
O	LEE ROCKWOOD E SR REVOCABLE TRUST
I	DOME INVESTMENTS LLC
O	KENNEDY PATRICK
O	ZOU XIAORONG ETAL
O	PBFG LLC
O	SANDEBEL PROPERTIES ONE LLC
O	4330 HARTWICK 205 LLC
O	ZEENDER ROLAND R JR &ROLAND R SR
O	CPP 2 LLC ETAL
I	COLLEGE PARK BUSINESS ASSO INC
I	CPSC HARTWICK MEMBER LLC
O	YELLOW SPRING L L C
O	NEVERDUNN INVESTMENTS LLC ETAL
I	PATEL CHIRAG ETAL
O	MAHALATI KATY
I	GREEN CARLTON M ETAL
I	UNIVERSITY OF MD BRD OF REGNTS

In Care Of Name	Mailing Street Address
MAPLETREE US MANAGEMENT LLC	5 BRYANT PARK 28TH FLOOR
ED MAGINNIS AVP REAL ESTATE	2101 MAIN ADMIN BLDG
MAIN ADMN BLDG ROOM 0118	UNIVERSITY OF MARYLAND
SOUTHERN MNGMT CORP LP D HILLMAN	1950 OLD GALLOWS RD
	775 RIVER RD
	58 CHESTNUT LN
VICKY WONG	13301 DUTROW WAY
	7041 BEST TIMES PATH
	12508 STABLE HOUSE CT
	5350 GOLF LINKS BLVD
4313 KNOX RD	UNIT 318
	14417 FAIRDALE RD
	9404 CORSICA DR
	11421 PATRIOT LN
LOUIS DIAMOND	804 OAK KNOLL TER
UNIT 13623	13623 AMBASSADOR DR
	500 HERMLEIGH RD
	8125 Q HICKORY HIGH CT
	4 MIDSUMMER CT
	PO BOX 5540
	801 HORIZON CANYON DR
	12105 FRANKLIN ST
	11416 PATRIOT LN
	7902 GLENBROOK RD
	23606 LITTLE VINEYARD LN
	1715 EVELYN DR
	PO BOX 46
THE GREENBERG COMPANY SUITE 200	4901 FAIRMOUNT AVE
DR AND MRS STANLEY BRAGER	8904 HUNT VALLEY CT
SUITE 112	7307 BALTIMORE AVE
UNIT 305	7305 BALTIMORE AVE
	5400 MARSHALLS CHOICE DR
UNIT 200	4641 MONTGOMERY AVE
STE 200	4901 FAIRMOUNT AVE
	2701 BIG BEAR TER
	7038 HUNTER LN
MAPLETREE US MANAGEMENT LLC	5 BRYANT PARK 28TH FLOOR

	7042 HUNTER LN
	13118 FOXHALL DR
	1824 NOTRE DAME AVE
	14917 BRAEMAR CRESCENT WAY
	7606 WINTERBERRY PL
	2706 BERRYWOOD LN
	911 MALVERN HILLS RD
	18403 BROAD LEAF RD
SUITE 215	20 CROSSROADS DR
	3512 GREGG RD
	7041 BEST TIMES PATH
MARTIN LOWEN MANAGER	3125 NORTH QUINCY ST
	13006 BATTALION CT
4313 KNOX RD	APT 404
	1458 CARRINGTON RIDGE LN
UNIT 305	4313 KNOX RD
	907 BRENTWOOD LN
4330 HARTWICK ROAD	414
KAI KANG	22212 OVERVIEW LN
	9213 BLUEFIELD RD
	2105 POWDER MILL RD
UNIT 201	4330 HARTWICK RD
	9815 HILL ST
UNIT 103	4330 HARTWICK RD
CO APT 700	510 MAIN ST
	3415 MERRIMAC RD
	17307 HAVERSTRAW CT
KAI KANG	22212 OVERVIEW LN
	PO BOX 10244
	10212 RIVERWOOD DR
	11 MAYFAIR CT
	12910 PERCHERON LN
UNIT 111	4330 HARTWICK RD
THERESE JOHNS	1121 S QUINN ST
WILLARD RETAIL	4800 HAMPDEN LN # 800
	4500 KNOX RD
UNIT 402	8145 N BALTIMORE AVE
2119 MILLER ADMIN BLDG	7901 REGENTS DR
	12533 STRATFORD GARDEN DR
	SUITE 112
	7305 BALTIMORE AVE STE #206
	12533 STRATFORD GARDEN DR
	7309 BALTIMORE AVE#117
	4500 KNOX RD
	4500 KNOX RD
CORE SPACES 5TH FLOOR	1643 N MILWAUKEE AVE
	7044 HUNTER LN
SOUTHERN MNGMT CORP LP D HILLMAN	1950 OLD GALLOWS RD

MARY H NAVIES HPKNS NAVIES MGT	5877 ALLENTOWN RD
COLLEGIATE HOUSING FND INC	3613 STEIN ST
	4205 ABINGTON RD
UNIT 407	4313 KNOX RD
	3513 ANTON FARMS RD
	12402 FOREMAN BLVD
	1024 MARILYN DR
	9404 CORSICA DR
	14408 CHRISMAN HILL DR
	7902 GLENBROOK RD
	8818 SLEEPY HOLLOW LN
	2105 POWDER MILL RD
LACEY SCHUNICK	2318 FALLS GABLE LN UNIT A
	9404 CORSICA DR
PO BOX 283	NEWARK POMPTON TURNPIKE
	9404 CORSICA DR
	7611 CROSS CREEK DR
	1168 KERSEY RD
	6833 OLD STAGE RD
	500 HERMLEIGH RD
	18521 RUSHBROOKE DR
	14 OPHIR DR
	4 MIDSUMMER CT
	3 BAY TREE LN
	319 CARLYN DR
	7902 GLENBROOK RD
	1217 FERNBERRY LN
STE 700	6406 IVY LN
	PO BOX 46
UNIT 402	8145 N BALTIMORE AVE
	2416 PEBBLEBROOK CT
	4435 CLAYBROOKE DR
	12533 STRATFORD GARDEN DR
	5400 MARSHALLS CHOICE DR
	7309 BALTIMORE AVE#117
SUITE 112	7307 BALTIMORE AVE
	5620 LINDA LN
STE 200	4901 FAIRMONT AVE
STE A	711 GORMAN AVE
THE ORLO FUND	711 GORMAN AVE
	PO BOX 130339
	866 STILL CREEK LN
	23606 LITTLE VINEYARD LN
	3415 MERRIMAC RD
REBECCA CORDERO	470 MARLEY RUN
	3513 ANTON FARMS RD
MARTIN LOWEN MANAGER	3125 NORTH QUINCY ST
ALEXANDER J RICHARDSON	4313 KNOX RD UNIT 615

STE 212	1117 10TH ST NW
	14012 LAKE MEADOWS DR
UNIT 612	4330 HARTWICK RD
	4 MIDSUMMER CT
	3415 MERRIMAC RD
	13305 CATAWBA WAY
	10691 SANTA LAGUNA DR
	35 JERNEE DR
	4609 MARIE ST
	14012 LAKE MEADOWS DR
4330 HARTWICK RD	UNIT 502
	2534 OAK VALLEY DR
	4 MIDSUMMER CT
	10720 STAPLEFORD HALL DR
C O KN	PO BOX 5540
	12637 HIGH MEADOW RD
WILLARD RETAIL	4800 HAMPDEN LN # 800
SUITE 340	8400 BALTIMORE AVE
	11313 MAIDEN DR
	8429 BATES DR
STE 113	7307 BALTIMORE AVE
UNIT 113	7307 BALTIMORE AVE
UNIT 108	7307 BALTIMORE AVE
DR AND MRS STANLEY BRAGER	8904 HUNT VALLEY CT
STE 115	7309 BALTIMORE AVE
UNIT 200	4641 MONTGOMERY AVE
STE 200	4901 FAIRMOUNT AVE
	4500 KNOX RD
COLLEGIATE HOUSING FND INC	3613 STEIN ST
	13118 FOXHALL DR
MARTIN LOWEN MANAGER	3125 NORTH QUINCY ST
	2727 S STRATFORD DR
	500 HERMLEIGH RD
	470 MARLEY RUN
773 E EL CAMINO REAL	PMB 171
	11450 PINE HILL DR
	12717 FERNBERRY LN
	8721 POSTOAK RD
	14504 HIGH MEADOW WAY
UNIT 614	4330 HARTWICK RD
CO KN	PO BOX 5540
	5007 HURON ST
	9909 SILVER BROOK DR
SUITE 12 J	139 EAST 35TH ST
C O UNIT 306	4330 HARTWICK RD
	14012 LAKE MEADOWS DR
	11421 PATRIOT LN
	9408 SEVEN LOCKS RD

	10691 SANTA LAGUNA DR
4330 HARTWICK RD	UNIT 509
UNIT 314	4330 HARTWICK RD
	10720 STAPLEFORD HALL DR
	9404 CORSICA DR
	PO BOX 46
	15316 DILLYWN CT
UNIT 110	7307 BALTIMORE AVE
UNIT 305	7305 BALTIMORE AVE
UNIT 114	7307 BALTIMORE AVE
	10321 THORNBUSH LN
	12 POINSETTIA CT
	4500 KNOX RD
STE A	711 GORMAN AVE
STE A	711 GORMAN AVE
STE A	711 GORMAN AVE
THE ORIO FUND	711 GORMAN AVE
MAPLETREE US MANAGEMENT LLC	5 BRYANT PARK 28TH FLOOR
	37532 BAYSIDE DR
	10691 SANTA LAGUNA DR
	702 SOUTH CENTER CT
	104 BIRCH AVE
	19187 HARLEIGH DR
UNIT 104	4313 KNOX RD
	9909 SILVER BROOK DR
	14417 FAIRDALE RD
	1168 KERSEY RD
	14408 CHRISMAN HILL DR
4330 HARTWICK RD	UNIT 102
	10691 SAINT LAGUNA DR
	629 POTOMAC RIVER RD
	6302 GABRIEL ST
	804 OAK KNOLL TERR
	5367 MAD RIVER LN
	9909 SILVER BROOK DR
	78 BENJAMIN ST
	11421 PATRIOT LN
	4 MIDSUMMER CT
	5334 CAMBERLEY AVE
UNIV OF MD COLLEGE PK FNDTN	4423 LEHIGH RD UNIT 402
	PO BOX 46
	7323 BALTIMORE AVE
	7323 BALTIMORE AVE
	7325 BALTIMORE AVE
SUITE 340	8400 BALTIMORE AVE
SUITE 340	8400 BALTIMORE AVE
UNIT 114	7307 BALTIMORE AVE
	12533 STRATFORD GARDEN DR

SUITE B 211	7307 BALTIMORE AVE
12533 STRATFORD GARDEN DR	??
	4435 CLAYBROOK DR
	12533 STRATFORD GARDEN DR
STE 200	4901 FAIRMONT AVE
	4201 GUILFORD DR
	2701 BIG BEAR TER
	7040 HUNTER LN
PAUL KOHOUT	8533 HIGH TIMBER CT
EXECUTIVE DIRECTOR	100 NORTH CHARLES ST STE 630
MAIN ADMN BLDG ROOM 0118	UNIVERSITY OF MARYLAND
	1801 MIDDLEVALE TER
UNIT B1	4313 KNOX RD
	37532 BAYSIDE DR
	410 SUMMER GARDEN WAY
	999 CASTLE POND DR
	1021 GENERALS HWY
	5118 PINE ST
	10720 STAPLEFORD HALL DR
	9930 JULLIARD DR
	12821 TRAVILAH RD
	240 KENSINGTON RD
	12108 FORESTVALE DR
	1458 CARRINGTON RIDGE LN
	650 GILLUMS RIDGE RD
KAI KANG	22212 OVERVIEW LN
	7902 GLENBROOK RD
CO KN	PO BOX 5540
	78 BENJAMIN ST
	13118 FOXHALL DR
	4611 CROSS CREEK DR
	9404 CORSICA DR
	10614 BEECH KNOLL LN
	13006 BATTALION CT
	9415 WOODLAND DR
	12717 FEMBERRY LN
	6819 ROSLYN CT
SUITE 700	6406 IVY LANE
	5117 COLLEGE AVE
UNIT 102	7305 BALTIMORE AVE
UNIT 101A	7305 BALTIMORE AVE
	8429 BATES DR
STE 113	7307 BALTIMORE AVE
STE 115	7309 BALTIMORE AVE
UNIT 305	7305 BALTIMORE AVE
	7501 RHODE ISLAND AVE
	22604 SHINING HARNESS ST
	7041 BEST TIMES PATH

	500 HERMLEIGH RD
UNIT 18	410 WEST 44TH ST
	23606 LITTLE VINEYARD LN
	1824 NOTRE DAME AVE
	23606 LITTLE VINEYARD LN
	30 S CHESAPEAKE AVE
APT 3	10512 WEYMOUTH ST
	7041 BEST TIMES PATH
	7902 GLENBROOK RD
	23606 LITTLE VINEYARD LN
4313 KNOX RD	UNIT 205
KAI KANG	22212 OVERVIEW LN
	7041 BEST TIMES PATH
	18403 BROAD LEAF RD
	11416 PATRIOT LN
	10614 BEECHKNOLL LN
UNIT 515	4313 KNOX RD
KAI KANG	22212 OVERVIEW LN
	P O BOX 2439
	11416 PATRIOT LN
	2727 S STRATFORD DR
	324 KLEE MILL RD
773 E EL CAMINO REAL	PMB 171
	78 BENJAMIN ST
	9334 SPRINKLEWOOD LN
	9404 CORSICA DR
	10691 SANTA LAGUNA DR
	152 BROAD MEADOWS RD
	1425 KNIGHTSBRIDGE TURN
	10720 STAPLEFORD HALL DR
SUITE 700	6404 IVY LANE
CHICK FIL A INC	5200 BUFFINGTON RD
	PO BOX 46
	11345 NEVELS PLACE
STE 111	12150 ANNAPOLIS RD
	404 FIRESTONE DR
STE 115	7309 BALTIMORE AVE
MAIN ADMINISTRATION RM 2119	UNIVERSITY OF MD

Mailing City	Mailing State	Mailing ZIP Code
NEW YORK	NY	10018
COLLEGE PARK	MD	20742
COLLEGE PARK	MD	20742
VIENNA	VA	22182
SYKESVILLE	MD	21784
WOODBURY	NY	11797
CLARKSBURG	MD	20871
COLUMBIA	MD	21044
POTOMAC	MD	20854
ZEPHYRHILLS	FL	33541
COLLEGE PARK	MD	20740
SILVER SPRING	MD	20905
BETHESDA	MD	20814
POTOMAC	MD	20854
ROCKVILLE	MD	20850
GERMANTOWN	MD	20874
SILVER SPRING	MD	20902
ELLICOTT CITY	MD	21043
REISTERSTOWN	MD	21136
MCLEAN	VA	22103
HENDERSON	NV	89052
BELTSVILLE	MD	20705
POTOMAC	MD	20854
BETHESDA	MD	20814
CLARKSBURG	MD	20871
ROCKVILLE	MD	20852
YELLOW SPRING	WV	26865
BETHESDA	MD	20814
POTOMAC	MD	20854
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
BOWIE	MD	20720
BETHESDA	MD	20814
BETHESDA	MD	20814
SILVER SPRING	MD	20906
HYATTSVILLE	MD	20782
NEW YORK	NY	10018

HYATTSVILLE	MD	20782
SILVER SPRING	MD	20906
LUTHERVILLE TIMONIUM	MD	21093
GAITHERSBURG	MD	20878
BETHESDA	MD	20817
UPPER MARLBORO	MD	20774
DAVIDSONVILLE	MD	21035
BOYDS	MD	20841
OWINGS MILLS	MD	21117
BROOKEVILLE	MD	20833
COLUMBIA	MD	21044
ARLINGTON	VA	22207
CLARKSBURG	MD	20871
COLLEGE PARK	MD	20740
VIENNA	VA	22182
COLLEGE PARK	MD	20740
SILVER SPRING	MD	20902
COLLEGE PARK	MD	20740
BOYDS	MD	20841
UPPER MARLBORO	MD	20774
SILVER SPRING	MD	20903
COLLEGE PARK	MD	20742
KENSINGTON	MD	20895
COLLEGE PARK	MD	20740
ROOSEVELT ISLAND	NY	10044
DAVIDSONVILLE	MD	21035
GERMANTOWN	MD	20874
BOYDS	MD	20841
MCLEAN	VA	22102
POTOMAC	MD	20854
EAST BRUNWICK	NJ	08816
HERNDON	VA	20171
COLLEGE PARK	MD	20742
ARLINGTON	VA	22204
BETHESDA	MD	20814
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20742
SILVER SPRING	MD	20904
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
SILVER SPRING	MD	20904
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
CHICAGO	IL	60647
HYATTSVILLE	MD	20782
VIENNA	VA	22182

SUITLAND	MD	20746
MOBILE	AL	36608
BETHESDA	MD	20816
COLLEGE PARK	MD	20740
BALTIMORE	MD	21208
CLARKSBURG	MD	20871
MOUNTAIN VIEW	CA	94040
BETHESDA	MD	20814
BOYDS	MD	20841
BETHESDA	MD	20814
POTOMAC	MD	20850
SILVER SPRING	MD	20903
BALTIMORE	MD	21209
BETHESDA	MD	20814
PEQUANNOCK	NJ	07440
BETHESDA	MD	20814
COLUMBIA	MD	21044
SILVER SPRING	MD	20902
BELTSVILLE	MD	20852
SILVER SPRING	MD	20902
OLNEY	MD	20832
PURCHASE	NY	10577
REISTERSTOWN	MD	21136
BETHESDA	MD	20816
SEVERNA PARK	MD	21146
BETHESDA	MD	20814
BOYDS	MD	20841
GREENBELT	MD	20770
YELLOW SPRING	WV	26865
COLLEGE PARK	MD	20740
DAVIDSONVILLE	MD	21035
LOTHIAN	MD	20711
SILVER SPRING	MD	20904
BOWIE	MD	20720
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
TEMPLE HILLS	MD	20748
BETHESDA	MD	20814
LAUREL	MD	20707
LAUREL	MD	20707
CARLSBAD	CA	92013
GAITHERSBURG	MD	20878
CLARKSBURG	MD	20871
DAVIDSONVILLE	MD	21035
HUNTINGTOWN	MD	20639
BALTIMORE	MD	21208
ARLINGTON	VA	22207
COLLEGE PARK	MD	20740

WASHINGTON	DC	20001
BOWIE	MD	20720
COLLEGE PARK	MD	20740
REISTERSTOWN	MD	21136
DAVIDSONVILLE	MD	21035
CLARKSBURG	MD	20871
BOCA RATON	FL	33428
EAST BRUNSWICK	NJ	08816
BELTSVILLE	MD	20705
BOWIE	MD	20720
COLLEGE PARK	MD	20740
VIENNA	VA	22181
REISTERSTOWN	MD	21136
POTOMAC	MD	20854
MCLEAN	VA	22103
GAITHERSBURG	MD	20878
BETHESDA	MD	20814
COLLEGE PARK	MD	20742
BOWIE	MD	20720
BOWIE	MD	20720
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
POTOMAC	MD	20854
COLLEGE PARK	MD	20740
BETHESDA	MD	20814
BETHESDA	MD	20814
COLLEGE PARK	MD	20740
MOBILE	AL	36608
SILVER SPRING	MD	20906
ARLINGTON	VA	22207
BLOOMINGTON	IN	47404
SILVER SPRING	MD	20902
HUNTINGTOWN	MD	20639
SUNNYVALE	CA	94087
WAYNESBORO	PA	17268
BOYDS	MD	20841
POTOMAC	MD	20854
NORTH POTOMAC	MD	20878
COLLEGE PARK	MD	20740
MCLEAN	VA	22103
COLLEGE PARK	MD	20740
ROCKVILLE	MD	20850
NY	NY	10016
COLLEGE PARK	MD	20740
BOWIE	MD	20720
POTOMAC	MD	20854
BETHESDA	MD	20817

BOCA RATON	FL	33428
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
POTOMAC	MD	20854
BETHESDA	MD	20814
YELLOW SPRING	WV	26865
WOODBRIDGE	VA	22193
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
BETHESDA	MD	20814
BALTIMORE	MD	21209
COLLEGE PARK	MD	20740
LAUREL	MD	20707
LAUREL	MD	20707
LAUREL	MD	20707
LAUREL	MD	20707
NEW YORK	NY	10018
GREENBACKVILLE	VA	23356
BOCA RATON	FL	33428
BETHANY BEACH	DE	19930
BALA CYNWYD	PA	19004
SARATOGA	CA	95070
COLLEGE PARK	MD	20740
ROCKVILLE	MD	20850
SILVER SPRING	MD	20905
SILVER SPRING	MD	20902
BOYDS	MD	20841
COLLEGE PARK	MD	20740
BOCA RATON	FL	33428
MCLEAN	VA	22102
BOWIE	MD	20720
ROCKVILLE	MD	20850
COLUMBIA	MD	21044
ROCKVILLE	MD	20850
CRANFORD	NJ	07016
POTOMAC	MD	20854
REISTERSTOWN	MD	21136
BETHESDA	MD	20814
COLLEGE PARK	MD	20740
YELLOW SPRING	WV	26865
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20742
COLLEGE PARK	MD	20742
COLLEGE PARK	MD	20740
SILVER SPRING	MD	20904

COLLEGE PARK	MD	20740
SILVER SPRING	MD	20904
LOTHIAN	MD	20711
SILVER SPRING	MD	20904
BETHESDA	MD	20814
COLLEGE PARK	MD	20740
SILVER SPRING	MD	20906
HYATTSVILLE	MD	20782
ELLICOTT CITY	MD	21043
BALTIMORE	MD	21201
COLLEGE PARK	MD	20742
SILVER SPRING	MD	20906
COLLEGE PARK	MD	20740
GREENBACKVILLE	VA	23356
ROCKVILLE	MD	20850
YORK	PA	17402
CROWNSVILLE	MD	21032
BELLAIRE	TX	77401
POTOMAC	MD	20854
BETHESDA	MD	20817
POTOMAC	MD	20854
RIVER EDGE	NJ	07661
ROCKVILLE	MD	20852
VIENNA	VA	22182
CHARLOTTESVILLE	VA	22903
BOYDS	MD	20841
BETHESDA	MD	20814
MCLEAN	VA	22103
CRANFORD	NJ	07016
SILVER SPRING	MD	20906
COLUMBIA	MD	21044
BETHESDA	MD	20814
POTOMAC	MD	20854
CLARKSBURG	MD	20871
SILVER SPRING	MD	20910
BOYDS	MD	20841
COLUMBIA	MD	21044
GREENBELT	MD	20770
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
BOWIE	MD	20720
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20740
CLARKSBURG	MD	20871
COLUMBIA	MD	21044

SILVER SPRING	MD	20902
NEW YORK	NY	10036
CLARKSBURG	MD	20871
LUTHERVILLE TIMONIUM	MD	21093
CLARKSBURG	MD	20871
PRINCE FREDERICK	MD	20678
BETHESDA	MD	20814
COLUMBIA	MD	21044
BETHESDA	MD	20814
CLARKSBURG	MD	20871
COLLEGE PARK	MD	20740
BOYDS	MD	20841
COLUMBIA	MD	21044
BOYDS	MD	20841
POTOMAC	MD	20854
POTOMAC	MD	20854
COLLEGE PARK	MD	20740
BOYDS	MD	20841
HAGERSTOWN	MD	21741
POTOMAC	MD	20854
BLOOMINGTON	IN	47404
SYKESVILLE	MD	21784
SUNNYVALE	CA	94087
CRANFORD	NJ	07016
POTOMAC	MD	20854
BETHESDA	MD	20814
BOCA RATON	FL	33428
NEEDHAM	MA	02492
CROFTON	MD	21114
POTOMAC	MD	20854
GREENBELT	MD	20770
ATLANTA	GA	30349
YELLOW SPRING	WV	26865
MONROVIA	MD	21770
GLENN DALE	MD	20769
SILVER SPRING	MD	20905
COLLEGE PARK	MD	20740
COLLEGE PARK	MD	20742

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: DET-2024-009
Date: 7/2/2024
Time: 11:04:24 AM
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Total Records(s): 4
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Primary Key	Name of the Municipaltiy	Municipal Number	DAMS Link	Officials Name
12	HYATTSVILLE	88	88	Robert S. Croslin
15	UNIVERSITY PARK	96	96	Joel T. Biermann
21	COLLEGE PARK	81	81	S. M. Fazlul Kabir
24	RIVERDALE PARK	93	93	Alan K. Thompson

Officials Title	Address	City	Zip Code	Executive Selection
Mayor	4310 Gallatin Street	Hyattsville	20781	Elected
Mayor	6724 Baltimore Avenue	University Park	20782	Elected
Mayor	7401 Baltimore Avenue, Suite 250	College Park	20740	Elected
Mayor	5008 Queensbury Road	Riverdale	20737	Elected

Executive Term Expiration	Acreage	Buffer Distance	Original FID	Telephone
5/1/2027	1744.94127325	5280.0	12	301-985-5000
5/1/2024	318.23693042	5280.0	15	301-927-4262
11/1/2025	3638.57299403	5280.0	21	240-487-3501
5/1/2025	1032.56408063	5280.0	24	301-927-6381

Email Address	Area	Length
tnicholsondouglas@hyattsville.org	398040274.13106799	74722.827456290703
townhall@upmd.org	189952573.64427301	49862.551582614302
cityclerkoffice@collegeparkmd.gov	593847121.50195396	92734.557210636209
jnlestitian@riverdaleparkmd.gov	319954121.18950599	64979.232715143204

The Maryland-National Capital Park & Planning Commission Results
Prince George's County Planning Department
Case Number: DET-2024-009
Date: 7/2/2024
Time: 11:04:24 AM

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Total Records(s): 25

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Registered Association Name	First Name
UNIVERSITY HILLS AREA CIVIC ASSOCIATION (UHACA)	
WESTCHESTER PARK II CONDOS	
CHEVERLY RECREATION COUNCIL	BARBARA
WOODLARK HOMEOWNERS AND NEIGHBORS ASSOCIATION, INC. (WHNA)	MARK
GLENN DALE COMMONS PHASE 2 HOA	KEVIN
COLLEGE HEIGHTS ESTATES ASSOCIATION (CHEA)	CHRIS
LAKELAND CIVC ASSOCIATION	ROBERT
BLADENWOODS CONDOMINIUMS	
~~WOODSTREAM RECREATION ASSOCIATION~~	
CALVERT HILLS CITIZENS ASSOCIATION	CALVERT HILLS
GLENN DALE CITIZENS ASSOCIATION	
~~BERWYN DISTRICT CIVIC ASSOCIATION~~	~~BOB~~
BEACON HEIGHTS CITIZENS ASSOCIATION	KEILOW
WEST LAUREL CIVIC ASSOCIATION	MELISSA
GLENN ESTATES HOMEOWNERS ASSOCIATION	
KINGSWOOD CIVIC ASSOCIATION	
LINCOLN-VISTA CIVIC ASSOCIATION	JACQUELINE
RADIANT VALLEY CIVIC ASSOCIATION	MAMIE
HILLANDALE GARDENS/KNOLLWOOD CITIZENS ASSOCIATION	PATRICIA
HYATTSVILLE COMMUNITY DEVELOPMENT CORPORATION	STUART
PRINCESS GARDEN/HICKORY HILL NEIGHBORHOOD ASSOCIATION, INC.	
WILLOW GROVE CITIZENS ASSOCIATION	
SAVE OUR SUSTAINABLE HYATTSVILLE	GREG
GREENBELT ADVOCATES FOR ENVIRONMENTAL & SOCIAL JUSTICE	
WOODLAWN COMMUNITY ASSOCIATION, INC.	INA

Last Name	Address Number	Street Name & Type
	7117	PONY TRAIL LANE
	6216	WESTCHESTER PARK DRIVE
PEJOKOVICH	3012	PARK WAY
STEINER	7036	WOOD THRUSH DRIVE
FISHER	10402	JOHN GLENN STREET
OEHRLE	3918	COMMANDER DRIVE
THURSTON	5114	NAVAHOE STREET
	5211	NEWTON STREET
	~~14435~~	~~CHERRY LANE COURT~~
CITIZENS ASSOCIATION	6808	DARTMOUTH AVENUE
		P.O. BOX 235
~~CATLIN~~		
KING	6713	GREENLAND
DASTON	16102	GOODMAN COURT
		P.O. BOX 893
	7512	WILHELM DRIVE
BATES	5523	CENTER AVENUE
SMALL	6821	BARTON ROAD
MYERS	10506	TRUXTON ROAD
EISENBERG	4314	FARRAGUT STREET
	8910	1ST STREET
		P. O. BOX 310
SMITH	4204	FARRAGUT STREET
	112	HEDGEWOOD DRIVE
FELLS	6913	EMERSON STREET

Suite Number	City	State	Zip Code
	HYATTSVILLE	MD	20782
UNIT D	COLLEGE PARK	MD	20740
	HYATTSVILLE	MD	20785
	LANHAM	MD	20706
	LANHAM	MD	20706
	HYATTSVILLE	MD	20782
	COLLEGE PARK	MD	20740
#303	BLADENSBURG	MD	20710
~~C/O DAVID VAUGHN-DH BADER MANAGEMENT, SUITE 210~~	~~LAUREL~~	~~MD~~	~~20707~~
	COLLEGE PARK	MD	20740
	GLENN DALE	MD	20769
	~~COLLEGE PARK~~	~~MD~~	~~20740~~
	RIVERDALE	MD	20737
	LAUREL	MD	20707
C/O FRONT STREET MANAGEMENT-TIMOTHY SMITH	LANHAM	MD	20703
	LANHAM	MD	20706
	LANHAM	MD	20706
	HYATTSVILLE	MD	20784
	HYATTSVILLE	MD	20783
	HYATTSVILLE	MD	20781
	LANHAM	MD	20706
	GLENN DALE	MD	20769
	HYATTSVILLE	MD	20781
	GREENBELT	MD	20770
	HYATTSVILLE	MD	20784

MAYOR ROBERT S CROSLIN
4310 GALLATIN ST
HYATTSVILLE MD 20781

MAYOR JOEL T BIERMANN
6724 BALTIMORE AVE
UNIVERSITY PARK MD 20782

MAYOR S M FAZLUL KABIR
7401 BALTIMORE AVE; STE 250
COLLEGE PARK MD 20740

MAYOR ALAN K THOMPSON
5008 QUEENSBURY ROAD
RIVERDALE MD 20737

UNIVERSITY HILLS AREA CIVIC ASSOCIATION (UHACA)
7117 PONY TRAIL LANE
HYATTSVILLE MD 20782

WESTCHESTER PARK II CONDOS
6216 WESTCHESTER PARK DR; UNIT D
COLLEGE PARK MD 20740

CHEVERLY RECREATION COUNCIL
BARBARA PEJOKOVICH
3012 PARK WAY
HYATTSVILLE MD 20785

WOODLARK HOMEOWNERS AND NEIGHBORS ASSOCIATION, INC. (WHNA)
STEINER
7036 WOOD THRUSH DR
LANHAM MD 20706

GLENN DALE COMMONS PHASE 2 HOA
KEVIN FISHER
10402 JOHN GLENN ST
LANHAM MD 20706

COLLEGE HEIGHTS ESTATES ASSOCIATION (CHEA)
CHRIS OEHRLE
3918 COMMANDER DR
HYATTSVILLE MD 20782

LAKELAND CIVC ASSOCIATION
ROBERT THURSTON
5114 NAVAHOE ST
COLLEGE PARK MD 20740

BLADENWOODS CONDOMINIUMS
5211 NEWTON ST #303
BLADENSBURG MD 20710

WOODSTREAM RECREATION ASSOCIATION
C/O DAVID VAUGHN-DH BADER MNGMT
14435 CHERRY LAND CT, STE 210
LAUREL MD 20707

CALVERT HILLS CITIZENS ASSOCIATION
CALVERT HILLS CITIZENS ASSOC
6808 DARTMOUTH AVE
COLLEGE PARK MD 20740

GLENN DALE CITIZENS ASSOCIATION
PO BOX 235
GLENN DALE MD 20769

BERWYN DISTRICT CIVIC ASSOCIATION
BOB CATLIN
COLLEGE PARK MD 20740

BEACON HEIGHTS CITIZENS ASSOCIATION
KEILOW KING
6713 GREENLAND
COLLEGE PARK MD 20740

WEST LAUREL CIVIC ASSOCIATION
MILISSA DASTON
16102 GOODMAN COURT
LAUREL MD 20707

GLENN ESTATES HOMEOWNERS ASSOC
C/O FRONT STREET MANAGEMENT-TIMOTHY SMITH
PO BOX 893
LANHAM MD 2070

KINGSWOOD CIVIC ASSOCIATION
7512 WILHELM DR
LANHAM MD 20706

LINCOLN-VISTA CIVIC ASSOCIATION
JACQUELINE BATES
5523 CENTER AVE
LANHAM MD 20706

RADIANT VALLEY CIVIC ASSOCIATION
MAMIE SMALL
6821 BARTON RD
HYATTSVILLE MD 20784

HILLANDALE GARDENS/KNOLLWOOD CITIZENS ASSOCIATION
PATRICIA MYERS
10506 TRUXTON RD
HYATTSVILLE MD 20783

HYATTSVILLE COMMUNITY DEVELOPMENT CORPORATION
STUART EISENBERT
4314 FARRAGUT ST
HYATTSVILLE MD 20781

PRINCESS GARDEN/HICKORY HILL NEIGHBORHOOD ASSOCIATION, INC.
8910 1ST ST
LANHAM MD 20706

WILLOW GROVE CITIZENS ASSOCIATION
PO BOX 310
GLENN DALE MD 20769

SAVE OUR SUSTAINABLE HYATTSVILLE
GREG SMITH
4204 FARRAGUT ST
HYATTSVILLE MD 20781

GREENBELT ADVOCATES FOR ENVIRONMENTAL & SOCIAL JUSTICE
112 HEDGEWOOD DR
GREENBELT MD 20770

WOODLAWN COMMUNITY ASSOCIATION, INC.
INA FELLS
6913 EMERSON ST
HYATTSVILLE MD 20784

Thomas Dernoga
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Wanika Fisher
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Eric Olson
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Ingrid Watson
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Jolene Ivey
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Wala Blegay
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Krystal Oriadha
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Edward Burroughs III
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Sydney Harrison
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Mel Franklin
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

Clavin Hawkins, II
Wayne K Curry Administration Bldg
1301 McCormick Drive
Largo, MD 20774

COLLEGE PARK ASSET LLC
C/O MAPLETREE US MNGMT LLC
5 BRYANT PARK 28TH FLOOR
NEW YORK, NY 10018

UNIVERSITY OF MARYLAND
C/O ED MAGINNIS AVP REAL ESTATE
2101 MAIN ADMIN BLDG
COLLEGE PARK, MD 20742

UNIVERSITY OF MARYLAND
MAIN ADMIN BLDG ROOM 0118
UNIVERSITY OF MARYLAND
COLLEGE PARK, MD 20742

STATE OF MARYLAND (LEASED)
SOUTHERN MNGMT CORP
C/O D HILLMAN
1950 OLD GALLOWS ROAD
VIENNA, VA 22182

GARG MOHIT ET AL
775 RIVER ROAD
SYKESVILLE, MD 21784

DOME INVESTMENTS LLC
C/O VICKY WONG
13301 DUTROW WAY
CLARKSBURG, MD 20871

MACHIKO PROPERTIES LLC
7041 BEST TIMES PATH
COLUMBIA, MD 21044

BAUMAN ALVIN TRUST
12508 STABLE HOUSE COURT
POTOMAC, MD 20854

BAHN BOYS LLC
5350 GOLF LINKS BLVD
ZEPHYR HILLS, FL 33541

DANIEL AND ALVIN BAUMAN
4313 KNOX ROAD
UNIT 318
COLLEGE PARK, MD 20740

YIN WU ET AL
14417 FAIRDALE ROAD
SILVER SPRING, MD 20905

PBFG LLC
9404 CORSICA DRIVE
BETHESDA, MD 20814

AFFLUENT PROPERTIES LLC
11421 PATRIOT LANE
POTOMAC, MD 20854

LOULOR PROPERTIES LLC
C/O LOUIS DIAMOND
804 OAK KNOLL TERRACE
ROCKVILLE, MD 20850

BENJAMIN ROMULO SORTO
UNIT 13623
13623 AMBASSADOR DRIVE
GERMANTOWN, MD 20874

DEEROT INC.
500 HERMLEIGH ROAD
SILVER SPRING, MD 20902

JANE L BAHN REVOCABLE TRUST
8125 Q HICKORY HIGH CT
ELLICOTT CITY, MD 21043

C P T MANAGEMENT LLC
4 MIDSUMMER COURT
REISTERSTOWN, MD 21136

KEIA NOUSE
PO BOX 5540
MCCLEAN, VA 22103

FAN WANG
801 HORIZON CANYON DRIVE
HENDERSON, NV 89052

WILLIAM F DOOLEY
12105 FRANKLIN STREET
BELTSVILLE, MD 20705

HONGWEI ZHENG ET AL
11416 PATRIOT LAND
POTOMAC, MD 20854

CPT APARTMENTS LLC
7902 GLENBROOK ROAD
BETHESDA, MD 20814

XINZHANG LI ET AL
23606 LITTLE VINEYARD LAND
CLARKSBURG, MD 20871

GILA BITTON
1715 EVELYN DRIVE
ROCKVILLE, MD 20852

YELLOW SPRING LLC
PO BOX 46
YELLOW SPRING, WV 26865

TERRAPIN MAIN STREET LLC
THE GREENBERG COMPANY
SUITE 200
4901 FAIRMOUNT AVENUE
BETHESDA, MD 20814

7305 BALTIMORE AVENUE
C/O DR & MRS STANLEY BRAGER
8904 HUNT VALLEY CT
POTOMAC, MD 20854

INVESTCOMD LLC
SUITE 112
7307 BALTIMORE AVE
COLLEGE PARK, MD 20740

COLLEGE PARK LAW OFFICE LLC
UNIT 305
7305 BALTIMORE AVE
COLLEGE PARK, MD 20740

EDGE INVESTMENTS LLC
5400 MARSHALLS CHOICE DRIVE
BOWIE, MD 20720

SOUTHGATE CENTER AT COLLEGE PARK
LIMITED PARTNERSHIP UNIT 200
7641 MONTGOMERY AVENUE
BETHESDA, MD 20814

12300 CARROLL INVESTORS LLC
SUITE 200
4901 FAIRMONT AVENUE
BETHESDA, MD 20814

GINA AND YING YEE
2701 BIG BEAR TER
SILVER SPRING, MD 20906

ILONA AND JAMES BARKER
7038 HUNTER LANE
HYATTSVILLE, MD 20782

COLLEGE PARK ASSET LLC
CO MAPLE TREE MANAGEMENT LLC
5 BRYANT PADK 28TH FLOOR
NEW YORK, NY 10018

GWENDOLYN AND DWIGHT JACKSON
7042 HUNTER LANE
HYATTSVILLE, MD 20782

SGT COLLEGE PARK LLC
13118 FOXHALL DRIVE
SILVER SPRING, MD 20906

THOMAS GUMP
1824 NOTRE DAME AVE
LUTHERVILLE, MD 21093

JUTTA THORNBERRY REVOCABLE TRUST
14917 BRAEMAR CRESCENT WAY
GAITHERSBURG, MD 20878

HELEN SALUD ET AL
7606 WINTERBERRY PLACE
BETHESDA, MD 20817

DARRELL JENKINS
2706 BERRYWOOD LANE
UPPER MARLBORO, MD 20774

LAURELLA AND STEVEN GANEY
911 MALVERN HILLS ROAD
DAVIDSONVILLE, MD 21035

LOOX LLC
18403 BORAD LEAF ROAD
BOYDS, MD 20841

KNOX ROAD REALTY LLC
SUITE 215
20 CROSSROADS DRIVE
OWINGS MILLS, ME 21117

PHILIP SEILS
3512 GREGG ROAD
BROOKEVILLE, MD 20833

LOWEN FAMILY LLC
C/O MARTIN LOWEN MANAGER
3125 NORTH QUINCY STREET
ARLINGTON, VA 22207

YUE YING
13006 BATTALION COURT
CLARKSBURG, MD 20871

CHARLOTTE KAETZEL
4313 KNOX ROAD
APT 404
COLLEGE PARK, MD 20740

RAMADAN GAD
1458 CARRINGTON RIDGE LANE
VIENNA, VA 22182

LAWRENCE GORDON
UNIT 201
4330 HARTWICK ROAD
COLLEGE PARK, MD 20742

LAWRENCE GORDON
UNIT 305
4313 HARTWICK ROAD
COLLEGE PARK, MD 20740

TINA GODINHO ROSENBAUM ET AL
907 BRENTWOOD LAND
SILVER SPRING, MD 20902

PAMELA LOVE
4330 HARTWICK ROAD
COLLEGE PARK, MD 20740

LXGT LLC
C/O KAI KANG
22212 OVERVIEW LANE
BOYDS, MD 20841

ANDERSON ANDREWS ET AL
9213 BLUEFIELD ROAD
UPPER MARLBORO, MD 20774

MARY AND EDMUND JARSKI
2105 POWDER MILL ROAD
SILVER SPRING, MD 20903

LAWRENCE GORDON
UNIT 201
4330 HARTWICK ROAD
COLLEGE PARK, MD 20742

LAWRENCE GORDON
9815 HILL STREET
KINSINGTON, MD 20895

LI ZHENG
UNIT 103
4330 HARTWICK ROAD
COLLEGE PARK, MD 20740

JIAXI LI
APT 700
510 MAIN STREET
ROOSEVELT ISLAND, NY 10044

HOWARD LOCK ET AL
3415 MERRIMAC ROAD
DAVIDSONVILLE, MD 21035

STEVEN CHUNG ET AL
17307 HAVERSTRAW COURT
GERMANTOWN, MD 20874

PAYMAN & ABBAS SEIRAFI
PO BOX 10244
MCCLEAN, VA 22102

NIKHIL TALWAR
10212 RIVERWOOD DRIVE
POTOMAC, MD 20854

ANTHONY ELK ET AL
11 MAYFAIR COURT
EAST BRUNSWICK, NJ 08816

SAMPADA YELNE
12910 PERCHERON LANE
HERNDON, VA 20171

LAWRENCE GORDON
UNIT 111
4330 HARTWICK ROAD
COLLEGE PARK, MD 20742

MARKPETERJOHN LLC
C/O THERESE JOHNS
1121 S QUINN STREET
ARLINGTON, VA 22204

CPSC KNOX MEMBER LLC
C/O WILLARD RETAIL
4800 HAMPDEN LAND #800
BETHESDA, MD 20814

CITY OF COLLEGE PARK
4500 KNOX ROAD
COLLEGE PARK, MD 20740

UMCPF PROPERTY IV A LLC
UNIT 402
8145 N BALTIMORE AVE
COLLEGE PARK, MD 20740

COLLEGE PARK UNIVERSITY OF MD
2119 MILLER ADMIN BLDG
7901 REGENTS DRIVE
COLLEGE PARK, MD 20742

SMALL BUSINESS SPACE LLC
12533 STRATFORD GARDEN DRIVE
SILVER SPRING MD 20904

INVESTCOMD LLC
SUITE 112
COLLEGE PARK, MD 20740

ARNO WONG
7305 BALTIMORE AVE
SUITE 206
COLLEGE PARK, MD 20740

MARION AND CARLTON GREEN ET AL
7309 BALTIMORE AVE #117
COLLEGE PARK, MD 20740

CORE COLLEGE PARK KNOX LLC
CORE SPACES 5TH FLOOR
1643 N MILWAUKEE AVE
CHICAGO, IL 60647

JANET AND ALFONSO CAMPBELL
7044 HUNTER LANE
HYATTTSVILLE, MD 20782

UNIVERSITY OF MARYLAND
MARY H NAVIES HPKNS NAVIES MGT
5877 ALLENTOWN ROAD
SUITLAND, MD 20746

STATE OF MARYLAND
COLLEGIATE HOUSING FND INC
3613 STEIN STREET
MOBILE, AL 36608

JOANNE BOYLE PINOVER
4205 ABINGTON ROAD
BETHESDA, MD 20816

PATRICK KENNEDY
UNIT 407
4313 KNOX ROAD
COLLEGE PARK, MD 20740

OLMY LLC
3513 ANTON FARMS ROAD
BALTIMORE, MD 21208

XIANGHONG LI
12402 FOREMAN BLVD
CLARKSBURG, MD 20871

DOME INVESTEMENTS LLC
1024 MARILYN DRIVE
MOUNTAIN VIEW, CA 94040

PUSHTI LLC
PO BOX 283
NEWARK POMPTON TURNPIKE
PEQUANNOCK, NJ 07440

KAREGOWDRA SRIDHAR SAKRAPPA
7611 CROSS CREEK DR
COLUMBIA, MD 21044

DEBORAH CHASANSLOAN ET AL
1168 KERSEY ROAD
SILVER SPRING, MD 20902

ALON YAMPEL ET AL
6833 OLD STAGE ROAD
BELTSVILLE, MD 20852

KANGYAN DU
18521 RUSHBROOKE DRIVE
OLNEY, MD 20832

KCM LLC
14 OPHIR DRIVE
PURCHASE, NY 10577

CPT MANAGEMENT LLC
4 MIDSUMMER COURT
REISTERSTOWN, MD 21136

MARY MARILLEY
3 BAY TREE LANE
BETHESDA, MD 20816

ROLAND ZEENDER JR
319 CARYN DRIVE
SEVERNA PARK, MD 21146

CPT APARTMENTS LLC
7902 GLENBROOK ROAD
BETHESDA, MD 20814

XIONG LIU
1217 FERNBERRY LAND
BOYDS, MD 20841

COLLEGE PARK JV LLC
SUITE 700
6406 IVY LANE
GREENBELT, MD 20770

YELLOW SPRING LLC
PO BOX 46
YELLOW SPRING, MD WV 26865

UMCPF PROPERTY IV A LLC
UNIT 402 8145 N BALTIMORE AVE
COLLEGE PARK, MD 20740

BLUE DEVIL LLC
2416 PEBBLEBROOK COURT
DAVIDSONVILLE, MD 21035

WILLIAM F KLINGENSMITH JR
4435 CLAYBROOKE DRIVE
LOTHIAN, MD 20711

SMALL BUSINESS SPACE LLC
12533 STRATFORD GARDEN DRIVE
SILVER SPRING, MD 20904

EDGE INVESTMENTS, LLC
5400 MARSHALLS CHOICE DRIVE
BOWIE, MD 20720

MARION AND CARLTON GREEN
7309 BALTIMORE AVE #117
COLLEGE PARK, MD 20740

INVESTCOMD LLC
SUITE 112
7307 BALTIMORE AVE
COLLEGE PARK, MD 20740

COLLEGE PARK CENTER LLC
5620 LINDA LANE
TEMPLE HILLS, MD 20748

TERRAPIN SIDE STREET LLC
SUITE 200
4901 FAIRMONT AVE
BETHESDA, MD 20814

FINAL KNOX LLC
SUITE A
711 GORMAN AVE
LAUREL, MD 20707

ORLO TERRAPIN RETAIL LLC
THE ORLO FUND
711 GORMAN AVE
LAUREL, MD 20707

STANDARD AT COLLEGE PARK LLC
PO BOX 130339
CARLSBAD, CA 92013

FRIEDMAN SCOTT MARSHALL ETAL
866 STILL CREEK LANE
GAITHERSBURG, MD 20878

MICHAL GREENBERG
23606 LITTLE VINEYARD LANE
CLARKSBURG, MD 20871

HOWARD LOCK ET AL
3415 MERRIMAC ROAD
DAVIDSONVILLE, MD 21035

REBECCA SCHNEIDER
REBECCA CORDERO
470 MARLEY RUN
HUNTINGTOWN, MD 20639

OLMY LLC
3513 ANTON FARMS ROAD
BALTIMORE, MD 21208

LOWEN FAMILY LLC
MARTIN LOWEN MANAGER
3125 NORTH QUINCY STREET
ARLINGTON, VA 22207

JEFFREY RICHARDSON ET AL
ALEXANDER RICHARDSON
4313 KNOX ROAD UNIT 615
COLLEGE PARK, MD 20740

COLLEGE PARK PARTNERS LLC
SUITE 212
1117 10TH ST NW
WASHINGTON, DC 20001

SANUSI ABUBAKAR
14012 LAKE MEADOWNS DRIVE
BOWIE, MD 20720

JESSE SHIEH
UNIT 612
4330 HARTWICK ROAD
COLLEGE PARK, MD 20740

JC REALTY LLC
4 MIDSUMMER COURT
REISTERSTOWN, MD 21136

HOWARD LOCK ET AL
3415 MERRICMAC ROAD
DAVIDSONVILLE, MD 21035

QING CHEN
13305 CATAWBA WAY
CLARKSBURG, MD 20871

SANDEBEL PROPERTIES TWO LLC
10691 SANTA LAGUNA DRIVE
BOCA RATON, FL 33428

EDWARD WONG
35 JERNEE DRIVE
EAST BRUNSWICK, NJ 08816

DAVID PINCHOTTI
4609 MARIE STREET
BELTSVILLE, MD 20705

ABUBAKAR SANUSI A
14012 LAKE MEADOWN DRIVE
BOWIE, MD 20720

COLLEGE PARK TOWERS & CONDO.
4330 HARTWICK ROAD
UNIT 502
COLLEGE PARK, MD 20740

TOM YOUNG ET AL
2534 OAK VALLEY DRIVE
VIENNA, VA 22181

CPT MANAGEMENT LLC
4 MIDSUMMER COURT
REISTERSTOWN, MD 21136

CPP 2 LLC ET AL
10720 STAPLEFORD HALL DRIVE
GAITHERSBURG, MD 20878

JOON JANKA 1 LLC
PO BOX 5540
MCCLEAN, VA 22103

T & Y PROPERTIES LLC
12637 HIGH MEADOW ROAD
GAITHERSBURG, MD 20878

CPSC KNOX MEMBER LLC
C/O WILLARD RETAIL
4800 HAMPDEN LANE #800
BETHESDA, MD 20814

CITY OF COLLEGE PARK
SUITE 340
8400 BALTIMORE AVE
COLLEGE PARK, MD 20742

ABLA SABBAGH
11313 MAIDEN DRIVE
BOWIE, MD 20720

MARGARET & BARRY HUNT
8429 BATES DRIVE
BOWIE, MD 20720

SALIMI ARMIN LLC
SUITE 113
7307 BALTIMORE AVE
COLLEGE PARK, MD 20740

SMALL BUSINESS SPACE LLC
UNIT 108
7307 BALTIMORE AVE
COLLEGE PARK, MD 20740

7305 BALTIMORE AVE LLC
DR & MRS STANLEY BRAGER
8904 HUNT VALLEY COURT
POTOMAC, MD 20854

CARLTON GREEN ET AL
SUITE 115
7309 BALTIMORE AVE
COLLEGE PARK, MD 20854

SOUTHGATE CENTER AT COLLEGE PARK
LIMITED PARTNERSHIP
UNIT 200
4901 FAIRMONT AVE
BETHESDA, MD 20814

12300 CARROLL INVESTROS LLC
SUITE 200
4901 FAIRMONT AVE
BETHESDA, MD 20814

CITY OF COLLEGE PARK
4500 KNOX ROAD
COLLEGE PARK, MD 20740

STATE OF MARYLAND
COLLEGIATE HOUSIN FND INC
3613 STEIN STREET
MOBILE, AL 36608

SGT COLLEGE PARK LLC
13118 FOXHALL DRIVE
SILVER SPRING, MD 20906

LOWEN FAMILY LLC
MARTIN LOWEN MANAGER
3125 NORTH QUINCY STREET
ARLINGTON, VA 22207

ZHANG WENCHANG ETAL
2727 S STRATFORD DR
BLOOMINGTON, IN 47404

DEEROT INC
500 HERMLEIGH ROAD
SILVER SPRING, MD 20902

REBECCA CORDERO ET AL
470 MARLEY RUN
HUNTINGTOWN, MD 20639

DOME INVESTMENTS LLC
773 E EL CAMINO REAL
PMB 171
SUNNYVALE, CA 94087

KATHERINE STEWART
11450 PINE HILL DRIVE
WAYNESBORO, PA 17268

LIU XIONG ETAL
12717 FERNBERRY LANE
BOYDS, MD 20841

CHENG TERRENCE FAMILY TRUST
8721 POSTOAK ROAD
POTOMAC, MD 20854

ANNA KARADIMAS
14504 HIGH MEADOW WAY
NORTH POTOMAC, MD 20878

JAY COHEN
UNIT 614
4330 HARTWICK ROAD
COLLEGE PARK, MD 20740

SOFIA JOON I LLC
PO BOX 5540
MCCLEAN, VA 22103

VICTORIAS HOMES LLC
5007 HURON STREET
COLLEGE PARK, MD 20740

GREAT ARBOR ENTERPRISES MD LLC
9909 SILVER BROOK DRIVE
ROCKVILLE, MD 20850

SAMUEL A TARASOWSKY
SUITE 12J
139 EAST 35TH STREET
NEW YORK, NY 10016

TAI AN
CO UNIT 306
4330 HARTWICK ROAD
COLLEGE PARK, MD 20740

ABUBAKAR SANUSI A
14012 LAKE MEADOWS DRIVE
BOWIE, MD 20720

FRUITFUL PROPERTIES LLC
11421 PATRIOT LANE
POTOMAC, MD 20854

JENNY & CHRISTOPHER JAPP
9408 SEVEN LOCKS ROAD
BETHESDA, MD 20817

SANDEBEL PROPERTIES ONE LLC
10691 SANTA LAGUNA DRIVE
BOCA RATON, FL 33428

SAMUEL PALMAR
4330 HARTWICK ROAD
UNIT 509
COLLEGE PARK, MD 20740

MDL COLLEGE PARK CONDO OWNER
UNIT 314
4330 HARTWICK ROAD
COLLEGE PARK, MD 20740

COLLEGE PARK PARTNERS LLC
10720 STAPLEFORD HALL DR
POTOMAC, MD 20854

PBFG CPT LLC
9404 CORSICA DRIVE
BETHESDA, MD 20814

YELLOW SPRING LLC
PO BOX 46
YELLOW SPRING, WV 26865

7315 BALTIMORE AVE LLC
15316 DILLWYN COURT
WOODBRIDGE, VA 22193

SMALL BUSINESS SPACE LLC
UNIT 110
7307 BALTIMORE AVE
COLLEGE PARK, MD 20740

COLLEGE PARK LAW OFFICE LLC
UNIT 305
7305 BALTIMORE AVE
COLLEGE PARK, MD 20740

ARMIN K SALIMI LLC
UNIT 114
7307 BALTIMORE AVE
COLLEGE PARK, MD 20740

COLLEGE PARK INVESTMENTS GROUP LLC
10321 THORNBRUSH LANE
BETHESDA, MD 20814

NEIL SNYDER
12 POINTSETTIA COURT
BALTIMORE, MD 21209

CITY OF COLLEGE PARK
4500 KNOX ROAD
COLLEGE PARK, MD 20740

FINAL KNOX LLC
SUITE A
711 GORMAN AVE
LAUREL, MD 20707

ORLO TERRAPIN RETAIL LLC
THE ORIO FUND
711 GORMAN AVE
LAUREL, MD 20707

COLLEGE PARK ASSET LLC
MAPLETREE US MANAGEMENT LLC
5 BRYANT PARK 28TH FLOOR
NEW YORK, NY 10018

ELLEN AND TERRANCE COLL
37532 BAYSIDE DRIVE
GREENBACKVILLE, VA 23356

SANDEBEL PROPERTIES THREE LLC
10691 SANTA LAGUNA DRIVE
BOCA RATON, FL 33428

SANDRA & HAROLD SMITH
702 SOUTH CENTER CT.
BETHANY BEACH, DE 19930

MARC AND MONA YUDKOFF
104 BIRCH AVE
BALA CYNWYD, PA 19004

SUBRAMANIAN KRISHNAMURTHY ETAL
19187 HARLEIGH DRIVE
SARATOGA, CA 95070

JOHNPILLAI HEATHER P REVC TR ETL
UNIT 104
4313 KNOX ROAD
COLLEGE PARK, MD 20740

GREAT ARBOR ENTERPRISES MD LLC
9909 SILVER BROOK DRIVE
ROCKVILLE, MD 20850

YIN WU ET AL
14417 FAIRDALE ROAD
SILVER SPRING, MD 20905

DAVID SLOAN ET AL
1168 KERSEY ROAD
SILVER SPRING, MD 20902

MIRBOD SHAHZAD ETAL
14408 CHRISMAN HILL DRIVE
BOYDS, MD 20841

BRITTEN AND KATHLEEN MUSSER
4330 HARTWICK ROAD UNIT 102
COLLEGE PARK, MD 20740

SANDEBEL PROPERTIES TWO LLC
10691 SAINT LAGUNA DRIVE
BOCA RATON, FL 33428

KHANNA SANJAY & MADHUR
629 POTOMAC RIVER ROAD
MCCLEAN, VA 22102

ROBERT ARMSTRONG
6302 GABRIEL STREET
BOWIE, MD 20720

LOULOR PROPERTIES LLC
804 OAK KNOLL TERR
ROCKVILLE, MD 20850

CHIN WU
5367 MAD RIVER LANE
COLUMBIA, MD 21044

GREAT ARBOR ENTERPRISES MD LLC
9909 SILVER BROOK DRIVE
ROCKVILLE, MD 20850

PATRICK KENNEDY
78 BENJAMIN STREET
CRANFORD, NJ 07016

AFFLUENT PROPERTIES LLC
11421 PATRIOT LANE
POTOMAC, MD 20854

CPT MANAGEMENT LLC
4 MIDSUMMER COURT
REISTERSTOWN, MD 21136

SHENGHUI FENG
5334 CAMBERLEY AVE
BETHESDA, MD 20814

UMCPF PROPERTY IV-B LLC
UNIV OF COLLEGE PARK FNDTN
4423 LEHIGH ROAD UNIT 402
COLLEGE PARK, MD 20740

YELLOW SPRING LLC
PO BOX 46
YELLOW SPRING, WV 26865

RJB REAL ESTATE LLC
7323 BALTIMORE AVE
COLLEGE PARK, MD 20740

SROUR SAMUEL E TRUSTEE
7325 BALTIMORE AVE
COLLEGE PARK, MD 20740

CITY OF COLLEGE PARK
SUITE 340
8400 BALTIMORE AVE
COLLEGE PARK, MD 20742

ARMIN K SALIMI L L C
UNIT 114
7307 BALTIMORE AVE
COLLEGE PARK, MD 20740

SMALL BUSINESS SPACE LLC
12533 STRATFORD GARDEN DR
SILVER SPRING, MD 20904

SHEILA AND ROBERT TIMBERS
SUITE B 211
7307 BALTIMORE AVE
COLLEGE PARK, MD 20740

WILLIAM KLINGENSMITH JR
4435 CLAYBROOK DRIVE
LOTHIAN, MD 20711

TERRAPIN SIDE STREET LLC
SUITE 200
4901 FAIRMONT AVE
BETHESDA, MD 20814

HOPE EVAN LUTH CH OF COLLEGE PARK
4201 GUILFORD DRIVE
COLLEGE PARK, MD 20740

GINA AND YING YEE
2701 BIG BEAR TER
SILVER SPRING, MD 20906

JOSEPH DIEN
7040 HUNTER LANE
HYATTSVILLE, MD 20782

ALPHA S C OF D SIGMA PHI FRAT
C/O PAUL KOHOUT
8533 HIGH TIMBER COURT
ELLICOTT CITY, MD 21043

MARYLAND ECONOMIC DVLPMENT CORP(LH)
EXECUTIVE DIRECTOR
100 NORTH CHARLES STREET
SUITE 630
BALTIMORE, MD 21201

UNIVERSITY OF MARYLAND
MAIN ADMIN BLDG ROOM 118
COLLEGE PARK, MD 20742

LIN DANIEL C T & TSZEMING TAI
1801 MIDDLEVALE TERR
SILVER SPRING, MD 20906

XIE LISA WEIHONG
UNIT B1
4313 KNOX ROAD
COLLEGE PARK, MD 20740

ELLEN AND TERRENCE COLL
37532 BAYSIDE DR
GREENBACKVILLE, VA 23356

PHILLIP DOERR FAMILY TRUST
410 SUMMER GARDEN WAY
ROCKVILLE, MD 20850

JUSTIN DETIG
999 CASTLE POND DRIVE
YORK, PA 17402

JUDITH & ANTHONY DELEONIBUS
1021 GENERALS HIGHWAY
CROWNSVILLE, MD 21032

GAVRIEL HAMPEL
5118 PINE STREET
BELLAIRE, TX 77401

COLLEGE PARK PARTNERS LLC
10720 STAPLEFORD HALL DRIVE
POTOMAC, MD 20854

DAVID ROSE ET AL
9930 JULLIARD DRIVE
BETHESDA, MD 20817

HU XIAOHONG
12821 TRAVILAH ROAD
POTOMAC, MD 20854

AMY C YEE ET AL
240 KENSINGTON ROAD
RIVER EDGE, NJ 07661

FREDERIC ROCHE
12108 FORESTVALE DRIVE
ROCKVILLE, MD 20852

RAMADAN GAD
1458 CARRINGTON RIDGE LANE
VIENNA, VA 22182

THOMAS A TWOMEY
650 GILLUMS RIDGE ROAD
CHARLOTTESVILLE, VA 22903

LXGT LLC
C/O KAI KANG
22212 OVERVIEW LANE
BOYDS, MD 20841

CPT APARTMENTS LLC
7902 GLENBRROK ROAD
BETHESDA, MD 20814

K2 1 LLC
C/O KN
PO BOX 5540
MCCLEAN, VA 22103

PATRICK J KENNEDY
78 BENJAMIN STREET
CRANFORD, NJ 07016

SGT COLLEGE PARK LLC
13118 FOXHALL DRIVE
SILVER SPRING, MD 20906

KAREGOWDRA SRIDHAR SAKRAPPA
4611 CROSS CREEK DRIVE
COLUMBIA, MD 21044

PBFG CPT LLC
9404 CORSICA DRIVE
BETHESDA, MD 20814

CHOCKALINGAM SUNDAR
10614 BEECH KNOLL LANE
POTOMAC, MD 20854

MEN YUXIN ETAL
13006 BATTALION CT
CLARKSBURG, MD 20871

SAFIR ROSE REVOC TRUST
9415 WOODLAND DRIVE
SILVER SPRING, MD 20910

LIU XIONG ETAL
12717 FERNBERRY LANE
BOYDS, MD 20841

JOCELYN KENNEDY
6819 ROSLYN COURT
COLUMBIA, MD 21044

COLLEGE PARK JV LLC
SUITE 700
6406 IVY LANE
GREENBELT, MD 20770

PIZZA HOUSE LLC
5117 COLLEGE AVE
COLLEGE PARK, MD 20740

OLD SAVINGS AND LOAN LLC
UNIT 102
7305 BALTIMORE AVE
COLLEGE PARK, MD 20740

ASMA HIJAZI
UNIT 101A
7305 BALTIMORE AVE
COLLEGE PARK, MD 20740

MARGARET & BARRY HUNT
8429 BATES DRIVE
BOWIE, MD 20720

ARMIN K SALIMI LLC
SUITE 113
7307 BALTIMORE AVE
COLLEGE PARK, MD 20740

GREEN CARLTON M ETAL
SUITE 115
7309 BALTIMORE AVE
COLLEGE PARK, MD 20740

COLLEGE PARK LAW OFFICE LLC
UNIT 305
7305 BALTIMORE AVE
COLLEGE PARK, MD 20740

7416 LLC
7501 RHODE ISLAND AVE
COLLEGE PARK, MD 20740

YUE YANG
22604 SHINING HARNESS STREET
CLARKSBURG, MD 20871

MACHIKO PROPERTIES LLC
7041 BEST TIMES PATH
COLUMBIA, MD 21044

DEEROT INC
500 HERMLEIGH ROAD
SILVER SPRING, MD 20902

MDCONDO LLC
UNIT 18
410 WEST 44TH ST
NEW YORK, NY 10036

MICHAL GREENBERG
23606 LITTLE VINEYARD LAND
CLARKSBURG, MD 20871

THOMAS C GUMP
1824 NOTRE DAME AVE
LUTHERVILLE, MD 21093

LI XINLAN
23606 LITTLE VINEYARD LANE
CLARKSBURG, MD 20871

KNOX 103 LLC
30 S CHESEPEAKE AVE
PRINCE FREDERICK, MD 20678

ASSARAF KOBI
APARTMENT 3
10512 WEYMOUTH ST
BETHESDA, MD 20814

HU XIAOHONG
23606 LITTLE VINEYARD LANE
CLARKSBURG, MD 20871

ESTHER AND REUBEN SAWDAYE
4313 KNOX ROAD
UNIT 205
COLLEGE PARK, MD 20740

XIE LISA WEIHONG
18403 BROAD LEAF RD
BOYDS, MD 20841

ZHENG HONGWEI ETAL
11416 PATRIOT LANE
POTOMAC, MD 20854

CHOCKALINGAM ALAMU
10614 BEECHKNOLL LANE
POTOMAC, MD 20854

YUHENG MEN
UNIT 515
4313 KNOX ROAD
COLLEGE PARK, MD 20740

GETWELL REAL ESTATE LLC
P O Box 2439
HAGERSTOWN, MD 21741

ZHENG HONGWEI
11416 PATRIOT LANE
POTOMAC, MD 20854

ZHANG WENCHANG
2727 S STRATFORD DRIVE
BLOOMINGTON, IN 47404

LEE ROCKWOOD E SR REVOCABLE TRUST
324 KLEE MILL ROAD
SYKESVILLE, MD 21784

ZOU XIAORONG ETAL
9334 SPRINKELWOOD LANE
POTOMAC, MD 20854

4330 HARTWICK 205 LLC
152 BROAD MEADOWS ROAD
NEEDHAM, MA 02492

ROLAND ZEENDER JR
ROLAND ZEENDER SR
1425 KNIGHTS BRIDGE TURN
CROFTON, MD 21114

CPP 2 LLC ETAL
10720 STAPLEFORD HALL DRIVE
POTOMAC, MD 20854

COLLEGE PARK BUSINESS ASSO INC
SUITE 700
6404 IVY LANE
GREENBELT, MD 20770

CPSC HARTWICK MEMBER LLC
CFA INC
5200 BUFFINGTON ROAD
ATLANTA, GA 30349

YELLOW SPRING L L C
PO BOX 46
YELLOW SPRING, WV 26865

NEVERDUNN INVESTMENTS LLC ETAL
11345 NEVELS PLACE
MONROVIA, MD 21770

PATEL CHIRAG ETAL
SUITE 111
12150 ANNAPOLIS ROAD
GLENN DALE, MD 20769

KATY MAHALATI
404 FIRESTONE DRIVE
SILVER SPRING, MD 20905

GREEN CARLTON M ETAL
SUITE 15
7309 BALTIMORE AVE
COLLEGE PARK, MD 20740

UNIVERSITY OF MD BRD OF REGNTS
MAIN ADMIN ROOM 2119
COLLEGE PARK, MD 20742

MS.ANN C GILSTRAP
9413 STONEY HARBOR DRIVE
FORT WASHINGTON MD 20744 - 1417
(CASE NUMBER: ZMA-2024-002)

BARRY LEVINE
7902 GLENBROOK ROAD
BETHESDA MD 20814
(CASE NUMBER: ZMA-2024-002)

The Maryland-National Capital Park & Planning Commission
Planning Department Prince George's County
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774
www.pgplanning.org

Date: 7/2/2024

MAILING LIST - RECEIPT

[X] Development Application **DET-2024-009**
[ ] County Application

This receipt is to acknowledge that Jasmine Frazier received the following lists as described by the categories below:

[X] Registered community organization list	Total Records: 25
[X] Adjoining property owners list	Total Records: 315
[X] Municipalities within one mile list	Total Records: 4

This list is valid for 180 days from the date referenced above. Applicants must obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 209NE04

Ashley Celestin
Development Review Division

Download Extracts:
DET-2024-009_07022024110424_Reg_Assoc.xlsx
DET-2024-009_07022024110424_Adjoining_Property_Premise_Owner_Address.xlsx
DET-2024-009_07022024110424_Muni1Mile.xlsx

A copy of the adjoining properties map has been included for your reference:
DET-2024-009_07022024110424_Adjoining_Property.jpg

A mailing list archive has been generated for your reference:
DET-2024-009_07022024110424_MailingListArchive.zip

The download extract links above will be available for 3 months. You must download the extracts if you need access to the data in the future.

Data extract may include duplicate address records.

M-NCPPC
Prince George's County
Planning Department

PRE-APPLICATION NEIGHBORHOOD MEETING

Proposed Development

Property Description:

Construction of Mixed-use Residential Buildings

Meeting Location: City of College Park, 7401 Baltimore Ave, College Park MD 20740 at 6:30pm

Zone: RTO-L-EDGE

Acres: 4.52

Application No: ZMA-2024-002

Applicant Contact

Name: Christopher Hatcher
Phone: 202-709-7317
Email: chris@clhatcher.com

☑ Include Neighborhood Meeting Information: (uncheck if not needed)

Neighborhood Meeting Information

(Date) 9/19/24 (Time) 6:30pm (Location) See Above

Become a Party of Record

To become a party of record submit your request online at https://bit.ly/2M2DV2h or by mail to:

Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Upper Marlboro, MD 20774

The pre-application neighborhood meeting is intended to inform residents of nearby lands about a proposed development application, and to provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible.

For more information about this project or to share comments:

240-545-8976

or email **Hearing.Request@ppd.mncppc.org**

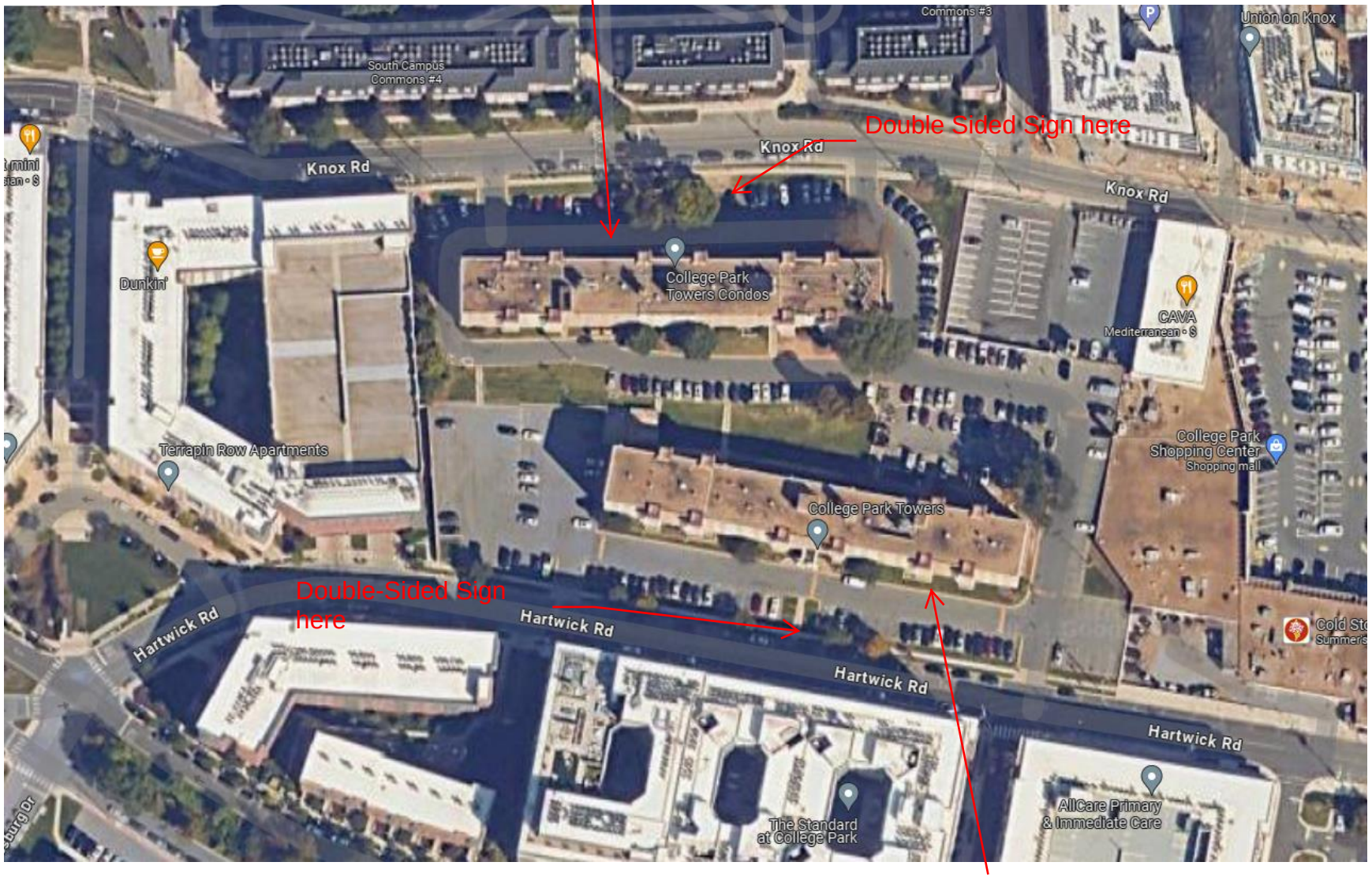
For more information:

Case Information: https://www.mncppcapps.org/planning/damsweb/default.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us
To view the meeting, please visit: https://www.mncppc.org/883/Watch-Meetings

No government agency has reviewed this application.

Reset Form

4313 Knox Road, College Park MD 20740



4330 Hartwick Road, College Park MD 20740


M-NCPPC
Prince George's County
Planning Department
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Zone:
RTO-L-EDGE
Property Description:
CONTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact
Name: CHRISTOPHER HATCHER
Phone: (202) 709-7317
Email: CHRIS@CLHATCHER.COM
Include Neighborhood Meeting Information: (uncheck if not needed)
Neighborhood Meeting Information
9/19/2024 6:30 pm · 7401 BALTIMORE AVE, C
(Date) (Time) (Location)
Become a Party of Record
To become a party of record submit your request online at https://pglan.org/record or by mail to:
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Upper Marlboro, MD 20774
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240-545-8976
or email Hearing.Request@ppd.mncppc.org
For more information:
Case Information: https://www.mncppcapps.org/planning/darrwebdefault.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us
No government agency has reviewed this application.
Reset Fo


NO
PARKING
FIRE LANE
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Zone:
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact:
Neighborhood Meeting Information:
240-545-8976
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Zone:
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact:
Neighborhood Meeting Information:
240-545-8976


M-NCPPC
Prince George's County
Planning Department
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Property Description:
CONTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
Zone:
RTO-L-EDGE
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact
Name: CHRISTOPHER HATCHER
Phone: (202) 709-7317
Email: CHRIS@CLHATCHER.COM
Include Neighborhood Meeting Information: (uncheck if not needed)
Neighborhood Meeting Information
9/19/2024 (Date)
6:30 pm (Time)
7401 BALTIMORE AVE, C (Location)
Become a Party of Record
To become a party of record submit your request online at
https://pgplan.org/record or by mail to:
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Upper Marlboro, MD 20774
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For more information about this project or to share comments:
240-545-8976
or email Hearing.Request@ppd.mncppc.org
For more information:
Case Information: https://www.mncppcapps.org/planning/darnaweb/default.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgcouncil.us
No government agency has reviewed this application.
Reset Form


NOW LEASING
CASTILLO
-PROJECTS-
ETA: Right now
prime
M-NCPPC
Prince George's County
Planning Department
PRE-APPLICATION NEIGHBORHOOD
MEETING
Zone:
RTO-L-EDGE
Acres:
4.52
Application No:
ZMA-2024-002
Proposed Development
Property Description:
CONTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
Applicant Contact
Name: CHRISTOPHER HATCHER
Phone: (202) 709-7317
Email: CHRIS@CLHATCHER.COM
Include Neighborhood Meeting Information: (uncheck if not needed)
Neighborhood Meeting Information
9/19/2024 (Date)
6:30 pm (Time)
7401 BALTIMORE AVE, C (Location)
For more information about this project or to share comments:
240-545-8976
or email Hearing.Request@ppd.mncppc.org
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Development Review Division
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Upper Marlboro, MD 20774
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For more information:
Case Information: https://www.mncppcapps.org/planning/planswebdefault.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgcouncil.us
No government agency has reviewed this application.
Reset Form


U-HAUL
CASTILLO
-PROJECTS-
301-310-4243
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Property Description:
CONTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
Zone:
RTO-L-EDOR
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact:
Name: CHRISTOPHER HATCHER
Phone: (202) 709-7317
Email: CHRIS@CJHATCHER.COM
For more information about this project
or to share comments:
240-545-8976
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Property Description:
CONTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
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4.52
Application No:
ZMA-2024-002
Applicant Contact:
Name: CHRISTOPHER HATCHER
Phone: (202) 709-7317
Email: CHRIS@CJHATCHER.COM
For more information about this project
or to share comments:
240-545-8976


M-NCPPC
Prince George's County
Planning Department
PRE-APPLICATION NEIGHBORHOOD
MEETING
Proposed Development
Property Description:
CONTRUCTION OF MIXED-USE RESIDENTIAL BUILDINGS
Zone:
RTO-L-EDGE
Acres:
4.52
Application No:
ZMA-2024-002
Applicant Contact
Name: CHRISTOPHER HATCHER
Phone: (202) 709-7317
Email: CHRIS@CLHATCHER.COM
Include Neighborhood Meeting Information: (uncheck if not needed)
Neighborhood Meeting Information
9/19/2024 (Date)
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7401 BALTIMORE AVE, C (Location)
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Case Information: https://www.mncppcapps.org/planning/darsweb/default.cfm
Planning Department: www.pgplanning.org
County Council/District Council: www.pgccouncil.us
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Reset Form

PLANNED DEVELOPMENT
ZONING MAP AMENDMENT
ZMA-2024-002

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

The Mark at College Park, LLC (the "**Applicant**") by and through its attorneys, CLHatcher LLC, submits this Planned Development ("**PD**") Zoning Map Amendment ("**ZMA**") Justification Statement (the "**Statement**") to demonstrate that the proposed rezoning of the subject property is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code (the "**Zoning Ordinance**"), the *2010 Approved Central US 1 Sector Plan and Sectional Map Amendment* (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property is located at 4330 Hartwick Road and 4313 Knox Road, known as College Park Towers, and consists of ±4.62 acres located north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue) (the "**Property**").

The Property is zoned RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) pursuant to the Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area and the Innovation Corridor of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein, the Applicant proposes to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**").[1] Accordingly, the Applicant respectfully requests that the District Council approve this ZMA application.

II. PROPERTY DATA

Location:	4330 Hartwick Road and 4313 Knox Road, College Park, MD 20740.

[1] The Applicant is submitting this PD-ZMA for approval of the Proposed Rezoning. This ZMA and this Statement may be amended from time to time to accurately reflect modifications or changes to the Proposed Rezoning of the Property.

Tax Map #:	33-C4.
Frontage:	Knox Road (to the north). Hartwick Road (to the south).
Election District:	1.
Legislative District:	21.
Councilmanic District:	3.
Acreage:	±4.62 Acres.
Current Zoning:	RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge).
Municipality:	College Park.
Subdivision:	College Park Towers Condominium Phase 1 and Phase 2.
Existing Water Category:	W-3.
Existing Sewer Category:	S-3.
Historic:	N/A.
Master Plan & SMA:	*The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*.
General Plan:	*Plan Prince George's 2035.*
Growth Policy Area:	College Park/UM Metro/M Square Purple Line Regional Transit District; Innovation Corridor.

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is located in the City of College Park in the RTO-L-E Zone north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue). The Property is bound to the west by the Terrapin Row Apartments and the Aspen Heights College Park

apartment complexes in the RTO-L-E Zone; to north by the Knox Road right-of-way and University of Maryland-owned student housing in the RR (Rural Residential) and the RSF-65 (Residential, Single-Family-65) Zones; to the east by the College Park Shopping Center consisting of various retail and commercial uses in the LTO-E (Local Transit-Oriented, Edge) Zone and US 1 (Baltimore Avenue); and to the south by the Hartwick Road right-of-way and the Standard at College Park in the RTO-L-E Zone. Further to the west past the Terrapin Row Apartments and the Aspen Heights College Park Apartments and across the Guilford Drive right-of way are the Hope Lutheran Church and Student Center and the Catholic Student Center in the RMF-20 (Residential, Multifamily – 20) Zone; to the north past the University of Maryland-owned student housing buildings and across the Lehigh Road right-of-way is the University of Maryland South Campus in the RR Zone; to the east past the College Park Shopping Center and across the US 1 (Baltimore Avenue) right-of-way are various commercial and retail uses in the LTO-E Zone and two (2) single-family residential homes in the RSF-65 (Residential, Single-Family – 65) Zone; and to the south past the Standard at College Park apartment complex and across the Guilford Drive right-of-way are Maryland State-owned student housing buildings in the NAC (Neighborhood Activity Center) Zone and single-family residential homes in the RSF-65 Zone.

IV. PROPOSED PLANNED DEVELOPMENT ZONING MAP AMENDMENT

ZMA-2024-002 is proposed to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**"). Following the Proposed Rezoning, the Applicant proposes to develop two (2) high-density buildings consisting of multifamily residential dwellings (the "**Proposed Development**"). The Proposed Development will comply with the applicable development standards of the RTO-PD Zone to redevelop the Property with context-sensitive infill development that is compatible with the surrounding neighborhood.

V. LAND USE BACKGROUND

A. 2014 *Plan Prince George's 2035 General Plan (the "General Plan")*

The Property is located within the General Plan's College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area. The General Plan stipulates that Regional Transit Districts are "high-density, vibrant, and transit-rich mixed-use areas envisioned to capture the majority of future residential and employment growth and development in the County." The Proposed Development will provide high-quality and high-density multifamily residential development, which contributes to meeting the housing and employment needs of the surrounding community dominated by the University of Maryland, its students, and employees. Further, the siting and scale of the Proposed Development is compatible with the surrounding high-density multifamily residential developments.

The Property is also located in the Mixed-Use generalized future land use area. The General Plan stipulates that properties within the Mixed-Use future land use area and the College Park/UM Metro/M Square Purple Line Regional Transit District should be used (i) as a mix of "residential, commercial, employment and institutional uses" that "vary with respect to their dominant land uses," (ii) with housing mix being comprised "[p]redominantly [of] high-rise and mid-rise apartments and condos, townhouses," and (iii) with a residential density of 40 or more dwelling units per acre. The Proposed Development is designed in a way that significantly advances these General Plan goals by providing the residential component of the residential and University of Maryland-centric Mixed-Use generalized future land use area with multifamily residential uses in high-rise apartment buildings with residential density exceeding 40 dwelling units per acre.

B. *The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which designates the Property in the Residential High future land use area. The Master Plan stipulates that properties in the Residential High land use area should be developed with "[d]etached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre." The Proposed Development advances these Master Plan recommendations and goals by providing attached residential multifamily dwelling units at high densities exceeding twenty (20) dwelling units per acre.

VI. ANALYSIS – PLANNED DEVELOPMENT ZONING MAP AMENDMENT

A. §27-3602(b) – PD ZMA Procedure

(b) This Subsection identifies additions or modifications to the standard review procedures in Section 27-3400, Standard Review Procedures, that apply to development applications for a PD map amendment. Figure 27-3602(a) identifies key steps in the planned development map amendment procedure.

(1) Pre-Application Conference

See Section 27-3401, Pre-Application Conference.

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on July 26, 2024. The Applicant provided an overview of the subject ZMA application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

(2) Pre-Application Neighborhood Meeting

See Section 27-3402, Pre-Application Neighborhood Meeting.

Comment: Pursuant to and in accordance with Sections 27-3402 and 27-3602(b)(1) of the Zoning Ordinance, the Applicant conducted a Pre-Application Neighborhood Meeting for ZMA-2024-002 on September 19, 2024 at College Park City Hall, 7401 Baltimore Avenue, Council Chamber (2nd Floor), College Park, MD 20740. The Applicant has prepared and provided a neighborhood meeting summary together with this ZMA application. In addition, the Applicant has provided a copy of the neighborhood meeting summary via email to all neighborhood meeting attendees that provided an email address.

B. §27-3602(a) – PD Submittal Requirements

(a) Planned Development (PD) Map Amendment Submittal Requirements

(1) The PD map amendment application shall be submitted to the Planning Director by the owner of the property or his authorized representative.

Comment: The PD ZMA application has been submitted by the Applicant, the contract purchaser of the Property, which has been authorized to submit such application by the owner of the Property.

(2) PD map amendment plats and site plans shall be prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

Comment: All PD ZMA plats and site plans submitted together with this Statement have been prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

(3) Upon filing the application, the applicant shall pay to the Planning Board *a fee to help defray the costs related to processing the application.*

Comment: The Applicant has paid or will pay all fees due to the Planning Board in connection with this PD-ZMA application.

(4) If more than 1 drawing is used, all drawings shall be at the same scale (where feasible).

Comment: Where feasible, all drawings submitted together with this Statement are at the same scale.

(5) A PD map amendment application shall include the following:

(A) A signed application form, which shall include:

(i) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;

(ii) The street address of the property, name of any municipality the property is in, and name and number of the Election District the property is in;

(iii) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation must be signed by those officers empowered to act for the corporation;

(iv) The name, address, and telephone number of the correspondent;

(v) A statement listing the name, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the property or the contract purchaser(s);

(vi) If any owner or contract purchaser(s) is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. This statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors; and

(vii) If the owner or contract purchaser(s) is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds).

Comment: The Applicant has submitted a PD ZMA application together with this Statement.

(B) Four copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor, which shall show:

(i) The present configuration of the property, including bearings and distances (in feet) and the total area of the property (in either acres or square feet);

(ii) The property's lot and block number, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

(iii) The names and owners of record, or subdivision lot and block numbers, of adjoining properties;

(iv) The name, location, distance to the center line, and right-of-way width of all abutting streets. If the property is not located at the intersection of 2 streets, the distance to, and the name of, the nearest intersecting street shall be indicated;

(v) A north arrow and scale (no smaller than 1 inch equals 400 feet);

(vi) The total area of the property (in either square feet or acres);

(vii) The location of all existing buildings on the property; and

(viii) The subject property outlined in red.

Comment: Four copies of an accurate plat, prepared, signed, sealed by a registered engineer or land surveyor, and showing the information required by this provision, have been submitted together with this Statement.

(C) Four copies of the zoning map page on which the property is located, plotted to scale and outlined in red;

Comment: Four copies of the zoning map page showing the Property's location (plotted to scale with the Property outlined in red) have been submitted together with this Statement.

(D) A vicinity map;

Comment: A vicinity map has been submitted together with this Statement.

(E) A copy of the applicant's informational mailing letter, list of addresses, and signed affidavit of mailing;

Comment: A copy of the Applicant's informational mailing letter, list of addresses, and signed affidavit of mailing has been submitted together with this Statement.

(F) Any required State Ethics Commission affidavits;

Comment: Any required State Ethics Commission affidavits have been provided by the Applicant together with this Statement.

(G) A statement of justification detailing the legal basis by which the requested amendment can be approved, and any factual reasons showing why approval of the request will not be detrimental to the public health, safety, and welfare;

Comment: The Applicant submits this Statement in satisfaction of this submittal requirement.

(H) A proposed PD Basic Plan and proposed PD Conditions of Approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones; and

Comment: The Applicant submits this Statement, together with any attachments hereto and the associated PD ZMA site plans and plats as the proposed PD Basic Plan

(collectively, the "**PD Basic Plan**"). The Applicant does not propose any PD Conditions of Approval at this time.

(I) Any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, or Planning Board.

Comment: Upon request, the Applicant will provide any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, and/or Planning Board.

C. §27-3602(c) – PD ZMA Decision Standards

(c) Planned Development (PD) Decision Standards

Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:

(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;

Comment: As analyzed in Section V above, the Proposed Rezoning is proposed in conformance with the General Plan and Master Plan.

(2) Meets the purposes of the proposed PD zone;

Comment: As analyzed herein, the Proposed Rezoning meets the purposes of the proposed RTO-PD Zone.

(3) Satisfies all applicable standards of the proposed PD zone; and

Comment: As analyzed herein, the Proposed Rezoning satisfies all standards of the proposed RTO-PD Zone.

(4) Will not adversely impact the surrounding properties.

Comment: The Proposed Development will not adversely impact any of the surrounding properties. To the contrary, the Proposed Rezoning and Proposed Development will provide significant benefit to surrounding properties, including the University of Maryland, by meeting the significant housing needs of the neighborhood, providing additional open space to be used by both the public and future residents of the Proposed Development, and providing bicycle, vehicle, and

pedestrian access between Hartwick Road and Knox Road. In addition, in coordination with the City of College Park Department of Planning & Community Development and M-NCPPC Staff, the Applicant proposes to meet a significant priority of the City of College Park by providing a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property.

D. §27-4301(a) – General Purposes of PD Zone

(a) General Purposes of Planned Development Zones

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

(2) Allowing greater freedom and flexibility in selecting:

(A) The form and design of development;

(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;

(C) The location and design of the development respective and protective of the natural features of the land and the environment;

(D) The location and integration of open space and civic space into the development; and

(E) Design amenities.

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation; and

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources.

Comment: ZMA-2024-002 meets several of the purposes of PD Zones provided in Section 27-4301(a) of the Zoning Ordinance. ZMA-2024-002 uses innovative land planning and site design to efficiently develop the Property with high-quality student housing, provide a high quality of life and housing for University of Maryland students and the College Park community at large, promoting environmental sensitivity and energy efficiency, and, most importantly, meeting the significant housing needs of the County and the City of College Park. Further, The Applicant proposes to integrate open space into the Proposed Development by providing the design amenity of a pedestrian and bicycle accessible promenade that is open to the public, provides for a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property. In addition to the pedestrian and bicycle circulation improvements provided by the pedestrian promenade, in coordination with the City of College Park Department of Planning & Community Development and M-NCPPC Staff, the Applicant proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property, which will enhance vehicular access across the Property and meet a significant priority of the City of College Park. Finally, the Applicant proposes building massing and form that is more compatible with adjacent existing development, such as the Standard at College Park and the Union on Knox developments, that conform to the Master Plan.

E. §27-4301(d) – General Standards for PD Zones

(d) General Standards for All Planned Development Zones

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

(1) PD Basic Plan

The PD Basic Plan shall:

(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;

Comment: The Applicant submits this Statement as its statement of planning and development goals for the subject RTO-PD Zone.

(B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;

Comment: The uses permissible in the subject RTO-PD Zone are:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;

Comment: The PD ZMA site plans submitted together with this Statement establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity.

(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;

Comment: The dimensional standards that apply in the subject RTO-PD Zone are provided herein below.

> *(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;*

Comment: The scale of the Proposed Rezoning and Proposed Development do not require separate standards for development on the perimeter of the PD Zone.

> *(F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;*

Comment: The PD ZMA site plans submitted together with this Statement establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the subject RTO-PD Zone.

> *(G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;*

Comment: No environmentally sensitive lands, resource lands, wildlife habitat, nor waterway corridors are located on the Property. Accordingly, this provision is inapplicable to ZMA-2024-002.

> *(H) Identify the general location of existing on-site and adjacent historic sites and districts and archeological and cultural resources;*

Comment: This provision is inapplicable to ZMA-2024-002.

> *(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with*

the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails).

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems.

(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems.

(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems.

(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location and layout of all other on-site and off-site public facilities serving the development (including any College Park public facilities).

(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;

Comment: The Proposed Development will enhance transportation for bicycle and pedestrian facilities by providing a through-way from Knox to Hartwick through the proposed bicycle and pedestrian promenade. Additionally, improvements to street-side pedestrian sidewalks will uphold the conditions of surrounding properties in conformance with the Master Plan. Existing infrastructure located in the Knox and Hartwick Road rights-of-way will be utilize for the provision of potable water and wastewater services for the expected use of the Proposed Development. Finally, stormwater management will be provided through the utilization of both Low-Impact Development facilities (i.e., micro-bioretention) and structural practices (under-ground detention), which will provide both water quality and quantity flood management onsite.

(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.

Comment: The development standards that will be applied to the development in accordance with Section 27-4301(d)(2) are provided on Exhibit A, attached hereto and incorporated herein.

(3) Public Benefits

(A) Public benefits are superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.

Comment: The Public Benefits described below are superior features that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under the RTO-L-E Zone.

(B) All public benefits shall meet the following criteria:

(i) Benefits shall be tangible and quantifiable items;

(ii) Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;

(iii) Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and

(iv) Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.

Comment: Each of the Public Benefits described below will be tangible, quantifiable, measurable, be able to be completed or arranged prior to issuance of the first certificate of use and occupancy, and primarily for the benefit of the surrounding neighborhood and/or service a critical Countywide need and will significantly exceed the applicable development standards.

(C) Public benefits may be exhibited in one or more of the following ways:

(i) Urban design and architecture superior to the high baseline expectation set by this Ordinance, including but not limited to high-quality materials and embellishments on all facades of all buildings, unique and/or signature architectural forms, innovative urban design relationships and placemaking, and demonstrated commitment to superior quality;

(ii) Superior landscaping;

(iii) Creation and/or preservation of open spaces;

(iv) Site planning demonstrating efficient and economical land utilization;

(v) Commemorative works and/or provision of public art;

(vi) Adaptive reuse of historic sites or resources;

(vii) Provision of affordable housing options;

(viii) Provision of employment and/or training opportunities;

(ix) Incorporation of social services and facilities, including, but not limited to, space dedicated for child or adult day care facilities and/or elderly care facilities available to the general public;

(x) Dedicated building space for uses to benefit the public, including, but not limited to, community educational or social development, promotion of the arts or similar programs, and/or business incubation;

(xi) Sustainable and environmental benefits to the extent they exceed the standards otherwise required by the County Code, including, but not limited to:

(aa) Stormwater runoff controls in excess of those required by Subtitle 32 of the County Code and any other County stormwater management regulation;

(bb) Incorporation of environmental site design and other natural design techniques to store, infiltrate, evaporate, treat, and retain runoff in close proximity to where runoff is generated; and/or

(cc) Gardens, urban farms, or other on-site food production through permanent and viable growing space and/or structures.

(xii) Enhanced streetscape design and maintenance provisions;

(xiii) Outdoor children's play areas open to the general public and designed to provide safe, active recreation;

(xiv) Multimodal transportation improvements, including, but not limited to, electric vehicle charging stations, the location and funding of bike share stations, commuter services (such as guaranteed ride home services or information on bicycle and car share programs), the construction and maintenance of buffered/separated bike lanes, provision of comprehensive wayfinding signage, provision and maintenance of bus shelters and smart signage, etc.; and

(xv) Other public benefits and project amenities that substantially advance the policies, goals, and objectives of the General Plan or the applicable Area Master Plan, Sector Plan, or Functional Master Plans.

Comment: The Applicant proposes to provide the public benefits listed below in connection with the Proposed Rezoning and Proposed Development. *Please note that images and/or design provided in Exhibits B, C and D, attached hereto, are conceptual*

in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

- ***Pedestrian Promenade*** – The pedestrian and bicycle-accessible promenade will be designed in a manner that significantly exceeds the requirements of the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance. The promenade provides open space and passive recreation areas along the interior facades of the proposed buildings featuring trees, shrubbery, groundcover, and select seating areas, creating several welcoming spaces for both members of the neighborhood and residents of the Proposed Development to relax, gather and enjoy the outdoors. In addition, the design of the promenade includes plazas at the northern and southern ends of the promenade, which will act as community hubs for social interaction and will offer seating, gathering space, and additional high-quality landscaping for the enjoyment of residents of both the Proposed Development and of the surrounding neighborhood. The provision of the plazas will advance the Master Plan recommendation to promote plazas to provide gathering spaces for enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance.[2] Finally, the promenade will enhance connectivity and act as a gateway to and from the University of Maryland campus to a far greater extent than what is required by the Zoning Ordinance for the base RTO-L-E Zone, offering a 5-foot-wide staircase, a 30-inch-wide bicycle trough, and an ADA-accessible ramp which will ease pedestrian and bicyclist movement over the relatively steep grade of the Property. This additional connectivity advances the Master Plan goal of creating attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and

[2] *See* Master Plan, Walkable Node Policy 2.

bicyclists.[3] Conceptual design and representative images of the proposed pedestrian promenade and its features are shown on Exhibit B, attached hereto.[4]

- ***Ancestor's Lane*** – The Applicant's proposal to provide a portion of the extension of Ancestor's Lane along the eastern boundary of the Property is not required by the Zoning Ordinance. Instead, the Applicant has offered to provide this portion of the extension on the Property to meet a significant priority of the City of College Park and to significantly enhance connectivity and circulation for members of the community across the Property. The portion of the Ancestor's Lane extension proposed in connection with the Proposed Development will include a 24-foot-wide street within a 28-foot-wide public access easement and will serve as a mid-block throughway in continuation of the existing Ancestor's Lane located south of Hartwick Road. Along the Ancestor's Lane extension, Applicant proposes to provide both a 4-foot-wide landscaped strip and a 5-foot-wide sidewalk within a public access easement to accommodate additional pedestrian access between Knox Road and Hartwick Road. Further, street lighting will be provided along the extension to match existing lighting within the existing Ancestor's Lane, which will accentuate the public space and prioritize pedestrian safety. Finally, the Applicant proposes to integrate mural walls that are integrated into the design of the building façade and/or the retaining wall facing the Ancestor's Lane extension to enhance visual interest and encourage community engagement. Conceptual design of the proposed Ancestor's Lane extension is shown on Exhibit C, attached hereto.[5]

[3] *See* Master Plan, Land Use and Urban Design Goals (Page 51).
[4] Please note that images and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[5] Please note that images and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

- ***Pocket "Park" / Greenspace Along Ancestor's Lane*** – The construction of the Ancestor's Lane right-of-way along the eastern boundary of the Property will segment a small portion of the Property to the east of Ancestor's Lane from the remainder of the Property. The Applicant proposes to offer this portion of the Property as a greenspace (or pocket "park") open to the public. This greenspace will advance the Master Plan recommendation to promote pocket parks to provide gathering spaces for neighborhood events, enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance.[6] The greenspace will feature a pollinator garden with native plants which will both support local biodiversity and enhance visual interest, a seating area that encourages gathering of members of the neighborhood, and a pathway that will provide connectivity and promote pedestrian accessibility and mobility. Conceptual design and representative images of the proposed greenspace and its features are shown on Exhibit D, attached hereto.[7]
- ***Increased Residential Density*** – As previously mentioned, the Proposed Development is proposed for the development of two (2) multifamily buildings with a density that exceeds the density which would otherwise be permitted under the base RTO-L-E Zone. The proposed high-density multifamily residential development will contribute significantly to addressing the housing needs of both the County and the City of College Park and concentrates student housing near the University of Maryland, both meeting the needs of the University of Maryland and its students and maintaining the character of the surrounding lower-intensity residential community. Further, the development of high-density student-housing building within the walkable node in close

[6] *See* Master Plan, Walkable Node Policy 2.
[7] Please note that images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

proximity to the University of Maryland advances various Master Plan goals, policies, recommendations and strategies, such as:

- Concentrating higher density residential development in the walkable nodes;[8]
- Concentrating student housing in locations that are adjacent and in close proximity to the University of Maryland;[9] and
- Preserving the character of the surrounding residential neighborhood.[10]

(4) Development Phasing Plan

If development in the PD zone is proposed to be phased, the PD Basic Plan shall include a development phasing plan that identifies the general sequence or phases in which the zone is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided and timed, how development will be coordinated with the County's capital improvement program, and how environmentally sensitive lands will be protected and monitored.

Comment: The Proposed Development is not proposed to be phased. Accordingly, this provision is inapplicable to ZMA-2024-002.

(5) Conversion Schedule

The PD Basic Plan may include a conversion schedule that identifies the extent and timing to which one type of use may be converted to another type of use.

Comment: The Applicant does not intend to submit a conversion schedule at this time.

F. §27-4303(d) – RTO-PD Zone Standards

(1) Purposes

The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone are:

[8] *See* Master Plan, Housing Policy 1; Master Plan, Economic Development and Revitalization Policy 5; and Master Plan, Land Use and Urban Design Goals (Page 51).
[9] *See* Master Plan, Housing Policy 1.
[10] *See* Master Plan, Land Use and Urban Design Goals (Page 51).

(A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel.

(B) To capture the majority of the County's future residential and employment growth and development;

(C) To incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;

(D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;

(E) To encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;

(F) To include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;

(G) To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;

(H) To incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;

(I) To include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and

(J) To provide a range of housing options.

Comment: ZMA-2024-002 meets several of the purposes of the RTO-PD Zone provided in Section 27-4301(a) of the Zoning Ordinance, including:

- Establishing high-quality, vibrant, high-density, and transit-accessible student housing that supports economic development, reduces automobile dependency, supports walkable areas, and provides significant opportunities for pedestrian and bicycle travel to and from the University of Maryland and the core areas of the City of College Park;

- Providing a significant contribution to the current and future housing needs of the City of College Park, as well as the critical mass of the high-density residential and student housing needed in an intense, transit-supportive and accessible portion of the City of College Park in close proximity to the University of Maryland;
- Incorporating key elements of walkable and bikeable areas, such as the pedestrian and bicycle accessible promenade that connects directly to commonly used paths to and through the University of Maryland campus;
- Encouraging a dynamic live and work (and/or study) environment in close proximity to the University of Maryland, which serves as an economic driver for the Regional Transit Districts that the Property is located within;
- Providing multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments to the south of the Property through the developments to the north of the Property to and through the University of Maryland campus, such as the pedestrian and bicycle accessible promenade that connects directly to commonly used paths to and through the University of Maryland campus and the provision of the Ancestor's Lane extension on the Property, in a manner that prioritizes transit, pedestrian, and bicyclist access;
- Arranging and designing the proposed buildings, open spaces, and other site elements, such as the pedestrian and bicycle accessible promenade in a manner that creates an inviting, walkable, safe, socially-interactive environment;
- Including distinctive and engaging public spaces, such as the promenade between the proposed building that will help create an identity and sense of place for the proposed RTO-PD zone; and
- Providing a range of unit types and sizes within the student housing development.

(2) Use Standards

The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see

Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the applicable Area Master Plan or Sector Plan, and the purposes of the RTO-PD Zone.

Comment: The specific uses allowed within the Proposed Development will be:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(3) Intensity and Dimensional Standards – RTO-PD Zone (Edge area) – In accordance with Sections 27-4301(d) and 27-4303(d)(3) of the Zoning Ordinance, the Applicant submits Table §27-4303(d)(3) below as the intensity and dimensional standards to be established by the PD Basic Plan within the RTO-PD Zone, Proposed Rezoning and Proposed Development:

TABLE §27-4303(d)(3) – RTO-PD – Intensity and Dimensional Standards	
Standard	**Proposed Standard**
Block length, min. | max. (ft.)	400 | 800
Lot area, min. | max. (sf.)	3,000
Lot width, min. (ft.)	30
Density, min. (du/net lot area)	20.00
Floor area ratio (FAR), min. (nonresidential & mixed-use)	0.25
Lot coverage, min. | max. (% of net lot area)	50 | 80
Density, max. (du/net lot area) (3)	150
Floor area ratio (FAR), max. (4)	2.5
Build-to line, min. | max. (ft.) (5)(6)	0 | 27
Building width in build-to zone, min. (% of lot width) (7)	70
Front yard depth, min. (ft.)	0
Side yard depth, min. (ft.)	0
Rear yard depth, min. (ft.)	0
Building façade transparency, min. (% of street-level façade area)	
Abutting or facing a street frontage or pedestrian way	Non-residential Uses: 40 Residential Uses: 20
Facing a transit station or public gathering space	Non-residential Uses: 45 Residential Uses: 20
Principal and accessory structure height, max. (ft.)	126

(4) Other Standards

Location Standards

An RTO-PD Zone may only be located on lands:

• Within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time; or

- *Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.*

Comment: The Property is located within (a) College Park/UM Metro/M Square Purple Line Regional Transit District, and (b) that portion of the Innovation Corridor located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary. Accordingly, the proposed RTO-PD Zone is permissible on the Property.

Use Mixing

The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential uses.

Vertical Mixing of Residential and Nonresidential Uses

The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential

uses. Accordingly, the Proposed Development will not include any vertical mixing of uses.

Horizontal Mixing of Residential and Nonresidential

The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Comment: The Applicant does not propose the horizontal mixing of stand-alone residential and nonresidential or mixed-use developments within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Shopping Centers

Shopping centers shall be a minimum of two stories (multi-story).

Comment: The Applicant does not propose to develop a shopping center within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Blocks and Alleys

The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.

Comment: As shown on the PD ZMA site plans, the PD zone will be laid out in blocks, streets and alleys to the maximum extent possible.

Streets

Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

Comment: The Applicant does not propose any private streets within the Proposed Development. Accordingly, this provision is inapplicable to the Proposed Development with respect to private streets. However, the Applicant (in coordination with M-NCPPC Staff and the City of College Park Department of Planning & Community Development) proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property. The

portion of the Ancestor's Lane extension on the Property will connect to the Knox Road right-of-way to the south of Property and will end at the Property's boundary which abuts the College Park Shopping Center, allowing for future connection to any portion of the Ancestor's Lane right-of-way provided on adjacent property.

Private Sidewalks and Private Street Trees

- *Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way with a planting strip between the curb and sidewalk. In accordance with the Master Plan street trees along the frontages of the Hartwick Road and Knox Road rights of way will be spaced ±30 feet on center.

- *Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way. The sidewalks provided will be 6 feet in width in order to maintain consistency with the sidewalks along the frontage of the adjacent Terrapin Row property, which provides 6 feet of sidewalk width along its frontages. The Applicant intends to request a variance from this standard allowing for a sidewalk width of 6 feet.

- *Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.*

Comment: As shown on the PD ZMA site plans, sidewalks proposed in connection with the Proposed Development will maintain a pedestrian "clear zone" of at least 5 feet that is unobstructed by any permanent or nonpermanent object.

- *At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.*

Comment: As shown on the PD ZMA site plans, at least one walkway from an adjacent sidewalk will be provided at each pedestrian entrance into the proposed buildings within the Proposed Development.

- *Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.*

Comment: Within the Proposed Development, wherever a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing will be clearly marked with a change in paving material, color, or height, decorative bollards, and/or similar features.

Connectivity

The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Comment: Any internal vehicular, bicycle, and/or pedestrian circulation systems within the Proposed Development will be designed, to the maximum extent practicable, to allow vehicular, bicycle, and/or pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Building Configuration

- *In the Core area, public and quasi-public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:*

- *The corners of street intersections or entry points into the development;*
- *A "main street" pedestrian and/or vehicle access corridor within the development site;*
- *Parking areas, public spaces, or other site amenities on at least three sides; or*
- *A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will have a consistent setback alignment along street frontages to define the street edge and the distinction between the public domain of the street and the private space of individual lots.

- *Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will be designed with a common architectural scheme to create a distinct sense of place. Further, the Proposed Development includes a pedestrian and bicycle accessible promenade that is open to the public, seamlessly unifies the two proposed buildings, provides a connection between Hartwick Road and Knox Road, and distinctly creates a sense of place within the proposed RTO-PD Zone.

Parking

- *All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.*

Comment: As shown on the PD ZMA site plans submitted together with this Statement, off-street parking within proposed RTO-PD Zone will be located within two (2) parking structures.

- *Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.*

Comment: The Applicant does not propose any surface parking lots outside of the two (2) parking structures within the Proposed Development. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas*

Comment: The parking structures proposed within the Proposed Development will provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrances to the buildings on the Property to be served by the parking areas.

Transparency

Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Comment: Street-level façade areas within the Proposed Development shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise. The proposed street-level façade areas will provide for transparency in excess of that which would otherwise be required in the RTO-L-E Zone.

Open Space Design

Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people

may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

Comment: Open space within the Proposed Development will be used to enhance activity and identity and be designed in a hierarchy of formal and informal spaces, such as the ADA-compliant and pedestrian and bicycle accessible promenade that is open to the public, bounded by the proposed buildings and the Hartwick and Knox Road rights-of-way, provides for a park-like setting with seating and plantings that promotes its use as a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property.

VII. CONCLUSION

The Applicant respectfully requests that the District Council grant approval of ZMA-2024-002. The above analysis and submitted plans establish that this application satisfies the required findings that the District Council must make to approve a ZMA application.

EXHIBIT A

PROPOSED MODIFIED SUBDIVISION AND DEVELOPMENT STANDARDS APPLICABLE TO RTO-PD ZONE

Below are Applicant's proposed modifications to the Subdivision Regulations and Development Standards of the Zoning Ordinance, which are permitted to be modified pursuant to Section 27-4301(d)(2) of the Zoning Ordinance. Except as modified in the Statement or this Exhibit A, the Proposed Development will be governed by the provisions of Part 24-4 of the Subdivision Regulations and of Part 27-6 of the Zoning Ordinance, which would otherwise apply to the Proposed Development in the RTO-L-E Zone. Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red*~~.

~~*24-4205. Public Utility Easements*~~

~~*All roads (public or private) shall have a public utility easement at least ten feet in width. For Redevelopment and Revitalization projects, the public utility easement may be reduced by the Planning Director for good cause, after due consideration of any adverse impacts. The public utility easement shall be located outside the sidewalk, where a sidewalk is constructed or these Regulations or Subtitle 27: Zoning Ordinance require a sidewalk, and shall be contiguous to the right-of-way.*~~

27-6206(m)Vehicle Stacking Space

Table 27-6206(m)(2).a

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
1 - 49	25
50 ~~*— 249*~~ **or more**	50
~~*250 — 499*~~	~~*100*~~
~~*500 or more*~~	~~*100 + 15 ft for every additional 50 spaces beyond 500*~~

NOTES:

(1) Entrances into parking structures may be credited towards the stacking lane distance standard provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle.

(2) Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.

27-6305. Off-Street Parking Space Standards

Table 6305(a):

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces			
Principal Use Category	**Principal Use Type**	**Off-Street Parking Standards**	
		RTO and LTO Zones (Base and PD)	
		Core	**Edge**
Household Living Uses	Dwelling, multifamily	No minimum	0.5 ~~1.00~~ per DU (all studio and 1 BR) to 0.675 ~~1.35~~ per DU (all other unit types)

27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths

~~*Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. Table 27-6310(a): Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths for the different principal uses. For proposed uses not listed in Table 27-6310(a): Minimum Number of Off-Street Loading Berths, the requirement for a use most similar to the proposed use shall apply.*~~ The minimum number of off-street loading berths per building shall be 1 loading berth.

~~*Table 27-6310(a): Minimum Number of Off-Street Loading Berths*~~		
~~***Principal Use Classification/Category***~~	~~***Gross Floor Area (GFA) of Building***~~	~~***Minimum Number of Loading Berths***~~
~~***Institutional and Commercial Uses***~~		
~~*Retail Sales and Service Uses*~~	~~*At least 5,000 sq. ft. but less than 10,000 sq. ft.*~~	~~*1*~~
	~~*At least 10,000 sq. ft. but less than 100,000 sq. ft.*~~	~~*2*~~
	~~*Each additional 100,000 sq. ft. or major fraction thereof*~~	~~*add 1*~~
~~*Household Living Uses (Multifamily only) and Group Living Uses (Assisted Living Facility only*~~	~~*At least 100 dwelling units and up to 300 dwelling units*~~	~~*1*~~
	~~*Each additional 200 dwelling units or major fraction thereof*~~	~~*add 1*~~

EXHIBIT B

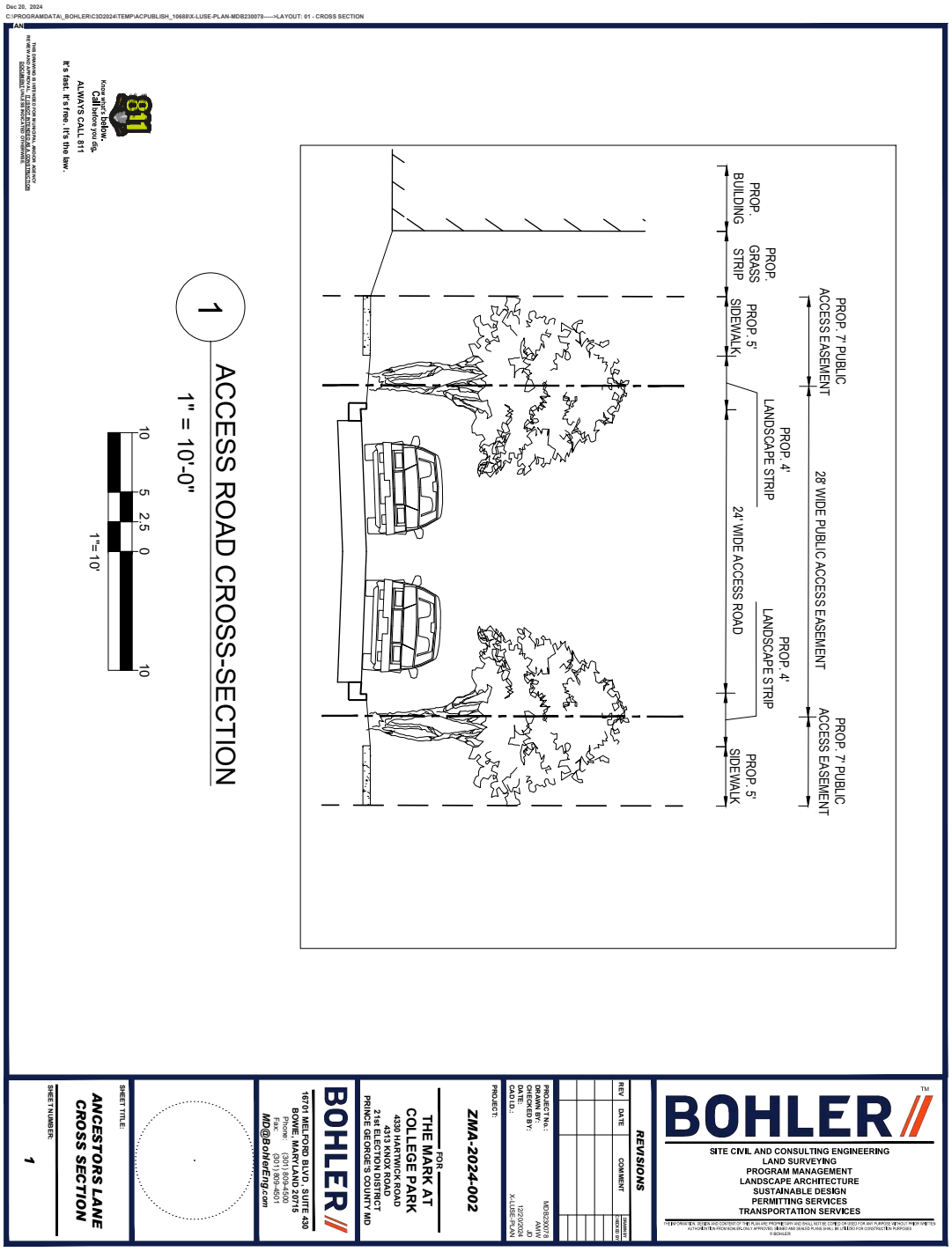
PROPOSED PEDESTRIAN PROMENADE
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



**** The images and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT C

PROPOSED ANCESTOR'S LANE EXTENSION
CONCEPTUAL DESIGN



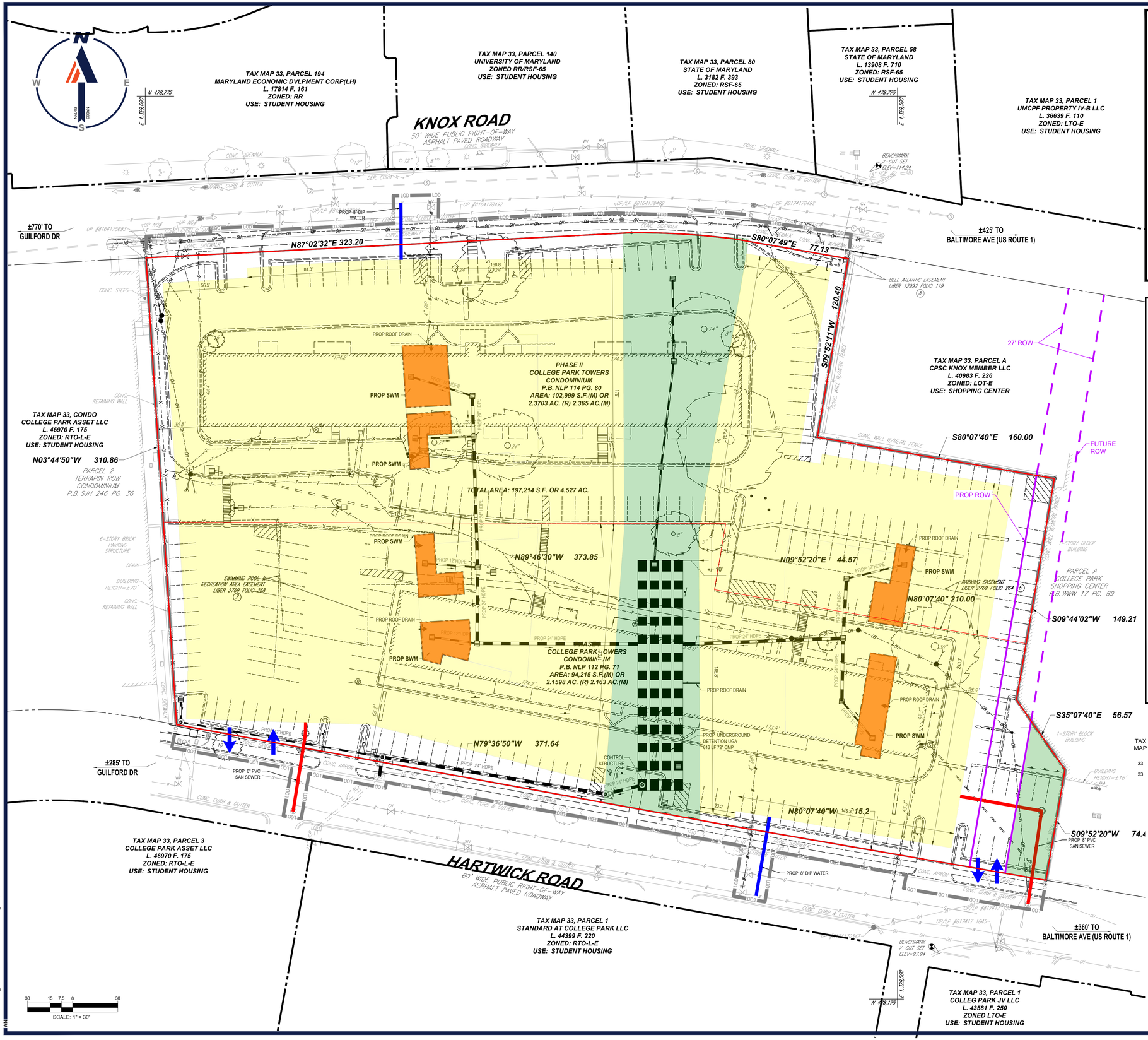
** The images and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

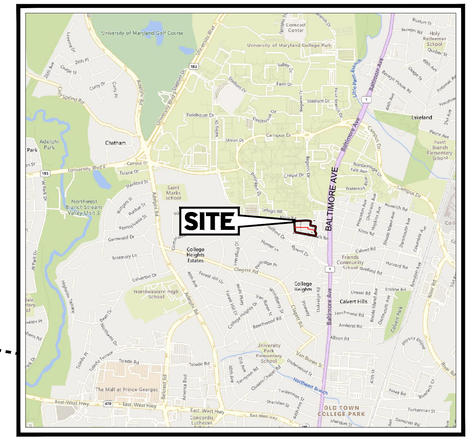
EXHIBIT D

PROPOSED GREENSPACE
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



**** The images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***





SITE LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES:

1. PROPERTY IS THE MARK AT COLLEGE PARK
2. SUBDIVISION: COLLEGE PARK TOWERS CONDO-PHASE 1 & 2
3. PREVIOUS CASE NUMBERS: N/A
4. GROSS PROPERTY IS ± 4.53 ACRES
5. PROPOSED USE: MULTI-FAMILY RESIDENTIAL DWELLINGS, RETAIL/COMMERCIAL USES
6. EXISTING PARCELS: 2
7. EXISTING ZONING: RTO-L-E
8. REQUESTED ZONING: RTO-PD
9. PROPERTY IS LOCATED ON TAX MAP 33, GRID C4
10. WSSC GRIDS: 209NE04
11. AVIATION POLICY AREA: 6
12. EXISTING WATER/SEWER DESIGNATION: 3
13. PROPOSED WATER/SEWER DESIGNATION: 3
14. STORMWATER MANAGEMENT CONCEPT NUMBER: #0011-2024
15. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: NO (VARIANCE REQUIRED)
16. MANDATORY PARK DEDICATION: N/A
17. CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NONE
18. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: NONE
19. WETLANDS: NONE
20. 100-YEAR FLOODPLAIN: NONE
21. WITHIN CHESAPEAKE BAY CRITICAL AREA (CBCA): NO
22. ZONING SHOWN IS FROM PRINCE GEORGE'S COUNTY GIS, MAP FROM MICROSOFT MAPS 2024
23. SOURCE OF TOPOGRAPHY: BOHLER SURVEY DATED 1/04/24
24. PROPERTY IS LOCATED WITHIN SUBREGION 2, #66, COLLEGE PARK BERWYN HEIGHTS & VICINITY
25. APPLICANT IS LANDMARK PROPERTIES, INC
26. THIS BASIC PLAN DEPICTS THE GENERALIZED NATURE OF THE DEVELOPMENT AS REQUIRED BY SUBTITLE 27 OF THE COUNTY CODE. FUTURE REFINEMENTS AND REVISIONS MAY OCCUR AT TIME OF PRELIMINARY PLAN AND DETAILED SITE PLAN, SUBJECT TO REVIEW AND APPROVAL.

DEVELOPMENT DATA TABLE:

GROSS TRACT AREA: 4.53 AC
FLOODPLAIN: N/A
NET TRACT AREA: 4.53 AC
RTO-L (EDGE) BASE DENSITY (MIN): 4.53 AC @ 20 DU/AC = 90 UNITS
RTO-L (EDGE) BASE DENSITY (MAX): 4.53 AC @ 60 DU/AC = 271 UNITS
RTO-PD PROPOSED DENSITY: 4.53 AC @ 150 DU/AC = 679 UNITS

DEVELOPMENT STANDARDS

MINIMUM DENSITY	20 DU/AC
MAXIMUM DENSITY	150 DU/AC
MAXIMUM FAR	2.5
MINIMUM NET LOT AREA	3,000 SF
MINIMUM LOT WIDTH AT STREET	30'
BUILD-TO-LINE	0' (MIN)/27' (MAX)
MINIMUM FRONT YARD SETBACK DEPTH	0'
MINIMUM SIDE YARD SETBACK DEPTH (ONE SIDE/TOTAL)	0'
LOT COVERAGE (%)	50% (MIN)/80% (MAX)
MAXIMUM PRINCIPAL STRUCTURE BUILDING HEIGHT	126' (10 STORIES)
BUILDING FACADE TRANSPARENCY	
• ABUTTING OR FACING A STREET FRONTAGE OR PEDESTRIAN WAY	NON-RESIDENTIAL 40% RESIDENTIAL 20%
• FACING A TRANSIT STATION OR PUBLIC GATHERING SPACE	NON-RESIDENTIAL 45% RESIDENTIAL 20%

PARCEL IDENTIFICATION TABLE

TAX MAP	GRID	PARCEL NO.	TAX ACCOUNT	STREET ADDRESS	LIBER	FOLIO
33	C4	A	2328755	4313 KNOX RD, COLLEGE PARK, MD 20740	6735	927
33	C4	B	2327484	4330 HARTWICK RD, COLLEGE PARK, MD 20740	46242	354

LEGEND

PROP. LIMIT OF DISTURBANCE	LOD LOD
PROP. GROUP LIVING	
PROP. OPEN SPACE AREA	
PROP. SAN SEWER	
PROP. WATER	
PROP. SWM	
PROP. STORM DRAIN	
PROP. VEHICLE ACCESS	
PROP. ROW	
FUTURE ROW	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/25/2024	COMMENTS FROM M-NCPPC	SCK / JD

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MDB230078
DRAWN BY: SCK
CHECKED BY: JD
DATE: 09/17/2024
CAD I.D.: P-CIVL-SITE

PROJECT:

ZMA-2024-002

FOR

THE MARK

PROPOSED DEVELOPMENT

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGES COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34990, EXPIRATION DATE: 12/23/2024

SHEET TITLE:

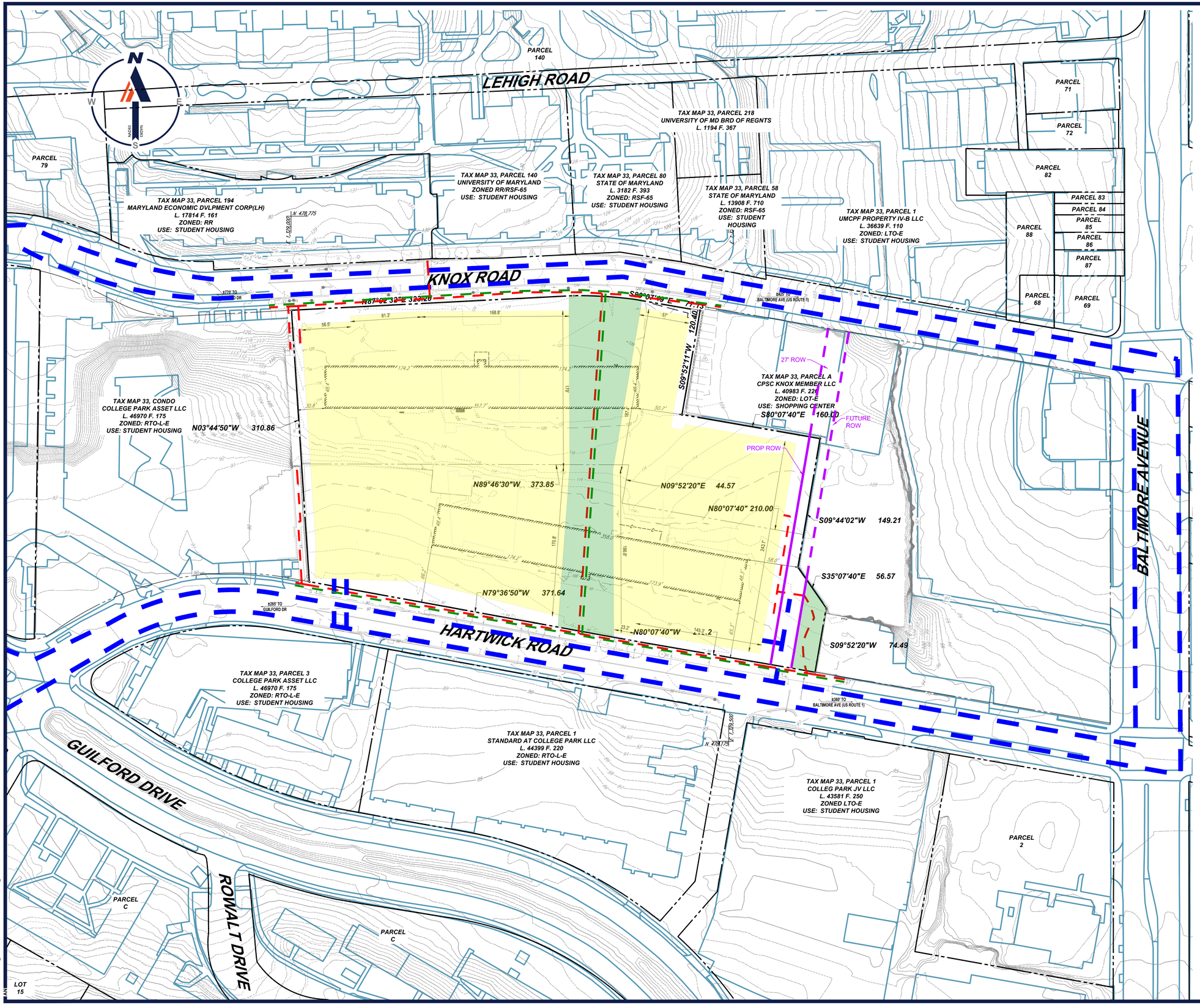
BASIC PLAN & EXISTING CONDITIONS

SHEET NUMBER:

C-1

REVISION 1 - 10/25/2024

Dec 03, 2024
C:\PROGRAMDATA_BOHLER\C3D2024\TEMP\ACPUBLISH_49124\P-CIVL-SITE-MDB230078-----LAYOUT C-1 SITE PLAN



LEGEND

- VEHICULAR CIRCULATION
- BICYCLE CIRCULATION
- PEDESTRIAN CIRCULATION
- PROP. GROUP LIVING
- PROP. OPEN SPACE AREA
- PROP. ROW
- FUTURE ROW

ZONING AND STRUCTURES SHOWN ARE FROM PRINCE GEORGE'S COUNTY GIS (PG ATLAS, 9/13/2024)

50 25 12.5 0 50
SCALE: 1" = 50'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE EXPOSED, USED OR MADE AVAILABLE TO ANY PERSON, ENTITY OR CORPORATION WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/25/2024	COMMENTS FROM M-NCPPC	SCK / JD

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MDB230078
DRAWN BY: SCK
CHECKED BY: JD
DATE: 09/17/2024
CAD I.D.: P-CIVL-OVRL

PROJECT:

ZMA-2024-002

FOR

THE MARK

PROPOSED DEVELOPMENT

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGES COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
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MD@BohlerEng.com

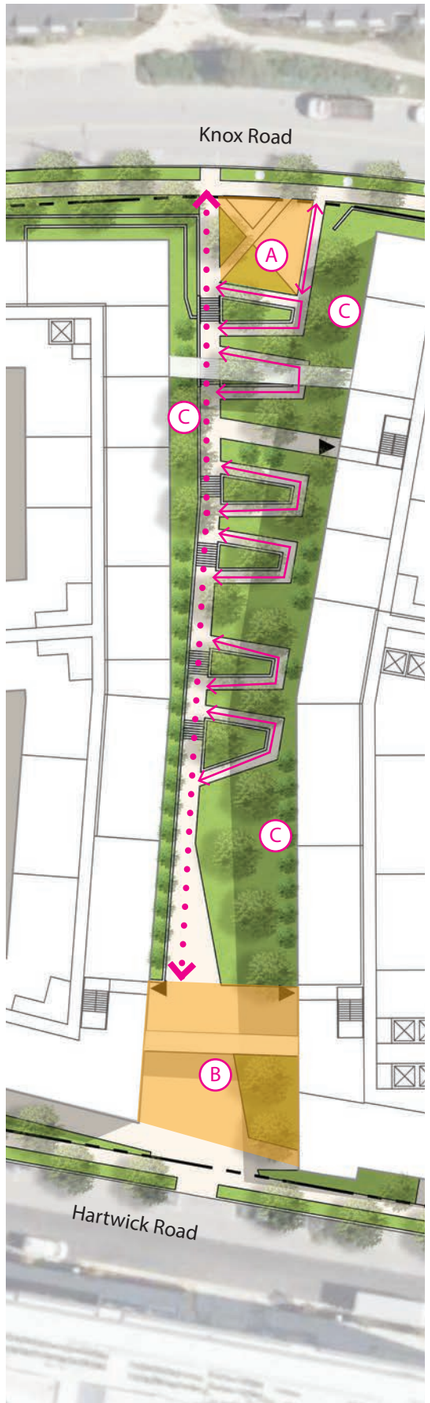
J. DIMARCO
PROFESSIONAL ENGINEER
12/23/2024
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34390, EXPIRATION DATE: 12/23/2026

SHEET TITLE:
ADJACENT CONDITIONS AND CONNECTIVITY PLAN

SHEET NUMBER:
C-2

REVISION 1 - 10/25/2024

Dec 03, 2024
C:\PROGRAMDATA_BOHLER\C1D2024\TEMP\ACPUBLISH_41924\P-CIVL-OVRL-MDB230078-----LAYOUT C-2 OVRL





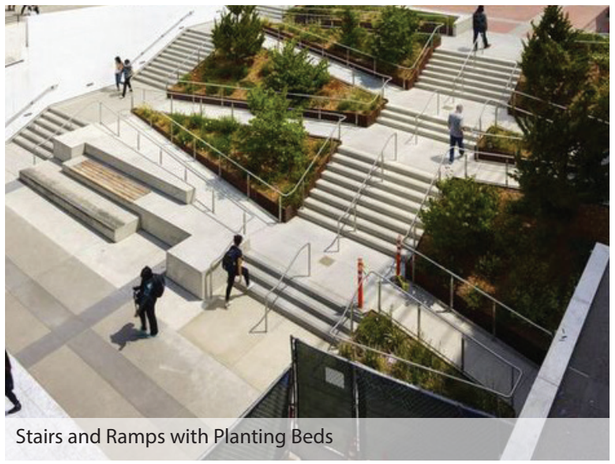
Stairs and Ramps with Bio-Rentention



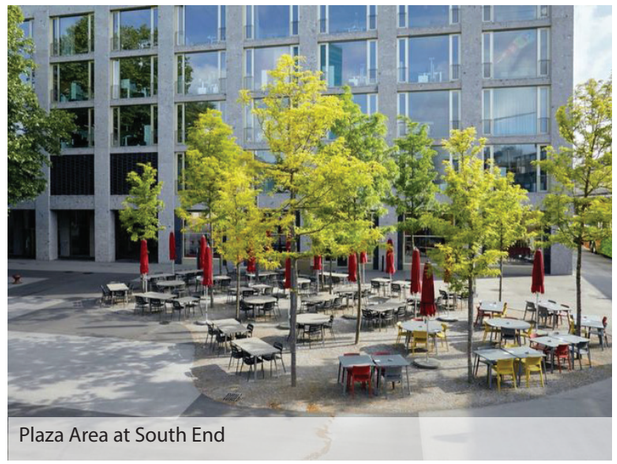
Plaza Area at North End



Plaza Area at North End



Stairs and Ramps with Planting Beds



Plaza Area at South End



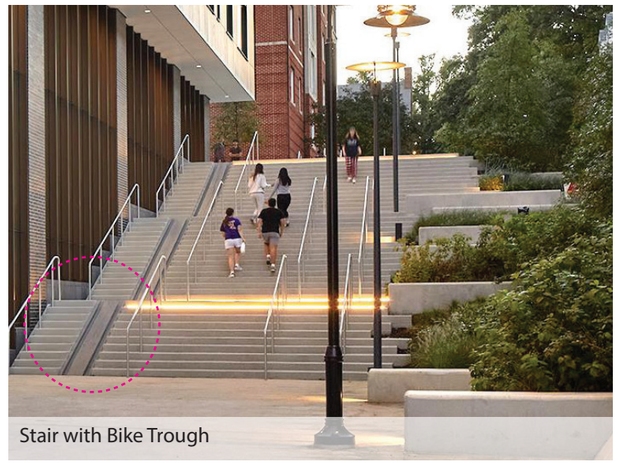
Plaza Area at South End

A. Plaza Area at North End
B. Plaza Area at South End
C. Passive Recreation Area

Pathway with Stairs and Bicycle Trough

ADA Ramp

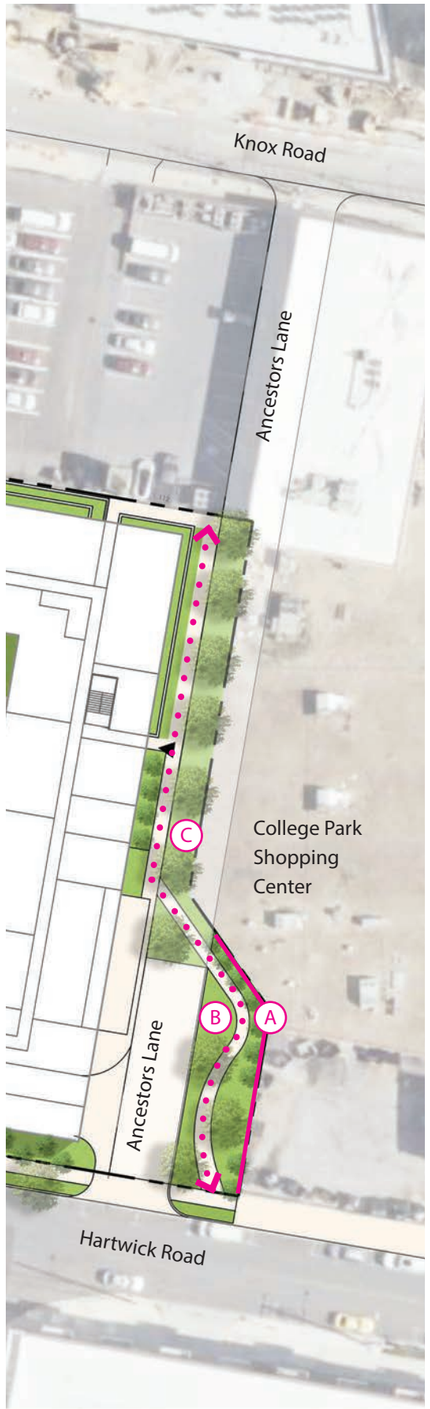
1.THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN. PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
2. FINAL PLANTING LOCATIONS ARE SUBJECT TO FINAL ENGINEERING, UTILITIES AND MDOT APPROVAL.



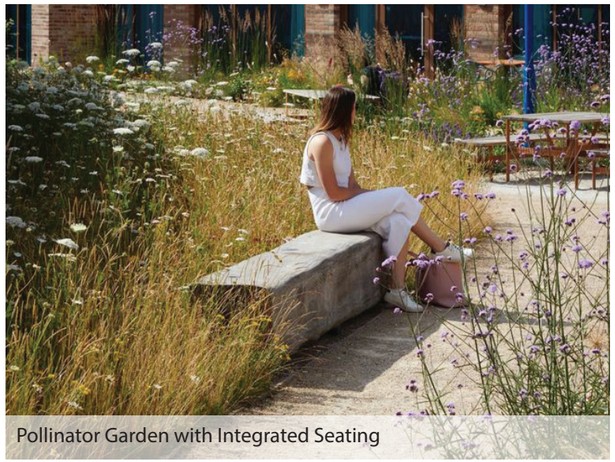
Stair with Bike Trough



Ramp with Integrated Seating

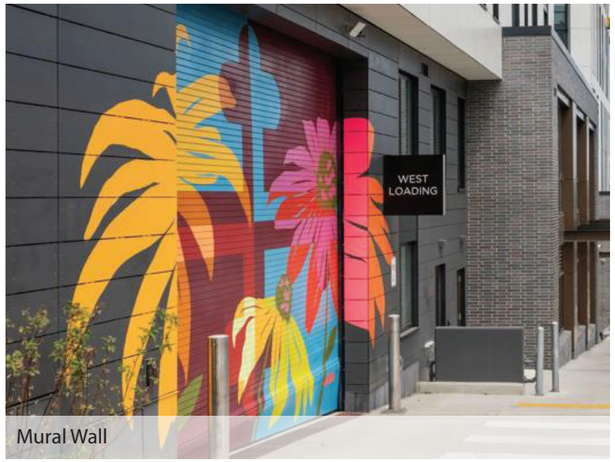



Pedestrian Light Fixture


Pollinator Garden with Integrated Seating


Pollinator Garden with Reflecting Wall


Ballard Light Fixture



Mural Wall

A. Mural Wall/ Reflecting Wall
B. Pollinator Garden
C. Planned Transition Green Space

Pathway for future extensions of the Ancestor Lane

1.THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN. PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
2. FINAL PLANTING LOCATIONS ARE SUBJECT TO FINAL ENGINEERING, UTILITIES AND MDOT APPROVAL.


Pollinator Garden with Native and Adapted Plants



NOTES:

1. THE SUBJECT PROPERTY IS PHASE I, COLLEGE PARK TOWERS CONDOMINIUM AS RECORDED IN PLAT BOOK NLP 112 PAGE 71 AND PHASE II, COLLEGE PARK TOWERS CONDOMINIUM AS RECORDED IN PLAT BOOK NLP 114 PAGE 80, AND BEING THE OWNERS OF

4313 KNOX ROAD

UNIT 101 - TERRENCE P. COLL AND ELLEN BALDERSON COLL, BY VIRTUE OF A DEED DATED JULY 13, 1987 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 6735, FOLIO 927 FROM BARRETT PENAN.

UNIT 102 - CPT APARTMENTS, LLC, BY VIRTUE OF A DEED DATED JANUARY 18, 2018 AND RECORDED AMONG THE LAND RECORD OF PRINCE GEORGE'S COUNTY IN LIBER 40575, FOLIO 175 FROM CYNTHIA M. MOSS.

UNIT 103 - KNOX 103, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MARCH 15, 2017 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 39439, FOLIO 457 FROM J.C. REALTY, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY.

UNIT 104 - HEATHER PENELOPE JOHNPILLAI, TRUSTEE OF THE HEATHER PENELOPE JOHNPILLAI REVOCABLE TRUST DATED MARCH 2, 2017, AS TO A 50% INTEREST AND JOSEPH ADRIAN JOHNPILLAI, TRUSTEE OF THE JOSEPH ADRIAN JOHNPILLAI REVOCABLE TRUST DATED MARCH 2, 2017, AS TO A 50% INTEREST, BY VIRTUE OF A DEED DATED MARCH 2, 2017 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 39560, FOLIO 518 FROM HEATHER PENELOPE JOHNPILLAI AND JOSEPH ADRIAN JOHNPILLAI.

UNIT 105 - COLLEGE PARK PARTNERS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MARCH 9, 2020 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 43540, FOLIO 379 FROM JOSEPH D. WILHELM, PERSONAL REPRESENTATIVE OF THE ESTATE OF ADAM W. HARE.

UNIT 107 - DEEROT, INC., A TEXAS CORPORATION, BY VIRTUE OF A DEED DATED AUGUST 9, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 46126, FOLIO 494 FROM PBFG, LLC, A MARYLAND LIMITED LIABILITY COMPANY.

UNIT 110 - XIONG LIU AND SHI SHU, BY VIRTUE OF A DEED DATED NOVEMBER 16, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 41651, FOLIO 6 FROM JOHN F. KELLY.

UNIT 111 - LOWEN FAMILY, LLC, A COMMONWEALTH OF VIRGINIA LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED FEBRUARY 8, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 45208,FOLIO 244 FROM MARILYN LOWEN.

UNIT 112 - REBECCA N. CORDERO AND MELVIN L. SCHNEIDER, BY VIRTUE OF A DEED DATED AUGUST 24, 2004 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 20525, FOLIO 593 FROM CLEMENCIA G. AMIR.

UNIT 113 - JUSTIN DETIG, BY VIRTUE OF A DEED DATED DECEMBER 24, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 35551, FOLIO 181 FROM LISA DETIG.

UNIT 114 - RAMADAN GAD, BY VIRTUE OF A DEED DATED MARCH 19, 2015 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 36892, FOLIO 288 FROM S JAVED AMIR.

UNIT 115 - COLLEGE PARK PARTNERS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED APRIL 30, 2012 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 33583, FOLIO 161 FROM JONATHAN JAIZ WEIZMANN AND JESSICA MARGHERITE WEIZMANN.

UNIT 116 - GAVRIEL HAMPEL, BY VIRTUE OF A DEED DATED JUNE 12, 2020 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 43740, FOLIO 1 FROM GILAD HAMPEL.

UNIT 117 - TERRENCE P. COLL AND ELLEN B. COLL, BY VIRTUE OF A DEED DATED MAY 12, 1992 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 8308, FOLIO 687 FROM DALE L. EPPINGER AND SARA M. EPPINGER.

UNIT 118 - THE BAHN BOYS, LLC, BY VIRTUE OF A DEED DATED DECEMBER 13, 2004 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 21542, FOLIO 266 FROM MARC E. BAHN AND SHEILA A. BAHN.

UNIT 201 - LXGT LLC, BY VIRTUE OF A DEED DATED JANUARY 2, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 40536, FOLIO 517 FROM REZA AFSHAR.

UNIT 202 - DANIEL C. T. LIN AND TSZEMING TAI, BY VIRTUE OF A DEED DATED APRIL 1, 1983 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 5667, FOLIO 702 FROM COLLEGE ARK TOWERS, INC.

UNIT 203 - AHMAD V. AMERICA AND SHAHRZAD SHERRY MIRBOD, BY VIRTUE OF A DEED DATED JULY 28, 2014 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 36215, FOLIO 023 FROM BRENDA L. BENTON.

UNIT 204 - MACHIKO PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MAY 23, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34886, FOLIO 242 FROM MARK A. EPSTEIN.

UNIT 205 - REUBEN SAWDAYE AND ESTHER SAWDAYE, BY VIRTUE OF A DEED DATED AUGUST 13, 1993 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 8990, FOLIO 270 FROM JOAN MCQUILLEN AND JESSICA MCQUILLEN.

UNIT 206 - THE PHILLIP DOERR FAMILY TRUST, BY VIRTUE OF A DEED DATED MAY 28, 2004 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 20436, FOLIO 511 FROM ELISA B. LILIENFIELD.

UNIT 207 - FREDERIC ROCHE, BY VIRTUE OF A DEED DATED JUNE 10, 2016 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 38336, FOLIO 246 FROM SARAH TENNANT.

UNIT 208 - MDCONDO, LLC, BY VIRTUE OF A DEED DATED APRIL 20, 2015 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 37096, FOLIO 157 FROM CHARLES W. ARDOLINI.

UNIT 209 - SCOTT MARSHALL FRIEDMAN AND ALISON B. FRIEDMAN, BY VIRTUE OF A DEED DATED SEPTEMBER 4, 2020 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 44269, FOLIO 302.

UNIT 210 - YUE YING, BY VIRTUE OF A DEED DATED JULY 28, 2014 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 36215, FOLIO 35 FROM MARK A. EPSTEIN.

UNIT 211 - MACHIKO PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MARCH 21, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 40718, FOLIO 411 FROM CHEN FAMILY PARTNERSHIP.

UNIT 212 - LISA WEIHONG XIE. BY VIRTUE OF A DEED DATED DECEMBER 31, 2012 AND RECORDED AMONG THE LAND RECORD OF PRINCE GEORGE'S COUNTY IN LIBER 34339, FOLIO 44 FROM AMANDA MAKKI.

UNIT 213 - ALAMU CHOCKALINGAM, BY VIRTUE OF A DEED DATED AUGUST 31, 2015 AND RECORDED AMONG THE LAND RECORD OF PRINCE GEORGE'S COUNTY IN LIBER 37455, FOLIO 398 FROM RYAN P. GODFREY AND PATRICIA A. GODFREY.

UNIT 214 - XIAOHONG HU, BY VIRTUE OF A DEED DATED OCTOBER 29, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 46770, FOLIO 338 FROM SIEGFRIED G. BEHRENS.

UNIT 215 - LOWEN FAMILY, LLC, A COMMONWEALTH OF VIRGINIA LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED FEBRUARY 8, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNT IN LIBER 46208, FOLIO 251 FROM MARILYN LOWEN.

UNIT 216 - SRIDHAR KAREGOWDRA AND ANURADHA NUGULA, BY VIRTUE OF A DEED DATED DECEMBER 30, 2015 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 37755, FOLIO 503 FROM STEVEN M. FREY.

UNIT 217 - LOULOR PROPERTIES, LLC, BY VIRTUE OF A DEED DATED SEPTEMBER 3, 2003 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 18432, FOLIO 307 FROM ADAM BRETT HANIN AND MARCIA G. HANIN, BY THEIR ATTORNEY-IN-FACT ELLIOTT J HANIN.

UNIT 218 - HAROLD I. SMITH AND SANDRA J. SMITH, BY VIRTUE OF A DEED DATED JUNE 27, 1988 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 7016, FOLIO 932 FROM SAMUEL PRICE AND ELIZATH PRICE, HIS WIFE.

UNIT 301 - YUE YANG, BY VIRTUE OF A DEED DATED MAY 17, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 40984, FOLIO 388 FROM A'LEXA GENELLE HAWKINS.

UNIT 302 - DEEROT, INC., A TEXAS CORPORATION, BY VIRTUE OF A DEED DATED JULY 23, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 45989, FOLIO 266 FROM MARK JOSEPH MULLAUER.

UNIT 303 - AFFLUENT PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MAY 23, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34886, FOLIO 365 FROM MARK A. EPSTEIN.

UNIT 304 - MACHIKO PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MARCH 7, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34663, FOLIO 475 FROM WILLIAM B. NUCKOLS.

UNIT 305 - LAWRENCE GORDON, BY VIRTUE OF A DEED DATED JULY 22, 2004 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 20257, FOLIO 672 FROM KAELIN MANAGEMENT, INC.

UNIT 306 - RAMADAN GAD, BY VIRTUE OF A DEED DATED FEBRUARY 12, 2016 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 36756, FOLIO 164 FROM DARSHAN AND VIJAY ENTERPRISES, A MARYLAND LIMITED LIABILITY COMPANY.

UNIT 307 - HOWARD LOCK AND SARAH LOCK, BY VIRTUE OF A DEED DATED FEBRUARY 27, 2015 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 36755, FOLIO 247 FROM 307 KNOX, LLC, A MARYLAND LIMITED LIABILITY COMPANY.

UNIT 308 - STEVEN J. GANEY AND LAURELLA Z. GANEY, BY VIRTUE OF A DEED DATED DECEMBER 29, 1993 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 9342, FOLIO 693 FROM ROMEO S. DELROSARIO, ET AL.

UNIT 309 - MPHIT GARG AND ARCHNA GUPTA, BY VIRTUE OF A DEED DATED JUNE 29, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 46453, FOLIO 420 FROM AMIT PRAMANIK AND GUNEET KUMAR.

UNIT 310 - YIN WU AND PERRY QUN GAO, BY VIRTUE OF A DEED DATED DECEMBER 23, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 35547, FOLIO 113 FROM WILLIAM B. NUCKOLS.

UNIT 311 - DAVID SLOAN AND DEBORAH SLOAN, BY VIRTUE OF A DEED DATED APRIL 30, 2020 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 43671, FOLIO 226 FROM PALMER D. JONES AND JOSHUA COGAN.

UNIT 312 - JANE LEE STRIKER BAHN, TRUSTEE OF THE JANE LEE STRIKER BAHN REVOCABLE TRUST DATED MARCH 16, 2012, BY VIRTUE OF A DEED DATED MARCH 16, 2012 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 33509, FOLIO 038 FROM JANE S. BAHN.

UNIT 313 - SHAHZAD MIRBOD AND AHMAD AMERI, BY VIRTUE OF A DEED DATED MARCH 31, 2017 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 39446, FOLIO 30 FROM SARAH C. TENNANT.

UNIT 314 - DEEROT, INC., A TEXAS CORPORATION, BY VIRTUE OF A DEED DATED JULY 23, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 45989, FOLIO 114 FROM JANTIPA PATNAIK, TRUSTEE OF THE JANTIPA LIVING TRUST, AN INTER-VIVOS TRUST AGREEMENT.

UNIT 315 - KRISHNAMURTHY SUBRAMANIAN AND SUBHA SUBRAMANIAN, BY VIRTUE OF A DEED DATED AUGUST 25, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 46332, FOLIO 550 FROM JEFFREY KYBURZ AND KELLY KYBURZ.

UNIT 316 - ANTHONY DELEONIBUS AND JUDITH A. DELEONIBUS, BY VIRTUE OF A DEED DATED DECEMBER 12, 1997 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 11869, FOLIO 681 FROM TARA R. BESNER AND MARILYNNE BESNER.

UNIT 317 - JOANNE BOYLE PINOVER, BY VIRTUE OF A DEED DATED JUNE 21, 2023 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 48995, FOLIO 223 FROM CORNELIA BOYLE BISHOP, TRUSTEE, ET AL.

UNIT 318 - DANIEL L. BAUMAN AND ALVIN BAUMAN, BY VIRTUE OF A DEED DATED JUNE 6, 1990 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 7674, FOLIO 278 FROM ESTATE OF MARTHA R. SEABROOK.

UNIT 401 - LOWEN FAMILY, LLC, A COMMONWEALTH OF VIRGINIA LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED FEBRUARY 8, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 46208, FOLIO 258 FROM MARILYN LOWEN.

UNIT 402 - CPT APARTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MAY 15, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34766, FOLIO 263 FROM BESSIE PAPAS.

UNIT 403 - PBFG, LLC, BY VIRTUE OF A DEED DATED JANUARY 3, 2014 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 35588, FOLIO 1 FROM MARK A. EPSTEIN.

UNIT 404 - MARY E. SLAYTON, BY VIRTUE OF A DEED DATED FEBRUARY 25, 1983 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 5650, FOLIO 117 FROM COLLEGE PARK TOWERS, INC.

UNIT 405 - THOMAS A. TWOMEY, BY VIRTUE OF A DEED DATED MARCH 26, 2019 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 43134, FOLIO 1 FROM THOMAS A. TWOMEY AND HEATHER TWOMEY.

UNIT 406 - WENCHANG ZHANG AND YUQI YANG, BY VIRTUE OF A DEED DATED APRIL 4, 2014 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 35914, FOLIO 615 FROM STEVEN FREY OF OPM INVESTMENTS, LLC.

UNIT 407 - PATRICK MCDANIEL, BY VIRTUE OF A DEED DATED FEBRUARY 18, 2020 AN RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 43267, FOLIO 90 FROM JOSEPH M. TRUBIANO AND CONSTANCE J. TURBIANO.

UNIT 408 - YIN WU AND PERRY QUN GAO, BY VIRTUE OF A DEED DATED JUNE 10, 2016 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 38341, FOLIO 254 FROM JEREMY HULICK.

UNIT 409 - PATRICK KENNEDY, BY VIRTUE OF A DEED DATED JUNE 29, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 45970, FOLIO 594 FROM YU & YAN SPOUSAL LIFETIME ACCESS TRUST, DATED DECEMBER 27, 2012.

UNIT 410 - HELEN O. SALUD AND JOCELYN ANN S. VILLONGCO, BY VIRTUE OF A DEED DATED AUGUST 26, 1983 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 5751, FOLIO 568 FROM CPT ASSOCIATES LIMITED PARTNERSHIP.

UNIT 411 - DOME INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MAY 25, 2017 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 39778, FOLIO 583 FROM J.C. REALTY, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY.

UNIT 412 - LOOX, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED JANUARY 31, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34409, FOLIO 457 FROM MARK A. EPSTEIN.

UNIT 413 - AMY C. YEE AND HENRY W. YEE, BY VIRTUE OF A DEED DATED SEPTEMBER 24, 1921 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 46448, FOLIO 113 FROM YEELING TAI AND DIRK DAENINCK.

UNIT 414 - PHILIP ALAN SEILS, BY VIRTUE OF A DEED DATED OCTOBER 7, 1991 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 8088, FOLIO 43 FROM DANIEL E. SMATLAK.

UNIT 415 - REBECCA N. SCHNEIDER, BY VIRTUE OF A DEED DATED NOVEMBER 22, 1999 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 13544, FOLIO 209 FROM TINA COHEN.

UNIT 416 - MARK NEIDERFER AND LISA D'ACUNTO, BY VIRTUE OF A DEED DATED OCTOBER 7, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 46729, FOLIO 528 FROM YEELING TAI AND DIRK DAENINCK.

UNIT 417 - DOME INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED FEBRUARY 27, 2019 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 41967, FOLIO 363 FROM SHIN SHIN CHEN, SHU C. SHEN AND HONG S. CHEN [DECEASED]

UNIT 418 - XIAOHONG HU, BY VIRTUE OF A DEED DATED MAY 25, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 40981, FOLIO 517 FROM JAMSHED H. SHAH AND ZAHIDA P. SHAH.

UNIT 501 - MONA YUDKOFF AND MARC YUDKOFF, BY VIRTUE OF A DEED DATED FEBRUARY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 21778, FOLIO 407 FROM GENIA GOZHANSKY AND SIMON GOZHANSKY.

UNIT 502 - THOMAS CLAYTON GUMP, BY VIRTUE OF A DEED DATED OCTOBER 24, 2012 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34133, FOLIO 298 FROM RICHARD M. JACOBS.

UNIT 503 - SGT COLLEGE PARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED NOVEMBER 9, 2006 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 26446, FOLIO 098 FROM STEVEN TZANEFF AND GROZDANKA S. TZANEFF.

UNIT 504 - XINLAN LI, BY VIRTUE OF A DEED DATED OCTOBER 24, 2012 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34199, FOLIO 295 FROM RICHARD M. JACOBS.

UNIT 505 - OLMY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MARCH 1, 2008 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 25517, FOLIO 334 FROM OLWYN DIAMOND AND MYRNA DIAMOND.

UNIT 506 - DAVID ROSE AND KELLY ROSE, BY VIRTUE OF A DEED DATED FEBRUARY 2, 2016 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 37893, FOLIO 125 FROM AHMAD SOOLARI AND HABIBEH SHAMS.

UNIT 507 - OLMY , LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED MARCH 1, 2008 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 25517, FOLIO 329 FROM OLWYN DIAMOND AND MYRNA DIAMOND.

UNIT 508 - BRYN REALTY, LLC, BY VIRTUE OF A DEED DATED MAY 30, 2003 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 17750, FOLIO 062 FROM JAMES R. HILL, TRUSTEE FOR THE JAMES R. HILL REVOCABLE LIVING TRUST AND ARDIS A. HILL, TRUSTEE FOR THE ARDIS A. HILL REVOCABLE LIVING TRUST.

UNIT 509 - XIANGHONG LI, BY VIRTUE OF A DEED DATED FEBRUARY 18, 2022 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 47320, FOLIO 543 FROM JOYCE DWORSKY-SROUR AND NASSY SROUR.

UNIT 510 - GREAT ARBOR ENTERPRISES MD LLC, BY VIRTUE OF A DEED DATED JANUARY 20, 2012 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 33276, FOLIO 254 FROM IAN MELTZER AND COURTNEY MELTZER.

UNIT 511 - MACHIKO PROPERTIES, LLC, BY DEED DATED OCTOBER 24, 2012 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34133, FOLIO 301 FROM RICHARD JACOBS.

UNIT 512 - THOMAS C. GUMP, BY VIRTUE OF A DEED DATED AUGUST 15, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 35228, FOLIO 594 FROM MELVIN L. SCHNEIDER AND HELEN J. SCHNEIDER.

UNIT 513 - ALVIN BAUMAN AND TRUSTEE OF THE ALVIN BAUMAN TRUST DATED JULY 26, 2000 FOR THE BENEFIT OF ALVIN BAUMAN, BY VIRTUE OF A DEED DATED JANUARY 27, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 44958, FOLIO 505 FROM ALVIN BAUMAN, TRUSTEE OF THE PHOEBE L. BAUMAN TRUST DATED JULY 26,2000 FOR THE BENEFIT OF PHOEBE L. BAUMAN AND DATED JULY 26, 2000 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 14322, FOLIO 197 FROM ALVIN BAUMAN AND PHOEBE L. BAUMAN AND DEBORAH R. BAUMAN.

UNIT 514 - PBFG CPT, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED AUGUST 26, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 42438, FOLIO 510 FROM RICHARD L. DICKSON AND ESTHER UNTERMAN MULLER.

UNIT 515 - YUHENG MEN AND YUXIN MEN, BY VIRTUE OF A DEED DATED JULY 12, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 35005, FOLIO 462 FROM ROBERT J. ANZELMO TRUST DATED JULY 28, 2004 AND RESTATED DECEMBER 17, 2012.

UNIT 516 - MICHAL GREENBERG, BY VIRTUE OF A DEED DATED OCTOBER 24, 2012 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34124, FOLIO 317 FROM RICHARD M JACOBS.

UNIT 517 - HONGWEI ZHENG AND HUI ZHUANG, BY VIRTUE OF A DEED DATED APRIL 5, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 34611, FOLIO 143 FROM ANA KOPSTEIN

UNIT 518 - EDMUND J. JARSKI AND MARY ANN JARSKI, BY VIRTUE OF A DEED DATED APRIL 8, 1983 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 5672, FOLIO 379 FROM COLLEGE PARK TOWERS, INC.

UNIT 601 - CPT APARTMENTS, LLC, BY VIRTUE OF A DEED DATED MAY 9, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 40933, FOLIO 532 FROM MARY S. BRUBAKER.

UNIT 602 - JUTTA THORNBERRY, TRUSTEE OF THE JUTTA THORNBERRY REVOCABLE TRUST U/T/A DATED
MARCH 28, 2007, BY VIRTUE OF A DEED DATED APRIL 10, 2007 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 27624, FOLIO 108 FROM JUTTA THORNBERRY.

UNIT 603 - MACHIKO PROPERTIES, LLC, BY DEED DATED JUNE 1, 2012 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 33763, FOLIO 619 FROM MARK A. EPSTEIN.

UNIT 604 - SGT COLLEGE PARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED NOVEMBER 9, 2006 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 26446, FOLIO 098 FROM STEVEN TZANEFF AND GROZDANKA S. TZANEFF.

UNIT 605 - KATHERINE DEBORAH STEWART F/K/A KATHERINE DEBORAH SHIELDS, BY VIRTUE OF A DEED DATED AUGUST 14, 2003 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 19872, FOLIO 561 FROM EDWARD B. SHIELDS, JR.

UNIT 606 - ROBERT KURT BURKHART AND MARY COLLETTE BURKHART, TRUSTEES OF THE ROBERT KURT BURKHART REVOCABLE TRUST AGREEMENT DATED AUGUST 16, 2021 AND ANY AMENDMENTS THERETO AND MARY COLLETTE BURKHART AND ROBERT KIRT BURKHARD, TRUSTEES OF THE MARY COLLETTE BURKHART REVOCABLE TRUST AGREEMENT DATED AUGUST 6, 2021, AND ANY AMENDMENTS THERETO, BY VIRTUE OF A DEED DATED AUGUST 16, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 46156, FOLIO 519 FROM ROBERT BURKHART AND MARY COLLETTE BURKHART.

UNIT 607 - DOME INVESTMENTS LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED SEPTEMBER 21, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 41429, FOLIO 555 FROM THE ESTATE OF HONG CHEN ALSO KNOWN AS HONG SHI CHEN.

UNIT 608 - COLLEGE PARK 608 LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED JULY 8, 2019 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 42359, FOLIO 336 FROM XINZHANG LI AND XIAOHONG.

UNIT 609 - K2 I LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED JULY 5, 2013 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 35029, FOLIO 507 FROM FLORIAN MAURICE ZEENDER AND JANE MARIE ZEENDER, BY FLORIAN M. ZEENDER, HER ATTORNEY IN FACT.

UNIT 610 - KNOX ROAD REALTY, LLC, BY VIRTUE OF A DEED DATED APRIL 11, 2011 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 32659, FOLIO 395 FROM RICHARD MONTALBANO, DANIEL PETER MONTALBANO AND DEBORAH LYNN CROSS.

UNIT 611 - LXGT LLC, BY VIRTUE OF A DEED DATED MAY 25, 2018 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 41033, FOLIO 447 FROM SHAHZAD SHAIKH.

UNIT 612 - KOBI ASSARAF, BY VIRTUE OF A DEED DATED MARCH 31, 2008 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 29582, FOLIO 470 FROM JOSE BLANCO AND CELIA BLANCO.

UNIT 613 - SANDEBEL PROPERTIES LLC, BY VIRTUE OF A DEED DATED JUNE 21, 2021 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 47062, FOLIO 38 FROM SANDRA B. COHEN.

UNIT 614 - DARRELL A. JENKINS, BY VIRTUE OF A DEED DATED MARCH 22, 2007 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 27521, FOLIO 316 FROM WARREN W. WATTS, JR.

UNIT 615 - JEFFREY GEORGE RICHARDSON, ALEXANDER JEFFREY RICHARDSON AND TINA ANN RICHARDSON, BY VIRTUE OF A DEED DATED MAY 31, 2016 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 38319, FOLIO 409 FROM IV BOYS II, LLC.

UNIT 616 - SGT COLLEGE PARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED NOVEMBER 9, 2006 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 26446, FOLIO 098 FROM STEVEN TZANEFF AND GROZDANKA S. TZANEFF.

UNIT 617 - MICHAL GREENBERG, BY VIRTUE OF A DEED DATED AUGUST 4, 2011 AND

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 20230132MD, WITH AN EFFECTIVE DATE OF DECEMBER 28, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

4. AGREEMENT DATED SEPTEMBER 26, 1961, BY AND BETWEEN COLLEGE PARK TOWERS LIMITED PARTNERSHIP AND THE WASHINGTON SUBURBAN SANITARY COMMISSION AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2606, FOLIO 200.; **AFFECTS 4313 KNOX ROAD PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

5. AGREEMENT DATED MAY 1, 1962, BY AND BETWEEN ROBERT I. SILVERMAN, ET AL., TENANTS IN PARTNERSHIP T/A COLLEGE PARK TOWERS AND THE WASHINGTON SUBURBAN SANITARY COMMISSION AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2705, FOLIO 461; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

6. AGREEMENT DATED NOVEMBER 9, 1962, BY AND BETWEEN COLLEGE PARK TOWERS, EDWARD K. JONES, ET AL. AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2769, FOLIO 264; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, PARKING AGREEMENT EASEMENT SHOWN.**

7. AGREEMENT DATED NOVEMBER 9, 1962, BY AND BETWEEN COLLEGE PARK TOWERS, EDWARD K. JONES, ET AL. AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 2769, FOLIO 268; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, SWIMMING POOL & RECREATION AREA EASEMENT SHOWN.**

8. DEED OF EASEMENT DATED NOVEMBER 19, 1998, BY AN BETWEEN COLLEGE PARK TOWERS CONDOMINIUM, INC., AND BELL ATLANTIC - MARYLAND, INC. AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 12992, FOLIO 119, **AFFECTS 4313 KNOX ROAD PROPERTY, EASEMENT IS SHOWN.**

9. COVENANTS, CONDITIONS, RESTRICTIONS, USES, LIMITATIONS, OBLIGATIONS, EASEMENTS, CHARGES, LIENS AND ASSESSMENTS SET FORTH IN DECLARATION COLLEGE PARK TOWER CONDOMINIUM DATED MARCH 5, 1982, BY COLLEGE PARK TOWERS LIMITED PARTNERSHIP AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 5509, FOLIO 345 AND THE BY-LAWS ATTACHED THERETO, AS AMENDED BY THE FOLLOWING: **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

A. FIRST AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED OCTOBER 27, 1982, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 5599, FOLIO 489; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

B. AMENDED BYLAWS OF THE UNIT OWNERS' ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 10123, FOLIO 252; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

C. AMENDED AND RESTATED BYLAWS OF THE UNIT OWNERS' ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM, INC. RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 33403, FOLIO 357; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

D. AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED APRIL 19, 2022, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 47640, FOLIO 552; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

10. MATTERS SHOWN ON THE CONDOMINIUM PLATS RECORDED IN PLAT BOOK NLP 112, PAGES 70, 71, 72 AND 73, INCLUSIVE, AS AMENDED IN PLAT BOOK NLP 114, PAGES 79-82; **AFFECTS 4313 KNOX ROAD AND 4330 HARTWICK ROAD, NOT PLOTTABLE, GENERAL IN NATURE.**

TITLE DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:

4313 KNOX ROAD:

ALL OF CONDOMINIUM UNIT NOS. 101, 102, 103, 104, 105, 107, 110, 111, 112, 113, 114, 115, 116, 117, 118, 201,202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 301, 302, 303, 304, 305,306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 401, 402, 403, 404, 405, 406, 407, 408, 409,410, 411, 412, 413, 414, 415, 416, 417, 418, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, B-1,PHASE II IN COLLEGE PARK TOWERS CONDOMINIUM (HEREINAFTER CALLED THE "CONDOMINIUM") ESTABLISHED BY COLLEGE PARK TOWERS LIMITED PARTNERSHIP UNDER THE PROVISIONS OF TITLE 11 OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, AS AMENDED, BY CONDOMINIUM DECLARATION DATED MARCH 5, 1982 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 5509, FOLIO 345, AS AMENDED BY THE FOLLOWING:

(A) FIRST AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED OCTOBER 27, 1982 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 5599, FOLIO 489;

(B) AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED APRIL 19, 2022 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 47640, FOLIO 552;

(C) CONDOMINIUM PLAT (CONSISTING OF FOUR SHEETS) RECORDED AS AFORESAID IN CONDOMINIUM PLAT BOOK NLP 112, PAGES 70, 71, 72 AND 73, INCLUSIVE; AND

(D) FIRST AMENDMENT TO CONDOMINIUM PLAT RECORDED AS AFORESAID IN CONDOMINIUM PLAT BOOK NLP 114, PAGES 79-82.

TOGETHER WITH AN UNDIVIDED INTERESTS IN THE COMMON ELEMENTS, COMMON EXPENSES AND COMMON PROFITS SET FORTH IN THE AFORESAID CONDOMINIUM.

4330 HARTWICK ROAD:

ALL OF CONDOMINIUM UNIT NOS. 101, 102, 103, 104, 105, 107, 111, 113, 115, 117, 201, 202, 203, 204, 205, 207, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 401,402, 403, 405, 406, 408, 407, 409, 410, 411, 412, 413, 414, 416, 418, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 516, 517, 518, 601, 602, 603, 604, 605, 606, 608, 610, 611, 612, 613, 614, 615, 616, 617, 618 PHASE I IN COLLEGE PARK TOWERS CONDOMINIUM (HEREINAFTER CALLED THE "CONDOMINIUM") ESTABLISHED BY COLLEGE PARK TOWERS LIMITED PARTNERSHIP UNDER THE PROVISIONS OF TITLE 11 OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, AS AMENDED, BY CONDOMINIUM DECLARATION DATED MARCH 5, 1982 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 5509, FOLIO 345, AS AMENDED BY THE FOLLOWING:

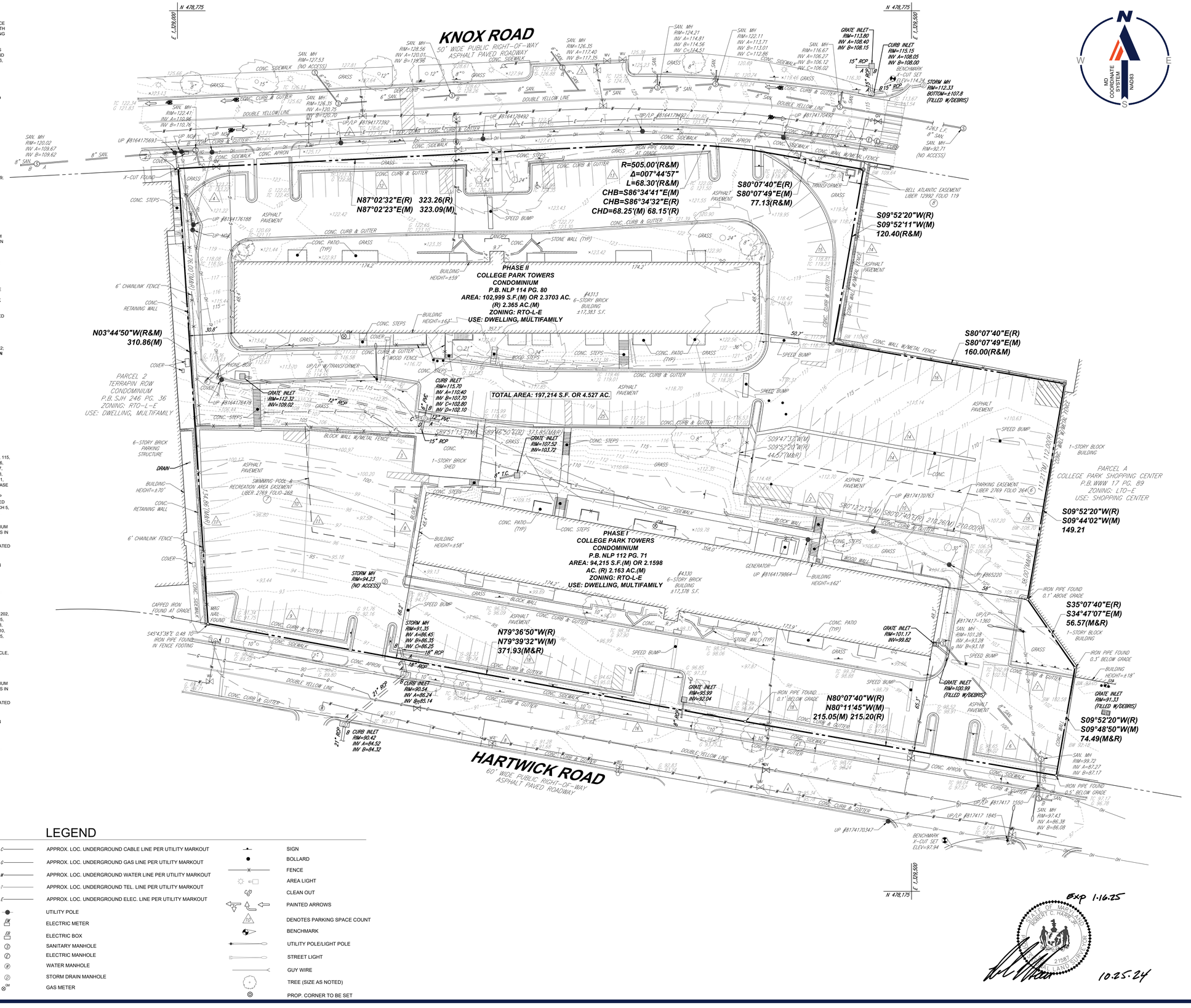
(A) FIRST AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED OCTOBER 27, 1982 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 5599, FOLIO 489;

(B) AMENDMENT TO THE DECLARATION OF COLLEGE PARK TOWERS CONDOMINIUM DATED APRIL 19, 2022 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 47640, FOLIO 552;

(C) CONDOMINIUM PLAT (CONSISTING OF FOUR SHEETS) RECORDED AS AFORESAID IN CONDOMINIUM PLAT BOOK NLP 112, PAGES 70, 71, 72 AND 73, INCLUSIVE; AND

(D) FIRST AMENDMENT TO CONDOMINIUM PLAT RECORDED AS AFORESAID IN CONDOMINIUM PLAT BOOK NLP 114, PAGES79-82.

TOGETHER WITH AN UNDIVIDED INTERESTS IN THE COMMON ELEMENTS, COMMON EXPENSES AND COMMON PROFITS SET FORTH IN THE AFORESAID CONDOMINIUM.



LEGEND

123	EXISTING CONTOUR	c	APPROX. LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT
X 123.45	EXISTING SPOT ELEVATION	g	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
X EP 123.45	EXIST. EDGE OF PAVEMENT ELEVATION	w	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
X TC 123.45	EXIST. TOP OF CURB ELEVATION	t	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
X G 122.95	EXIST. GUTTER ELEVATION	e	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
X TW 123.45	EXIST. TOP OF WALL ELEVATION		UTILITY POLE
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	EM	ELECTRIC METER
	HYDRANT	EB	ELECTRIC BOX
	FIRE DEPARTMENT CONNECTION	S	SANITARY MANHOLE
WV	WATER VALVE	E	ELECTRIC MANHOLE
GV	GAS VALVE	D	STORM DRAIN MANHOLE
OH	OVERHEAD WIRES	GM	GAS METER
	SIGN		
	BOLLARD		
	FENCE		
	AREA LIGHT		
	CLEAN OUT		
	PAINTED ARROWS		
10	DENOTES PARKING SPACE COUNT		
	BENCHMARK		
	UTILITY POLE/LIGHT POLE		
	STREET LIGHT		
	GUY WIRE		
	TREE (SIZE AS NOTED)		
	PROP. CORNER TO BE SET		

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BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	02/12/24	ADDED TITLE TO SURVEY	JEB / SU
2	07/18/24	ADDED TREES	JEB / JEB
3	10/25/24	ADDED ZONING AND USE LABELS	JEB / JEB

PROJECT No.:	MDB230078.00
DRAWN BY:	S.U.
CHECKED BY:	L.F.
DATE:	01/04/2024
CAD I.D.:	ALT0
FIELD DATE:	12/11/2023
CREW CHIEF:	M.O. / J.D.
APPROVED:	J.B.

PROJECT:

ALTA/NSPS LAND TITLE SURVEY

FOR

LANDMARK
COLLEGE PARK

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGES COUNTY
MARYLAND

BOHLER
12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

30 15 7.5 0 30
1"= 30'

SHEET NUMBER: 2 OF 2

01/05/2024

EXP 1.16.25

10.25.24

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant The Mark at College Park , LLC Case No. (where applicable) ZMA-2024-002

Address of Applicant 315 Oconee St, Athens, GA 30601

Identity of the Property/ Subject of Application 4330 Hartwick Road & 4313 Knox Road, College Park, MD 20740 Type of Application (see § 5-833(d)) Planned Development Zoning Map Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes _____ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes _____ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. X All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
N/A Landmark Collegiate Development, LLC

2. X Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — 10/15/24 Date

W. Christopher Hart
Printed Name of Signer

Authorized Signatory
Title of Signer (Authorized to sign for the business entity)

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit

(Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity[1], is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant PAUL S. FRIDI Case No. (where applicable) ZMA-2024-002

Address of Applicant 9404 CORSICA DRIVE, BETHESDA, MD 20814

Identity of the Property/ Subject of Application 4330 Hartwick Road & 4313 Knox Road , College Park , MD 20740 Type of Application (see §5-833(d)) Planned Development Zoning Map Amendmen

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

_____	_____
_____	_____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __X__ No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes __X__ No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

Name of Member	Date	Name of Contributor
_____	_____	_____
_____	_____	_____
_____	_____	_____

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

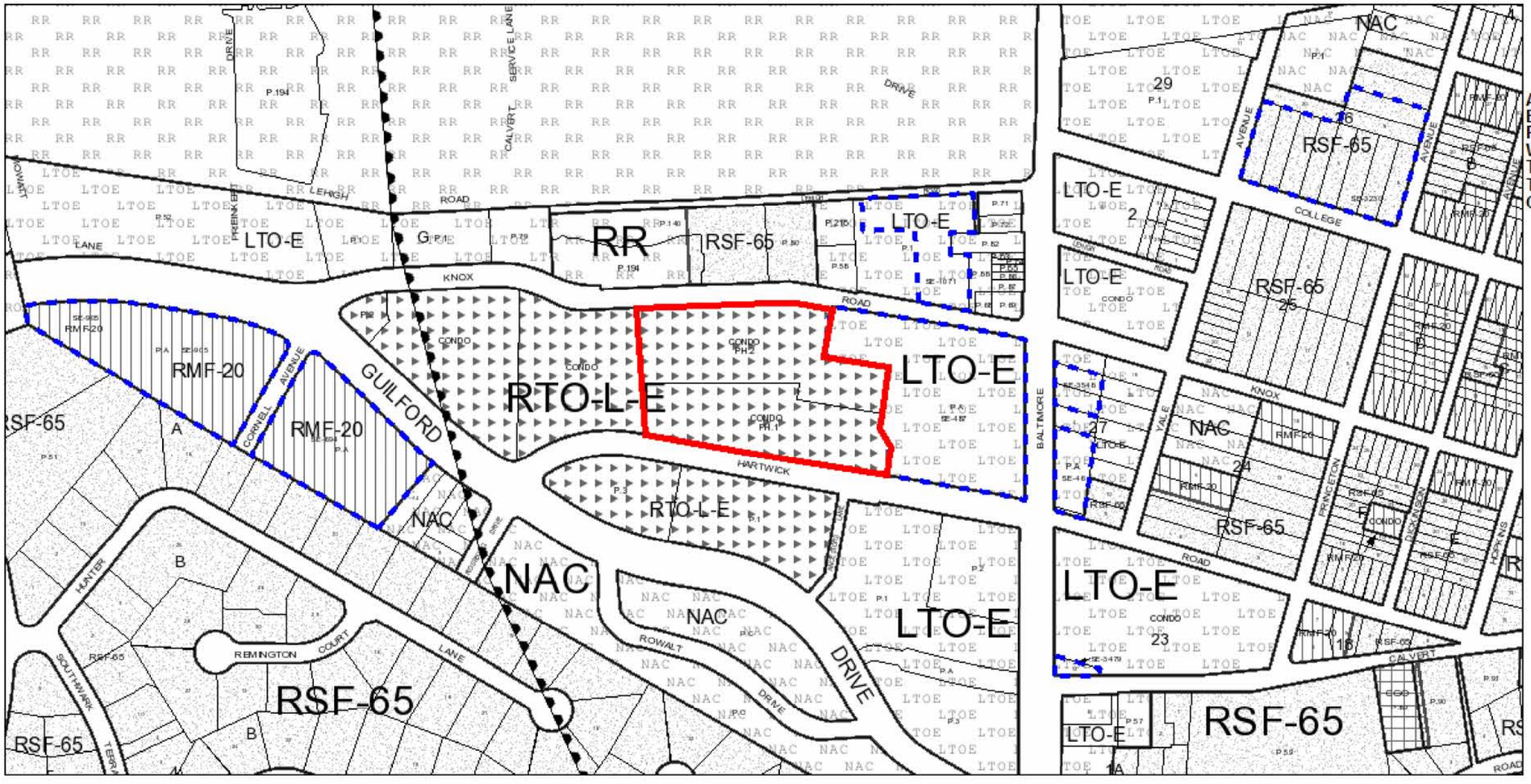
_____ 9/26/24
Signature (original to be filed with the Clerk) Date

PAUL S. FOLDI
Printed Name of Signer

PRESIDENT of UNIT OWNERS of College Park Tower CONDOMINIUM, INC
Title of Signer (if applicable)

ZONING SKETCH MAP

APP NO: ZMA-2024-002
EXISTING ZONE: _____
PLANNING AREA: 66
WSSC GRID: 209NE04
TAX MAP: 33
TAX GRID: C4
COUNCIL DISTRICT: 3



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 10/15/2024

March 27, 2025

VIA EMAIL
Evan King
Prince George's County
M-NCPPC
Zoning Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Email: evan.king@ppd.mncppc.org

Re: ZMA-2024-002: The Mark at College Park, 4330 Hartwick Road and 4313 Knox Road, College Park, Maryland
Public Benefit Features

Dear Mr. King:

On behalf of the applicant, The Mark at College Park, LLC (the "**Applicant**"), CLHatcher LLC has prepared this letter to provide additional detail regarding the public benefit features proposed in connection with the Planned Development (PD) Zoning Map Amendment ("**PD-ZMA**") application, ZMA-2024-002 (the "**Application**"). Specifically, this letter responds to questions and concerns raised by Maryland-National Capital Park and Planning Commission ("**M-NCPPC**") staff regarding whether the public benefits proposed by the Applicant in the Application exceed the standards that would otherwise be applicable to the base zone, RTO-L-E (Regional Transit-Oriented, Low Intensity, Edge).

Accordingly, the following lists the public benefits proposed in connection with the Application and compares the proposed public benefits against the requirements that would otherwise be required in the RTO-L-E Zone. In addition, the Applicant proposes the PD Conditions of Approval attached hereto as Exhibit A.

- **Architecture and Design**:
    - Fenestration (Street-Facing Façade Area of Ground Floor):
        - Base Requirement: 15%.[1]
        - Proposed: At least 25%.
    - Green Building Standards:
        - Base Requirement: 4 Green Building Points.[2]
        - Proposed: At least 8 Green Building Points.

[1] Zoning Ordinance, §27-6903(g).
[2] Zoning Ordinance, §27-61603.

- Bike Parking:
  - Base Requirement: 104 Bicycle Parking Spaces.[3]
  - Proposed: At least 204 Bicycle Parking Spaces.

- Open Space Set Aside:
  - Base Requirement: 7.5%.[4]
  - Proposed: At least 12.5%.

- **Greenway / Pedestrian Promenade**:

  - Greenway (Pedestrian Promenade) (*generally*):
    - Base Requirement: None.
    - Proposed:
      - Pedestrian, bicycle and ADA accessible greenway.
      - Provides open space and passive recreation areas along the interior facades of the proposed buildings featuring trees, shrubbery, groundcover, and seating areas.
      - Creates welcoming spaces for the public to relax, gather and enjoy the outdoors.
      - Includes plazas at the northern and southern ends of the greenway, which will:
        - Act as community hubs for social interaction.
        - Provide seating and gathering space for public enjoyment.
        - Advance the 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment (the "**Master Plan**") recommendation to promote plazas to provide gathering spaces for enjoyment of the outdoors and community well-being.
      - Enhanced connectivity:
        - This advances the Master Plan goal of creating attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists.
      - Placemaking.

  - Public Artwork:
    - Base Requirement: None.
    - Proposed: A piece of public art will be provided in the greenway / pedestrian promenade area.

[3] Zoning Ordinance, §27-6309(a)(2) (4 bicycle spaces plus 2 additional bicycle spaces for every ten parking spaces).
[4] Zoning Ordinance, §27-6404(a).

- Benches / Seating:
  - Base Requirement: None.
  - Proposed: At least four (4) benches / seating areas will be incorporated into the greenway / pedestrian promenade area.

- Bicycle "Fix-it" / Repair Stations:
  - Base Requirement: None.
  - Proposed: At least one (1) bicycle "fix-it" / repair station will provided in the greenway / pedestrian promenade area.

- Bicycle Trough:
  - Base Requirement: None.
  - Proposed: One (1) bicycle trough will be provided along the greenway / pedestrian promenade stairway.

- Interactive Artwork:
  - Base Requirement: None.
  - Proposed: At least one (1) piece of interactive artwork will be provided in the greenway / pedestrian promenade area.

- Trash Receptacles:
  - Base Requirement: None.
  - Proposed: At least two (2) trash and two (2) recyclable receptacles will be provided in the greenway / pedestrian promenade area.

- Wayfinding:
  - Base Requirement: None.
  - Proposed: At least two (2) wayfinding signs will be provided within the greenway / pedestrian promenade area.

- **Pocket Park / Greenspace**:

  - Pocket Park / Greenspace (*generally*):
    - Base Requirement: None (mandatory dedication of parkland will be provided through recreational facilities at the Preliminary Plan of Subdivision stage).
    - Proposed:
      - Small pocket park / greenspace on the eastern boundary of the property.
      - Advances the Master Plan recommendation to promote pocket parks to provide gathering spaces for enjoyment of the outdoors and community.

- Public Artwork:
  - Base Requirement: None.
  - Proposed: At least one (1) piece of public artwork will be provided within the pocket park area.

- Free Little Art Gallery/Library or Beehive:
  - Base Requirement: None.
  - Proposed: At least one (1) of a beehive, free little art gallery, or free little library will be provided within the pocket park area.

- Benches/Seating:
  - Base Requirement: None.
  - Proposed: At least one (1) bench/seating area will be incorporated into the pocket park area.

- Pollinator Garden:
  - Base Requirement: None.
  - Proposed: A pollinator garden will be provided within the pocket park area.

- Wayfinding:
  - Base Requirement: None.
  - Proposed: At least one (1) wayfinding sign will be provided within the greenway / pedestrian promenade area.

- **Ancestor's Lane Extension**:

  - Ancestor's Lane Extension (generally):
    - Base Requirement: None.
    - Proposed:
      - 24-foot-wide street within a 28-foot-wide public access easement.
      - Creates a mid-block throughway in continuation of the existing Ancestor's Lane located south of Hartwick Road.
      - 4-foot-wide landscaped strip and a 5-foot-wide sidewalk within a public access easement to accommodate additional pedestrian access between Knox Road and Hartwick Road.

  - Public Artwork:
    - Base Requirement: None.
    - Proposed: One (1) piece of public artwork on the building façade facing Ancestor's Lane.

Respectfully,



Christopher L. Hatcher
CLHatcher LLC



Jonathan C. Martin
CLHatcher LLC

Enclosure

cc: Jeremy Hurlbutt | M-NCPPC
Sherri Conner | M-NCPPC

EXHIBIT A

PROPOSED PD CONDITIONS OF APPROVAL
ZMA-2024-002

1. Prior to approval of the detailed site plan, the detailed site plan shall show the following:

    a. At least 25% fenestration for street-facing façade area of ground floor for each building.

    b. The detailed site plan notes shall show that the development will earn at least eight (8) Green Building Points from the Green Building Point System provided in Table 27-61603(b) of the Zoning Ordinance.

    c. At least 204 bicycle parking spaces within the development.

    d. At least 12.5% of the subject land will be utilized for the purpose of open space.

    e. A greenway / pedestrian promenade, which shall include the following:

        i. Two (2) plazas at the north and south ends of the greenway / pedestrian promenade.

        ii. An ADA-accessible ramp.

        iii. One (1) piece of public art.

        iv. At least four (4) benches/seating areas.

        v. At least one (1) bicycle repair / "fix it" station.

        vi. One (1) bicycle trough.

        vii. At least one (1) piece of interactive artwork.

        viii. At least two (2) trash and two (2) recyclable receptacles.

        ix. At least two (2) wayfinding signs.

    f. A greenspace / pocket park, which shall include:

        i. At least one (1) piece of public artwork.

        ii. At least one (1) of a beehive, free little art gallery, or free little library.

iii. At least one (1) bench / seating area.

iv. A pollinator garden.

g. An extension of Ancestor's Lane, which shall include:

i. A 24-foot-wide street.

ii. A 4-foot-wide landscaped strip.

iii. A 5-foot-wide sidewalk.

iv. One (1) piece of public art on the building façade facing Ancestor's Lane.

PLANNED DEVELOPMENT
ZONING MAP AMENDMENT
ZMA-2024-002

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

The Mark at College Park, LLC (the "**Applicant**") by and through its attorneys, CLHatcher LLC, submits this Planned Development ("**PD**") Zoning Map Amendment ("**ZMA**") Justification Statement (the "**Statement**") to demonstrate that the proposed rezoning of the subject property is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code (the "**Zoning Ordinance**"), the *2010 Approved Central US 1 Sector Plan and Sectional Map Amendment* (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property is located at 4330 Hartwick Road and 4313 Knox Road, known as College Park Towers, and consists of ±4.62 acres located north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue) (the "**Property**").

The Property is zoned RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) pursuant to the Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area and the Innovation Corridor of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein, the Applicant proposes to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**").[1] Accordingly, the Applicant respectfully requests that the District Council approve this ZMA application.

II. PROPERTY DATA

Location:	4330 Hartwick Road and 4313 Knox Road, College Park, MD 20740.

[1] The Applicant is submitting this PD-ZMA for approval of the Proposed Rezoning. This ZMA and this Statement may be amended from time to time to accurately reflect modifications or changes to the Proposed Rezoning of the Property.

Tax Map #:	33-C4.
Frontage:	Knox Road (to the north). Hartwick Road (to the south).
Election District:	1.
Legislative District:	21.
Councilmanic District:	3.
Acreage:	±4.62 Acres.
Current Zoning:	RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge).
Municipality:	College Park.
Subdivision:	College Park Towers Condominium Phase 1 and Phase 2.
Existing Water Category:	W-3.
Existing Sewer Category:	S-3.
Historic:	N/A.
Master Plan & SMA:	*The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*.
General Plan:	*Plan Prince George's 2035.*
Growth Policy Area:	College Park/UM Metro/M Square Purple Line Regional Transit District; Innovation Corridor.

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is located in the City of College Park in the RTO-L-E Zone north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue). The Property is bound to the west by the Terrapin Row Apartments and the Aspen Heights College Park

apartment complexes in the RTO-L-E Zone; to north by the Knox Road right-of-way and University of Maryland-owned student housing in the RR (Rural Residential) and the RSF-65 (Residential, Single-Family-65) Zones; to the east by the College Park Shopping Center consisting of various retail and commercial uses in the LTO-E (Local Transit-Oriented, Edge) Zone and US 1 (Baltimore Avenue); and to the south by the Hartwick Road right-of-way and the Standard at College Park in the RTO-L-E Zone. Further to the west past the Terrapin Row Apartments and the Aspen Heights College Park Apartments and across the Guilford Drive right-of way are the Hope Lutheran Church and Student Center and the Catholic Student Center in the RMF-20 (Residential, Multifamily – 20) Zone; to the north past the University of Maryland-owned student housing buildings and across the Lehigh Road right-of-way is the University of Maryland South Campus in the RR Zone; to the east past the College Park Shopping Center and across the US 1 (Baltimore Avenue) right-of-way are various commercial and retail uses in the LTO-E Zone and two (2) single-family residential homes in the RSF-65 (Residential, Single-Family – 65) Zone; and to the south past the Standard at College Park apartment complex and across the Guilford Drive right-of-way are Maryland State-owned student housing buildings in the NAC (Neighborhood Activity Center) Zone and single-family residential homes in the RSF-65 Zone.

IV. PROPOSED PLANNED DEVELOPMENT ZONING MAP AMENDMENT

ZMA-2024-002 is proposed to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**"). Following the Proposed Rezoning, the Applicant proposes to develop two (2) high-density buildings consisting of multifamily residential dwellings (the "**Proposed Development**"). The Proposed Development will comply with the applicable development standards of the RTO-PD Zone to redevelop the Property with context-sensitive infill development that is compatible with the surrounding neighborhood.

V. LAND USE BACKGROUND

A. 2014 *Plan Prince George's 2035 General Plan (the "General Plan")*

The Property is located within the General Plan's College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area. The General Plan stipulates that Regional Transit Districts are "high-density, vibrant, and transit-rich mixed-use areas envisioned to capture the majority of future residential and employment growth and development in the County." The Proposed Development will provide high-quality and high-density multifamily residential development, which contributes to meeting the housing and employment needs of the surrounding community dominated by the University of Maryland, its students, and employees. Further, the siting and scale of the Proposed Development is compatible with the surrounding high-density multifamily residential developments.

The Property is also located in the Mixed-Use generalized future land use area. The General Plan stipulates that properties within the Mixed-Use future land use area and the College Park/UM Metro/M Square Purple Line Regional Transit District should be used (i) as a mix of "residential, commercial, employment and institutional uses" that "vary with respect to their dominant land uses," (ii) with housing mix being comprised "[p]redominantly [of] high-rise and mid-rise apartments and condos, townhouses," and (iii) with a residential density of 40 or more dwelling units per acre. The Proposed Development is designed in a way that significantly advances these General Plan goals by providing the residential component of the residential and University of Maryland-centric Mixed-Use generalized future land use area with multifamily residential uses in high-rise apartment buildings with residential density exceeding 40 dwelling units per acre.

B. *The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which designates the Property in the Residential High future land use area. The Master Plan stipulates that properties in the Residential High land use area should be developed with "[d]etached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre." The Proposed Development advances these Master Plan recommendations and goals by providing attached residential multifamily dwelling units at high densities exceeding twenty (20) dwelling units per acre. Further, the development of high-density student-housing building within the walkable node in close proximity to the University of Maryland advances various Master Plan goals, policies, recommendations and strategies, such as:

- Concentrating higher density residential development in the walkable nodes;[2]
- Concentrating student housing in locations that are adjacent and in close proximity to the University of Maryland;[3] and
- Preserving the character of the surrounding residential neighborhood.[4]

VI. ANALYSIS – PLANNED DEVELOPMENT ZONING MAP AMENDMENT

A. §27-3602(b) – PD ZMA Procedure

(b) This Subsection identifies additions or modifications to the standard review procedures in Section 27-3400, Standard Review Procedures, that apply to development applications for a PD map amendment. Figure 27-3602(a) identifies key steps in the planned development map amendment procedure.

(1) Pre-Application Conference

See Section 27-3401, Pre-Application Conference.

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on July 26, 2024. The Applicant provided an overview of the subject ZMA application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

[2] *See* Master Plan, Housing Policy 1; Master Plan, Economic Development and Revitalization Policy 5; and Master Plan, Land Use and Urban Design Goals (Page 51).
[3] *See* Master Plan, Housing Policy 1.
[4] *See* Master Plan, Land Use and Urban Design Goals (Page 51).

(2) Pre-Application Neighborhood Meeting

See Section 27-3402, Pre-Application Neighborhood Meeting.

Comment: Pursuant to and in accordance with Sections 27-3402 and 27-3602(b)(1) of the Zoning Ordinance, the Applicant conducted a Pre-Application Neighborhood Meeting for ZMA-2024-002 on September 19, 2024 at College Park City Hall, 7401 Baltimore Avenue, Council Chamber (2nd Floor), College Park, MD 20740. The Applicant has prepared and provided a neighborhood meeting summary together with this ZMA application. In addition, the Applicant has provided a copy of the neighborhood meeting summary via email to all neighborhood meeting attendees that provided an email address.

B. §27-3602(a) – PD Submittal Requirements

(a) Planned Development (PD) Map Amendment Submittal Requirements

(1) The PD map amendment application shall be submitted to the Planning Director by the owner of the property or his authorized representative.

Comment: The PD ZMA application has been submitted by the Applicant, the contract purchaser of the Property, which has been authorized to submit such application by the owner of the Property.

(2) PD map amendment plats and site plans shall be prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

Comment: All PD ZMA plats and site plans submitted together with this Statement have been prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

(3) Upon filing the application, the applicant shall pay to the Planning Board *a fee to help defray the costs related to processing the application.*

Comment: The Applicant has paid or will pay all fees due to the Planning Board in connection with this PD-ZMA application.

(4) If more than 1 drawing is used, all drawings shall be at the same scale (where feasible).

Comment: Where feasible, all drawings submitted together with this Statement are at the same scale.

(5) A PD map amendment application shall include the following:

(A) A signed application form, which shall include:

(i) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;

(ii) The street address of the property, name of any municipality the property is in, and name and number of the Election District the property is in;

(iii) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation must be signed by those officers empowered to act for the corporation;

(iv) The name, address, and telephone number of the correspondent;

(v) A statement listing the name, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the property or the contract purchaser(s);

(vi) If any owner or contract purchaser(s) is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. This statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors; and

(vii) If the owner or contract purchaser(s) is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds).

Comment: The Applicant has submitted a PD ZMA application together with this Statement.

(B) Four copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor, which shall show:

(i) The present configuration of the property, including bearings and distances (in feet) and the total area of the property (in either acres or square feet);

(ii) The property's lot and block number, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

(iii) The names and owners of record, or subdivision lot and block numbers, of adjoining properties;

(iv) The name, location, distance to the center line, and right-of-way width of all abutting streets. If the property is not located at the intersection of 2 streets, the distance to, and the name of, the nearest intersecting street shall be indicated;

(v) A north arrow and scale (no smaller than 1 inch equals 400 feet);

(vi) The total area of the property (in either square feet or acres);

(vii) The location of all existing buildings on the property; and

(viii) The subject property outlined in red.

Comment: Four copies of an accurate plat, prepared, signed, sealed by a registered engineer or land surveyor, and showing the information required by this provision, have been submitted together with this Statement.

(C) Four copies of the zoning map page on which the property is located, plotted to scale and outlined in red;

Comment: Four copies of the zoning map page showing the Property's location (plotted to scale with the Property outlined in red) have been submitted together with this Statement.

(D) A vicinity map;

Comment: A vicinity map has been submitted together with this Statement.

(E) A copy of the applicant's informational mailing letter, list of addresses, and signed affidavit of mailing;

Comment: A copy of the Applicant's informational mailing letter, list of addresses, and signed affidavit of mailing has been submitted together with this Statement.

(F) Any required State Ethics Commission affidavits;

Comment: Any required State Ethics Commission affidavits have been provided by the Applicant together with this Statement.

> *(G) A statement of justification detailing the legal basis by which the requested amendment can be approved, and any factual reasons showing why approval of the request will not be detrimental to the public health, safety, and welfare;*

Comment: The Applicant submits this Statement in satisfaction of this submittal requirement.

> *(H) A proposed PD Basic Plan and proposed PD Conditions of Approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones; and*

Comment: The Applicant submits this Statement, together with any attachments hereto and the associated PD ZMA site plans and plats as the proposed PD Basic Plan (collectively, the "**PD Basic Plan**"). The Applicant does not propose any PD Conditions of Approval at this time.

> *(I) Any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, or Planning Board.*

Comment: Upon request, the Applicant will provide any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, and/or Planning Board.

C. §27-3602(c) – PD ZMA Decision Standards

(c) Planned Development (PD) Decision Standards

Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:

> *(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;*

Comment: As analyzed in Section V above, the Proposed Rezoning is proposed in conformance with the General Plan and Master Plan.

> *(2) Meets the purposes of the proposed PD zone;*

Comment: As analyzed herein, the Proposed Rezoning meets the purposes of the proposed RTO-PD Zone.

(3) Satisfies all applicable standards of the proposed PD zone; and

Comment: As analyzed herein, the Proposed Rezoning satisfies all standards of the proposed RTO-PD Zone.

(4) Will not adversely impact the surrounding properties.

Comment: The Proposed Development will not adversely impact any of the surrounding properties. To the contrary, the Proposed Development will seamlessly integrate into the existing massing and scale of the neighborhood, providing additional open space to be used by both the public and future residents, and providing bicycle, vehicle, and pedestrian access between Hartwick Road and Knox Road. In addition, in coordination with the City of College Park Department of Planning & Community Development and M-NCPPC Staff, the Applicant proposes to meet a significant priority of the City of College Park by providing a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property.

D. §27-4301(a) – General Purposes of PD Zone

(a) General Purposes of Planned Development Zones

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

(2) Allowing greater freedom and flexibility in selecting:

(A) The form and design of development;

(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;

(C) The location and design of the development respective and protective of the natural features of the land and the environment;

(D) The location and integration of open space and civic space into the development; and

(E) Design amenities.

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation; and

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources.

Comment: ZMA-2024-002 meets several of the purposes of PD Zones provided in Section 27-4301(a) of the Zoning Ordinance. ZMA-2024-002 uses innovative land planning and site design to efficiently develop the Property with high-quality student housing, provide a high quality of life and housing for University of Maryland students and the College Park community at large, promoting environmental sensitivity and energy efficiency, and, most importantly, meeting the significant housing needs of the County and the City of College Park. Further, The Applicant proposes to integrate open space into the Proposed Development by providing the design amenity of a pedestrian, bicycle and ADA-accessible greenway that is open to the public, provides for a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property. In addition to the pedestrian and bicycle circulation improvements provided by the pedestrian, bicycle and ADA accessible greenway, in coordination with the City of College Park Department of Planning &

Community Development and M-NCPPC Staff, the Applicant proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property, which will enhance vehicular access across the Property and meet a significant priority of the City of College Park. Finally, the Applicant proposes building massing and form that is more compatible with adjacent existing development, such as the Standard at College Park and the Union on Knox developments, that conform to the Master Plan.

E. §27-4301(d) – General Standards for PD Zones

(d) General Standards for All Planned Development Zones

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

(1) PD Basic Plan

The PD Basic Plan shall:

(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;

Comment: The Applicant submits this Statement as its statement of planning and development goals for the subject RTO-PD Zone.

(B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;

Comment: The uses permissible in the subject RTO-PD Zone are:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;

Comment: The PD ZMA site plans submitted together with this Statement establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity.

(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;

Comment: The dimensional standards that apply in the subject RTO-PD Zone are provided herein below.

(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;

Comment: The scale of the Proposed Rezoning and Proposed Development do not require separate standards for development on the perimeter of the PD Zone.

(F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;

Comment: The PD ZMA site plans submitted together with this Statement establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the subject RTO-PD Zone.

(G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure

protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;

Comment: No environmentally sensitive lands, resource lands, wildlife habitat, nor waterway corridors are located on the Property. Accordingly, this provision is inapplicable to ZMA-2024-002.

(H) Identify the general location of existing on-site and adjacent historic sites and districts and archeological and cultural resources;

Comment: This provision is inapplicable to ZMA-2024-002.

(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails).

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems.

(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned

County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems.

(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems.

(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location and layout of all other on-site and off-site public facilities serving the development (including any College Park public facilities).

(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;

Comment: The Proposed Development will enhance transportation for bicycle and pedestrian facilities by providing a through-way from Knox to Hartwick through the proposed pedestrian, bicycle and ADA accessible greenway. Additionally, improvements to street-side pedestrian sidewalks will uphold the conditions of surrounding properties in conformance with the Master Plan. Existing infrastructure located in the Knox and Hartwick Road rights-of-way will be utilize for the provision of potable water and wastewater services for the expected use of the

Proposed Development. Finally, stormwater management will be provided through the utilization of both Low-Impact Development facilities (i.e., micro-bioretention) and structural practices (under-ground detention), which will provide both water quality and quantity flood management onsite.

> *(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.*

Comment: The development standards that will be applied to the development in accordance with Section 27-4301(d)(2) are provided on Exhibit A, attached hereto and incorporated herein.

(3) Public Benefits

> *(A) Public benefits are superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.*

Comment: The Public Benefits described below are superior features that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under the RTO-L-E Zone.

> *(B) All public benefits shall meet the following criteria:*
>
> *(i) Benefits shall be tangible and quantifiable items;*
>
> *(ii) Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;*
>
> *(iii) Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and*
>
> *(iv) Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.*

Comment: Each of the Public Benefits described below will be tangible, quantifiable, measurable, be able to be completed or arranged prior to issuance of the first certificate of use and occupancy, and primarily for the benefit of the surrounding neighborhood and/or service a critical Countywide need and will significantly exceed the applicable development standards.

(C) Public benefits may be exhibited in one or more of the following ways:

(i) Urban design and architecture superior to the high baseline expectation set by this Ordinance, including but not limited to high-quality materials and embellishments on all facades of all buildings, unique and/or signature architectural forms, innovative urban design relationships and placemaking, and demonstrated commitment to superior quality;

(ii) Superior landscaping;

(iii) Creation and/or preservation of open spaces;

(iv) Site planning demonstrating efficient and economical land utilization;

(v) Commemorative works and/or provision of public art;

(vi) Adaptive reuse of historic sites or resources;

(vii) Provision of affordable housing options;

(viii) Provision of employment and/or training opportunities;

(ix) Incorporation of social services and facilities, including, but not limited to, space dedicated for child or adult day care facilities and/or elderly care facilities available to the general public;

(x) Dedicated building space for uses to benefit the public, including, but not limited to, community educational or social development, promotion of the arts or similar programs, and/or business incubation;

(xi) Sustainable and environmental benefits to the extent they exceed the standards otherwise required by the County Code, including, but not limited to:

(aa) Stormwater runoff controls in excess of those required by Subtitle 32 of the County Code and any other County stormwater management regulation;

(bb) Incorporation of environmental site design and other natural design techniques to store, infiltrate, evaporate, treat, and retain runoff in close proximity to where runoff is generated; and/or

(cc) Gardens, urban farms, or other on-site food production through permanent and viable growing space and/or structures.

(xii) Enhanced streetscape design and maintenance provisions;

(xiii) Outdoor children's play areas open to the general public and designed to provide safe, active recreation;

(xiv) Multimodal transportation improvements, including, but not limited to, electric vehicle charging stations, the location and funding of bike share stations, commuter services (such as guaranteed ride home services or information on bicycle and car share programs), the construction and maintenance of buffered/separated bike lanes, provision of comprehensive wayfinding signage, provision and maintenance of bus shelters and smart signage, etc.; and

(xv) Other public benefits and project amenities that substantially advance the policies, goals, and objectives of the General Plan or the applicable Area Master Plan, Sector Plan, or Functional Master Plans.

Comment: The Applicant proposes to provide the public benefits listed below in connection with the Proposed Rezoning and Proposed Development. *Please note that renderings, images, plans and/or design provided in Exhibits B, B-1, B-2, B-3, B-4, C, D, and E, attached hereto, are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

- ***Greenway*** – The pedestrian, bicycle and ADA accessible greenway will be designed in a manner that significantly exceeds the requirements of the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance. The greenway provides open space and passive recreation areas along the interior facades of the proposed buildings featuring trees, shrubbery, groundcover, and select seating areas, creating several welcoming spaces for both members of the neighborhood and residents of the Proposed Development to relax, gather and enjoy the outdoors. In addition, the design of the greenway includes plazas at the northern and southern ends of the greenway, which will act as community hubs for social interaction and will offer seating, gathering space, and additional high-quality landscaping for the enjoyment of residents of both the Proposed Development and of the surrounding neighborhood. The provision of the plazas will advance the Master Plan recommendation to promote plazas to provide gathering spaces for enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and

the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance.[5] Finally, the greenway will enhance connectivity and act as a gateway to and from the University of Maryland campus to a far greater extent than what is required by the Zoning Ordinance for the base RTO-L-E Zone, offering a 5-foot-wide staircase, a 30-inch-wide bicycle trough, and an ADA-accessible ramp which will ease pedestrian and bicyclist movement over the relatively steep grade of the Property. This additional connectivity advances the Master Plan goal of creating attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists.[6] Conceptual design and representative images of the proposed greenway and its features are shown on Exhibit B, attached hereto.[7] Additionally:

- Exhibit B-1, attached hereto, shows conceptual architectural renderings of the design and view of the proposed greenway;[8]
- Exhibit B-2 attached hereto, shows the overall conceptual plan for the proposed greenway, including access points to and from the proposed buildings; [9]
- Exhibit B-3, attached hereto, shows the design and view of a typical section of the proposed greenway; [10] and

[5] *See* Master Plan, Walkable Node Policy 2.
[6] *See* Master Plan, Land Use and Urban Design Goals (Page 51).
[7] Please note that renderings, images, plans and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[8] Please note that renderings, images, plans and/or design provided in Exhibit B-2 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[9] Please note that renderings, images, plans and/or design provided in Exhibit B-3 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[10] Please note that renderings, images, plans and/or design provided in Exhibit B-4 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

- Exhibit B-4, attached hereto, shows the proposed conceptual lighting plan and representative images of the lighting to be used in connection with the proposed greenway. [11]

- ***Ancestor's Lane*** – The Applicant's proposal to provide a portion of the extension of Ancestor's Lane along the eastern boundary of the Property is not required by the Zoning Ordinance. Instead, the Applicant has offered to provide this portion of the extension on the Property to meet a significant priority of the City of College Park and to significantly enhance connectivity and circulation for members of the community across the Property. The portion of the Ancestor's Lane extension proposed in connection with the Proposed Development will include a 24-foot-wide street within a 28-foot-wide public access easement and will serve as a mid-block throughway in continuation of the existing Ancestor's Lane located south of Hartwick Road. Along the Ancestor's Lane extension, Applicant proposes to provide both a 4-foot-wide landscaped strip and a 5-foot-wide sidewalk within a public access easement to accommodate additional pedestrian access between Knox Road and Hartwick Road. Further, street lighting will be provided along the extension to match existing lighting within the existing Ancestor's Lane, which will accentuate the public space and prioritize pedestrian safety. Finally, the Applicant proposes to integrate mural walls that are integrated into the design of the building façade and/or the retaining wall facing the Ancestor's Lane extension to enhance visual interest and encourage community engagement. Conceptual design of the proposed Ancestor's Lane extension is shown on Exhibit C, attached hereto.[12]

- ***Pocket "Park" / Greenspace Along Ancestor's Lane*** – The construction of the Ancestor's Lane right-of-way along the eastern boundary of the Property will

[11] Please note that renderings, images, plans and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

[12] Please note that renderings, images, plans and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

segment a small portion of the Property to the east of Ancestor's Lane from the remainder of the Property. The Applicant proposes to offer this portion of the Property as a greenspace (or pocket "park") open to the public. This greenspace will advance the Master Plan recommendation to promote pocket parks to provide gathering spaces for neighborhood events, enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance.[13] The greenspace will feature a pollinator garden with native plants which will both support local biodiversity and enhance visual interest, a seating area that encourages gathering of members of the neighborhood, and a pathway that will provide connectivity and promote pedestrian accessibility and mobility. Conceptual design and representative images of the proposed greenspace and its features are shown on Exhibit D, attached hereto.[14]

- ***Architecture Superior to Zoning Ordinance Requirements*** – The planning and architectural design proposed to be incorporated into the Proposed Development will be superior to the high baseline expectation set by the Zoning Ordinance. The Proposed Development's planning and architecture will be driven by placemaking, pedestrian connectivity, contextual design, and sustainability. Thoughtfully designed buildings will provide meaningful and carefully composed backdrops to College Park's public spaces. The Proposed Development's planning and architecture may include several elements, including areas, above and beyond that required by the Zoning Ordinance. These elements may include:
    - Rigorous site planning and properly designed landscape architecture, creates comfortable and pleasing outdoor spaces by balancing shade and

[13] *See* Master Plan, Walkable Node Policy 2.

[14] Please note that renderings, images, plans and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

light, shaping passive and active spaces, and facilitating intuitive wayfinding.

- A spectrum of exterior lighting that is focused on both aesthetics and safety.
- Proper lighting at the streets, building entrances, and public Greenway, with direct and indirect lighting.
- Contextual design, referencing the colors, materials, scale, patterns, and proportions of surrounding buildings, creating a more harmonious environment and integrated neighborhood.
- The Mark will also include many sustainable features that will benefit the environment by reducing energy and water consumption.

Representative images of the planning and architectural design that may be used in connection with the Proposed Development are shown on Exhibit E, attached hereto.[15]

(4) Development Phasing Plan

If development in the PD zone is proposed to be phased, the PD Basic Plan shall include a development phasing plan that identifies the general sequence or phases in which the zone is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided and timed, how development will be coordinated with the County's capital improvement program, and how environmentally sensitive lands will be protected and monitored.

Comment: The Proposed Development is not proposed to be phased. Accordingly, this provision is inapplicable to ZMA-2024-002.

(5) Conversion Schedule

The PD Basic Plan may include a conversion schedule that identifies the extent and timing to which one type of use may be converted to another type of use.

[15] Please note that renderings, images, plans and/or design provided in Exhibit E are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

Comment: The Applicant does not intend to submit a conversion schedule at this time.

F. §27-4303(d) – RTO-PD Zone Standards

(1) Purposes

The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone are:

(A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel.

(B) To capture the majority of the County's future residential and employment growth and development;

(C) To incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;

(D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;

(E) To encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;

(F) To include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;

(G) To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;

(H) To incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;

(I) To include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and

(J) To provide a range of housing options.

Comment: ZMA-2024-002 meets several of the purposes of the RTO-PD Zone provided in Section 27-4301(a) of the Zoning Ordinance, including:

- Establishing high-quality, vibrant, high-density, and transit-accessible student housing that supports economic development, reduces automobile dependency, supports walkable areas, and provides significant opportunities for pedestrian and bicycle travel to and from the University of Maryland and the core areas of the City of College Park;
- Providing a significant contribution to the current and future housing needs of the City of College Park, as well as the critical mass of the high-density residential and student housing needed in an intense, transit-supportive and accessible portion of the City of College Park in close proximity to the University of Maryland;
- Incorporating key elements of walkable and bikeable areas, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus;
- Encouraging a dynamic live and work (and/or study) environment in close proximity to the University of Maryland, which serves as an economic driver for the Regional Transit Districts that the Property is located within;
- Providing multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments to the south of the Property through the developments to the north of the Property to and through the University of Maryland campus, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus and the provision of the Ancestor's Lane extension on the Property, in a manner that prioritizes transit, pedestrian, and bicyclist access;
- Arranging and designing the proposed buildings, open spaces, and other site elements, such as the pedestrian, bicycle and ADA-accessible greenway in a

manner that creates an inviting, walkable, safe, socially-interactive environment;

- Including distinctive and engaging public spaces, such as the greenway between the proposed building that will help create an identity and sense of place for the proposed RTO-PD zone; and
- Providing a range of unit types and sizes within the student housing development.

(2) Use Standards

The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the applicable Area Master Plan or Sector Plan, and the purposes of the RTO-PD Zone.

Comment: The specific uses allowed within the Proposed Development will be:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(3) Intensity and Dimensional Standards – RTO-PD Zone (Edge area) – In accordance with Sections 27-4301(d) and 27-4303(d)(3) of the Zoning Ordinance, the Applicant submits Table §27-4303(d)(3) below as the intensity and dimensional standards to be established by the PD Basic Plan within the RTO-PD Zone, Proposed Rezoning and Proposed Development:

TABLE §27-4303(d)(3) – RTO-PD – Intensity and Dimensional Standards	
Standard	**Proposed Standard**
Block length, min. | max. (ft.)	400 | 800
Lot area, min. (sf.)	5,000
Lot width, min. (ft.)	50
Density, min. (du/net lot area)	20.00
Floor area ratio (FAR), min. (nonresidential & mixed-use)	No Requirement
Lot coverage, min. | max. (% of net lot area)	No Requirement | 80
Density, max. (du/net lot area)	150
Floor area ratio (FAR), max.	No Requirement
Build-to line, min. | max. (ft.)	0 | 35
Building width in build-to zone, min. (% of lot width)	70
Front yard depth, min. (ft.)	0
Side yard depth, min. (ft.)	0

Rear yard depth, min. (ft.)	0
Building façade transparency, min. (% of street-level façade area)	
Abutting or facing a street frontage or pedestrian way	No Requirement
Facing a transit station or public gathering space	No Requirement
Principal and accessory structure height, min | max. (ft.)	35 | 126

Comment: The Intensity and Dimensional Standards above are proposed for the following reasons:

- Block length, min. | max. (ft.) – 400 | 800 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot area, min. (sf.) – 5,000 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot width, min. (ft.) – 50 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Density, min. (du/net lot area) – 20.00 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Floor area ratio (FAR), min. (nonresidential & mixed-use) – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot coverage, min. | max. (% of net lot area) – No requirement | 80 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Density, max. (du/net lot area) – 150.00 – The proposed standard is 10 du/net lot area higher than the standard for residential uses within the base zone (RTO-L-E). The maximum density proposed is similar to the actual density of similarly situated multifamily projects near the Property within the City of College Park:

Project	Actual Density (du/ac)
University View	169
The Standard	154
The Hub	232
Aspen Heights	152

Union on Knox	289

- Floor area ratio (FAR), max. – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Build-to line, min. | max. (ft.) – 0 | 35 – The proposed maximum standard (35 feet) is identical to the standard for residential uses within the base zone (RTO-L-E). The proposed minimum standard is 15 feet less than the standard for residential uses within of the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum "build-to line" standards contained the Master Plan which are applicable to the Property.
- Building width in build-to zone, min. (% of lot width) – 70 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Front yard depth, min. (ft.) – 0 – The proposed minimum standard is 10 feet less than the standard for residential uses within the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum side yard depth standards contained the Master Plan, which anticipates "zero lot line" development on the Property.
- Side yard depth, min. (ft.) – 0 – The proposed minimum standard is 5 feet less than the standard for residential uses within the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum side yard depth standards contained the Master Plan, which anticipates "zero lot line" development on the Property.
- Rear yard depth, min. (ft.) – 0 – The proposed standard is identical to the standard for residential uses within of the base zone (RTO-L-E).
- Building façade transparency, min. (% of street-level façade area):
    - Abutting or facing a street frontage or pedestrian way – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).

- Facing a transit station or public gathering space – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).

- Principal and accessory structure height, min. | max. (ft.) – 35 | 126 – The proposed standard is identical to the standard for residential uses within of the base zone (RTO-L-E).

(4) Other Standards

Location Standards

An RTO-PD Zone may only be located on lands:

- *Within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time; or*

- *Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.*

Comment: The Property is located within (a) College Park/UM Metro/M Square Purple Line Regional Transit District, and (b) that portion of the Innovation Corridor located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary. Accordingly, the proposed RTO-PD Zone is permissible on the Property.

Use Mixing

The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential uses.

Vertical Mixing of Residential and Nonresidential Uses

The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential uses. Accordingly, the Proposed Development will not include any vertical mixing of uses.

Horizontal Mixing of Residential and Nonresidential

The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Comment: The Applicant does not propose the horizontal mixing of stand-alone residential and nonresidential or mixed-use developments within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Shopping Centers

Shopping centers shall be a minimum of two stories (multi-story).

Comment: The Applicant does not propose to develop a shopping center within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Blocks and Alleys

The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.

Comment: As shown on the PD ZMA site plans, the PD zone will be laid out in blocks, streets and alleys to the maximum extent possible.

Streets

Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

Comment: The Applicant does not propose any private streets within the Proposed Development. Accordingly, this provision is inapplicable to the Proposed Development with respect to private streets. However, the Applicant (in coordination with M-NCPPC Staff and the City of College Park Department of Planning & Community Development) proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property. The portion of the Ancestor's Lane extension on the Property will connect to the Knox Road right-of-way to the south of Property and will end at the Property's boundary which abuts the College Park Shopping Center, allowing for future connection to any portion of the Ancestor's Lane right-of-way provided on adjacent property.

Private Sidewalks and Private Street Trees

- *Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way with a planting strip between the curb and sidewalk. In accordance with the Master Plan street trees along the frontages of the Hartwick Road and Knox Road rights of way will be spaced ±30 feet on center.

- *Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way. The sidewalks provided will be 6 feet in width in order to maintain consistency with the sidewalks along the frontage of the adjacent Terrapin Row property, which provides 6 feet of sidewalk

width along its frontages. The Applicant intends to request a variance from this standard allowing for a sidewalk width of 6 feet.

- *Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.*

Comment: As shown on the PD ZMA site plans, sidewalks proposed in connection with the Proposed Development will maintain a pedestrian "clear zone" of at least 5 feet that is unobstructed by any permanent or nonpermanent object.

- *At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.*

Comment: As shown on the PD ZMA site plans, at least one walkway from an adjacent sidewalk will be provided at each pedestrian entrance into the proposed buildings within the Proposed Development.

- *Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.*

Comment: Within the Proposed Development, wherever a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing will be clearly marked with a change in paving material, color, or height, decorative bollards, and/or similar features.

Connectivity

The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Comment: Any internal vehicular, bicycle, and/or pedestrian circulation systems within the Proposed Development will be designed, to the maximum extent practicable, to allow vehicular, bicycle, and/or pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Building Configuration

- *In the Core area, public and quasi-public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:*
  - *The corners of street intersections or entry points into the development;*
  - *A "main street" pedestrian and/or vehicle access corridor within the development site;*
  - *Parking areas, public spaces, or other site amenities on at least three sides; or*
  - *A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will have a consistent setback alignment along street frontages to define the street edge and the distinction between the public domain of the street and the private space of individual lots.

- *Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will be designed with a common architectural scheme to create a

distinct sense of place. Further, the Proposed Development includes a pedestrian, bicycle and ADA-accessible greenway that is open to the public, seamlessly unifies the two proposed buildings, provides a connection between Hartwick Road and Knox Road, and distinctly creates a sense of place within the proposed RTO-PD Zone.

Parking

- *All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.*

Comment: As shown on the PD ZMA site plans submitted together with this Statement, off-street parking within proposed RTO-PD Zone will be located within two (2) parking structures.

- *Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.*

Comment: The Applicant does not propose any surface parking lots outside of the two (2) parking structures within the Proposed Development. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas*

Comment: The parking structures proposed within the Proposed Development will provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrances to the buildings on the Property to be served by the parking areas.

Transparency

Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Comment: Street-level façade areas within the Proposed Development shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise. The proposed street-level façade areas will provide for transparency in excess of that which would otherwise be required in the RTO-L-E Zone.

> *Open Space Design*
>
> *Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.*

Comment: Open space within the Proposed Development will be used to enhance activity and identity and be designed in a hierarchy of formal and informal spaces, such as the ADA-compliant and pedestrian and bicycle accessible greenway that is open to the public, bounded by the proposed buildings and the Hartwick and Knox Road rights-of-way, provides for a park-like setting with seating and plantings that promotes its use as a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property.

VII. CONCLUSION

The Applicant respectfully requests that the District Council grant approval of ZMA-2024-002. The above analysis and submitted plans establish that this application satisfies the required findings that the District Council must make to approve a ZMA application.

EXHIBIT A

PROPOSED MODIFIED SUBDIVISION AND DEVELOPMENT STANDARDS APPLICABLE TO RTO-PD ZONE

Below are Applicant's proposed modifications to the Subdivision Regulations and Development Standards of the Zoning Ordinance, which are permitted to be modified pursuant to Section 27-4301(d)(2) of the Zoning Ordinance. Except as modified in the Statement or this Exhibit A, the Proposed Development will be governed by the provisions of Part 24-4 of the Subdivision Regulations and of Part 27-6 of the Zoning Ordinance, which would otherwise apply to the Proposed Development in the RTO-L-E Zone. Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red*~~.

~~*24-4205. Public Utility Easements*~~

~~*All roads (public or private) shall have a public utility easement at least ten feet in width. For Redevelopment and Revitalization projects, the public utility easement may be reduced by the Planning Director for good cause, after due consideration of any adverse impacts. The public utility easement shall be located outside the sidewalk, where a sidewalk is constructed or these Regulations or Subtitle 27: Zoning Ordinance require a sidewalk, and shall be contiguous to the right-of-way.*~~

Comment: The Applicant proposes to remove the requirement to provide public utility easements on the Property due all appliable public utilities being located within the rights-of-way along the northern and southern boundaries of the Property. Applicant will submit for approval a variance regarding the public utility easement requirements will be required at the time of Preliminary Plan of Subdivision review. Such variances for projects within the City of College Park are commonly reviewed and approved by M-NCPPC at the time of Preliminary Plan of Subdivision.

27-6206(m)Vehicle Stacking Space

Table 27-6206(m)(2).a

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
1 - 49	25
50 ~~*– 249*~~ **or more**	50
~~*250 – 499*~~	~~*100*~~
~~*500 or more*~~	~~*100 + 15 ft for every additional 50 spaces beyond 500*~~

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
NOTES: (1) Entrances into parking structures may be credited towards the stacking lane distance standard provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle. (2) Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.	

Comment: The minimum stacking lane regulations generally speak to suburban development and, more specifically, towards surface parking lots. Because the Proposed Development involves the redevelopment of the Property in a developed, urban, and high-density location, the proposed minimum stacking lane distance regulations are more appropriate for the Proposed Development.

27-6305. Off-Street Parking Space Standards

Table 27-6305(a):

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces			
Principal Use Category	**Principal Use Type**	**Off-Street Parking Standards**	
		RTO and LTO Zones (Base and PD)	
		Core	**Edge**
Household Living Uses	Dwelling, multifamily	No minimum	0.5 per DU (all studio and 1 BR) 0.675 per DU (all other unit types)

Comment: The proposed standard for Minimum Number of Off-Street Parking Spaces above are proposed to reflect the standard Minimum Number of Off-Street Parking Spaces applicable to the Property under the base regulation as reduced by 50% pursuant to Section 27-4204(b)(D)(i) (Reduced Minimum Vehicle Parking Space Requirements). Additionally, the proposed standard conforms to the actual parking spaces provided by similarly situated developments near the Property within the City of College Park:

Project	Off-Street Spaces (space/du)
University View	0.92 per DU
The Standard	0.88 per DU
The Hub	0.56 per DU
Aspen Heights	0.77 per DU
Union on Knox	0.97 per DU

27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths

~~*Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. Table 27-6310(a): Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths for the different principal uses. For proposed uses not listed in Table 27-6310(a): Minimum Number of Off-Street Loading Berths, the requirement for a use most similar to the proposed use shall apply.*~~ The minimum number of off-street loading berths per building shall be 1 loading berth.

~~*Table 27-6310(a): Minimum Number of Off-Street Loading Berths*~~		
~~*Principal Use Classification/Category*~~	~~*Gross Floor Area (GFA) of Building*~~	~~*Minimum Number of Loading Berths*~~
~~*Institutional and Commercial Uses*~~		
~~*Retail Sales and Service Uses*~~	~~*At least 5,000 sq. ft. but less than 10,000 sq. ft.*~~	~~*1*~~
	~~*At least 10,000 sq. ft. but less than 100,000 sq. ft.*~~	~~*2*~~
	~~*Each additional 100,000 sq. ft. or major fraction thereof*~~	~~*add 1*~~
~~*Household Living Uses (Multifamily only) and Group Living Uses (Assisted Living Facility only*~~	~~*At least 100 dwelling units and up to 300 dwelling units*~~	~~*1*~~
	~~*Each additional 200 dwelling units or major fraction thereof*~~	~~*add 1*~~
~~*Purpose driven student. Loiading are different*~~		

Comment: The proposed Minimum Number of Off-Street Loading Berths reflect the Proposed Development's use as a purpose-driven, fully furnished residential development. The loading berth needs of the Proposed Development will be minimal relative to the types of development anticipated by the standard Minimum Number of Loading Berths regulation contained in Section 27-6310(a).

EXHIBIT B

PROPOSED GREENWAY
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



**** The plans, images and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

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EXHIBIT B-1

PROPOSED GREENWAY
CONCEPTUAL ARCHITECTURAL RENDERINGS



**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



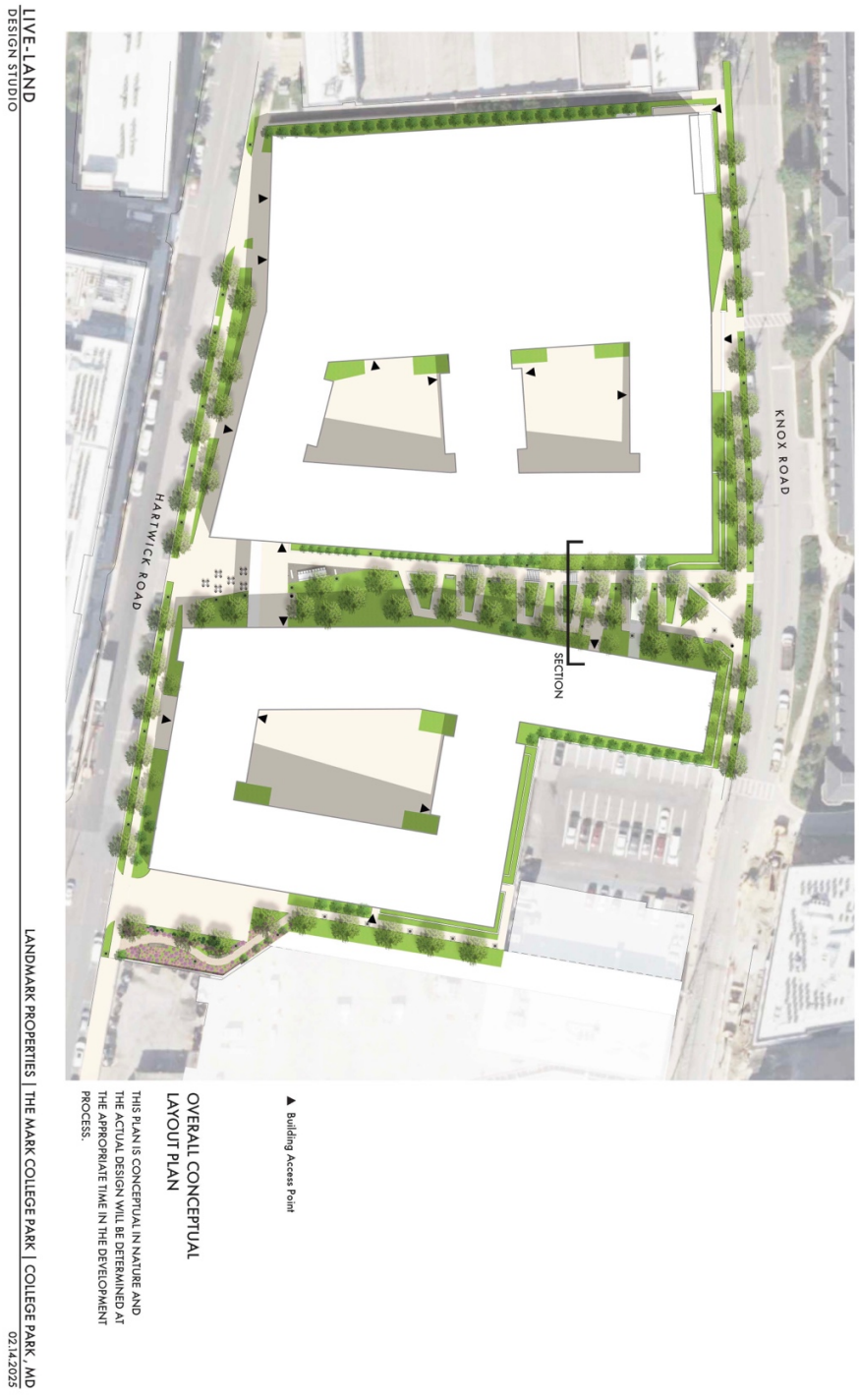
**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT B-2

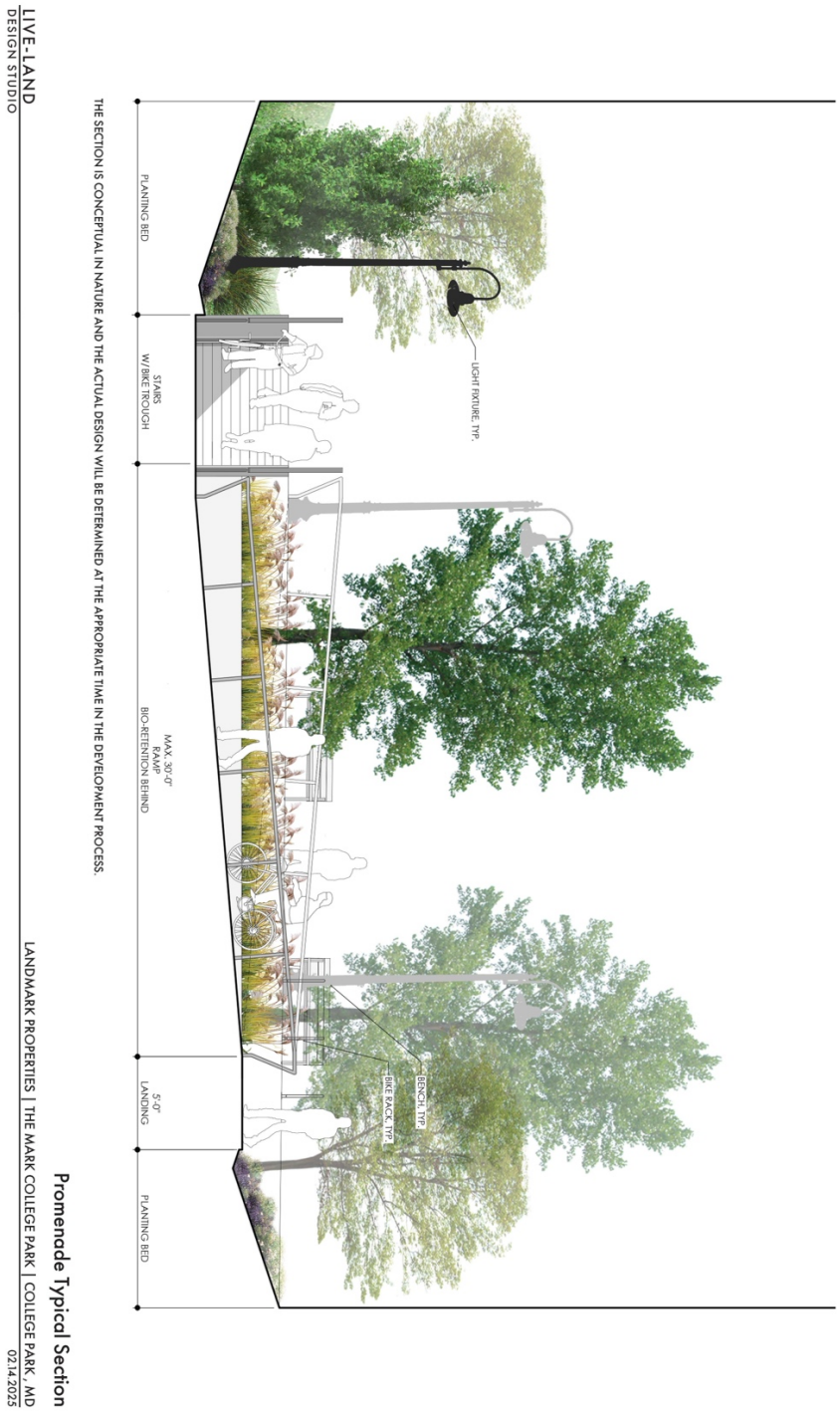
PROPOSED GREENWAY
CONCEPTUAL LAYOUT PLAN



** The plans, images and/or design provided in Exhibit B-2 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT B-3

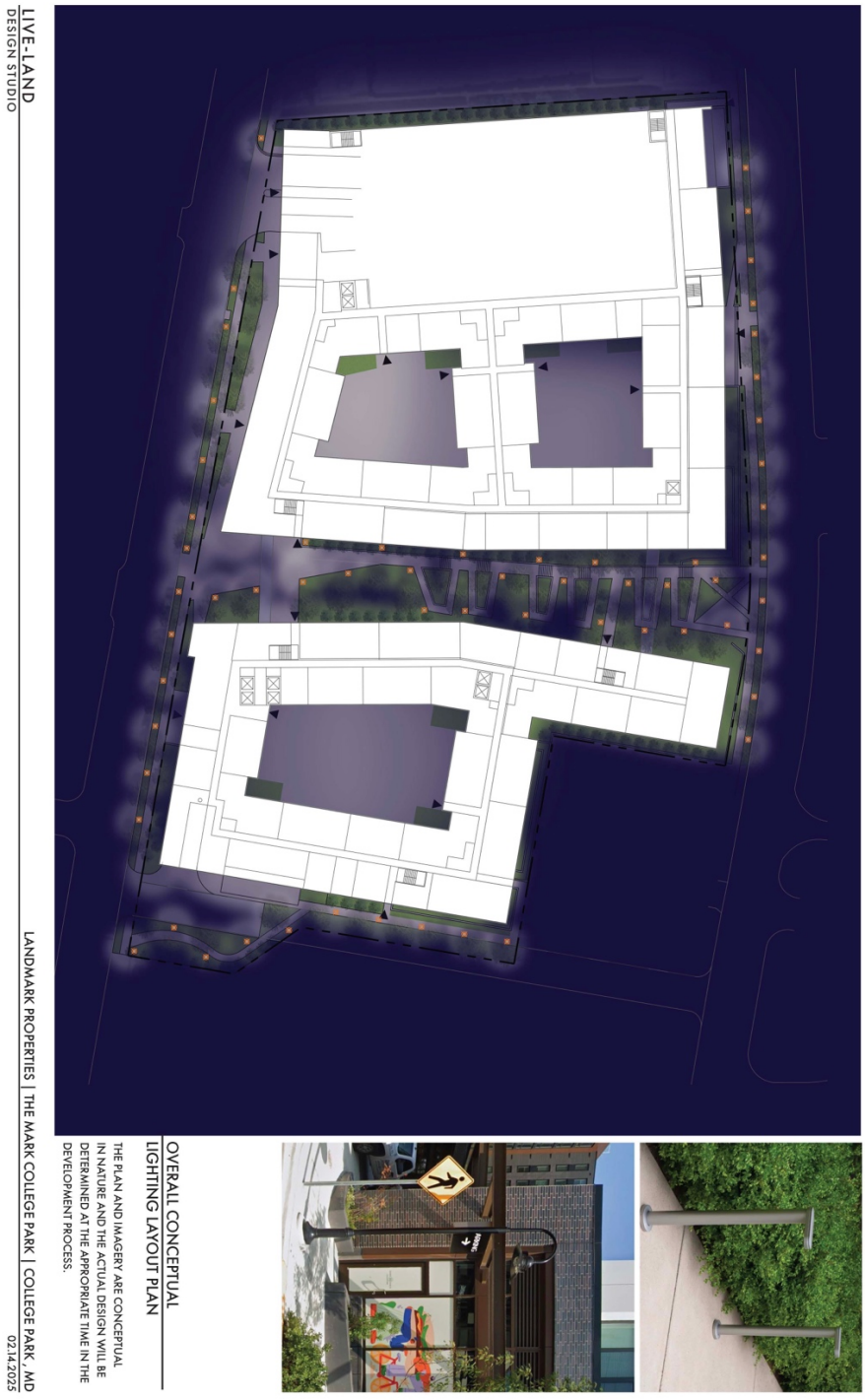
PROPOSED GREENWAY
CONCEPTUAL TYPICAL SECTION



** The section, plans, images and/or design provided in Exhibit B-3 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT B-4

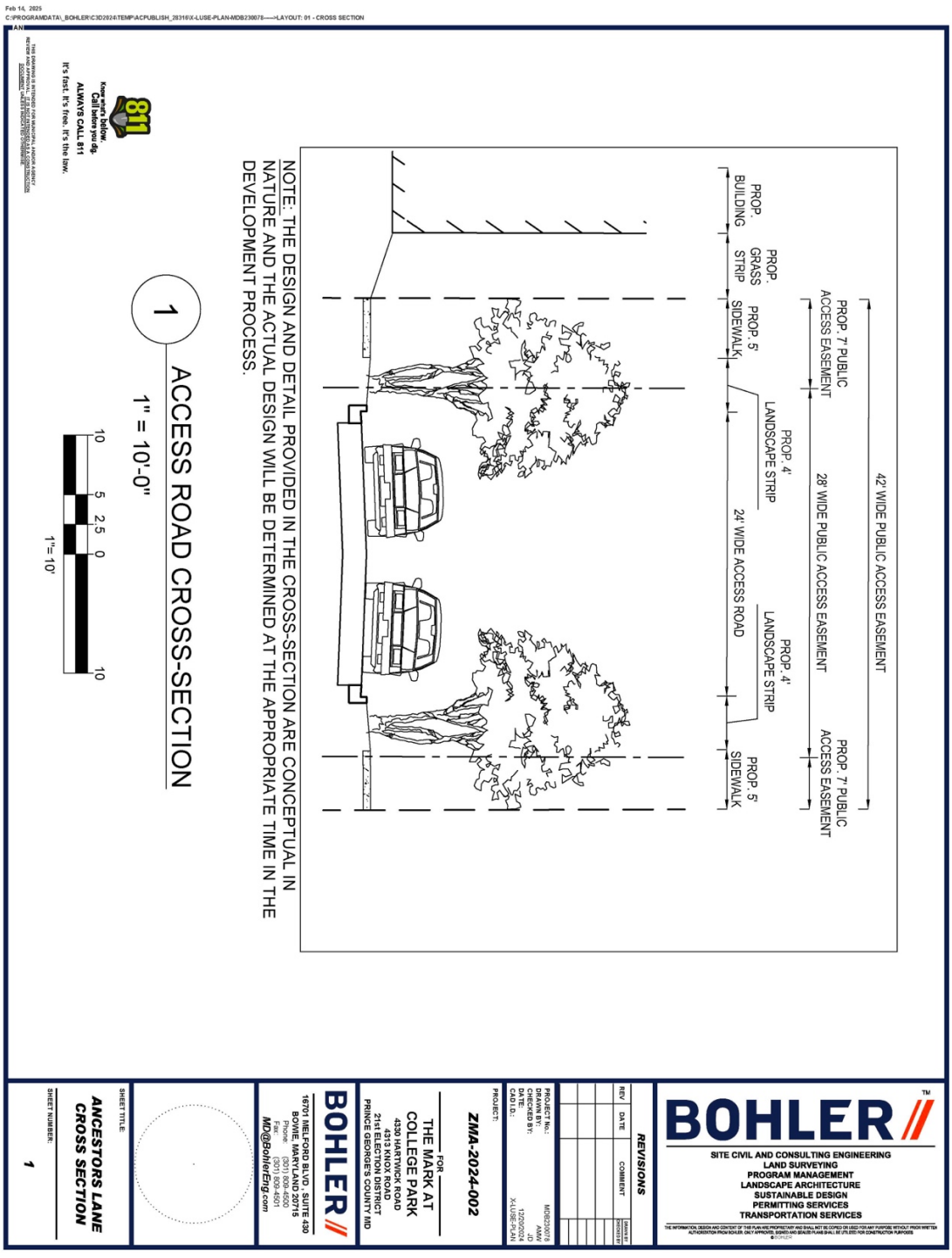
PROPOSED GREENWAY
CONCEPTUAL LIGHTING LAYOUT PLAN



** The plans, images and/or design provided in Exhibit B-4 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT C

PROPOSED ANCESTOR'S LANE EXTENSION
CONCEPTUAL DESIGN



** The renderings, plans, images and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT D

PROPOSED GREENSPACE
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



**** The renderings, plans, images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

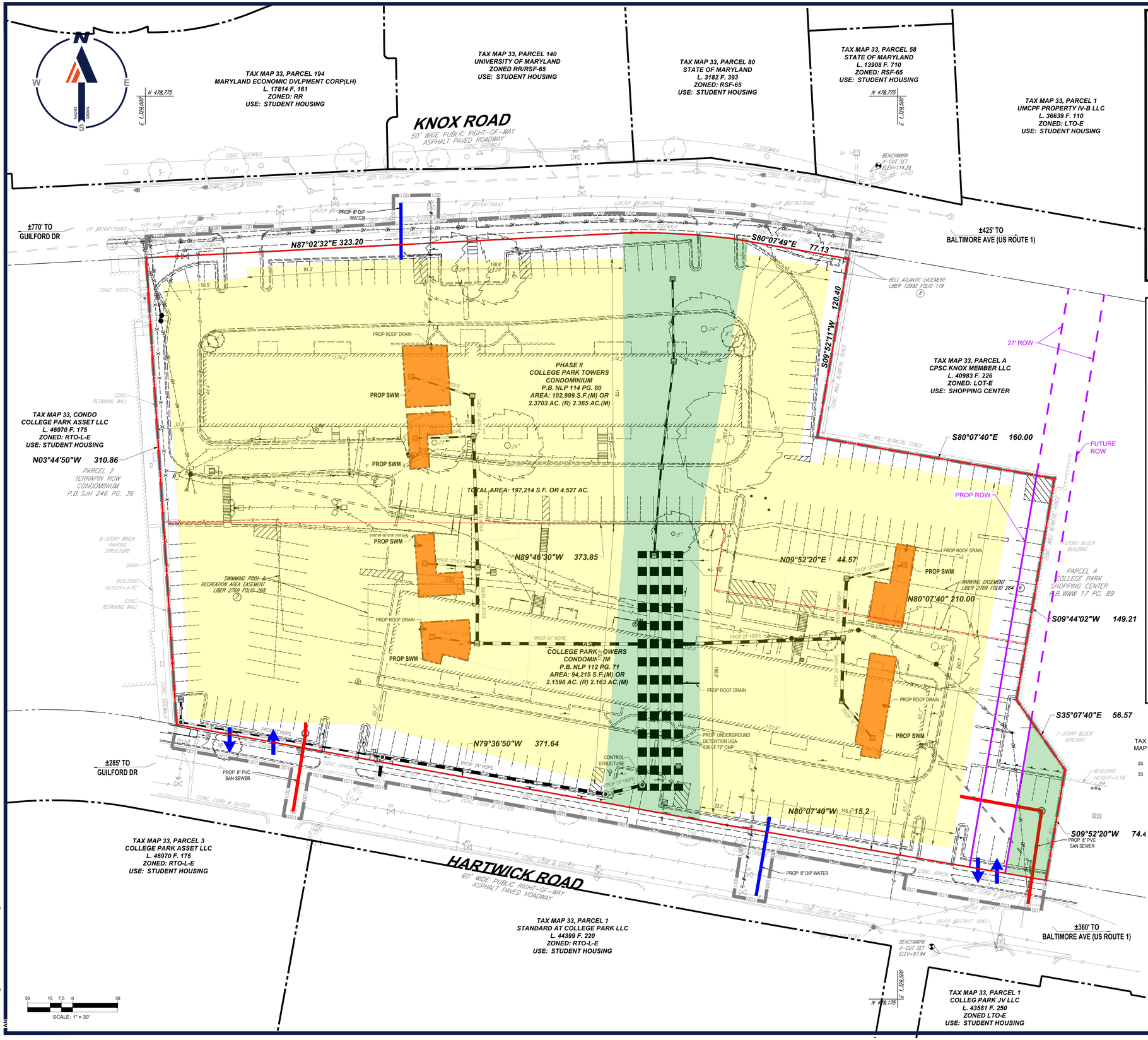
**** The renderings, plans, images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

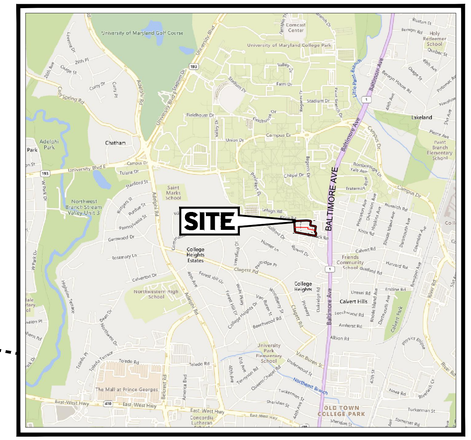
EXHIBIT E

SUPERIOR ARCHITECTURE
REPRESENTATIVE IMAGES



**** The images and/or design provided in Exhibit E are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***





SITE LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES:

1. PROPERTY IS THE MARK AT COLLEGE PARK
2. SUBDIVISION: COLLEGE PARK TOWERS CONDO-PHASE 1 & 2
3. PREVIOUS CASE NUMBERS: N/A
4. GROSS PROPERTY IS ± 4.53 ACRES
5. PROPOSED USE: DWELLING, MULTI-FAMILY
6. EXISTING PARCELS: 2
7. EXISTING ZONING: RTO-L-E
8. REQUESTED ZONING: RTO-PD
9. PROPERTY IS LOCATED ON TAX MAP 33, GRID C4
10. WSSC GRIDS: 209NE04
11. AVIATION POLICY AREA: 6
12. EXISTING WATER/SEWER DESIGNATION: 3
13. PROPOSED WATER/SEWER DESIGNATION: 3
14. STORMWATER MANAGEMENT CONCEPT NUMBER: #0011-2024
15. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: NO (VARIANCE REQUIRED)
16. MANDATORY PARK DEDICATION: N/A
17. CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NONE
18. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: NONE
19. WETLANDS: NONE
20. 100-YEAR FLOODPLAIN: NONE
21. WITHIN CHESAPEAKE BAY CRITICAL AREA (CBCA): NO
22. ZONING SHOWN IS FROM PRINCE GEORGE'S COUNTY GIS, MAP FROM MICROSOFT MAPS 2024
23. SOURCE OF TOPOGRAPHY: BOHLER SURVEY DATED 1/04/24
24. PROPERTY IS LOCATED WITHIN SUBREGION 2, #66, COLLEGE PARK BERWYN HEIGHTS & VICINITY
25. APPLICANT IS LANDMARK PROPERTIES, INC
26. THIS BASIC PLAN DEPICTS THE GENERALIZED NATURE OF THE DEVELOPMENT AS REQUIRED BY SUBTITLE 27 OF THE COUNTY CODE. FUTURE REFINEMENTS AND REVISIONS MAY OCCUR AT TIME OF PRELIMINARY PLAN AND DETAILED SITE PLAN, SUBJECT TO REVIEW AND APPROVAL.

DEVELOPMENT DATA TABLE:

GROSS TRACT AREA: 4.53 AC
FLOODPLAIN: N/A
NET TRACT AREA: 4.53 AC
RTO-L (EDGE) BASE DENSITY (MIN): 4.53 AC @ 20 DU/AC = 91 UNITS
RTO-L (EDGE) BASE DENSITY (MAX): 4.53 AC @ 140 DU/AC = 635 UNITS
RTO-PD PROPOSED DENSITY: 4.53 AC @ 150 DU/AC = 680 UNITS

DEVELOPMENT STANDARDS

MINIMUM DENSITY	20 DU/AC
MAXIMUM DENSITY	150 DU/AC
MAXIMUM FAR	NO REQUIREMENT
MINIMUM NET LOT AREA	5,000 SF
MINIMUM LOT WIDTH AT STREET	50'
BUILD-TO-LINE	0' (MIN)/35' (MAX)
MINIMUM FRONT YARD SETBACK DEPTH	0'
MINIMUM SIDE YARD SETBACK DEPTH (ONE SIDE/TOTAL)	0'
LOT COVERAGE (%)	NO REQUIREMENT (MIN) / 80% (MAX)
MAXIMUM PRINCIPAL STRUCTURE BUILDING HEIGHT	126' (10 STORIES)
BUILDING FACADE TRANSPARENCY	
• ABUTTING OR FACING A STREET FRONTAGE OR PEDESTRIAN WAY	NO REQUIREMENT
• FACING A TRANSIT STATION OR PUBLIC GATHERING SPACE	NO REQUIREMENT

PARCEL IDENTIFICATION TABLE

TAX MAP	GRID	PARCEL NO.	TAX ACCOUNT	STREET ADDRESS	LIBER	FOLIO
33	C4	A	2328755	4313 KNOX RD, COLLEGE PARK, MD 20740	6735	927
33	C4	B	2327484	4330 HARTWICK RD, COLLEGE PARK, MD 20740	46242	354

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	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE WORK CIVIL DESIGN AND CONTENT OF THESE PLANS IS PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/25/2024	COMMENTS FROM M-NCPPC	SCK / JD

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MDB230078
DRAWN BY: SCK
CHECKED BY: JD
DATE: 09/17/2024
CAD I.D.: P-CIVL-SITE

PROJECT:

ZMA-2024-002

FOR

THE MARK

PROPOSED DEVELOPMENT

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGES COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 34360
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34360, EXPIRATION DATE: 12/23/2026

SHEET TITLE:

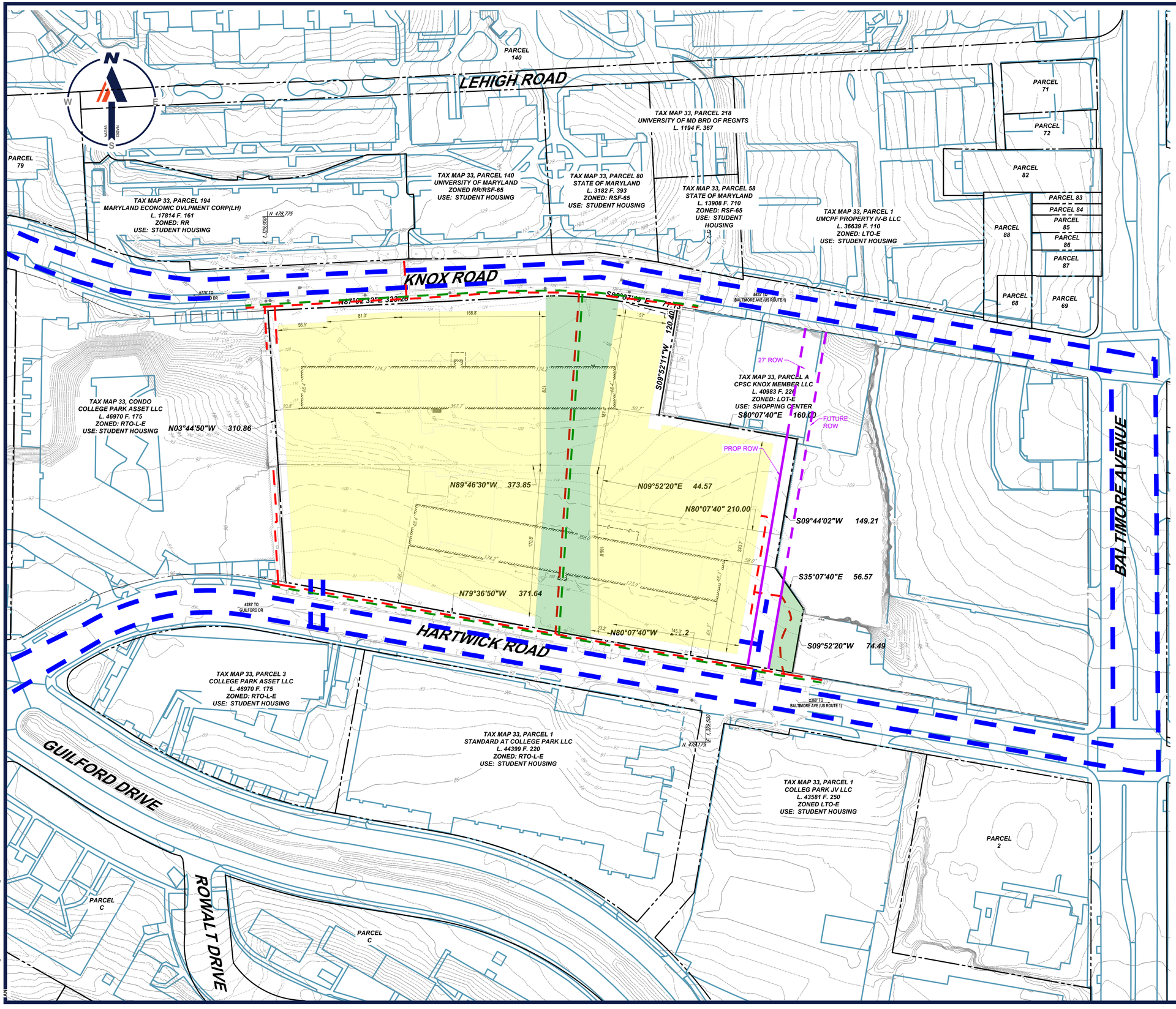
BASIC PLAN & EXISTING CONDITIONS

SHEET NUMBER:

C-1

REVISION 1 - 10/25/2024

Feb 13, 2025
C:\PROGRAMDATA_BOHLER\C3D2024\TEMP\ACPUBLISH_28316\P-CIVL-SITE-MDB230078-----LAYOUT C-1 SITE PLAN



LEGEND

- VEHICULAR CIRCULATION
- BICYCLE CIRCULATION
- PEDESTRIAN CIRCULATION
- PROP. GROUP LIVING
- PROP. OPEN SPACE AREA
- PROP. ROW
- FUTURE ROW

ZONING AND STRUCTURES SHOWN ARE FROM PRINCE GEORGE'S COUNTY GIS (PG ATLAS, 9/13/2024)

50 25 12.5 0 50
SCALE: 1" = 50'

Feb 13, 2025
C:\PROJDATA\DATA_BOHLER\C1D2024\TEMP\ACPUBLISH_283169\P-CIVL-OVRL-MDB230078-----\LAYOUT C-2 OVRL

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/25/2024	COMMENTS FROM M-NCPPC	SCK / JD

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MDB230078
DRAWN BY:	SCK
CHECKED BY:	JD
DATE:	09/17/2024
CAD I.D.:	P-CIVL-OVRL

PROJECT:

ZMA-2024-002

FOR

THE MARK

PROPOSED DEVELOPMENT

4330 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGES COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD , SUITE 430
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

J. DIMARCO

PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 34390
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34390, EXPIRATION DATE: 12/23/2026

SHEET TITLE:

ADJACENT CONDITIONS AND CONNECTIVITY PLAN

SHEET NUMBER:

C-2

REVISION 1 - 10/25/2024

CLHATCHER
LLC

14401 SWEITZER LANE, SUITE 570, LAUREL, MD 20707

February 14, 2025

VIA EMAIL
Prince George's County
MNCPPC
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: ZMA-2024-002 (Planned Development (PD) Zoning Map Amendment): The Mark at College Park, 4330 Hartwick Road and 4313 Knox Road, College Park, Maryland

To Whom It May Concern:

Please accept this letter as the Applicant's point-by-point responses to SDRC comments, dated January 17, 2025, and the Memorandum from Mridula Gupta, Subdivision Section, dated February 3, 2025, from the review of the Planned Development Zoning Map Amendment, ZMA-2024-002. The Applicant's responses are as follows:

Subdivision:

1. The project area consists of Parcel A and Parcel B, recorded in final plat WWW 46, Plat no. 9 approved on 12/12/1962. There is no prior preliminary plan of subdivision (PPS) approved for the property. A PPS, ADQ and new final plat will be required for proposed development per Section 24-3402(b)(1) of the Subdivision Regulations.

   Response: Comment acknowledged, a PPS, ADQ and final plat will be pursued as part of a subsequent entitlement process.

2. The ZMA should identify the proposed public benefits with this application and ensure that they are over and above what would be required for public facilities adequacy and master plan conformance at the time of the PPS.

Response: Comment acknowledged. The Applicant has demonstrated and will demonstrate at the time of PPS that the proposed public benefits associated with ZMA-2024-002 exceed what would be required for public facilities adequacy and master plan conformance.

3. The applicant's statement of justification and exhibits identify the proposed public benefits with this application. These include a pedestrian promenade connecting Knox Road and Hartwick Road, featuring open space, passive recreation areas, and public plazas proposed

with multiple seating and landscaped areas. A small pocket park/pollinator garden is also proposed at the southeast corner of the site, accessible from Hartwick Road. The applicant also proposes pedestrian and bicycle circulation improvements in and around the property, and dedication of 28-foot-wide public right-of-way for Ancestor's Lane along the eastern edge of the property. Public art, to be incorporated into the building architecture, is also proposed as a public benefit. In addition, the applicant proposes increased residential density for the project as a public benefit, to meet the housing needs of the general population and specifically, student population. The public benefits proposed for the planned development zone in accordance with Section 27-4301(d)(3) of the Zoning Ordinance, should be over and above what would be required to meet the subdivision standards of Part 24-4 of Subdivision Regulations at the time of the PPS such as public facilities adequacy, master plan conformance, and mandatory dedication of parkland. The applicant should demonstrate how the proposed public benefits exceed the improvements required for Section 24-4402, Section 24-4500, and Section 24-4600 of the Subdivision Regulations.

Response: The Zoning Ordinance states that "[p]ublic benefits are superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone." The Applicant has extensively demonstrated in its Statement of Justification (including Exhibits B, B-1, B-2, B-3, B-4, C, D, and E) that the public benefits proposed in connection with ZMA-2024-002 will be superior features in the RTO-PD Zone that will benefit the surrounding neighborhood and/or or the public in general, to a significantly greater extent than would likely result from development of the site under a the base RTO-L-E Zone. Further, none of the public benefits proposed in connection with ZMA-2024-002 would be required by or in connection with Section 24-4402, Section 24-4500, nor Section 24-4600 of the Subdivision Regulations as applied to the base RTO-L-E Zone. Accordingly, the proposed public benefits exceed the improvements required by Section 24-4402, Section 24-4500, and Section 24-4600 of the Subdivision Regulations.

City of College Park:

- Justification of exceptional quality of proposed pedestrian promenade and other public benefits

Response: The Applicant has held several discussions with the City of College Park during which the Applicant has demonstrated and justified the exceptional quality of the proposed pedestrian promenade (greenway) and other public benefits associated with ZMA-2024-002. Further, the Statement of Justification (including Exhibits B, B-1, B-2, B-3, B-4, C, D, and E) submitted together with this response letter demonstrate and provide justification of the exceptional quality of the proposed pedestrian promenade (greenway) and other public benefits.

- Transportation demand analysis

Response: Comment acknowledged. The Applicant has discussed the development review process with the City of College, including the appropriate timing of a traffic and transportation

demand analysis. Any required traffic and transportation demand analysis will be provided by the Applicant at the appropriate stage of the development review process.

- Housing need analysis (justification for upzoning)

Response: The Applicant has held discussions with the City of College Park regarding the proposed density of the Proposed Development. However, the Applicant no longer proposes meeting the City of College Park housing needs as a public benefit associated with ZMA-2024-002.

- More consideration of community feedback

Response: The Applicant held a Pre-Application Neighborhood Meeting on September 19, 2024, in the City of College Park Council Chambers, with multiple members of the City of College Park Department of Planning and Community Development in attendance. At the Pre-Application Neighborhood Meeting, the Applicant presented the community with information regarding the Proposed Development and the development review process and received and responded to feedback and questions from community members. The Applicant prepared a Summary of Pre-Application Neighborhood Meeting, submitted the Summary to both M-NCPPC, and transmitted the Summary to each of the attendees that provided contact information, including the members of the City of College Park Department of Planning and Community Development that attended the meeting. The Applicant has and continues to consider community feedback in the planning and design of the Proposed Development.

- Address requirements to waive certain standards

Response: While not required by the Zoning Ordinance, the Applicant has provided additional justification regarding intensity and dimensional standards, as well as the proposed Development Regulation modifications, in the Statement of Justification, including Exhibit A, submitted together with this response letter.

- Meeting with applicant, MNCPPC development review staff to discuss requests

Response: Following the Subdivision Review Committee Meeting, the Applicant has held meetings with the City of College Park on both January 23, 2024 and February 7, 2025.

<u>Urban Design – Evan King</u>:

1. Applicant is planning for this development to be entirely residential. Base RTO zones stipulate that buildings including structured parking visible from the street should have at least 60% of street frontage be designed for commercial space and generally emphasize mixed uses. We suggest incorporating a podium structure to allow room for potential future commercial space, should market conditions change.

Response: Given the magnitude of the Proposed Development and height of the building proposed in connection with ZMA-2024-002, a podium structure for the Proposed Development

is not feasible. Further, the Applicant proposes a residential-only development. Were the Applicant to propose mixed-use development in the RTO-PD, a minimum FAR of 0.25 would be required for the commercial portion of the Proposed Development. Such a significant portion of the Proposed Development being used for commercial development not only lacks market support, but undermine the concerns expressed by the community members at the Pre-Application Neighborhood Meeting.

2. 27-4300 (d) (3): The public benefit aspect of this application is potentially the point of greatest importance and attention at this stage of development review.

   In keeping with the ordinance's call for exceptional placemaking and amenities, we seek more detailed concepts for the promenade and the proposed buildings' relation to and definition of it, in the following respects:

   A. Provide a detailed sheet on each section of the promenade, with more pictures of representative architecture by section.

Response: The Applicant has provided additional detail regarding the proposed pedestrian promenade (greenway) in the Statement of Justification submitted together with this response letter. Such additional detail can be found in Exhibits B, B-1, B-2, B-3 and B-4 to the Statement of Justification.

   i. Specify landscapes and their materials in the different portions of the central promenade, e.g. hard, softscaped areas, grass, garden features, stone, concrete.

Response: The promenade accommodates a significant elevation difference of approximately 30 feet between the north and south ends over a length of 400 feet, seamlessly integrating vertical circulation elements to create a cohesive and accessible public space. The representative section provided on Exhibit B-3 to the Statement of Justification integrates all key design elements into one cohesive layout. It illustrates the promenade's character, framed by two building lines that define the space and enhance the public realm. It includes typical ramp and stair configurations for vertical circulation, with bike-trough access next to the stairs and ramps, ensuring accessibility for both pedestrians and bikers. Planting areas are incorporated along the promenade, enhancing visual appeal and environmental quality. A bioretention area is proposed between the ramps to manage stormwater runoff sustainably, aligning with the project's environmental goals. Exhibit B-3 to the Statement of Justification showcases the design, combining accessibility, aesthetics, and sustainability into a unified concept.

Reference images shown on Exhibit B to the Statement of Justification, as well as the conceptual renderings shown on Exhibit B-2 to the Statement of Justification, convey the look and feel of the North and South Plaza areas, highlighting design elements such as landscaping, seating arrangements, and spatial layouts. These images and renderings illustrate the plazas' intended character and ensure an inviting design that enhances the public realm and aligns with the overall project vision.

B. Provide details on focal points and surrounding features – for example, terraces and seating envisioned for the upper part of the promenade should focus on a central feature. This could be an art installation or a water feature running the length of the promenade. Consider shade/shelter features to serve these focal points.

Response: The Applicant has provided significant detail regarding the focal points and surrounding features of the promenade (greenway) in Exhibit B to the Statement of Justification. For examples, the representative image for the staircase mural provided on Exhibit B to the Statement of Justification shows the staircase mural that will serve as a focal point, adding artistic value and acting as a wayfinding feature to guide users toward the south campus. This design element enhances the visual appeal of the space while providing clear navigation for pedestrians.

C. Show the architecture in the context of framing the promenade as an attractive space and not just a through-way, in terms of views and appearance from the promenade and enclosure of the space, and in terms of access from the buildings to the space. Provide general floor plan that shows access points and their relationship to building amenities. Also consider views on the space from units along it, as both an amenity for those units and as a safety feature for the public space (e.g. eyes on the street). Provide more pictures of representative architecture for these concepts.

Response: The Applicant has provided additional detail, images, conceptual renderings and conceptual plans regarding the architecture, views, and appearance of the promenade, as well as the enclosure and access points to and from the promenade, on Exhibits B, B-1, B-2, B-3 and B-4 to the Statement of Justification submitted together with this response letter. Further, Exhibit B-2 to the Statement of Justification shows access points to and from the proposed buildings and the promenade (greenway). Finally, it would be premature to provide views on the promenade (greenway) space from building units at this stage in the development process. However, such views may be provided by Applicant at the appropriate stage of the development review process.

D. Justify placement of the differently envisioned plaza spaces on the ends of the promenade and what they are proposed for.

Response: As shown on Exhibit B to the Statement of Justification:

In the south end plaza area, a community hub space will be created featuring outdoor tables for group gatherings and an outdoor board for group studying, supporting both social and academic activities, and

In the north end plaza, linear seating with a planting bed behind will be introduced, meeting the existing sidewalk slope while incorporating a seat wall that functions as a retaining wall. This design not only enhances the landscape's functionality but also creates a comfortable and welcoming environment for relaxation and informal gatherings.

E. Consider adding lighting and wayfinding features (including navigation to transit) in more detail.

Response: The Applicant has provided additional detail regarding the lighting and wayfinding features of the promenade (greenway) on Exhibit B and Exhibit B-4 to the Statement of Justification.

F. Inventory seating features throughout the promenade in more detail, provide more details on types and quantities of furniture in the southern plaza area as currently envisioned. Discuss possible shade/shelter features for plaza areas.

Response: The Applicant has provided additional detail regarding seating and furniture on Exhibits B, B-1, B-2 and B-3 to the Statement of Justification.

G. Discuss bike circulation on the site – anticipated traffic and relation to pedestrian use (at the bottom of a steep incline, site may be more viable as a bike parking destination than a through-way, though bike ramps would undoubtedly see use), racks, private indoor racks if applicable, fixit stations, CaBi stations and other amenities.

Response: The Applicant has provided additional detail regarding bike circulation, parking and other amenities on Exhibit B to the Statement of Justification.

3. Being envisioned as predominantly serving the needs of the University, this development should be oriented toward existing pedestrian circulation. The proposed promenade is well-positioned in this way, but the other pedestrian path to the north into the campus (just to the west on the other side of 7901 Regents Drive) could also be joined to a feature on the Knox Rd side of the proposed development lining up with it.

Response: Comment acknowledged. The Applicant has considered and will continue to consider the orientation of the Proposed Development toward existing pedestrian circulation. Additional detail regarding pedestrian circulation will be provided at the appropriate stage in the development review process.

4. Consider the shifting of Ancestors Lane, as the Commission and the City of College Park would like to see it flush with the existing portion to the south. We are also seeking completion of the lane to Knox Road, with a pedestrian portion.

Response: Comment acknowledged. The Applicant has held significant discussions with the City of College Park Department of Planning and Community Development (as well as the City of College Park Engineer) regarding the placement and design of Ancestors Lane. The placement of the proposed Ancestors Lane extension was painstakingly reviewed by the Applicant and the City of College Park representatives, which review resulted in the proposed placement of Ancestors Lane. Shifting of the proposed Ancestors Lane extension from its current placement would contradict the review by and discussions between the Applicant and the City.

5. Applicant must identify any form or design standards applicable to this project to seek exceptions to as soon as possible – in establishing the PD basic plan. It will be more difficult to amend later in the process.

Response: Please see the table provided on the Basic Plan, Sheet C-1 titled "Development Standards" for the proposed design standard exceptions proposed with this subject application, as well as the proposed development standards provided on Exhibit A to the Statement of Justification.

Transportation – Noelle Smith:

1. The proposed public benefits facilities and amenities are acceptable.

Response: Comment acknowledged.

Pls include the following:

i. The promenade:

1. Bicycle racks that allow for 2 points of contact. Consider an artistic style to accommodate the environment.

Response: The Applicant has provided additional detail regarding bicycle racks on Exhibit B to the Statement of Justification.

2. Provide 2 bicycle troughs to accommodate one-way use to avoid conflicts with bicyclists.

Response: The Applicant has provided additional detail regarding the bicycle trough on Exhibit B-3 to the Statement of Justification. Follow additional review by the Applicant, the Applicant has determined that a one-way configuration would provide a more functional and safer solution for both bikers and pedestrians. This adjustment aligns with the current layout, where the stairs are not continuous, and a ramp is adjacent to the bike thoroughfare. Bikers would still have the option to use either the bike thoroughfare or the ramp but limiting the bike flow to one direction would ease circulation and prevent overcrowding in the shared space, ensuring a smoother and safer experience for all users.

2. TPS recommends wide sidewalks along the frontage of Hartwick Road and Knox Road. However, the City of College Park is to make the determination. Pls coordinate and provide documentation of the determination.

Response: Sidewalks are provided along both road frontages as recommended by the applicable Sector Plan. The Applicant will continue to coordinate with the City of College Park regarding sidewalks to be provided in connection with the Proposed Development and will provide additional detail and design at the appropriate stage of the development review process.

3. TIS is required at PPS / ADQ review.

Response: Comment Acknowledged, TIS will be prepared and submitted at the appropriate stage of the development review process.

4. BPIS is required at PPS / ADQ review. Proposed improvements shall be coordinated with the City of College Park. Pls take note of the approved BPIS improvements from other projects.

Response: Comment Acknowledged, BPIS will be prepared and submitted at the appropriate stage of the development review process.

Community Planning – N. Andrew Bishop:

1. The Community Planning Division has identified no major issues with this application.

Response: Comment acknowledged.

2. **Analysis**: The surface parking lots at the commercial centers south of Knox and Hartwick roads leave a void in the street wall, interrupting the pedestrian experience downtown. The proposal provides street network connectivity by creating new pedestrian-friendly cross-street connection between the Hartwick and Knox Roads. For property in the RTO-PD zone, a detailed site plan will be required. The pedestrian-oriented street and site design will be evaluated at the time of DSP. The proposal promotes compact, walkable development by proposing a reduced block length of 2 new buildings along both the Knox Road and Hartwick Road. Provide environmentally sensitive building design and use at least three green building techniques that will be evaluated at the time of DSP. Consider providing stormwater amenities such as but not limited to permeable pavements, rain gardens, green roof, storm water planters and vegetated swales above storage cells underneath the streets.

Response: Comment acknowledged. The Applicant will provide additional detail and design regarding this comment at the appropriate stage of the development process.

3. **Analysis:** Provide 6 to10 feet wide sidewalks along the Knox Road and Hartwick Road to provide space for landscaping/street trees and street furniture including outdoor dining. The retail on the first floor must be designed to look like storefronts with windows and primary entrances facing the street. The loading facility and trash collection must be hidden from the street/public right of way.

Response: Comment acknowledged. The Applicant will provide additional detail and design regarding this comment at the appropriate stage of the development process.

4. **Analysis:** Hide vehicular parking behind the structure such as mid-block parking. The space between the two buildings could be designed as a mini-pocket park or small plaza and defined by providing forecourts and chamfered corners. Provide street furniture in the plaza, including benches for seating, waste receptacles, pedestrian-scaled lighting, bicycle

parking and urban concept of street trees within planters. Provide decorative pavements, sculptures, fountains, murals and other public art to enhance the sense of place.

Response: Comment acknowledged. The Applicant will provide additional detail and design regarding this comment at the appropriate stage of the development process. Please see Exhibits B, B-1, B-3, B-4, and D for preliminary and conceptual images, plans and design regarding several of the elements referenced in this comment, such as seating, lighting, murals, etc.

5. **Analysis:** Knox Road is an existing shared road facility. Hartwick Road is a planned shared road facility. Provide 6 to 10 feet wide sidewalks to enhance pedestrian comfort. Provide street furniture including benches and outdoor dining. Provide canopy of street trees and awnings to provide shelter from the sun and rain. Install trash receptacles would keep the public realm clean. Install appropriate short-term and long-term bicycle racks along the sidewalks. Provide decorative pavements, public art and murals to enhance the sense of place. Provide shared-roadway signage pavement markings per the operating agency. The proposed parking should be screened from the street and hidden behind the structure. Consider mid-block parking. The parking adequacy and noise levels will be evaluated by the Subdivision and Transportation Sections during future review of the application. In addition, it is recommended that all mechanical equipment also be adequately screened from public view to enhance the streetscape and appearance of the building. The zoning of the property requires a Bicycle Pedestrian Impact Statement (BPIS) that outlines off-site improvements. The BPIS will be evaluated by the Transportation Section. All proposed improvements are subject to the approval of the City of College Park.

Response: Comment acknowledged. The Applicant will provide additional detail and design regarding this comment at the appropriate stage of the development process.

6. **Analysis:** Incorporate environmentally sensitive building design and use at least three green building techniques. The green building design will be evaluated at the time of DSP.

Response: Comment acknowledged. The Applicant will provide additional detail and design regarding this comment at the appropriate stage of the development process.

7. **Analysis:** The pedestrian connection between the Hartwick and Knox roads will provide natural surveillance. This natural surveillance lends a high degree of safety. The site design of the pedestrian connection will be evaluated at the time of DSP. Provide well-designed street lighting, use of attractive bollards, and street furnishings to generate a sense of place.

Response: Comment acknowledged. The Applicant will provide additional detail and design regarding this comment at the appropriate stage of the development process.

<u>Environmental – Evan King / Christian Meoli</u>:

1. Provide the approved NRI (NRI-115-2024) in the acceptance folder for the record.

Response: Please see enclosed with this resubmission a copy of the NRI Plan.

2. The site is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance contained in Subtitle 25 of the Prince George's County Code as enacted by CB-020-2024. The proposed rezoning to Regional Transit-Oriented – Planned Development (RTO-PD) Zone does not affect the woodland conservation thresholds for the site. The woodland conservation threshold and the afforestation threshold will remain at 15 percent. This application will not qualify for a standard woodland conservation letter of exemption. Future entitlement applications shall be accompanied by a tree conservation plan. Per Section 25-121(c)(3), the woodland conservation afforestation threshold shall be met on-site.

Response: Comment Acknowledged. A Tree Conservation Plan Type I will be provided at the appropriate stage of the development review process.

Parks and Recreation:

1. DPR staff is reviewing the 4.52-acre property located northwest of Hartwick Road approximately 635 ft from the intersection of Hartwick Road and Baltimore Avenue/ US Route 1, addressed as 4330 Hartwick Road and 4313 Knox Road. The request is to upzone the property from the RTO- L-e zone to RTO-PD zone for additional density. The PD zone has a public benefit requirement that is separate from the Subdivision Regulation requiring Mandatory Parkland Dedication. The applicant is proposing the promenade with public art and landscaping and the construction of Ancestor's Lane as the public benefits. DPR staff have no major issues with the proffered benefits.

Response: Comment acknowledged.

2. Request to apply the requirements of the College Park Tree Ordinance as a public benefit requirement for the rezoning application. This will allow for tree replacement.

Response: Comment acknowledged.

DPIE – Shirley Anthony Branch:

1. The 2018 Water and Sewer Plan designates Condo Phase I and II in Water and Sewer Category 3 inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – Planned for public sewer service.

Response: Comment acknowledged.

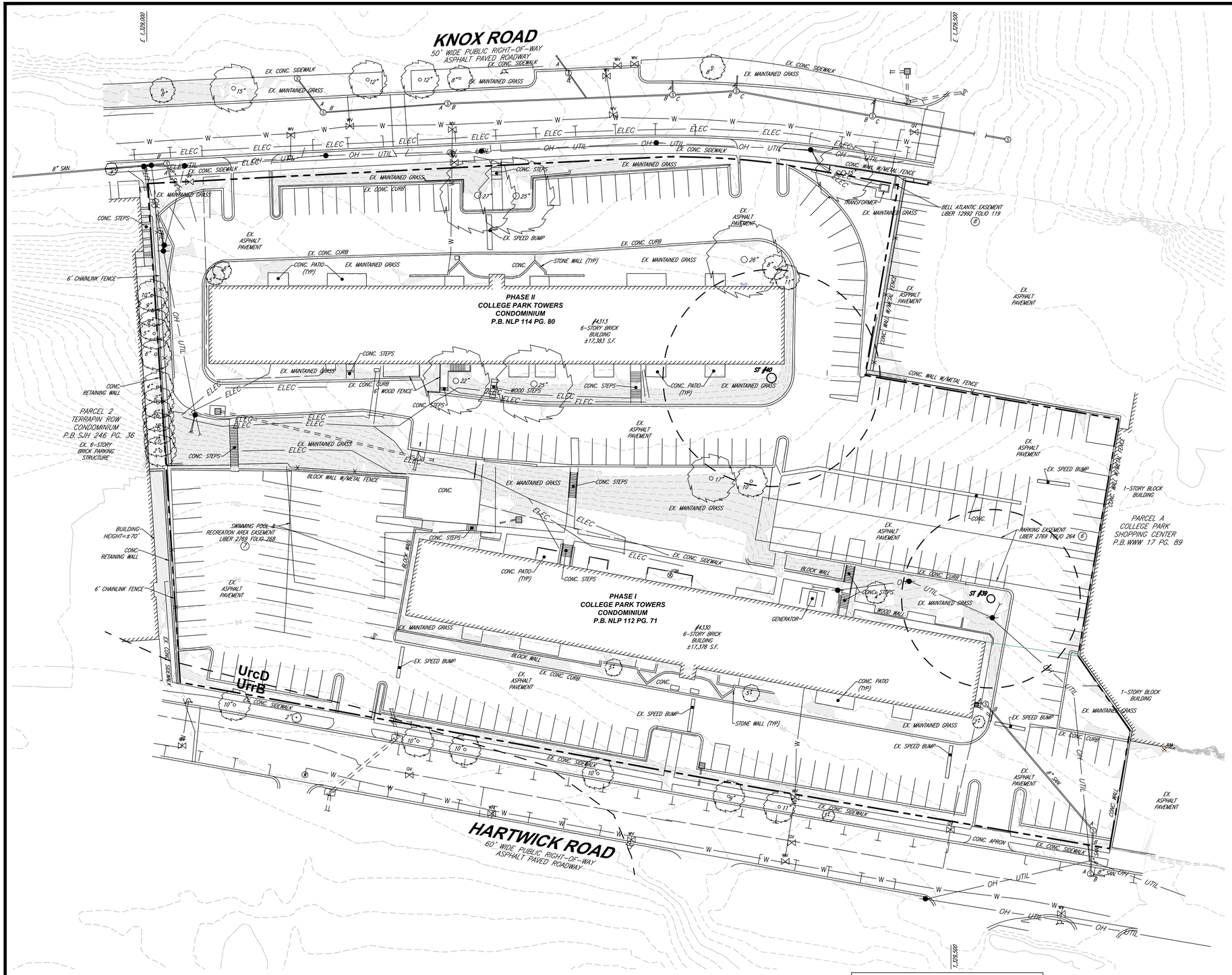
2. Water and sewer lines abut the properties in both Knox Rd and Hartwick Rd. Water and sewer line extensions or onsite systems may be required to service any proposed development and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat. Both properties currently have active accounts with WSSC.

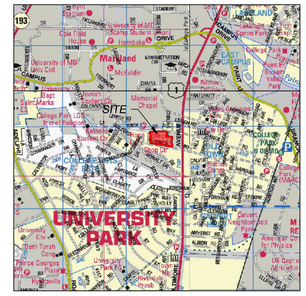
Response: Comment Acknowledged, required applications will be filed with WSSC at the appropriate stage of the development review process.

Respectfully,

Christopher L. Hatcher
CLHatcher LLC

cc: Evan King | M-NCPPC | DRD | Zoning Section





VICINITY MAP
SCALE: 1"=2,000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711184

LEGEND

- PROPERTY LINE
- UrcD / UrfB — SOILS BOUNDARY
- STEEP SLOPES 15% OR GREATER
- 5" — EXISTING TREES AND SHRUBS <30" DBH WITH MEASURED DBH
- ST #39 — EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE
- 112 — EXISTING CONTOUR
- HYDRANT
- WV — WATER VALVE
- GV — GAS VALVE
- OH-UTIL — OVERHEAD WIRES
- ELEC — UNDERGROUND ELECTRIC LINES
- G — APPROX. LOC. UNDERGROUND GAS LINE
- W — APPROX. LOC. UNDERGROUND WATER LINE
- ⑤ — SANITARY MANHOLE
- ⑦ — STORM DRAIN MANHOLE
- UNDERGROUND STORM DRAIN PIPING
- FENCE

General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RTO-L-E (current) R-10 (prior)
Zone	Aviation Policy Area (APA) 1	APAO
Administrative	Tax Grid (TMG)	33-C4
Administrative	WSSC Grid (Sheet 20)	209NE04
Administrative	Planning Area (Plan Area)	02 66
Administrative	Election District (ED)	21
Administrative	Councilmanic District (CD)	3
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	1

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Score	Condition Rating	Comments
39	Willow oak	*Quercus phellos*	37	84	Good	Exposed roots, street tree, trimmed around telephone poles
40	Willow oak	*Quercus phellos*	45	75	Fair	Excessively exposed and girdled roots, restricted by building

Forest Stand Delineation field work was conducted by Dan Le Kites (Qualified Professional) and Ha Mang of Wetland Studies and Solutions, Inc. on August 30, 2024. The study revealed that no areas qualifying as forest under the State Forest Conservation Act exist on the site. Nearly the entire site is comprised of existing impervious cover.

Owner/Applicant:
Landmark Properties, Inc.
315 Oconee Street
Athens, Georgia 30601

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.
SIGNED: _____ DATE: 09/19/2024

DAN LE KITES
WETLAND STUDIES AND SOLUTIONS, INC.
1131 BENFIELD BOULEVARD, SUITE L
MILLERSVILLE, MD 21044
PH: (703) 679-5780 FAX: (410) 672-5993
E-MAIL: DLEKITES@WETLANDS.COM

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY
NRI -115-2024

	Approved by	Date	Reason for Revision
00	Christina Pomales	11/5/2024	N/A
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02			
03			
04			
05			
06			

Wetland Studies and Solutions, Inc.
a DAVEY company
1131 Benfield Boulevard • Suite L
Millersville, Maryland 21108
Phone: 410-672-5990 • Fax: 410-672-5993
www.wetlands.com

SIMPLIFIED NATURAL RESOURCE INVENTORY (NRI) PLAN

NRI-115-2024

Prepared For: Landmark Properties, Inc.

Mark at College Park
Prince George's County, Maryland
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REVISIONS

No.	Date	Description	Rev. By	App. By
1	11/04/24	Revised plan per county comments dated 10/31/24.	DPL	MJK

SCALE:As Noted C.I.:1'

DATE: September 19, 2024

Horizontal Datum: VCS NAD 83
Vertical Datum: NAVD 88
Boundary and Topo Source: Bohler Survey and Prince George's County GIS

Design	Draft	Approved
DPL	DPL	MJK

1 of 2

WSSI Project Number: P.WSI0000999

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NATURAL RESOURCE INVENTORY - GENERAL NOTES

1. This site is zoned RTO-L-E (Regional Transit - Oriented, Low - Intensity - Edge) and is located in Environmental Strategy Area 1 in accordance with Plan 2035. The prior zoning designation for this property was R-10 (Multifamily High Density Residential).
2. The source of the property boundaries on this plan is from survey performed by Bohler.
3. The topography shown on this plan is from survey performed by Bohler.
4. The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on September 19, 2024 and 2) current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Pond Safety Reference Manual.
6. In a letter dated July 2, 2024, the Prince George's County Department of Permitting, Inspections and Enforcement stated that no county regulated 100-year floodplain is located on-site.
7. No wetlands or streams are located on-site as field verified by Dan Le Kites of Wetland Studies and Solutions, Inc. during a site visit completed on August 30, 2024.
8. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
9. This site is not located within a Tier II catchment area and does not contain a Tier II waterbody as defined in COMAR 26.08.02.04. This site is located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, which are afforded special protection under Maryland's Anti-degradation policy.
   PGSCD reserves the right to restrict disturbance to any onsite or offsite Tier II buffer or buffers for impaired waters.
10. This site is not located within a Stronghold Watershed as established by the MD DNR.
11. This site is not within a Sensitive Species Protection Review Area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources.
12. The site does not include High Quality Potential Forest Interior Dwelling Species habitat.
13. The site is not subject to previously approved TCP's.
14. There are two (2) specimen, champion and/or historic trees located on the property. These trees were located using surveyed locations.
15. The subject site is not with a Scenic Resources Policy Area.
16. There are no scenic or historic roads located on or adjacent to this property.
17. The subject property is not located within a Registered Historic District.
18. There are no known archaeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes. There are no Prince George's County Historic Sites or resources on or adjacent to the subject property.
19. Christiana clay is found to occur on the property. A geotechnical report in accordance with DPIE's *Geotechnical Guidlines for Soil Investigations and Reports for Site/Road Grading Permits in or near Over-consolidated Clays* may be required during subsequent development processes.
20. The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
21. The subject property is not located within the 2009 Joint Base Andrews Noise Contours.
22. The site is located within the Aviation Policy Area (APA) APAO zone.
23. The site is not located within the Chesapeake Bay Critical Area (CBCA).
24. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and re-approved if the base information changes significantly. Approval of this NRI in no way imparts any other development application approvals.

MAPPED SOIL TYPES					
Map Unit	***Soil Description***	***Hydrologic Soil Group***	***K-factor (whole soil)***	***Hydric Rating***	***Drainage Class***
UrcD	Urban land-Christiana-Downer complex, 5 to 15 percent slopes	D	--	0	--
UrrB	Urban land-Russett-Christiana complex, 0 to 5 percent slopes	D	--	0	--

Source: http://websoilsurvey.nrcs.usda.gov (September 2024)

[1]Table B-1. Natural Resources Inventory Statistics Table

Site or Project Statistics	**Total[1]**
Gross tract or project area (LOD)	4.87
Existing 100-year floodplain	0.00
Net tract or project area	4.87
Existing woodland [2] in net tract or project area	0.00
Existing woodland [2] in the floodplain	0.00
Existing woodland [2] total	0.00
Delineated Primary Management Area (PMA)	0.00
Primary Buffer (CBCA only)	
Secondary Buffer (CBCA only)	
Regulated Stream Buffers in Transit-Oriented Centers (T-O-C) 3	
Regulated Streams (linear feet of centerline)	0 l.f.
Regulated Stream Buffer (75-feet-wide)	0.00
Unforested Regulated Stream Buffer	0.00
Regulated Stream Buffers not in Transit-Oriented Centers (T-O-C) 3	
Regulated Streams (linear feet of centerline)	0 l.f.
Regulated Stream Buffer (100-feet-wide)	0.00
Unforested Regulated Stream Buffer	

Effective: July 1, 2024 CB-20-2024 and CB-22-2024

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF PRINCE GEORGE'S CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: _____ DATE: 09/19/2024

DAN LE KITES
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Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
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The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

May 27, 2025

The Mark at College Park, LLC
315 Oconee Street
Athens, Georgia 30601

Re: Notification of Planning Board Action on
Zoning Map Amendment - ZMA-2024-002
The Mark At College Park

Dear Applicant:

This is to advise you that, on **May 22, 2025,** the above-referenced application was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

In accordance with Section 27-3408 of the Prince George's County Zoning Ordinance, the Planning Board's recommendation in this case has been forwarded to the District Council for Prince George's County. All persons of record will be notified of future public hearings. Please direct questions regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

By: Evan King
Reviewer

Attachment: PGCPB Resolution No. **2024-037**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

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PGCPB No. 2025-037 File No. ZMA-2024-002

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Zoning Map Amendment Application No. ZMA-2024-002, The Mark at College Park, requesting APPROVAL in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Regional Transit-Oriented, Low-Intensity Edge Zone (RTO-L-E); and

WHEREAS, CLHatcher LLC filed Zoning Map Amendment Application No. ZMA-2024-002, The Mark at College Park, requesting to rezone the property from the Regional Transit Oriented, Low Intensity Edge Zone (RTO-L-E) Zone to the Regional Transit Oriented Planned Development (RTO-PD) Zone in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, planned development zones are intended to encourage innovative land planning and site design concepts that will support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives; and

WHEREAS, planned development zones reduce the inflexibility of traditional Euclidian zoning by allowing an applicant greater freedom and flexibility in designing and constructing such things as the form of development, site circulation, the location and integration of open space and civic space, and design amenities and in exchange for this flexibility the applicant agrees to provide public benefits over and above what will be required under applicable development approvals including, but not limited to, provisions for subdivision adequacy; and

WHEREAS, the application for approval of the aforesaid Zoning Map Amendment was presented to the Prince George's County Planning Board of The Maryland National Capital Park and Planning Commission by the staff of the Commission on May 1, 2025; and

WHEREAS, the staff of the Commission recommended the Planning Board issue a resolution recommending APPROVAL of the application with conditions; and

WHEREAS, after consideration of the evidence presented at the public hearing on May 1, 2025, the Prince George's County Planning Board finds:

1. **Location and Site Description:** The subject site is 4.52 acres and is located between Hartwick Road and Knox Road, approximately 635 feet west from the intersection of Hartwick Road and US 1 (Baltimore Avenue) in College Park, Maryland. The site consists of two parcels recorded in the Prince George's County Land Records as Parcels A and B, in Plat Book WWW 46 Plat No. 9. Access to the property is proposed from one driveway to Hartwick Road, and one driveway from a proposed right-of-way, Ancestors Lane. The property is currently located within the Regional Transit-Oriented, Low-Intensity Edge (RTO-L-E) Zone. The site currently consists of two condominium towers on parcels recorded in 1960, comprised of approximately 204 residential

units. The proposed development would consist of multifamily residential units at a greater density, with outdoor amenities.

2. **History:** The subject site is currently occupied by the 204-unit College Park Towers condominium buildings. The property, consisting of Parcels A and B, was recorded in Plat Book WWW 46, Plat No. 9, approved on December 12, 1962.

3. **Neighborhood and Surrounding Uses:** The general neighborhood is bounded to the north by the University of Maryland (UMD), to the east by US 1, and to the south and west by Gilford Drive and residential uses to the south. The general neighborhood primarily includes university campus grounds and activity centers zoned Residential, Rural (RR) and Neighborhood Activity Center; high density student housing zoned RTO-L-E and Residential Multifamily-20; commercial/retail uses zoned Local Transit-Oriented Edge (LTO-E); and single-family residential areas zoned Residential, Single-Family-65. The immediate properties surrounding the subject site and their respective zoning designations are as follows:

   North— Campus housing in the RR Zone, and one fraternity house in the LTO-E Zone.

   East— Commercial shopping center in the LTO-E Zone.

   South— Mixed-use in the RTO-L-E and LTO-E Zones.

   West— Mixed-use in the RTO-L-E Zone.

4. **Request:** The zoning map amendment (ZMA) was to rezone the subject property from the RTO-L-E Zone, to the Regional Transit-Oriented Planned Development (RTO-PD) Zone, pursuant to Section 27-3602 of the Prince George's County Zoning Ordinance. The approved uses, with their approximate number of units and square footages, are identified below:

APPROVED USES	
Multifamily residential units	665
Amenities	33,308 sq. ft.

5. **Development Data Summary:**

	EXISTING	**EVALUATED**
Zone	RTO-L-E	RTO-PD
Parcels	2	2
Gross Acreage	4.52	4.52
100-year floodplain	0	0 acres
Net Lot Area	4.52	4.52 acres
Minimum Density	20 du/ac	*20 du/ac
Maximum Density	140 du/ac	*150 du/ac

Notes: *Per Section 27-4303(d)(3) of the Zoning Ordinance, the required minimum density is set as 20 dwelling units per acre. The maximum density was established with the basic plan. The basic plan set a maximum density of 150 dwelling units per acre.

The calculation for density is as follows:

- Minimum Density – 90.4 dwelling units / 4.52 acres = 20.0
- Maximum Density - 678 dwelling units / 4.52 acres = 150

This planned development ZMA (PD-ZMA) request also included design guidelines governing development of this project, including minimum development standards established with the basic plan. The table below provides a comparison of the existing base zone (RTO-L-E) standards and those approved with the basic plan.

Development Standards	Base Zone (RTO-L-E) Standards	Evaluated Standards
Block length, min. | max. (ft.)	400 | 800	400 | 800
Lot area, min. (sf.)	5,000	5,000
Lot width, min. (ft.)	50	50
Density, min. (du/net lot area)	20.00	20.00
Floor area ratio (FAR), min. (nonresidential and mixed-use)	No Requirement	No Requirement
Lot coverage, min. | max. (percent of net lot area)	No Requirement | 80	No Requirement | 80
Density, max. (du/net lot area)	140	150
Floor area ratio (FAR), max.	No Requirement	No Requirement
Build-to line, min. | max. (ft.)	15 | 35	0 | 35
Building width in build-to zone, min. (percent of lot width)	70	70
Front yard depth, min. (ft.)	10	0
Side yard depth, min. (ft.)	5	0
Rear yard depth, min. (ft.)	0	0
Building façade transparency, min. (percent of street-level façade area):		
Abutting or facing a street frontage or pedestrian way	No Requirement	No Requirement
Facing a transit station or public gathering space	No Requirement	No Requirement
Principal and accessory structure height, min | max. (ft.)	35 | 126	35 | 126

6. **Description of Proposed Project**: The applicant proposed redevelopment of the subject property. The applicant plans to raze the two existing residential buildings on-site known as College Park

Towers, to construct two new high-rise apartment buildings at a greater density and coverage of the site. The applicant also plans to set aside a corridor between the two buildings, for a park-like promenade through the site, from Hartwick Road to Knox Road.

The two new buildings will directly front Knox Road and Hartwick Road, thereby, promoting pedestrian access and circulation to a greater degree than the current layout of the site, which has buildings surrounded by parking. Parking for the proposed buildings is structured within the buildings. The west building's vehicular access point will be directly on Hartwick Road, while the east building's access will be from the proposed right-of-way of Ancestors Lane.

The right-of-way of Ancestors Lane was approved as part of a public access easement and is a northern extension of Ancestors Lane from the south, which will run along the property's eastern border, north from Hartwick Road and continuing through the neighboring property to terminate at Knox Road.

The Ancestors Lane right-of-way on the subject site will cut off an outlying portion of the property on the southern end of its eastern border. The applicant will set this area aside for a pocket park, which will include outdoor seating, a small pedestrian path, and art features.

The pedestrian promenade through the site features a pedestrian path between the approved buildings, from Hartwick Road to Knox Road, and lines up with the southern end of a UMD campus footpath across Knox Road to the north. The promenade will have a park-like design, with a concrete pedestrian path running between planted landscaping features and vegetative areas. In traversing the portion of the site ascending a steep slope from south to north, the path will incorporate stairways and ramps winding through planters. The northern end of the promenade will feature a small plaza centered on a tree-shaded seating area. The southern end will be composed of a hardscaped plaza with movable tables and chairs. The applicant will include bicycle amenities for the promenade, such as racks, troughs for transport via stairways, and a pump station.

FINDINGS

7. **General and Master Plan Recommendations:** The approved PD-ZMA is in conformance with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (sector plan).

Plan 2035
Plan 2035 includes comprehensive policies and recommendations for guiding future development within Prince George's County. The following land use policies are applicable to this application:

> **Policy 1: Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals set forth in Table 17** (page 110).

Policy 3: Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents (page 112).

The land use vision of Plan 2035 is conveyed through the Growth Policy Map. The Growth Policy Map visualizes how the County should grow and contains various land uses based on the desired function and intensity of development.

The Growth Policy Map places this property in a Regional Transit District land use area (page 107). Regional transit districts merit the most dense and diverse future development under the growth policies put forward by this plan. Plan 2035 recommends directing the majority of future employment and residential growth in the County to the Regional Transit Districts, to enhance their function as the County's activity and economic centers, stem traffic congestion, and preserve outlying areas of the county (page 19). The proposed use of the site most closely fits one of the generalized future land use categories as defined by the Plan 2035:

- Residential High—Residential areas exceeding 20 dwelling units per acre. Mix of dwelling unit types, including apartments (page 100, Table 14).

The surrounding neighborhood is composed of high-density residential and commercial uses, with the UMD campus two blocks to the north, and single-family detached housing to the south past several intervening blocks of high- and medium-density residential uses. Rezoning the site to RTO-PD and enabling a greater density of dwelling units is envisioned to contribute to meeting the housing demands of UMD, and workforce demands of the College Park area as an employment center, in line with long range planning goals for the area. This approved rezoning is also envisioned as enabling and promoting character and quality of life on the site and its surroundings through higher quality design and amenities than would be possible under the current base zoning.

This application met the vision of Plan 2035's transit districts by providing high-density residential development with a high degree of pedestrian use and connectivity, proximity to high-capacity transit, and high-quality urban design in a core area.

2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment
The sector plan categorizes the subject site's current land use as Residential High. Residential High is described as "detached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre" (page 57). Land uses to the south and east are categorized as Commercial, to the west and south as Residential Medium, and to the north as Residential Medium-High. Directly to the north of the site is the UMD campus, which is outside the bounds of the sector plan.

The approved land use for the site (page 60, Map 8) remains Residential High, while immediate surrounding approved uses are mixed, with Mixed Use Commercial predominating east of the site, and Mixed Use Residential predominating to the west. Much of the US 1 Corridor is currently designated as Commercial and approved Mixed-Use, with some areas further back from

US 1 moving from current Institutional use to approved preservation, and some approved Mixed Use. The approved development fits the approved land use for the site.

Page 61 of the sector plan also includes a map of proposed comparative residential intensities along the corridor. The site is designated with the most intense type proposed: "4-10 Stories Walkable Node (University)." Policies proposed for all walkable node types are listed from pages 65 to 69. The proposal did not include commercial use, which is emphasized by numerous policies and strategies in this list, but not prescribed at the property level. The applicant noted that commercial uses within the property were discouraged during the pre-application neighborhood meeting and stated that the dense residential use would augment the use mix in the neighborhood, which contains commercial activity within walking distance of the development. The proposal also did not address pedestrian safety measures off-site or within rights-of-way, though the proposed central promenade is envisioned as directly contributing to pedestrian viability of the surrounding area. The project is fundamentally pedestrian-oriented, with surrounding pedestrian destinations, street-adjacent buildings, and the high densities as recommended in this section. The project contributes to placemaking in several respects offered in this section as well—namely distinct architecture, taller heights, plazas, and hidden parking. While the development did not address all desired aspects for the most intense type of walkable node, as mapped in this section, it is appropriate for this designated area on a basic level, most strongly on account of density and on-site pedestrian facilities.

8. **Compliance with Applicable Provisions of the Zoning Ordinance:** This finding is provided to evaluate all applicable zoning provisions, as it pertains to the rezoning of the subject property from the RTO-L-E Zone to the RTO-PD Zone.

a. **Section 27-3602(b)(7) – Review and Recommendation by Advisory Board or Official**

(A) The Planning Board shall make a recommendation on the application in accordance with Section 27-3602(c), Planned Development (PD) Decision Standards, and transmit its recommendation to the ZHE. The Planning Board may suggest revisions to the PD Basic Plan and PD Conditions of Approval. The Planning Board's recommendation shall address:

(i) Whether the application complies with Section 27-3602(c), Planned Development (PD) Decision Standards;

The subject application conforms to the planned development decision standards found in Section 27-3602(c) of the Zoning Ordinance, as detailed in Finding 8b, and is summarized as follows:

The application conforms to Plan 2035, which considers the site to be in the Innovation Corridor, the priority area for the most intense development in the County. The application meets the standards of the sector plan, which considers the site to be in the Downtown College Park Walkable Node, a priority area for dense, walkable development.

The application meets the purposes of the RTO-PD Zone, which calls for dense, walkable development with access to transit and activity areas.

The application satisfies all applicable standards of the RTO-PD Zone, being located in an appropriate area, configured with pedestrian-oriented blocks, connected to pedestrian, bicycle, and transit networks to the maximum reasonable extent, and designed for strong aesthetic appeal and placemaking.

The proposed development will not adversely impact the surrounding properties, as they are similarly developed or stand to benefit from increased housing within short walking distance by virtue of their uses.

(ii) The need and justification for the PD zone;

The site is currently zoned RTO-L-E. Prior to the Countywide Map Amendment, it was zoned Multifamily High Density Residential, also lying in the Sector Plan's development district overlay. The current zoning allows for all residential dwelling types at high intensities and mixed uses, but with a cap on residential density that the applicant wished to surpass. The following chart depicts the approved density with that currently permitted:

Currently Permitted Under RTO-L-E Zoning		**Approved Under RTO-PD Basic Plan**	
Maximum Density	140 du/ac	Maximum Density	150 du/ac
Acreage	4.52	Acreage	4.52
Current Maximum Number of Units	632	Proposed Maximum Number of Units	678

The applicant's justification for the approved rezoning was the need for increased density to meet the priorities of the sector plan and Plan 2035, and to be harmonious with and beneficial to surrounding uses. As discussed in Plan 2035 and the sector plan, the Planning Board agrees that the property lies in multiple areas designated for the most intense, dense development in the County, being near major activity centers and high capacity current and future transit services. The Board also concurs that the proposed development is generally appropriate for the context of surrounding uses and harmonious with them, as typical residents will be students able to walk to the UMD campus with minimal routine need of a car and the space it requires, and similar student housing is developed with similar density and in a similar style in close proximity.

(iii) The effect of the PD zone, if any, on the land subject to the proposed PD and on surrounding neighborhoods; and

The RTO-PD Zone will not negatively or adversely affect the subject property or the surrounding neighborhoods. The site is bounded to the north by the UMD campus, and to the east by a shopping center, both of which draw intense activity. The site is bounded to the south and west by contemporary high-density residential development similar to what was approved with this ZMA, with two blocks of high-density housing in both of these directions. Further out, there are more similar contemporary and some older high-density developments along US 1, with large areas of single-family detached homes to the south and east beyond. The UMD campus continues to the north.

While it is possible to develop multifamily housing in the RTO-L-E Zone without rezoning the property, the surrounding developed uses were constructed under the prior Zoning Ordinance and were permitted to develop at a higher density. Therefore, the development will be harmonious with the neighborhood and will provide public benefits as proposed and recommended herein. The pedestrian promenade, sidewalks, and block layout will also serve to improve pedestrian circulation and aesthetics of the neighborhood. The promenade should be well landscaped, designed to continue a campus footpath to the north through the site, and framed well by the two high-rise buildings. The change in parking layout, from a surface lot dominating the site to a hidden interior structure, is also an aesthetic and safety improvement for the site and surrounding neighborhood in its framing of a more complete streetscape in conjunction with existing buildings. The limited access points to the garage will create a more orderly vehicular circulation with fewer conflict points with pedestrians. Increased density is envisioned as contributing to a greater orientation toward transit and more pedestrian and bicycle travel.

(iv) The relationship of the proposed PD zone to the purposes of this Ordinance, the General Plan, and the applicable Area Master Plan or Sector Plan, with appropriate consideration as to whether the proposed PD zone will further the purposes of this Ordinance, the General Plan, and the applicable Area Master Plan or Sector Plan.

The project meets the general purposes of planned development zones (Section 27-4301(a) of the Zoning Ordinance), as discussed in Finding 8d below, and the purposes of the RTO-PD Zone (Section 27-4303(d)(1) of the Zoning Ordinance), as discussed in Finding 8f below.

Central US 1 Corridor Approved Sector Plan
The visions of the sector plan for the Central US 1 Corridor, including subsidiary goals addressed by the proposal, are:

Vision 1: Improved Mobility Through Walking, Transit, and Biking

- **Based on previous studies, stakeholder input, and transportation analyses, the plan envisions shared and dedicated bike lanes, widened sidewalks, and a pedestrian-oriented streetscape along the length of the corridor.**

  The project will facilitate pedestrian and bicycle travel through the interior of the site and contribute to a pedestrian-oriented streetscape.

Vision 2: Unique, Walkable Nodes along US 1

- **Walkable nodes along US 1 are places for commerce, public services, and transit. They fulfill a growing demand for additional housing stock in the region. The higher densities envisioned in these walkable nodes also helps incentivize much-needed public amenities for the College Park community.**

- **Each walkable node is directly and uniquely influenced by adjacent neighborhoods. Building height, scale, and type will be tailored to the existing businesses and residents, while accommodating desirable growth and change.**

  The project will increase density in an area designated as a walkable node, as prescribed. The project will allow growth and better match the design of surrounding newer developments. The approved rezoning contributes to the benefits of density in particular, as discussed in this goal.

Vision 3: Enhanced Sense of Place

- **New construction in College Park should respect and reinforce community character. The plan specified infill development appropriate to its particular urban condition. In walkable nodes around transit stops, main street buildings and more substantial mixed-use buildings will predominate. In other areas, infill construction should be consistent with the scale and character of neighboring buildings.**

The buildings are of a similar scale and design to those in neighboring developments.

Vision 4: Sustainable Urbanism and Celebrating Natural Resources

- **Implementing systemic and innovative approaches to managing urban stormwater on new redevelopment sites along the corridor will reduce dependance on costly regional systems. This can also minimize the levels of stormwater runoff flowing into Paint Branch, which has experienced increased flooding and erosion problems in recent years.**

  The project includes bioretention devices for on-site stormwater retention. This project will be subject to the County's stormwater management (SWM) requirements and reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

General Plan
Plan 2035 addresses the following:

- Recommends directing as much future growth as possible to and maximizing density in designated Transit Districts and the Innovation Corridor, as delineated on a Growth Policy Map, places the site in both of these designated areas.

- Designates the site with the 'Residential High' future land use type.

The project maximizes density in these appropriate areas and conforms to the description of its future land use type, thereby, furthering the purpose of Plan 2035.

Further details on conformance with Plan 2025 is discussed in Finding 7 above.

The application to rezone the subject property from the RTO-L-E Zone to the RTO-PD Zone aligns with and furthers the purposes of the zoning ordinance by allowing a greater flexibility in design standards to provide public benefits which in this case will improve pedestrian circulation and create public spaces. It also furthers the purposes of Plan 2035 and the sector plan, in concentrating development at a high density in a Walkable

Node, as designated by the sector plan and in a regional transit district and the Innovation Corridor, as designated by Plan 2035.

b. **Section 27-3602(c) – Planned Development (PD) Decision Standards**

Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:

(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;

Plan 2035
This application is in conformance with Plan 2035 as discussed in detail in Finding 7 above.

Sector Plan
The Sector Plan recommends Residential High (Map 8: Approved Land Use South, page 60) land use on the subject property. The sector plan defines Residential High land use as detached and attached dwelling units and associate areas at densities higher than 20 dwelling units/acre (du/acre). The approval to replace two existing multifamily buildings with two new multifamily buildings is consistent with the recommended land use. The Sector Plan identifies six distinct areas to become walkable nodes and provides recommendations for each. All corridor nodes are considered to be walkable nodes and are identified as desirable and appropriate locations for transit-oriented, mixed-use development at medium to high densities (page 48).

The project is in the 'Downtown College Park' walkable node, meets the recommended density, and is located close or adjacent to transit stops. The application meets the recommendations for this designated area in ways specified below:

Policy 1: Develop a series of pedestrian-friendly, transit-oriented, mixed-use walkable nodes at appropriate locations along the Central US 1 Corridor (page 65).

The project is pedestrian friendly and transit-oriented, meeting Policy 1 goals for walkable nodes – though the basic plan does not include commercial use mixed with the principal residential use.

Policy 2: Establish a strong sense of place along the Central US 1 Corridor by ensuring the highest quality of development (page 67).

The applicant proposed relatively strong placemaking measures in the form of a development centered on pedestrian promenade and generally high standards for architecture anticipated, in line with Policy 2.

Policy 3: Create appropriate transitions between the higher intensity walkable nodes and existing residential neighborhoods (page 68).

Policy 3 calls for transitional development between higher and lower density areas. This is not a directly applicable standard to the project, as it is in the center of the walkable node, and not on the border of the walkable node.

Chapter 2 Plan Vision (page 39)

Vision 1: Improved Mobility Through Walking, Transit, and Biking

- **The plan envisions shared and dedicated bike lanes, widened sidewalks, and a pedestrian-oriented streetscape along the length of the corridor** (page 41).

- **In designated walkable nodes, the pedestrian environment is enhanced with transit stops, street-oriented buildings with ground floor retail, and on-street parking** (page 41).

The project includes a more pedestrian-oriented access across the site with the pedestrian promenade and extension of Ancestors Lane. The site is close to existing and future stops for multiple modes of transit. However, the basic plan does not include a mix of uses aside from recreational features or on-street parking.

Vision 2: Unique, Walkable Nodes Along US 1

- **Each walkable node is directly and uniquely influenced by adjacent neighborhoods. Building height, scale, and type will be tailored to the existing businesses and residents, while accommodating desirable growth and change** (page 42)**.**

The height, scale, and design of the project will match existing abutting residential development, complement adjacent business and institutional uses, and accommodate growth in a manner sought by this plan.

Vision 3: Enhanced Sense of Place

- **New construction in College Park should respect and reinforce community character. The plan specifies infill development appropriate to its particular urban condition. In walkable nodes around transit stops, main street buildings and more substantial mixed-use buildings will predominate.**

In other areas, infill construction should be consistent with the scale and character of neighboring buildings (page 43).

- **During the charrette, College Park residents expressed a strong desire for neighborhood serving retail and more local businesses. Located within short walking distances of existing neighborhoods, the pedestrian-friendly nodes are ideal places for neighborhood-oriented commerce** (page 43).

The project will not incorporate commercial uses, but will closely match the scale and design of abutting residential developments and contribute to better defined streetscape. This enhanced walkability will apply to the commercial dimension spoken to by members of the public at the above-mentioned charette.

Specific recommendations for the 'Downtown College Park' node

"The vision for downtown includes the re-establishment of its role as the focus of community activity. The area's tradition of multistory, multiuse buildings with retail on the first floor and either residences or offices on the upper floors should be reinstated. The range of hotel, dining, and entertainment uses that serve the university should be increased, and parking garages should accommodate new development" (page 79)**. "The core of the downtown area is located at Knox Road"** (page 80).

The Sector Plan recommends to provide central public plazas that are spatially defined by building frontages and provide human-scaled façades, storefronts, and signage for pedestrian interest. "Street-oriented architecture would present doors, windows, balconies, and porches that face the street" (page 82).

The approved project meets urban design recommendations specific to the Downtown College Park Walkable node (page 78), in providing multistory residential development, promoting a high degree of leisure activity serving the university, and being structurally parked. The only shortcoming regarding this section is the lack of commercial uses planned.

Land Use and Urban Design Goals

- **Incorporate new civic spaces and plazas connected by a network of streets, sidewalks, and trails** (page 51).

- **Create attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists** (page 51).

The project includes two plazas. Specifically, the pedestrian promenade is designed as a pedestrian route and connected to adjacent sidewalks and campus footpaths.

Corridorwide Policies

Policy 1: Increase mobility in College Park by adopting multimodal transportation principles and improving street network connectivity (page 61).

The approved project is oriented to pedestrian use and promotes pedestrian safety, linking up to surrounding pedestrian networks and creating new internal pedestrian connections. The project will also be served by immediately-adjacent to nearby transit options in nearly all modes—bus, metro, and future light rail.

(2) Meets the purposes of the proposed PD zone;

The purposes of the RTO-PD Zone are provided in Section 27-4303(d)(1), in which the application demonstrates conformance by providing vibrant, high density development, appropriate maximization of housing development in a priority area, walkable and bicycle and transit-accessible development, optimum density to support transit viability and local economic and activity diversity, bicycle and pedestrian access priority in design, and inviting, distinct and safe public space. An analysis of how the development meets the specific purposes of the RTO-PD Zone and Section 27-4303(d)(1) is provided in Finding 8f.

(3) Satisfies all applicable standards of the proposed PD zone; and

The applicable standards of the R-PD Zone are the intensity, dimensional, and use standards for the R-PD Zone, which are found in Sections 27-4303(d)(2) and (d)(3) of the Zoning Ordinance. All standards are shown on Sheet C-1 of the proposed basic plan.

The intensity and dimensional standards, as established in the PD basic plan, include the following:

- Approved standards for block length, lot area, lot width, commercial floor area ratio, lot coverage, build-to line, rear yard depth, building façade transparency, and structure height are identical to those of the base RTO-L-E Zone where specified and

conform to sector plan recommendations where unspecified in the ordinance (build-to line minimum).

- Approved maximum density, 10 dwelling units per acre above the base RTO-L-E Zone's maximum, is less than that of recent bordering developments with equal or less-permissive zoning.

- Approved minimum yard depths (not including rear) are less than RTO-L-E base zone standards, but in line with sector plan recommendations.

Per Section 27-4303(d)(2), the specific uses allowed in an individual RTO-PD Zone shall be established in the PD basic plan. The multifamily dwellings are a permitted use. The use is also consistent with the recommended land uses in Plan 2035 and the sector plan.

The intensity and dimensional standards for the RTO-PD Zone are found in Section 27-4303(d)(3) and are to be established with the PD basic plan. All standards are shown on the basic plan. Standards include the minimum density, maximum density, net lot area, lot width, lot coverage, and structure heights.

Additional standards provided in Section 27-4303(d)(4) of the Zoning Ordinance state that the following criteria must be met with the RTO-PD Zone:

Location Standards:

An R-PD Zone may only be located on lands:

- **Within a Regional Transit District as designated on the Growth Policy Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time; or**

- **Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.**

The property is located within both the Purple Line Regional Transit District and the portion of the Innovation Corridor designated as appropriate for the requested rezoning.

Use Mixing:

The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.

Vertical Mixing of Residential and Nonresidential Uses:

The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

Horizontal Mixing of Residential and Nonresidential:

The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

The applicant cites observations of plentiful commercial activity within walking distance of the site and unfavorable trends in market demand for retail as well as feedback from the community during a preapplication neighborhood meeting that did not favor commercial uses on the site in justifying a considered elimination of commercial uses in the basic plan. The basic plan does not include any commercial uses on the site. The approved development includes a recreational component in the pedestrian promenade.

Shopping Centers:

Shopping center shall be a minimum of two stories (multi-story).

Commercial was not proposed in the approved basic plan, but any commercial added should be integrated into a vertical mixed-use development. If added, commercial should be at ground level and should be oriented toward the street and open space of the development.

Blocks and Alleys:

The zone shall be laid out in blocks, streets, and alleys, to maximum extent practicable.

This project is redevelopment of a site that is part of a much larger block that extends from US 1 to Gilford Drive. The project will include a pedestrian promenade that will divide the site into smaller more walkable areas.

Streets:

Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development.

The extension of Ancestors Lane, on the east side of the property, was the only proposed street. It will require future dedication by the property to the east and north to be completed. In the short term, it will provide access to the parking structure. When finished, it will terminate at Knox Road to meet this standard.

Private Sidewalks and Private Street Trees:

- **Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.**

- **Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.**

- **Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.**

- **At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.**

- **Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.**

All sidewalk standards will be satisfied by the project, except for width, which will be 6 feet, rather than the prescribed 10.

Connectivity:

The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

The applicant states that internal and external pedestrian, bicycle, and vehicular connections are maximized, to the greatest practicable extent. Although there is a lack of pedestrian through connections on the site's eastern and western borders. There will be walkways to the buildings' pedestrian entrances, but they do not continue the full width of the block. The central pedestrian promenade and future extension of Ancestors Lane will improve circulation on, through, and around the site for all modes of transit.

Building Configuration:

- **In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.**

- **Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.**

The statement of justification (SOJ) shows representative architecture that will follow surrounding architectural schemes, and a general site layout that will define the proposed pedestrian promenade and streets to the north and south. The basic plan is in conformance with edge requirements. The design will be refined at the time of detailed site plan (DET).

Parking:

- **All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.**

- **Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales**

- **All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas**

Regarding parking standards, parking will be hidden within the interior of the site, in two structures, in line with the standards of the zone. Concepts and design for these structures will be provided at the time of DET.

Transparency:

Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Regarding transparency standards, street level facades will be designed to allow views of interior spaces, with higher transparency than minimum standards for the zone. Detailed concepts, materials, and design for facades will be provided at the time of DET.

Open Space Design:

Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

The approved plan includes an interior pedestrian promenade running north to south, between the two proposed residential buildings. The promenade will provide a range of formal and informal spaces such as a hardscaped plaza, and a more naturally landscaped green, both configured as gathering spaces with the southern plaza being more formal and the north landscape area less formal. The two envisioned gathering spaces, and the variously landscaped pedestrian paths connecting them, will be framed strongly by the proposed high-rise buildings, as recommended by this standard.

The plan also includes a small park at the southeastern corner of the site, bounded by the proposed Ancestors Lane extension and an abutting shopping center retaining wall. To ensure that this small "pocket park" will be open to the public, approval was conditioned to ensure public access to this park.

(4) Will not adversely impact the surrounding properties.

The approved development will not adversely affect the surrounding properties. As discussed in part 7, the immediate vicinity of the site includes a busy shopping center and UMD, both intense uses which would benefit from increased customer, student, and employment bases within walking distance. The site is also directly bordered on the remaining sides by residential redevelopments of similar to greater intensity, and the project will complement them in a more attractive framing of surrounding streets, among other functional and aesthetic benefits. While neighbors expressed some concern over increased vehicular traffic impacts at the pre-application neighborhood meeting, the applicant has included safety measures surrounding vehicle access in their proposal, and a traffic study will be performed during the PPS.

c. **Section 27-4301(d)(1)(P) requires the Basic Plan include specific public benefits and project amenities in accordance with Section 27-4301(d)(3).**

Public benefits, as mentioned above, are defined by Section 27-4301(d)(3)(A) of the Zoning Ordinance as "superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a base zone." Public benefits must meet all of the following criteria (Section 27-4301(d)(3)(B) of the Zoning Ordinance):

i. Benefits shall be tangible and quantifiable items;

ii. Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;

iii. Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and

iv. Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.

Section 27-4301(d)(3)(C) of the Zoning Ordinance contains a non-exhaustive list of ways for exhibiting public benefits. Public benefits are required to significantly exceed what would be required if the project were developed under the base zone. The Prince George's County District Council is presumed to have already determined the proper zone for the subject property, and therefore, public benefits are required to be proffered

by an applicant in exchange for the District Council's consideration of the applicant's request for more favorable zoning. Public benefits should generally be commensurate with the benefit to the applicant of the Planned Development zoning. They should not include any public improvements that will otherwise be required by the applicant to obtain other development approvals, such as improvements required to address public facility adequacy under the Subdivision Regulations.

Architecture and Design
The applicant will adhere to several aspects of architecture and design of the project, which will exceed base zoning standards:

- Fenestration of the street-facing façade of the ground floor will exceed 25 percent, above the required 15 percent under the base zoning. This was stipulated in Condition 1 of this resolution.

- The project will meet green building standards criteria, to the extent it earns at least eight points under the scoring system set forth in Section 27-61603 of the Zoning Ordinance, above the required four points under the base zoning. This was stipulated in Condition 2 of this resolution.

- The applicant will provide 204 bicycle parking spaces, above the required 104 spaces under the base zoning. This was stipulated in Condition 3 of this resolution.

- The applicant will provide 12.5 percent of the area of the site as open space for the proposed pedestrian promenade, above the required 7.5 percent under the base zoning. This was stipulated in Condition 4 of this resolution.

Greenway/Pedestrian Promenade
The greenway or pedestrian promenade is the public space between the two proposed buildings. It is designed as a park-like pedestrian through-way between the buildings, leading from Hartwick Road north through the site, over its steep incline toward the northern side of the site to Knox Road, incorporating stairs, ramps, seating, and vegetative landscape features. The northern end of the promenade, or greenway, will be located across Knox Road, from a footpath leading into the UMD campus. The promenade will be an extension of the university and College Park pedestrian network, to make the area more walkable. The northern and southern ends of the promenade feature small plazas – a larger more formal, hardscaped one along Hartwick Road with tables and chairs and a smaller one consisting of landscaping, shade trees and informal seating, along Knox Road. Both ends of the promenade will feature bike racks and bike ramps as part of the stairways.

The applicant has specified several elements to be included in the pedestrian promenade, as required by Condition 5 of this resolution. The promenade will include the following features:

- one piece of public art
- At least four benches or seating areas
- At least one bicycle repair station
- A bicycle trough along its stairways
- At least one interactive artwork installation in addition to the one of piece public art
- At least two trash receptacles and two recycling receptacles
- At least two wayfinding signs

The Planning Board supports the following considerations at the time of DET: the applicant should orient amenities, access points, and balconies towards the pedestrian promenade to further activate it. The buildings and the pedestrian promenade should create a design centered around a theme or one that is cohesive. The Board suggests making this a gateway to the university, providing wayfinding signage and lighting that acts as both public art and architectural interest and wayfinding towards the university.

Ancestors Lane Extension
The applicant notes the City of College Park's priority for a corridor along the eastern border of the site, for a 24-foot-wide northern extension of Ancestors Lane, a street to the south of the property. The route will include a 4-foot-wide landscaped strip and a 5-foot-wide sidewalk. The Planning Board did not allow consideration of the extension of Ancestors Lane as a public benefit under Section 27-4301(d)(3)(B), as the street is already required per Section 27-6206(k) of the Zoning Ordinance, which provides standards for block length. The Board notes that a dedication of this corridor would be required for any redevelopment of the property to the north, and the applicant is not currently in a position to provide this, as they do not own this lot.

Pocket Park/Greenspace Along Ancestors Lane
The applicant will establish an area of the property to the east of Ancestors Lane as a public pocket park. A retaining wall on the abutting shopping center property frames the site of the proposed pocket park. The applicant has specified several elements to be included in the pocket park, as required by Condition 6 of this resolution. The pocket park will feature at least the following elements.

- one piece of public artwork
- a beehive, a little free library, and/or a little free art gallery

- one bench or seating area
- a pollinator garden
- one wayfinding sign

Conclusions on public benefits offered
The applicant will provide several architecture and design features with collective characteristics significantly above the requirements of the base zoning. Except for the open space set-aside, the remaining proffers are eligible as contributing to the architecture and design public benefit under Section 27-4301(d)(3)(B). The Planning Board approved the listed features collectively as a public benefit under this section.

The applicant will provide several features of the proposed pedestrian promenade, beyond the requirements of the base zoning. These specified and quantified features support the notion of the proposed pedestrian promenade as an above and beyond public serving amenity.

As discussed above, the Board did not approve the extension of Ancestors Lane as an eligible public benefit, as it is a required street under the Zoning Ordinance, and the portion that will be completed by this project is a vehicular access point to the property, not public access through the block.

The applicant has specified several features of the Ancestors Lane pocket park. The Board approved the pocket park and its proposed elements as an effective use of the space and an above and beyond benefit to the neighborhood.

Combined, the enhanced design features, promenade, and pocket park meet the minimum requirement for enhanced public benefits, to grant the additional density proposed with this development. At the time of DET, the applicant will need to show a cohesive design that uses architecture and open space features to strengthen the design and relationship to the university and College Park, as a whole.

d. **Section 27-4301(a) – General Purposes of Planned Development Zones.**

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

The flexibility provided by the RTO-PD Zone allows the applicant to develop the site at a greater density and intensity, which is conducive to more innovative design and stronger placemaking via the interior promenade. This will also

promote greater pedestrian safety and viability. The development will also feature high-quality architecture, design and landscaping that will be introduced and evaluated at the time of DET.

Pursuant to the proposed development standards, a maximum of 678 multifamily dwelling units was approved. Without a rezoning, the applicant would need to develop the property in accordance with the standards of the existing RTO-L-E Zone, which would allow a maximum of 632 units.

The purposes of the RTO-PD Zone are generally to promote vibrant, walkable environments accessible to transit that contribute to a neighborhood's full social and economic functioning within a compact area. The RTO-PD zone is also meant to channel as much growth as reasonably possible into designated areas fitting the above descriptions of walkability and transit access, in part by allowing greater density. A more complete consideration of the RTO-PD Zone's purposes and requirements is provided in Finding 8f below.

The approved high density multifamily development with an innovative central pedestrian and placemaking feature in the interior promenade is appropriate for the purposes of the RTO-PD Zone.

(2) Allowing greater freedom and flexibility in selecting:

(A) The form and design of development;

The site will be developed in a dense, block and alley-based form, with two high rise residential buildings directly fronting the bordering streets and framing a landscaped interior pedestrian promenade, with three small public spaces. The design allows for greater pedestrian safety and connection to surrounding areas, and a more complete streetscape with stronger placemaking, complementing existing multifamily developments bordering the site.

The sector plan recommends the property for Residential High land use, with at least 20 residential dwelling units per acre. The approved maximum density of 150 dwelling units per acre fits the recommended land use density.

The approved density is intended to contribute to a more vibrant, pedestrian and transit accessible environment. Greater numbers of future residents will live within walking distance of UMD and adjacent commercial activity. They will also have direct transit access to much of the Washington metropolitan area. The economy of the neighborhood will be enhanced by their presence.

(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;

The approved PD Zone will promote the pedestrian-centered nature of the access and circulation designs. Buildings are oriented toward the street and to surrounding sidewalks, with parking hidden in the interior of the buildings and subordinated functionally and aesthetically to pedestrian circulation to a greater degree than required under the base zoning. The development will extend the more attractive framing of the surrounding streets from where new high-density developments to the west of the site have begun to do this. The interior pedestrian promenade links up with the campus footpath across Knox Road to the north, formalizing the development's integration into UMD's pedestrian network. Bike racks will be provided at both ends of the promenade, along with ramps on the promenade's stairways.

(C) The location and design of the development respective and protective of the natural features of the land and the environment;

There are no environmentally sensitive features on the site, nor does it lie on environmentally sensitive lands; it is currently developed with two multifamily residential buildings and almost entirely paved and impervious.

The approved basic plan includes stormwater retention features for the development, comprising collection and conveyance structures for stormwater draining to a central holding tank beneath the lower-lying portion of the interior promenade. The applicant states that architecture and design features and overall principles, currently unspecified and to be presented at later stages of review, will promote energy efficiency and minimal environmental impacts of the proposed development.

(D) The location and integration of open space and civic space into the development; and

As discussed in previous sections of this resolution, the approved rezoning promotes innovative incorporation of public space into the proposed development, in the form of a central pedestrian promenade and a peripheral pocket park. The block and alley layout, as discussed in other sections of this resolution, is more conducive to public spaces, attractively framing them.

The interior promenade is well designed and landscaped, with two larger end segments designed as outdoor seating and gathering spaces. The promenade is framed by the two proposed high rise, high density

residential buildings in a similar attractive manner to a full or complete street.

The Ancestors Lane pocket park is an effective use of liminal space, as determined by the overall plan for the site, framed well by the eastern side of the eastern building and the existing shopping center retaining wall.

(E) Design amenities.

The Mark at College Park development proposes a variety of design principles that will be responsive to the purposes of the RTO-PD Zone. These principles include, but are not limited to the following:

- A block and alley layout promoting walkability, transit access, attractive streets and interstitial spaces, and critical economic and social mass via density.

- Strong and distinct landscaping and design for the central promenade, contributing to its function as a public passive and gathering space in addition to that of a pedestrian and bicycle access link.

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

No commercial uses are planned for the site, though the applicant emphasizes that the immediate vicinity of the proposed project includes UMD and commercial activity in the area, both within short walking distance. The development includes a recreational component.

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

The approved planned development rezoning enables greater density and intensity of the development, both of which increase the economic and environmental efficiency or sustainability of the use of the site. Designing for greater density also tends to lead to a more human scale, safer, and more attractive design of streets. The alley and block layout approved for this project reinforce these positive qualities.

Vehicle access is shown from two points along Hartwick Road, promoting pedestrian safety and circulation through and around the site over vehicular access to all sides of it as with more typical approaches. The Knox Road frontage

that is on the side of UMD, is importantly left entirely to pedestrian and bicycle access.

Though the eastern and western borders of the site lack complete pedestrian through connections, the central promenade is well conceived as a pedestrian and bicycle link to UMD's pedestrian and bicycle network. Adjacent sidewalks will continue along the site's street frontages, more attractively framed than under the current situation or allowed under current zoning.

Though some water supply alignments are shown on the basic plan, utility configuration will be discussed in more detail at later evaluation stages.

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

As discussed in previous sections, the development will enhance the character of its immediate surrounding neighborhood. The UMD campus to the north and the shopping center to the east are intense activity centers that will benefit from a larger and denser student population within short walking distance. The development will also continue the streetscaping and character benefits of similar developments already completed to the south and west of the site, and be aesthetically and functionally harmonious with them.

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation; and

As discussed in (4) above, the development controls vehicular access while expanding bicycle and pedestrian access and safety, and promoting transit access. This promotes a more attractive, economically strong, and safe urban environment, but it also improves vehicular access and circulation. A less chaotic vehicle access regime standardizes traffic flow and minimizes conflict points. Increased pedestrian, bicycle, and transit use also decreases vehicle congestion on and around the site as well as in the neighborhood and beyond. For a more comprehensive analysis of this issue, a traffic impact study will be required at the time of PPS.

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources.

The site straddles a steep slope separating a cretaceous terrace on which the UMD campus sits from a lower-lying alluvial area. This feature has strongly influenced the character of nearby similar developments, which incorporate large stairways in the walkways between their buildings. The planned interior promenade will accentuate this same topography to attain more distinctive

character for the site. As previously discussed, the Planning Board suggested more focal point features to leverage this quality fully that were not all adopted in revised plans.

e. **Section 27-4301(d) – General Standards for All Planned Development Zones.**

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

(1) PD Basic Plan.

(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;

The applicant states that their SOJ is intended as their statement of planning and development goals for the subject RTO-PD Zone.

(B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;

The permitted principal uses for the development include all allowable principal uses in the RTO-PD Zone, as listed in Table 27-5101(e) of the Zoning Ordinance.

The permitted accessory uses include all allowable accessory uses in the RTO-PD Zone, as listed in Table 27-5201(d) of the Zoning Ordinance.

The permitted temporary uses include all allowable temporary uses in the RTO-PD Zone, as listed in Table 27-5301(d) of the Zoning Ordinance.

(C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;

The site plan provides the type, location, and density of the residential development approved in this rezoning. The plan is consistent with the general purposes and specific requirements of the PD zone.

(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;

The approved dimensional standards are shown in the development summary above.

(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;

The applicant states that the scale of the approved rezoning and development does not warrant separate standards. The Planning Board adds that multifamily developments bordering the site are at an equal or greater density and intensity than those proposed for this site.

(F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;

Section 27-6403 of the Zoning Ordinance states that the open space set-aside proportion for developments in an RTO-PD Zone, is 7.5 percent. The applicant has provided an open space set-aside exhibit for the plan, which shows an open space set-aside proportion of 12.5 percent.

(G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;

There are no environmentally sensitive lands, resource lands, wildlife habitat, or waterway corridors on the site, as it is fully developed and almost entirely paved over where not occupied by the site's two buildings.

(H) Identify the general location of existing on-site and adjacent historic sites and districts and archeological and cultural resources;

The Planning Board has confirmed that there are no on-site or adjacent historic sites or districts, or archaeological or cultural resources.

(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The public benefits and general PD zone requirements findings above discuss the existing and approved pedestrian and bicycle circulation layouts. Sidewalks will line the northern and southern borders of the site as they do now, continuing off the site to the east and west. The interior promenade is flush with a campus footpath to the north across Knox Road. Knox Road also features a bike lane on its northern side.

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The on-site pedestrian circulation, public benefits, and general PD zone requirements sections above discuss sidewalks, bike lanes and the interior promenade of the site. The site abuts Knox Road to the North and Hartwick Road to the south. Both vehicular access points are on Hartwick Road, one at each southern corner. The eastern access point will be provided slightly up the eastern border of the site via a new northern stub-extension of Ancestors Lane. In line with requirements of the RTO-PD Zone, the site will have direct access to multiple bus lines, adjacent access to more bus lines, be in close proximity to future College Park stations on the future Purple light rail line, and be within a mile or short bus or light rail trip of the College Park – University of Maryland Metro Station.

(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The submitted site plan identifies the general locations of water supply and sanitary sewer connections expected for the site, with a water supply connection serving the west building connected to the middle of its northern frontage from the Knox Road water supply line, and another water supply connection from the southern side of the east building to the Hartwick Road water supply line, and a sanitary outlet for the site leaving the southwest corner of the west building and connecting to the sanitary pipe on Hartwick Road.

(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The submitted site plan identifies stormwater collection, conveyance and detention devices planned for the site and their locations. See the General Purposes of Planned Development Zones section above for a more detailed discussion of these features.

(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;

The two closest fire stations to the site are Affirmed Fire Protection Co. and College Park Volunteer Fire Department Co. 12. The site is served by University Park Elementary School, Buck Lodge Middle School, and Northwestern High School. The site is also served by the Hyattsville-Division I Prince George's County Police Department.

(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;

Sections (I), (J), (K), and (L) in the above findings discuss specific provisions for each of these necessities.

(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.

Compliance with these standards will be fully detailed and evaluated in future stages of the review process, but general descriptions of the development standards are noted in the development data summary section above, in accordance with Section 27-4301(d)(2) of the Zoning Ordinance.

(P) Include specific public benefits and project amenities in accordance with Section 27-4301(d)(3).

See Finding 8c above.

f. **Section 27-4303(d) – Regional Transit-Oriented Planned Development (RTO-PD) Zone**

(1) The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone are:

(A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel;

The RTO-PD Zone allows the applicant the flexibility to achieve the density and intensity to make a multifamily development viable.

The density, street orientation, and pedestrian promenade component of the development will promote pedestrian and bicycle access and use, and support adjacent and nearby businesses with customers and employees living in a more accessible location.

(B) To capture the majority of the County's future residential and employment growth and development;

The project will increase the number of residential units and residential share of an area of the county and specific site prioritized to host the most intense future development.

(C) To incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;

The development is within a dense, walkable area classified as a Walkable Node by the applicable sector plan, and will bring residential units oriented more toward the street and pedestrian travel than the current housing on the site, which is surrounded by parking. The plan

also includes an interior pedestrian and bicycle promenade lined up with a footpath into the university campus to the north, functioning as a southern extension of this path and extending the formalized pedestrian network of the area.

The development is close to two future Maryland Transit Administration (MTA) Purple Line light rail stations at UMD, which will provide direct service north into Montgomery County, and south toward the College Park – University of Maryland Metro Station and the New Carrollton Metro Station. The site also already features three bus lines stopping directly at the existing buildings, and more bus services that can be reached at US 1, a short walk to the east.

(D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;

Due to market analysis and community feedback provided at the preapplication neighborhood meeting, the applicant has made clear that the development will not involve commercial uses. However, the rezoning will contribute to the residential density dimension of this purpose. The approved project will be dense, transit-supportive, and accessible.

(E) To encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;

While the project will not feature commercial uses, its density, pedestrian street orientation, and student residents will contribute to the surrounding neighborhoods employment, retail, and recreational uses by ensuring presence of residents for more hours of the day.

(F) To include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;

The approved development includes a significant recreational component complementary to the principal residential use, and serves the general public.

(G) To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;

The development will include two vehicular access points, one on the southwestern corner of the site on Hartwick Road, the other on the Ancestors Lane right-of-way on the lower eastern side of the site. There are three planned pedestrian access points: two on the western side of the western building, and one on the eastern side of the eastern building, all at the ends of paths from Knox and Hartwick Roads. These paths do not continue from one road to the other, but the pedestrian and bicycle promenade between the two buildings extends between the two roads. The promenade is flush with a pedestrian path into the UMD campus to the north and is intended to function as a southern extension of it. Both roads bordering the site feature sidewalks to relatively walkable similar apartments to the west and the shopping center to the east along US 1 (Baltimore Avenue). The promenade will include bicycle ramps, pump stations, racks, and other features. Both roads bordering the site are labeled by the applicant as bike routes, but while they do not feature voluminous high speed vehicle traffic, only Knox Road currently features bicycle infrastructure. The promenade is designated as a bike route and a strong potential cycling destination or waypoint.

(H) To incorporate buildings, open spaces, and other site features that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;

The approved project's orientation to the street and pedestrian promenade framed by its two buildings promote inviting, walkable, safe, and socially-interactive qualities. Direct street-fronting buildings are inviting, as is the well-landscaped and attractively-designed pedestrian promenade. The central location and density of the project promote walkability, as does the configuration of the site around the promenade linked to the campus footpath to the north.

(I) To include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and

The defined and attractive design of the interior promenade on the site makes it distinctive and promotes a strong sense of place. The pedestrian orientation of the approved project also promotes placemaking at a more basic level, in moving away from automobile-oriented dominance of parking and wide roadways.

(J) To provide a range of housing options.

The approved use is for multifamily development. Other housing types exist nearby, but the high-density multifamily land use is what the sector plan envisions for the site. The development will contribute to the mix of housing types in the overall sector plan area.

g. **Section 27-4402 – Policy Area Overlay Zones**

The subject property is located within Aviation Policy Area 6. The purpose of the Aviation Policy Area Overlay Zone is to establish standards of safety and compatibility for the occupants of land in the immediate vicinity of airports with traffic patterns over land in Prince George's County. The height of the building will have to demonstrate conformance with Federal Aviation Administration requirements at time of DET.

h. **Part 27-6 - Applicable Development Standards**

Per Section 27-3602(a)(5)(H), Planned Development Zoning Map Amendment Submittal Requirements, of the Zoning Ordinance, a planned development zoning map amendment (PD-ZMA) application shall include a proposed PD basic plan and proposed PD conditions of approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones, of the Zoning Ordinance.

Per Section 27-4301(d)(2), General Standards of All Planned Development Zones, before approving a PD zone classification, the Prince George's County District Council shall find that the application for the PD zone classification, as well as the PD basic plan and conditions of approval, comply with the development standards in Part 27-6. Development standards and the 2018 *Prince George's County Landscape Manual* (Landscape Manual) shall apply to all development in each PD zone. Conformance with the development standards will also be further evaluated at the time of DET.

As part of the PD-ZMA application, the applicant requested four modifications to the development standards (per Section 27-4301(d)(2)).

- First, the applicant requested a modification to the public utility provision requirement as stated in Section 24-4205 of the Prince George's County Subdivision Regulations, citing presence of sufficient utility infrastructure. However, only those development standards in the Zoning Ordinance that apply to a subdivision approval may be modified at the time of basic plan and the Planning Board found this request impermissible, since it seeks to modify a provision of the Subdivision Regulations;

- Second, the applicant requested a reduction in the minimum vehicle stacking space standard as stated in Section 27-6206(m)(2)(A) of the Zoning Ordinance, as the applicant states the standard is more appropriate for conventional suburban development;

- Third, the applicant requested halving the minimum required off-street parking space standards as stated in Section 27-6305(a) of the Zoning Ordinance, as bordering similar developments provide similar parking space by proportion to their numbers of residential units;

- Fourth, the applicant requested a reduction in the minimum number of required off-street loading berths as stated in Section 27-6310 of the Zoning Ordinance, as the buildings are proposed to be fully furnished with minimum need for bulk moving.

With the exception of the first request, the Planning Board agreed that these requested modifications to the development standards were reasonable and appropriate, given the characteristics of the proposed development and of the site.

As described in the applicant's SOJ, the Board found that the proposed development will meet the applicable development standards. The following discussion is offered:

(1) Section 27-6200 Roadway Access, Mobility, and Circulation

The site will be served by two vehicular access points: one on the west building's Hartwick Road frontage, in its southwestern corner, the other along the eastern border of the site on the southeast corner of the east building. The eastern access point will be at the end of a new stub extension of Ancestors Lane, which continues to the south.

The site will be served by sidewalks on both of its street frontages, which will tie into existing sidewalks extending off-site to the east and west. The site will be bisected by a pedestrian promenade through the middle of the site from Hartwick Road to Knox Road, which is intended as a southern extension of a campus footpath across Knox Road to the north. The promenade will ascend a steep slope in its northern portion, and incorporate stairways, ramps, and bicycle walking ramps to aid users of all abilities.

The site will include bicycle racks at the ends of the interior promenade to serve residents and visitors. The abutting streets are put forth as proposed bike routes by the applicant. Only Knox Road, to the north and fronting the UMD campus, has a currently existing bike lane. The site has a bus stop serving three routes directly on its Knox Road frontage, with nearby US 1 hosting more. The MTA Purple Line light rail service is under construction, and soon to serve College Park and the university with multiple stops that will be within a short walk of the site. The College Park - University of Maryland Metro Station is within a mile of the site.

(2) Section 27-6300 Off-Street Parking and Loading

Parking will be within the interior of the buildings and partially underground, surrounded and hidden by the residential portions of the buildings to enable orientation of the buildings to the street and better pedestrian safety and function. As discussed in the approved modifications section above, reductions in required

parking were sought by the applicant due to the proposed nature of the development and use.

(3) Section 27-6400 Open Space Set-Asides

Section 27-6403 states that the open space set-aside amount for a development in the RTO-PD Zone is 7.5 percent. Features that can count toward the open space set-aside amount include natural features (lakes, ponds, rivers, streams, bays, shorelines, wetlands, drainageways, and other riparian areas), active recreational areas (areas and facilities used for active recreational purposes, such as ballfields, playgrounds, tennis courts, pools, jogging trails, community buildings, clubhouses, and land dedicated for parks), passive recreation (plantings and gardens), squares, forecourts, plazas, required landscape areas and agricultural buffers, stormwater management (SWM) areas treated as site amenities, and public access easements with paths or trails.

At the current stage of review, an open space set-aside proportion of 12.5 percent is proposed, which will consist of the interior promenade and the Ancestors Lane pocket park.

(4) Section 27-6500 Landscaping

This development will be required to demonstrate conformance to the Landscape Manual at the time of DET. Per Section 27-4301(d)(2), any modifications to the Landscape Manual may only be made pursuant to alternative compliance or a major departure.

(5) Section 27-6600 Fences and Walls

All fences and walls within the proposed development will be required to demonstrate conformance with the section at the time of DET.

(6) Section 27-6700 Exterior Lighting

A lighting plan or photometric plan will be required at the time of DET, demonstrating how all exterior lighting would comply with the standards of this Section.

The applicant has not proposed detailed concepts for lighting at this stage of review, but has indicated it will be an emphasized feature.

(7) Section 27-6800 Environmental Protection and Noise Controls

Generally, the site does not contain sensitive environmental features, being occupied almost entirely by buildings and paved surface. The Planning Board has provided discussion of environmental requirements to which this plan will be

subject, however, the applicant has obtained a required natural resources inventory (NRI) for the site, confirming the lack of woodland or regulated environmental features (REF). The development will require a Type 2 tree conservation plan (TCP2) at the time of DET. The woodland conservation and afforestation threshold of 15 percent will need to be met on-site. The NRI did identify two specimen trees on the site, impacts to which will be evaluated at later stages of review. The applicant has proposed designs for SWM devices on the site, but the site will also be subject to a required SWM concept plan at the time of DET. An initial Natural Resources Conservation Service-based soil analysis for the site found no geotechnical issues. The project will also require an approved Grading, Erosion, and Sediment Control Plan at the time of DET.

(8) Section 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards

The project is to consist entirely of multifamily dwelling units. Standards for multifamily development found in Section 27-6900 of the Zoning Ordinance speak to site access and parking, building orientation, length and façade variation and materials, window transparency, roofs, garages, and outdoor activity areas. These standards are designed more for suburban multifamily development rather than the urban-style compact development proposed, but the project generally surpasses these standards, where applicable, which will be evaluated in more detail at the time of DET.

(9) Section 27-61000 Nonresidential and Mixed-Use Form and Design

There is no nonresidential use planned as part of this project.

(10) Section 27-61200 Neighborhood Compatibility Standards

The surrounding area is developed with similar and higher-density student housing, a major university campus, and a shopping center, with detached single-family housing further out. The approved development is at an appropriate density for the intense bordering activities of the UMD campus and the shopping center to the east. Detailed designs must conform to applicable sections of the Landscape Manual. Conformance with this section will be demonstrated at the time of DET.

(11) Section 27-61500 Signage

No signage was proposed with the subject application. Signage proposed in subsequent applications are required to conform to this development standard section.

(12) Section 27-61600 Green Building Standards

The applicant shall strive to utilize green building techniques applicable for the proposed residential development. Green building techniques will be evaluated at the time of DET.

9. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized, as follows:

a. **Historic Preservation**—In a memorandum dated February 10, 2025 (Stabler, Smith, Chisholm to King), it was stated that, following a search of current and historic photographs, topographic and historic maps, and locations of currently known archaeological sites, the probability of archaeological sites on the property was low and an archaeological study is not recommended.

b. **Community Planning**—In a memorandum dated March 3, 2025 (Tariq to King), a review of the proposed development and its conformance to the sector plan was provided, which has been incorporated into Findings 6 and 7 above.

c. **Environmental Planning**—In a memorandum dated February 21, 2025 (Meoli to King), a review of the proposed development was provided which included some of the following.

Natural Resources Inventory
Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PD-ZMA applications. Approved NRI-115-2024 was included in the application and confirms that the site does not contain woodland or REF. No further information is needed, at this time.

Woodland Conservation
The project is subject to the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George's County Code. The woodland conservation and afforestation thresholds will remain at 15 percent with the proposed RTO-PD Zone. The site does not qualify for a standard letter of exemption from the WCO because the site is greater than 40,000 square feet. All future development applications will require tree conservation plans, in accordance with the WCO. Per Section 25-121(c)(3) of the County Code, the woodland conservation and afforestation thresholds shall be met on-site.

Specimen Trees
The approved NRI-115-2024 identifies two specimen trees located on the site. Any impacts to the specimen trees will be evaluated with future development applications.

Regulated Environmental Features
The approved NRI-115-2024 confirms that the site does not contain REF.

Stormwater Management
Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires an approved SWM concept plan and approval letter to be submitted with the subject application. A SWM concept plan will be reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The plan will be submitted and reviewed with the future PPS and DET.

Soils
Section 27-6809, Unsafe Lands, of the Zoning Ordinance, states that "all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations."
Section 24-4101(c)(1) of the Subdivision Regulations states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to: a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes."

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, the predominant soils found to occur include Urban land-Christiana-Downer complex. Christiana clay is mapped on the site, but no geotechnical issues have been identified at this time.

Erosion and Sediment Control
Section 27-6805 of the Zoning Ordinance requires an approved grading, erosion, and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code.

Erosion and sediment control will be addressed at the time of DET, along with the TCP2. The TCP2 must reflect the ultimate limits of disturbance not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

d. **Transportation Planning**—In a memorandum dated February 18, 2025 (Smith to King), it was found that transportation facilities, as well as pedestrian and bicycle facilities within the proposed application, are consistent with Section 27-3602. The proposed re-zoning of the property will not impair the ability to make transportation-related recommendations that are supported by an approved master plan or functional master plan, or included in the Subdivision Regulations and Zoning Ordinance.

e. **Subdivision**—In a memorandum dated February 1, 2025 (Gupta to King), a review of the subject application was provided and noted the following:

- A PPS and certificate of adequacy will be required for the proposed development following approval of this application, per Section 24-3402(b)(1) of the Subdivision Regulations.

- The proposed site layout and lotting pattern will be further evaluated with the PPS and must comply with all design standards contained in the Subdivision Regulations.

- A final plat of subdivision is required subsequent to approval of this zoning map amendment, and following the approval of the PPS, before any permits may be approved for development of this site.

It is noted that, at the time of PPS, on-site and off-site bicycle and pedestrian facilities, transportation improvements, and requirements for mandatory parkland dedication will be applicable. The required analysis and features are applicable in the base zone. Accordingly, the public benefit features proposed shall exceed those facilities that are typically already required.

f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated February 24, 2025 (Thompson to King), DPR provided an evaluation of the subject application and supported the proposal.

g. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not offer comments on the subject application.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 7, 2025 (Branch to King), DPIE's Site/Road Plan Review Division provided the following comments:

(1) The 2018 Water and Sewer Plan designates Condo Phases I and II in water and sewer Category 3 inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – Planned for public sewer service.

(2) Water and sewer lines abut the properties in both Knox Road and Hartwick Road. Water and sewer line extensions or on-site systems may be required to service any proposed development and must be approved by the Washington Suburban Sanitary Commission (WSSC) before recordation of a final plat. Both properties currently have active accounts with WSSC.

i. **Prince George's County Department of Public Works and Transportation (DPW&T)**—DPW&T did not offer comments on the subject application.

j. **Maryland State Highway Administration (SHA)**—SHA did not offer comments on the subject application.

k. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not provide any comments.

l. **Prince George's County Health Department**—In a memorandum dated January 23, 2025 (Adepoju to King), the Health Department stated they did not have comments or recommendations.

m. **City of College Park**—In a Letter dated April 16, 2025 (Baber to Shapiro), the City of College Park City Council voted to support this application with a list of considerations and recommendations that the Planning Board reviewed and decided to add one of the recommendations as Condition 7 in this resolution.

10. **Planning Board Hearing:** The Planning Board held a public hearing on May 1, 2025. At the hearing, and in rendering its decision, the Board considered all written and oral testimony, along with all exhibits submitted according to the Planning Board's procedures. The following additional exhibits were provided after the publication of the staff report, but before the public hearing.

Applicant Exhibit 1—The applicant submitted proposed additions to three of the conditions of approval, as published in the technical staff report, which consisted of clarifying language on when detailed concepts for public art would be required in the approval process. The Board approved these changes, and they are incorporated into this resolution.

Government Exhibit 1—The City of College Park proposed additional conditions of approval in a memorandum to the Board. Staff analyzed the City's proposed conditions and made a recommendation to the Board outlined in Staff Exhibit 1, as discussed below.

Staff Exhibit 1—Prince George's County Planning staff found that all but one of the City of College Park's proposed conditions of approval were relevant to later stages of the development review process, but concluded that the City's concern for the provision of adequate sunlight to all proposed residential units and existing neighboring units warranted an additional condition of approval, which has been included in this resolution and approved by the Board.

11. **Community Feedback:** No members of the public expressed opposition to the rezoning. Representatives of the City of College Park spoke in favor of the rezoning to the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and recommends to the District Council for Prince George's County, Maryland that the above-noted application be APPROVED, subject to the following conditions:

1. At least 25 percent fenestration for the street-facing façade area of ground floor for each building shall be composed of windows and doors, exceeding the base zoning requirement of at least 15 percent, per Section 27-6903(g) of the Prince George's County Zoning Ordinance.

2. The development shall earn at least eight Green Building points from the Green Building Point System provided in Table 27-61603(b) of the Prince George's County Zoning Ordinance, exceeding the base zoning requirements of at least four points, per Section 27-61603 of the Zoning Ordinance.

3. At least 204 bicycle parking spaces within the development shall be provided, exceeding the base zoning requirements of at least 104 spaces, per Section 27-6309(a)(2) of the Prince George's County Zoning Ordinance.

4. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenway/pedestrian promenade shall be provided which shall include the following:

    a. Two plazas, one each at the north and south ends of the greenway/pedestrian promenade

    b. An Americans with Disabilities Act-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location.

    c. One piece of public art

        (1) The detailed site plan shall identify the type(s) of artwork and shall show the approximate size and location of the artwork.

    d. At least four benches/seating areas

    e. At least one bicycle repair/"fix it" station

    f. One bicycle trough

    g. At least one piece of interactive artwork

        (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.

    h. At least two trash and two recyclable receptacles

    i. At least two wayfinding signs

5. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenspace/pocket park shall be provided in the specified portion of the property, which shall include at least the following:

    a. One piece of public artwork

        (1) The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork.

b. One beehive, free little art gallery, or free little library

c. One bench/seating area

d. A pollinator garden

e. One wayfinding sign

6. At the time of detailed site plan, the site plan shall include a section on required public benefits, as outlined in Conditions 1 through 5, their required features, and how the site plan satisfies these requirements.

7. At the time of detailed site plan, the applicant shall demonstrate that the side yard depth provides adequate light for dwellings impacted by the proposed development of the subject property, and that fire safety standards are met.

Considerations:

1. The applicant should consider providing electric vehicle charging spaces as a feature of the proposed parking structures.

2. The applicant should consider orienting amenities, access points, and balconies toward the pedestrian promenade to further activate it. The buildings and pedestrian promenade should create a design centered around a theme or one that is cohesive, making this a gateway to the University of Maryland, and should provide wayfinding signage and lighting that act as public art and provide architectural interest and wayfinding towards the university.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washinton, Geraldo, Bailey, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, May 1, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 22nd day of May 2025.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:EK:tr

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: May 19, 2025



CASE NO: ZMA-2024-002
CASE NAME: THE MARK AT COLLEGE PARK
PARTY OF RECORD: 17
PB DATE: 05-22-2025

$ 2.59 Abi

BOHLER
16701 MELFORD BOULEVARD SUITE 430
BOWIE MD 20715
(CASE NUMBER: ZMA-2024-002)

ALVIN BAUMAN
12508 STABLE HOUSE COURT
POTOMAC MD 20854
(CASE NUMBER: ZMA-2024-002)

SALEH SALIM
7315 BALTIMORE AVENUE
COLLEGE PARK MD 20740
(CASE NUMBER: ZMA-2024-002)

MIRIAM BADER
CITY OF COLLEGE PARK
7401 BALTIMORE AVENUE SUITE 7401
BALTIMORE AVENUE
COLLEGE PARK MD 20740
(CASE NUMBER: ZMA-2024-002)

JOE DIMARCO
BOHLER
16701 MELFORD BOULEVARD SUITE SUITE
BOWIE MD 21043
(CASE NUMBER: ZMA-2024-002)

KEITH PIERCE
807 SANGERVILLE CIRCLE CIRCLE
UPPER MARLBORO MD 20774
(CASE NUMBER: ZMA-2024-002)

MR.HAROLD I SMITH
702 SOUTH CENTER COURT/S 702 S CENTER CT
BETHANY BEACH DE 19930
(CASE NUMBER: ZMA-2024-002)

MR.TRUONG NGUYEN
3337 WEBLEY COURT/S
ANNANDALE VA 22003
(CASE NUMBER: ZMA-2024-002)

NATHANIEL FORMAN
O'MALLEY, MILES, NYLEN AND GILMORE
7850 WALKER DRIVE SUITE SUITE
GREENBELT MD 20770
(CASE NUMBER: ZMA-2024-002)

MS.ANN C GILSTRAP
9413 STONEY HARBOR DRIVE
FORT WASHINGTON MD 20744 -1417
(CASE NUMBER: ZMA-2024-002)

MRS.DENISE PONDER
NORI NET
7100 WILLOW HILL DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: ZMA-2024-002)

CHRIS HATCHER
CLHATCHER LLC
14401 SWEITZER LANE SUITE SUITE
LAUREL MD 20707
(CASE NUMBER: ZMA-2024-002)

THE MARK AT COLLEGE PARK

Zoning Map Amendment

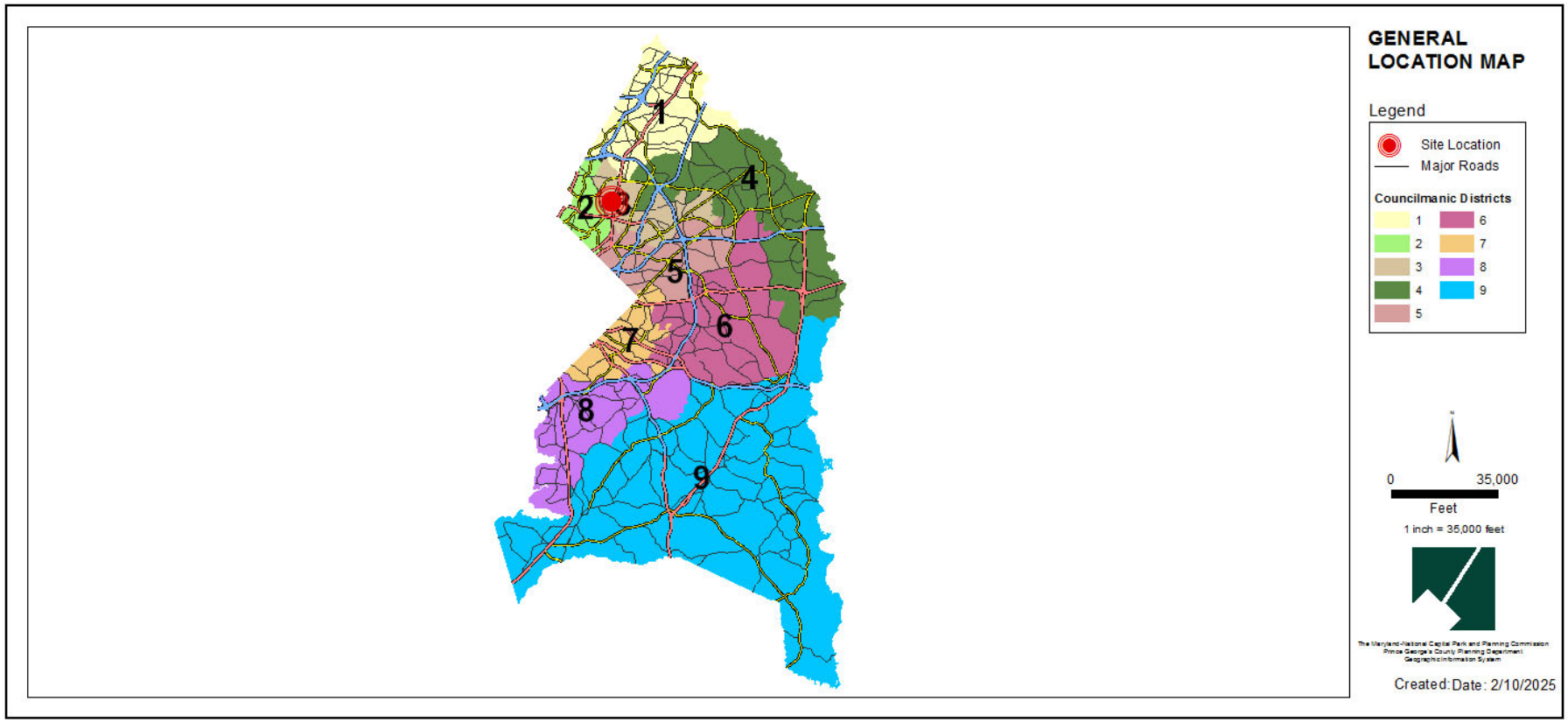
Staff Recommendation: APPROVAL with conditions



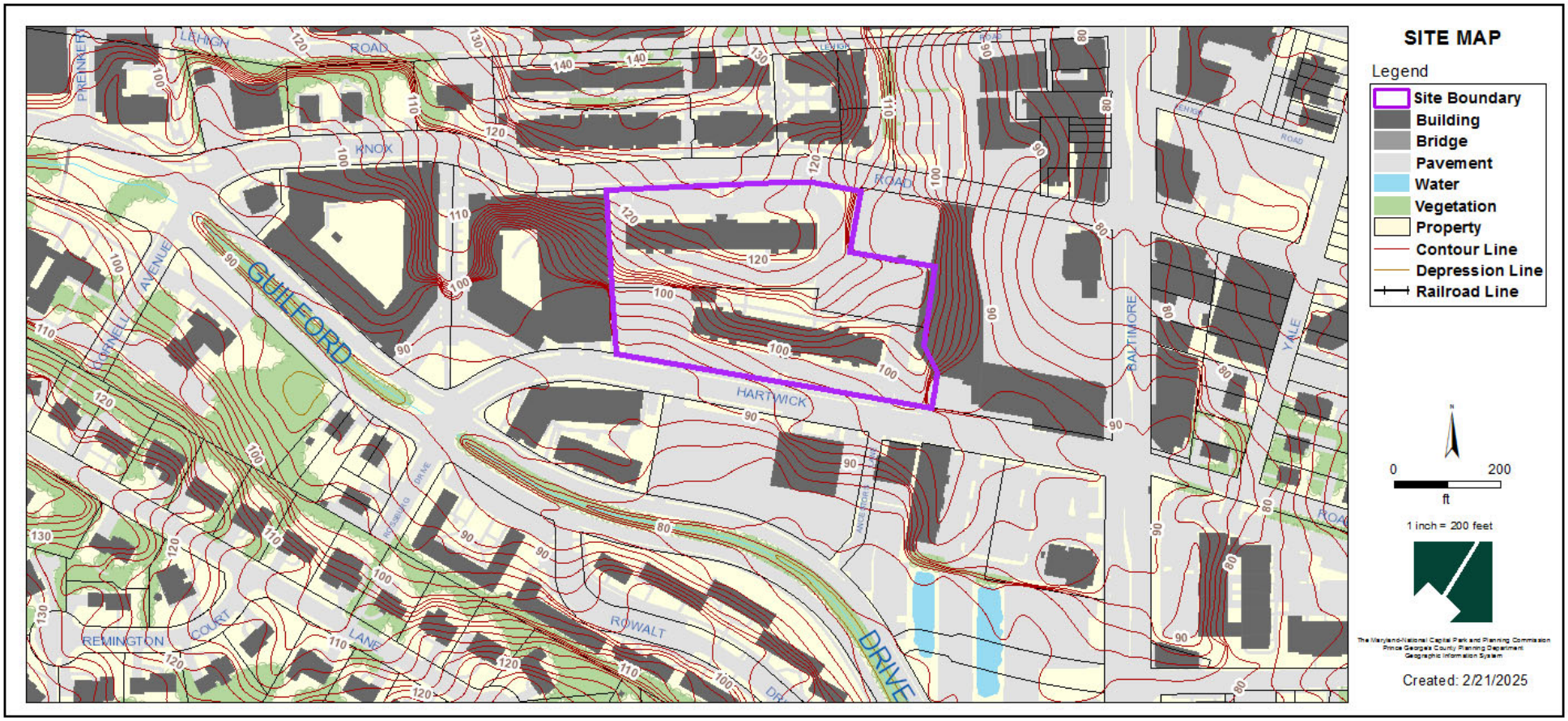
GENERAL LOCATION MAP

Council District: 03

Planning Area: 66

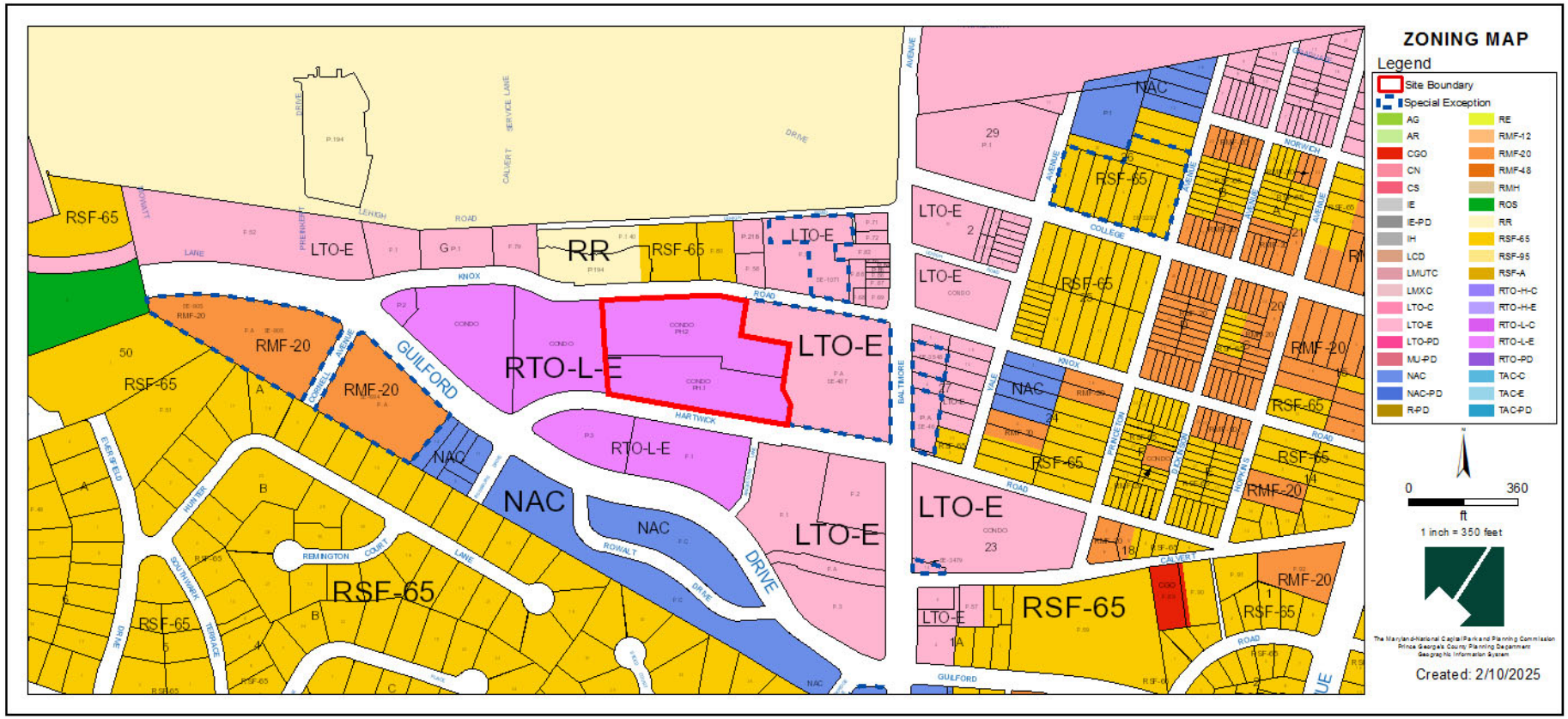


SITE VICINITY MAP



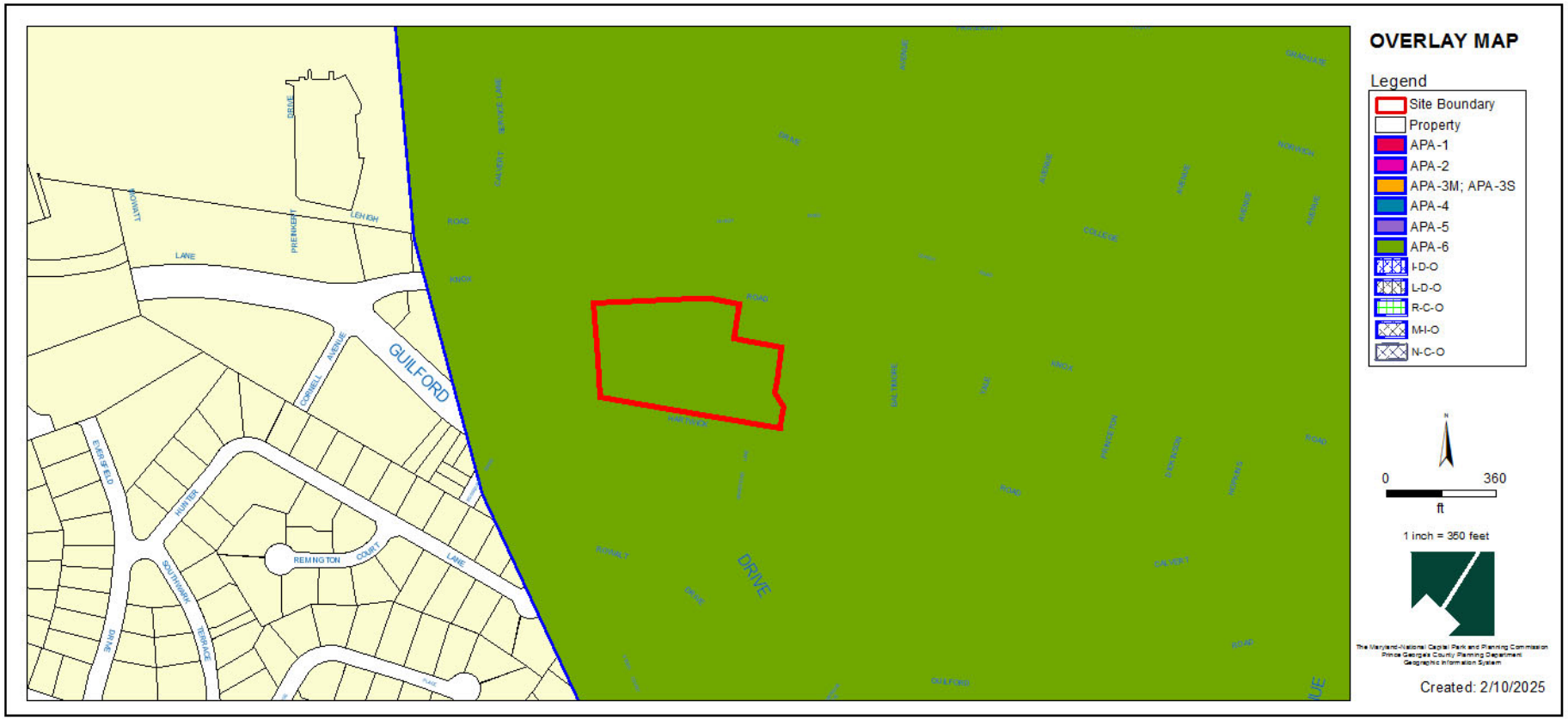
ZONING MAP

Property Zone: RTO-L-E

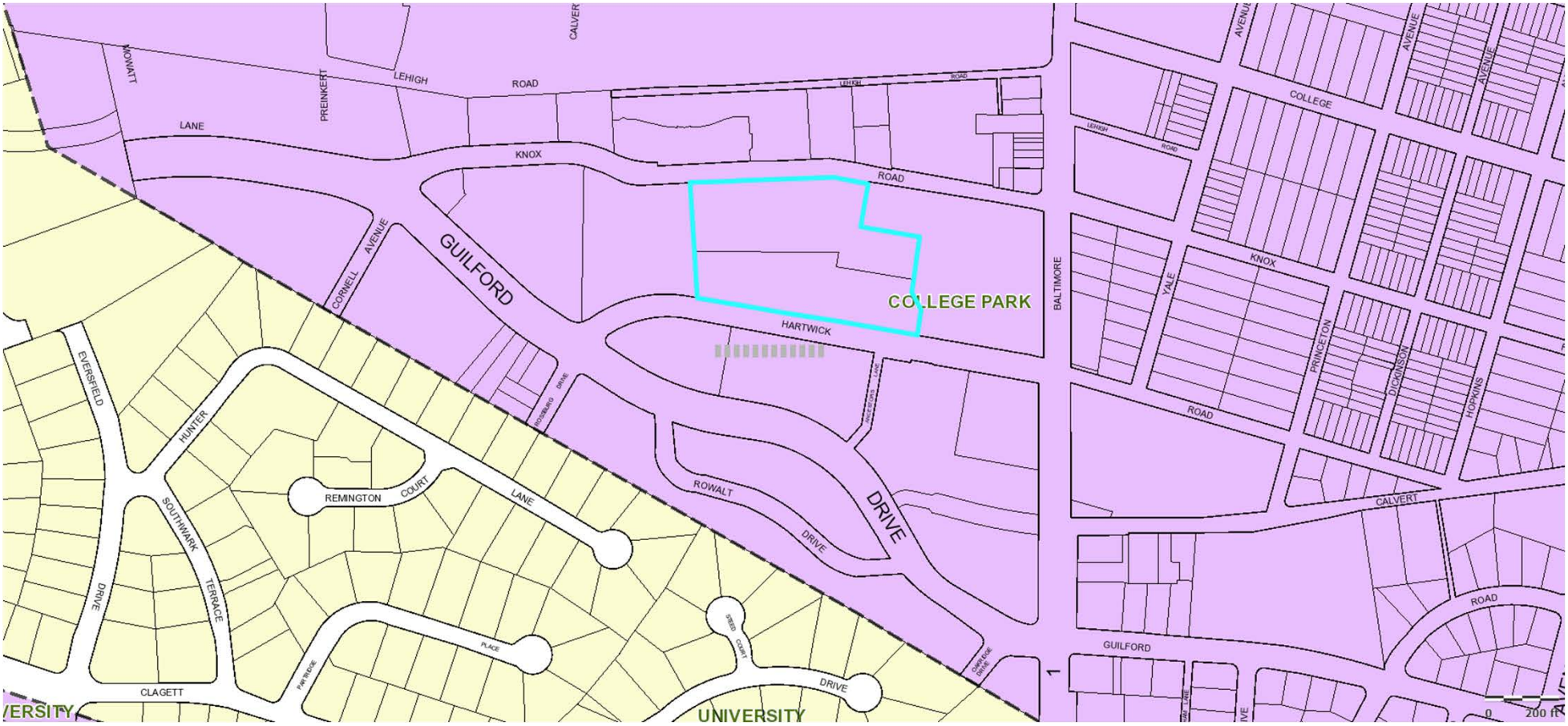


OVERLAY MAP

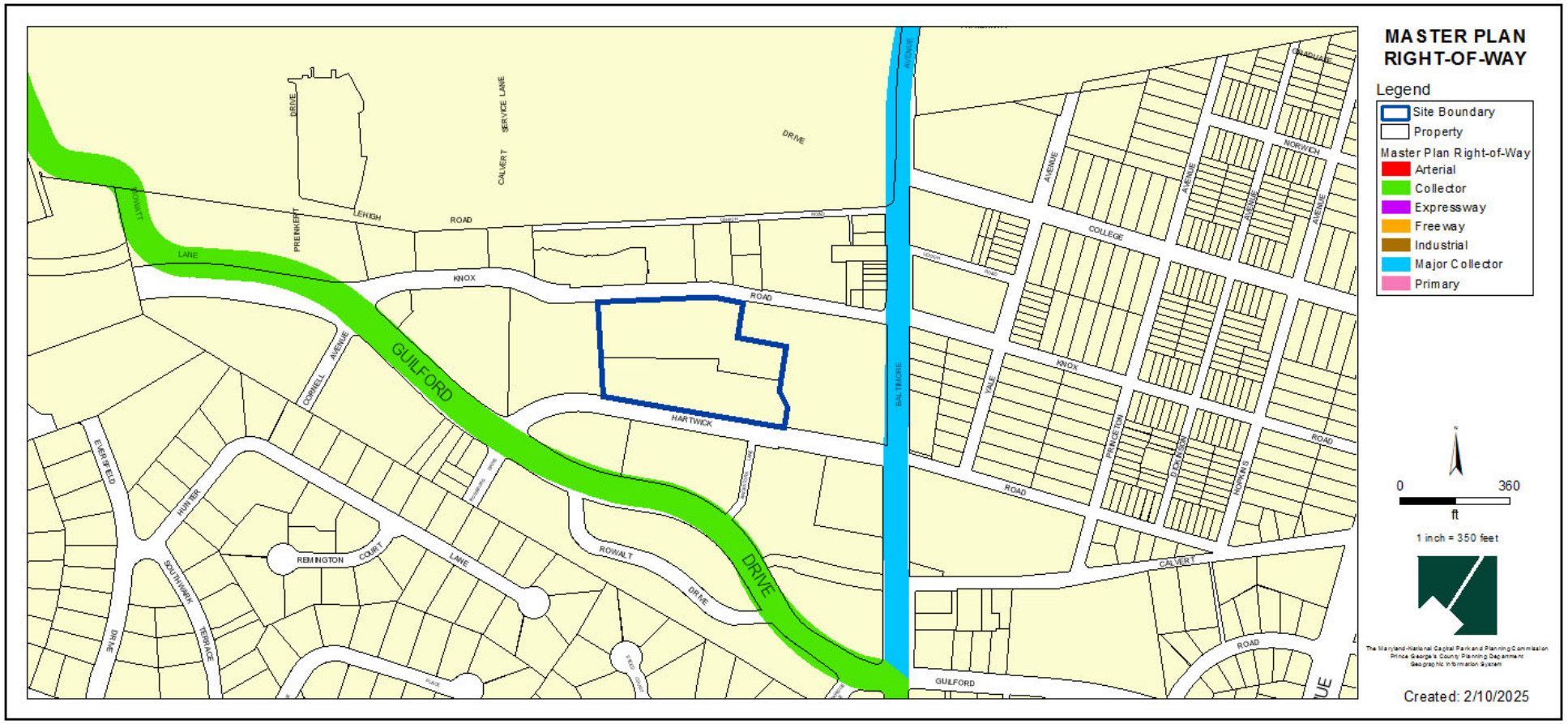
Overlay Zone: APAO-6



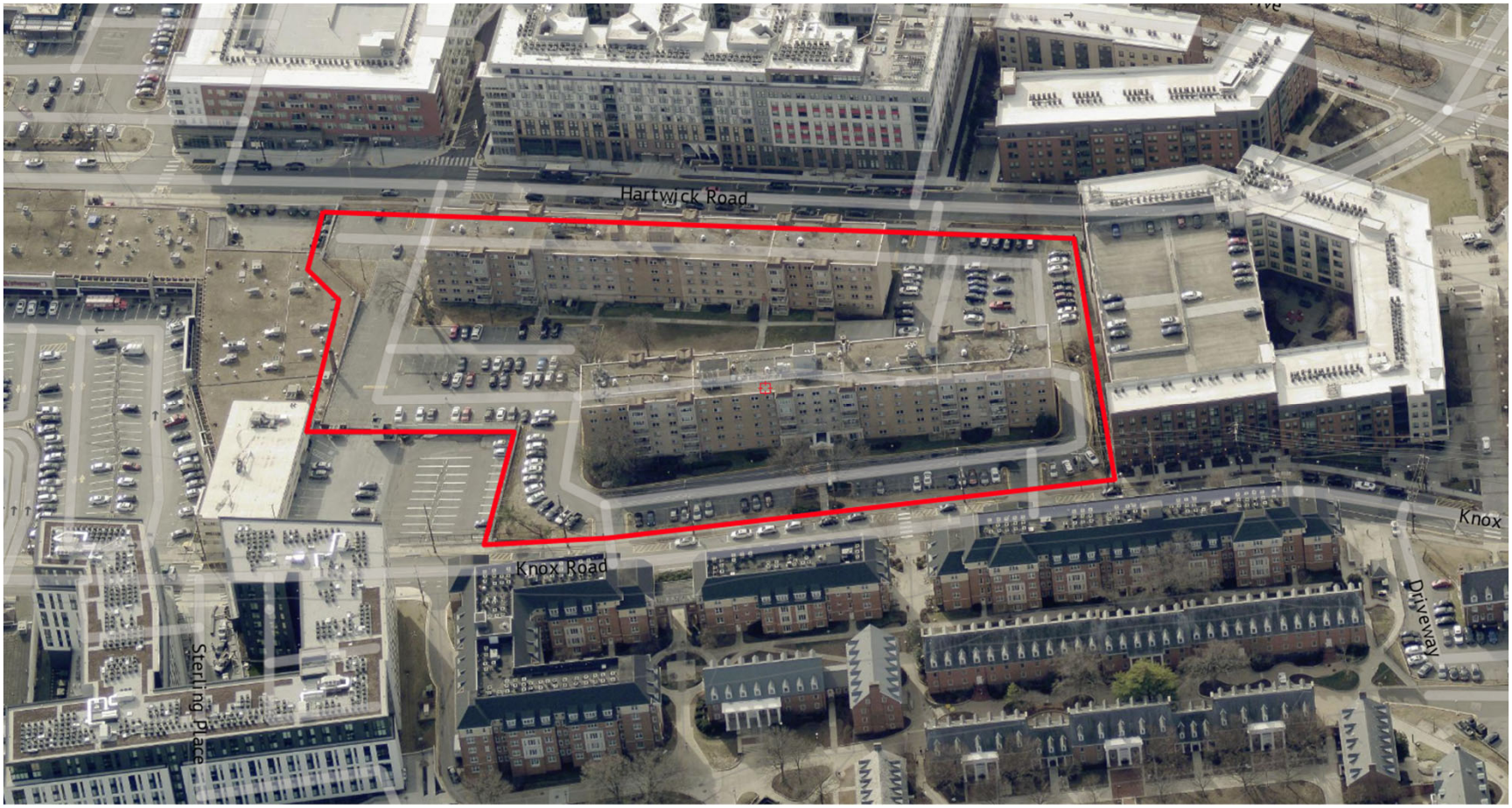
MUNICIPAL BOUNDARY



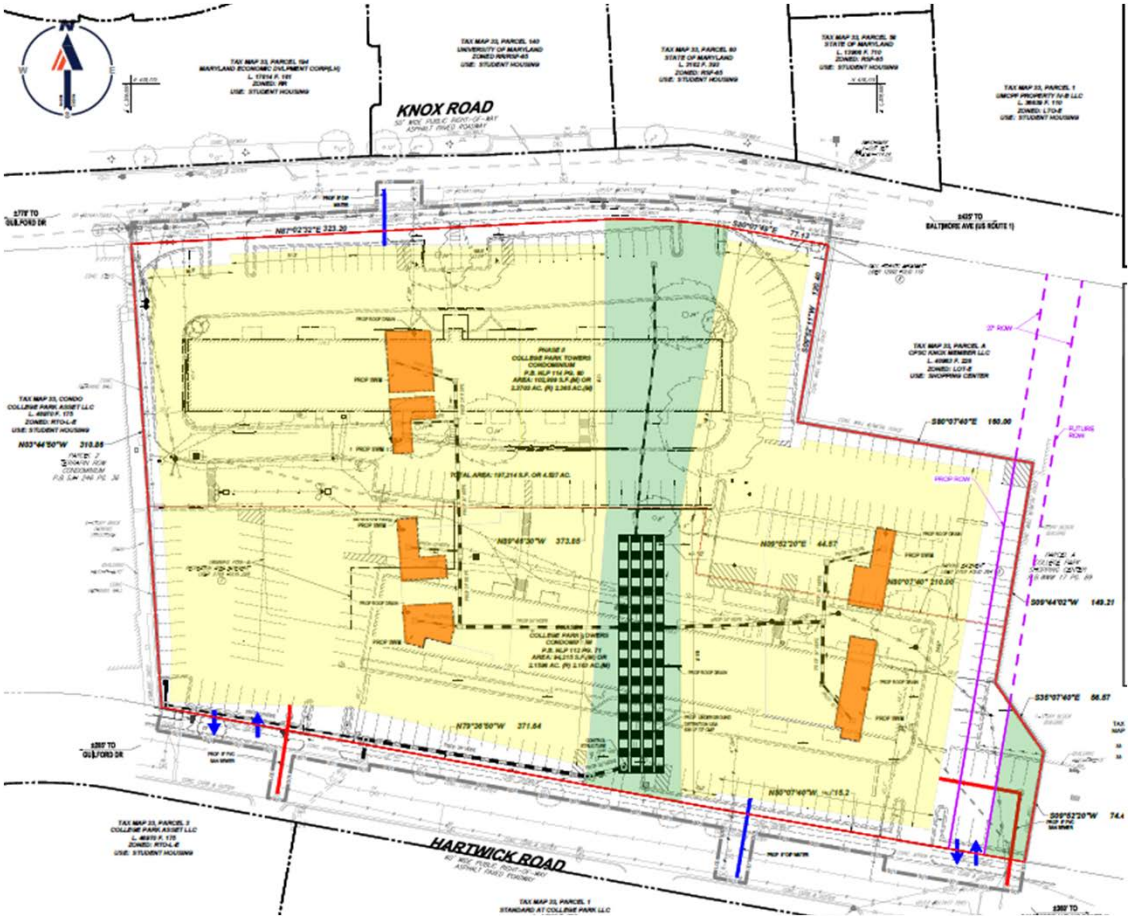
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

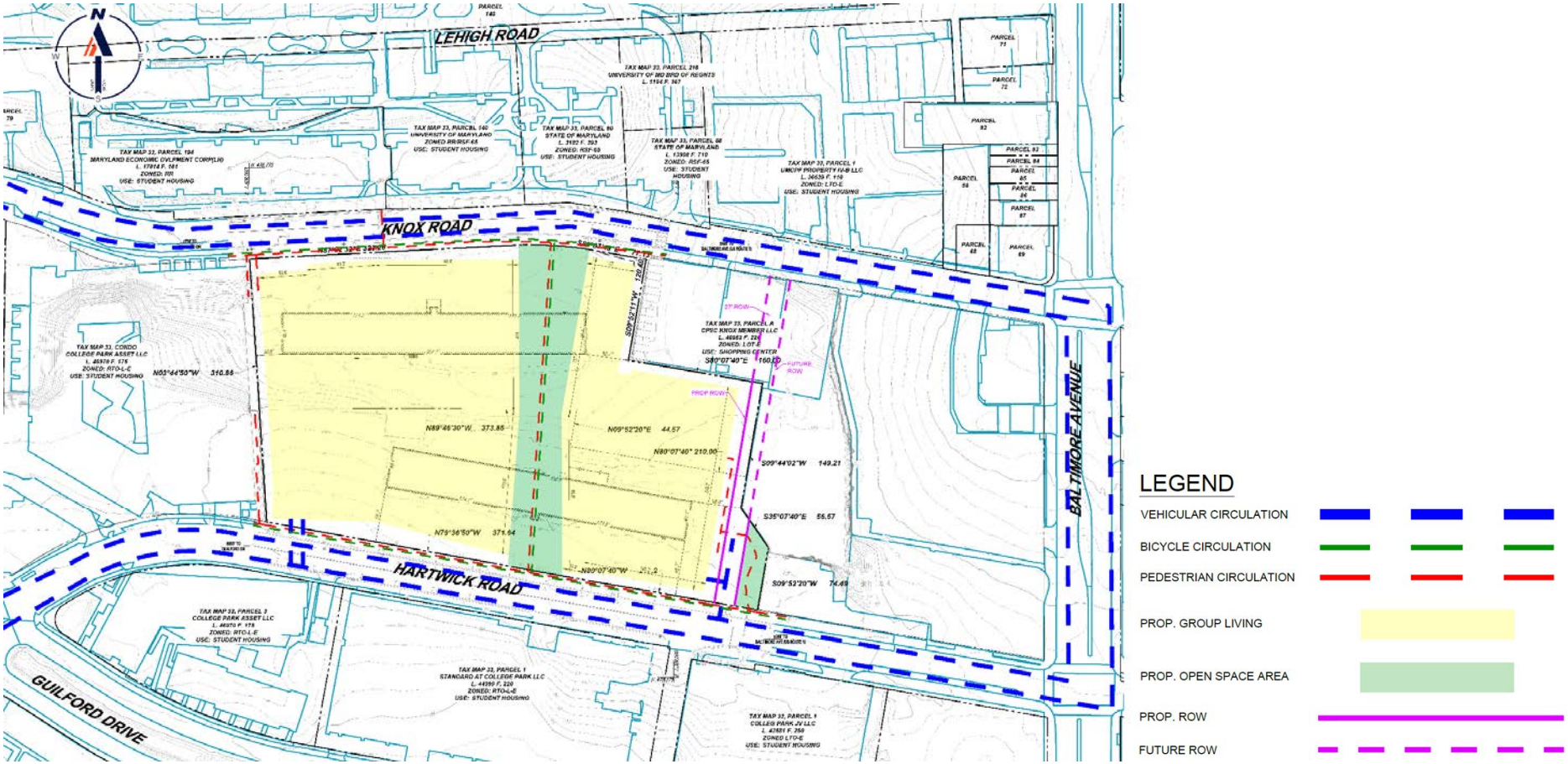


BASIC PLAN

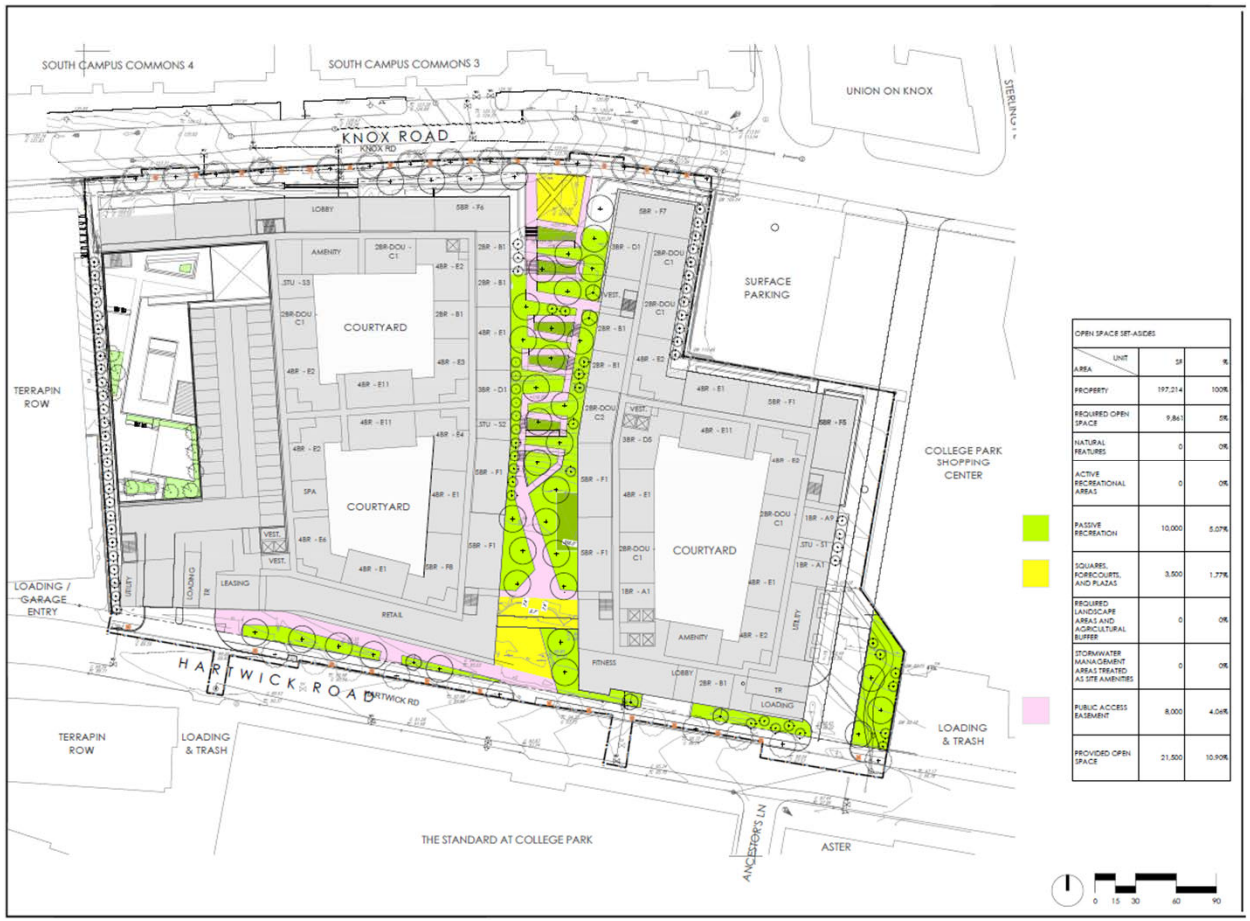


LEGEND	
PROP. LIMIT OF DISTURBANCE	LOD LOD
PROP. DWELLING, MULTI-FAMILY	
PROP. OPEN SPACE AREA	
PROP. SAN SEWER	
PROP. WATER	
PROP. SWM	
PROP. STORM DRAIN	
PROP. VEHICLE ACCESS	
PROP. ROW	
FUTURE ROW	

CIRCULATION & CONNECTIVITY PLAN



OPEN SPACE SET ASIDE EXHIBIT



UNIT / AREA	SF	%
PROPERTY	197,214	100%
REQUIRED OPEN SPACE	9,861	5%
NATURAL FEATURES	0	0%
ACTIVE RECREATIONAL AREAS	0	0%
PASSIVE RECREATION	10,000	5.07%
SQUARES, FORECOURTS, AND PLAZAS	3,500	1.77%
REQUIRED LANDSCAPE AREAS AND AGRICULTURAL BUFFER	0	0%
STORMWATER MANAGEMENT AREAS TREATED AS SITE AMENITIES	0	0%
PUBLIC ACCESS EASEMENT	8,000	4.06%
PROVIDED OPEN SPACE	21,500	10.90%

CONCEPTUAL LAYOUT PLAN



PROPOSED GREENWAY- CONCEPTUAL SECTION



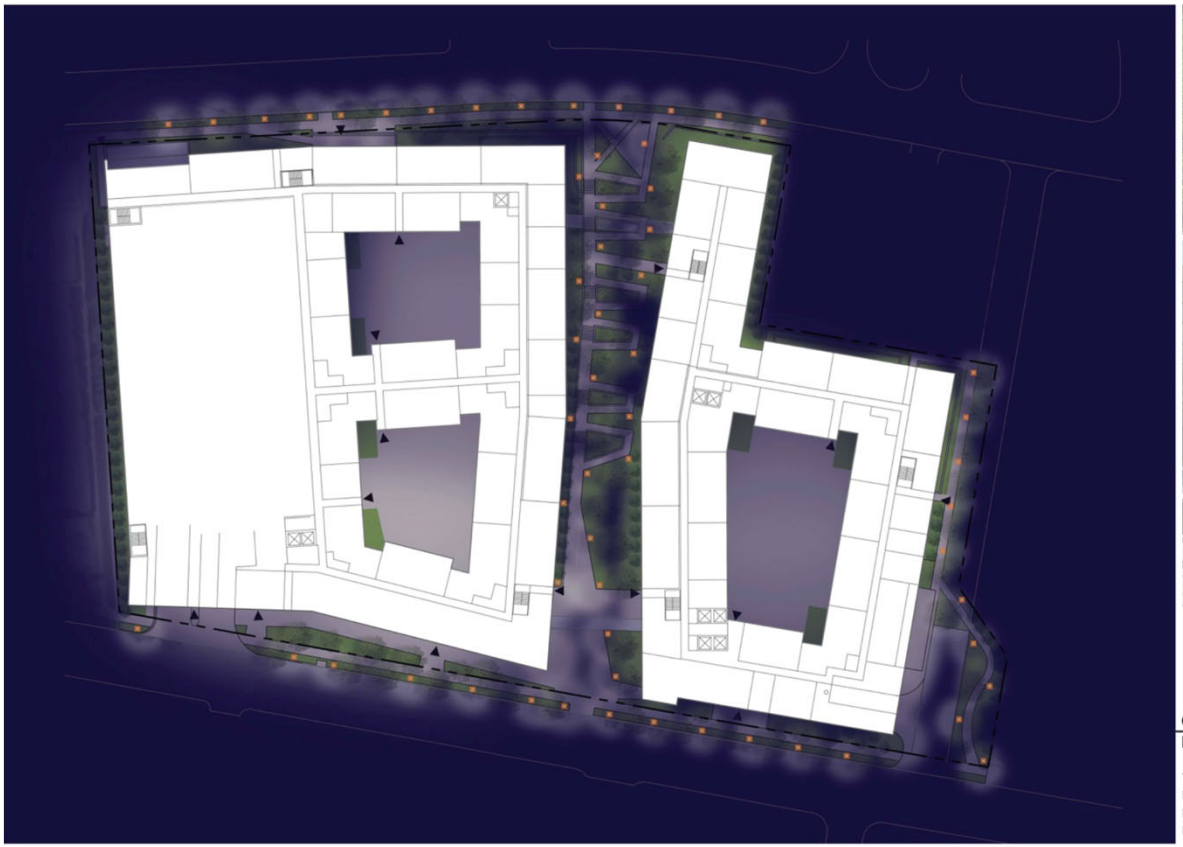
THE SECTION IS CONCEPTUAL IN NATURE AND THE ACTUAL DESIGN WILL BE DETERMINED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

Promenade Typical Section

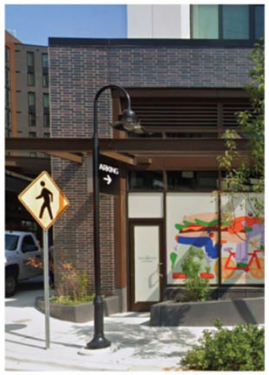
LIVE-LAND
DESIGN STUDIO

LANDMARK PROPERTIES | THE MARK COLLEGE PARK | COLLEGE PARK , MD
02.14.2025

PROPOSED GREENWAY- CONCEPTUAL LIGHTING







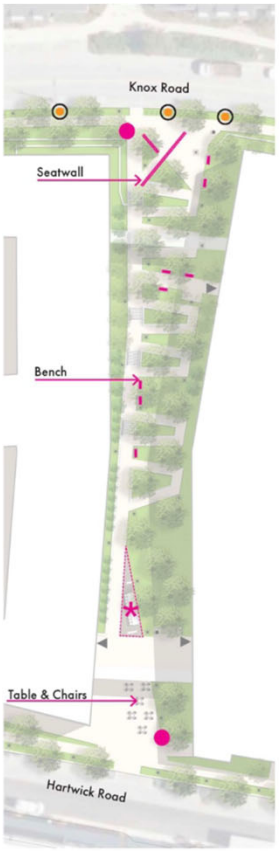
OVERALL CONCEPTUAL
LIGHTING LAYOUT PLAN

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

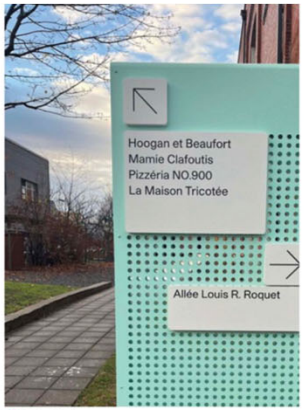
LIVE-LAND
DESIGN STUDIO

LANDMARK PROPERTIES | THE MARK COLLEGE PARK | COLLEGE PARK , MD
02.14.2025

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



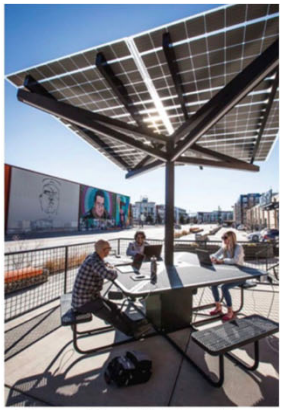
● Wayfinding



Table & Chairs



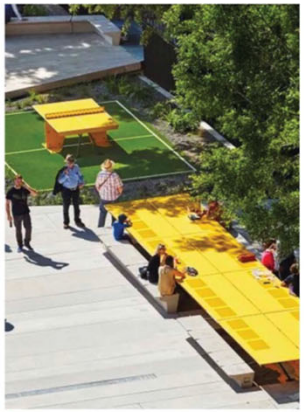
– Bench



Solar Powered Picinic Table @ Hartwick Road



✱ Outdoor Board for Group Studying



✱ Outdoor Communal Table for Group and Social Gatherings



Stairs Mural



Seatwall

PROPOSED GREENWAY- CONCEPTUAL DESIGN















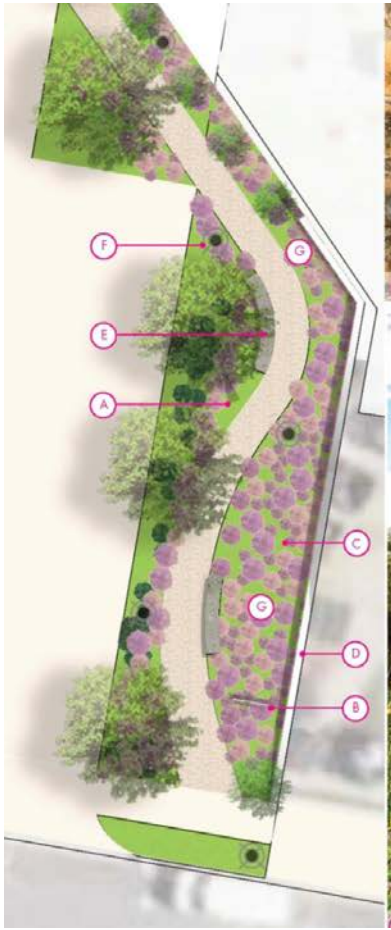
A. Plaza Area at North End
B. Plaza Area at South End
C. Passive Recreation Area
Pathway with Stairs and Bicycle Trough
ADA Ramp





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













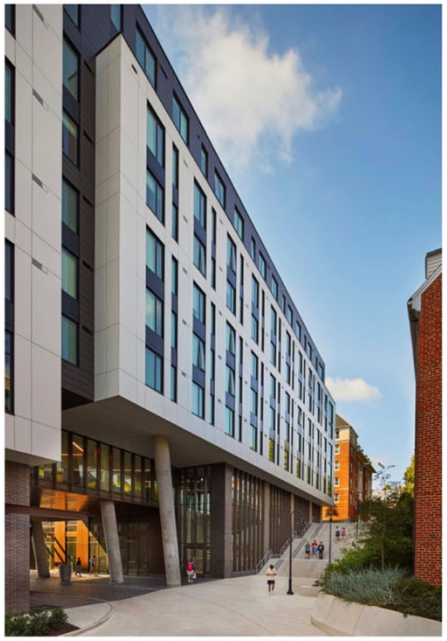




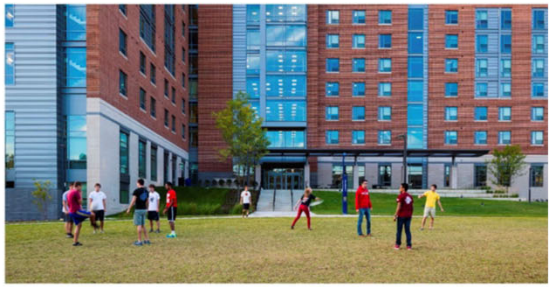


PROPOSED ARCHITECTURE (REPRESENTATIVE)

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

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

NOTICE OF PUBLIC HEARING

Application Number: ZMA-2024-002

Application Name: THE MARK AT COLLEGE PARK

Date and time of Planning Board hearing: Thursday, March 27, 2025 @ 10:00 a.m. EST

Description of Request: REZONING OF PROPERTY FROM THE RTO-L-E ZONE TO THE RTO-PD ZONE FOR THE DEVELOPMENT OF TWO HIGH-DENSITY MULTIFAMILY RESIDENTIAL BUILDINGS.

Address or Location: 4330 HARTWICK ROAD, COLLEGE PARK

This Notice of Public Hearing is sent to you, a registered **person of record, a registered civic association, municipality, or an adjacent property owner for the subject application**.

This Notice provides information about Planning Board procedures. A technical staff report (TSR), with a recommendation to the Planning Board, will be prepared by the assigned reviewer and published to the Planning Department's website prior to the scheduled hearing date (noted above). Technical staff reports may be viewed online under the Planning Board's agenda and printed. Within three weeks of the Board's hearing and decision, a formal resolution will be adopted by the Board and published on the website for viewing and printing. If you have any questions about the process, or for additional information pertaining to this application, please contact the Development Review Division at **301 952 3530**.

Planning Board meetings are held virtually and may be viewed at https://www.pgplanningboard.org/participate/attend-contribute-to-a-planning-board-meeting#Agenda. The hearings are scheduled to begin at 10:00 a.m. The order of the agenda items is for the convenience of the Planning Board and is subject to change without notice.

Any member of the public is welcome to attend the public hearing and speak either in support or opposition to the application. The Planning Board encourages the participation of all individuals, including those with special needs. For special assistance, please call 301-952-3038. If you wish to speak at the public hearing, registration must be received by 12 noon on Tuesday before the meeting; please sign up to speak at the URL provided above. You may also submit comments and supporting documentation into the record by emailing PGCPB@mncppc.org, also due by 12 noon on Tuesday before the scheduled hearing date.

Be sure to visit www.pgplanning.org for the latest information on all Planning Department projects

CASE NO: ZMA-2024-002
CASE NAME: THE MARK AT COLLEGE PARK
PARTY OF RECORD: 10
PB DATE:



BOHLER
16701 MELFORD BOULEVARD SUITE 430
BOWIE MD 20715
(CASE NUMBER: ZMA-2024-002)

ALVIN BAUMAN
12508 STABLE HOUSE COURT
POTOMAC MD 20854
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7315 BALTIMORE AVENUE
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MR. HAROLD I. SMITH
702 SOUTH CENTER COURT/S
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MR. TRUONG NGUYEN
3337 WEBLEY COURT/S
ANNANDALE VA 22003
(CASE NUMBER: ZMA-2024-002)

MS. ANN C. GILSTRAP
9413 STONEY HARBOR DRIVE
FORT WASHINGTON MD 20744 -1417
(CASE NUMBER: ZMA-2024-002)

BARRY LEVINE
7902 GLENBROOK ROAD
BETHESDA MD 20814
(CASE NUMBER: ZMA-2024-002)

MR. ANTHONY C. ELK
4330 HARTWICK ROAD
COLLEGE PARK MD 20740
(CASE NUMBER: ZMA-2024-002)

THE MARK AT COLLEGE PARK LLC
315 OCONEE STREET
ATHENS GA 30601
(CASE NUMBER: ZMA-2024-002)

GREG SMITH
4204 FARRAGUT STREET
HYATTSVILLE MD 20781
(CASE NUMBER: ZMA-2024-002)



The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department

AGENDA ITEM: 6
AGENDA DATE: 03/27/2025

1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Zoning Map Amendment ZMA-2024-002
The Mark at College Park

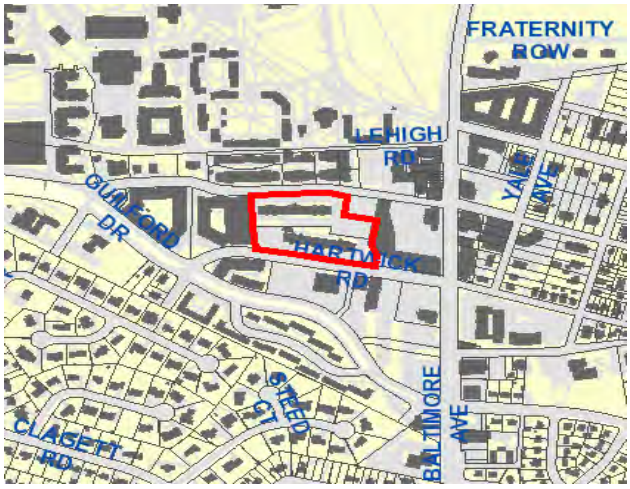
REQUEST	STAFF RECOMMENDATION
To rezone the property from the Regional Transit-Oriented Low-Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone.	APPROVAL of continuance to April 24, 2025

Location: Approximately 635 feet west from the intersection of Hartwick Road and US 1 (Baltimore Avenue), between Hartwick Road and Knox Road.

Gross Acreage:	4.52
Zone:	RTO-L-E
Dwelling Units:	678
Gross Floor Area:	0
Planning Area:	66
Council District:	03
Municipality:	College Park

Applicant/Address:
The Mark at College Park, LLC
315 Oconee Street
Athens, Georgia 30601

Staff Reviewer: Evan King
Phone Number: 301 952 3554
Email: Evan.King@ppd.mncppc.org



Planning Board Date:	03/27/2025
Planning Board Action Limit:	N/A
Memorandum Date:	03/19/2025
Date Accepted:	01/06/2025
Informational Mailing:	08/13/2024
Acceptance Mailing:	12/19/2024
Sign Posting Deadline:	02/25/2025

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

March 19, 2025

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section JDH
Development Review Division

FROM: Evan King, Planner II, Zoning Section
Development Review Division

SUBJECT: **Zoning Map Amendment ZMA-2024-002**
The Mark at College Park
Planning Board Agenda March 27, 2025 – Request for Continuance

Staff recommend a continuance of Zoning Map Amendment ZMA-2024-002, The Mark at College Park, which is currently scheduled for the Prince George's County Planning Board hearing date of March 27, 2025.

In a memorandum dated March 13, 2025 (Hatcher to Shapiro), the applicant's representative submitted a request for a continuance of the Prince George's County Planning Board hearing date for the above referenced application, from March 27, 2025 to April 24, 2025. The continuance is necessary to allow additional time to coordinate with the Prince George's County Planning Department, Development Review Division staff on the project details.

If a continuance is granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on February 25, 2025.

RECOMMENDATION

The Zoning Section recommends that the Planning Board APPROVE a continuance and schedule this application for the Planning Board hearing date of April 24, 2025.

THE MARK AT COLLEGE PARK

Zoning Map Amendment

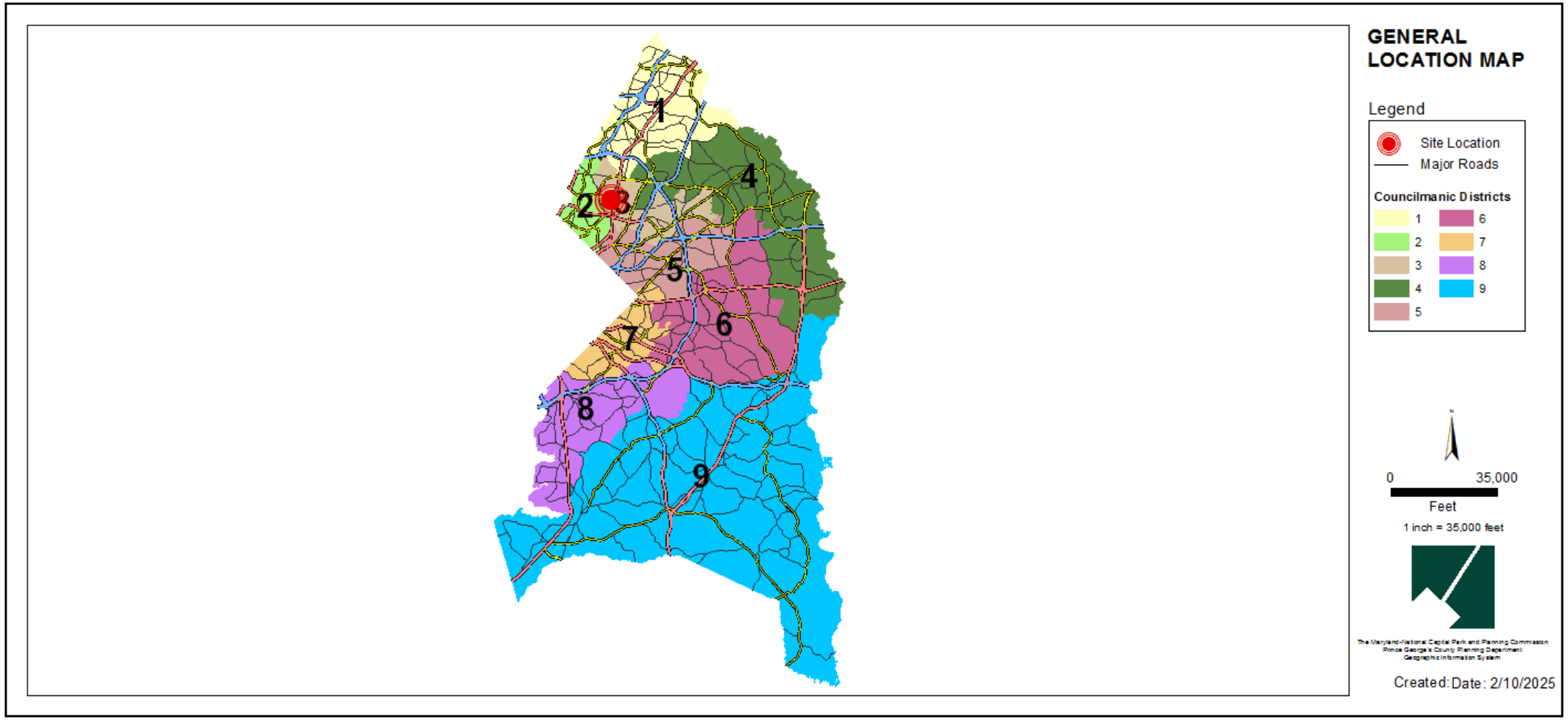
Staff Recommendation: CONTINUANCE



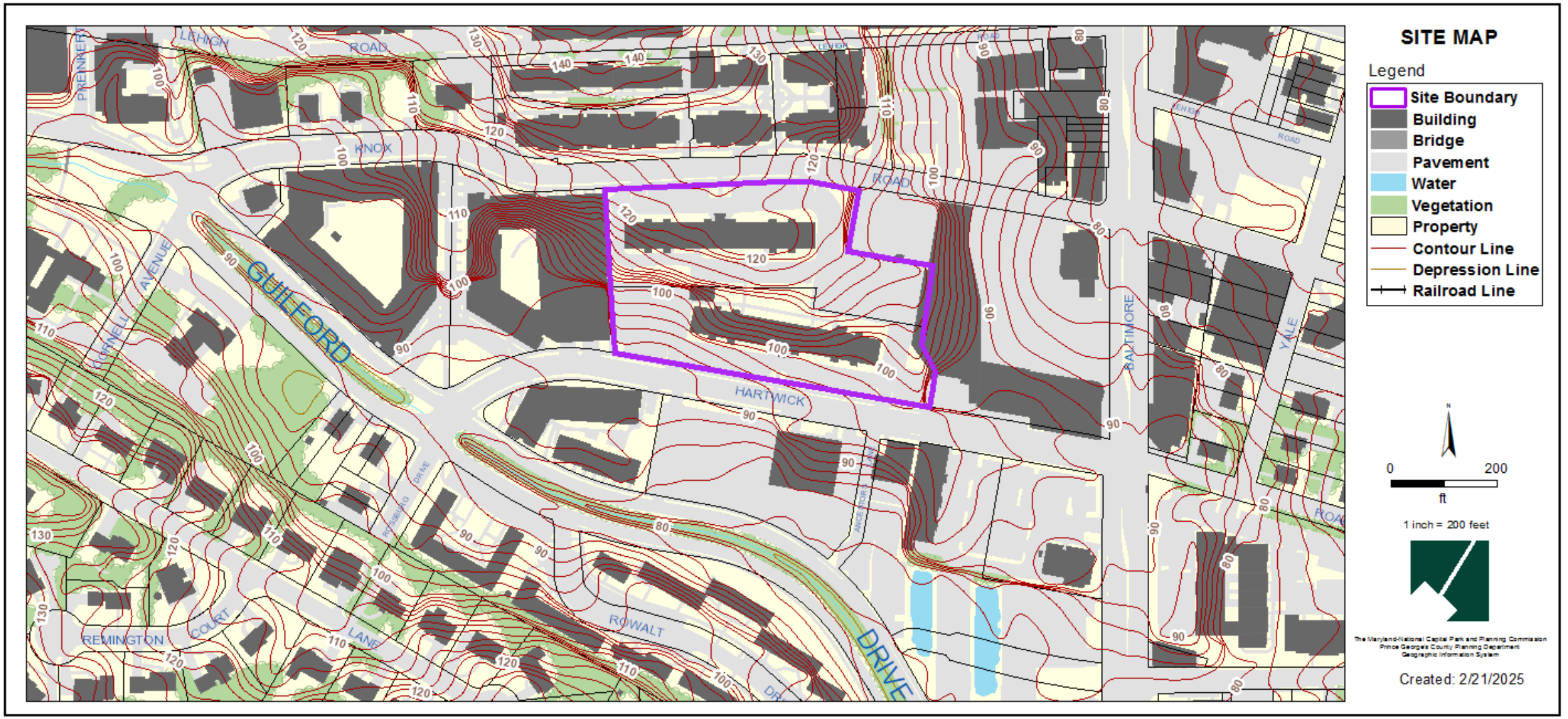
GENERAL LOCATION MAP

Council District: 03

Planning Area: 066

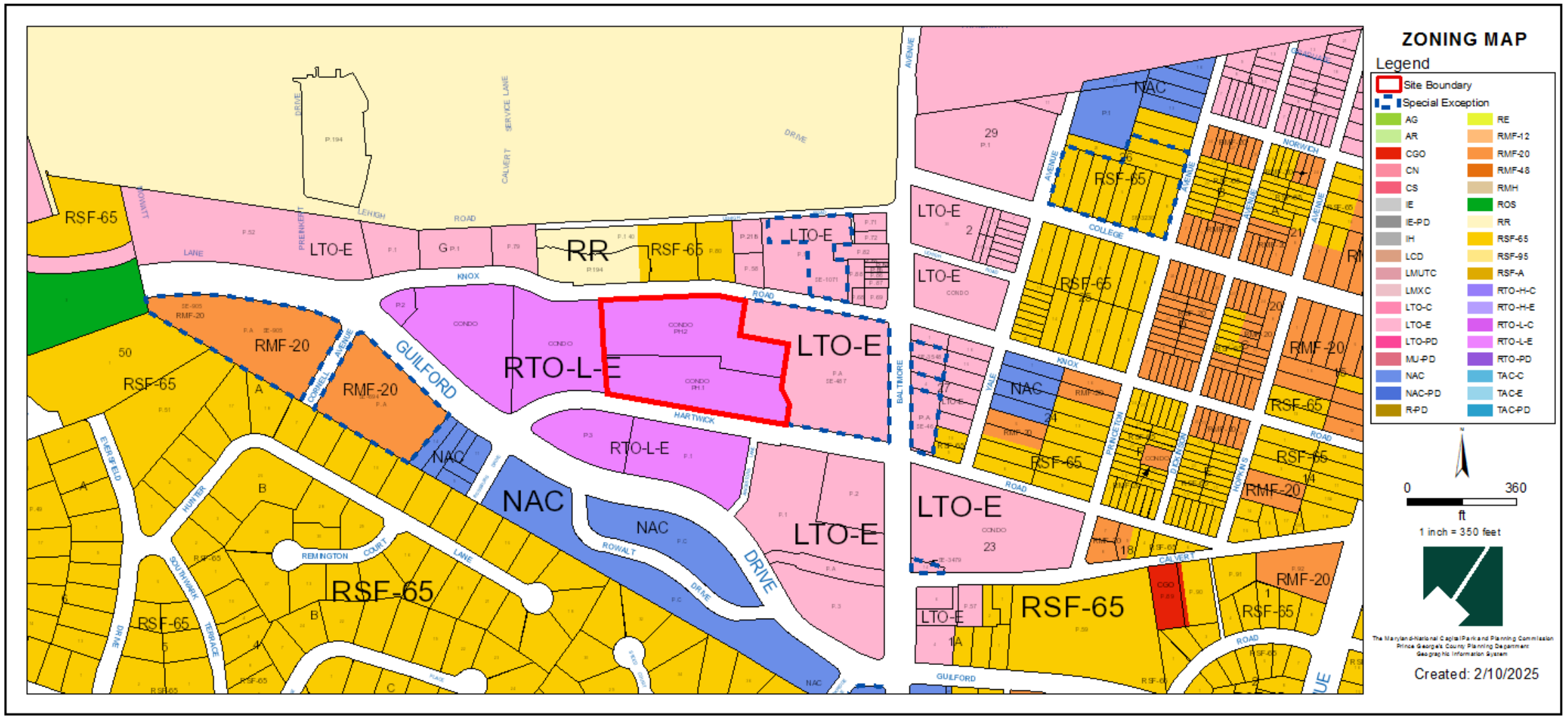


SITE VICINITY MAP

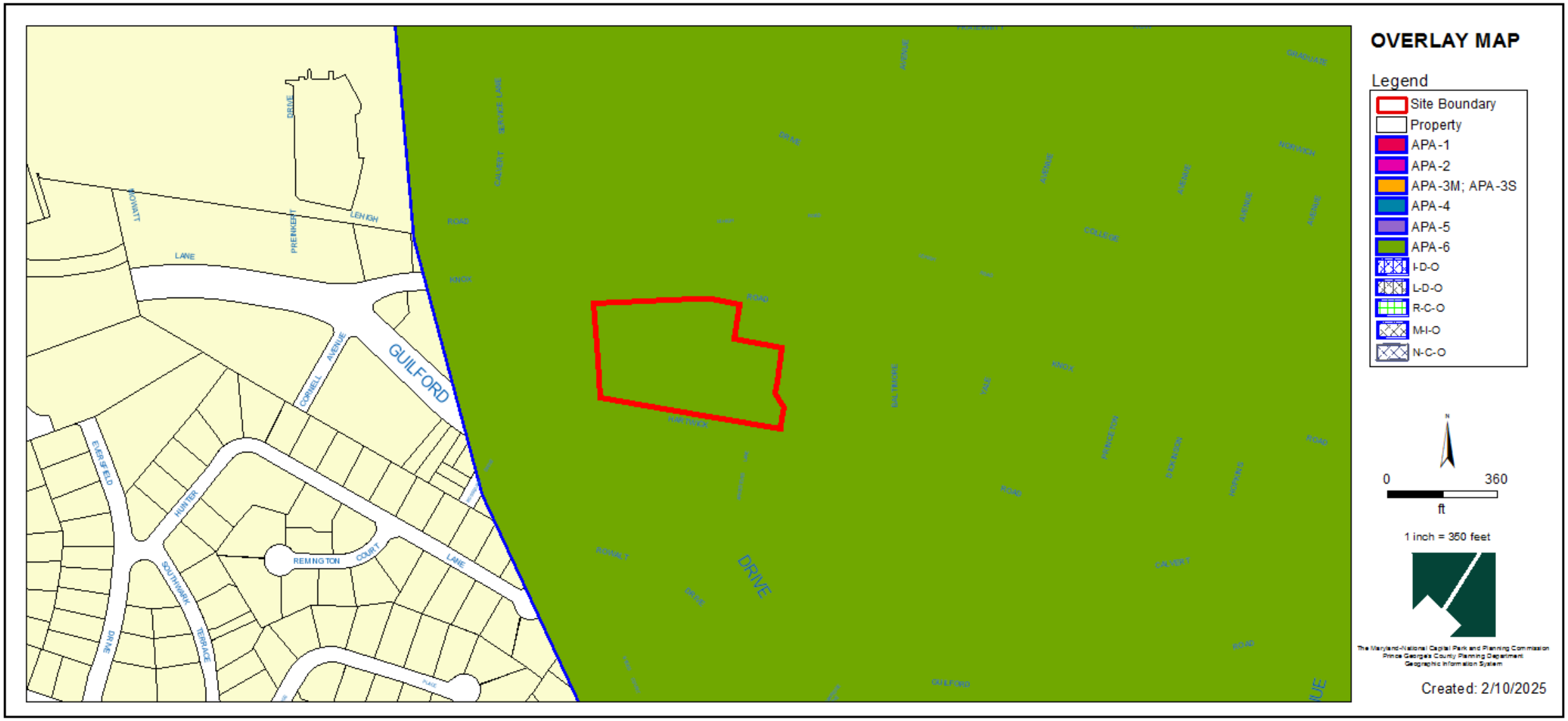


ZONING MAP

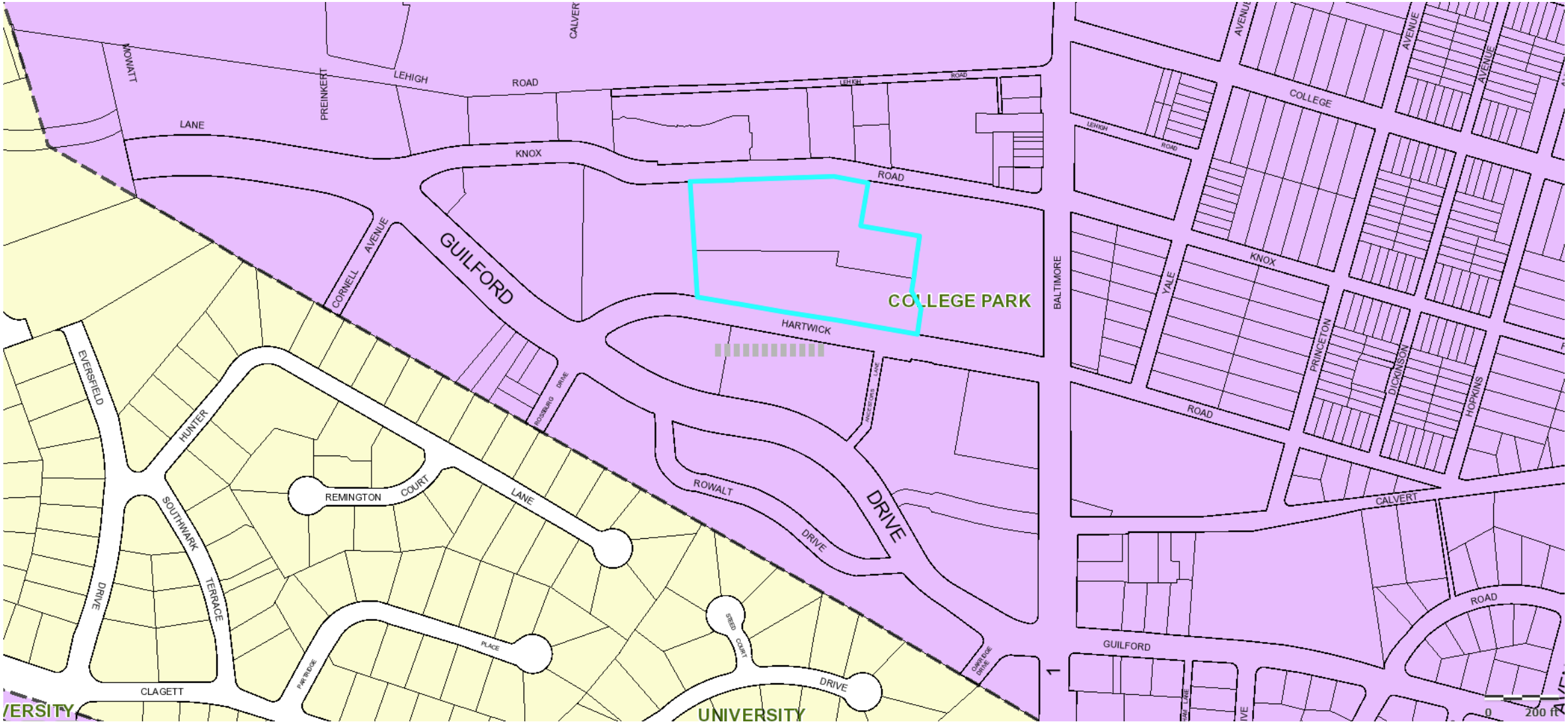
Property Zone: RTO-L-e



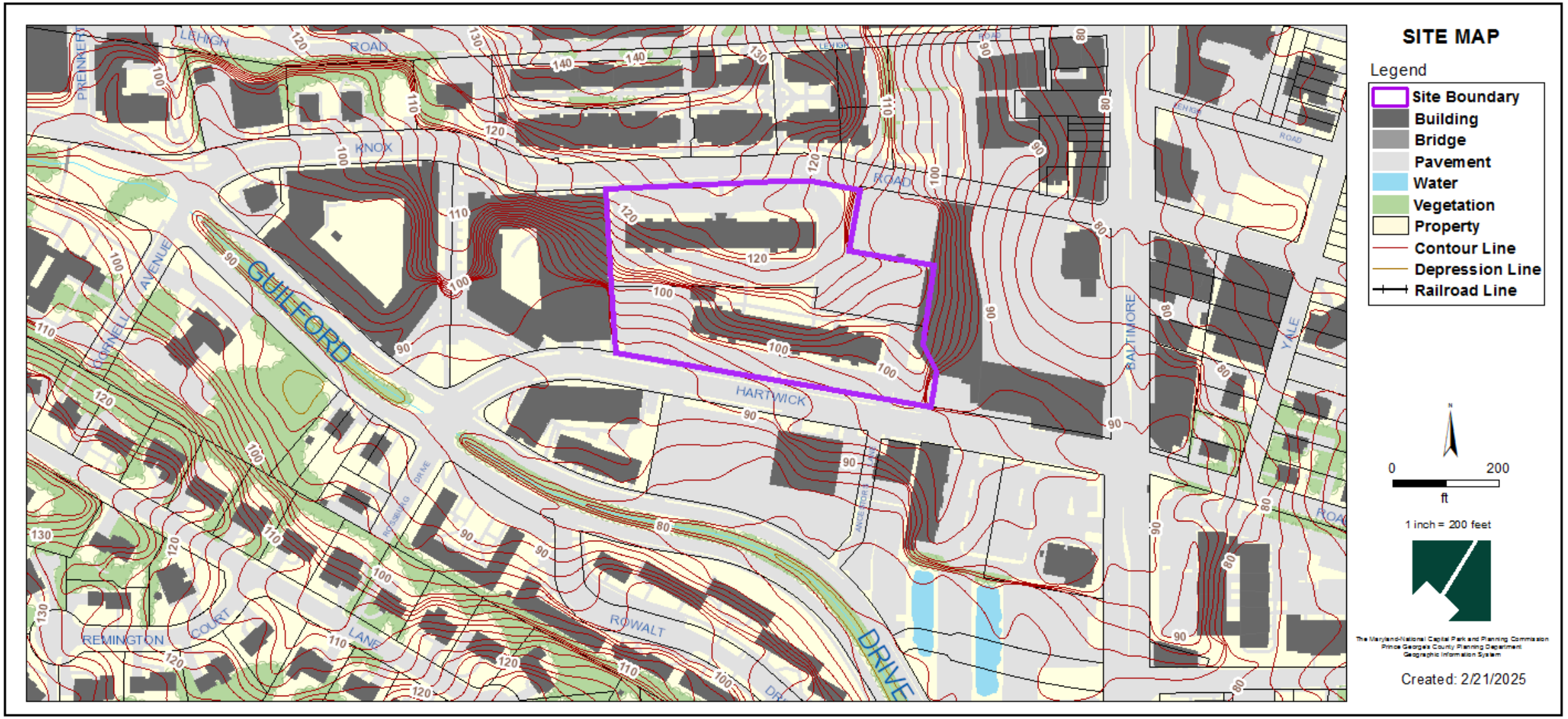
OVERLAY MAP


OVERLAY MAP
Legend
Site Boundary
Property
APA-1
APA-2
APA-3M; APA-3S
APA-4
APA-5
APA-6
I-D-O
L-D-O
R-C-O
M-I-O
N-C-O
0
360
ft
1 inch = 350 feet
Created: 2/10/2025
GUILFORD
DRIVE
REMINGTON
COURT
LANE
HUNTER
TERRACE
LEHIGH
LANE

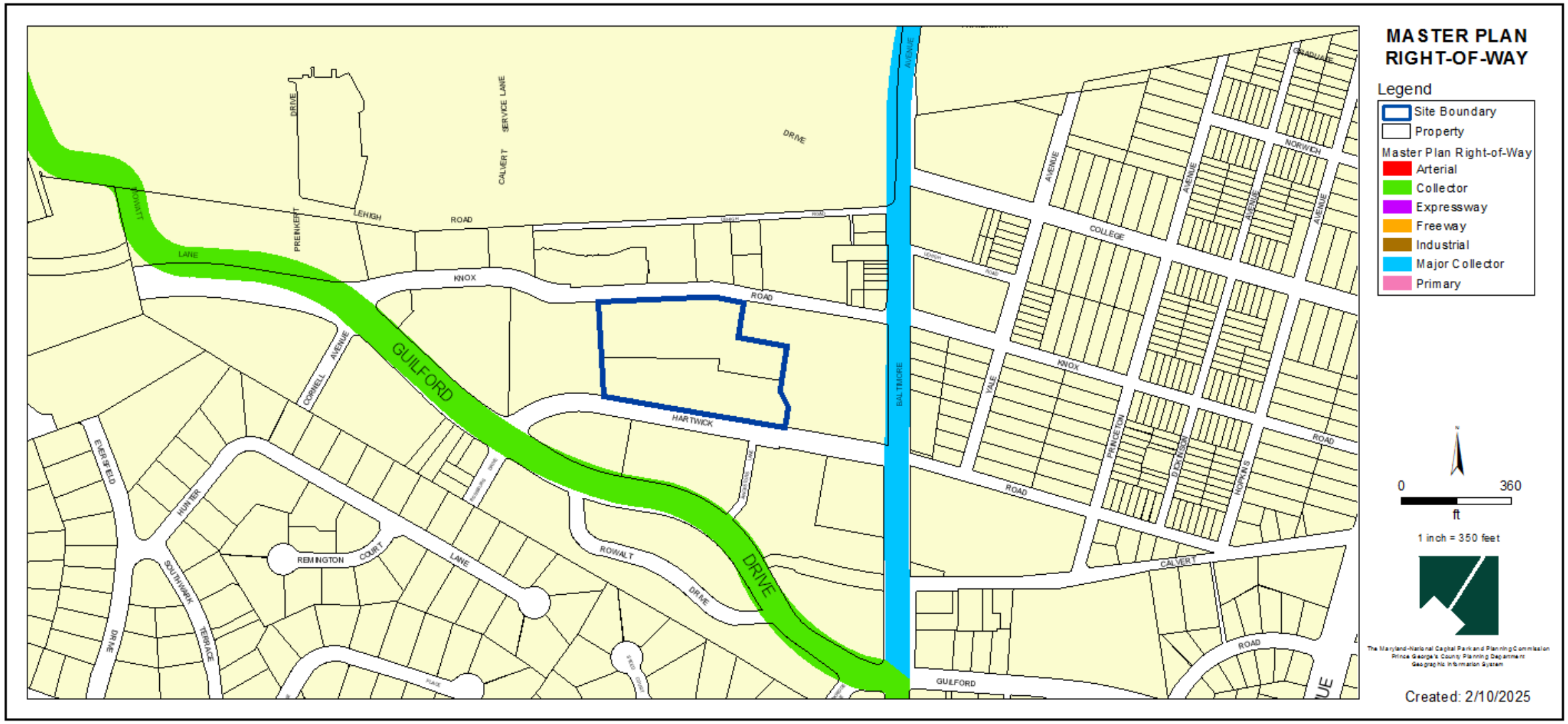
MUNICIPAL BOUNDARY



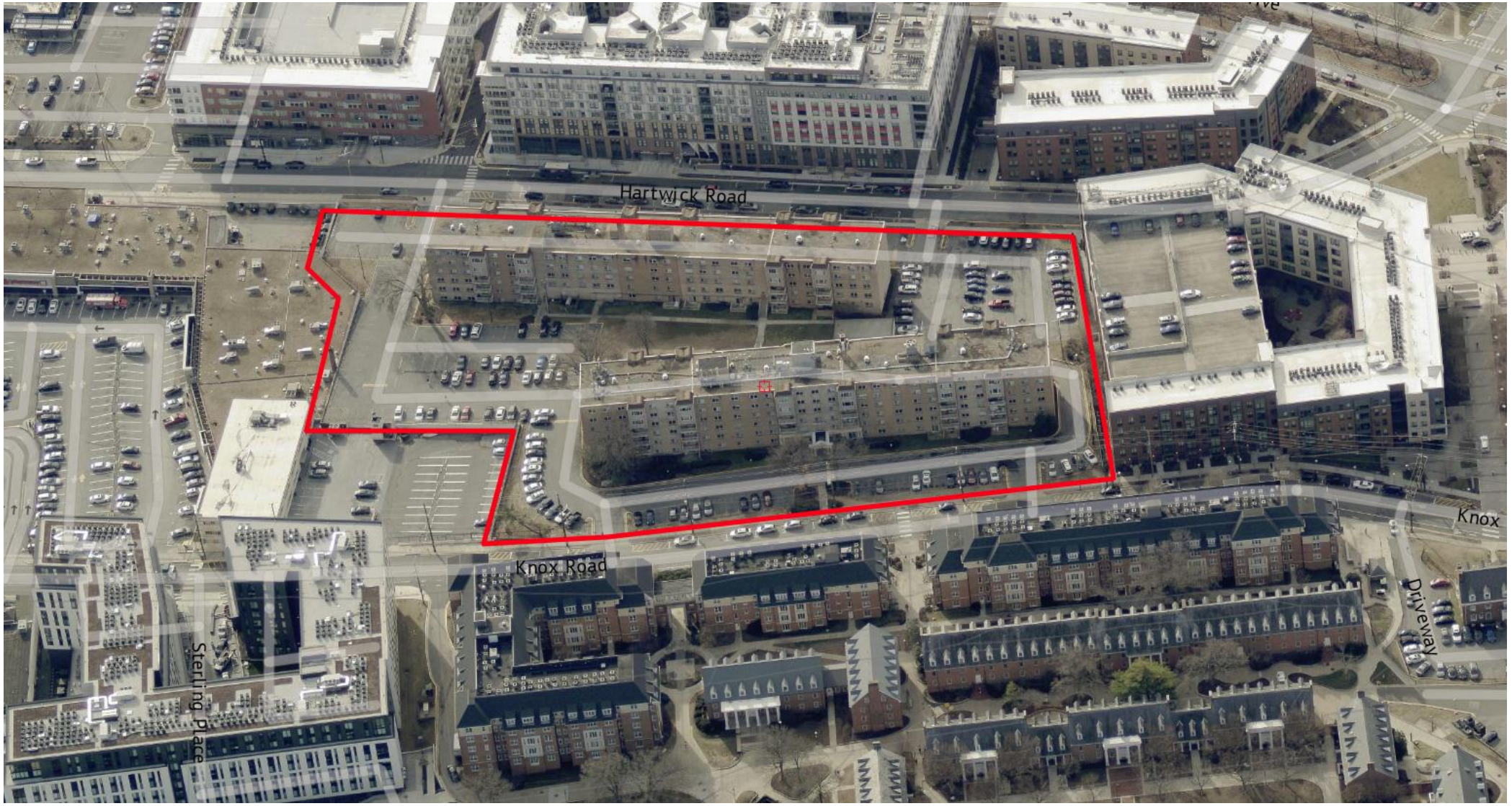
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
200
ft
1 inch = 200 feet
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System
Created: 2/21/2025
GUILFORD
HARTWICK
ROWALT
DRIVE
KNOX
ROAD
LEHIGH
PRENNERT
CORNELL
AVENUE
REMINGTON
COURT
LANE
BALTIMORE
YALE

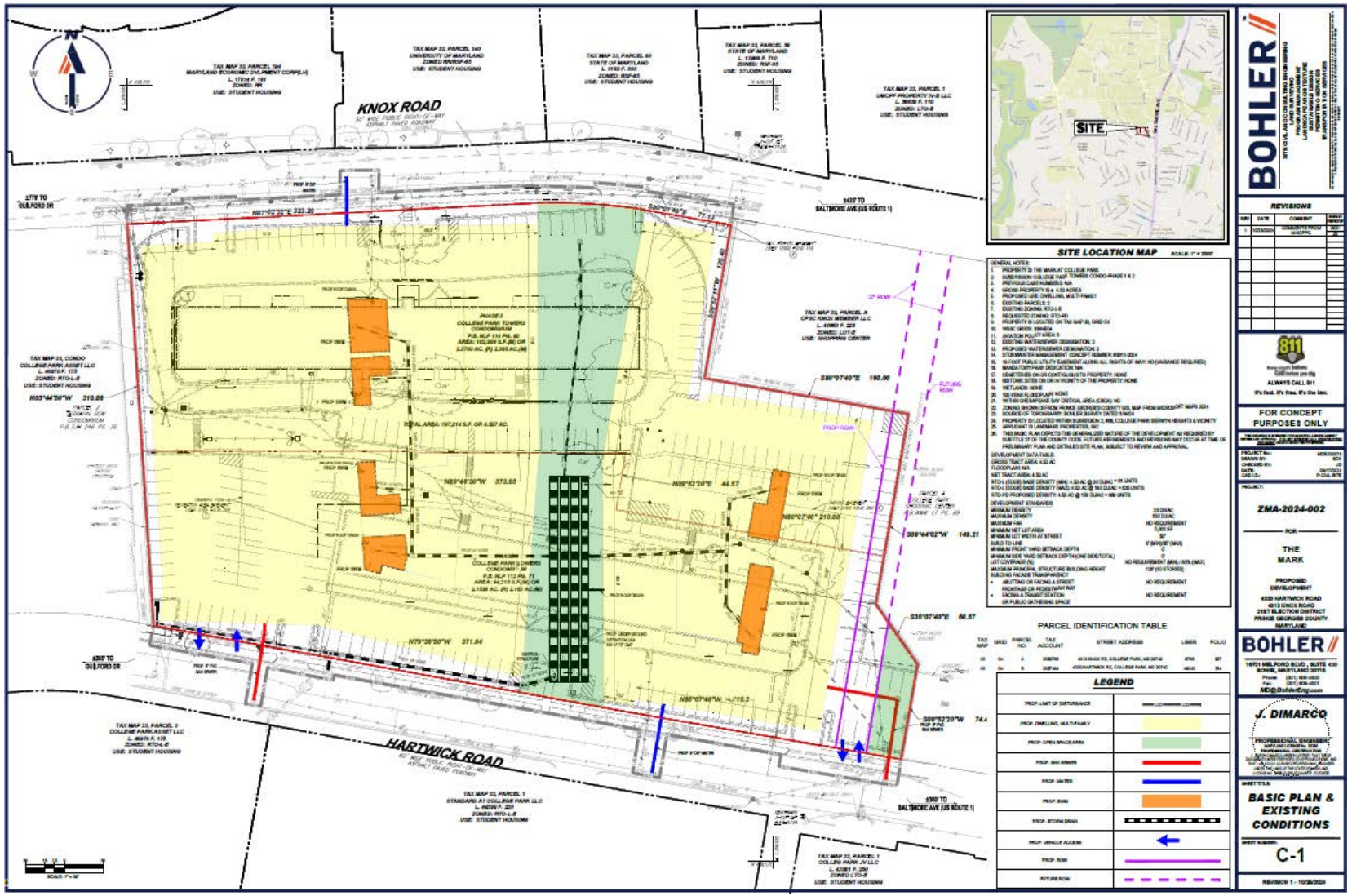
MASTER PLAN RIGHT-OF-WAY MAP



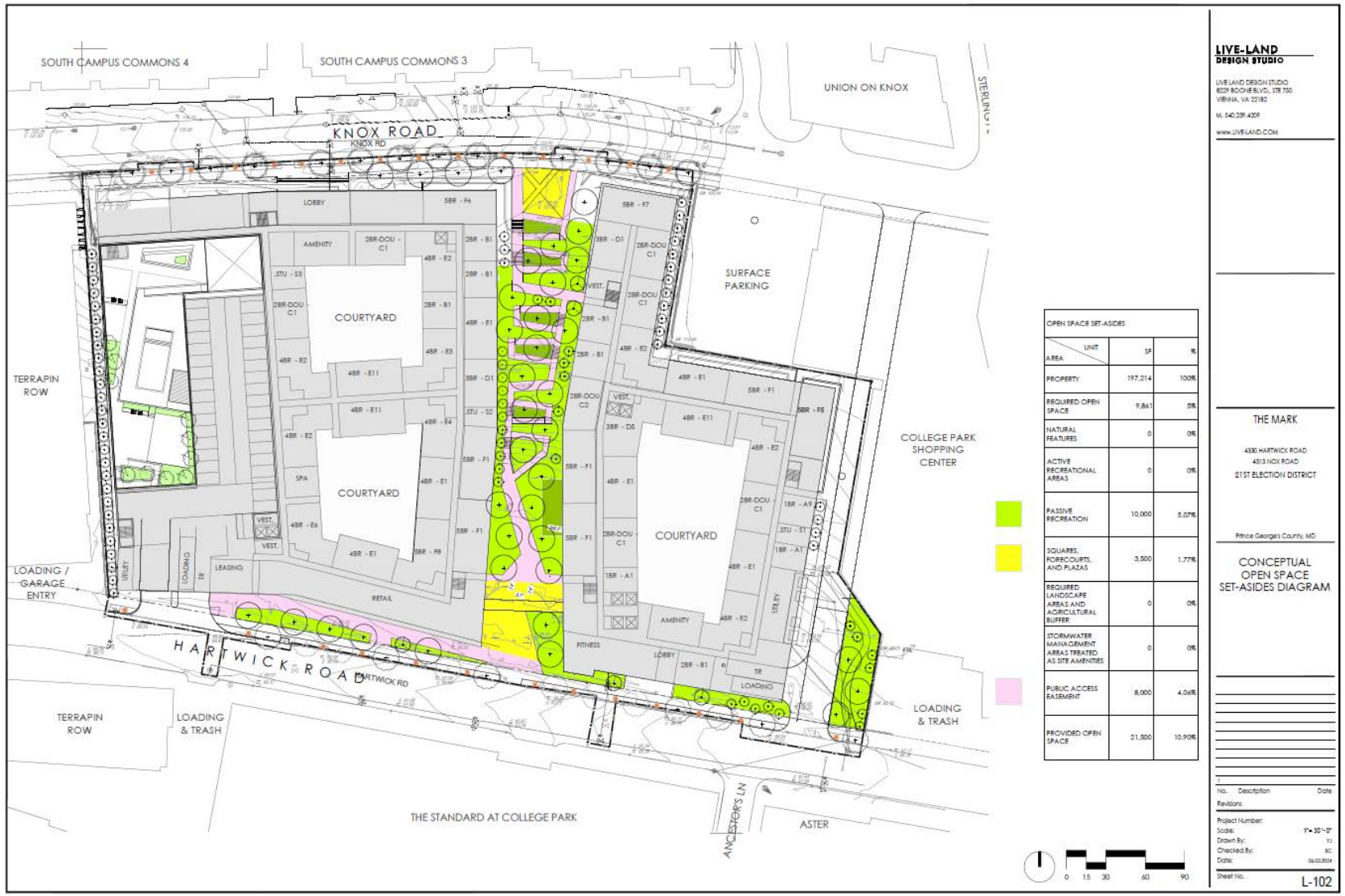
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



BASIC PLAN


KNOX ROAD
HARTWICK ROAD
SITE
SITE LOCATION MAP
PARCEL IDENTIFICATION TABLE
LEGEND
BOHLER
REVISIONS
FOR CONCEPT PURPOSES ONLY
ZMA-2024-002
THE MARK
BASIC PLAN & EXISTING CONDITIONS
C-1

OPEN SPACE SET ASIDE EXHIBIT



STAFF RECOMMENDATION

CONTINUANCE to April 24, 2025

Issues: N/A

Applicant Required Mailings:

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

CLHATCHER
LLC

14401 SWEITZER LANE, SUITE 570, LAUREL, MD 20707

March 13, 2025

VIA ELECTRONIC MAIL
Chair Peter A. Shapiro
Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

RE: The Mark at College Park; ZMA-2024-002
Request for Continuance

Dear Chair Shapiro,

Please be advised that CLHatcher LLC represents The Mark at College Park, LLC (herein referred to as the "**Applicant**") in the Zoning Map Amendment ("**ZMA**"), ZMA-2024-002, for The Mark at College Park

A Planning Board hearing is set for the ZMA on March 27, 2025. The Applicant respectfully requests a continuance of the March 27th hearing to allow for additional time to coordinate with Maryland-National Capital Park & Planning Commission Staff ("**M-NCPPC Staff**") on the subject application. Accordingly, the Applicant would like to request that the ZMA be continued to a new Planning Board hearing date of April 24, 2025.

Thank you for your consideration of this matter. Please do not hesitate to contact me with any questions.

Sincerely,

By: 

Christopher L. Hatcher, Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707
Attorney for Applicant

CC: Sherri Conner
Jeremy Hurlbutt
Evan King

ZMA-2024-002 The Mark at College Park

Backup 3/5

Contents:

- applicant statement of justification – SDRC response 2/14/2025
- basic plan – SDRC response 2/14/2025
- referral memorandum – Historic Preservation Planning 2/10/2025
- referral memorandum – Community Planning 3/3/2025
- referral memorandum – Environmental Planning 2/21/2025
- referral memorandum – Transportation Planning 2/18/2025
- referral memorandum – Subdivision Planning 2/1/2025
- referral memorandum – Prince Georges County Department of Parks and Recreation 2/24/2025
- referral memorandum – Prince Georges County Department of Permitting, Inspections and Enforcement 1/7/2025
- referral memorandum – Prince Georges County Health Department 1/23/2025

PLANNED DEVELOPMENT
ZONING MAP AMENDMENT
ZMA-2024-002

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

The Mark at College Park, LLC (the "**Applicant**") by and through its attorneys, CLHatcher LLC, submits this Planned Development ("**PD**") Zoning Map Amendment ("**ZMA**") Justification Statement (the "**Statement**") to demonstrate that the proposed rezoning of the subject property is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code (the "**Zoning Ordinance**"), the *2010 Approved Central US 1 Sector Plan and Sectional Map Amendment* (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property is located at 4330 Hartwick Road and 4313 Knox Road, known as College Park Towers, and consists of ±4.62 acres located north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue) (the "**Property**").

The Property is zoned RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) pursuant to the Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area and the Innovation Corridor of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein, the Applicant proposes to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**").[1] Accordingly, the Applicant respectfully requests that the District Council approve this ZMA application.

II. PROPERTY DATA

Location:	4330 Hartwick Road and 4313 Knox Road, College Park, MD 20740.

[1] The Applicant is submitting this PD-ZMA for approval of the Proposed Rezoning. This ZMA and this Statement may be amended from time to time to accurately reflect modifications or changes to the Proposed Rezoning of the Property.

Tax Map #:	33-C4.
Frontage:	Knox Road (to the north). Hartwick Road (to the south).
Election District:	1.
Legislative District:	21.
Councilmanic District:	3.
Acreage:	±4.62 Acres.
Current Zoning:	RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge).
Municipality:	College Park.
Subdivision:	College Park Towers Condominium Phase 1 and Phase 2.
Existing Water Category:	W-3.
Existing Sewer Category:	S-3.
Historic:	N/A.
Master Plan & SMA:	*The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*.
General Plan:	*Plan Prince George's 2035.*
Growth Policy Area:	College Park/UM Metro/M Square Purple Line Regional Transit District; Innovation Corridor.

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is located in the City of College Park in the RTO-L-E Zone north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue). The Property is bound to the west by the Terrapin Row Apartments and the Aspen Heights College Park

apartment complexes in the RTO-L-E Zone; to north by the Knox Road right-of-way and University of Maryland-owned student housing in the RR (Rural Residential) and the RSF-65 (Residential, Single-Family-65) Zones; to the east by the College Park Shopping Center consisting of various retail and commercial uses in the LTO-E (Local Transit-Oriented, Edge) Zone and US 1 (Baltimore Avenue); and to the south by the Hartwick Road right-of-way and the Standard at College Park in the RTO-L-E Zone. Further to the west past the Terrapin Row Apartments and the Aspen Heights College Park Apartments and across the Guilford Drive right-of way are the Hope Lutheran Church and Student Center and the Catholic Student Center in the RMF-20 (Residential, Multifamily – 20) Zone; to the north past the University of Maryland-owned student housing buildings and across the Lehigh Road right-of-way is the University of Maryland South Campus in the RR Zone; to the east past the College Park Shopping Center and across the US 1 (Baltimore Avenue) right-of-way are various commercial and retail uses in the LTO-E Zone and two (2) single-family residential homes in the RSF-65 (Residential, Single-Family – 65) Zone; and to the south past the Standard at College Park apartment complex and across the Guilford Drive right-of-way are Maryland State-owned student housing buildings in the NAC (Neighborhood Activity Center) Zone and single-family residential homes in the RSF-65 Zone.

IV. PROPOSED PLANNED DEVELOPMENT ZONING MAP AMENDMENT

ZMA-2024-002 is proposed to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**"). Following the Proposed Rezoning, the Applicant proposes to develop two (2) high-density buildings consisting of multifamily residential dwellings (the "**Proposed Development**"). The Proposed Development will comply with the applicable development standards of the RTO-PD Zone to redevelop the Property with context-sensitive infill development that is compatible with the surrounding neighborhood.

V. LAND USE BACKGROUND

A. 2014 *Plan Prince George's 2035 General Plan (the "General Plan")*

The Property is located within the General Plan's College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area. The General Plan stipulates that Regional Transit Districts are "high-density, vibrant, and transit-rich mixed-use areas envisioned to capture the majority of future residential and employment growth and development in the County." The Proposed Development will provide high-quality and high-density multifamily residential development, which contributes to meeting the housing and employment needs of the surrounding community dominated by the University of Maryland, its students, and employees. Further, the siting and scale of the Proposed Development is compatible with the surrounding high-density multifamily residential developments.

The Property is also located in the Mixed-Use generalized future land use area. The General Plan stipulates that properties within the Mixed-Use future land use area and the College Park/UM Metro/M Square Purple Line Regional Transit District should be used (i) as a mix of "residential, commercial, employment and institutional uses" that "vary with respect to their dominant land uses," (ii) with housing mix being comprised "[p]redominantly [of] high-rise and mid-rise apartments and condos, townhouses," and (iii) with a residential density of 40 or more dwelling units per acre. The Proposed Development is designed in a way that significantly advances these General Plan goals by providing the residential component of the residential and University of Maryland-centric Mixed-Use generalized future land use area with multifamily residential uses in high-rise apartment buildings with residential density exceeding 40 dwelling units per acre.

B. *The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which designates the Property in the Residential High future land use area. The Master Plan stipulates that properties in the Residential High land use area should be developed with "[d]etached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre." The Proposed Development advances these Master Plan recommendations and goals by providing attached residential multifamily dwelling units at high densities exceeding twenty (20) dwelling units per acre. Further, the development of high-density student-housing building within the walkable node in close proximity to the University of Maryland advances various Master Plan goals, policies, recommendations and strategies, such as:

- Concentrating higher density residential development in the walkable nodes;[2]
- Concentrating student housing in locations that are adjacent and in close proximity to the University of Maryland;[3] and
- Preserving the character of the surrounding residential neighborhood.[4]

VI. ANALYSIS – PLANNED DEVELOPMENT ZONING MAP AMENDMENT

A. §27-3602(b) – PD ZMA Procedure

(b) This Subsection identifies additions or modifications to the standard review procedures in Section 27-3400, Standard Review Procedures, that apply to development applications for a PD map amendment. Figure 27-3602(a) identifies key steps in the planned development map amendment procedure.

(1) Pre-Application Conference

See Section 27-3401, Pre-Application Conference.

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on July 26, 2024. The Applicant provided an overview of the subject ZMA application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

[2] *See* Master Plan, Housing Policy 1; Master Plan, Economic Development and Revitalization Policy 5; and Master Plan, Land Use and Urban Design Goals (Page 51).
[3] *See* Master Plan, Housing Policy 1.
[4] *See* Master Plan, Land Use and Urban Design Goals (Page 51).

(2) Pre-Application Neighborhood Meeting

See Section 27-3402, Pre-Application Neighborhood Meeting.

Comment: Pursuant to and in accordance with Sections 27-3402 and 27-3602(b)(1) of the Zoning Ordinance, the Applicant conducted a Pre-Application Neighborhood Meeting for ZMA-2024-002 on September 19, 2024 at College Park City Hall, 7401 Baltimore Avenue, Council Chamber (2nd Floor), College Park, MD 20740. The Applicant has prepared and provided a neighborhood meeting summary together with this ZMA application. In addition, the Applicant has provided a copy of the neighborhood meeting summary via email to all neighborhood meeting attendees that provided an email address.

B. §27-3602(a) – PD Submittal Requirements

(a) Planned Development (PD) Map Amendment Submittal Requirements

(1) The PD map amendment application shall be submitted to the Planning Director by the owner of the property or his authorized representative.

Comment: The PD ZMA application has been submitted by the Applicant, the contract purchaser of the Property, which has been authorized to submit such application by the owner of the Property.

(2) PD map amendment plats and site plans shall be prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

Comment: All PD ZMA plats and site plans submitted together with this Statement have been prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

(3) Upon filing the application, the applicant shall pay to the Planning Board *a fee to help defray the costs related to processing the application.*

Comment: The Applicant has paid or will pay all fees due to the Planning Board in connection with this PD-ZMA application.

(4) If more than 1 drawing is used, all drawings shall be at the same scale (where feasible).

Comment: Where feasible, all drawings submitted together with this Statement are at the same scale.

(5) A PD map amendment application shall include the following:

(A) A signed application form, which shall include:

(i) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;

(ii) The street address of the property, name of any municipality the property is in, and name and number of the Election District the property is in;

(iii) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation must be signed by those officers empowered to act for the corporation;

(iv) The name, address, and telephone number of the correspondent;

(v) A statement listing the name, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the property or the contract purchaser(s);

(vi) If any owner or contract purchaser(s) is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. This statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors; and

(vii) If the owner or contract purchaser(s) is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds).

Comment: The Applicant has submitted a PD ZMA application together with this Statement.

(B) Four copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor, which shall show:

(i) The present configuration of the property, including bearings and distances (in feet) and the total area of the property (in either acres or square feet);

(ii) The property's lot and block number, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

(iii) The names and owners of record, or subdivision lot and block numbers, of adjoining properties;

(iv) The name, location, distance to the center line, and right-of-way width of all abutting streets. If the property is not located at the intersection of 2 streets, the distance to, and the name of, the nearest intersecting street shall be indicated;

(v) A north arrow and scale (no smaller than 1 inch equals 400 feet);

(vi) The total area of the property (in either square feet or acres);

(vii) The location of all existing buildings on the property; and

(viii) The subject property outlined in red.

Comment: Four copies of an accurate plat, prepared, signed, sealed by a registered engineer or land surveyor, and showing the information required by this provision, have been submitted together with this Statement.

(C) Four copies of the zoning map page on which the property is located, plotted to scale and outlined in red;

Comment: Four copies of the zoning map page showing the Property's location (plotted to scale with the Property outlined in red) have been submitted together with this Statement.

(D) A vicinity map;

Comment: A vicinity map has been submitted together with this Statement.

(E) A copy of the applicant's informational mailing letter, list of addresses, and signed affidavit of mailing;

Comment: A copy of the Applicant's informational mailing letter, list of addresses, and signed affidavit of mailing has been submitted together with this Statement.

(F) Any required State Ethics Commission affidavits;

Comment: Any required State Ethics Commission affidavits have been provided by the Applicant together with this Statement.

> *(G) A statement of justification detailing the legal basis by which the requested amendment can be approved, and any factual reasons showing why approval of the request will not be detrimental to the public health, safety, and welfare;*

Comment: The Applicant submits this Statement in satisfaction of this submittal requirement.

> *(H) A proposed PD Basic Plan and proposed PD Conditions of Approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones; and*

Comment: The Applicant submits this Statement, together with any attachments hereto and the associated PD ZMA site plans and plats as the proposed PD Basic Plan (collectively, the "**PD Basic Plan**"). The Applicant does not propose any PD Conditions of Approval at this time.

> *(I) Any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, or Planning Board.*

Comment: Upon request, the Applicant will provide any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, and/or Planning Board.

C. §27-3602(c) – PD ZMA Decision Standards

(c) Planned Development (PD) Decision Standards

Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:

> *(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;*

Comment: As analyzed in Section V above, the Proposed Rezoning is proposed in conformance with the General Plan and Master Plan.

> *(2) Meets the purposes of the proposed PD zone;*

Comment: As analyzed herein, the Proposed Rezoning meets the purposes of the proposed RTO-PD Zone.

(3) Satisfies all applicable standards of the proposed PD zone; and

Comment: As analyzed herein, the Proposed Rezoning satisfies all standards of the proposed RTO-PD Zone.

(4) Will not adversely impact the surrounding properties.

Comment: The Proposed Development will not adversely impact any of the surrounding properties. To the contrary, the Proposed Development will seamlessly integrate into the existing massing and scale of the neighborhood, providing additional open space to be used by both the public and future residents, and providing bicycle, vehicle, and pedestrian access between Hartwick Road and Knox Road. In addition, in coordination with the City of College Park Department of Planning & Community Development and M-NCPPC Staff, the Applicant proposes to meet a significant priority of the City of College Park by providing a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property.

D. §27-4301(a) – General Purposes of PD Zone

(a) General Purposes of Planned Development Zones

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

(2) Allowing greater freedom and flexibility in selecting:

(A) The form and design of development;

(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;

(C) The location and design of the development respective and protective of the natural features of the land and the environment;

(D) The location and integration of open space and civic space into the development; and

(E) Design amenities.

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation; and

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources.

Comment: ZMA-2024-002 meets several of the purposes of PD Zones provided in Section 27-4301(a) of the Zoning Ordinance. ZMA-2024-002 uses innovative land planning and site design to efficiently develop the Property with high-quality student housing, provide a high quality of life and housing for University of Maryland students and the College Park community at large, promoting environmental sensitivity and energy efficiency, and, most importantly, meeting the significant housing needs of the County and the City of College Park. Further, The Applicant proposes to integrate open space into the Proposed Development by providing the design amenity of a pedestrian, bicycle and ADA-accessible greenway that is open to the public, provides for a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property. In addition to the pedestrian and bicycle circulation improvements provided by the pedestrian, bicycle and ADA accessible greenway, in coordination with the City of College Park Department of Planning &

Community Development and M-NCPPC Staff, the Applicant proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property, which will enhance vehicular access across the Property and meet a significant priority of the City of College Park. Finally, the Applicant proposes building massing and form that is more compatible with adjacent existing development, such as the Standard at College Park and the Union on Knox developments, that conform to the Master Plan.

E. §27-4301(d) – General Standards for PD Zones

(d) General Standards for All Planned Development Zones

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

(1) PD Basic Plan

The PD Basic Plan shall:

(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;

Comment: The Applicant submits this Statement as its statement of planning and development goals for the subject RTO-PD Zone.

(B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;

Comment: The uses permissible in the subject RTO-PD Zone are:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;

Comment: The PD ZMA site plans submitted together with this Statement establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity.

(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;

Comment: The dimensional standards that apply in the subject RTO-PD Zone are provided herein below.

(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;

Comment: The scale of the Proposed Rezoning and Proposed Development do not require separate standards for development on the perimeter of the PD Zone.

(F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;

Comment: The PD ZMA site plans submitted together with this Statement establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the subject RTO-PD Zone.

(G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure

protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;

Comment: No environmentally sensitive lands, resource lands, wildlife habitat, nor waterway corridors are located on the Property. Accordingly, this provision is inapplicable to ZMA-2024-002.

(H) Identify the general location of existing on-site and adjacent historic sites and districts and archeological and cultural resources;

Comment: This provision is inapplicable to ZMA-2024-002.

(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails).

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems.

(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned

County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems.

(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems.

(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location and layout of all other on-site and off-site public facilities serving the development (including any College Park public facilities).

(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;

Comment: The Proposed Development will enhance transportation for bicycle and pedestrian facilities by providing a through-way from Knox to Hartwick through the proposed pedestrian, bicycle and ADA accessible greenway. Additionally, improvements to street-side pedestrian sidewalks will uphold the conditions of surrounding properties in conformance with the Master Plan. Existing infrastructure located in the Knox and Hartwick Road rights-of-way will be utilize for the provision of potable water and wastewater services for the expected use of the

Proposed Development. Finally, stormwater management will be provided through the utilization of both Low-Impact Development facilities (i.e., micro-bioretention) and structural practices (under-ground detention), which will provide both water quality and quantity flood management onsite.

> *(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.*

Comment: The development standards that will be applied to the development in accordance with Section 27-4301(d)(2) are provided on Exhibit A, attached hereto and incorporated herein.

(3) Public Benefits

> *(A) Public benefits are superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.*

Comment: The Public Benefits described below are superior features that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under the RTO-L-E Zone.

> *(B) All public benefits shall meet the following criteria:*
>
> *(i) Benefits shall be tangible and quantifiable items;*
>
> *(ii) Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;*
>
> *(iii) Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and*
>
> *(iv) Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.*

Comment: Each of the Public Benefits described below will be tangible, quantifiable, measurable, be able to be completed or arranged prior to issuance of the first certificate of use and occupancy, and primarily for the benefit of the surrounding neighborhood and/or service a critical Countywide need and will significantly exceed the applicable development standards.

(C) Public benefits may be exhibited in one or more of the following ways:

(i) Urban design and architecture superior to the high baseline expectation set by this Ordinance, including but not limited to high-quality materials and embellishments on all facades of all buildings, unique and/or signature architectural forms, innovative urban design relationships and placemaking, and demonstrated commitment to superior quality;

(ii) Superior landscaping;

(iii) Creation and/or preservation of open spaces;

(iv) Site planning demonstrating efficient and economical land utilization;

(v) Commemorative works and/or provision of public art;

(vi) Adaptive reuse of historic sites or resources;

(vii) Provision of affordable housing options;

(viii) Provision of employment and/or training opportunities;

(ix) Incorporation of social services and facilities, including, but not limited to, space dedicated for child or adult day care facilities and/or elderly care facilities available to the general public;

(x) Dedicated building space for uses to benefit the public, including, but not limited to, community educational or social development, promotion of the arts or similar programs, and/or business incubation;

(xi) Sustainable and environmental benefits to the extent they exceed the standards otherwise required by the County Code, including, but not limited to:

(aa) Stormwater runoff controls in excess of those required by Subtitle 32 of the County Code and any other County stormwater management regulation;

(bb) Incorporation of environmental site design and other natural design techniques to store, infiltrate, evaporate, treat, and retain runoff in close proximity to where runoff is generated; and/or

(cc) Gardens, urban farms, or other on-site food production through permanent and viable growing space and/or structures.

(xii) Enhanced streetscape design and maintenance provisions;

(xiii) Outdoor children's play areas open to the general public and designed to provide safe, active recreation;

(xiv) Multimodal transportation improvements, including, but not limited to, electric vehicle charging stations, the location and funding of bike share stations, commuter services (such as guaranteed ride home services or information on bicycle and car share programs), the construction and maintenance of buffered/separated bike lanes, provision of comprehensive wayfinding signage, provision and maintenance of bus shelters and smart signage, etc.; and

(xv) Other public benefits and project amenities that substantially advance the policies, goals, and objectives of the General Plan or the applicable Area Master Plan, Sector Plan, or Functional Master Plans.

Comment: The Applicant proposes to provide the public benefits listed below in connection with the Proposed Rezoning and Proposed Development. *Please note that renderings, images, plans and/or design provided in Exhibits B, B-1, B-2, B-3, B-4, C, D, and E, attached hereto, are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

- ***Greenway*** – The pedestrian, bicycle and ADA accessible greenway will be designed in a manner that significantly exceeds the requirements of the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance. The greenway provides open space and passive recreation areas along the interior facades of the proposed buildings featuring trees, shrubbery, groundcover, and select seating areas, creating several welcoming spaces for both members of the neighborhood and residents of the Proposed Development to relax, gather and enjoy the outdoors. In addition, the design of the greenway includes plazas at the northern and southern ends of the greenway, which will act as community hubs for social interaction and will offer seating, gathering space, and additional high-quality landscaping for the enjoyment of residents of both the Proposed Development and of the surrounding neighborhood. The provision of the plazas will advance the Master Plan recommendation to promote plazas to provide gathering spaces for enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and

the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance.[5] Finally, the greenway will enhance connectivity and act as a gateway to and from the University of Maryland campus to a far greater extent than what is required by the Zoning Ordinance for the base RTO-L-E Zone, offering a 5-foot-wide staircase, a 30-inch-wide bicycle trough, and an ADA-accessible ramp which will ease pedestrian and bicyclist movement over the relatively steep grade of the Property. This additional connectivity advances the Master Plan goal of creating attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists.[6] Conceptual design and representative images of the proposed greenway and its features are shown on Exhibit B, attached hereto.[7] Additionally:

- Exhibit B-1, attached hereto, shows conceptual architectural renderings of the design and view of the proposed greenway;[8]
- Exhibit B-2 attached hereto, shows the overall conceptual plan for the proposed greenway, including access points to and from the proposed buildings; [9]
- Exhibit B-3, attached hereto, shows the design and view of a typical section of the proposed greenway; [10] and

[5] *See* Master Plan, Walkable Node Policy 2.
[6] *See* Master Plan, Land Use and Urban Design Goals (Page 51).
[7] Please note that renderings, images, plans and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[8] Please note that renderings, images, plans and/or design provided in Exhibit B-2 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[9] Please note that renderings, images, plans and/or design provided in Exhibit B-3 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[10] Please note that renderings, images, plans and/or design provided in Exhibit B-4 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

- Exhibit B-4, attached hereto, shows the proposed conceptual lighting plan and representative images of the lighting to be used in connection with the proposed greenway. [11]

- ***Ancestor's Lane*** – The Applicant's proposal to provide a portion of the extension of Ancestor's Lane along the eastern boundary of the Property is not required by the Zoning Ordinance. Instead, the Applicant has offered to provide this portion of the extension on the Property to meet a significant priority of the City of College Park and to significantly enhance connectivity and circulation for members of the community across the Property. The portion of the Ancestor's Lane extension proposed in connection with the Proposed Development will include a 24-foot-wide street within a 28-foot-wide public access easement and will serve as a mid-block throughway in continuation of the existing Ancestor's Lane located south of Hartwick Road. Along the Ancestor's Lane extension, Applicant proposes to provide both a 4-foot-wide landscaped strip and a 5-foot-wide sidewalk within a public access easement to accommodate additional pedestrian access between Knox Road and Hartwick Road. Further, street lighting will be provided along the extension to match existing lighting within the existing Ancestor's Lane, which will accentuate the public space and prioritize pedestrian safety. Finally, the Applicant proposes to integrate mural walls that are integrated into the design of the building façade and/or the retaining wall facing the Ancestor's Lane extension to enhance visual interest and encourage community engagement. Conceptual design of the proposed Ancestor's Lane extension is shown on Exhibit C, attached hereto.[12]
- ***Pocket "Park" / Greenspace Along Ancestor's Lane*** – The construction of the Ancestor's Lane right-of-way along the eastern boundary of the Property will

[11] Please note that renderings, images, plans and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

[12] Please note that renderings, images, plans and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

segment a small portion of the Property to the east of Ancestor's Lane from the remainder of the Property. The Applicant proposes to offer this portion of the Property as a greenspace (or pocket "park") open to the public. This greenspace will advance the Master Plan recommendation to promote pocket parks to provide gathering spaces for neighborhood events, enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance.[13] The greenspace will feature a pollinator garden with native plants which will both support local biodiversity and enhance visual interest, a seating area that encourages gathering of members of the neighborhood, and a pathway that will provide connectivity and promote pedestrian accessibility and mobility. Conceptual design and representative images of the proposed greenspace and its features are shown on Exhibit D, attached hereto.[14]

- ***Architecture Superior to Zoning Ordinance Requirements*** – The planning and architectural design proposed to be incorporated into the Proposed Development will be superior to the high baseline expectation set by the Zoning Ordinance. The Proposed Development's planning and architecture will be driven by placemaking, pedestrian connectivity, contextual design, and sustainability. Thoughtfully designed buildings will provide meaningful and carefully composed backdrops to College Park's public spaces. The Proposed Development's planning and architecture may include several elements, including areas, above and beyond that required by the Zoning Ordinance. These elements may include:
    - Rigorous site planning and properly designed landscape architecture, creates comfortable and pleasing outdoor spaces by balancing shade and

[13] *See* Master Plan, Walkable Node Policy 2.

[14] Please note that renderings, images, plans and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

light, shaping passive and active spaces, and facilitating intuitive wayfinding.

- A spectrum of exterior lighting that is focused on both aesthetics and safety.
- Proper lighting at the streets, building entrances, and public Greenway, with direct and indirect lighting.
- Contextual design, referencing the colors, materials, scale, patterns, and proportions of surrounding buildings, creating a more harmonious environment and integrated neighborhood.
- The Mark will also include many sustainable features that will benefit the environment by reducing energy and water consumption.

Representative images of the planning and architectural design that may be used in connection with the Proposed Development are shown on Exhibit E, attached hereto.[15]

(4) Development Phasing Plan

If development in the PD zone is proposed to be phased, the PD Basic Plan shall include a development phasing plan that identifies the general sequence or phases in which the zone is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided and timed, how development will be coordinated with the County's capital improvement program, and how environmentally sensitive lands will be protected and monitored.

Comment: The Proposed Development is not proposed to be phased. Accordingly, this provision is inapplicable to ZMA-2024-002.

(5) Conversion Schedule

The PD Basic Plan may include a conversion schedule that identifies the extent and timing to which one type of use may be converted to another type of use.

[15] Please note that renderings, images, plans and/or design provided in Exhibit E are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

Comment: The Applicant does not intend to submit a conversion schedule at this time.

F. §27-4303(d) – RTO-PD Zone Standards

(1) Purposes

The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone are:

(A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel.

(B) To capture the majority of the County's future residential and employment growth and development;

(C) To incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;

(D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;

(E) To encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;

(F) To include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;

(G) To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;

(H) To incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;

(I) To include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and

(J) To provide a range of housing options.

Comment: ZMA-2024-002 meets several of the purposes of the RTO-PD Zone provided in Section 27-4301(a) of the Zoning Ordinance, including:

- Establishing high-quality, vibrant, high-density, and transit-accessible student housing that supports economic development, reduces automobile dependency, supports walkable areas, and provides significant opportunities for pedestrian and bicycle travel to and from the University of Maryland and the core areas of the City of College Park;
- Providing a significant contribution to the current and future housing needs of the City of College Park, as well as the critical mass of the high-density residential and student housing needed in an intense, transit-supportive and accessible portion of the City of College Park in close proximity to the University of Maryland;
- Incorporating key elements of walkable and bikeable areas, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus;
- Encouraging a dynamic live and work (and/or study) environment in close proximity to the University of Maryland, which serves as an economic driver for the Regional Transit Districts that the Property is located within;
- Providing multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments to the south of the Property through the developments to the north of the Property to and through the University of Maryland campus, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus and the provision of the Ancestor's Lane extension on the Property, in a manner that prioritizes transit, pedestrian, and bicyclist access;
- Arranging and designing the proposed buildings, open spaces, and other site elements, such as the pedestrian, bicycle and ADA-accessible greenway in a

manner that creates an inviting, walkable, safe, socially-interactive environment;

- Including distinctive and engaging public spaces, such as the greenway between the proposed building that will help create an identity and sense of place for the proposed RTO-PD zone; and
- Providing a range of unit types and sizes within the student housing development.

(2) Use Standards

The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the applicable Area Master Plan or Sector Plan, and the purposes of the RTO-PD Zone.

Comment: The specific uses allowed within the Proposed Development will be:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(3) Intensity and Dimensional Standards – RTO-PD Zone (Edge area) – In accordance with Sections 27-4301(d) and 27-4303(d)(3) of the Zoning Ordinance, the Applicant submits Table §27-4303(d)(3) below as the intensity and dimensional standards to be established by the PD Basic Plan within the RTO-PD Zone, Proposed Rezoning and Proposed Development:

TABLE §27-4303(d)(3) – RTO-PD – Intensity and Dimensional Standards	
Standard	**Proposed Standard**
Block length, min. | max. (ft.)	400 | 800
Lot area, min. (sf.)	5,000
Lot width, min. (ft.)	50
Density, min. (du/net lot area)	20.00
Floor area ratio (FAR), min. (nonresidential & mixed-use)	No Requirement
Lot coverage, min. | max. (% of net lot area)	No Requirement | 80
Density, max. (du/net lot area)	150
Floor area ratio (FAR), max.	No Requirement
Build-to line, min. | max. (ft.)	0 | 35
Building width in build-to zone, min. (% of lot width)	70
Front yard depth, min. (ft.)	0
Side yard depth, min. (ft.)	0

Rear yard depth, min. (ft.)	0
Building façade transparency, min. (% of street-level façade area)	
Abutting or facing a street frontage or pedestrian way	No Requirement
Facing a transit station or public gathering space	No Requirement
Principal and accessory structure height, min | max. (ft.)	35 | 126

Comment: The Intensity and Dimensional Standards above are proposed for the following reasons:

- Block length, min. | max. (ft.) – 400 | 800 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot area, min. (sf.) – 5,000 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot width, min. (ft.) – 50 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Density, min. (du/net lot area) – 20.00 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Floor area ratio (FAR), min. (nonresidential & mixed-use) – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot coverage, min. | max. (% of net lot area) – No requirement | 80 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Density, max. (du/net lot area) – 150.00 – The proposed standard is 10 du/net lot area higher than the standard for residential uses within the base zone (RTO-L-E). The maximum density proposed is similar to the actual density of similarly situated multifamily projects near the Property within the City of College Park:

Project	Actual Density (du/ac)
University View	169
The Standard	154
The Hub	232
Aspen Heights	152

Union on Knox	289

- Floor area ratio (FAR), max. – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Build-to line, min. | max. (ft.) – 0 | 35 – The proposed maximum standard (35 feet) is identical to the standard for residential uses within the base zone (RTO-L-E). The proposed minimum standard is 15 feet less than the standard for residential uses within of the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum "build-to line" standards contained the Master Plan which are applicable to the Property.
- Building width in build-to zone, min. (% of lot width) – 70 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Front yard depth, min. (ft.) – 0 – The proposed minimum standard is 10 feet less than the standard for residential uses within the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum side yard depth standards contained the Master Plan, which anticipates "zero lot line" development on the Property.
- Side yard depth, min. (ft.) – 0 – The proposed minimum standard is 5 feet less than the standard for residential uses within the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum side yard depth standards contained the Master Plan, which anticipates "zero lot line" development on the Property.
- Rear yard depth, min. (ft.) – 0 – The proposed standard is identical to the standard for residential uses within of the base zone (RTO-L-E).
- Building façade transparency, min. (% of street-level façade area):
    - Abutting or facing a street frontage or pedestrian way – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).

- Facing a transit station or public gathering space – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).

- Principal and accessory structure height, min. | max. (ft.) – 35 | 126 – The proposed standard is identical to the standard for residential uses within of the base zone (RTO-L-E).

(4) Other Standards

Location Standards

An RTO-PD Zone may only be located on lands:

- *Within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time; or*

- *Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.*

Comment: The Property is located within (a) College Park/UM Metro/M Square Purple Line Regional Transit District, and (b) that portion of the Innovation Corridor located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary. Accordingly, the proposed RTO-PD Zone is permissible on the Property.

Use Mixing

The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential uses.

Vertical Mixing of Residential and Nonresidential Uses

The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential uses. Accordingly, the Proposed Development will not include any vertical mixing of uses.

Horizontal Mixing of Residential and Nonresidential

The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Comment: The Applicant does not propose the horizontal mixing of stand-alone residential and nonresidential or mixed-use developments within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Shopping Centers

Shopping centers shall be a minimum of two stories (multi-story).

Comment: The Applicant does not propose to develop a shopping center within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Blocks and Alleys

The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.

Comment: As shown on the PD ZMA site plans, the PD zone will be laid out in blocks, streets and alleys to the maximum extent possible.

Streets

Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

Comment: The Applicant does not propose any private streets within the Proposed Development. Accordingly, this provision is inapplicable to the Proposed Development with respect to private streets. However, the Applicant (in coordination with M-NCPPC Staff and the City of College Park Department of Planning & Community Development) proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property. The portion of the Ancestor's Lane extension on the Property will connect to the Knox Road right-of-way to the south of Property and will end at the Property's boundary which abuts the College Park Shopping Center, allowing for future connection to any portion of the Ancestor's Lane right-of-way provided on adjacent property.

Private Sidewalks and Private Street Trees

- *Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way with a planting strip between the curb and sidewalk. In accordance with the Master Plan street trees along the frontages of the Hartwick Road and Knox Road rights of way will be spaced ±30 feet on center.

- *Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way. The sidewalks provided will be 6 feet in width in order to maintain consistency with the sidewalks along the frontage of the adjacent Terrapin Row property, which provides 6 feet of sidewalk

width along its frontages. The Applicant intends to request a variance from this standard allowing for a sidewalk width of 6 feet.

- *Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.*

Comment: As shown on the PD ZMA site plans, sidewalks proposed in connection with the Proposed Development will maintain a pedestrian "clear zone" of at least 5 feet that is unobstructed by any permanent or nonpermanent object.

- *At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.*

Comment: As shown on the PD ZMA site plans, at least one walkway from an adjacent sidewalk will be provided at each pedestrian entrance into the proposed buildings within the Proposed Development.

- *Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.*

Comment: Within the Proposed Development, wherever a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing will be clearly marked with a change in paving material, color, or height, decorative bollards, and/or similar features.

Connectivity

The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Comment: Any internal vehicular, bicycle, and/or pedestrian circulation systems within the Proposed Development will be designed, to the maximum extent practicable, to allow vehicular, bicycle, and/or pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Building Configuration

- *In the Core area, public and quasi-public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:*
  - *The corners of street intersections or entry points into the development;*
  - *A "main street" pedestrian and/or vehicle access corridor within the development site;*
  - *Parking areas, public spaces, or other site amenities on at least three sides; or*
  - *A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will have a consistent setback alignment along street frontages to define the street edge and the distinction between the public domain of the street and the private space of individual lots.

- *Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will be designed with a common architectural scheme to create a

distinct sense of place. Further, the Proposed Development includes a pedestrian, bicycle and ADA-accessible greenway that is open to the public, seamlessly unifies the two proposed buildings, provides a connection between Hartwick Road and Knox Road, and distinctly creates a sense of place within the proposed RTO-PD Zone.

Parking

- *All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.*

Comment: As shown on the PD ZMA site plans submitted together with this Statement, off-street parking within proposed RTO-PD Zone will be located within two (2) parking structures.

- *Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.*

Comment: The Applicant does not propose any surface parking lots outside of the two (2) parking structures within the Proposed Development. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas*

Comment: The parking structures proposed within the Proposed Development will provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrances to the buildings on the Property to be served by the parking areas.

Transparency

Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Comment: Street-level façade areas within the Proposed Development shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise. The proposed street-level façade areas will provide for transparency in excess of that which would otherwise be required in the RTO-L-E Zone.

> *Open Space Design*
>
> *Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.*

Comment: Open space within the Proposed Development will be used to enhance activity and identity and be designed in a hierarchy of formal and informal spaces, such as the ADA-compliant and pedestrian and bicycle accessible greenway that is open to the public, bounded by the proposed buildings and the Hartwick and Knox Road rights-of-way, provides for a park-like setting with seating and plantings that promotes its use as a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property.

VII. CONCLUSION

The Applicant respectfully requests that the District Council grant approval of ZMA-2024-002. The above analysis and submitted plans establish that this application satisfies the required findings that the District Council must make to approve a ZMA application.

EXHIBIT A

PROPOSED MODIFIED SUBDIVISION AND DEVELOPMENT STANDARDS APPLICABLE TO RTO-PD ZONE

Below are Applicant's proposed modifications to the Subdivision Regulations and Development Standards of the Zoning Ordinance, which are permitted to be modified pursuant to Section 27-4301(d)(2) of the Zoning Ordinance. Except as modified in the Statement or this Exhibit A, the Proposed Development will be governed by the provisions of Part 24-4 of the Subdivision Regulations and of Part 27-6 of the Zoning Ordinance, which would otherwise apply to the Proposed Development in the RTO-L-E Zone. Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red*~~.

~~*24-4205. Public Utility Easements*~~

~~*All roads (public or private) shall have a public utility easement at least ten feet in width. For Redevelopment and Revitalization projects, the public utility easement may be reduced by the Planning Director for good cause, after due consideration of any adverse impacts. The public utility easement shall be located outside the sidewalk, where a sidewalk is constructed or these Regulations or Subtitle 27: Zoning Ordinance require a sidewalk, and shall be contiguous to the right-of-way.*~~

Comment: The Applicant proposes to remove the requirement to provide public utility easements on the Property due all appliable public utilities being located within the rights-of-way along the northern and southern boundaries of the Property. Applicant will submit for approval a variance regarding the public utility easement requirements will be required at the time of Preliminary Plan of Subdivision review. Such variances for projects within the City of College Park are commonly reviewed and approved by M-NCPPC at the time of Preliminary Plan of Subdivision.

27-6206(m)Vehicle Stacking Space

Table 27-6206(m)(2).a

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
1 - 49	25
50 ~~*– 249*~~ **or more**	50
~~*250 – 499*~~	~~*100*~~
~~*500 or more*~~	~~*100 + 15 ft for every additional 50 spaces beyond 500*~~

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
NOTES: (1) Entrances into parking structures may be credited towards the stacking lane distance standard provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle. (2) Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.	

Comment: The minimum stacking lane regulations generally speak to suburban development and, more specifically, towards surface parking lots. Because the Proposed Development involves the redevelopment of the Property in a developed, urban, and high-density location, the proposed minimum stacking lane distance regulations are more appropriate for the Proposed Development.

27-6305. Off-Street Parking Space Standards

Table 27-6305(a):

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces			
Principal Use Category	**Principal Use Type**	**Off-Street Parking Standards**	
		RTO and LTO Zones (Base and PD)	
		Core	**Edge**
Household Living Uses	Dwelling, multifamily	No minimum	0.5 per DU (all studio and 1 BR) 0.675 per DU (all other unit types)

Comment: The proposed standard for Minimum Number of Off-Street Parking Spaces above are proposed to reflect the standard Minimum Number of Off-Street Parking Spaces applicable to the Property under the base regulation as reduced by 50% pursuant to Section 27-4204(b)(D)(i) (Reduced Minimum Vehicle Parking Space Requirements). Additionally, the proposed standard conforms to the actual parking spaces provided by similarly situated developments near the Property within the City of College Park:

Project	Off-Street Spaces (space/du)
University View	0.92 per DU
The Standard	0.88 per DU
The Hub	0.56 per DU
Aspen Heights	0.77 per DU
Union on Knox	0.97 per DU

27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths

~~*Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. Table 27-6310(a): Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths for the different principal uses. For proposed uses not listed in Table 27-6310(a): Minimum Number of Off-Street Loading Berths, the requirement for a use most similar to the proposed use shall apply.*~~ **The minimum number of off-street loading berths per building shall be 1 loading berth.**

~~*Table 27-6310(a): Minimum Number of Off-Street Loading Berths*~~		
~~*Principal Use Classification/Category*~~	~~*Gross Floor Area (GFA) of Building*~~	~~*Minimum Number of Loading Berths*~~
~~*Institutional and Commercial Uses*~~		
~~*Retail Sales and Service Uses*~~	~~*At least 5,000 sq. ft. but less than 10,000 sq. ft.*~~	~~*1*~~
	~~*At least 10,000 sq. ft. but less than 100,000 sq. ft.*~~	~~*2*~~
	~~*Each additional 100,000 sq. ft. or major fraction thereof*~~	~~*add 1*~~
~~*Household Living Uses (Multifamily only) and Group Living Uses (Assisted Living Facility only*~~	~~*At least 100 dwelling units and up to 300 dwelling units*~~	~~*1*~~
	~~*Each additional 200 dwelling units or major fraction thereof*~~	~~*add 1*~~
~~*Purpose driven student. Loiading are different*~~		

Comment: The proposed Minimum Number of Off-Street Loading Berths reflect the Proposed Development's use as a purpose-driven, fully furnished residential development. The loading berth needs of the Proposed Development will be minimal relative to the types of development anticipated by the standard Minimum Number of Loading Berths regulation contained in Section 27-6310(a).

EXHIBIT B

PROPOSED GREENWAY
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



** The plans, images and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

ZMA-2024-002_Backup2 40 of 86

Woyfinding

Table & Chairs

Bench

Solar Powered Picinic Table @ Hartwick Road

Outdoor Board for Group Studying

Outdoor Communal Table for Group and Social Gatherings

Stairs Mural

Seatwall

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

**** The plans, images and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

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

**** The plans, images and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT B-1

PROPOSED GREENWAY
CONCEPTUAL ARCHITECTURAL RENDERINGS



**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



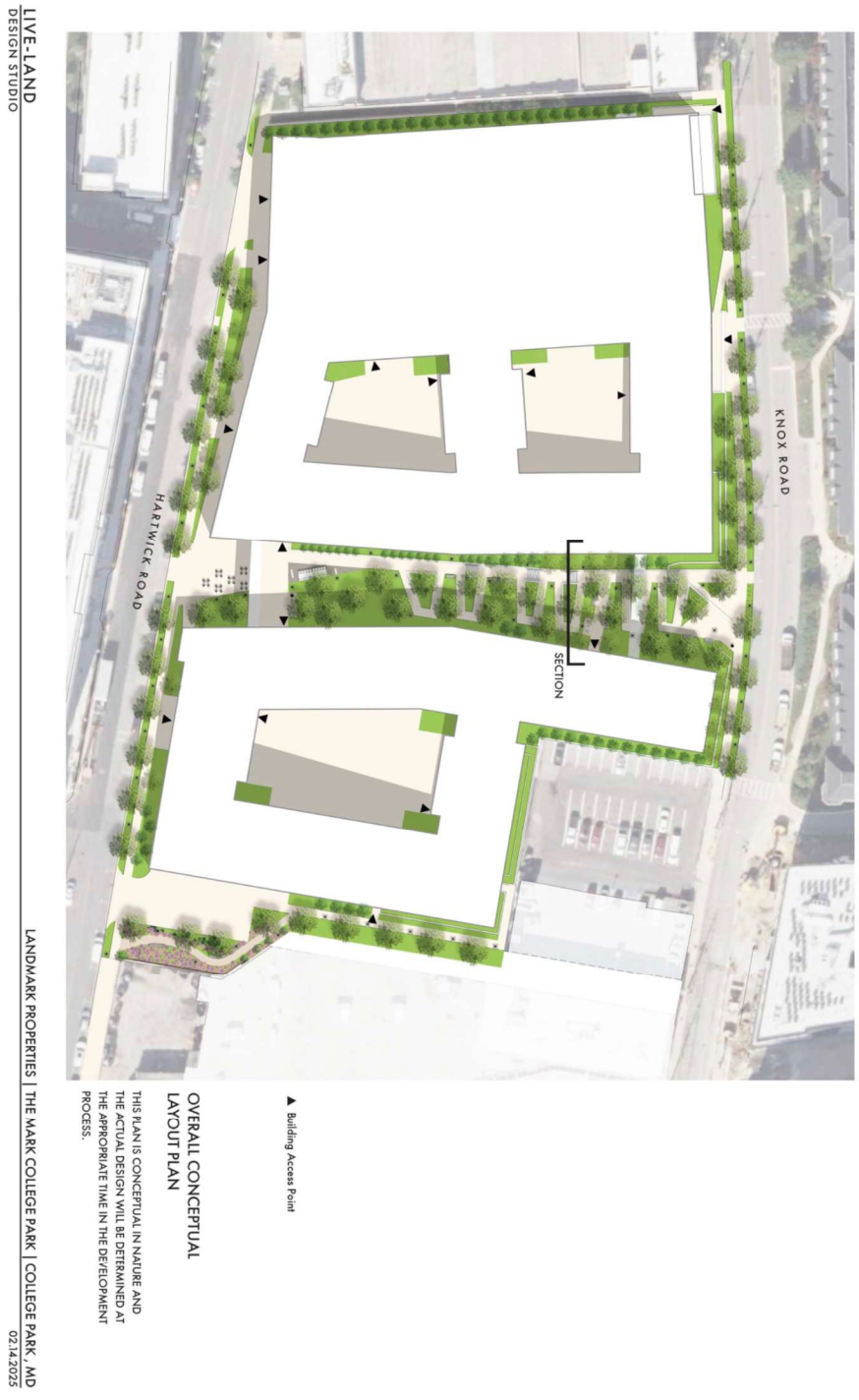
**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT B-2

PROPOSED GREENWAY
CONCEPTUAL LAYOUT PLAN



** The plans, images and/or design provided in Exhibit B-2 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT B-3

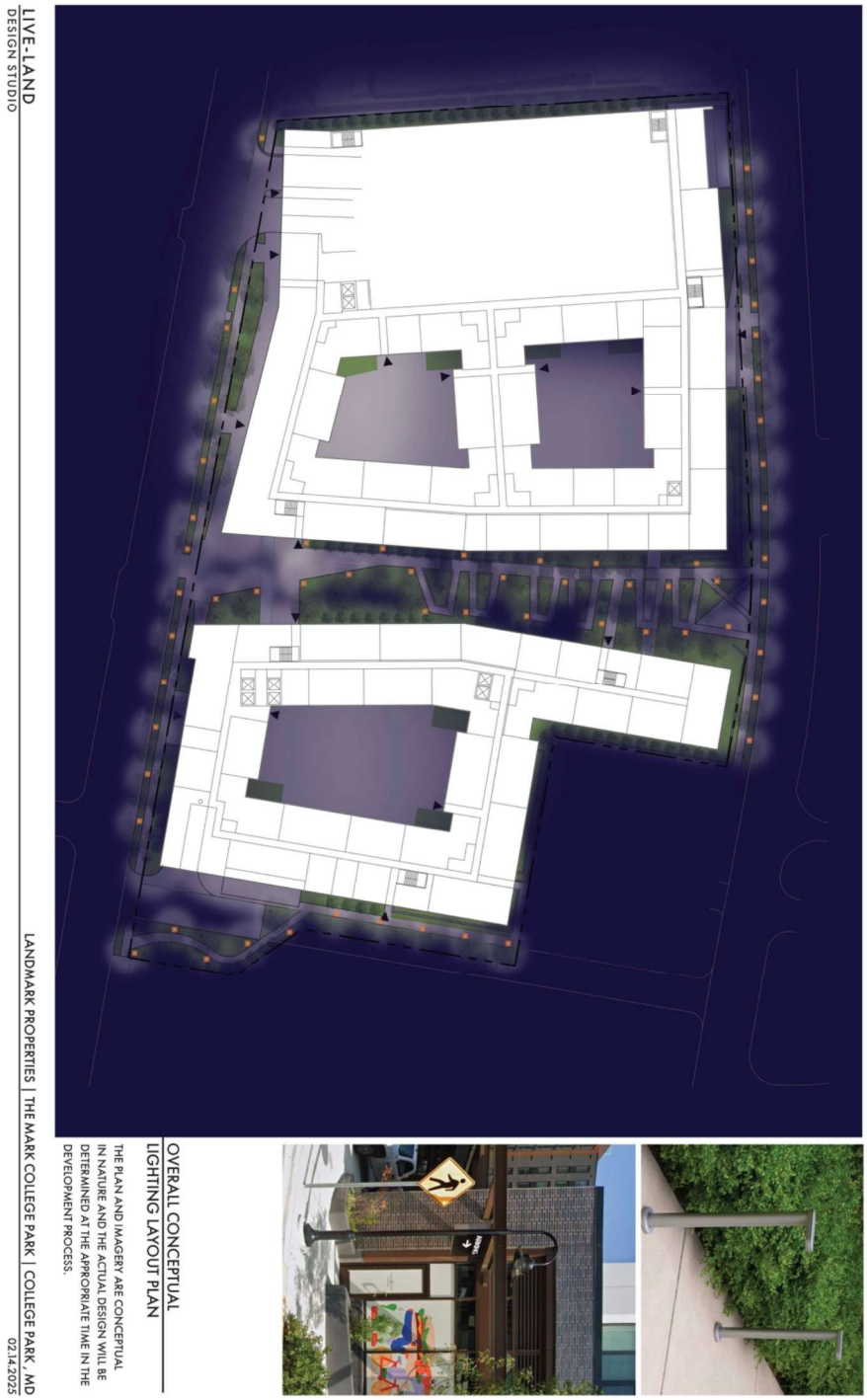
PROPOSED GREENWAY
CONCEPTUAL TYPICAL SECTION



** The section, plans, images and/or design provided in Exhibit B-3 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT B-4

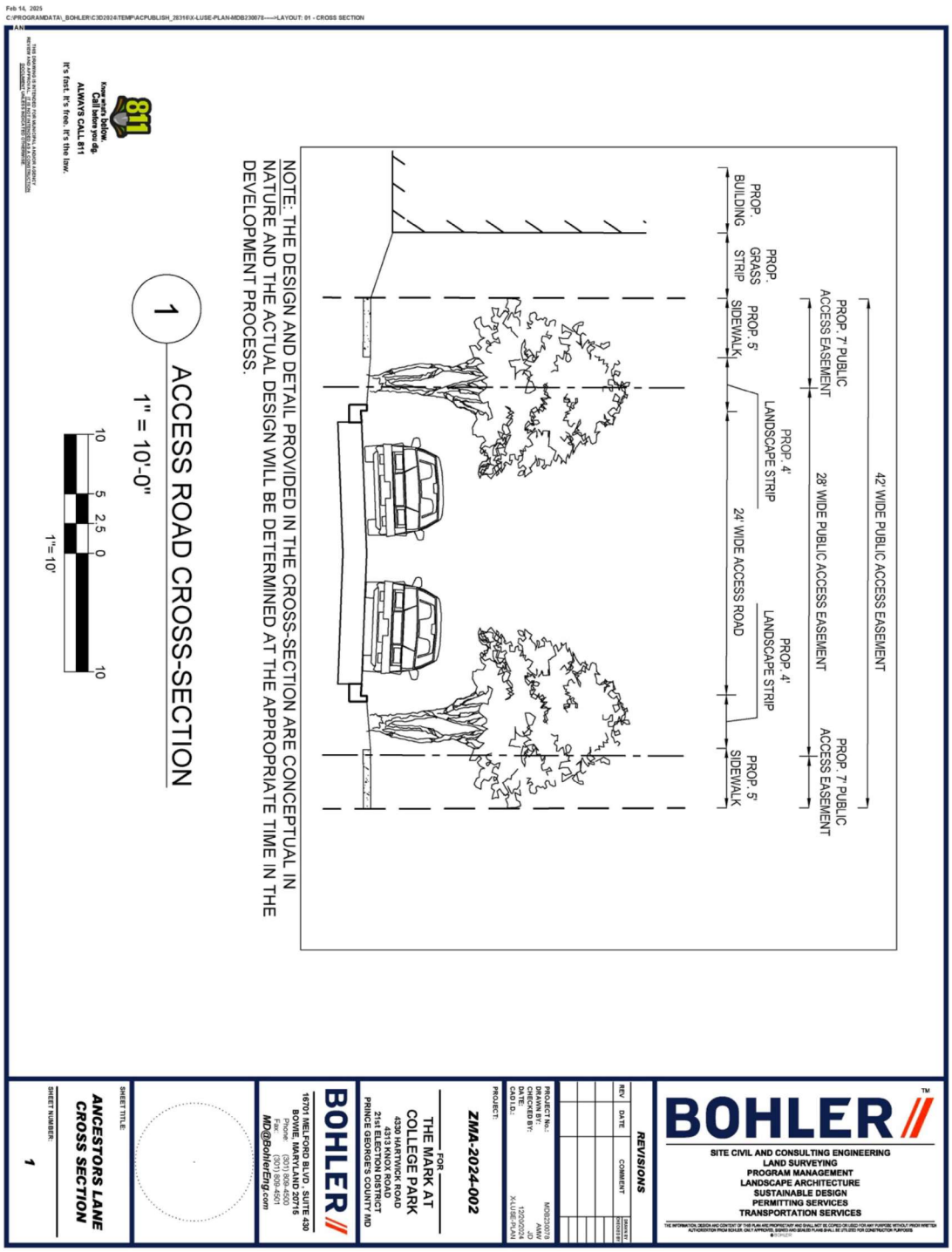
PROPOSED GREENWAY
CONCEPTUAL LIGHTING LAYOUT PLAN



** The plans, images and/or design provided in Exhibit B-4 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT C

PROPOSED ANCESTOR'S LANE EXTENSION
CONCEPTUAL DESIGN



** The renderings, plans, images and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT D

PROPOSED GREENSPACE
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



** The renderings, plans, images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

Ancestor Lane Green Space

The green space near Hartwick Road and the College Park Shopping Center will provide a green for the community, featuring a pollinator garden with native plants to support local biodiversity.

A reflecting wall will extend the green view, enhancing the visual experience and creating a sense of openness within the space.

A beehive will be added around the pollinator garden, promoting local wildlife and contributing to environmental sustainability, while also serving as an art installation to add to the aesthetic value of the area.

A "Free Little Art Gallery" will be introduced to allow community members to display and exchange artwork, fostering cultural engagement and encouraging creativity within the community.

A pathway will provide connectivity for future extensions of the Ancestor Lane connection, promoting pedestrian accessibility and mobility.

Benches will be placed throughout the Ancestor Lane green space, offering seating for visitors to enjoy the surroundings and relax within this community hub.

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

Extend the Green View with a Reflecting Wall

Extend the Green View with a Reflecting Wall

Pollinator Garden with Reflecting Wall

Free Little Art Gallery

Pollinator Garden with Sculpture

Beehive

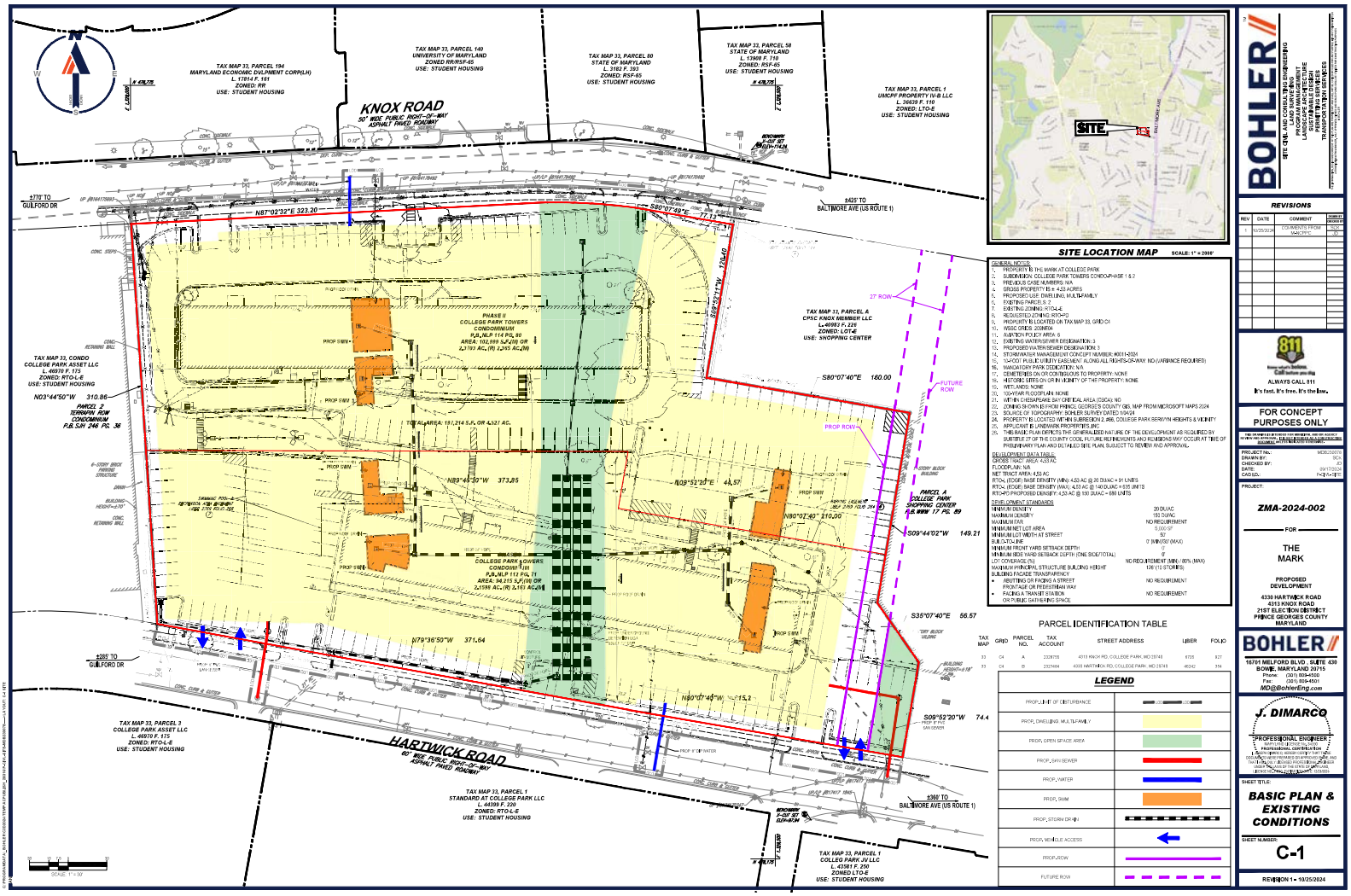
**** The renderings, plans, images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT E

SUPERIOR ARCHITECTURE
REPRESENTATIVE IMAGES



**** The images and/or design provided in Exhibit E are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



SITE LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES:

1. PROPERTY IS THE MARK AT COLLEGE PARK
2. SUBDIVISION: COLLEGE PARK TOWERS CONDO-PHASE 1 & 2
3. PREVIOUS CASE NUMBERS: N/A
4. GROSS PROPERTY ID ± 4.23 ACRES
5. PROPOSED USE: DWELLING, MULTI-FAMILY
6. EXISTING PARCELS: 2
7. EXISTING ZONING: RTO-L-E
8. REQUESTED ZONING: RTO-PD
9. PROPERTY IS LOCATED ON TAX MAP 33, GRID C4
10. WSSC GRIDS: 209NW
11. AVIATION POLICY AREA: 6
12. EXISTING WATER/SEWER DESIGNATION: 3
13. PROPOSED WATER/SEWER DESIGNATION: 3
14. STORMWATER MANAGEMENT CONCEPT NUMBER: #30011-2024
15. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY. NO (VARIANCE REQUIRED)
16. MAINTENANCE PARK DEDICATION: N/A
17. CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NONE
18. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: NONE
19. WETLANDS: NONE
20. 100-YEAR FLOODPLAIN: NONE
21. WITHIN CHESAPEAKE BAY CRITICAL AREA (CBCA): NO
22. ZONING SHOWN ED FROM PRINCE GEORGE'S COUNTY GEL MAP FROM MICROSOFT MAPS 2024
23. SOURCE OF TOPOGRAPHY: BOHLER SURVEY DATED: 10/4/24
24. PROPERTY IS LOCATED WITHIN SUBDIVISION 2,868, COLLEGE PARK BERWYN HEIGHTS & VICINITY
25. APPLICANT IS LANDOWNER PROPERTIES INC.
26. THIS BASIC PLAN DEPICTS THE GENERALIZED NATURE OF THE DEVELOPMENT AS REQUIRED BY SUBTITLE 27 OF THE COUNTY CODE. FUTURE REFINEMENTS AND REVISIONS MAY OCCUR AT TIME OF PRELIMINARY PLAN AND DETAILED SITE PLAN, SUBJECT TO REVIEW AND APPROVAL.

DEVELOPMENT DATA TABLE:

GROSS TRACT AREA: 4.23 AC
FLOODPLAIN: N/A
NET TRACT AREA: 4.23 AC
RTO-L (EDGE) BASE DENSITY (MIN): 4.23 AC @ 20 DUAC = 91 UNITS
RTO-L (EDGE) BASE DENSITY (MAX): 4.23 AC @ 140 DUAC = 635 UNITS
RTO-PD PROPOSED DENSITY: 4.23 AC @ 150 DUAC = 690 UNITS

DEVELOPMENT STANDARDS:

MINIMUM DENSITY	20 DU/AC
MAXIMUM DENSITY	150 DU/AC
MAXIMUM FAR	NO REQUIREMENT
MINIMUM NET LOT AREA	5,000 SF
MINIMUM LOT WIDTH AT STREET	50'
BUILD-TO-LINE	0' (MINIMUM) (MAX)
MINIMUM FRONT YARD SETBACK DEPTH	0'
MINIMUM SIDE YARD SETBACK DEPTH (ONE SIDE/TOTAL)	0'
LOT COVERAGE (%)	NO REQUIREMENT (MIN) / 80% (MAX)
MAXIMUM PRINCIPAL STRUCTURE BUILDING HEIGHT	12ft (12 STORIES)
BUILDING FACADE TRANSPARENCY	
• ABUTTING OR FACING A STREET	NO REQUIREMENT
FRONTAGE OR PEDESTRIAN WAY	
• FACING A TRANSIT STATION OR PUBLIC GATHERING SPACE	NO REQUIREMENT

PARCEL IDENTIFICATION TABLE

TAX MAP	GRID	PARCEL NO.	TAX ACCOUNT	STREET ADDRESS	LIBER	FOLIO
33	C4	A	2328705	4311 KNOX RD, COLLEGE PARK, MD 20740	6735	627
33	C4	B	2327644	4309 HARTWICK RD, COLLEGE PARK, MD 20740	46342	354

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	

BOHLER
SITE CIVIL • LAND DEVELOPMENT ENGINEERING
LAND SURVEYING
ENVIRONMENTAL
LANDSCAPE ARCHITECTURE
PLANNING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	ISSUED TO
1	10/25/2024	COMMENTS FROM SHA/DPIE	SDAT

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FOR CONCEPT PURPOSES ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JAMES DIMARCO, PE, LICENSE NO. 0038693, EXPIRATION DATE: 10/10/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PROJECT No.: MD0C000010
DRAWN BY: SCL
CHECKED BY: JD
DATE: 10/17/2024
CAD I.D.: 1"=30'

PROJECT:

ZMA-2024-002

FOR

THE MARK

PROPOSED DEVELOPMENT
4339 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGES COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD., SUITE 439
BOWIE, MARYLAND 20715
Phone (301) 809-4500
Fax (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 38693
PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38693, EXPIRATION DATE: 10/10/2025.

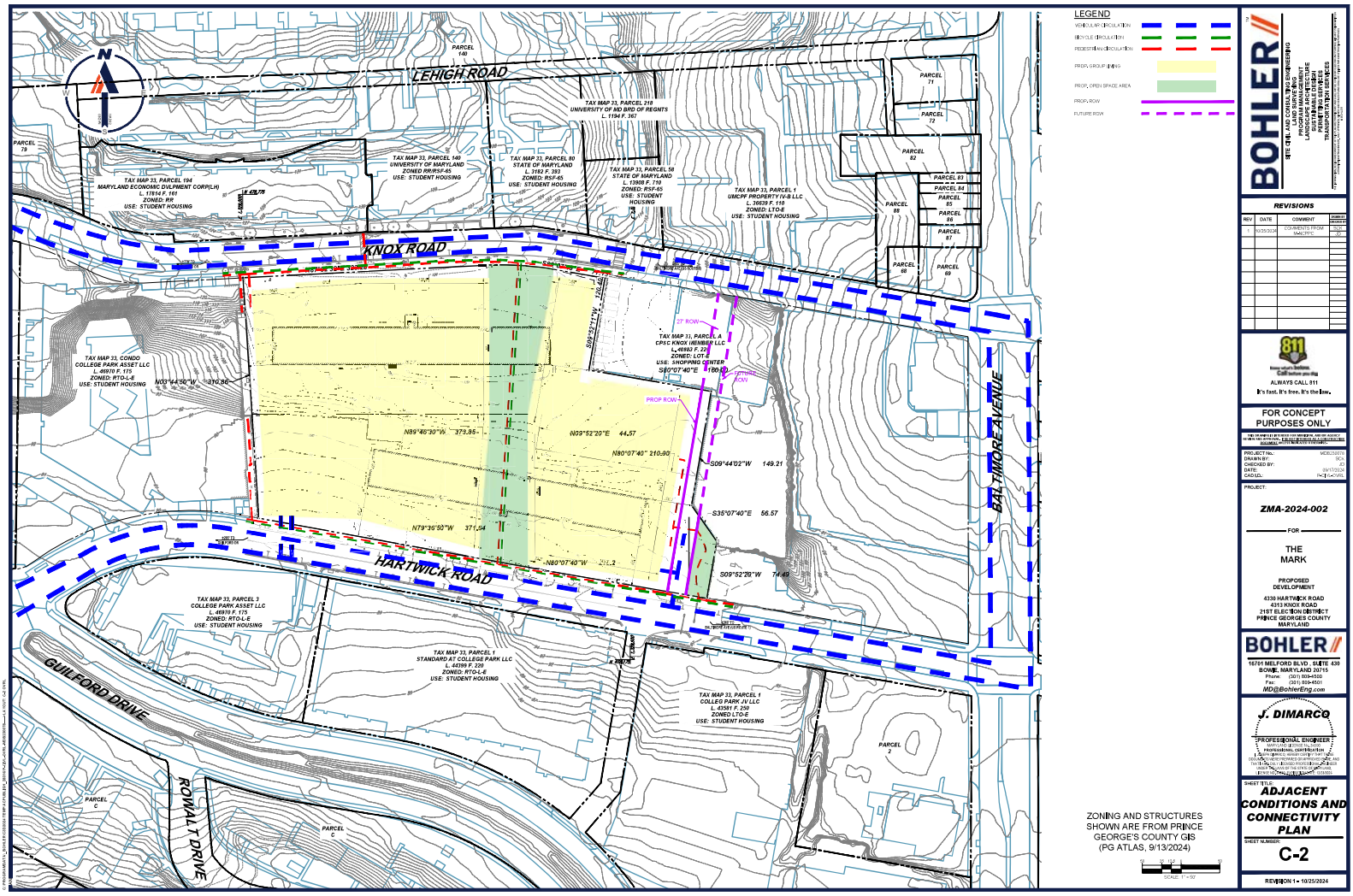
SHEET TITLE:

BASIC PLAN & EXISTING CONDITIONS

SHEET NUMBER:

C-1

REVISION 1 - 10/25/2024



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	ISSUED BY
1	10/25/2024	COMMENTS FROM M&C/DPIE	DJA

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PROJECT No.: MDC230010
DRAWN BY: SCL
CHECKED BY: JD
DATE: 09/17/2024
CAD ID.: C:\...\C-2.DWG

PROJECT:

ZMA-2024-002

FOR

THE MARK

PROPOSED DEVELOPMENT
4339 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGES COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD., SUITE 430
BOWIE, MARYLAND 20715
Phone (301) 809-4500
Fax (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 32760
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32760, EXPIRATION DATE: 01/08/25.

SHEET TITLE:
ADJACENT CONDITIONS AND CONNECTIVITY PLAN

SHEET NUMBER:
C-2

REVISION 1 - 10/25/2024

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section 301-952-3680

February 10, 2025

MEMORANDUM

TO: Evan King, Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division *TWG*

FROM: Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division *AGC*
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*

SUBJECT: **ZMA-2024-002 The Mark at College Park**

The subject property comprises 4.52 acres and is located on the north side of Hartwick Road, approximately 635 feet west of its intersection with Baltimore Avenue (US Route 1). The subject property is zoned Regional Transit-Oriented, Low-Intensity (RTO-L-e), and located within the 2010 *Approved Central US 1 Corridor Plan* area. The subject application proposes rezoning the property from the RTO-L-e Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone, for the development of two high-density multifamily residential buildings.

The 2010 *Approved Central US 1 Corridor Plan* includes goals and policies related to historic preservation (pages 287-296). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. A Phase I archaeology survey is not recommended. The subject property does not contain and is not adjacent to, any designated Prince George's County Historic Sites or resources**.** Historic Preservation staff recommend approval of ZMA-2024-002, The Mark at College Park, with no conditions.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

March 03, 2025

MEMORANDUM

TO: Evan King, Planner II, Countywide Planning Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Section, Community Planning Division NAB

VIA: Frederick Stachura, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division

FROM: Maha Tariq, Planner II, Neighborhood Revitalization Section, Community Planning Division Mt

SUBJECT: **ZMA-2024-002, The Mark at College Park**

FINDINGS:
Community Planning staff finds that pursuant to Section 27-3602(c)(1), Planned Development (PD) Decision Standards, of the Zoning Ordinance, the proposed application to rezone the subject property from Regional Transit-Oriented, Low-Intensity-Edge (RTO-LE) Zone to the Regional Transit-Oriented, Planned Development (RTO-PD) conforms to Plan 2035 and the 2010 Approved Central US 1 Corridor Sector Plan and SMA (Sector Plan) because the applicant is proposing a high density residential development in proximity to The University of Maryland, the College Park Metro, and the future Purple Line. It is further noted that the application is consistent with the Sector Plan because it recommends residential high future land use on the subject property and the zoning map amendment proposes up to 150 dwelling units per acre and meets the definition of "residential high" (See, Master and General Plan Section Discussion below).

Community Planning staff find that pursuant to 27-4301(a), General Purposes of Planned Development Zones, this application is consistent with the purposes the RTO-PD zone because the proposed PD application proposes vehicular and pedestrian improvements that will improve circulation on site and creates a building pattern on site with a mass and scale on site that is compatible with the surrounding neighborhood.

Community Planning staff finds that pursuant to Section 27-4301(d), General Standards for All Planned Development Zones, this application meets this requirement because it proposes residential uses that are compatible with the intensity and density envisioned by the General Plan and the Master Plan and proposes a mix of public facilities that will serve the development and surrounding community (see further discussion below).

Community Planning staff finds that pursuant to Section 27-4303(d), Regional Transit-Oriented Planned Development (RTO-PD) Zone Standards, this application meets the requirement because it

proposes a well-connected transit accessible development that prioritizes safe multimodal transportation and provides site features that are arranged to create a sense of place by providing an inviting, walkable, safe, socially interactive environment.

BACKGROUND

Application Type: Zoning Map Amendment Residential Planned Development (RTO-PD) Zone

Location: 4330 Hartwick Road and 4313 Knox Road, College Park MD 20740

Size: 0.71 acres

Existing Uses: Residential - Multifamily

Future Land Use: Residential High

Proposal: To rezone the property from the Regional Transit-Oriented, Low-Intensity-Edge (RTO-LE) Zone to the Regional Transit-Oriented, Planned Development (RTO-PD) Zone in accordance with Section 27-3602 of the Zoning Ordinance**.**

Zoning: Regional Transit-Oriented, Low-Intensity-Edge (RTO-LE) Zone.

Prior Zoning: Multifamily High Density Residential (R-10) Zone

Applicable Zoning Ordinance: Current Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: Plan 2035 places the subject property in the UMD East Local Center. Local centers are focal points of concentrated residential development and civic activity based on their access to transit or major highways. The plan contains recommendations for directing medium-to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them throughout the Established Communities. These centers will support walkability, especially in their cores and where transit service is available (p.19).

The subject property is also located within the Innovation Corridor. This area has the highest concentration of economic activity in the County's four targeted industry clusters and has the greatest potential to catalyze future job growth, research, and innovation. This area is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators located close to one another and on existing and planned transportation infrastructure, such as the Purple Line (p. 23).

The proposed application aligns with the growth policy of Local Centers and the Innovation Corridor by concentrating residential development near existing economic activity, existing industry clusters, and mass transit.

Master Plan: The subject application is in the 2010 Approved Central US 1 Corridor Sector Plan and SMA (Sector Plan). The Sector Plan recommends Residential High (Map 8: Approved Land Use South, page 60) land use on the subject property. The Sector Plan defines Residential High land use as detached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre (du/acre). The proposal to replace 2 existing multifamily buildings with 2 new multifamily buildings is consistent with the recommended land use.

Pursuant to 27-3602. Planned Development (PD) Zoning Map Amendment, this application is requesting to rezone the subject property from the Regional Transit-Oriented, Low-Intensity Edge (RTO-LE) Zone to the Regional Transit-Oriented, Planned Development (RTO-PD) Zone, and is required to provide public benefits for the surrounding neighborhood, or public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.

The Applicant is proposing the following public benefits listed below to enhance the surrounding neighborhood and allow for design flexibility. These benefits are listed as follows:

- Pedestrian promenade
- Greenway
- Superior Architecture
- Ancestor's Lane
- A Pocket Park

Pursuant to 27-3602(c) Planned Development (PD) Decision Standards, the applicant shall demonstrate the development is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan. A discussion of the relevant (goals, strategies, or policies) of the Master Plan have been included to help advance the intent and purpose of the plan. An analysis of these recommendations and potential site improvements to provide additional public benefits on the property are included in the Recommendation Section below.

Recommendations

The Sector Plan identifies six distinct areas to become walkable nodes and provides recommendations for each. All corridor nodes are considered to be walkable nodes and are identified as desirable and appropriate locations for transit-oriented, mixed-use development at medium to high densities (page 48). The proposed project is in the 'Downtown College Park' walkable node.

The applicant should follow the specific recommendations for the 'Downtown College Park' node and land use and urban design policies and strategies for walkable nodes. In addition, the applicant should follow the recommendations for infrastructure elements (Chapter 4) and community character (Chapter 5) provided in the sector plan.

Chapter 2 Plan Vision (Page 39)

Vision 1- Improved Mobility Through Walking, Transit, and Biking: The plan envisions shared and dedicated bike lanes, widened sidewalks, and a pedestrian-oriented streetscape along the length of the corridor. In designated walkable nodes, the pedestrian environment is enhanced with transit stops, street-oriented buildings with ground floor retail, and on-street parking. (page 41)

Vision 2 - Unique, Walkable Nodes Along US 1: Each walkable node is directly and uniquely influenced by adjacent neighborhoods. Building height, scale, and type will be tailored to the existing businesses and residents, while accommodating desirable growth and change. (page 42)

Vision 3 - Enhanced Sense of Place: New construction in College Park should respect and reinforce community character. The plan specifies infill development appropriate to its particular urban condition. In walkable nodes around transit stops, main street buildings and more substantial mixed-use buildings will predominate. In other areas, infill construction should be consistent with the scale and character of neighboring buildings. (page 43)

During the charrette, College Park residents expressed a strong desire for neighborhood serving retail and more local businesses. Located within short walking distances of existing neighborhoods, the pedestrian-friendly nodes are ideal places for neighborhood-oriented commerce. (page 43)

Specific recommendations for the 'Downtown College Park' node

The vision for downtown includes the re-establishment of its role as the focus of community activity. The area's tradition of multistory, multiuse buildings with retail on the first floor and either residences or offices on the upper floors should be reinstated. The range of hotel, dinning, and entertainment uses that serve the university should be increased, and parking garages should accommodate new development." (page 79) The core of the downtown area is located at Knox Road. (page 80). The Sector Plan recommends providing central public plazas that are spatially defined by building frontages and provide human-scaled façades, storefronts, and signage for pedestrian interest. Street-oriented architecture would present doors, windows, balconies, and porches that face the street. (page 81)

Land Use and Urban Design Goals

- Incorporate new civic spaces and plazas connected by a network of streets, sidewalks, and trails. (page 51)
- Create attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists. (page 51)

Corridor wide Policy 1: Increase mobility in College Park by adopting multimodal transportation principles and improving street network connectivity. (page 61)

Strategy

1. Enhance street connectivity in College Park by creating new pedestrian-friendly street connections and cross streets at the time of redevelopment and reconnecting closed streets where possible. (page 61)

Corridor wide Policy 2: Focus new development and investment along US 1 on walkable, compact, and mixed-use nodes that will become new centers of activity. (page 62)

Strategy

1. Implement a stronger set of development district standards and reevaluate use of the Mixed-Use Infill (M-U-I) Zone to ensure appropriate development occurs at the walkable nodes. (page 62)

Corridor wide Policy 3: Embrace the symbiotic relationship of the natural and built environments. (page 62)

Strategies

2. Reduce the amount of land consumed by development in College Park by promoting compact, walkable development. (page 63)

3. Embrace green building practices by requiring all new developments to incorporate sustainable design techniques. Encourage a minimum of Leadership in Energy and Environmental Design-Silver certification for new development in College Park. (page 63)

4. Manage stormwater through the increased use of urban stormwater management techniques, including cisterns, green roofs, rain tanks, biofiltration measures, storage cells underneath streets and new development, and street tree planters. (page 63)

Analysis: *The surface parking lots at the commercial centers south of Knox and Hartwick roads leave a void in the street wall, interrupting the pedestrian experience in downtown. The applicant proposes to integrate open space into the proposed development by providing a designed courtyard including a pedestrian promenade with a bicycle and ADA-accessible greenway that is open to the public and provides for a gathering place for the community. This promenade will also allow for easier and more direct travel to and from the University of Maryland for students living south of the property to access to the University by creating a pathway across the*

Property. The proposal provides street network connectivity by creating a new pedestrian-friendly cross-street connection between the Hartwick and Knox Roads. The proposal promotes compact, walkable development by proposing a reduced block length including two new buildings along both the Knox Road and Hartwick Road. The applicant should provide street- oriented architecture that would orient the openings to the street and the pedestrian promenade. This will increase natural surveillance, enhance and placemaking opportunities and add to a sense of place. Provide human-scaled facades with the use of natural materials, colors and textures and provide wayfinding signage to improve the pedestrian experience.

It is further noted that the applicant intends to provide stormwater management through the utilization of both Low- Impact Development facilities (i.e., micro-bioretention) and structural practices (under-ground detention), which will provide both water quality and quantity flood management onsite. Staff recommend providing additional environmentally sensitive building techniques and environmental design beyond what is required. Green building techniques in the design of the public plazas and streetscape could include stormwater amenities such as but not limited to permeable pavements, rain gardens, green roof, storm water planters and vegetated swales above storage cells underneath the streets could be used.

Walkable Node Policy 1: Develop a series of pedestrian-friendly, transit-oriented, mixed-use walkable nodes at appropriate locations along the Central US 1 Corridor. (page 65)

Strategies

4. Provide generous sidewalks along US 1 and all side streets in the walkable nodes, with a width between 15 to 20 feet along US 1 and 6 to 10 feet on the side streets. These widths provide space for outdoor dining and street trees along US 1 and a comfortable walking area on the side streets, while providing an adequate distance between the building frontages and the streets. (page 65)

8. Ensure a vertical mix of uses in the walkable nodes. The ground floor of buildings should be designed to look like storefronts, with windows and primary entrances facing the street. Retail and service uses should be provided on the ground floor of buildings within the walkable nodes. (page 66)

9. Concentrate office and residential uses above the ground floor. The residents and employees inhabiting these spaces help support retail uses on the ground floor and create demand for increased transit service at the walkable nodes. (page 66)

10. Locate service uses, such as loading facilities and trash collection, to alleys or secondary streets. (page 66)

Analysis: *The applicant proposes to provide the greenway including a 5-foot-wide staircase, a 30- inch-wide bicycle trough, and an ADA-accessible ramp which will ease pedestrian and bicyclist movement over the relatively steep grade of the property. The Sector Plan recommends providing 6 to10 feet wide sidewalks along the Knox Road and Hartwick Road to provide space for landscaping/street trees and street furniture including outdoor dining. Staff recommend that the greenway be designed with wide sidewalks that allow for multimodal transit and opportunities for public engagement and align with the recommended width of the Sector Plan.*

Walkable Node Policy 2: Establish a strong sense of place along the Central US 1 Corridor by ensuring the highest quality of development. (page 67)

Strategies

3. Ensure primary building entrances are provided along the street to facilitate convenient pedestrian connections and strengthen the connection between the building and the street space. (page 67)

4. Promote plazas and pocket parks to provide gathering places for neighborhood events, enjoyment of the outdoors, and community wellbeing and exercise. Buildings along the edges of these open spaces should be oriented toward the space to provide natural surveillance. (page 67)

5. Locate most parking within the walkable nodes to mid-block parking lots and, as the market evolves, garages. Where parking garages front major streets, they should be lined with habitable space. (page 67)

6. Use high-quality, durable, and attractive materials, such as brick and stone, for all new developments. (page 68)

7. Provide attractive landscaping in the walkable nodes to help establish a sense of place, with an emphasis on a more urban concept of street trees within planters set into sidewalks and pedestrian spaces. Native species of plants should be chosen for landscaping. (page 68)

8. Provide pedestrian-scaled signage and lighting. Do not design these elements for automobiles; rather, focus on the pedestrian experience. (page 68)

Analysis: *The applicant proposes to provide contextual design of the development using colors, materials, scale, patterns with building form, and proportions that are compatible and harmonious with the surrounding*

buildings and are integrated with the neighborhood. The staff recommends high-quality, durable, and attractive materials, such as brick and stone, for the new development. The space between the two buildings should be designed as a mini-pocket park or small plaza and defined by providing forecourts and chamfered corners. This space should include street furniture in the plaza, including benches for seating, waste receptacles, pedestrian-scaled lighting, bicycle parking and an urban concept with street trees in planters and design elements such as decorative pavements, sculptures, fountains, murals and public art to enhance the sense of place.

Chapter 4 – Infrastructure Elements – Transportation Network Walkable Land-Use Design

The best walkable neighborhoods address two primary elements: 1. A specific mix of land uses

(residential, office, retail, civic, and others) arranged with streets serving as public spaces with a sense of enclosure to create "outdoor rooms"—human scaled environments where people enjoy spending time.

2. Pedestrian-oriented street and site design where lower design speeds and greater connectivity govern the planning of the use of street space. (page 109)

Walkable Land-Use Design Policy: Design land uses, including the mix of uses and the physical design of buildings and streets, to support pedestrian and bicyclist access as the primary modes of travel. (page 109)

Strategies

- Provide wider sidewalks throughout the Central US 1 Corridor, particularly within the walkable nodes. Provide amenities and features, such as safe crossings, pedestrian countdown lights, curb bump-outs at intersections to narrow crossing distances, and additional signage to facilitate pedestrian safety.
- Bring buildings closer to the street to help define the street space and foster walkability and pedestrian comfort.
- Plant street trees to enhance pedestrian comfort by providing shade.
- Provide marked bike lanes, cycle tracks, and multiuse paths where appropriate.

Analysis: *The applicant proposes to provide a portion of the extension of Ancestor's Lane along the eastern boundary of the property portion to meet a significant priority of the City of College Park and to enhance connectivity and circulation for members of the community across the property. The portion of the Ancestor's Lane extension proposed in connection with the development includes a 24-foot-wide street within a 28-foot-wide public access easement and serves as a mid-block crossing south of Hartwick Road. Along the Ancestor's Lane extension, the applicant proposes to provide both a 4-foot-wide landscaped strip and a 5-foot-wide*

sidewalk within the public access easement to accommodate additional pedestrian access between Knox Road and Hartwick Road. The 6 feet wide walks and planting strip between the curb and sidewalk will allow a canopy of street trees to be planted along the roadway. The site plan could be improved by providing 6- to 10-foot-wide sidewalks with street furniture such as benches and other opportunities for outdoor dining. In addition to the street trees, awnings could be provided to provide shelter from the sun and rain and provide an architectural accent. Site features such as trash receptacles will keep the public realm clean, and appropriate short term and long-term bicycle racks will improve multimodal transportation in the region.

The applicant proposes to integrate mural walls that are integrated into the design of the building façade and/or the retaining wall facing the Ancestor's Lane extension to enhance visual interest and encourage community engagement. The staff recommend that additional elements such as decorative pavements, public art and murals could be installed to enhance the sense of place and provide additional public benefit.

Staff also recommend additional roadway improvements in the area such as shared-roadway signage pavement markings pursuant to the approval of the operating agency; and design elements such as adequate parking on site to accommodate new development. The proposed parking spaces should be screened from the street and hidden behind the building structure.

Chapter 4 – Infrastructure Elements – Environmental Infrastructure

Green Building Construction and Sustainability Policy 5: Implement environmentally sensitive design building techniques and reduce overall energy consumption. (page 109)

Strategies

- Use at least three green building techniques on each new and redevelopment project, including but not limited to: creation of gray water reuse system; use of low VOC materials; recycled and/or sustainable building materials as designated by the U.S. Green Building Council; green roofs; renewable/alternative energy sources, such as wind, solar, and geothermal. (page 109)
- Reduce energy consumption using more effective and energy efficient indoor and outdoor lighting and air movement systems. (page 109)
- Establish maximum impervious surface percentages in urbanized areas during the evaluation of development proposals. Disconnection of large tracts of impervious surfaces should be achieved through the use of alternative pavers, soil amendments and conditioning, bioretention areas, rooftop gardens, and other landscaping techniques that increase infiltration. (page 109)
- Design parking areas as either shared or as structured lots. The use of parking garages and/or underground parking shall be priorities. (page 109)

Analysis: *The applicant proposes to include many sustainable features that will benefit the environment by reducing energy and water consumption. The staff recommends incorporating environmentally sensitive building design and using green building techniques. Green building techniques could include permeable pavement, rooftop gardens with green roof facilities, and rain gardens or bio-retention cells within landscaping islands. The green building design will be evaluated at the time of DSP.*

Chapter 5 – Community Development and Character

Housing Policy 1: Provide a variety of housing types with both rental and ownership opportunities to a range of incomes. (page 171)

Strategies

- Incorporate the highest densities of new residential development into mixed-use walkable nodes to establish sustainable environments where residents can live, work, shop, and play.

Neighborhoods and Sense of Community Policy 2: Address public safety issues in neighborhoods. (page 171)

Strategies

- Incorporate crime prevention through environmental design measures (CPTED) in all new development and redevelopment to foster "eyes on the street."
- Construct sidewalks, bicycle lanes, traffic calming devices, and streetlights where appropriate.

Analysis: *The applicant proposes greenway that will provide open space and passive recreation areas along the interior facades of the proposed buildings featuring trees, shrubbery, groundcover, and seating areas, creating several welcoming spaces for both the neighborhood community and residents of the proposed development to relax, gather, and enjoy the outdoors. In addition, the design of the greenway includes plazas at the northern and southern ends of the greenway, which will act as community hubs for social interaction. The pedestrian connection between the Hartwick and Knox roads will provide natural surveillance. Staff recommend orienting store frontage openings, including doors and windows, towards the pedestrian promenade to increase this visual surveillance and add a high degree of safety. The site design of the pedestrian connection will be evaluated at the time of DSP. In addition to the building orientation, the application should provide well-designed street lighting, use of attractive bollards, and street furnishings to generate a sense of place.*

Aviation/MIOZ: This application is located within an Aviation Policy Area Overlay (APAO) Zone (Code 6) and is subject to the requirements for height as specified in Section 27-4402 (b). This application must

comply with the requirements for the height of properties located in APAO-6 (Traffic Pattern Area) Zone and it will be evaluated at the time of permit approval.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the R-10 (Multifamily High Density Residential) Zone to RTO-LE (Regional Transit – Oriented, Low – Intensity – Edge) Zone effective April 1, 2022.

ZONING MAP AMENDMENT ANALYSIS AND RECOMMENDATIONS

Community Planning Division staff finds that, pursuant to27-4303(d) General Standards for All Planned Development Zones, this application is consistent with the purposes of the RTO-PD Zone and the applicable 2010 Approved Central US 1 Corridor Sector Plan and SMA, and staff recommend approval to rezone the property from the RTO-LE Zone to the RTO-PD Zone based on the following recommendations because these additional improvements will enhance the surrounding neighborhood and allow for design flexibility and higher-quality development.

Transportation (Above what is required for BPIS)

• In addition to Master Plan of Transportation public improvements identified and being

addressed with State and County transportation public facility requirements,

• Wider sidewalks in the Central Green Way and along the Knox Road and Hartwick Road

Environmental

• Use of innovative Stormwater management techniques (beyond those required by the regulating agency)

Urban Design

• Superior architectural design, with the use color, materials and textures

• Use of green building techniques

• Installation of Wayfinding Signage

• Installation of Public Art or Murals

• Streetscape Improvements with street furniture and superior landscaping

• Opportunities for public plazas and placemaking opportunities

cc: Long-Range Agenda Notebook

Countywide Planning Division
Environmental Planning Section 301-952-3650

February 21, 2025

MEMORANDUM

TO: Evan King, Planner II, Zoning Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Christian Meoli, Planner II, Environmental Planning Section, CWPD *CM*

SUBJECT: **The Mark at College Park: ZMA-2024-002**

The Environmental Planning Section (EPS) has reviewed the above referenced zoning map amendment (ZMA) application accepted on January 6, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on January 17, 2025. The following comments are provided for your consideration.

BACKGROUND
The EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
NRI-115-2024	N/A	Staff	Approved	11/5/2024	N/A
ZMA-2024-002	N/A	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The current application is a ZMA of the property from the Regional Transit – Oriented, Low – Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented – Planned Development (RTO-PD) Zone for the development of two multifamily residential buildings.

APPLICABLE ENVIRONMENTAL REGULATIONS
The project is subject to 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) and the environmental regulations contained in Subtitles 24, 25, and 27 because the site does not have a previously approved tree conservation plan.

SITE DESCRIPTION
The subject property is 4.87acres and is located northwest of Hartwick Road approximately 347 feet west from its intersection with Baltimore Avenue (US Route 1). The site is currently fully developed with two multifamily residential buildings and associated parking. The current zoning for the site is RTO-L-E.

This site is within the Environmental Strategy Area 1 (formerly the Developed Tier) as designated by the 2014 *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035).

The site does not contain Forest Interior Dwelling Species habitat. Christiana complexes are mapped on-site. The property is within the Lower Northeast Branch of the Anacostia River watershed, which is not a Tier II waterway.

According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, and endangered species are not on the site. The site does not front on a historic or scenic roadway. The site does not front on a master planned roadway according to *The* 2009 *Master Plan of Transportation* (MPOT).

REVIEW OF PREVIOUSLY APPROVED CONDITIONS
There are no previously approved conditions of approval for this site. According to the Real Property Date Search, the existing multifamily residential buildings were constructed in 1962.

MASTER PLAN CONFORMANCE
The District Council cannot approve a basic plan unless it finds that the entire development meets the criteria for approval set forth in Section 27-3602(c). With respect to criteria affecting the environment, that subsection provides:

27-3602. Planned Development (PD) Zoning Map Amendment

(c) Planned Development (PD) Decision Standards
Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:

(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;
(2) Meets the purposes of the proposed PD zone;
(3) Satisfies all applicable standards of the proposed PD zone; and
(4) Will not adversely impact the surrounding properties.

This application conforms to the specific recommendations of Plan 2035, the 2010 Approved Central US 1 Corridor Sector Plan, and the *Approved Countywide Green Infrastructure Plan* (GI Plan). The principles and guidelines set forth in those plans seek to preserve, enhance, and restore the County's natural and built ecosystems; with the rezoning to R-PD the application must follow the guidelines of these plans.

The Zoning Ordinance provides guidance regarding the impact and relationship of general plans with master plans, and functional master plans. Specifically, Section 27-3502(j) of the Zoning Ordinance states the following regarding the approval of a general plan, and its effect on a previously approved master plan:

27-3502. General Plan, Functional Master Plans, Area Master Plans, and Sector Plans

(j) Relationship Between the General Plan, Functional Master Plans, Area Master Plans, and Sector Plans

(1) When General Plan amendments and Functional Master Plans (and amendments thereof) are approved after the adoption and approval of Area Master Plans or Sector Plans, the Area Master Plans or Sector Plans shall be amended only to the extent specified by the District Council in the resolution of approval.

(2) Any Functional Master Plan (or amendment), Area Master Plan, or Sector Plan shall be an amendment of the General Plan unless otherwise stated by the District Council.

(3) Any Area Master Plan or Sector Plan may designate, delete, or amend General Plan center or policy area designations or the County's growth boundary. These actions shall constitute amendments to the General Plan unless otherwise stated by the District Council.

***PLAN PRINCE GEORGE'S* 2035 *APPROVED GENERAL PLAN* (2014)**

The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by Plan 2035 and within the Established Communities Area of Plan 2035.

2010 *Approved Central US 1 Corridor Sector Plan*

The Environmental Infrastructure Section of the *Approved Central US 1 Corridor Sector Plan* (June 2010) outlines nine policies for protecting, preserving, and restoring regulated environmental features (REF). The text for the Policy and Strategies are in **bold**, with responses on how the application addresses the master plan policies and strategies in plain text.

Policy 1: Strengthen the sense of place along the Paint Branch greenway in a way that creates balance and showcases the linear park and trail system that is unique to the Central US 1 Corridor and the College Park area.

The site does not abut the Paint Branch greenway.

Policy 2: Restore and enhance water quality in the Paint Branch stream system and other areas that have been degraded and preserve water quality in areas not degraded.

The site does not abut the Paint Branch stream system and is not within the Paint Branch watershed.

Policy 3: Conserve water and avoid using potable water for nonpotable uses.

This policy is not relevant to the review of a ZMA.

Policy 4: Reduce flooding and its detrimental effects on human and natural resources.

> **Strategy: Implement environmentally sensitive design stormwater techniques, such as rain gardens, bioretention and infiltration areas, innovative stormwater outfalls, underground stormwater management, green streets, cisterns, rain barrels, grass swales, and stream stabilization, to the fullest extent possible (Page 108).**

The site is currently fully developed and is not within the 100-year floodplain. This policy identifies that environmentally sensitive design stormwater techniques are a potential strategy in achieving this policy. This project proposes the redevelopment of an existing developed site to manage stormwater using current standards.

Policy 5: Implement environmentally sensitive design building techniques and reduce overall energy consumption.

> **Strategy: Design parking areas as either shared or as structured lots. The use of parking garages and/ or underground parking shall be priorities (Page 109).**

Design and building specifications will be evaluated at the time of detailed site plan. This policy identifies that shared or structured parking areas are a potential strategy in achieving this policy. This project proposes the replacement of existing surface parking areas with two parking structures.

Policy 6: Preserve and enhance the existing urban tree canopy.

> **Strategy: Adhere to the minimum tree canopy requirements. If minimum requirements have not been set, provide at least ten percent tree canopy for each land development proposal (Page 109).**

Adherence to the 15 percent minimum tree canopy coverage and other Prince George's County Landscape Manual requirements will be evaluated at the time of detailed site plan.

Policy 7: Reduce light pollution and intrusion into residential communities and environmentally sensitive areas.

Lighting details will be evaluated at the time of detailed site plan.

Policy 8: Reduce air pollution to support community health and wellness by supporting development that is accessible by nonmotorized and alternative modes of travel, as well as by increasing the urban tree canopy.

> **Strategy: Promote mixed-use and transit-oriented development that minimizes the need for motor vehicle trips in order to prevent conditions that may create local air pollution nuisances.**

This policy identifies that transit-oriented development is a potential strategy in achieving this policy. The proposed multifamily development is located within the University of Maryland East Future Purple Line transit-oriented campus center.

Policy 9: Reduce adverse noise impacts to meet State of Maryland noise standards.

This site is not located adjacent to any roadways of arterial classification or higher.

CONFORMANCE WITH THE GREEN INFRASTRUCTURE PLAN
The 2017 *Countywide Green Infrastructure Plan* (GI Plan) was approved with the adoption of the Approved Resource Conservation Plan: A Countywide Functional Master Plan (CR-11-2017) on March 7, 2017. According to the approved GI Plan, there are no mapped Regulated or Evaluation Areas on or abutting to this property.

Implementation of the Green Infrastructure Plan: Policies and Strategies
The following policies and strategies are applicable to the subject application. The text in **bold** is the text from the master plan and the plain text provides comments on plan conformance.

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan 2035.

Strategies
1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:

a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.
b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.
c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.
d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.
b. Prioritize use of public funds to preserve, enhance, connect, restore, and protect critical ecological systems.

The site does not contain regulated environmental features or woodland. The property is not within a SCA. Existing natural resources are maintained by proposing the redevelopment of this existing site which is outside of Regulated or Evaluation Areas. This project is subject to current stormwater management requirements, thus protecting Green Infrastructure areas in the vicinity by improving the quality of stormwater runoff into the Anacostia watershed.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.

2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.

2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

As shown on NRI-115-2024, the site does not contain existing woodland or REF. Woodland conservation requirements will be evaluated with future development applications.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.

As shown on NRI-115-2024, the site does not contain existing woodland or REF. The site is currently fully developed with impervious surfaces. No culverts, bridges, or roads are proposed.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

As shown on NRI-115-2024, the site does not contain existing woodland or regulated environmental features. Woodland conservation requirements will be evaluated with future development applications.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

As shown on NRI-115-2024, the site does not contain existing woodland or REF. The proposed development will be subject to current stormwater management requirements which will protect nearby Green Infrastructure areas by improving the stormwater runoff into the Anacostia watershed.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.

7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.

Tree canopy coverage and other landscape manual requirements will be evaluated at the time of detailed site plan.

Forest Canopy Strategies

7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.

7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.

7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.

As shown on NRI-115-2024 the site does not contain existing woodland. Tree canopy coverage and other landscape manual requirements will be evaluated at the time of detailed site plan.

ENVIRONMENTAL REVIEW

Natural Resources Inventory

Section 27-6802 requires an approved natural resource inventory (NRI) plan with planned development ZMA applications. Approved NRI-115-2024 was included in the application and confirms that the site does not contain woodland or regulated environmental features. No further information is needed at this time.

Woodland Conservation

The project is subject to the 2024 WCO and the environmental regulations contained in Subtitles 24, 25, and 27. The woodland conservation and afforestation thresholds will remain at 15 percent with the proposed RTO-PD Zone. The site does not qualify for a standard letter of exemption from the 2024 WCO because the site is greater than 40,000 square feet.

All future development applications will require tree conservation plans in accordance with the 2024 WCO. Per Section 25-121(c)(3), the woodland conservation and afforestation thresholds shall be met on-site.

Specimen Trees
The approved NRI-115-2024 identifies two specimen trees located on the site. Any impacts to the specimen trees will be evaluated with future development applications.

Regulated Environmental Features
The approved NRI-115-2024 confirms that the site does not contain REF.

Stormwater Management
Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires an approved stormwater management concept plan and approval letter in the Development Review Division application. A Site Development Concept will be reviewed by the Department of Permitting, Inspections and Enforcement. The concept will be submitted and reviewed with the future preliminary plan of subdivision and detailed site plan.

Soils
Section 27-6809, Unsafe Lands of the Zoning Ordinance, states that "all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations". This application will use the current Subdivision Regulations, and Section 24-4101(c) (1) states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes."

The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Urban land-Christiana-Downer complex. Christiana clay is mapped on the site, but no geotechnical issues have been identified at this time.

Erosion and Sediment Control
Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code.

Erosion and sediment control will be addressed at the time of detailed site plan along with the Type 2 tree conservation plan (TCP2). The TCP2 must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

SUMMARY

If the proposed ZMA is approved to rezone the property from RTO-L-E to RTO-PD, the woodland conservation and afforestation thresholds will remain at 15 percent, and in accordance with Section 25-121(c)(3) the threshold shall be met on-site. Woodland conservation and stormwater management will be evaluated with subsequent development applications.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

February 18, 2025

MEMORANDUM

TO: Evan King, Zoning Section, Development Review Division

FROM: Noelle Smith, AICP, Transportation Section, Countywide Planning Division

VIA: Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: ZMA-2024-002, The Mark at College Park

Proposal

The subject application is a Zoning Map Amendment (ZMA) that proposes to rezone the approximate 4.62-acre Regional Transit-Oriented, Low-Intensity Edge (RTO-LE) property in the City of College Park to the Regional Transit-Oriented, Planned Development (RTO-PD) zone. The Transportation Planning Section (TPS) review of the referenced ZMA application was evaluated using the standards of Section 27 of the current Zoning Ordinance.

Background

The property is located at 4330 Hartwick Road and is currently developed with a condominium building. The site has no prior approvals that impact the subject application.

Analysis of Traffic Impacts

The subject property is located within the RTO-LE with a request to rezone to RTO-PD, as defined in the *Plan Prince George's* 2035 *Approved General Plan*. As such, the subject property is evaluated according to the following standards:

> Links and Signalized Intersections: Level-of-Service (LOS) F, with signalized intersections operating at a critical lane volume (CLV) of 1,800 or better.
>
> Unsignalized Intersections:
> For two-way stop-controlled intersections, a three-part process is employed:
> (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed.
> For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed.

Comment: The subject application will be followed by a Preliminary Plan of Subdivision (PPS) and a Detailed Site Plan (DET). The review of these applications will require a full traffic study.

Master Plan Compliance

This application is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*.

Master Plan Right of Way

The subject property fronts along Hartwick and Knox Roads. Neither roadways are designated as master planned roads within the MPOT nor the area plan. The site plans identify Hartwick Road as 60-foot, and Knox Road as 50-foot rights-of-way, to which staff find acceptable.

Master Plan Pedestrian and Bike Facilities

The area master plan recommends shared roadway facilities to include shared road (sharrows) markings and signage along both Hartwick and Knox Roads.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

> **Policy 1: Provide standard sidewalk along both sides of all new road construction within Developed and Developing Tiers.**
>
> **Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**
>
> **Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities.***
>
> **Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.**

Comment: Knox Road is currently improved with sharrows, a bicycle lane, and signage. Staff recommend Hartwick Road also be improved with sharrows and signage with subsequent applications. The development will utilize existing roadways for access, which currently have sidewalks. However, the extension of Ancestor's Lane will include an additional sidewalk. The existing and recommended facilities meet the intent of both the master and area sector plans by providing and improving pedestrian and bicycle connections to and from the site.

Zoning Ordinance

Section 27-3602 of the zoning ordinance provides guidance on the procedure for developments within the Planned Development (PD) zone. Section 27-4300 provides the general purposes and provisions of PD and Transit Oriented zones. The elements of this section which are specific to transportation have been provided below:

Section 27-4301(d), General Standards for All Planned Development Zones

(1) PD Basic Plan

(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

(3) Public Benefits

(C) Public benefits may be exhibited in one or more of the following ways:

(xii) Enhanced streetscape design and maintenance provisions;

(xiv) Multimodal transportation improvements, including, but not limited to, electric vehicle charging stations, the location, and funding of bike share stations, commuter services (such as guaranteed ride home services or information on bicycle and car share programs), the construction and maintenance of buffered/separated bike lanes, provision of comprehensive wayfinding signage, provision and maintenance of bus shelters and smart signage, etc.; and

(xv) Other public benefits and project amenities that substantially advance the policies, goals, and objectives of the General Plan or the applicable Area Master Plan, Sector Plan, or Functional Master Plans.

Comment: The submitted site plans include the general pedestrian, bicycle, and vehicular circulation on site. The development proposes one vehicular access along Hartwick Road. Pedestrians and bicycle facilities and designated pathways are proposed along Hartwick and Knox Road, in addition to pathways through the site. A pedestrian and bicycle promenade are proposed on-site to enhance the development environment, to include a bicycle trough, seating area, walkways, and bicycle parking to accommodate multimodal use. The promenade is described as a public benefit for the development, allowing a civic space for the surrounding area. Hartwick and Knox Roads are planned and existing shared roadway facilities. The planned and recommended facilities and amenities will integrate the development with the adjacent properties and master-planned facilities. The development proposal also includes providing a portion of the extension of Ancestor's Lane, along the east side of the property, as an additional public benefit. This includes a 28-foot-wide public access easement and a 24-foot-wide street, sidewalk, and street lighting to accommodate pedestrian access and further the goals of the City of College Park. The proposed and recommended facilities will continue to be evaluated with subsequent applications.

Section 27-4303(d) provides additional guidance for the purpose and standards of Transit Oriented Planned Development Zones, as it relates to streets, parking, private sidewalks, and connectivity.

Comment: The development proposes utilizing existing roadways. However, as part of the public benefit aspect, the extension of Ancestor's Lane is proposed to facilitate future connections to the adjacent properties. Sidewalk currently exists along the roadway frontages and is proposed to provide a direct connection to the building entrance. However, the development will also be subject

to streetscape design of the permitting agency. The proposed development provides multimodal connections between the roadway frontages in addition to a connection through the site for pedestrians and bicycles. Lastly, all parking is proposed within two parking structures with no surface parking proposed.

Transportation Staff Conclusions
Based on the findings presented above, staff find that transportation facilities as well as pedestrian and bicycle facilities within the proposed application are consistent with Section 27-3602. The proposed re-zoning of the property will not impair the ability to make transportation-related recommendations that are supported by an approved Master Plan or Functional Master Plan or included in the subdivision regulations and zoning ordinance, with the following condition:

1. Prior to the acceptance of a preliminary plan of subdivision, the applicant, and the applicant's heirs, successors, and/or assigns shall:
    a. Submit a Traffic Impact Analysis (TIA) to evaluate transportation adequacy and a Bicycle and Pedestrian Impact Statement (BPIS) to evaluate bicycle and pedestrian adequacy as part of the Preliminary Plan of Subdivision application.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

February 1, 2025

MEMORANDUM

TO: Evan King, Planner II, Zoning Section

FROM: Mridula Gupta, Acting Planning Supervisor, Subdivision Section MG

SUBJECT: ZMA-2024-002; The Mark at College Park

The subject 4.53-acre property consists of Parcel A and Parcel B, recorded in final plat WWW 46, Plat no. 9 approved on December 12, 1962. The property is located within the Regional Transit - Oriented, Low - Intensity - Edge (RTO-L-E) Zone. The applicant has requested to rezone the subject property from RTO-L-E Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone, pursuant to Sections 27-3601 and 27-3602 of the Prince George's County Zoning Ordinance, for development of up to 679 multifamily dwellings with a proposed density of 150 dwelling units per net lot area.

This case was accepted for review on January 6, 2025. Comments were previously provided at the SDRC meeting held on January 17, 2025, and this referral memo is based on plans received on January 6, 2025.

The property is not subject to any previous preliminary plans of subdivision (PPS). A PPS and a certificate of adequacy will be required for the proposed development and division of land following approval of this application per Section 24-3402(b)(1) of the Subdivision Regulations. The proposed site layout and lotting pattern will be further evaluated with the PPS and must comply with all design standards contained in Subdivision Regulations. A final plat of subdivision is required subsequent to approval of this zoning map amendment and following the approval of the PPS before any permits may be approved for development of this site.

Additional Comments

1. The applicant's statement of justification and exhibits identify the proposed public benefits with this application. These include a pedestrian promenade connecting Knox Road and Hartwick Road, featuring open space, passive recreation areas, and public plazas proposed with multiple seating and landscaped areas. A small pocket park/pollinator garden is also proposed at the southeast corner of the site, accessible from Hartwick Road. The applicant also proposes pedestrian and bicycle circulation improvements in and around the property, and dedication of 28-foot-wide public right-of-way for Ancestor's Lane along the eastern edge of the property. Public art, to be incorporated into the building architecture, is also proposed as a public benefit. In addition, the applicant proposes increased residential density for the project as a public benefit, to meet the housing needs of the general population and specifically, student population.

The public benefits proposed for the planned development zone in accordance with Section 27-4301(d)(3) of the Zoning Ordinance, should be over and above what would be required for public facilities adequacy and master plan conformance at the time of the PPS. The applicant should demonstrate how the proposed public benefits exceed the improvements required for public facilities adequacy and master plan conformance.

Recommended Conditions

None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the zoning map amendment plan and must be consistent with the legal descriptions of the property. There are no other subdivision issues at this time.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: February 24, 2025

TO: Evan King, Planner II
Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief SE
Dominic Quattrocchi, Planning Supervisor DQ
Park Planning and Environmental Stewardship
Department of Parks and Recreation

FROM: Ivy Thompson, AICP, Planner III IRT
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship
Department of Parks and Recreation

SUBJECT: **ZMA-2024-002 The Mark at College Park**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this application as it pertains to public parks and recreational facilities.

PROPOSAL

This application is a petition to rezone 4330 Hartwick Road and 4313 Knox Road, a 4.52-acre property located northwest of Hartwick Road approximately 635 ft from the intersection of Hartwick Road and Baltimore Avenue/ US Route 1, from Regional Transit-Oriented, Low-Intensity-Edge (RTO-L-E) to Regional Transit-Oriented Planned Development (RTO-PD). The Applicant plans to provide onsite active and passive recreational areas including paths and bikeways.

BACKGROUND:

The site is subject to the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation, and Open Space*. The 2010 Approved *Central US 1 Corridor Sector Plan* recommends the provision of outdoor recreational space and picnic areas in large residential development projects, new trails, paths and neighborhood sidewalks to enhance connectivity and provide recreational opportunities. The Formula 2040 Plan established 9 service areas, both the City of College Park and the University of Maryland are within Service Area 2, which encompasses the northernmost area inside the Beltway sharing a large border with the District of Columbia with eastern boundary of the area is Kenilworth Avenue and extending as far south as US 50. The LPPRP cites that construction of new facilities in Service Area 2 should focus on trails, picnic facilities, and unique facilities.

DISCUSSION
The proposal for the property, located northwest of Hartwick Road approximately 635 ft from the intersection of Hartwick Road and Baltimore Avenue/ US Route 1, is to upzone the property from the RTO- L-e zone to RTO-PD zone for additional density. The current proposal is for the development of two high-density multifamily residential buildings. The requested density aligns with the Sector Plan recommendations, if granted, Section 27-4105 of the Zoning Ordinance stipulates that in exchange for the flexibility of development standards that public benefits are required.

In September 2024, DPR staff conducted a field visit to the development site - 4330 Hartwick Road and 4313 Knox Road - with City of College Park staff. During the filed visit, City staff cited a need for path/trail connections between the residential development site, tree replacement, and a future road connection between Hartwick Road and Knox Road. During the field visit City staff highlighted the importance of the development of the promenade to mirror the promenade at the adjacent Terrapin Row development.

The applicant proposes the promenade with public art and landscaping and the construction of Ancestor's Lane as the public benefit features in their Statement of Justification to support their zoning request. This offer addresses the stated open space and connectivity needs of the City of College Park staff. DPR supports the proposal.

RECOMMENDATIONS:
The Park Planning & Development Division of the Department of Parks and Recreation (DPR) has no objections to the zoning change request

cc: Leonard Pettiford

MEMORANDUM
January 7, 2025

TO: Evan King, Subdivision Review Section
Maryland-National Capital Park & Planning Commission

FROM: Shirley Anthony Branch, Water and Sewer Plan Coordinator *SAB by ATR*
Site/Road Plan Review Division, DPIE

RE: SDRC Comments - **ZMA-2024-002 THE MARK AT COLLEGE PARK (PB)**

Below are my comments on a zoning map amendment that is scheduled for review at the **January 17, 2025** SDRC meeting. This is a first response for this zoning map amendment. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

ZMA-2024-002 THE MARK AT COLLEGE PARK
Tax IDs: 2327484 & 2328755
Tax Map: 033,C4 ; Condo PHASE 1and PHASE II; Acres: 4.527; Zoned: RTO-L-E
WSSC Grid: 209NE04
DPIE North District

1. The 2018 Water and Sewer Plan designates Condo Phase I and II in Water and Sewer Category 3 inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – Planned for public sewer service.

2. Water and sewer lines abut the properties in both Knox Rd and Hartwick Rd. Water and sewer line extensions or onsite systems may be required to service any proposed development and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat. Both properties currently have active accounts with WSSC.

The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of ***July 31, 2024****. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.*

cc: Rey de Guzman., Associate Director, S/RPRD, DPIE
Steven G. Snyder, P.E., North District, S/RPRD, DPIE

HEALTH DEPARTMENT
Prince George's County

Division of Environmental Health/Disease Control

Date: January 23, 2025

To: Evan King, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: ZMA-2024-002 THE MARK AT COLLEGE PARK

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the zoning map amendment site plan submission for the Mark at College Park located at 4330 Hartwick road in College Park and does not have comments or recommendations at this time.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Angela Alsobrooks
County Executive

Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, *Fax* 301-883-7266, *TTY/STS* Dial 711
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The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
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March 27, 2025

The Mark at College Park, LLC
315 Oconee Street
Athens, GA 30601

RE: Zoning Map Amendment ZMA-2024-002
The Mark at College Park

Dear Applicant:

This application was **continued** from the Prince George's County Planning Board meeting on March 27, 2025 to:

May 1, 2025 at 10:00a.m.

The meeting will be held at 1616 McCormick Drive, Largo, Maryland 20774, in the auditorium on the first floor. Please note that the meeting will also be conducted remotely. For details and to obtain directions on how to participate, please visit the Prince George's County Planning Board's website at www.pgplanningboard.org.

If you have any questions regarding this matter, please contact Evan King at 301 952 3554 or via email at Evan.King@ppd.mncppc.org.

Very truly yours,

Sherri Conner / db

Sherri Conner, Acting Chief
Development Review Division

SC:ek

cc: Parties of Record

CASE NO: ZMA-2024-002
CASE NAME: THE MARK AT COLLEGE PARK
PARTY OF RECORD: 14
PB DATE:

M-NCPPC
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DEVELOPMENT REVIEW DIVISION

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BOHLER
16701 MELFORD BOULEVARD SUITE 430
BOWIE MD 20715
(CASE NUMBER: ZMA-2024-002)

ALVIN BAUMAN
12508 STABLE HOUSE COURT
POTOMAC MD 20854
(CASE NUMBER: ZMA-2024-002)

0-69

SALEH SALIM
7315 BALTIMORE AVENUE
COLLEGE PARK MD 20740
(CASE NUMBER: ZMA-2024-002)

KEITH PIERCE
807 SANGERVILLE CIRCLE CIRCLE
UPPER MARLBORO MD 20774
(CASE NUMBER: ZMA-2024-002)

MR.HAROLD I SMITH
702 SOUTH CENTER COURT/S 702 S CENTER CT
BETHANY BEACH DE 19930
(CASE NUMBER: ZMA-2024-002)

MR.TRUONG NGUYEN
3337 WEBLEY COURT/S
ANNANDALE VA 22003
(CASE NUMBER: ZMA-2024-002)

MS.ANN C GILSTRAP
9413 STONEY HARBOR DRIVE
FORT WASHINGTON MD 20744 -1417
(CASE NUMBER: ZMA-2024-002)

MRS.DENISE PONDER
NORI NET
7100 WILLOW HILL DRIVE
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: ZMA-2024-002)

CHRIS HATCHER
CLHATCHER LLC
14401 SWEITZER LANE SUITE SUITE
LAUREL MD 20707
(CASE NUMBER: ZMA-2024-002)

JONATHAN MARTIN
CLHATCHER LLC
14401 SWEITZER LANE SUITE SUITE
LAUREL MD 20707
(CASE NUMBER: ZMA-2024-002)

BARRY LEVINE
7902 GLENBROOK ROAD
BETHESDA MD 20814
(CASE NUMBER: ZMA-2024-002)

MR.ANTHONY C ELK
4330 HARTWICK ROAD
COLLEGE PARK MD 20740
(CASE NUMBER: ZMA-2024-002)

AGENDA ITEM: 7
AGENDA DATE: 05/01/2025

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Zoning Map Amendment ZMA-2024-002
The Mark at College Park

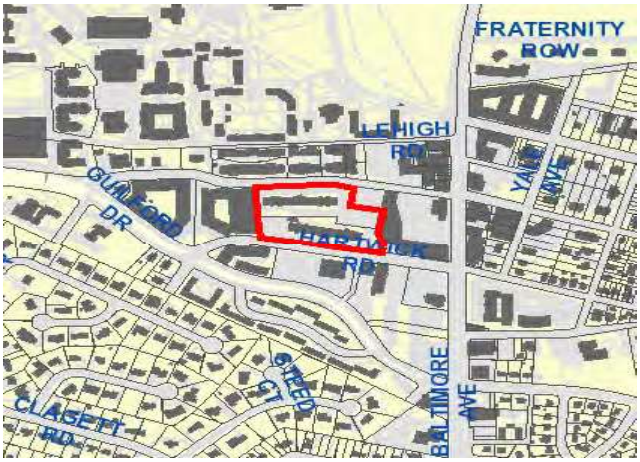
REQUEST	STAFF RECOMMENDATION
This case was continued from the Planning Board hearing date of March 27, 2025 to May 1, 2025. To rezone the property from the Regional Transit-Oriented Low-Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone.	With the conditions recommended herein: • APPROVAL of Zoning Map Amendment ZMA-2024-002

Location: Approximately 635 feet west from the intersection of Hartwick Road and US 1 (Baltimore Avenue), between Hartwick Road and Knox Road.

Gross Acreage:	4.52
Zone:	RTO-L-E
Dwelling Units:	678
Gross Floor Area:	0
Planning Area:	66
Council District:	03
Municipality:	College Park

Applicant/Address:
The Mark at College Park, LLC
315 Oconee Street
Athens, GA 30601

Staff Reviewer: Evan King
Phone Number: 301 952 3554
Email: Evan.King@ppd.mncppc.org



Planning Board Date:	05/01/2025
Planning Board Action Limit:	N/A
Staff Report Date:	04/17/2025
Date Accepted:	01/06/2025
Informational Mailing:	08/13/2024
Acceptance Mailing:	12/19/2024
Sign Posting Deadline:	02/25/2025

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section
Development Review Division

FROM: Evan King, Planner II, Zoning Section
Development Review Division

SUBJECT: Zoning Map Amendment ZMA-2025-002
The Mark at College Park

REQUEST: To rezone the property from the Regional Transit-Oriented Low-Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone.

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The Prince George's County Planning Board will hear the application on the agenda date of May 1, 2025, and will provide a recommendation to the Zoning Hearing Examiner. All parties of record will be notified of the Planning Board's recommendation.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

EVALUATION CRITERIA

The Zoning Review staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as further described in the Recommendation section of this technical staff report. The criteria for evaluation of this application includes, but is not limited to, the following:

a. The relationships between Base and Planned Development Zones, as provided in Section 27-4105 of the Prince George's County Zoning Ordinance (see Finding 8.c).

b. The findings to be addressed by the Prince George's County Planning Board in Section 27-3602(b)(7)(A) of the Prince George's County Zoning Ordinance (see Finding 8.a).

c. The Planned Development Decision Standards in Section 27-3602(c) of the Prince George's County Zoning Ordinance (see Finding 8.b).

d. The proposed Planned Development (PD) basic plans, and proposed PD conditions' compliance with applicable development standards in Part 27-6 of the Prince George's County Zoning Ordinance (see Finding 8.c).

BACKGROUND

In Prince George's County, Planned Development (PD) zones are intended to encourage innovative land planning and site design concepts that will support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives. To rezone a property to a PD zone, the Prince George's County District Council must generally find that the legislative prerequisites for the zone are met, and that the rezoning is compatible with the surrounding neighborhood. The establishment of a PD zone is a discretionary legislative decision that can be conditioned upon an applicant's compliance with additional requirements and restrictions that promote the general welfare.

1. Location and Site Description: The subject site is 4.52 acres and is located between Hartwick Road and Knox Road, approximately 635 feet west from the intersection of Hartwick Road and US 1 (Baltimore Avenue) in College Park, Maryland. The site consists of two parcels recorded in the Prince George's County Land Records as Parcels A and B, in Plat Book WWW 46 Plat No. 9. Access to the property is proposed from one driveway to Hartwick Road, and one driveway from a proposed right-of-way, Ancestors Lane. The property is currently located within the Regional Transit-Oriented, Low-Intensity Edge (RTO-L-E) Zone. The site currently consists of two condominium towers on parcels recorded in 1960, comprised of approximately 204 residential units. The proposed development would consist of multifamily residential units at a greater density, with outdoor amenities.

2. History: The subject site is currently occupied by the 204-unit College Park Towers condominium buildings. The property, consisting of Parcels A and B, was recorded in Plat Book WWW 46, Plat No. 9, approved on December 12, 1962.

3. Neighborhood and Surrounding Uses: The general neighborhood is bounded to the north by the University of Maryland (UMD), to the east by US 1, and to the south and west by Gilford Drive and residential uses to the south. The general neighborhood primarily

includes university campus grounds and activity centers zoned Residential, Rural (RR) and Neighborhood Activity Center; high density student housing zoned RTO-L-E and Residential Multifamily-20; commercial/retail uses zoned Local Transit-Oriented Edge (LTO-E); and single-family residential areas zoned Residential, Single-Family-65. The immediate properties surrounding the subject site and their respective zoning designations are as follows:

North— Campus housing in the RR Zone, and one fraternity house in the LTO-E Zone.

East— Commercial shopping center in the LTO-E Zone.

South— Mixed-use in the RTO-L-E and LTO-E Zones.

West— Mixed-use in the RTO-L-E Zone.

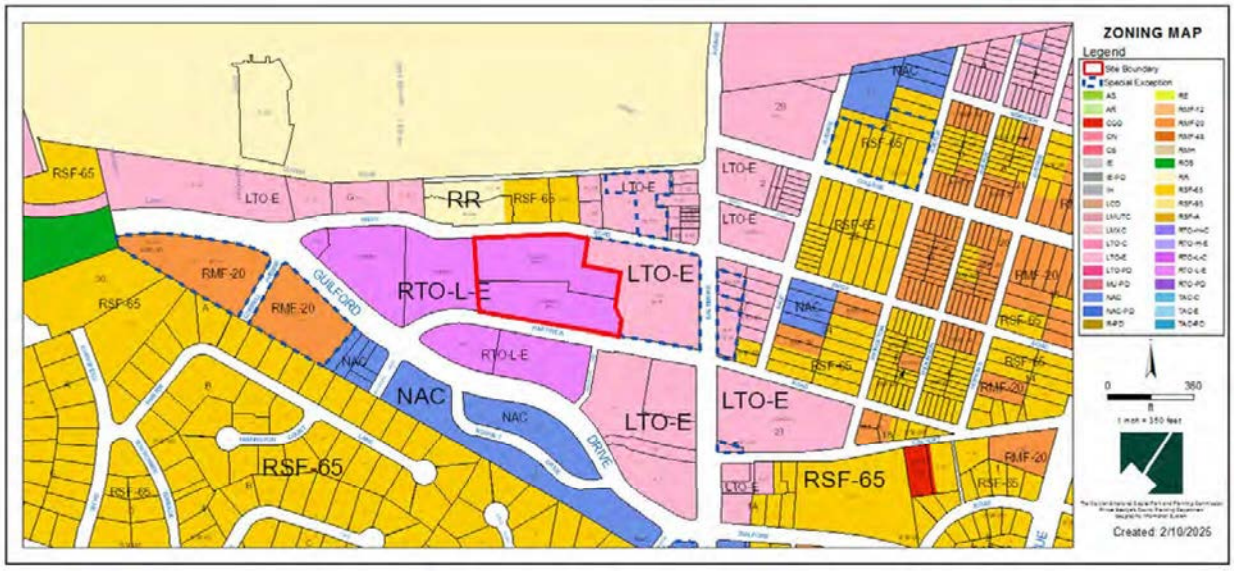


Figure 1: Site Zoning Map

4. **Request:** This application seeks a zoning map amendment (ZMA) to rezone the subject property from the RTO-L-E Zone, to the Regional Transit-Oriented Planned Development (RTO-PD) Zone, pursuant to Section 27-3602 of the Prince George's County Zoning Ordinance. The proposed uses with their approximate number of units and square footages are identified below:

PROPOSED USES	
Multifamily residential units	665
Amenities	33,308 sq. ft.

5. Development Data Summary:

	EXISTING	PROPOSED
Zone	RTO-L-E	RTO-PD
Parcels	2	2
Gross Acreage	4.52	4.52
100-year floodplain	0	0 acres
Net Lot Area	4.52	4.52 acres
Minimum Density	20 du/ac	*20 du/ac
Maximum Density	140 du/ac	*150 du/ac

Notes: *Per Section 27-4303(d)(3) of the Zoning Ordinance, the required minimum density is set as 20 dwelling units per acre. The maximum density is to be established with the basic plan. The basic plan proposes a maximum density of 150 dwelling units per acre.

The calculation for density is as follows:

- Minimum Density – 90.4 dwelling units / 4.52 acres = 20.0
- Maximum Density - 678 dwelling units / 4.52 acres = 150

This planned development ZMA (PD-ZMA) request also includes design guidelines governing development of this project, including minimum development standards to be established with the basic plan. The table below provides a comparison of the existing base zone (RTO-L-E) standards and those proposed with the basic plan.

Development Standards	Base Zone (RTO-L-E) Standards	Proposed Standards
Block length, min. | max. (ft.)	400 | 800	400 | 800
Lot area, min. (sf.)	5,000	5,000
Lot width, min. (ft.)	50	50
Density, min. (du/net lot area)	20.00	20.00
Floor area ratio (FAR), min.(nonresidential and mixed-use)	No Requirement	No Requirement
Lot coverage, min. | max. (percent of net lot area)	No Requirement | 80	No Requirement | 80
Density, max. (du/net lot area)	140	150
Floor area ratio (FAR), max.	No Requirement	No Requirement
Build-to line, min. | max. (ft.)	15 | 35	0 | 35
Building width in build-to zone, min. (percent of lot width)	70	70

Development Standards	Base Zone (RTO-L-E) Standards	Proposed Standards
Front yard depth, min. (ft.)	10	0
Side yard depth, min. (ft.)	5	0
Rear yard depth, min. (ft.)	0	0
Building façade transparency, min. (percent of street-level façade area):		
Abutting or facing a street frontage or pedestrian way	No Requirement	No Requirement
Facing a transit station or public gathering space	No Requirement	No Requirement
Principal and accessory structure height, min |max. (ft.)	35 | 126	35 | 126

6. **Description of Proposed Project**: The applicant proposes redevelopment of the subject property. The applicant plans to raze the two existing residential buildings on-site known as College Park Towers, to construct two new high-rise apartment buildings at a greater density and coverage of the site. The applicant also plans to set aside a corridor between the two buildings, for a park-like promenade through the site, from Hartwick Road to Knox Road.

The two new buildings will directly front Knox Road and Hartwick Road, thereby, promoting pedestrian access and circulation to a greater degree than the current layout of the site, which has buildings surrounded by parking. Parking for the proposed buildings is structured within the buildings. The west building's vehicular access point will be directly on Hartwick Road, while the east building's access will be from the proposed right-of-way of Ancestors Lane.

The right-of-way of Ancestors Lane is proposed as part of a public access easement and is a northern extension of Ancestors Lane from the south, which will run along the property's eastern border, north from Hartwick Road and continuing through the neighboring property to terminate at Knox Road.

The Ancestors Lane right-of-way on the subject site will cut off an outlying portion of the property on the southern end of its eastern border. The applicant proposes to set this area aside for a pocket park, which will include outdoor seating, a small pedestrian path, and art features.

The pedestrian promenade through the site features a pedestrian path between the proposed buildings, from Hartwick Road to Knox Road, and lines up with the southern end of a UMD campus footpath across Knox Road to the north. The promenade will have a park-like design, with a concrete pedestrian path running between planted landscaping features and vegetative areas. In traversing the portion of the site ascending a steep slope from south to north, the path will incorporate stairways and ramps winding through planters. The northern end of the promenade will feature a small plaza centered on a tree-shaded seating area. The southern end will be composed of a hardscaped plaza with

movable tables and chairs. The applicant proposes bicycle amenities for the promenade, such as racks, troughs for transport via stairways, and a pump station.

FINDINGS

7. General and Master Plan Recommendations: The proposed PD-ZMA is in conformance with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (sector plan).

Plan 2035
Plan 2035 includes comprehensive policies and recommendations for guiding future development within Prince George's County. The following land use policies are applicable to this application:

> **Policy 1: Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals set forth in Table 17** (page 110).
>
> **Policy 3: Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents** (page 112).

The land use vision of Plan 2035 is conveyed through the Growth Policy Map. The Growth Policy Map visualizes how the County should grow and contains various land uses based on the desired function and intensity of development.

The Growth Policy Map places this property in a Regional Transit District land use area (page 107). Regional transit districts merit the most dense and diverse future development under the growth policies put forward by this plan. Plan 2035 recommends directing the majority of future employment and residential growth in the County to the Regional Transit Districts, to enhance their function as the County's activity and economic centers, stem traffic congestion, and preserve outlying areas of the county (page 19). The proposed use of the site most closely fits one of the generalized future land use categories as defined by the Plan 2035:

- Residential High—Residential areas exceeding 20 dwelling units per acre. Mix of dwelling unit types, including apartments (page 100, Table 14).

The surrounding neighborhood is composed of high-density residential and commercial uses, with the UMD campus two blocks to the north, and single-family detached housing to the south past several intervening blocks of high- and medium-density residential uses. Rezoning the site to RTO-PD and enabling a greater density of dwelling units is envisioned to contribute to meeting the housing demands of UMD, and workforce demands of the College Park area as an employment center, in line with long range planning goals for the area. This proposed rezoning is also envisioned as enabling and promoting character and quality of life on the site and its surroundings through higher quality design and amenities than would be possible under the current base zoning.

This application meets the vision of Plan 2035's transit districts because it proposes high-density residential development with a high degree of pedestrian use and connectivity, proximity to high-capacity transit, and high-quality urban design in a core area.

2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment
The sector plan categorizes the subject site's current land use as Residential High. Residential High is described as "detached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre" (page 57). Land uses to the south and east are categorized as Commercial, to the west and south as Residential Medium, and to the north as Residential Medium-High. Directly to the north of the site is the UMD campus, which is outside the bounds of the sector plan.

The approved land use for the site (page 60, Map 8) remains Residential High, while immediate surrounding approved uses are mixed, with Mixed Use Commercial predominating east of the site, and Mixed Use Residential predominating to the west. Much of the US 1 Corridor is currently designated as Commercial and approved Mixed-Use, with some areas further back from US 1 moving from current Institutional use to approved preservation, and some approved Mixed-Use. The proposed development fits the approved land use for the site.

Page 61 of the sector plan also includes a map of proposed comparative residential intensities along the corridor. The site is designated with the most intense type proposed: "4-10 Stories Walkable Node (University)." Policies proposed for all walkable node types are listed from pages 65 to 69. The proposal does not include commercial use, which is emphasized by numerous policies and strategies in this list, but not prescribed at the property level. The applicant notes that commercial uses within the property were discouraged during the pre-application neighborhood meeting and states that the dense residential use proposed would augment the use mix in the neighborhood, which contains commercial activity within walking distance of the proposed development. The proposal also does not address pedestrian safety measures off-site or within rights-of-way, though the proposed central promenade is envisioned as directly contributing to pedestrian viability of the surrounding area. The proposed project is fundamentally pedestrian-oriented, with surrounding pedestrian destinations, street-adjacent buildings, and the high densities as recommended in this section. The proposed project contributes to placemaking in several respects offered in this section as well—namely distinct architecture, taller heights, plazas, and hidden parking. While the proposed development does not address all desired aspects for the most intense type of walkable node, as mapped in this section, it is appropriate for this designated area on a basic level, most strongly on account of density and on-site pedestrian facilities.

8. Compliance with Applicable Provisions of the Zoning Ordinance: This finding is provided to evaluate all applicable zoning provisions, as it pertains to the proposed rezoning of the subject property from the RTO-L-E Zone to the RTO-PD Zone.

a. **Section 27-3602(b)(7) – Review and Recommendation by Advisory Board or Official**

(A) The Planning Board shall make a recommendation on the application in accordance with Section 27-3602(c), Planned Development (PD) Decision Standards, and transmit its recommendation to the ZHE. The

Planning Board may suggest revisions to the PD Basic Plan and PD Conditions of Approval. The Planning Board's recommendation shall address:

(i) Whether the application complies with Section 27-3602(c), Planned Development (PD) Decision Standards;

The subject application conforms to the planned development decision standards found in Section 27-3602(c) of the Zoning Ordinance, as detailed in Finding 8b, and is summarized as follows:

The application conforms to Plan 2035, which considers the site to be in the Innovation Corridor, the priority area for the most intense development in the County. The application meets the standards of the sector plan, which considers the site to be in the Downtown College Park Walkable Node, a priority area for dense, walkable development.

The application meets the purposes of the RTO-PD Zone, which calls for dense, walkable development with access to transit and activity areas.

The application satisfies all applicable standards of the RTO-PD Zone, being located in an appropriate area, configured with pedestrian-oriented blocks, connected to pedestrian, bicycle, and transit networks to the maximum reasonable extent, and designed for strong aesthetic appeal and placemaking.

The proposed development will not adversely impact the surrounding properties, as they are similarly developed or stand to benefit from increased housing within short walking distance by virtue of their uses.

(ii) The need and justification for the PD zone;

The site is currently zoned RTO-L-E. Prior to the Countywide Map Amendment, it was zoned Multifamily High Density Residential, also lying in the Sector Plan's development district overlay. The current zoning allows for all residential dwelling types at high intensities and mixed uses, but with a cap on residential density that the applicant wishes to surpass. The following chart depicts the proposed density with that currently permitted:

Currently Permitted Under RTO-L-E Zoning		**Proposed Under RTO-PD Basic Plan**	
Maximum Density	140 du/ac	Maximum Density	150 du/ac
Acreage	4.52	Acreage	4.52
Current Maximum Number of Units	632	Proposed Maximum Number of Units	678

The applicant's justification for the proposed rezoning is the need for increased density to meet the priorities of the sector plan and Plan 2035, and to be harmonious with and beneficial to surrounding uses. As discussed in Plan 2035 and the sector plan, staff agree that the property lies in multiple areas designated for the most intense, dense development in the County, being near major activity centers and high capacity current and future transit services. Staff also concur that the proposed development is generally appropriate for the context of surrounding uses and harmonious with them, as typical residents will be students able to walk to the UMD campus with minimal routine need of a car and the space it requires, and similar student housing is developed with similar density and in a similar style.

(iii) The effect of the PD zone, if any, on the land subject to the proposed PD and on surrounding neighborhoods; and

The RTO-PD Zone will not negatively or adversely affect the subject property or the surrounding neighborhoods. The site is bounded to the north by the UMD campus, and to the east by a shopping center, both of which draw intense activity. The site is bounded to the south and west by contemporary high-density residential development similar to what is being proposed, with two blocks of high-density housing in both of these directions. Further out, there are more similar contemporary and some older high-density developments along US 1, with large areas of single-family detached homes to the south and east beyond. The UMD campus continues to the north.

While it is possible to develop multifamily housing in the RTO-L-E Zone without rezoning the property, the surrounding developed uses were constructed under the prior Zoning Ordinance and were permitted to develop at a higher density. Therefore, the proposed development will be harmonious with the neighborhood and will provide public benefits as proposed and recommended herein. The proposed pedestrian promenade, sidewalks, and block layout will also serve to improve pedestrian circulation and aesthetics of the neighborhood. The promenade should be well landscaped, designed to continue a campus footpath to the north through the site, and framed well by the two high-rise buildings. The change in parking layout, from a surface lot dominating the site to a hidden interior structure, is also an aesthetic and safety improvement for the site and surrounding neighborhood in its framing of a more complete streetscape in conjunction with existing buildings. The limited access points to the garage will create a more orderly vehicular circulation with fewer conflict points with pedestrians. Increased density is envisioned as contributing to a greater orientation toward transit and more pedestrian and bicycle travel.

(iv) The relationship of the proposed PD zone to the purposes of this Ordinance, the General Plan, and the applicable Area Master Plan or Sector Plan, with appropriate consideration as to whether the proposed PD zone will further the purposes of this Ordinance, the General Plan, and the applicable Area Master Plan or Sector Plan.

The proposed project meets the general purposes of planned development zones (Section 27-4301(a) of the Zoning Ordinance), as discussed in Finding 8.d. below, and the purposes of the RTO-PD Zone (Section 27-4303(d)(1) of the Zoning Ordinance), as discussed in Finding 8.f. below.

Central US 1 Corridor Approved Sector Plan
The visions of the sector plan for the Central US 1 Corridor, including subsidiary goals addressed by the proposal, are:

Vision 1: Improved Mobility Through Walking, Transit, and Biking

- **Based on previous studies, stakeholder input, and transportation analyses, the plan envisions shared and dedicated bike lanes, widened sidewalks, and a pedestrian-oriented streetscape along the length of the corridor.**

  The proposed project would facilitate pedestrian and bicycle travel through the interior of the site and contribute to a pedestrian-oriented streetscape.

Vision 2: Unique, Walkable Nodes along US 1

- **Walkable nodes along US 1 are places for commerce, public services, and transit. They fulfill a growing demand for additional housing stock in the region. The higher densities envisioned in these walkable nodes also helps incentivize much-needed public amenities for the College Park community.**

- **Each walkable node is directly and uniquely influenced by adjacent neighborhoods. Building height, scale, and type will be tailored to the existing businesses and residents, while accommodating desirable growth and change.**

  The proposed project would increase density in an area designated as a walkable node, as prescribed. The project would allow growth and better match the design of surrounding newer developments. The

requested rezoning contributes to the benefits of density in particular, as discussed in this goal.

Vision 3: Enhanced Sense of Place

- **New construction in College Park should respect and reinforce community character. The plan specified infill development appropriate to its particular urban condition. In walkable nodes around transit stops, main street buildings and more substantial mixed-use buildings will predominate. In other areas, infill construction should be consistent with the scale and character of neighboring buildings.**

  The proposed buildings are of a similar scale and design to neighboring developments.

Vision 4: Sustainable Urbanism and Celebrating Natural Resources

- **Implementing systemic and innovative approaches to managing urban stormwater on new redevelopment sites along the corridor will reduce dependance on costly regional systems. This can also minimize the levels of stormwater runoff flowing into Paint Branch, which has experienced increased flooding and erosion problems in recent years.**

  The proposed project includes bioretention devices for on-site stormwater retention. This project will be subject to the County's stormwater management (SWM) requirements and reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

General Plan
Plan 2035 addresses the following:

- Recommends directing as much future growth as possible to and maximizing density in designated Transit Districts and the Innovation Corridor, as delineated on a Growth Policy Map, places the site in both of these designated areas.

- Designates the site with the 'Residential High' future land use type.

The proposed project maximizes density in these appropriate areas and conforms to the description of its future land use type, thereby, furthering the purpose of Plan 2035.

Further details on conformance with Plan 2025 is discussed in Finding 7 above.

The proposed application to rezone the subject property from the RTO-L-E Zone to the RTO-PD Zone aligns with and furthers the purposes of the zoning ordinance by allowing a greater flexibility in design standards to provide public benefits which in this case will improve pedestrian circulation and create public spaces. It also furthers purposes of Plan 2035 and the sector plan, in concentrating development at a high density in a Walkable Node as designated by the sector plan and in a regional transit district and the Innovation Corridor as designated by Plan 2035.

b. **Section 27-3602(c) – Planned Development (PD) Decision Standards**

Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:

(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;

Plan 2035
This application is in conformance with Plan 2035 as discussed in detail in Finding 7 above.

Sector Plan
The Sector Plan recommends Residential High (Map 8: Approved Land Use South, page 60) land use on the subject property. The sector plan defines Residential High land use as detached and attached dwelling units and associate areas at densities higher than 20 dwelling units/acre (du/acre). The proposal to replace two existing multifamily buildings with two new multifamily buildings is consistent with the recommended land use. The Sector Plan identifies six distinct areas to become walkable nodes and provides recommendations for each. All corridor nodes are considered to be walkable nodes and are identified as desirable and appropriate locations for transit-oriented, mixed-use development at medium to high densities (page 48).

The proposed project is in the 'Downtown College Park' walkable node, meets the recommended density, and is located close or adjacent to transit stops. The application meets the recommendations for this designated area in ways specified below:

Policy 1: Develop a series of pedestrian-friendly, transit-oriented, mixed-use walkable nodes at appropriate locations along the Central US 1 Corridor (page 65).

The proposed project is pedestrian friendly and transit-oriented, meeting Policy 1 goals for walkable nodes – though the proposal does not include commercial use mixed with the principal residential use.

Policy 2: Establish a strong sense of place along the Central US 1 Corridor by ensuring the highest quality of development (page 67).

The applicant proposes relatively strong placemaking measures in the form of a development centered on pedestrian promenade and generally high standards for architecture anticipated, in line with Policy 2

Policy 3: Create appropriate transitions between the higher intensity walkable nodes and existing residential neighborhoods (page 68).

Policy 3 calls for transitional development between higher and lower-density areas. This is not a directly applicable standard to the proposed project, as it is in the center of the walkable node, and not on the border of the walkable node.

Chapter 2 Plan Vision (page 39)

Vision 1: Improved Mobility Through Walking, Transit, and Biking

- **The plan envisions shared and dedicated bike lanes, widened sidewalks, and a pedestrian-oriented streetscape along the length of the corridor** (page 41).

- **In designated walkable nodes, the pedestrian environment is enhanced with transit stops, street-oriented buildings with ground floor retail, and on-street parking** (page 41).

The proposed project includes a more pedestrian-oriented access across the site with the proposed pedestrian promenade and extension of Ancestors Lane. The site is close to existing and future stops for multiple modes of transit. However, the proposal does not include a mix of uses aside from recreational features or on-street parking.

Vision 2: Unique, Walkable Nodes Along US 1

- **Each walkable node is directly and uniquely influenced by adjacent neighborhoods. Building height, scale, and type will be tailored to the existing businesses and**

residents, while accommodating desirable growth and change (page 42)**.**

The proposed height, scale, and design of the project would match existing abutting residential development, complement adjacent business and institutional uses, and accommodate growth in a manner sought by this plan.

Vision 3: Enhanced Sense of Place

- **New construction in College Park should respect and reinforce community character. The plan specifies infill development appropriate to its particular urban condition. In walkable nodes around transit stops, main street buildings and more substantial mixed-use buildings will predominate. In other areas, infill construction should be consistent with the scale and character of neighboring buildings** (page 43).

- **During the charrette, College Park residents expressed a strong desire for neighborhood serving retail and more local businesses. Located within short walking distances of existing neighborhoods, the pedestrian-friendly nodes are ideal places for neighborhood-oriented commerce** (page 43).

The proposed project will not incorporate commercial uses, but will closely match the scale and design of abutting residential developments and contribute to better defined streetscape. This enhanced walkability would apply to the commercial dimension spoken to by members of the public at the above-mentioned charette.

Specific recommendations for the 'Downtown College Park' node

"The vision for downtown includes the re-establishment of its role as the focus of community activity. The area's tradition of multistory, multiuse buildings with retail on the first floor and either residences or offices on the upper floors should be reinstated. The range of hotel, dining, and entertainment uses that serve the university should be increased, and parking garages should accommodate new development" (page 79)**. "The core of the downtown area is located at Knox Road"** (page 80).

The Sector Plan recommends to provide central public plazas that are spatially defined by building frontages and provide human-scaled façades, storefronts, and signage for pedestrian interest. "Street-oriented architecture would present doors, windows, balconies, and porches that face the street" (page 82).

The proposed project meets urban design recommendations specific to the Downtown College Park Walkable node (page 78), in providing multistory residential development, promoting a high degree of leisure activity serving the university, and being structurally-parked. The only shortcoming regarding this section is the lack of commercial uses proposed.

Land Use and Urban Design Goals

- **Incorporate new civic spaces and plazas connected by a network of streets, sidewalks, and trails** (page 51).

- **Create attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists** (page 51).

The project includes two plazas. Specifically, the pedestrian promenade is designed as a pedestrian route and connected to adjacent sidewalks and campus footpaths.

Corridorwide Policies

Policy 1: Increase mobility in College Park by adopting multimodal transportation principles and improving street network connectivity (page 61).

The proposed project is oriented to pedestrian use and promotes pedestrian safety, linking up to surrounding pedestrian networks and creating new internal pedestrian connections. The project would also be served by immediately-adjacent to nearby transit options in nearly all modes—bus, metro, and future light rail.

(2) Meets the purposes of the proposed PD zone;

The purposes of the RTO-PD Zone are provided in Section 27-4303(d)(1), in which the application demonstrates conformance by providing vibrant, high density development, appropriate maximization of housing development in a priority area, walkable and bicycle and transit-accessible development, optimum density to support transit viability and local economic and activity diversity, bicycle and pedestrian access priority in design, and inviting, distinct and safe public space. An analysis of how the proposed development meets the specific purposes of the RTO-PD Zone and Section 27-4303(d)(1) is provided in Finding 8.f.

(3) Satisfies all applicable standards of the proposed PD zone; and

The applicable standards of the R-PD Zone are the intensity, dimensional, and use standards for the R-PD Zone, which are found in

Sections 27-4303(d)(2) and (d)(3) of the Zoning Ordinance. All standards are shown on Sheet C-1 of the proposed basic plan.

Regarding the intensity and dimensional standards as established in Sections 27-4303(d)(2) and (d)(3) and in the PD basic plan, staff note that:

- Proposed standards for block length, lot area, lot width, commercial floor area ratio, lot coverage, build-to line, rear yard depth, building façade transparency, and structure height are identical to those of the base RTO-L-E Zone where specified and conform to sector plan recommendations where unspecified in the ordinance (build-to line minimum).

- Proposed maximum density, 10 dwelling units per acre above the base RTO-L-E Zone's maximum, is less than that of recent bordering developments with equal or less-permissive zoning.

- Proposed minimum yard depths (not including rear) are less than RTO-L-E base zone standards, but in line with sector plan recommendations.

Per Section 27-4303(d)(2), the specific uses allowed in an individual RTO-PD Zone shall be established in the PD basic plan. The proposed multifamily dwellings are a permitted use. The use is also consistent with the recommended land uses in Plan 2035 and the sector plan.

The intensity and dimensional standards for the RTO-PD Zone are found in Section 27-4303(d)(3) and are to be established with the PD basic plan. All standards are shown on the proposed basic plan. Standards include the minimum density, maximum density, net lot area, lot width, lot coverage, and structure heights.

Additional standards provided in Section 27-4303(d)(4) of the Zoning Ordinance state that the following criteria must be met with the RTO-PD Zone:

Location Standards:

An R-PD Zone may only be located on lands:

- **Within a Regional Transit District as designated on the Growth Policy Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time; or**

- **Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time,**

located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.

The property is located within both the Purple Line Regional Transit District and the portion of the Innovation Corridor designated as appropriate for the requested rezoning.

Use Mixing:

The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.

Vertical Mixing of Residential and Nonresidential Uses:

The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

Horizontal Mixing of Residential and Nonresidential:

The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

The applicant cites observations of plentiful commercial activity within walking distance of the site and unfavorable trends in market demand for retail as well as feedback from the community during a preapplication neighborhood meeting that did not favor commercial uses on the site in justifying a considered elimination of commercial uses in the proposal. The proposal does not include any commercial uses on the site. Staff recommend that commercial is approved with PD so that it may be added in the future, if market conditions change, without requiring an amendment. The proposed development includes a recreational component in the pedestrian promenade.

Shopping Centers:

Shopping center shall be a minimum of two stories (multi-story).

Commercial is not proposed and any commercial added should be integrated into a vertical mixed-use development. If added, commercial should be at the ground floor and should be oriented toward the street and open space of the development.

Blocks and Alleys:

The zone shall be laid out in blocks, streets, and alleys, to maximum extent practicable.

This project is redevelopment of a site that is part of a much larger block that extends from US 1 to Gilford Drive. The project proposes a pedestrian promenade that will divide the site into smaller more walkable areas.

Streets:

Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development.

The proposed extension of Ancestors Lane on the east side of the property is the only proposed street. It will require future dedication by the property to the east and north to be completed. In the short term, it will provide access to the parking structure. When finished, it will terminate at Knox Road to meet this standard.

Private Sidewalks and Private Street Trees:

- **Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.**
- **Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.**
- **Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.**
- **At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.**
- **Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.**

All sidewalk standards will be satisfied by the proposal except for width, which is proposed to be 6 feet, rather than the prescribed 10. While a width of 6 feet would be consistent with that of adjacent sidewalks, a width of 10 feet is required.

Connectivity:

The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

The applicant states that internal and external pedestrian, bicycle and vehicular connections are maximized to the greatest practicable extent. Although there is a lack of pedestrian through connections on the site's eastern and western borders. There are proposed walkways along these borders to pedestrian entrance to the buildings, but they do not continue the full width of the block. The central pedestrian promenade and future extension of Ancestors Lane will improve circulation on, through, and around the site for all models of transit.

Building Configuration:

- **In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.**

- **Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.**

The statement of justification (SOJ) does show that representative architecture that will follow surrounding architectural schemes and a general site layout that will define the proposed pedestrian promenade and streets to north, and south. The proposal is in conformance with edge requirements. The design will be refined at the time of detailed site plan (DET).

Parking:

- **All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.**

- **Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales**

- **All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas**

Regarding parking standards, parking will be hidden within the interior of the site, in two structures, in line with the standards of the zone. Concepts and design for these structures will be provided at the time of DET.

Transparency:

Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Regarding transparency standards, street level facades will be designed to allow views of interior spaces, with higher transparency than minimum standards for the zone. Detailed concepts, materials and design for facades will be provided at the time of DET.

Open Space Design:

Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

The applicant proposes an interior pedestrian promenade running north to south between the two proposed residential buildings. The promenade will provide a range of formal and informal spaces such as a hardscaped plaza, and a more naturally landscaped green, both configured as gathering spaces with southern plaza being more formal and the north landscape area less formal. The two envisioned

gathering spaces and the variously-landscaped pedestrian paths connecting them would be framed strongly by the proposed high-rise buildings, as recommended by this standard.

The applicant also proposes a small park at the southeastern corner of the site, bounded by the proposed Ancestors Lane extension and an abutting shopping center retaining wall. To ensure that this small "pocket park" will be open to the public, a condition of approval has been included in the Recommendation section of this technical staff report, ensuring public access to this park.

(4) Will not adversely impact the surrounding properties.

The proposed development will not adversely affect the surrounding properties. As discussed in part 7, the immediate vicinity of the site includes a busy shopping center and UMD, both intense uses which would benefit from increased customer, student, and employment bases within walking distance. The site is also directly bordered on the remaining sides by residential redevelopments of similar-to-greater intensity, and the proposed project would complement them in a more attractive framing of surrounding streets, among other functional and aesthetic benefits. While there has been some concern over increased vehicular traffic impacts, the applicant has included safety measures surrounding vehicle access in their proposal, and a traffic study will be performed during the PPS.

c. **Section 27-4301(d)(1)(P) requires the Basic Plan include specific public benefits and project amenities in accordance with Section 27-4301(d)(3).**

Public benefits, as mentioned above, are defined by Section 27-4301(d)(3)(A) of the Zoning Ordinance as "superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a base zone." Public benefits must meet all of the following criteria (Section 27-4301(d)(3)(B) of the Zoning Ordinance):

i. Benefits shall be tangible and quantifiable items;

ii. Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;

iii. Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and

iv. Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.

Section 27-4301(d)(3)(C) of the Zoning Ordinance contains a non-exhaustive list of ways for exhibiting public benefits. Public benefits are required to significantly exceed what would be required if the project were developed under the base zone.

The Prince George's County District Council is presumed to have already determined the proper zone for the subject property, and therefore, public benefits are required to be proffered by an applicant in exchange for the District Council's consideration of the applicant's request for more favorable zoning. Public benefits should generally be commensurate with the benefit to the applicant of the Planned Development zoning. They should not include any public improvements that will otherwise be required by the applicant to obtain other development approvals, such as improvements required to address public facility adequacy under the Subdivision Regulations.

Architecture and Design
The applicant proposes several aspects of architecture and design of the project which will exceed base zoning standards:

- Fenestration of the street-facing façade of the ground floor is proposed to exceed 25 percent, above the required 15 percent under the base zoning. This is addressed in proposed Condition 1 in the Recommendation section of this technical staff report.

- The project is proposed to meet green building standards criteria to the extent it earns at least eight points under the scoring system set forth in Section 27-61603 of the Zoning Ordinance, above the required four points under the base zoning. This is addressed in proposed Condition 2, in the Recommendation section of this technical staff report.

- The applicant proposes to provide 204 bicycle parking spaces, above the required 104 spaces under the base zoning. This is addressed in proposed Condition 3.

- The applicant proposes to provide 12.5 percent of the area of the site as open space for the proposed pedestrian promenade, above the required 7.5 percent under the base zoning. This is included as proposed Condition 4 in the Recommendation section of this technical staff report.

Greenway/Pedestrian Promenade
Also mentioned in this technical staff report, as a greenway or interior promenade, this is the public space between the two proposed buildings. As proposed, it is designed as a park-like pedestrian through-way between the buildings, leading from Hartwick Road north through the site, over its steep incline toward the northern side of the site to Knox Road, incorporating stairs, ramps, seating and vegetative landscape features. The northern end of the promenade, or greenway, will be located across Knox Road, from a footpath leading into the UMD campus. The promenade is intended to be an extension of the university and College Park pedestrian network, to make the area more walkable. The northern and southern ends of the promenade feature small plazas – a larger more formal, hardscaped one along Hartwick Road with tables and chairs and a smaller one consisting of landscaping, shade trees and informal seating, along Knox Road. Both ends of the

promenade will feature bike racks, and bike ramps are proposed as part of the stairways.

The applicant has specified several elements to be included in the pedestrian promenade, as required by Condition 5 in the Recommendation section of this technical staff report. The promenade will include the following features:

- one piece of public art
- At least four benches or seating areas
- At least one bicycle repair station
- A bicycle trough along its stairways
- At least one interactive artwork installation in addition to the one of piece public art
- At least two trash receptacles and two recycling receptacles
- At least two wayfinding signs

Staff recommend the following considerations be considered at the time of DET: the applicant should orient amenities, access points and balconies towards the pedestrian promenade to further activate it. The buildings and the pedestrian promenade should create a design that is centered around a theme or is cohesive. Staff suggest making this a gateway to the university, providing wayfinding signage and lighting that acts as both public art and architectural interest and wayfinding towards the university.

Ancestors Lane Extension
The applicant notes the City of College Park's priority for a corridor along the eastern border of the site, for a 24-foot-wide northern extension of Ancestors Lane, a street to the south of the property. The route would include a 4-foot-wide landscaped strip and a 5-foot-wide sidewalk. Staff do not support the extension of Ancestors Lane as a public benefit under Section 27-4301(d)(3)(B), as the street is already required per Section 27-6206(k) of the Zoning Ordinance, which provides standards for block length. Staff note that a dedication of this corridor would be required for any redevelopment of the property to the north, and the applicant is not currently in a position to provide this, as they do not own this lot.

Pocket Park/Greenspace Along Ancestors Lane
The applicant proposes to establish an area of the property to the east of Ancestors Lane as a public pocket park. A retaining wall on the abutting shopping center property frames the site of the proposed pocket park. The applicant has specified several elements to be included in the pocket park, as required by Condition 6 in the Recommendation section of this technical staff report. The pocket park will feature at least the following elements.

- one piece of public artwork

- a beehive, a little free library, and/or a little free art gallery
- one bench or seating area
- a pollinator garden
- one wayfinding sign

Conclusions on public benefits offered
The applicant has specified and quantified several architecture and design features with collective characteristics significantly above the requirements of the base zoning. Except for the open space set-aside, the remaining proffers are eligible as contributing to the architecture and design public benefit under Section 27-4301(d)(3)(B). Staff support the listed features collectively as a public benefit under this section.

The applicant has specified and quantified several features of the proposed pedestrian promenade, beyond the requirements of the base zoning. These specified and quantified features support the notion of the proposed pedestrian promenade as an above and beyond public serving amenity.

As discussed above, staff do not consider the proposed extension of Ancestors Lane to be an eligible public benefit, as it is a required street under the Zoning Ordinance, and the portion proposed to be completed by this project is a proposed vehicular access point to the property, not public access through the block.

The applicant has specified several features of the proposed Ancestors Lane pocket park. Staff find the pocket park and its proposed elements to be an effective use of the space and an above and beyond benefit to the neighborhood.

Combined, the enhanced design features, promenade, and pocket park meet the minimum requirement for enhanced public benefits, to grant the additional density proposed with this development. At the time of DET, the applicant will need to show a cohesive design that uses architecture and open space features to strengthen the design and relationship to the university and College Park, as a whole.

d. **Section 27-4301(a) – General Purposes of Planned Development Zones.**

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

The flexibility provided by the RTO-PD Zone allows the applicant to develop the site at a greater density and intensity, which is conducive to more

innovative design and stronger placemaking via the proposed interior promenade. This will also promote greater pedestrian safety and viability. The development will also feature high-quality architecture, design and landscaping that will be introduced and evaluated at the time of DET.

Pursuant to the proposed development standards, a maximum of 678 multifamily dwelling units is proposed. Without a rezoning, the applicant would need to develop the property in accordance with the standards of the existing RTO-L-E Zone, which would allow a maximum of 632 units.

The purposes of the RTO-PD Zone are generally to promote vibrant, walkable environments accessible to transit that contribute to a neighborhood's full social and economic functioning within a compact area. The RTO-PD zone is also meant to channel as much growth as reasonably possible into designated areas fitting the above descriptions of walkability and transit access, in part by allowing greater density. A more complete consideration of the RTO-PD Zone's purposes and requirements is provided in Finding 8.f. below.

The proposed high density multifamily development with an innovative central pedestrian and placemaking feature in the interior promenade is appropriate for the purposes of the RTO-PD Zone.

(2) Allowing greater freedom and flexibility in selecting:

(A) The form and design of development;

The site would be developed in a dense, block and alley-based form, with two high rise residential buildings directly fronting the bordering streets and framing a landscaped interior pedestrian promenade, with three small public spaces. The design allows for greater pedestrian safety and connection to surrounding areas, and a more complete streetscape with stronger placemaking, complementing existing multifamily developments bordering the site.

The sector plan recommends the property for Residential High land use, with at least 20 residential dwelling units per acre. The proposed maximum density of 150 dwelling units per acre fits the recommended land use density.

The proposed density is intended to contribute to a more vibrant, pedestrian and transit accessible environment. Greater numbers of future residents would live within walking distance of UMD and adjacent commercial activity. They would also have direct transit access to much of the Washington metropolitan area. The economy of the neighborhood would be enhanced by their presence.

(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;

The proposed PD Zone would promote the pedestrian-centered nature of the access and circulation designs. Buildings are oriented toward the street and to surrounding sidewalks, with parking hidden in the interior of the buildings and subordinated functionally and aesthetically to pedestrian circulation to a greater degree than required under the base zoning. The development will extend the more attractive framing of the surrounding streets from where new high-density developments to the west of the site have begun to do this. The proposed interior pedestrian promenade links up with the campus footpath across Knox Road to the north, formalizing the development's integration into UMD's pedestrian network. Bike racks are proposed for both ends of the promenade, along with ramps on the promenade's stairways.

(C) The location and design of the development respective and protective of the natural features of the land and the environment;

There are no environmentally sensitive features on the site, nor does it lie on environmentally sensitive lands; it is currently developed with two multifamily residential buildings and almost entirely paved and impervious.

The proposal includes stormwater retention features for the development, comprising collection and conveyance structures for stormwater draining to a central holding tank beneath the lower-lying portion of the interior promenade. The applicant states that architecture and design features and overall principles, currently unspecified and to be presented at later stages of review, will promote energy efficiency and minimal environmental impacts of the proposed development.

(D) The location and integration of open space and civic space into the development; and

As discussed in previous sections of this technical staff report, the requested rezoning promotes innovative incorporation of public space into the proposed development, in the form of a central pedestrian promenade and a peripheral pocket park. The block and alley layout, as discussed in other sections of this technical staff report, is more conducive to public spaces, attractively framing them.

The proposed interior promenade is well designed and landscaped, with two larger end segments designed as outdoor seating and gathering spaces. The promenade is framed by the two proposed

high rise, high density residential buildings in a similar attractive manner to a full or complete street.

The proposed Ancestors Lane pocket park is an effective use of liminal space, as determined by the overall plan for the site, framed well by the eastern side of the proposed eastern building and the existing shopping center retaining wall.

(E) Design amenities.

The Mark at College Park development proposes a variety of design principles that would be responsive to the purposes of the RTO-PD Zone. These principles include, but are not limited to the following:

- A block and alley layout promoting walkability, transit access, attractive streets and interstitial spaces, and critical economic and social mass via density.

- Strong and distinct landscaping and design for the central promenade, contributing to its function as a public passive and gathering space in addition to that of a pedestrian and bicycle access link.

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

No commercial uses are proposed for the site, though the applicant emphasizes that the immediate vicinity of the proposed project includes UMD and commercial activity in the area, both within short walking distance. The development includes a recreational component.

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

The requested planned development rezoning enables greater density and intensity of the proposed development, both of which increase the economic and environmental efficiency or sustainability of the use of the site. Designing for greater density also tends to lead to a more human scale, safer, and more attractive design of streets. The alley and block layout proposed for this project reinforce these positive qualities.

Vehicle access is proposed from two points along Hartwick Road, promoting pedestrian safety and circulation through and around the site over vehicular access to all sides of it as with more typical approaches. The Knox Road frontage that is on the side of UMD, is importantly left entirely to pedestrian and bicycle access.

Though the eastern and western borders of the site lack proposed complete pedestrian through connections, the central promenade is well conceived as a pedestrian and bicycle link to UMD's pedestrian and bicycle network. Adjacent sidewalks would continue along the site's street frontages, more attractively framed than under the current situation or allowed under current zoning.

Though some water supply alignments are specifically proposed, utility configuration will be discussed in more detail at later evaluation stages.

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

As discussed in previous sections, the proposed development will enhance the character of its immediate surrounding neighborhood. The UMD campus to the north and the shopping center to the east are intense activity centers that would benefit from a larger and denser student population within short walking distance. The proposed development would also continue the streetscaping and character benefits of similar developments already completed to the south and west of the site, and be aesthetically and functionally harmonious with them.

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation; and

As discussed in (4) above, the proposed development controls vehicular access while expanding bicycle and pedestrian access and safety, and promoting transit access. This promotes a more attractive, economically strong, and safe urban environment, but it also improves vehicular access and circulation. A less chaotic vehicle access regime standardizes traffic flow and minimizes conflict points. Increased pedestrian, bicycle and transit use also decreases vehicle congestion on and around the site as well as in the neighborhood and beyond. For a more comprehensive analysis of this issue, a traffic impact study will be required at the time of PPS.

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources.

The site straddles a steep slope separating a cretaceous terrace on which the UMD campus sits from a lower-lying alluvial area. This feature has strongly influenced the character of nearby similar developments, which incorporate wide, dramatic stairways in the walkways between their buildings. The proposed interior promenade seeks to accentuate this same topography to attain more distinctive character for the site. As previously discussed, staff suggested more focal point features to leverage this quality fully that were not all adopted in revised plans.

e. **Section 27-4301(d) – General Standards for All Planned Development Zones.**

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

(1) PD Basic Plan.

(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;

The applicant states that their SOJ is intended as their statement of planning and development goals for the subject RTO-PD Zone.

(B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;

The proposed permitted principal uses for the development include all allowable principal uses in the RTO-PD Zone, as listed in Table 27-5101(e) of the Zoning Ordinance.

The proposed permitted accessory uses include all allowable accessory uses in the RTO-PD Zone, as listed in Table 27-5201(d) of the Zoning Ordinance.

The proposed permitted temporary uses include all allowable temporary uses in the RTO-PD Zone, as listed in Table 27-5301(d) of the Zoning Ordinance.

(C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;

The site plan provides the type, location and density of the residential development proposed. The proposal is consistent with the general purposes and specific requirements of the PD zone.

(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;

The proposed dimensional standards are shown in the development summary above.

(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;

The applicant states that the scale of the proposed rezoning and development does not warrant separate standards. Staff add that multifamily developments bordering the site are at an equal or greater density and intensity than those proposed for this site.

(F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;

Section 27-6403 of the Zoning Ordinance states that the open space set-aside proportion for developments in an RTO-PD Zone, is 7.5 percent. The applicant has provided an open space set-aside exhibit for the proposal, which shows an open space set-aside proportion of 12.5 percent.

(G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;

There are no environmentally sensitive lands, resource lands, wildlife habitat, or waterway corridors on the site, as it is fully developed and almost entirely paved over where not occupied by the site's two buildings.

(H) Identify the general location of existing on-site and adjacent historic sites and districts and archeological and cultural resources;

Staff have confirmed that there are no on-site or adjacent historic sites or districts, or archaeological or cultural resources.

(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The public benefits and general PD zone requirements findings above discuss the existing and proposed pedestrian and bicycle circulation layouts. Sidewalks would line the northern and southern borders of the site as they do now, continuing off the site to the east and west. The interior promenade is flush with a campus footpath to the north across Knox Road. Knox Road also features a bike lane on its northern side.

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The on-site pedestrian circulation, public benefits, and general PD zone requirements sections above discuss sidewalks, bike lanes and the interior promenade of the site. The site abuts Knox Road to the North and Hartwick Road to the south. Both proposed vehicular access points are on Hartwick Road, one at each southern corner. The eastern access point will be provided slightly up the eastern border of the site via a new northern stub-extension of Ancestors Lane. In line with requirements of the RTO-PD Zone, the site would have direct access to multiple bus lines, adjacent access to more bus lines, be in close proximity to future College Park stations on the future Purple light rail line, and be within a mile or short bus or light rail trip of the College Park – University of Maryland Metro Station.

(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The submitted site plan identifies the general locations of water supply and sanitary sewer connections expected for the site, with a water supply connection serving the west building connected to the middle of its northern frontage from the Knox Road water supply line, and another water supply connection from the southern side of the east building to the Hartwick Road water supply line, and a

sanitary outlet for the site leaving the southwest corner of the west building and connecting to the sanitary pipe on Hartwick Road.

(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The submitted site plan identifies stormwater collection, conveyance and detention devices proposed for the site and their locations. See the General Purposes of Planned Development Zones section above for a more detailed discussion of these features.

(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;

The two closest fire stations to the site are Affirmed Fire Protection Co. and College Park Volunteer Fire Department Co. 12. The site is served by University Park Elementary School, Buck Lodge Middle School, and Northwestern High School. The site is also served by the Hyattsville-Division I Prince George's County Police Department.

(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;

Sections (I), (J), (K), and (L) in the above findings discuss specific provisions for each of these necessities.

(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.

Compliance with these standards will be fully detailed and evaluated in future stages of the review process, but general descriptions of the development standards are noted in the development data summary section above, in accordance with Section 27-4301(d)(2) of the Zoning Ordinance.

(P) Include specific public benefits and project amenities in accordance with Section 27-4301(d)(3).

See Finding 8.c. above.

f. **Section 27-4303(d) – Regional Transit-Oriented Planned Development (RTO-PD) Zone**

(1) The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone are:

(A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel;

The RTO-PD Zone allows the applicant the flexibility to achieve the requested density and intensity to make a multifamily development viable.

The density, street orientation, and pedestrian promenade component of the proposed development will promote pedestrian and bicycle access and use, and support adjacent and nearby businesses with customers and employees living in a more accessible location.

(B) To capture the majority of the County's future residential and employment growth and development;

The proposed project would increase the number of residential units and residential share of an area of the county and specific site prioritized to host the most intense future development.

(C) To incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;

The proposed development is within a dense, walkable area classified as a Walkable Node by the applicable sector plan, and would bring residential units oriented more toward the street and pedestrian travel than the current housing on the site, which is surrounded by parking. The proposal also includes an interior pedestrian and bicycle promenade lined up with a footpath into the university campus to the north, functioning as a southern extension of this path and extending the formalized pedestrian network of the area.

The proposed development is close to two future Maryland Transit Administration (MTA) Purple Line light rail stations at UMD, which

will provide direct service north into Montgomery County, and south toward the College Park – University of Maryland Metro Station and the New Carrollton Metro Station. The site also already features three bus lines stopping directly at the existing buildings, and more bus services that can be reached at US 1, a short walk to the east.

(D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;

Due to market analysis and community feedback provided at the preapplication neighborhood meeting, the applicant has made clear that the proposal will not involve commercial uses. However, the proposed rezoning would contribute to the residential density dimension of this purpose. The proposed project would be dense, transit-supportive and accessible.

(E) To encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;

While the proposed project would not feature commercial uses, its density, pedestrian street orientation and student residents would contribute to the surrounding neighborhoods employment, retail and recreational uses by ensuring presence of residents for more hours of the day.

(F) To include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;

The proposed development includes a significant recreational component complementary to the principal residential use, and serves the general public.

(G) To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;

The proposed development would include two vehicular access points, one on the southwestern corner of the site on Hartwick Road, the other on the Ancestors Lane right of way on the lower eastern side of the site. There are three proposed pedestrian access points: two on the western side of the western building, and one on the eastern side of the eastern building, all at the ends of paths from Knox and Hartwick Roads. These paths do not continue from one road to the other, but the proposed pedestrian and bicycle promenade between the two buildings extends between the two roads. The promenade is flush with a pedestrian path into the UMD

campus to the north and is intended to function as a southern extension of it. Both roads bordering the site feature sidewalks to relatively walkable similar apartments to the west and the shopping center to the east along US 1 (Baltimore Avenue). The promenade is proposed to include bicycle ramps, pump stations, racks and other features. Both roads bordering the site are labeled by the applicant as bike routes, but while they do not feature voluminous high speed vehicle traffic, only Knox Road currently features bicycle infrastructure. The proposed promenade is designated as a bike route and a strong potential cycling destination or waypoint.

(H) To incorporate buildings, open spaces, and other site features that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;

The proposed project's orientation to the street and pedestrian promenade framed by its two buildings promote inviting, walkable, safe, and socially-interactive qualities. Direct street-fronting buildings are inviting, as is the well-landscaped and attractively-designed pedestrian promenade. The central location and density of the proposed project promote walkability, as does the configuration of the site around the promenade linked to the campus footpath to the north.

(I) To include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and

The defined and attractive proposed design of the interior promenade on the site makes it distinctive and promotes a strong sense of place. The pedestrian orientation of the proposed project also promotes placemaking at a more basic level, in moving away from automobile-oriented dominance of parking and wide roadways.

(J) To provide a range of housing options.

The proposed use is for multifamily development. Other housing types exist nearby, but the high-density multifamily land use is what the sector plan envisions for the site. The development will contribute to the mix of housing types in the overall sector plan area.

g. **Section 27-4402 – Policy Area Overlay Zones**

The subject property is located within Aviation Policy Area 6. The purpose of the Aviation Policy Area Overlay Zone is to establish standards of safety and compatibility for the occupants of land in the immediate vicinity of airports with traffic patterns over land in Prince George's County. The height of the building will have to demonstrate conformance with Federal Aviation Administration requirements at time of DET.

h. **Part 27-6 - Applicable Development Standards**

Per Section 27-3602(a)(5)(H), Planned Development Zoning Map Amendment Submittal Requirements, of the Zoning Ordinance, a planned development zoning map amendment (PD-ZMA) application shall include a proposed PD basic plan and proposed PD conditions of approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones, of the Zoning Ordinance.

Per Section 27-4301(d)(2), General Standards of All Planned Development Zones, before approving a PD zone classification, the Prince George's County District Council shall find that the application for the PD zone classification, as well as the PD basic plan and conditions of approval, comply with the development standards in Part 27-6. Development standards and the 2018 *Prince George's County Landscape Manual* (Landscape Manual) shall apply to all development in each PD zone. Conformance with the development standards will also be further evaluated at the time of DET.

As part of the PD-ZMA application, the applicant requests four modifications to the development standards (per Section 27-4301(d)(2)).

- First, the applicant requests a modification to the public utility provision requirement as stated in Section 24-4205 of the Prince George's County Subdivision Regulations, citing presence of sufficient utility infrastructure; However, only those development standards in the Zoning Ordinance that apply to a subdivision approval may be modified at the time of Basic Plan and staff finds this request impermissible since it seeks to modify a provision of the Subdivision Regulations.

- Second, the applicant requests a reduction in the minimum vehicle stacking space standard as stated in Section 27-6206(m)(2)(A) of the Zoning Ordinance, as the applicant states the standard is more appropriate for conventional suburban development;

- Third, the applicant requests halving the minimum required off-street parking space standards as stated in Section 27-6305(a) of the Zoning Ordinance, as bordering similar developments provide similar parking space by proportion to their numbers of residential units;

- Fourth, the applicant requests a reduction in the minimum number of required off-street loading berths as stated in Section 27-6310 of the Zoning Ordinance, as the buildings are proposed to be fully furnished with minimum need for bulk moving.

Staff agree that these requested modifications to the development standards are reasonable and appropriate given the characteristics of the proposed development and of the site.

As described in the applicant's SOJ, staff find that the proposed development will meet the applicable development standards. The following discussion is offered:

(1) Section 27-6200 Roadway Access, Mobility, and Circulation

The site will be served by two vehicular access points: one on the proposed west building's Hartwick Road frontage, in its southwestern corner, the other along eastern border of the site on the southeast corner of the proposed east building. The eastern access point will be at the end of a new stub extension of Ancestors Lane, which continues to the south.

The site will be served by sidewalks on both of its street frontages, which will tie into existing sidewalks extending off-site to the east and west. The site will be bisected by a pedestrian promenade through the middle of the site from Hartwick Road to Knox Road, which is intended as a southern extension of a campus footpath across Knox Road to the north. The promenade will ascend a steep slope in its northern portion, and incorporate stairways, ramps, and bicycle walking ramps to aid users of all abilities.

The site will include bicycle racks at the ends of the interior promenade to serve residents and visitors. The abutting streets are put forth as proposed bike routes by the applicant. Only Knox Road, to the north and fronting the UMD campus, has a currently existing bike lane. The site has a bus stop serving three routes directly on its Knox Road frontage, with nearby US 1 hosting more. The MTA Purle Line light rail service is under construction, and soon to serve College Park and the university with multiple stops that will be within a short walk of the site. The College Park - University of Maryland Metro Station is within a mile of the site.

(2) Section 27-6300 Off-Street Parking and Loading

Parking is proposed to be within the interior of the proposed buildings and partially underground, surrounded and hidden by the residential portions of the buildings to enable orientation of the buildings to the street and better pedestrian safety and function. As discussed in the proposed modifications section above, reductions in required parking are sought by the applicant due to the proposed nature of the development and use.

(3) Section 27-6400 Open Space Set-Asides

Section 27-6403 states that the open space set-aside amount for a development in the RTO-PD Zone is 7.5 percent. Features that can count toward the open space set-aside amount include natural features (lakes, ponds, rivers, streams, bays, shorelines, wetlands, drainageways, and other riparian areas), active recreational areas (areas and facilities used for active recreational purposes, such as ballfields, playgrounds, tennis courts, pools, jogging trails, community buildings, clubhouses, and land dedicated for parks), passive recreation (plantings and gardens), squares, forecourts, plazas, required landscape areas and agricultural buffers, stormwater

management (SWM) areas treated as site amenities, and public access easements with paths or trails.

At the current stage of review, an open space set-aside proportion of 12.5 percent is proposed, which will consist of the interior promenade and the Ancestors Lane pocket park.

(4) Section 27-6500 Landscaping

This development will be required to demonstrate conformance to the Landscape Manual at the time of DET. Per Section 27-4301(d)(2), any modifications to the Landscape Manual may only be made pursuant to alternative compliance or a major departure.

(5) Section 27-6600 Fences and Walls

All fences and walls within the proposed development will be required to demonstrate conformance with the section at the time of DET.

(6) Section 27-6700 Exterior Lighting

A lighting plan or photometric plan will be required at the time of DET, demonstrating how all exterior lighting would comply with the standards of this Section.

The applicant has not proposed detailed concepts for lighting at this stage of review, but has indicated it will be an emphasized feature.

(7) Section 27-6800 Environmental Protection and Noise Controls

Generally, the site does not contain sensitive environmental features, being occupied almost entirely by buildings and paved surface. Staff have provided discussion of environmental requirements to which this plan will be subject, however, the applicant has obtained a required natural resources inventory (NRI) for the site, confirming the lack of woodland or regulated environmental features (REF). The proposed development will require a Type 2 tree conservation plan (TCP2) at the time of DET. The woodland conservation and afforestation thresholds of 15 percent will need to be met on-site. The NRI did identify two specimen trees on the site, impacts to which will be evaluated at later stages of review. The applicant has proposed designs for SWM devices on the site, but the site will also be subject to a required SWM concept plan at the time of DET. An initial Natural Resources Conservation Service-based soil analysis for the site found no geotechnical issues. The proposed project will also require an approved Grading, Erosion, and Sediment Control Plan at the time of DET.

(8) Section 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards

The project is proposed to consist entirely of multifamily dwelling units. Standards for multifamily development found in Section 27-6900 of the Zoning Ordinance speak to site access and parking, building orientation, length and façade variation and materials, window transparency, roofs, garages, and outdoor activity areas. These standards are designed more for suburban multifamily development rather than the urban-style compact development proposed, but the proposed project generally surpasses these standards, where applicable, which will be evaluated in more detail at the time of DET.

(9) Section 27-61000 Nonresidential and Mixed-Use Form and Design

There is no nonresidential use proposed as part of this project.

(10) Section 27-61200 Neighborhood Compatibility Standards

The surrounding area is developed with similar and higher-density student housing, a major university campus, and a shopping center, with detached single-family housing further out. The proposed development is at an appropriate density for the intense bordering activities of the UMD campus and the shopping center to the east. Detailed designs must conform to applicable sections of the Landscape Manual. Conformance with this section will be demonstrated at the time of DET.

(11) Section 27-61500 Signage

No signage was proposed with the subject application. Signage proposed in subsequent applications are required to conform to this development standard section.

(12) Section 27-61600 Green Building Standards

The applicant shall strive to utilize green building techniques applicable for the proposed residential development. Green building techniques will be evaluated at the time of DET.

9. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized, as follows:

a. **Historic Preservation**—In a memorandum dated February 10, 2025 (Stabler, Smith, Chisholm to King), Historic Preservation staff stated that following a search of current and historic photographs, topographic and historic maps, and locations of currently known archaeological sites, the probability of archaeological sites on the property was low and an archaeological study is not recommended.

b. **Community Planning**—In a memorandum dated March 3, 2025 (Tariq to King), the Community Planning Section provided a review of the proposed development and its conformance to the sector plan, which has been incorporated into Findings 6 and 7 above.

c. **Environmental Planning**—In a memorandum dated February 21, 2025 (Meoli to King), the Environmental Planning Section included a review of the proposed development.

Natural Resources Inventory
Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PD-ZMA applications. Approved NRI-115-2024 was included in the application and confirms that the site does not contain woodland or REF. No further information is needed at this time.

Woodland Conservation
The project is subject to the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George's County Code. The woodland conservation and afforestation thresholds will remain at 15 percent with the proposed RTO-PD Zone. The site does not qualify for a standard letter of exemption from the WCO because the site is greater than 40,000 square feet. All future development applications will require tree conservation plans in accordance with the WCO. Per Section 25-121(c)(3) of the County Code, the woodland conservation and afforestation thresholds shall be met on-site.

Specimen Trees
The approved NRI-115-2024 identifies two specimen trees located on the site. Any impacts to the specimen trees will be evaluated with future development applications.

Regulated Environmental Features
The approved NRI-115-2024 confirms that the site does not contain REF.

Stormwater Management
Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires an approved SWM concept plan and approval letter to be submitted with the subject application. A SWM concept plan will be reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The plan will be submitted and reviewed with the future PPS and DET.

Soils
Section 27-6809, Unsafe Lands, of the Zoning Ordinance, states that "all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations." Section 24-4101(c)(1) of the Subdivision Regulations states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to: a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes."

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, the predominant soils found to occur include Urban land-Christiana-Downer complex. Christiana clay is mapped on the site, but no geotechnical issues have been identified at this time.

Erosion and Sediment Control
Section 27-6805 of the Zoning Ordinance requires an approved grading, erosion, and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code.

Erosion and sediment control will be addressed at the time of DET, along with the TCP2. The TCP2 must reflect the ultimate limits of disturbance not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

d. **Transportation Planning**—In a memorandum dated February 18, 2025 (Smith to King), the Transportation Planning Section finds that transportation facilities, as well as pedestrian and bicycle facilities within the proposed application, are consistent with Section 27-3602. The proposed re-zoning of the property will not impair the ability to make transportation-related recommendations that are supported by an approved master plan or functional master plan, or included in the Subdivision Regulations and Zoning Ordinance.

e. **Subdivision**—In a memorandum dated February 1, 2025 (Gupta to King), the Subdivision Section provided a review of the subject application and noted the following:

- A PPS and certificate of adequacy will be required for the proposed development following approval of this application, per Section 24-3402(b)(1) of the Subdivision Regulations.

- The proposed site layout and lotting pattern will be further evaluated with the PPS and must comply with all design standards contained in the Subdivision Regulations.

- A final plat of subdivision is required subsequent to approval of this zoning map amendment, and following the approval of the PPS, before any permits may be approved for development of this site.

It is noted that, at the time of PPS, on-site and off-site bicycle and pedestrian facilities, transportation improvements, and requirements for mandatory parkland dedication will be applicable. The required analysis and features are applicable in the base zone. Accordingly, the public benefit features proposed shall exceed those facilities which are typically already required.

f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated February 24, 2025 (Thompson to King), DPR provided an evaluation of the subject application and support the proposal.

g. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 7, 2025 (Branch to King), DPIE's Site/Road Plan Review Division provided the following comments:

(1) The 2018 Water and Sewer Plan designates Condo Phases I and II in water and sewer Category 3 inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – Planned for public sewer service.

(2) Water and sewer lines abut the properties in both Knox Road and Hartwick Road. Water and sewer line extensions or on-site systems may be required to service any proposed development and must be approved by the Washington Suburban Sanitary Commission (WSSC) before recordation of a final plat. Both properties currently have active accounts with WSSC.

i. **Prince George's County Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this technical staff report, DPW&T did not offer comments on the subject application.

j. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.

k. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not provide any comments.

l. **Prince George's County Health Department**—In a memorandum dated January 23, 2025 (Adepoju to King), the Health Department stated they did not have comments or recommendations.

m. **City of College Park**—As noted in a report dated March 14, 2025, the City of College Park City Council voted to support this application with a list of considerations.

10. Community Feedback: At the time of the writing of this technical staff report, the Prince George's County Planning Department had not received written correspondence or direct communication from members of the public regarding the subject application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Zoning staff recommend that the Planning Board adopt the findings of this report and APPROVE Zoning Map Amendment ZMA-2024-002, for The Mark at College Park, subject to the following conditions:

1. At least 25 percent fenestration for the street-facing façade area of ground floor for each building shall be composed of windows and doors, exceeding the base zoning requirement of at least 15 percent, per Section 27-6903(g) of the Prince George's County Zoning Ordinance.

2. The development shall earn at least eight Green Building points from the Green Building Point System provided in Table 27-61603(b) of the Prince George's County Zoning Ordinance, exceeding the base zoning requirements of at least four points, per Section 27-61603 of the Zoning Ordinance.

3. At least 204 bicycle parking spaces within the development shall be provided, exceeding the base zoning requirements of at least 104 spaces, per Section 27-6309(a)(2) of the Prince George's County Zoning Ordinance.

4. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenway/pedestrian promenade shall be provided which shall include the following:

    a. Two plazas, one each at the north and south ends of the greenway/pedestrian promenade

    b. An Americans with Disabilities Act-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location.

    c. One piece of public art

    d. At least four benches/seating areas

    e. At least one bicycle repair/"fix it" station

    f. One bicycle trough

    g. At least one piece of interactive artwork

    h. At least two trash and two recyclable receptacles

    i. At least two wayfinding signs

5. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenspace/pocket park shall be provided in the specified portion of the property, which shall include at least the following:

    a. One piece of public artwork

    b. One beehive, free little art gallery, or free little library

    c. One bench/seating area

d. A pollinator garden

e. One wayfinding sign

6. At the time of detailed site plan, the site plan shall include a section on required public benefits as outlined in these conditions, their required features, and how the site plan satisfies these requirements.

Consideration:

1. The applicant should consider providing electric vehicle charging spaces as a feature of the proposed parking structures.

2. The applicant should consider orienting amenities, access points, and balconies toward the pedestrian promenade to further activate it. The buildings and pedestrian promenade should create a design centered around a theme or one that is cohesive, making this a gateway to the University of Maryland, and should provide wayfinding signage and lighting that act as public art and provide architectural interest and wayfinding towards the university.

THE MARK AT COLLEGE PARK

Zoning Map Amendment

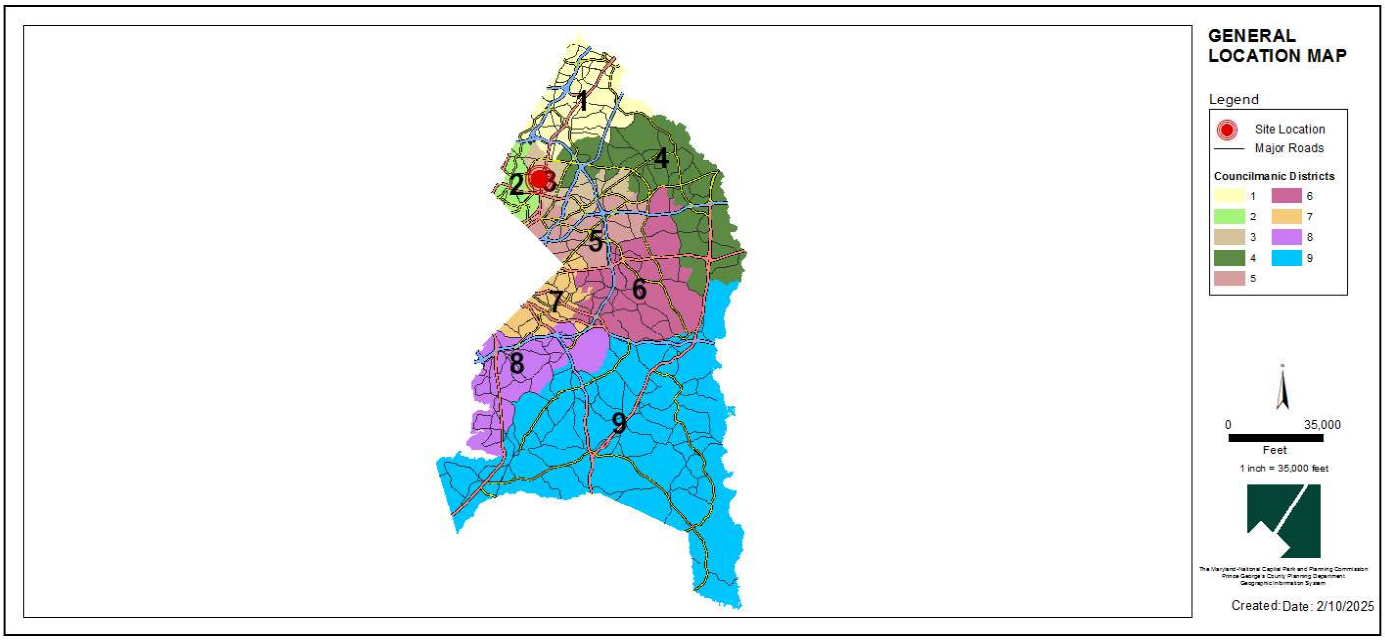
Staff Recommendation: APPROVAL with conditions



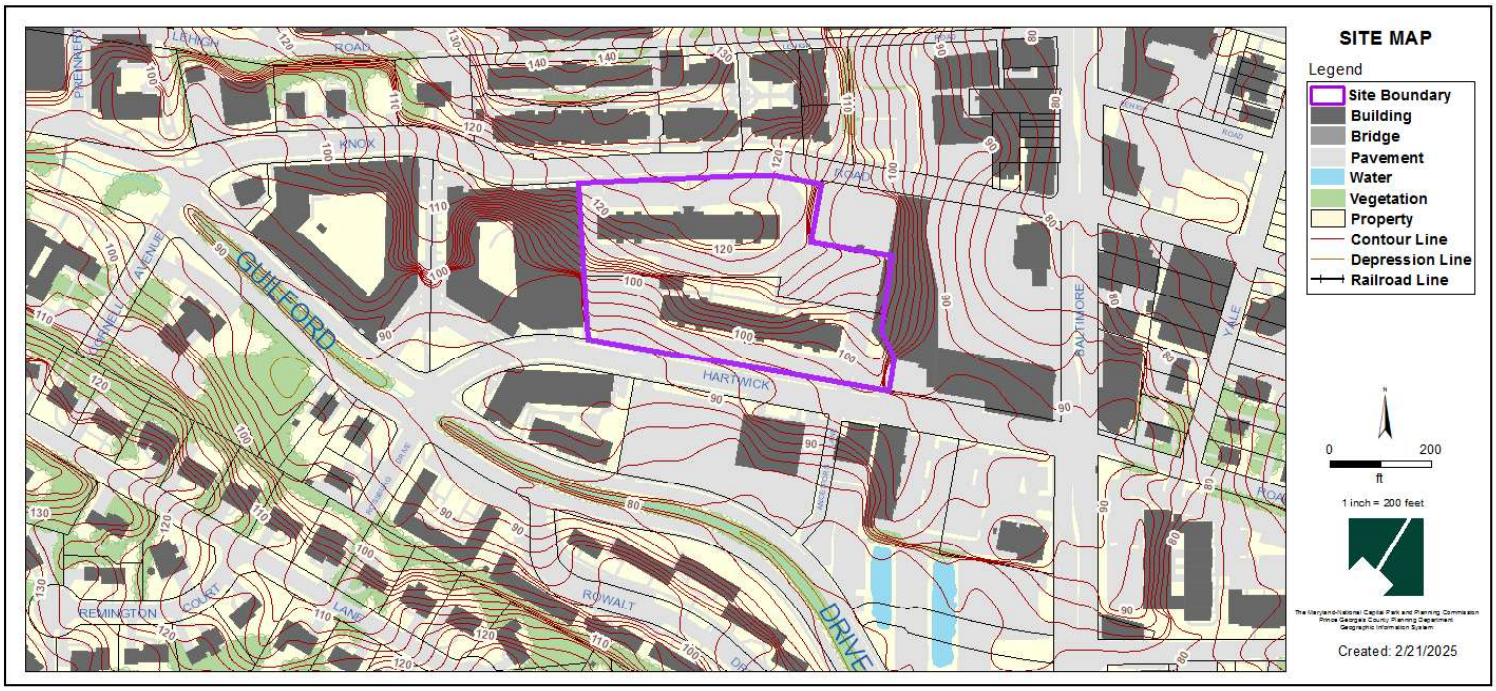
GENERAL LOCATION MAP

Council District: 03

Planning Area: 66

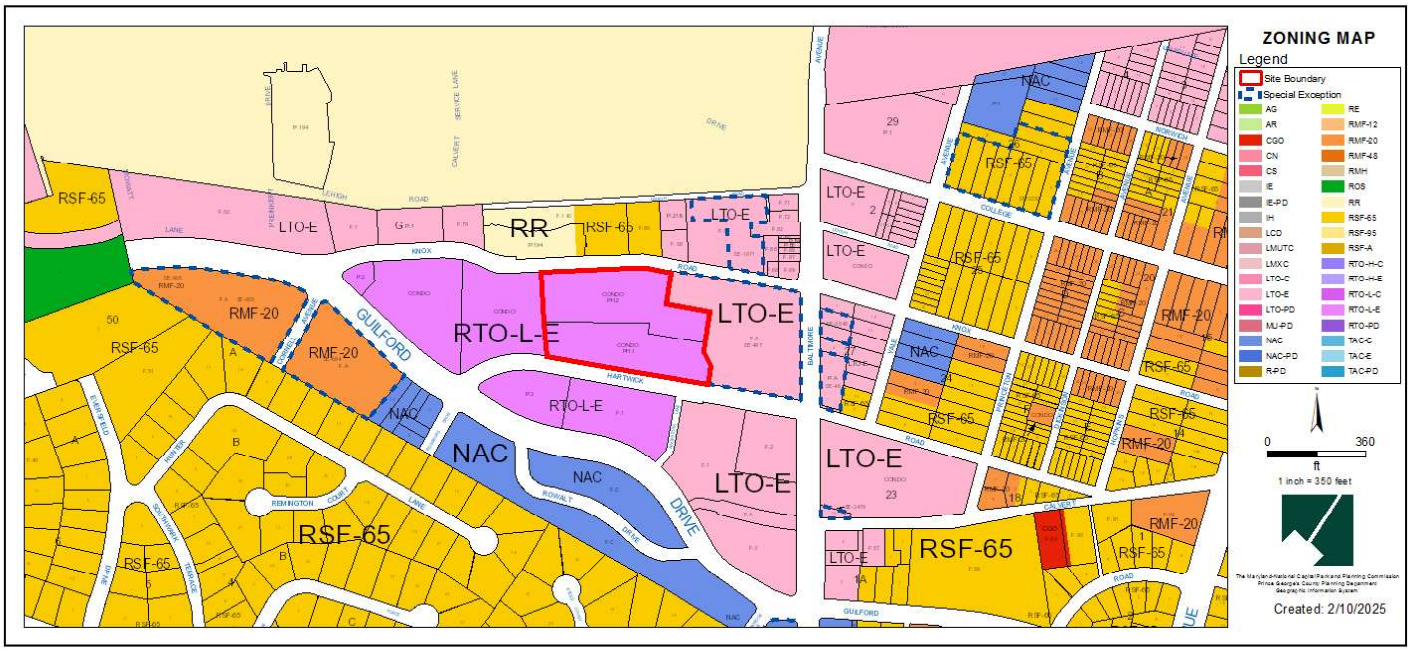


SITE VICINITY MAP



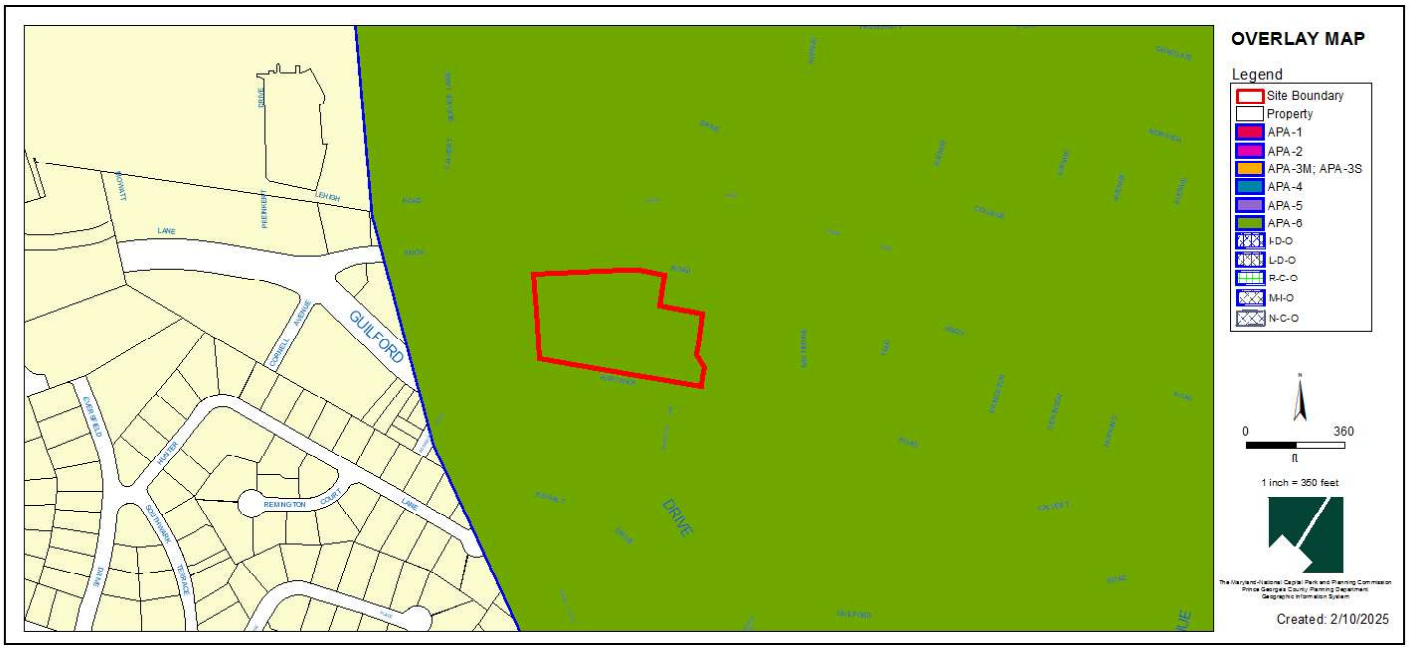
ZONING MAP

Property Zone: RTO-L-E

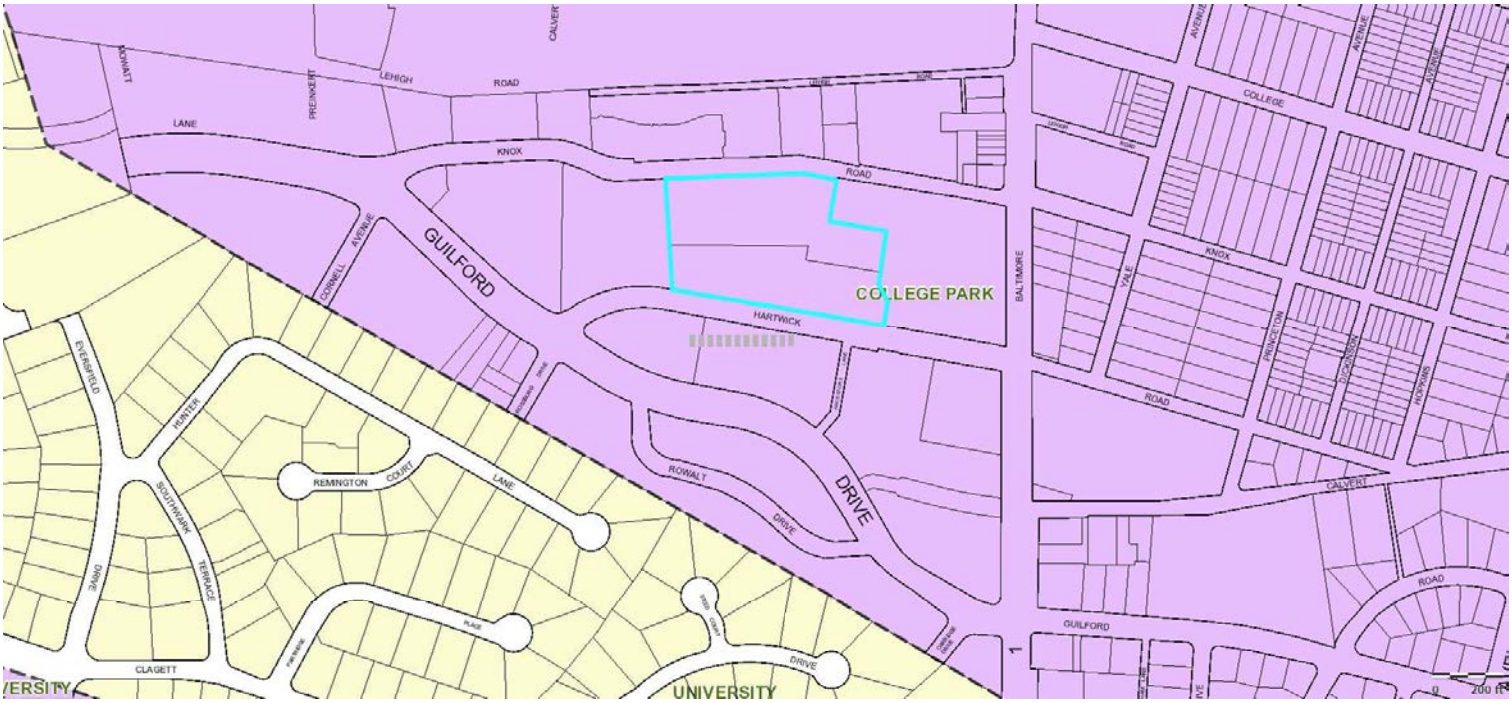


OVERLAY MAP

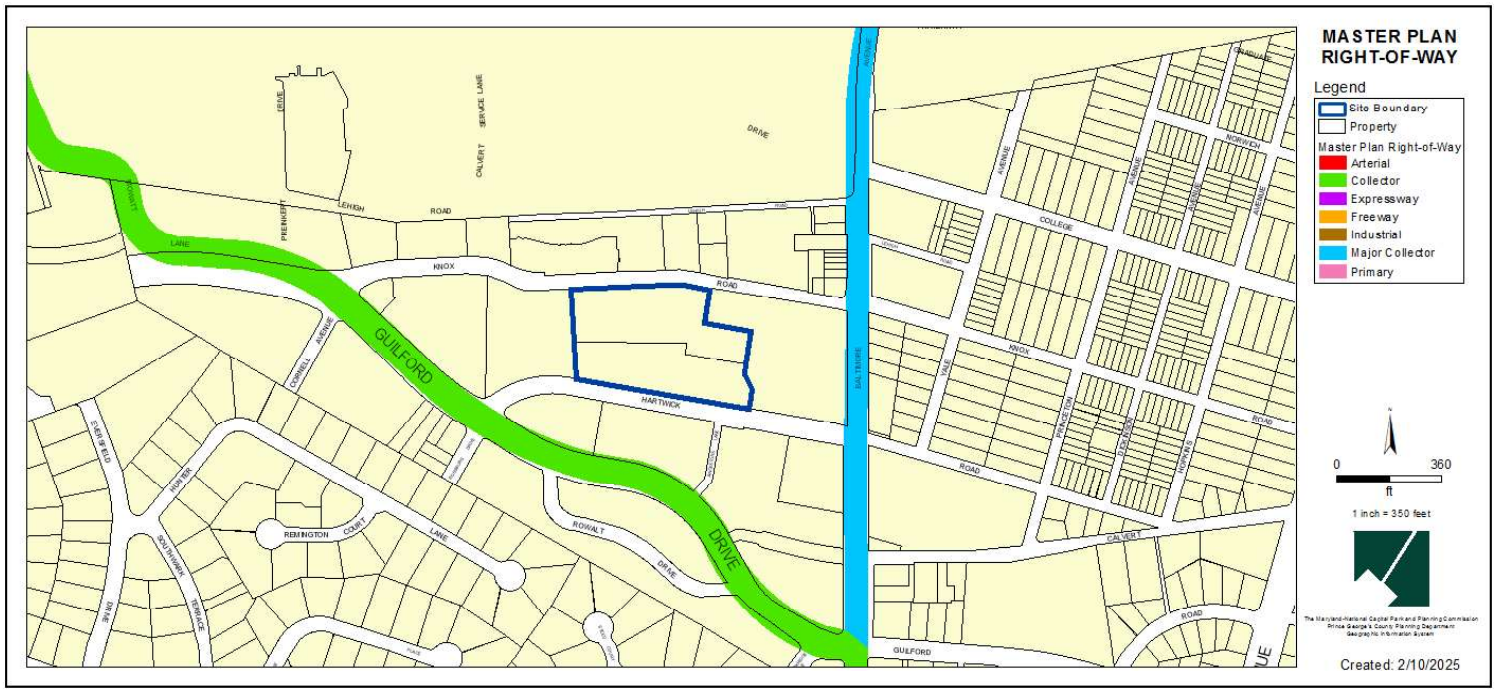
Overlay Zone: APAO-6



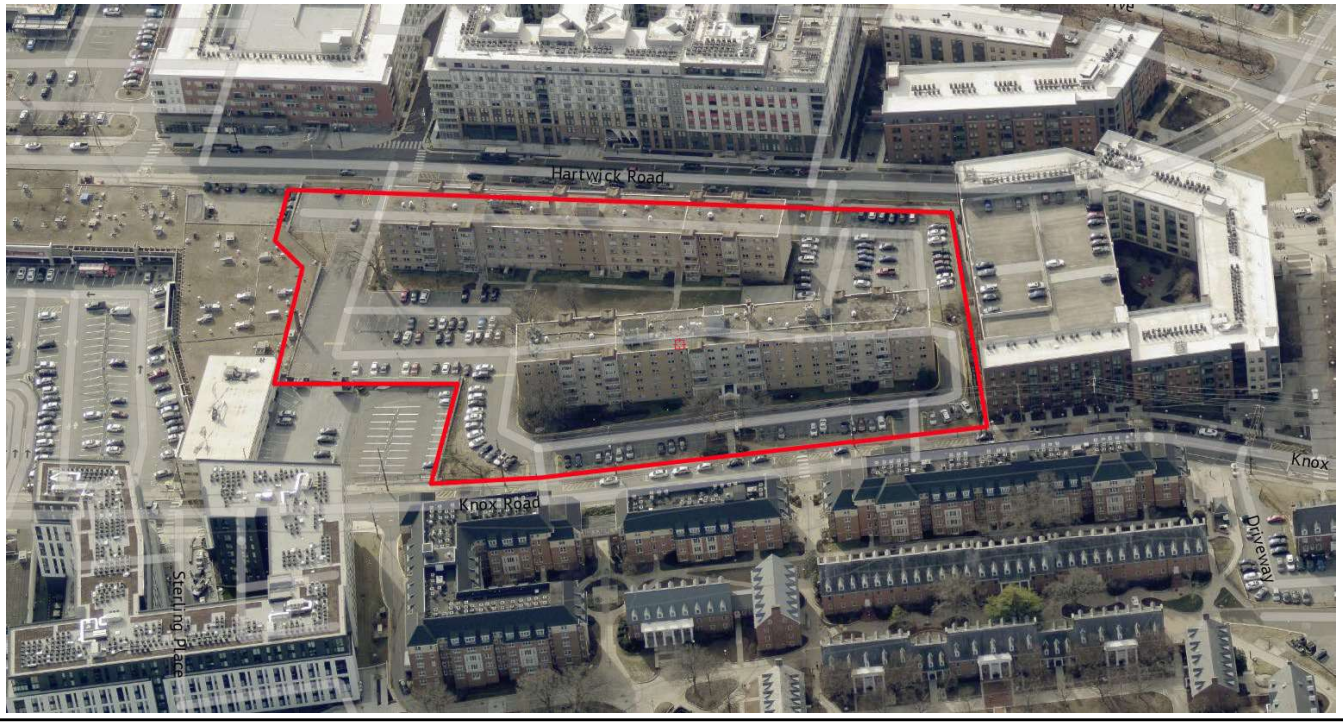
MUNICIPAL BOUNDARY



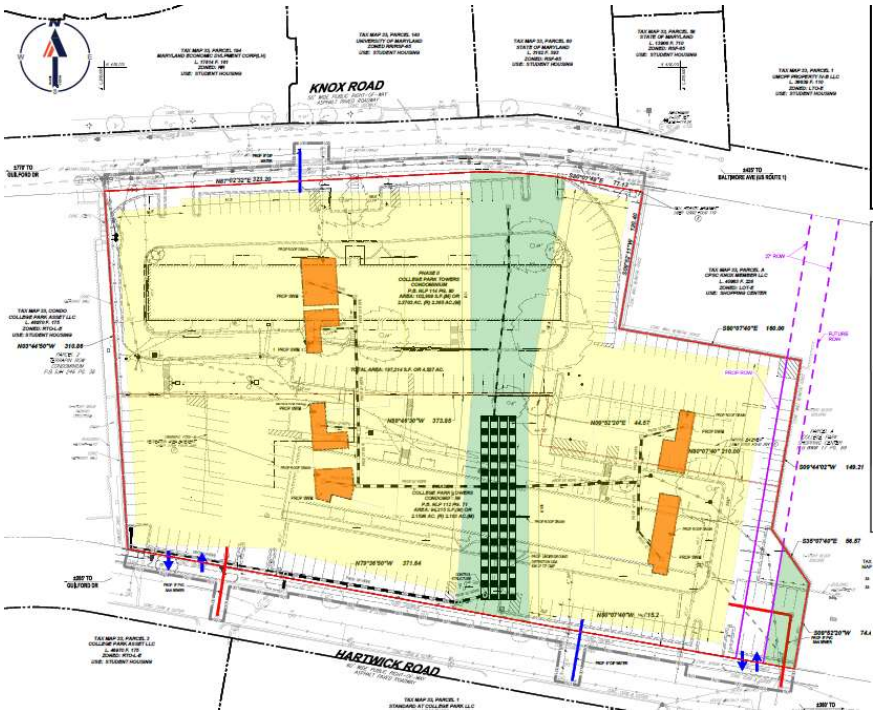
MASTER PLAN RIGHT-OF-WAY MAP

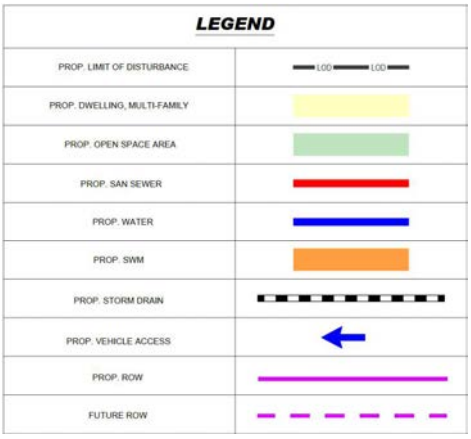


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

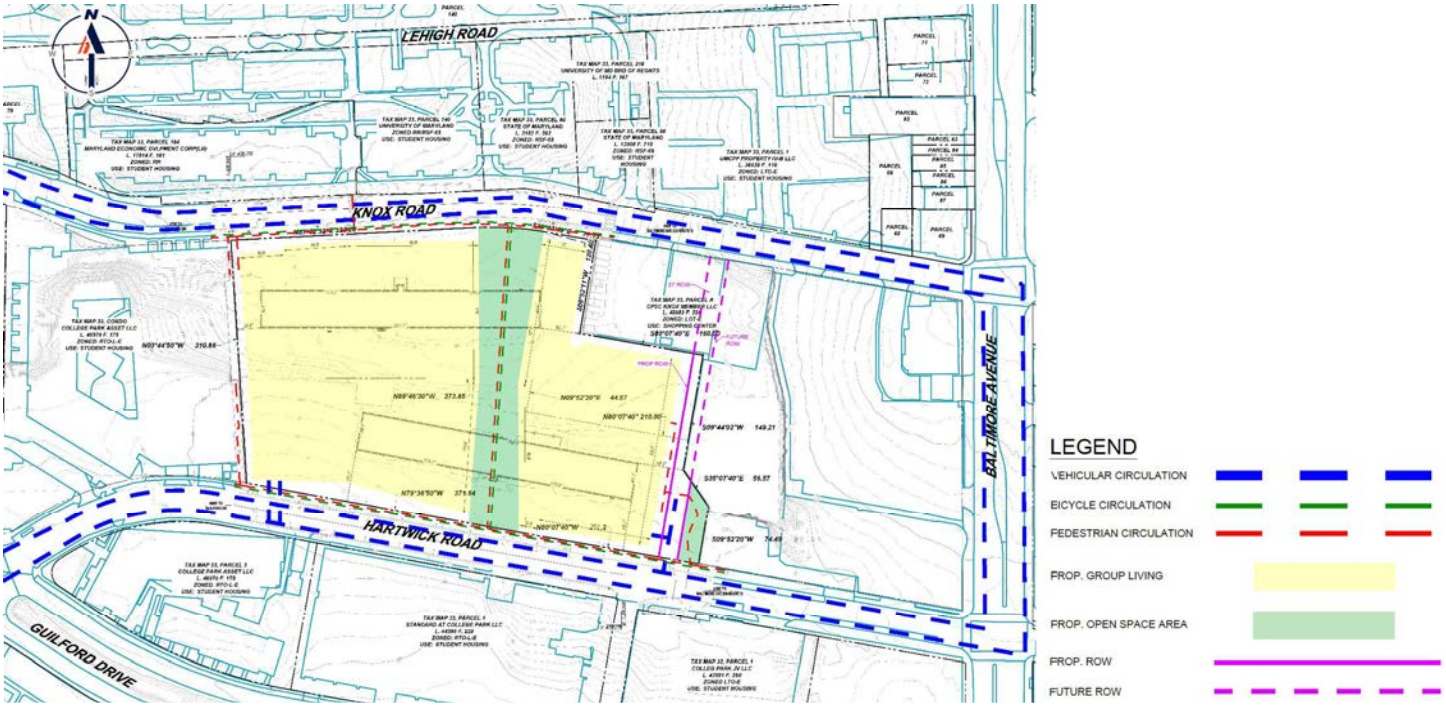


BASIC PLAN


KNOX ROAD
HARTWICK ROAD


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

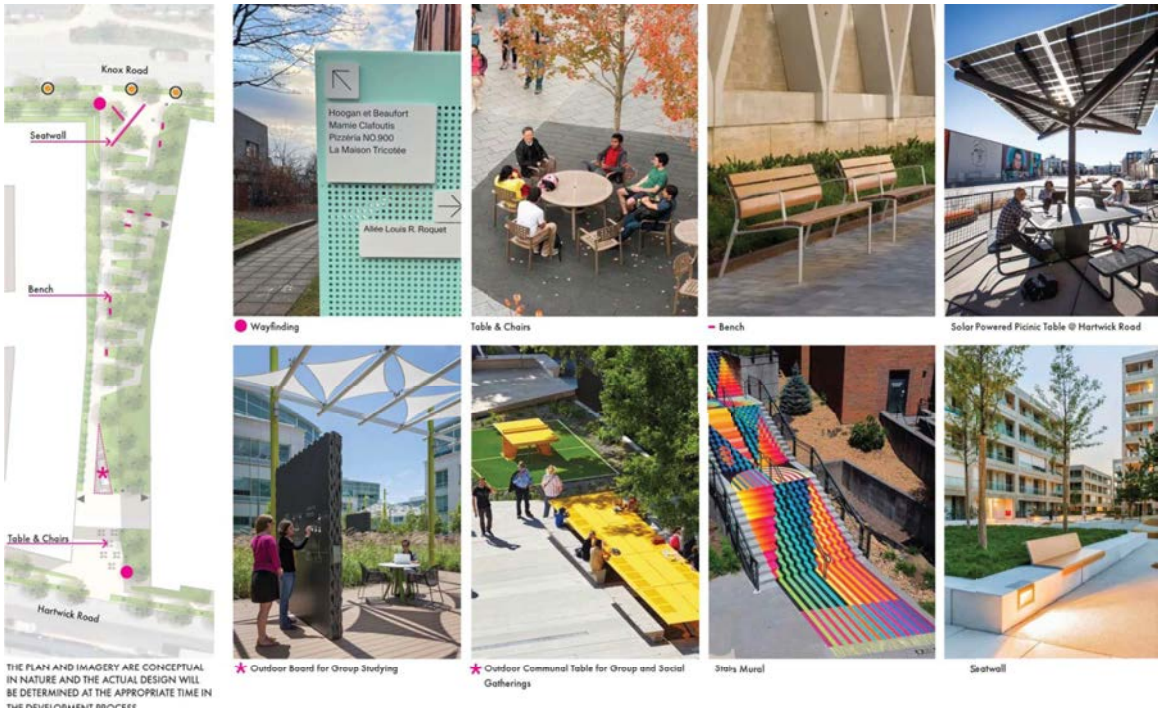
LIVE-LAND
DESIGN STUDIO

LANDMARK PROPERTIES | THE MARK COLLEGE PARK | COLLEGE PARK, MD
02.14.2025

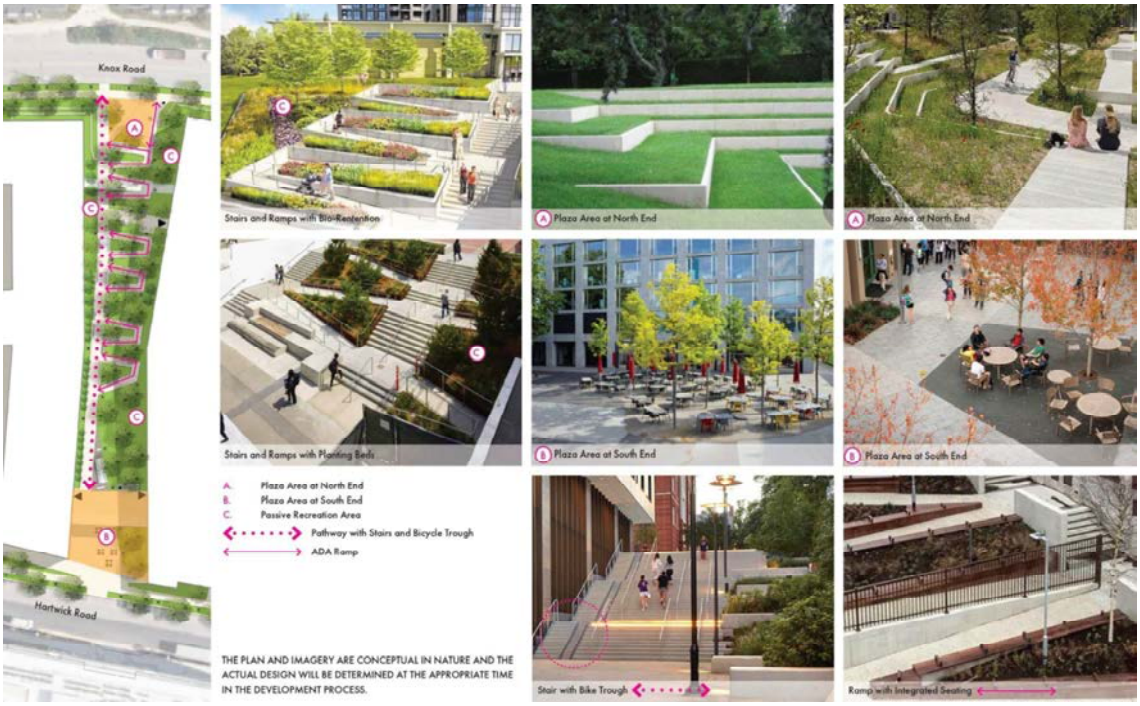
PROPOSED GREENWAY- CONCEPTUAL LIGHTING



PROPOSED GREENWAY- CONCEPTUAL DESIGN



PROPOSED GREENWAY- CONCEPTUAL DESIGN



PROPOSED POCKET PARK- CONCEPTUAL DESIGN



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

ZMA-2024-002 The Mark at College Park

Backup 5/1/25

Contents:

- applicant statement of justification – SDRC response 2/14/2025
- basic plan – SDRC response 2/14/2025
- referral memorandum – Historic Preservation Planning 2/10/2025
- referral memorandum – Community Planning 3/3/2025
- referral memorandum – Environmental Planning 2/21/2025
- referral memorandum – Transportation Planning 2/18/2025
- referral memorandum – Subdivision Planning 2/1/2025
- referral memorandum – Prince Georges County Department of Parks and Recreation 2/24/2025
- referral memorandum – Prince Georges County Department of Permitting, Inspections and Enforcement 1/7/2025
- referral memorandum – Prince Georges County Health Department 1/23/2025
- applicant letter – Public Benefits 3/27/2025

PLANNED DEVELOPMENT
ZONING MAP AMENDMENT
ZMA-2024-002

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

The Mark at College Park, LLC (the "**Applicant**") by and through its attorneys, CLHatcher LLC, submits this Planned Development ("**PD**") Zoning Map Amendment ("**ZMA**") Justification Statement (the "**Statement**") to demonstrate that the proposed rezoning of the subject property is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code (the "**Zoning Ordinance**"), the *2010 Approved Central US 1 Sector Plan and Sectional Map Amendment* (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property is located at 4330 Hartwick Road and 4313 Knox Road, known as College Park Towers, and consists of ±4.62 acres located north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue) (the "**Property**").

The Property is zoned RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) pursuant to the Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area and the Innovation Corridor of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein, the Applicant proposes to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**").[1] Accordingly, the Applicant respectfully requests that the District Council approve this ZMA application.

II. PROPERTY DATA

Location:	4330 Hartwick Road and 4313 Knox Road, College Park, MD 20740.

[1] The Applicant is submitting this PD-ZMA for approval of the Proposed Rezoning. This ZMA and this Statement may be amended from time to time to accurately reflect modifications or changes to the Proposed Rezoning of the Property.

Tax Map #:	33-C4.
Frontage:	Knox Road (to the north). Hartwick Road (to the south).
Election District:	1.
Legislative District:	21.
Councilmanic District:	3.
Acreage:	±4.62 Acres.
Current Zoning:	RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge).
Municipality:	College Park.
Subdivision:	College Park Towers Condominium Phase 1 and Phase 2.
Existing Water Category:	W-3.
Existing Sewer Category:	S-3.
Historic:	N/A.
Master Plan & SMA:	*The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment.*
General Plan:	*Plan Prince George's 2035.*
Growth Policy Area:	College Park/UM Metro/M Square Purple Line Regional Transit District; Innovation Corridor.

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is located in the City of College Park in the RTO-L-E Zone north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue). The Property is bound to the west by the Terrapin Row Apartments and the Aspen Heights College Park

apartment complexes in the RTO-L-E Zone; to north by the Knox Road right-of-way and University of Maryland-owned student housing in the RR (Rural Residential) and the RSF-65 (Residential, Single-Family-65) Zones; to the east by the College Park Shopping Center consisting of various retail and commercial uses in the LTO-E (Local Transit-Oriented, Edge) Zone and US 1 (Baltimore Avenue); and to the south by the Hartwick Road right-of-way and the Standard at College Park in the RTO-L-E Zone. Further to the west past the Terrapin Row Apartments and the Aspen Heights College Park Apartments and across the Guilford Drive right-of way are the Hope Lutheran Church and Student Center and the Catholic Student Center in the RMF-20 (Residential, Multifamily – 20) Zone; to the north past the University of Maryland-owned student housing buildings and across the Lehigh Road right-of-way is the University of Maryland South Campus in the RR Zone; to the east past the College Park Shopping Center and across the US 1 (Baltimore Avenue) right-of-way are various commercial and retail uses in the LTO-E Zone and two (2) single-family residential homes in the RSF-65 (Residential, Single-Family – 65) Zone; and to the south past the Standard at College Park apartment complex and across the Guilford Drive right-of-way are Maryland State-owned student housing buildings in the NAC (Neighborhood Activity Center) Zone and single-family residential homes in the RSF-65 Zone.

IV. PROPOSED PLANNED DEVELOPMENT ZONING MAP AMENDMENT

ZMA-2024-002 is proposed to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**"). Following the Proposed Rezoning, the Applicant proposes to develop two (2) high-density buildings consisting of multifamily residential dwellings (the "**Proposed Development**"). The Proposed Development will comply with the applicable development standards of the RTO-PD Zone to redevelop the Property with context-sensitive infill development that is compatible with the surrounding neighborhood.

V. LAND USE BACKGROUND

A. 2014 *Plan Prince George's 2035 General Plan (the "General Plan")*

The Property is located within the General Plan's College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area. The General Plan stipulates that Regional Transit Districts are "high-density, vibrant, and transit-rich mixed-use areas envisioned to capture the majority of future residential and employment growth and development in the County." The Proposed Development will provide high-quality and high-density multifamily residential development, which contributes to meeting the housing and employment needs of the surrounding community dominated by the University of Maryland, its students, and employees. Further, the siting and scale of the Proposed Development is compatible with the surrounding high-density multifamily residential developments.

The Property is also located in the Mixed-Use generalized future land use area. The General Plan stipulates that properties within the Mixed-Use future land use area and the College Park/UM Metro/M Square Purple Line Regional Transit District should be used (i) as a mix of "residential, commercial, employment and institutional uses" that "vary with respect to their dominant land uses," (ii) with housing mix being comprised "[p]redominantly [of] high-rise and mid-rise apartments and condos, townhouses," and (iii) with a residential density of 40 or more dwelling units per acre. The Proposed Development is designed in a way that significantly advances these General Plan goals by providing the residential component of the residential and University of Maryland-centric Mixed-Use generalized future land use area with multifamily residential uses in high-rise apartment buildings with residential density exceeding 40 dwelling units per acre.

B. *The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which designates the Property in the Residential High future land use area. The Master Plan stipulates that properties in the Residential High land use area should be developed with "[d]etached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre." The Proposed Development advances these Master Plan recommendations and goals by providing attached residential multifamily dwelling units at high densities exceeding twenty (20) dwelling units per acre. Further, the development of high-density student-housing building within the walkable node in close proximity to the University of Maryland advances various Master Plan goals, policies, recommendations and strategies, such as:

- Concentrating higher density residential development in the walkable nodes;[2]
- Concentrating student housing in locations that are adjacent and in close proximity to the University of Maryland;[3] and
- Preserving the character of the surrounding residential neighborhood.[4]

VI. ANALYSIS – PLANNED DEVELOPMENT ZONING MAP AMENDMENT

A. §27-3602(b) – PD ZMA Procedure

(b) This Subsection identifies additions or modifications to the standard review procedures in Section 27-3400, Standard Review Procedures, that apply to development applications for a PD map amendment. Figure 27-3602(a) identifies key steps in the planned development map amendment procedure.

(1) Pre-Application Conference

See Section 27-3401, Pre-Application Conference.

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on July 26, 2024. The Applicant provided an overview of the subject ZMA application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

[2] *See* Master Plan, Housing Policy 1; Master Plan, Economic Development and Revitalization Policy 5; and Master Plan, Land Use and Urban Design Goals (Page 51).
[3] *See* Master Plan, Housing Policy 1.
[4] *See* Master Plan, Land Use and Urban Design Goals (Page 51).

(2) Pre-Application Neighborhood Meeting

See Section 27-3402, Pre-Application Neighborhood Meeting.

Comment: Pursuant to and in accordance with Sections 27-3402 and 27-3602(b)(1) of the Zoning Ordinance, the Applicant conducted a Pre-Application Neighborhood Meeting for ZMA-2024-002 on September 19, 2024 at College Park City Hall, 7401 Baltimore Avenue, Council Chamber (2nd Floor), College Park, MD 20740. The Applicant has prepared and provided a neighborhood meeting summary together with this ZMA application. In addition, the Applicant has provided a copy of the neighborhood meeting summary via email to all neighborhood meeting attendees that provided an email address.

B. §27-3602(a) – PD Submittal Requirements

(a) Planned Development (PD) Map Amendment Submittal Requirements

(1) The PD map amendment application shall be submitted to the Planning Director by the owner of the property or his authorized representative.

Comment: The PD ZMA application has been submitted by the Applicant, the contract purchaser of the Property, which has been authorized to submit such application by the owner of the Property.

(2) PD map amendment plats and site plans shall be prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

Comment: All PD ZMA plats and site plans submitted together with this Statement have been prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

(3) Upon filing the application, the applicant shall pay to the Planning Board *a fee to help defray the costs related to processing the application.*

Comment: The Applicant has paid or will pay all fees due to the Planning Board in connection with this PD-ZMA application.

(4) If more than 1 drawing is used, all drawings shall be at the same scale (where feasible).

Comment: Where feasible, all drawings submitted together with this Statement are at the same scale.

(5) A PD map amendment application shall include the following:

(A) A signed application form, which shall include:

(i) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;

(ii) The street address of the property, name of any municipality the property is in, and name and number of the Election District the property is in;

(iii) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation must be signed by those officers empowered to act for the corporation;

(iv) The name, address, and telephone number of the correspondent;

(v) A statement listing the name, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the property or the contract purchaser(s);

(vi) If any owner or contract purchaser(s) is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. This statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors; and

(vii) If the owner or contract purchaser(s) is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds).

Comment: The Applicant has submitted a PD ZMA application together with this Statement.

(B) Four copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor, which shall show:

(i) The present configuration of the property, including bearings and distances (in feet) and the total area of the property (in either acres or square feet);

(ii) The property's lot and block number, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

(iii) The names and owners of record, or subdivision lot and block numbers, of adjoining properties;

(iv) The name, location, distance to the center line, and right-of-way width of all abutting streets. If the property is not located at the intersection of 2 streets, the distance to, and the name of, the nearest intersecting street shall be indicated;

(v) A north arrow and scale (no smaller than 1 inch equals 400 feet);

(vi) The total area of the property (in either square feet or acres);

(vii) The location of all existing buildings on the property; and

(viii) The subject property outlined in red.

Comment: Four copies of an accurate plat, prepared, signed, sealed by a registered engineer or land surveyor, and showing the information required by this provision, have been submitted together with this Statement.

(C) Four copies of the zoning map page on which the property is located, plotted to scale and outlined in red;

Comment: Four copies of the zoning map page showing the Property's location (plotted to scale with the Property outlined in red) have been submitted together with this Statement.

(D) A vicinity map;

Comment: A vicinity map has been submitted together with this Statement.

(E) A copy of the applicant's informational mailing letter, list of addresses, and signed affidavit of mailing;

Comment: A copy of the Applicant's informational mailing letter, list of addresses, and signed affidavit of mailing has been submitted together with this Statement.

(F) Any required State Ethics Commission affidavits;

Comment: Any required State Ethics Commission affidavits have been provided by the Applicant together with this Statement.

> *(G) A statement of justification detailing the legal basis by which the requested amendment can be approved, and any factual reasons showing why approval of the request will not be detrimental to the public health, safety, and welfare;*

Comment: The Applicant submits this Statement in satisfaction of this submittal requirement.

> *(H) A proposed PD Basic Plan and proposed PD Conditions of Approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones; and*

Comment: The Applicant submits this Statement, together with any attachments hereto and the associated PD ZMA site plans and plats as the proposed PD Basic Plan (collectively, the "**PD Basic Plan**"). The Applicant does not propose any PD Conditions of Approval at this time.

> *(I) Any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, or Planning Board.*

Comment: Upon request, the Applicant will provide any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, and/or Planning Board.

C. §27-3602(c) – PD ZMA Decision Standards

(c) Planned Development (PD) Decision Standards

Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:

> *(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;*

Comment: As analyzed in Section V above, the Proposed Rezoning is proposed in conformance with the General Plan and Master Plan.

> *(2) Meets the purposes of the proposed PD zone;*

Comment: As analyzed herein, the Proposed Rezoning meets the purposes of the proposed RTO-PD Zone.

(3) Satisfies all applicable standards of the proposed PD zone; and

Comment: As analyzed herein, the Proposed Rezoning satisfies all standards of the proposed RTO-PD Zone.

(4) Will not adversely impact the surrounding properties.

Comment: The Proposed Development will not adversely impact any of the surrounding properties. To the contrary, the Proposed Development will seamlessly integrate into the existing massing and scale of the neighborhood, providing additional open space to be used by both the public and future residents, and providing bicycle, vehicle, and pedestrian access between Hartwick Road and Knox Road. In addition, in coordination with the City of College Park Department of Planning & Community Development and M-NCPPC Staff, the Applicant proposes to meet a significant priority of the City of College Park by providing a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property.

D. §27-4301(a) – General Purposes of PD Zone

(a) General Purposes of Planned Development Zones

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

(2) Allowing greater freedom and flexibility in selecting:

(A) The form and design of development;

(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;

(C) The location and design of the development respective and protective of the natural features of the land and the environment;

(D) The location and integration of open space and civic space into the development; and

(E) Design amenities.

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation; and

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources.

Comment: ZMA-2024-002 meets several of the purposes of PD Zones provided in Section 27-4301(a) of the Zoning Ordinance. ZMA-2024-002 uses innovative land planning and site design to efficiently develop the Property with high-quality student housing, provide a high quality of life and housing for University of Maryland students and the College Park community at large, promoting environmental sensitivity and energy efficiency, and, most importantly, meeting the significant housing needs of the County and the City of College Park. Further, The Applicant proposes to integrate open space into the Proposed Development by providing the design amenity of a pedestrian, bicycle and ADA-accessible greenway that is open to the public, provides for a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property. In addition to the pedestrian and bicycle circulation improvements provided by the pedestrian, bicycle and ADA accessible greenway, in coordination with the City of College Park Department of Planning &

Community Development and M-NCPPC Staff, the Applicant proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property, which will enhance vehicular access across the Property and meet a significant priority of the City of College Park. Finally, the Applicant proposes building massing and form that is more compatible with adjacent existing development, such as the Standard at College Park and the Union on Knox developments, that conform to the Master Plan.

E. §27-4301(d) – General Standards for PD Zones

(d) General Standards for All Planned Development Zones

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

(1) PD Basic Plan

The PD Basic Plan shall:

(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;

Comment: The Applicant submits this Statement as its statement of planning and development goals for the subject RTO-PD Zone.

(B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;

Comment: The uses permissible in the subject RTO-PD Zone are:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;

Comment: The PD ZMA site plans submitted together with this Statement establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity.

(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;

Comment: The dimensional standards that apply in the subject RTO-PD Zone are provided herein below.

(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;

Comment: The scale of the Proposed Rezoning and Proposed Development do not require separate standards for development on the perimeter of the PD Zone.

(F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;

Comment: The PD ZMA site plans submitted together with this Statement establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the subject RTO-PD Zone.

(G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure

protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;

Comment: No environmentally sensitive lands, resource lands, wildlife habitat, nor waterway corridors are located on the Property. Accordingly, this provision is inapplicable to ZMA-2024-002.

(H) Identify the general location of existing on-site and adjacent historic sites and districts and archeological and cultural resources;

Comment: This provision is inapplicable to ZMA-2024-002.

(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails).

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems.

(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned

County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems.

(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems.

(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location and layout of all other on-site and off-site public facilities serving the development (including any College Park public facilities).

(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;

Comment: The Proposed Development will enhance transportation for bicycle and pedestrian facilities by providing a through-way from Knox to Hartwick through the proposed pedestrian, bicycle and ADA accessible greenway. Additionally, improvements to street-side pedestrian sidewalks will uphold the conditions of surrounding properties in conformance with the Master Plan. Existing infrastructure located in the Knox and Hartwick Road rights-of-way will be utilize for the provision of potable water and wastewater services for the expected use of the

Proposed Development. Finally, stormwater management will be provided through the utilization of both Low-Impact Development facilities (i.e., micro-bioretention) and structural practices (under-ground detention), which will provide both water quality and quantity flood management onsite.

> *(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.*

Comment: The development standards that will be applied to the development in accordance with Section 27-4301(d)(2) are provided on Exhibit A, attached hereto and incorporated herein.

(3) Public Benefits

> *(A) Public benefits are superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.*

Comment: The Public Benefits described below are superior features that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under the RTO-L-E Zone.

> *(B) All public benefits shall meet the following criteria:*
>
> *(i) Benefits shall be tangible and quantifiable items;*
>
> *(ii) Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;*
>
> *(iii) Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and*
>
> *(iv) Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.*

Comment: Each of the Public Benefits described below will be tangible, quantifiable, measurable, be able to be completed or arranged prior to issuance of the first certificate of use and occupancy, and primarily for the benefit of the surrounding neighborhood and/or service a critical Countywide need and will significantly exceed the applicable development standards.

(C) Public benefits may be exhibited in one or more of the following ways:

(i) Urban design and architecture superior to the high baseline expectation set by this Ordinance, including but not limited to high-quality materials and embellishments on all facades of all buildings, unique and/or signature architectural forms, innovative urban design relationships and placemaking, and demonstrated commitment to superior quality;

(ii) Superior landscaping;

(iii) Creation and/or preservation of open spaces;

(iv) Site planning demonstrating efficient and economical land utilization;

(v) Commemorative works and/or provision of public art;

(vi) Adaptive reuse of historic sites or resources;

(vii) Provision of affordable housing options;

(viii) Provision of employment and/or training opportunities;

(ix) Incorporation of social services and facilities, including, but not limited to, space dedicated for child or adult day care facilities and/or elderly care facilities available to the general public;

(x) Dedicated building space for uses to benefit the public, including, but not limited to, community educational or social development, promotion of the arts or similar programs, and/or business incubation;

(xi) Sustainable and environmental benefits to the extent they exceed the standards otherwise required by the County Code, including, but not limited to:

(aa) Stormwater runoff controls in excess of those required by Subtitle 32 of the County Code and any other County stormwater management regulation;

(bb) Incorporation of environmental site design and other natural design techniques to store, infiltrate, evaporate, treat, and retain runoff in close proximity to where runoff is generated; and/or

(cc) Gardens, urban farms, or other on-site food production through permanent and viable growing space and/or structures.

(xii) Enhanced streetscape design and maintenance provisions;

(xiii) Outdoor children's play areas open to the general public and designed to provide safe, active recreation;

(xiv) Multimodal transportation improvements, including, but not limited to, electric vehicle charging stations, the location and funding of bike share stations, commuter services (such as guaranteed ride home services or information on bicycle and car share programs), the construction and maintenance of buffered/separated bike lanes, provision of comprehensive wayfinding signage, provision and maintenance of bus shelters and smart signage, etc.; and

(xv) Other public benefits and project amenities that substantially advance the policies, goals, and objectives of the General Plan or the applicable Area Master Plan, Sector Plan, or Functional Master Plans.

Comment: The Applicant proposes to provide the public benefits listed below in connection with the Proposed Rezoning and Proposed Development. *Please note that renderings, images, plans and/or design provided in Exhibits B, B-1, B-2, B-3, B-4, C, D, and E, attached hereto, are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

- ***Greenway*** – The pedestrian, bicycle and ADA accessible greenway will be designed in a manner that significantly exceeds the requirements of the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance. The greenway provides open space and passive recreation areas along the interior facades of the proposed buildings featuring trees, shrubbery, groundcover, and select seating areas, creating several welcoming spaces for both members of the neighborhood and residents of the Proposed Development to relax, gather and enjoy the outdoors. In addition, the design of the greenway includes plazas at the northern and southern ends of the greenway, which will act as community hubs for social interaction and will offer seating, gathering space, and additional high-quality landscaping for the enjoyment of residents of both the Proposed Development and of the surrounding neighborhood. The provision of the plazas will advance the Master Plan recommendation to promote plazas to provide gathering spaces for enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and

the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance.[5] Finally, the greenway will enhance connectivity and act as a gateway to and from the University of Maryland campus to a far greater extent than what is required by the Zoning Ordinance for the base RTO-L-E Zone, offering a 5-foot-wide staircase, a 30-inch-wide bicycle trough, and an ADA-accessible ramp which will ease pedestrian and bicyclist movement over the relatively steep grade of the Property. This additional connectivity advances the Master Plan goal of creating attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists.[6] Conceptual design and representative images of the proposed greenway and its features are shown on Exhibit B, attached hereto.[7] Additionally:

- Exhibit B-1, attached hereto, shows conceptual architectural renderings of the design and view of the proposed greenway;[8]
- Exhibit B-2 attached hereto, shows the overall conceptual plan for the proposed greenway, including access points to and from the proposed buildings; [9]
- Exhibit B-3, attached hereto, shows the design and view of a typical section of the proposed greenway; [10] and

[5] *See* Master Plan, Walkable Node Policy 2.
[6] *See* Master Plan, Land Use and Urban Design Goals (Page 51).
[7] Please note that renderings, images, plans and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[8] Please note that renderings, images, plans and/or design provided in Exhibit B-2 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[9] Please note that renderings, images, plans and/or design provided in Exhibit B-3 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[10] Please note that renderings, images, plans and/or design provided in Exhibit B-4 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

- Exhibit B-4, attached hereto, shows the proposed conceptual lighting plan and representative images of the lighting to be used in connection with the proposed greenway. [11]

- ***Ancestor's Lane*** – The Applicant's proposal to provide a portion of the extension of Ancestor's Lane along the eastern boundary of the Property is not required by the Zoning Ordinance. Instead, the Applicant has offered to provide this portion of the extension on the Property to meet a significant priority of the City of College Park and to significantly enhance connectivity and circulation for members of the community across the Property. The portion of the Ancestor's Lane extension proposed in connection with the Proposed Development will include a 24-foot-wide street within a 28-foot-wide public access easement and will serve as a mid-block throughway in continuation of the existing Ancestor's Lane located south of Hartwick Road. Along the Ancestor's Lane extension, Applicant proposes to provide both a 4-foot-wide landscaped strip and a 5-foot-wide sidewalk within a public access easement to accommodate additional pedestrian access between Knox Road and Hartwick Road. Further, street lighting will be provided along the extension to match existing lighting within the existing Ancestor's Lane, which will accentuate the public space and prioritize pedestrian safety. Finally, the Applicant proposes to integrate mural walls that are integrated into the design of the building façade and/or the retaining wall facing the Ancestor's Lane extension to enhance visual interest and encourage community engagement. Conceptual design of the proposed Ancestor's Lane extension is shown on Exhibit C, attached hereto.[12]
- ***Pocket "Park" / Greenspace Along Ancestor's Lane*** – The construction of the Ancestor's Lane right-of-way along the eastern boundary of the Property will

[11] Please note that renderings, images, plans and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

[12] Please note that renderings, images, plans and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

segment a small portion of the Property to the east of Ancestor's Lane from the remainder of the Property. The Applicant proposes to offer this portion of the Property as a greenspace (or pocket "park") open to the public. This greenspace will advance the Master Plan recommendation to promote pocket parks to provide gathering spaces for neighborhood events, enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance.[13] The greenspace will feature a pollinator garden with native plants which will both support local biodiversity and enhance visual interest, a seating area that encourages gathering of members of the neighborhood, and a pathway that will provide connectivity and promote pedestrian accessibility and mobility. Conceptual design and representative images of the proposed greenspace and its features are shown on Exhibit D, attached hereto.[14]

- ***Architecture Superior to Zoning Ordinance Requirements*** – The planning and architectural design proposed to be incorporated into the Proposed Development will be superior to the high baseline expectation set by the Zoning Ordinance. The Proposed Development's planning and architecture will be driven by placemaking, pedestrian connectivity, contextual design, and sustainability. Thoughtfully designed buildings will provide meaningful and carefully composed backdrops to College Park's public spaces. The Proposed Development's planning and architecture may include several elements, including areas, above and beyond that required by the Zoning Ordinance. These elements may include:
    - Rigorous site planning and properly designed landscape architecture, creates comfortable and pleasing outdoor spaces by balancing shade and

[13] *See* Master Plan, Walkable Node Policy 2.

[14] Please note that renderings, images, plans and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

light, shaping passive and active spaces, and facilitating intuitive wayfinding.

- A spectrum of exterior lighting that is focused on both aesthetics and safety.
- Proper lighting at the streets, building entrances, and public Greenway, with direct and indirect lighting.
- Contextual design, referencing the colors, materials, scale, patterns, and proportions of surrounding buildings, creating a more harmonious environment and integrated neighborhood.
- The Mark will also include many sustainable features that will benefit the environment by reducing energy and water consumption.

Representative images of the planning and architectural design that may be used in connection with the Proposed Development are shown on Exhibit E, attached hereto.[15]

(4) Development Phasing Plan

If development in the PD zone is proposed to be phased, the PD Basic Plan shall include a development phasing plan that identifies the general sequence or phases in which the zone is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided and timed, how development will be coordinated with the County's capital improvement program, and how environmentally sensitive lands will be protected and monitored.

Comment: The Proposed Development is not proposed to be phased. Accordingly, this provision is inapplicable to ZMA-2024-002.

(5) Conversion Schedule

The PD Basic Plan may include a conversion schedule that identifies the extent and timing to which one type of use may be converted to another type of use.

[15] Please note that renderings, images, plans and/or design provided in Exhibit E are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

Comment: The Applicant does not intend to submit a conversion schedule at this time.

F. §27-4303(d) – RTO-PD Zone Standards

(1) Purposes

The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone are:

(A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel.

(B) To capture the majority of the County's future residential and employment growth and development;

(C) To incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;

(D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;

(E) To encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;

(F) To include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;

(G) To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;

(H) To incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;

(I) To include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and

(J) To provide a range of housing options.

Comment: ZMA-2024-002 meets several of the purposes of the RTO-PD Zone provided in Section 27-4301(a) of the Zoning Ordinance, including:

- Establishing high-quality, vibrant, high-density, and transit-accessible student housing that supports economic development, reduces automobile dependency, supports walkable areas, and provides significant opportunities for pedestrian and bicycle travel to and from the University of Maryland and the core areas of the City of College Park;
- Providing a significant contribution to the current and future housing needs of the City of College Park, as well as the critical mass of the high-density residential and student housing needed in an intense, transit-supportive and accessible portion of the City of College Park in close proximity to the University of Maryland;
- Incorporating key elements of walkable and bikeable areas, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus;
- Encouraging a dynamic live and work (and/or study) environment in close proximity to the University of Maryland, which serves as an economic driver for the Regional Transit Districts that the Property is located within;
- Providing multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments to the south of the Property through the developments to the north of the Property to and through the University of Maryland campus, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus and the provision of the Ancestor's Lane extension on the Property, in a manner that prioritizes transit, pedestrian, and bicyclist access;
- Arranging and designing the proposed buildings, open spaces, and other site elements, such as the pedestrian, bicycle and ADA-accessible greenway in a

manner that creates an inviting, walkable, safe, socially-interactive environment;

- Including distinctive and engaging public spaces, such as the greenway between the proposed building that will help create an identity and sense of place for the proposed RTO-PD zone; and
- Providing a range of unit types and sizes within the student housing development.

(2) Use Standards

The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the applicable Area Master Plan or Sector Plan, and the purposes of the RTO-PD Zone.

Comment: The specific uses allowed within the Proposed Development will be:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(3) Intensity and Dimensional Standards – RTO-PD Zone (Edge area) – In accordance with Sections 27-4301(d) and 27-4303(d)(3) of the Zoning Ordinance, the Applicant submits Table §27-4303(d)(3) below as the intensity and dimensional standards to be established by the PD Basic Plan within the RTO-PD Zone, Proposed Rezoning and Proposed Development:

TABLE §27-4303(d)(3) – RTO-PD – Intensity and Dimensional Standards	
Standard	**Proposed Standard**
Block length, min. | max. (ft.)	400 | 800
Lot area, min. (sf.)	5,000
Lot width, min. (ft.)	50
Density, min. (du/net lot area)	20.00
Floor area ratio (FAR), min. (nonresidential & mixed-use)	No Requirement
Lot coverage, min. | max. (% of net lot area)	No Requirement | 80
Density, max. (du/net lot area)	150
Floor area ratio (FAR), max.	No Requirement
Build-to line, min. | max. (ft.)	0 | 35
Building width in build-to zone, min. (% of lot width)	70
Front yard depth, min. (ft.)	0
Side yard depth, min. (ft.)	0

Rear yard depth, min. (ft.)	0
Building façade transparency, min. (% of street-level façade area)	
Abutting or facing a street frontage or pedestrian way	No Requirement
Facing a transit station or public gathering space	No Requirement
Principal and accessory structure height, min | max. (ft.)	35 | 126

Comment: The Intensity and Dimensional Standards above are proposed for the following reasons:

- Block length, min. | max. (ft.) – 400 | 800 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot area, min. (sf.) – 5,000 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot width, min. (ft.) – 50 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Density, min. (du/net lot area) – 20.00 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Floor area ratio (FAR), min. (nonresidential & mixed-use) – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot coverage, min. | max. (% of net lot area) – No requirement | 80 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Density, max. (du/net lot area) – 150.00 – The proposed standard is 10 du/net lot area higher than the standard for residential uses within the base zone (RTO-L-E). The maximum density proposed is similar to the actual density of similarly situated multifamily projects near the Property within the City of College Park:

Project	Actual Density (du/ac)
University View	169
The Standard	154
The Hub	232
Aspen Heights	152

Union on Knox	289

- Floor area ratio (FAR), max. – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Build-to line, min. | max. (ft.) – 0 | 35 – The proposed maximum standard (35 feet) is identical to the standard for residential uses within the base zone (RTO-L-E). The proposed minimum standard is 15 feet less than the standard for residential uses within of the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum "build-to line" standards contained the Master Plan which are applicable to the Property.
- Building width in build-to zone, min. (% of lot width) – 70 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Front yard depth, min. (ft.) – 0 – The proposed minimum standard is 10 feet less than the standard for residential uses within the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum side yard depth standards contained the Master Plan, which anticipates "zero lot line" development on the Property.
- Side yard depth, min. (ft.) – 0 – The proposed minimum standard is 5 feet less than the standard for residential uses within the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum side yard depth standards contained the Master Plan, which anticipates "zero lot line" development on the Property.
- Rear yard depth, min. (ft.) – 0 – The proposed standard is identical to the standard for residential uses within of the base zone (RTO-L-E).
- Building façade transparency, min. (% of street-level façade area):
    - Abutting or facing a street frontage or pedestrian way – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).

- Facing a transit station or public gathering space – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).

- Principal and accessory structure height, min. | max. (ft.) – 35 | 126 – The proposed standard is identical to the standard for residential uses within of the base zone (RTO-L-E).

(4) Other Standards

Location Standards

An RTO-PD Zone may only be located on lands:

- *Within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time; or*

- *Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.*

Comment: The Property is located within (a) College Park/UM Metro/M Square Purple Line Regional Transit District, and (b) that portion of the Innovation Corridor located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary. Accordingly, the proposed RTO-PD Zone is permissible on the Property.

Use Mixing

The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential uses.

Vertical Mixing of Residential and Nonresidential Uses

The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential uses. Accordingly, the Proposed Development will not include any vertical mixing of uses.

Horizontal Mixing of Residential and Nonresidential

The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Comment: The Applicant does not propose the horizontal mixing of stand-alone residential and nonresidential or mixed-use developments within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Shopping Centers

Shopping centers shall be a minimum of two stories (multi-story).

Comment: The Applicant does not propose to develop a shopping center within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Blocks and Alleys

The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.

Comment: As shown on the PD ZMA site plans, the PD zone will be laid out in blocks, streets and alleys to the maximum extent possible.

Streets

Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

Comment: The Applicant does not propose any private streets within the Proposed Development. Accordingly, this provision is inapplicable to the Proposed Development with respect to private streets. However, the Applicant (in coordination with M-NCPPC Staff and the City of College Park Department of Planning & Community Development) proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property. The portion of the Ancestor's Lane extension on the Property will connect to the Knox Road right-of-way to the south of Property and will end at the Property's boundary which abuts the College Park Shopping Center, allowing for future connection to any portion of the Ancestor's Lane right-of-way provided on adjacent property.

Private Sidewalks and Private Street Trees

- *Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way with a planting strip between the curb and sidewalk. In accordance with the Master Plan street trees along the frontages of the Hartwick Road and Knox Road rights of way will be spaced ±30 feet on center.

- *Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way. The sidewalks provided will be 6 feet in width in order to maintain consistency with the sidewalks along the frontage of the adjacent Terrapin Row property, which provides 6 feet of sidewalk

width along its frontages. The Applicant intends to request a variance from this standard allowing for a sidewalk width of 6 feet.

- *Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.*

Comment: As shown on the PD ZMA site plans, sidewalks proposed in connection with the Proposed Development will maintain a pedestrian "clear zone" of at least 5 feet that is unobstructed by any permanent or nonpermanent object.

- *At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.*

Comment: As shown on the PD ZMA site plans, at least one walkway from an adjacent sidewalk will be provided at each pedestrian entrance into the proposed buildings within the Proposed Development.

- *Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.*

Comment: Within the Proposed Development, wherever a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing will be clearly marked with a change in paving material, color, or height, decorative bollards, and/or similar features.

Connectivity

The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Comment: Any internal vehicular, bicycle, and/or pedestrian circulation systems within the Proposed Development will be designed, to the maximum extent practicable, to allow vehicular, bicycle, and/or pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Building Configuration

- *In the Core area, public and quasi-public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:*
  - *The corners of street intersections or entry points into the development;*
  - *A "main street" pedestrian and/or vehicle access corridor within the development site;*
  - *Parking areas, public spaces, or other site amenities on at least three sides; or*
  - *A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will have a consistent setback alignment along street frontages to define the street edge and the distinction between the public domain of the street and the private space of individual lots.

- *Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will be designed with a common architectural scheme to create a

distinct sense of place. Further, the Proposed Development includes a pedestrian, bicycle and ADA-accessible greenway that is open to the public, seamlessly unifies the two proposed buildings, provides a connection between Hartwick Road and Knox Road, and distinctly creates a sense of place within the proposed RTO-PD Zone.

Parking

- *All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.*

Comment: As shown on the PD ZMA site plans submitted together with this Statement, off-street parking within proposed RTO-PD Zone will be located within two (2) parking structures.

- *Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.*

Comment: The Applicant does not propose any surface parking lots outside of the two (2) parking structures within the Proposed Development. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas*

Comment: The parking structures proposed within the Proposed Development will provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrances to the buildings on the Property to be served by the parking areas.

Transparency

Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Comment: Street-level façade areas within the Proposed Development shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise. The proposed street-level façade areas will provide for transparency in excess of that which would otherwise be required in the RTO-L-E Zone.

> *Open Space Design*
>
> *Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.*

Comment: Open space within the Proposed Development will be used to enhance activity and identity and be designed in a hierarchy of formal and informal spaces, such as the ADA-compliant and pedestrian and bicycle accessible greenway that is open to the public, bounded by the proposed buildings and the Hartwick and Knox Road rights-of-way, provides for a park-like setting with seating and plantings that promotes its use as a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property.

VII. CONCLUSION

The Applicant respectfully requests that the District Council grant approval of ZMA-2024-002. The above analysis and submitted plans establish that this application satisfies the required findings that the District Council must make to approve a ZMA application.

EXHIBIT A

PROPOSED MODIFIED SUBDIVISION AND DEVELOPMENT STANDARDS APPLICABLE TO RTO-PD ZONE

Below are Applicant's proposed modifications to the Subdivision Regulations and Development Standards of the Zoning Ordinance, which are permitted to be modified pursuant to Section 27-4301(d)(2) of the Zoning Ordinance. Except as modified in the Statement or this Exhibit A, the Proposed Development will be governed by the provisions of Part 24-4 of the Subdivision Regulations and of Part 27-6 of the Zoning Ordinance, which would otherwise apply to the Proposed Development in the RTO-L-E Zone. Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red*~~.

~~*24-4205. Public Utility Easements*~~

~~*All roads (public or private) shall have a public utility easement at least ten feet in width. For Redevelopment and Revitalization projects, the public utility easement may be reduced by the Planning Director for good cause, after due consideration of any adverse impacts. The public utility easement shall be located outside the sidewalk, where a sidewalk is constructed or these Regulations or Subtitle 27: Zoning Ordinance require a sidewalk, and shall be contiguous to the right-of-way.*~~

Comment: The Applicant proposes to remove the requirement to provide public utility easements on the Property due all appliable public utilities being located within the rights-of-way along the northern and southern boundaries of the Property. Applicant will submit for approval a variance regarding the public utility easement requirements will be required at the time of Preliminary Plan of Subdivision review. Such variances for projects within the City of College Park are commonly reviewed and approved by M-NCPPC at the time of Preliminary Plan of Subdivision.

27-6206(m)Vehicle Stacking Space

Table 27-6206(m)(2).a

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
1 - 49	25
50 ~~– 249~~ **or more**	50
~~*250 – 499*~~	~~*100*~~
~~*500 or more*~~	~~*100 + 15 ft for every additional 50 spaces beyond 500*~~

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
NOTES: (1) Entrances into parking structures may be credited towards the stacking lane distance standard provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle. (2) Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.	

Comment: The minimum stacking lane regulations generally speak to suburban development and, more specifically, towards surface parking lots. Because the Proposed Development involves the redevelopment of the Property in a developed, urban, and high-density location, the proposed minimum stacking lane distance regulations are more appropriate for the Proposed Development.

27-6305. Off-Street Parking Space Standards

Table 27-6305(a):

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces			
Principal Use Category	**Principal Use Type**	**Off-Street Parking Standards**	
		RTO and LTO Zones (Base and PD)	
		Core	**Edge**
Household Living Uses	Dwelling, multifamily	No minimum	0.5 per DU (all studio and 1 BR) 0.675 per DU (all other unit types)

Comment: The proposed standard for Minimum Number of Off-Street Parking Spaces above are proposed to reflect the standard Minimum Number of Off-Street Parking Spaces applicable to the Property under the base regulation as reduced by 50% pursuant to Section 27-4204(b)(D)(i) (Reduced Minimum Vehicle Parking Space Requirements). Additionally, the proposed standard conforms to the actual parking spaces provided by similarly situated developments near the Property within the City of College Park:

Project	Off-Street Spaces (space/du)
University View	0.92 per DU
The Standard	0.88 per DU
The Hub	0.56 per DU
Aspen Heights	0.77 per DU
Union on Knox	0.97 per DU

27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths

~~*Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. Table 27-6310(a): Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths for the different principal uses. For proposed uses not listed in Table 27-6310(a): Minimum Number of Off-Street Loading Berths, the requirement for a use most similar to the proposed use shall apply.*~~ **The minimum number of off-street loading berths per building shall be 1 loading berth.**

~~*Table 27-6310(a): Minimum Number of Off-Street Loading Berths*~~		
~~*Principal Use Classification/Category*~~	~~*Gross Floor Area (GFA) of Building*~~	~~*Minimum Number of Loading Berths*~~
~~*Institutional and Commercial Uses*~~		
~~*Retail Sales and Service Uses*~~	~~*At least 5,000 sq. ft. but less than 10,000 sq. ft.*~~	~~*1*~~
	~~*At least 10,000 sq. ft. but less than 100,000 sq. ft.*~~	~~*2*~~
	~~*Each additional 100,000 sq. ft. or major fraction thereof*~~	~~*add 1*~~
~~*Household Living Uses (Multifamily only) and Group Living Uses (Assisted Living Facility only*~~	~~*At least 100 dwelling units and up to 300 dwelling units*~~	~~*1*~~
	~~*Each additional 200 dwelling units or major fraction thereof*~~	~~*add 1*~~
~~*Purpose driven student. Loiading are different*~~		

Comment: The proposed Minimum Number of Off-Street Loading Berths reflect the Proposed Development's use as a purpose-driven, fully furnished residential development. The loading berth needs of the Proposed Development will be minimal relative to the types of development anticipated by the standard Minimum Number of Loading Berths regulation contained in Section 27-6310(a).

EXHIBIT B

PROPOSED GREENWAY
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



**** The plans, images and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



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**** The plans, images and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT B-1

PROPOSED GREENWAY
CONCEPTUAL ARCHITECTURAL RENDERINGS



**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



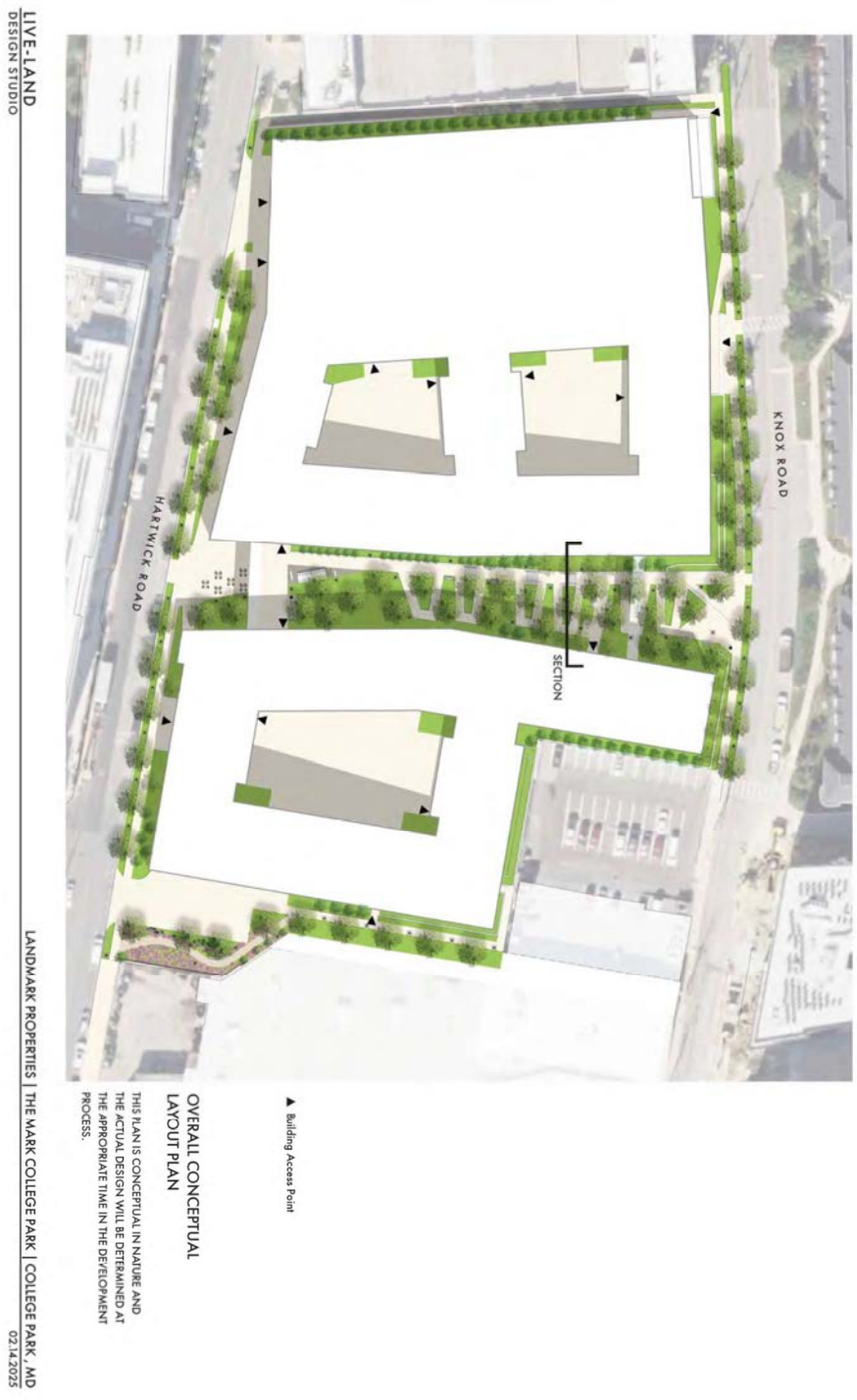
**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT B-2

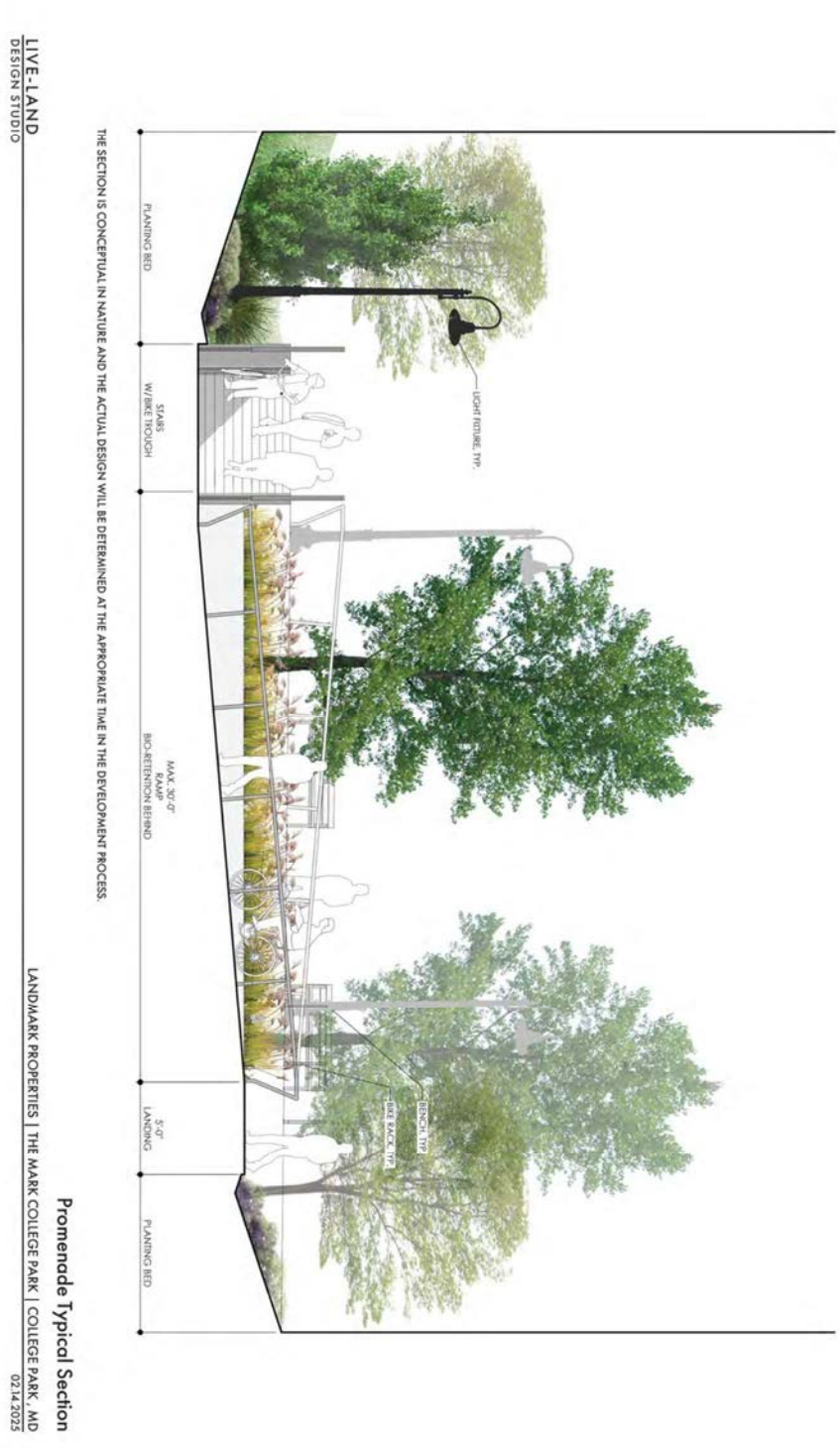
PROPOSED GREENWAY
CONCEPTUAL LAYOUT PLAN



**** The plans, images and/or design provided in Exhibit B-2 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT B-3

PROPOSED GREENWAY
CONCEPTUAL TYPICAL SECTION



**** The section, plans, images and/or design provided in Exhibit B-3 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT B-4

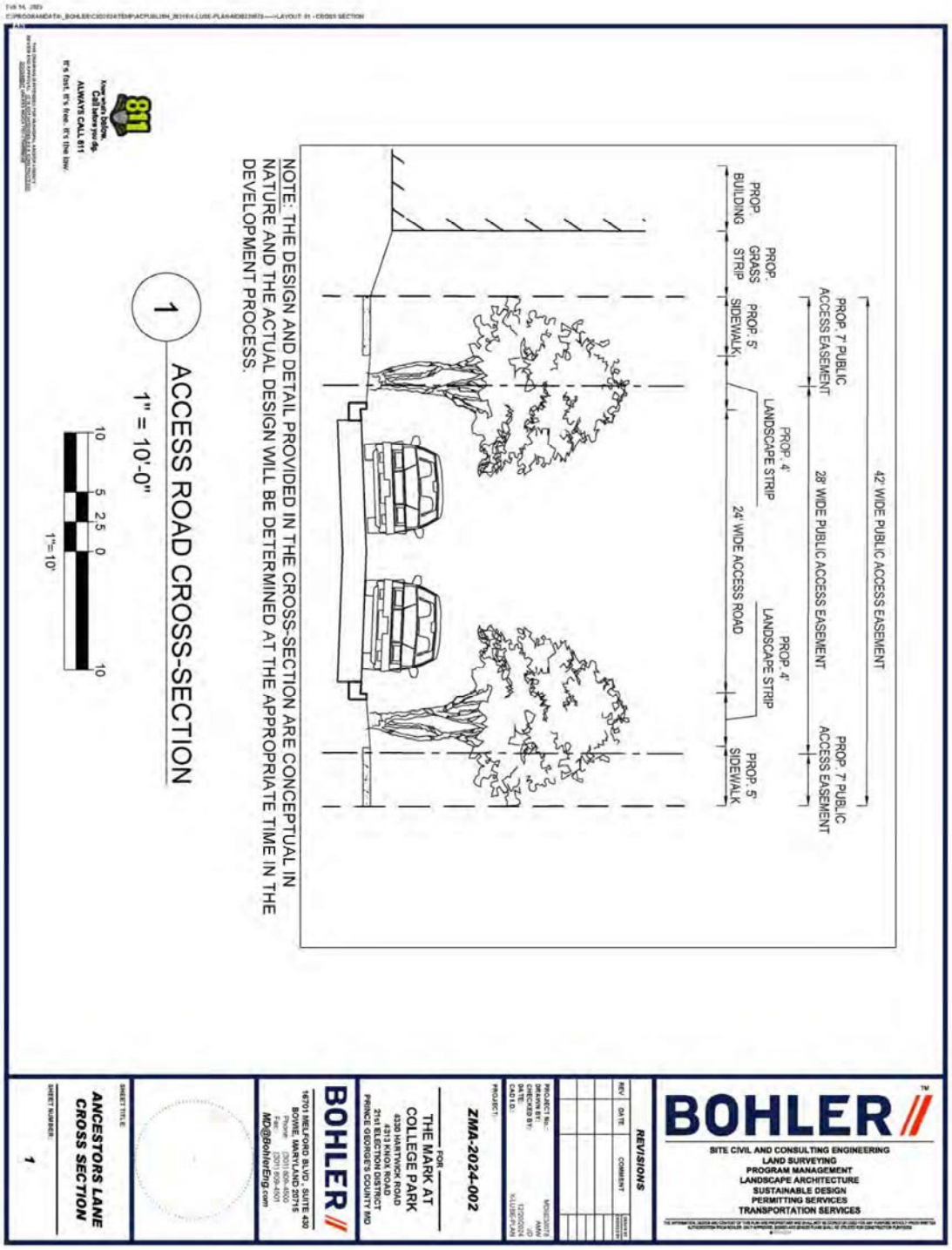
PROPOSED GREENWAY
CONCEPTUAL LIGHTING LAYOUT PLAN



**** The plans, images and/or design provided in Exhibit B-4 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT C

PROPOSED ANCESTOR'S LANE EXTENSION
CONCEPTUAL DESIGN



** The renderings, plans, images and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT D

PROPOSED GREENSPACE
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



**** The renderings, plans, images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

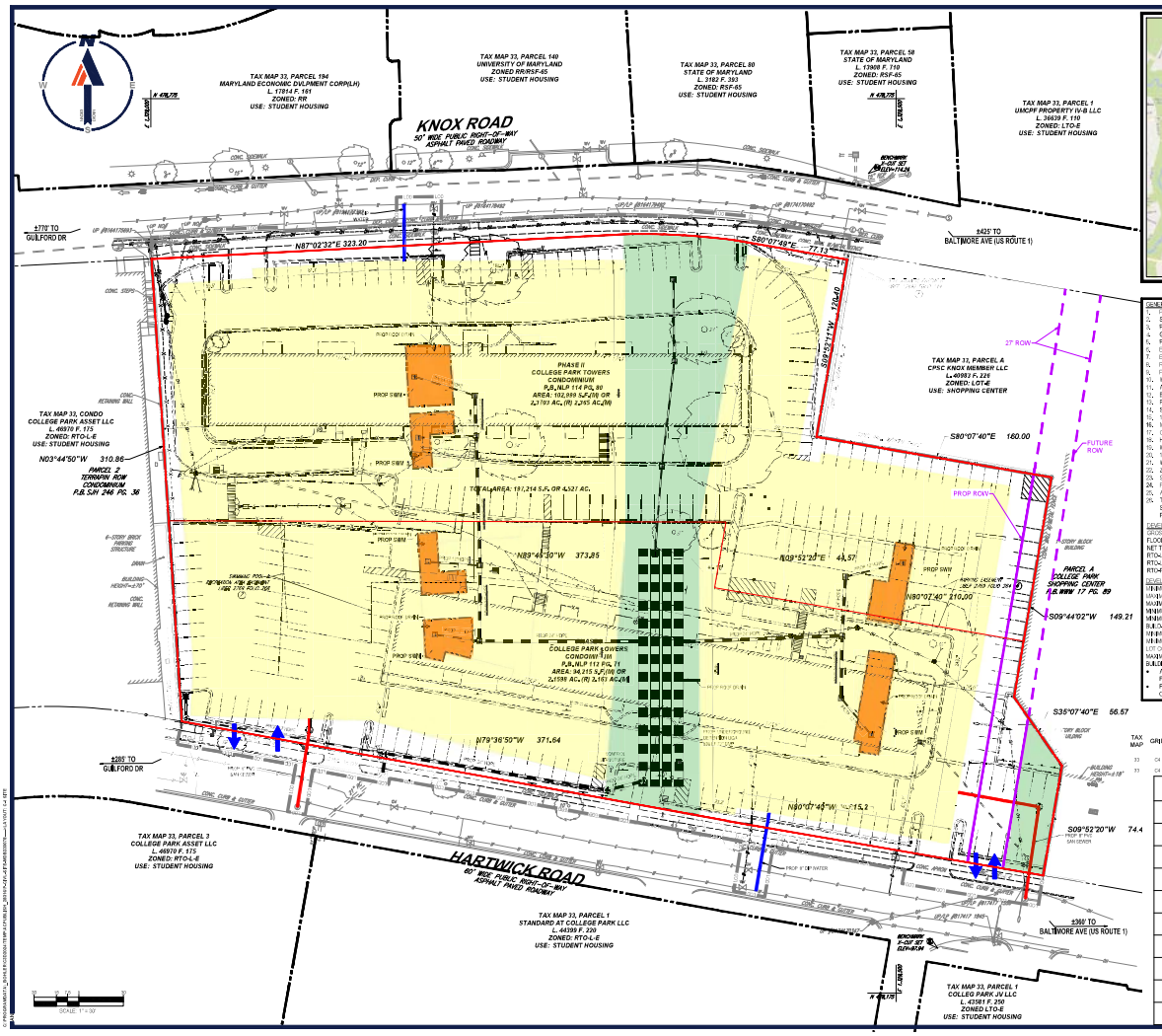
**** The renderings, plans, images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT E

SUPERIOR ARCHITECTURE
REPRESENTATIVE IMAGES



**** The images and/or design provided in Exhibit E are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***





SITE LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES:

1. PROPERTY IS THE MARK AT COLLEGE PARK
2. SUBDIVISION: COLLEGE PARK TOWERS CONDO-PHASE 1 & 2
3. PREVIOUS DSE NUMBERS: NA
4. GROSS PROPERTY ID ± 4.23 ACRES
5. PROPOSED USE: DWELLING, MULTI-FAMILY
6. EXISTING PARCELS: 2
7. EXISTING ZONING: RTO-L-E
8. REQUESTED ZONING: RTO-PD
9. PROPERTY IS LOCATED ON TAX MAP 33, GRID 04
10. WSSC GRIDS: 209NW
11. AVIATION POLICY AREA: 6
12. EXISTING WATER/SEWER DESIGNATION: 3
13. PROPOSED WATER/SEWER DESIGNATION: 3
14. STORMWATER MANAGEMENT CONCEPT NUMBER: #0011-2024
15. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY; NO VARIANCE REQUIRED
16. MAJOR UTILITY R/W DEDICATION: NA
17. CEMETERIES ON OR CONTIGUOUS TO PROPERTY: NONE
18. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: NONE
19. WETLANDS: NONE
20. 100-YEAR FLOODPLAIN: NONE
21. WITHIN CHESAPEAKE BAY CRITICAL AREA (CBCA): NO
22. ZONING SHOWN IS FROM PRINCE GEORGES COUNTY GIS, MAP FROM MICROSOFT MAPS 2024
23. SOURCE OF TOPOGRAPHY: BOHLER SURVEY DATED 5/14/24
24. PROPERTY IS LOCATED WITHIN PUBRESD(N-2,468), COLLEGE PARK-BERWYN HEIGHTS & VICINITY
25. APPLICANT IS LANDOWNER'S PROPERTIES, INC.
26. THIS BASIC PLAN DEPICTS THE GENERALIZED NATURE OF THE DEVELOPMENT AS REQUIRED BY SUBTITLE 27 OF THE COUNTY CODE. FUTURE REFINEMENTS AND REVISIONS MAY OCCUR AT TIME OF PRELIMINARY PLAN AND DETAILED SITE PLAN, SUBJECT TO REVIEW AND APPROVAL.

DEVELOPMENT DATA TABLE:

GROSS TRACT AREA: 4.23 AC	
FLOODPLAIN: N/A	
NET TRACT AREA: 4.23 AC	
RTO-L (EDGE) BASE DENSITY (MIN): 4.23 AC @ 20 DUAC = 81 UNITS	
RTO-L (EDGE) BASE DENSITY (MAX): 4.23 AC @ 190 DUAC = 835 UNITS	
RTO-PD PROPOSED DENSITY: 4.23 AC @ 190 DUAC = 680 UNITS	
DEVELOPMENT STANDARDS:	
DENSITY	20 DU/AC
MAXIMUM DENSITY	190 DU/AC
MAXIMUM FAR	NO REQUIREMENT
MINIMUM NET LOT AREA	5,000 SF
MINIMUM LOT WIDTH AT STREET	50'
BUILD-TO-LINE	0' MINIMUM (MAX)
MINIMUM FRONT YARD SETBACK DEPTH	10'
MINIMUM SIDE YARD SETBACK DEPTH (ONE SIDE-TOTAL)	0'
LOT COVERAGE (%)	NO REQUIREMENT (MIN.) 80% (MAX.)
MAXIMUM PRINCIPAL STRUCTURE BUILDING HEIGHT	120' (10 STORIES)
BUILDING FACADE TRANSPARENCY	
• ABUTTING OR FACING A STREET FRONTAGE OR PEDESTRIAN WAY	NO REQUIREMENT
• FACING A TRANSIT STATION OR PUBLIC GATHERING SPACE	NO REQUIREMENT

PARCEL IDENTIFICATION TABLE

TAX MAP	GRID	PARCEL NO.	TAX ACCOUNT	STREET ADDRESS	LIBER	FOLIO
33	04	A	2328705	4311 KNOX RD, COLLEGE PARK, MD 20740	6735	627
33	04	B	2327644	4309 HARTWICK RD, COLLEGE PARK, MD 20740	46342	354

LEGEND

PROP. LIMIT OF DISTURBANCE
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

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REVISIONS

REV	DATE	COMMENT	ISSUED TO
1	10/25/2024	COMMENTS FROM SUBMITTAL	SDC

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PROJECT No.: MD0XXXXX
DRAWN BY: SDC
CHECKED BY: AT
DATE: 10/25/2024
CAD ID.: C:\2\~\2\

PROJECT:

ZMA-2024-002

FOR

THE MARK

PROPOSED DEVELOPMENT
4309 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGES COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD., SUITE 439
BOWIE, MARYLAND 20715
Phone (301) 809-4500
Fax (301) 809-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 32160
PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32160, EXPIRATION DATE: 01/09/25.

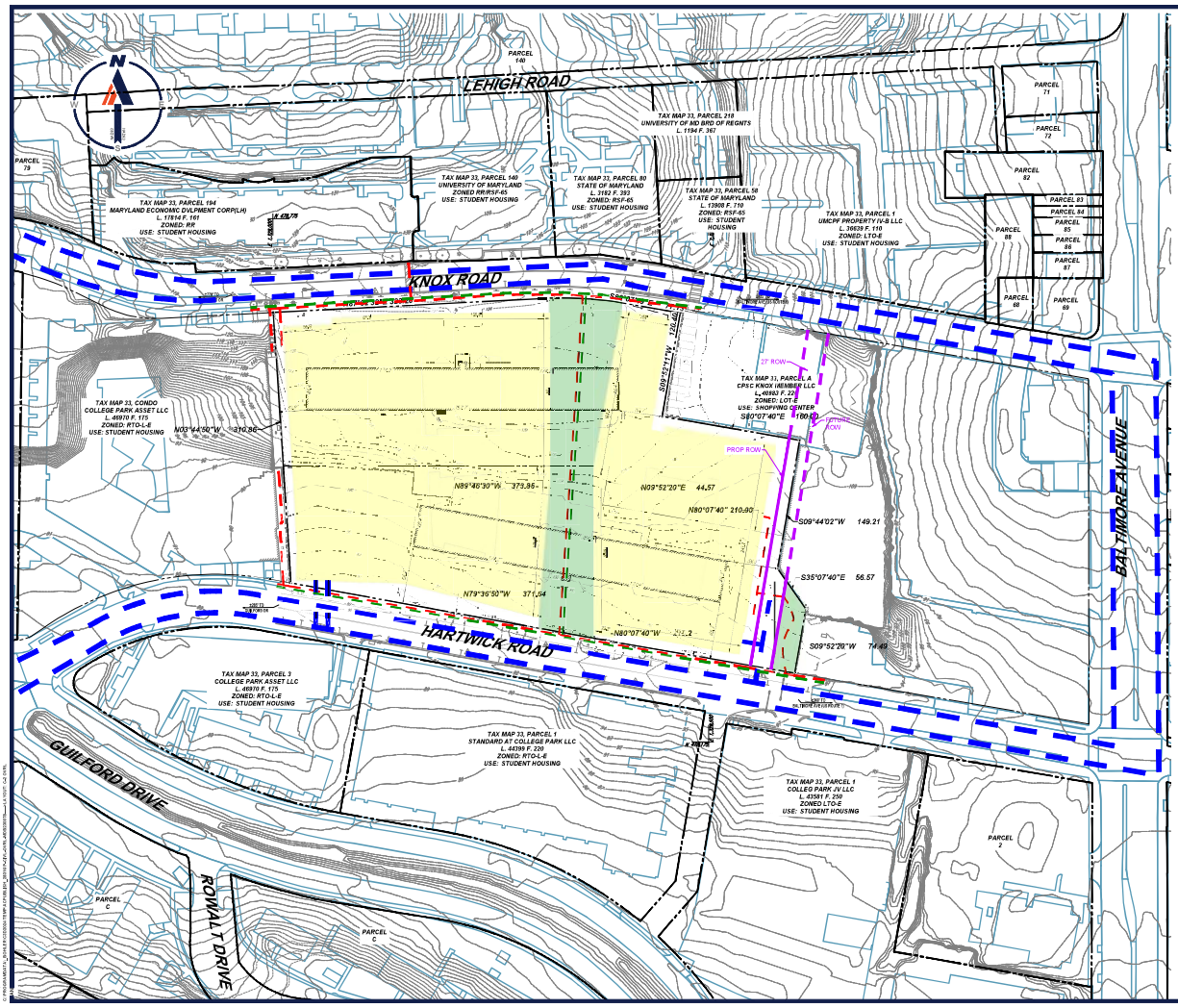
SHEET TITLE:

BASIC PLAN & EXISTING CONDITIONS

SHEET NUMBER:

C-1

REVISION 1 - 10/25/2024



LEGEND

VEHICULAR CIRCULATION
BICYCLE CIRCULATION
PEDESTRIAN CIRCULATION
PROP. GROUP LIVING
PROP. OPEN SPACE AREA
PROP. ROW
FUTURE ROW

ZONING AND STRUCTURES SHOWN ARE FROM PRINCE GEORGE'S COUNTY GIS (PG ATLAS, 9/13/2024)

SCALE: 1" = 50'

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REVISIONS

REV	DATE	COMMENT	ISSUED BY
1	10/25/2024	COMMENTS FROM M&NCPPC	DJA

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PROJECT No.: MDDC2023112
DRAWN BY: SCL
CHECKED BY: JD
DATE: 09/17/2024
CAD ID.: C:\[...]\C-2.DWG

PROJECT:

ZMA-2024-002

FOR

THE MARK

PROPOSED DEVELOPMENT
4339 HARTWICK ROAD
4313 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGES COUNTY
MARYLAND

BOHLER
16701 MELFORD BLVD., SUITE 430
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J. DIMARCO
PROFESSIONAL ENGINEER

SHEET TITLE:

ADJACENT CONDITIONS AND CONNECTIVITY PLAN

SHEET NUMBER:

C-2

REVISION 1 - 10/25/2024

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section 301-952-3680

February 10, 2025

MEMORANDUM

TO: Evan King, Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division *TWG*

FROM: Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division *AGC*
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*

SUBJECT: **ZMA-2024-002 The Mark at College Park**

The subject property comprises 4.52 acres and is located on the north side of Hartwick Road, approximately 635 feet west of its intersection with Baltimore Avenue (US Route 1). The subject property is zoned Regional Transit-Oriented, Low-Intensity (RTO-L-e), and located within the 2010 *Approved Central US 1 Corridor Plan* area. The subject application proposes rezoning the property from the RTO-L-e Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone, for the development of two high-density multifamily residential buildings.

The 2010 *Approved Central US 1 Corridor Plan* includes goals and policies related to historic preservation (pages 287-296). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. A Phase I archaeology survey is not recommended. The subject property does not contain and is not adjacent to, any designated Prince George's County Historic Sites or resources. Historic Preservation staff recommend approval of ZMA-2024-002, The Mark at College Park, with no conditions.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

March 03, 2025

MEMORANDUM

TO: Evan King, Planner II, Countywide Planning Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Section, Community Planning Division NAB

VIA: Frederick Stachura, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division

FROM: Maha Tariq, Planner II, Neighborhood Revitalization Section, Community Planning Division
MT

SUBJECT: **ZMA-2024-002, The Mark at College Park**

FINDINGS:
Community Planning staff finds that pursuant to Section 27-3602(c)(1), Planned Development (PD) Decision Standards, of the Zoning Ordinance, the proposed application to rezone the subject property from Regional Transit-Oriented, Low-Intensity-Edge (RTO-LE) Zone to the Regional Transit-Oriented, Planned Development (RTO-PD) conforms to Plan 2035 and the 2010 Approved Central US 1 Corridor Sector Plan and SMA (Sector Plan) because the applicant is proposing a high density residential development in proximity to The University of Maryland, the College Park Metro, and the future Purple Line. It is further noted that the application is consistent with the Sector Plan because it recommends residential high future land use on the subject property and the zoning map amendment proposes up to 150 dwelling units per acre and meets the definition of "residential high" (See, Master and General Plan Section Discussion below).

Community Planning staff find that pursuant to 27-4301(a), General Purposes of Planned Development Zones, this application is consistent with the purposes the RTO-PD zone because the proposed PD application proposes vehicular and pedestrian improvements that will improve circulation on site and creates a building pattern on site with a mass and scale on site that is compatible with the surrounding neighborhood.

Community Planning staff finds that pursuant to Section 27-4301(d), General Standards for All Planned Development Zones, this application meets this requirement because it proposes residential uses that are compatible with the intensity and density envisioned by the General Plan and the Master Plan and proposes a mix of public facilities that will serve the development and surrounding community (see further discussion below).

Community Planning staff finds that pursuant to Section 27-4303(d), Regional Transit-Oriented Planned Development (RTO-PD) Zone Standards, this application meets the requirement because it

proposes a well-connected transit accessible development that prioritizes safe multimodal transportation and provides site features that are arranged to create a sense of place by providing an inviting, walkable, safe, socially interactive environment.

BACKGROUND

Application Type: Zoning Map Amendment Residential Planned Development (RTO-PD) Zone

Location: 4330 Hartwick Road and 4313 Knox Road, College Park MD 20740

Size: 0.71 acres

Existing Uses: Residential - Multifamily

Future Land Use: Residential High

Proposal: To rezone the property from the Regional Transit-Oriented, Low-Intensity-Edge (RTO-LE) Zone to the Regional Transit-Oriented, Planned Development (RTO-PD) Zone in accordance with Section 27-3602 of the Zoning Ordinance**.**

Zoning: Regional Transit-Oriented, Low-Intensity-Edge (RTO-LE) Zone.

Prior Zoning: Multifamily High Density Residential (R-10) Zone

Applicable Zoning Ordinance: Current Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: Plan 2035 places the subject property in the UMD East Local Center. Local centers are focal points of concentrated residential development and civic activity based on their access to transit or major highways. The plan contains recommendations for directing medium-to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them throughout the Established Communities. These centers will support walkability, especially in their cores and where transit service is available (p.19).

The subject property is also located within the Innovation Corridor. This area has the highest concentration of economic activity in the County's four targeted industry clusters and has the greatest potential to catalyze future job growth, research, and innovation. This area is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators located close to one another and on existing and planned transportation infrastructure, such as the Purple Line (p. 23).

The proposed application aligns with the growth policy of Local Centers and the Innovation Corridor by concentrating residential development near existing economic activity, existing industry clusters, and mass transit.

Master Plan: The subject application is in the 2010 Approved Central US 1 Corridor Sector Plan and SMA (Sector Plan). The Sector Plan recommends Residential High (Map 8: Approved Land Use South, page 60) land use on the subject property. The Sector Plan defines Residential High land use as detached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre (du/acre). The proposal to replace 2 existing multifamily buildings with 2 new multifamily buildings is consistent with the recommended land use.

Pursuant to 27-3602. Planned Development (PD) Zoning Map Amendment, this application is requesting to rezone the subject property from the Regional Transit-Oriented, Low-Intensity Edge (RTO-LE) Zone to the Regional Transit-Oriented, Planned Development (RTO-PD) Zone, and is required to provide public benefits for the surrounding neighborhood, or public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.

The Applicant is proposing the following public benefits listed below to enhance the surrounding neighborhood and allow for design flexibility. These benefits are listed as follows:

- Pedestrian promenade
- Greenway
- Superior Architecture
- Ancestor's Lane
- A Pocket Park

Pursuant to 27-3602(c) Planned Development (PD) Decision Standards, the applicant shall demonstrate the development is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan. A discussion of the relevant (goals, strategies, or policies) of the Master Plan have been included to help advance the intent and purpose of the plan. An analysis of these recommendations and potential site improvements to provide additional public benefits on the property are included in the Recommendation Section below.

Recommendations

The Sector Plan identifies six distinct areas to become walkable nodes and provides recommendations for each. All corridor nodes are considered to be walkable nodes and are identified as desirable and appropriate locations for transit-oriented, mixed-use development at medium to high densities (page 48). The proposed project is in the 'Downtown College Park' walkable node.

The applicant should follow the specific recommendations for the 'Downtown College Park' node and land use and urban design policies and strategies for walkable nodes. In addition, the applicant should follow the recommendations for infrastructure elements (Chapter 4) and community character (Chapter 5) provided in the sector plan.

Chapter 2 Plan Vision (Page 39)

Vision 1- Improved Mobility Through Walking, Transit, and Biking: The plan envisions shared and dedicated bike lanes, widened sidewalks, and a pedestrian-oriented streetscape along the length of the corridor. In designated walkable nodes, the pedestrian environment is enhanced with transit stops, street-oriented buildings with ground floor retail, and on-street parking. (page 41)

Vision 2 - Unique, Walkable Nodes Along US 1: Each walkable node is directly and uniquely influenced by adjacent neighborhoods. Building height, scale, and type will be tailored to the existing businesses and residents, while accommodating desirable growth and change. (page 42)

Vision 3 - Enhanced Sense of Place: New construction in College Park should respect and reinforce community character. The plan specifies infill development appropriate to its particular urban condition. In walkable nodes around transit stops, main street buildings and more substantial mixed-use buildings will predominate. In other areas, infill construction should be consistent with the scale and character of neighboring buildings. (page 43)

During the charrette, College Park residents expressed a strong desire for neighborhood serving retail and more local businesses. Located within short walking distances of existing neighborhoods, the pedestrian-friendly nodes are ideal places for neighborhood-oriented commerce. (page 43)

Specific recommendations for the 'Downtown College Park' node

The vision for downtown includes the re-establishment of its role as the focus of community activity. The area's tradition of multistory, multiuse buildings with retail on the first floor and either residences or offices on the upper floors should be reinstated. The range of hotel, dinning, and entertainment uses that serve the university should be increased, and parking garages should accommodate new development." (page 79) The core of the downtown area is located at Knox Road. (page 80). The Sector Plan recommends providing central public plazas that are spatially defined by building frontages and provide human-scaled façades, storefronts, and signage for pedestrian interest. Street-oriented architecture would present doors, windows, balconies, and porches that face the street. (page 81)

Land Use and Urban Design Goals

- Incorporate new civic spaces and plazas connected by a network of streets, sidewalks, and trails. (page 51)
- Create attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists. (page 51)

Corridor wide Policy 1: Increase mobility in College Park by adopting multimodal transportation principles and improving street network connectivity. (page 61)

Strategy

1. Enhance street connectivity in College Park by creating new pedestrian-friendly street connections and cross streets at the time of redevelopment and reconnecting closed streets where possible. (page 61)

Corridor wide Policy 2: Focus new development and investment along US 1 on walkable, compact, and mixed-use nodes that will become new centers of activity. (page 62)

Strategy

1. Implement a stronger set of development district standards and reevaluate use of the Mixed-Use Infill (M-U-I) Zone to ensure appropriate development occurs at the walkable nodes. (page 62)

Corridor wide Policy 3: Embrace the symbiotic relationship of the natural and built environments. (page 62)

Strategies

2. Reduce the amount of land consumed by development in College Park by promoting compact, walkable development. (page 63)

3. Embrace green building practices by requiring all new developments to incorporate sustainable design techniques. Encourage a minimum of Leadership in Energy and Environmental Design-Silver certification for new development in College Park. (page 63)

4. Manage stormwater through the increased use of urban stormwater management techniques, including cisterns, green roofs, rain tanks, biofiltration measures, storage cells underneath streets and new development, and street tree planters. (page 63)

Analysis: *The surface parking lots at the commercial centers south of Knox and Hartwick roads leave a void in the street wall, interrupting the pedestrian experience in downtown. The applicant proposes to integrate open space into the proposed development by providing a designed courtyard including a pedestrian promenade with a bicycle and ADA-accessible greenway that is open to the public and provides for a gathering place for the community. This promenade will also allow for easier and more direct travel to and from the University of Maryland for students living south of the property to access to the University by creating a pathway across the*

Property. The proposal provides street network connectivity by creating a new pedestrian-friendly cross-street connection between the Hartwick and Knox Roads. The proposal promotes compact, walkable development by proposing a reduced block length including two new buildings along both the Knox Road and Hartwick Road. The applicant should provide street- oriented architecture that would orient the openings to the street and the pedestrian promenade. This will increase natural surveillance, enhance and placemaking opportunities and add to a sense of place. Provide human-scaled facades with the use of natural materials, colors and textures and provide wayfinding signage to improve the pedestrian experience.

It is further noted that the applicant intends to provide stormwater management through the utilization of both Low- Impact Development facilities (i.e., micro-bioretention) and structural practices (under-ground detention), which will provide both water quality and quantity flood management onsite. Staff recommend providing additional environmentally sensitive building techniques and environmental design beyond what is required. Green building techniques in the design of the public plazas and streetscape could include stormwater amenities such as but not limited to permeable pavements, rain gardens, green roof, storm water planters and vegetated swales above storage cells underneath the streets could be used.

Walkable Node Policy 1: Develop a series of pedestrian-friendly, transit-oriented, mixed-use walkable nodes at appropriate locations along the Central US 1 Corridor. (page 65)

Strategies

4. Provide generous sidewalks along US 1 and all side streets in the walkable nodes, with a width between 15 to 20 feet along US 1 and 6 to 10 feet on the side streets. These widths provide space for outdoor dining and street trees along US 1 and a comfortable walking area on the side streets, while providing an adequate distance between the building frontages and the streets. (page 65)

8. Ensure a vertical mix of uses in the walkable nodes. The ground floor of buildings should be designed to look like storefronts, with windows and primary entrances facing the street. Retail and service uses should be provided on the ground floor of buildings within the walkable nodes. (page 66)

9. Concentrate office and residential uses above the ground floor. The residents and employees inhabiting these spaces help support retail uses on the ground floor and create demand for increased transit service at the walkable nodes. (page 66)

10. Locate service uses, such as loading facilities and trash collection, to alleys or secondary streets. (page 66)

Analysis: *The applicant proposes to provide the greenway including a 5-foot-wide staircase, a 30- inch-wide bicycle trough, and an ADA-accessible ramp which will ease pedestrian and bicyclist movement over the relatively steep grade of the property. The Sector Plan recommends providing 6 to10 feet wide sidewalks along the Knox Road and Hartwick Road to provide space for landscaping/street trees and street furniture including outdoor dining. Staff recommend that the greenway be designed with wide sidewalks that allow for multimodal transit and opportunities for public engagement and align with the recommended width of the Sector Plan.*

Walkable Node Policy 2: Establish a strong sense of place along the Central US 1 Corridor by ensuring the highest quality of development. (page 67)

Strategies

3. Ensure primary building entrances are provided along the street to facilitate convenient pedestrian connections and strengthen the connection between the building and the street space. (page 67)

4. Promote plazas and pocket parks to provide gathering places for neighborhood events, enjoyment of the outdoors, and community wellbeing and exercise. Buildings along the edges of these open spaces should be oriented toward the space to provide natural surveillance. (page 67)

5. Locate most parking within the walkable nodes to mid-block parking lots and, as the market evolves, garages. Where parking garages front major streets, they should be lined with habitable space. (page 67)

6. Use high-quality, durable, and attractive materials, such as brick and stone, for all new developments. (page 68)

7. Provide attractive landscaping in the walkable nodes to help establish a sense of place, with an emphasis on a more urban concept of street trees within planters set into sidewalks and pedestrian spaces. Native species of plants should be chosen for landscaping. (page 68)

8. Provide pedestrian-scaled signage and lighting. Do not design these elements for automobiles; rather, focus on the pedestrian experience. (page 68)

Analysis: *The applicant proposes to provide contextual design of the development using colors, materials, scale, patterns with building form, and proportions that are compatible and harmonious with the surrounding*

buildings and are integrated with the neighborhood. The staff recommends high-quality, durable, and attractive materials, such as brick and stone, for the new development. The space between the two buildings should be designed as a mini-pocket park or small plaza and defined by providing forecourts and chamfered corners. This space should include street furniture in the plaza, including benches for seating, waste receptacles, pedestrian-scaled lighting, bicycle parking and an urban concept with street trees in planters and design elements such as decorative pavements, sculptures, fountains, murals and public art to enhance the sense of place.

Chapter 4 – Infrastructure Elements – Transportation Network Walkable Land-Use Design

The best walkable neighborhoods address two primary elements: 1. A specific mix of land uses

(residential, office, retail, civic, and others) arranged with streets serving as public spaces with a sense of enclosure to create "outdoor rooms"—human scaled environments where people enjoy spending time.

2. Pedestrian-oriented street and site design where lower design speeds and greater connectivity govern the planning of the use of street space. (page 109)

Walkable Land-Use Design Policy: Design land uses, including the mix of uses and the physical design of buildings and streets, to support pedestrian and bicyclist access as the primary modes of travel. (page 109)

Strategies

- Provide wider sidewalks throughout the Central US 1 Corridor, particularly within the walkable nodes. Provide amenities and features, such as safe crossings, pedestrian countdown lights, curb bump-outs at intersections to narrow crossing distances, and additional signage to facilitate pedestrian safety.
- Bring buildings closer to the street to help define the street space and foster walkability and pedestrian comfort.
- Plant street trees to enhance pedestrian comfort by providing shade.
- Provide marked bike lanes, cycle tracks, and multiuse paths where appropriate.

Analysis: *The applicant proposes to provide a portion of the extension of Ancestor's Lane along the eastern boundary of the property portion to meet a significant priority of the City of College Park and to enhance connectivity and circulation for members of the community across the property. The portion of the Ancestor's Lane extension proposed in connection with the development includes a 24-foot-wide street within a 28-foot-wide public access easement and serves as a mid-block crossing south of Hartwick Road. Along the Ancestor's Lane extension, the applicant proposes to provide both a 4-foot-wide landscaped strip and a 5-foot-wide*

sidewalk within the public access easement to accommodate additional pedestrian access between Knox Road and Hartwick Road. The 6 feet wide walks and planting strip between the curb and sidewalk will allow a canopy of street trees to be planted along the roadway. The site plan could be improved by providing 6- to 10-foot-wide sidewalks with street furniture such as benches and other opportunities for outdoor dining. In addition to the street trees, awnings could be provided to provide shelter from the sun and rain and provide an architectural accent. Site features such as trash receptacles will keep the public realm clean, and appropriate short term and long-term bicycle racks will improve multimodal transportation in the region.

The applicant proposes to integrate mural walls that are integrated into the design of the building façade and/or the retaining wall facing the Ancestor's Lane extension to enhance visual interest and encourage community engagement. The staff recommend that additional elements such as decorative pavements, public art and murals could be installed to enhance the sense of place and provide additional public benefit.

Staff also recommend additional roadway improvements in the area such as shared-roadway signage pavement markings pursuant to the approval of the operating agency; and design elements such as adequate parking on site to accommodate new development. The proposed parking spaces should be screened from the street and hidden behind the building structure.

Chapter 4 – Infrastructure Elements – Environmental Infrastructure

Green Building Construction and Sustainability Policy 5: Implement environmentally sensitive design building techniques and reduce overall energy consumption. (page 109)

Strategies

- Use at least three green building techniques on each new and redevelopment project, including but not limited to: creation of gray water reuse system; use of low VOC materials; recycled and/or sustainable building materials as designated by the U.S. Green Building Council; green roofs; renewable/alternative energy sources, such as wind, solar, and geothermal. (page 109)
- Reduce energy consumption using more effective and energy efficient indoor and outdoor lighting and air movement systems. (page 109)
- Establish maximum impervious surface percentages in urbanized areas during the evaluation of development proposals. Disconnection of large tracts of impervious surfaces should be achieved through the use of alternative pavers, soil amendments and conditioning, bioretention areas, rooftop gardens, and other landscaping techniques that increase infiltration. (page 109)
- Design parking areas as either shared or as structured lots. The use of parking garages and/or underground parking shall be priorities. (page 109)

Analysis: *The applicant proposes to include many sustainable features that will benefit the environment by reducing energy and water consumption. The staff recommends incorporating environmentally sensitive building design and using green building techniques. Green building techniques could include permeable pavement, rooftop gardens with green roof facilities, and rain gardens or bio-retention cells within landscaping islands. The green building design will be evaluated at the time of DSP.*

Chapter 5 – Community Development and Character

Housing Policy 1: Provide a variety of housing types with both rental and ownership opportunities to a range of incomes. (page 171)

Strategies

- Incorporate the highest densities of new residential development into mixed-use walkable nodes to establish sustainable environments where residents can live, work, shop, and play.

Neighborhoods and Sense of Community Policy 2: Address public safety issues in neighborhoods. (page 171)

Strategies

- Incorporate crime prevention through environmental design measures (CPTED) in all new development and redevelopment to foster "eyes on the street."
- Construct sidewalks, bicycle lanes, traffic calming devices, and streetlights where appropriate.

Analysis: *The applicant proposes greenway that will provide open space and passive recreation areas along the interior facades of the proposed buildings featuring trees, shrubbery, groundcover, and seating areas, creating several welcoming spaces for both the neighborhood community and residents of the proposed development to relax, gather, and enjoy the outdoors. In addition, the design of the greenway includes plazas at the northern and southern ends of the greenway, which will act as community hubs for social interaction. The pedestrian connection between the Hartwick and Knox roads will provide natural surveillance. Staff recommend orienting store frontage openings, including doors and windows, towards the pedestrian promenade to increase this visual surveillance and add a high degree of safety. The site design of the pedestrian connection will be evaluated at the time of DSP. In addition to the building orientation, the application should provide well-designed street lighting, use of attractive bollards, and street furnishings to generate a sense of place.*

Aviation/MIOZ: This application is located within an Aviation Policy Area Overlay (APAO) Zone (Code 6) and is subject to the requirements for height as specified in Section 27-4402 (b). This application must

comply with the requirements for the height of properties located in APAO-6 (Traffic Pattern Area) Zone and it will be evaluated at the time of permit approval.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the R-10 (Multifamily High Density Residential) Zone to RTO-LE (Regional Transit – Oriented, Low – Intensity – Edge) Zone effective April 1, 2022.

ZONING MAP AMENDMENT ANALYSIS AND RECOMMENDATIONS

Community Planning Division staff finds that, pursuant to27-4303(d) General Standards for All Planned Development Zones, this application is consistent with the purposes of the RTO-PD Zone and the applicable 2010 Approved Central US 1 Corridor Sector Plan and SMA, and staff recommend approval to rezone the property from the RTO-LE Zone to the RTO-PD Zone based on the following recommendations because these additional improvements will enhance the surrounding neighborhood and allow for design flexibility and higher-quality development.

Transportation (Above what is required for BPIS)

• In addition to Master Plan of Transportation public improvements identified and being

addressed with State and County transportation public facility requirements,

• Wider sidewalks in the Central Green Way and along the Knox Road and Hartwick Road

Environmental

• Use of innovative Stormwater management techniques (beyond those required by the regulating agency)

Urban Design

• Superior architectural design, with the use color, materials and textures

• Use of green building techniques

• Installation of Wayfinding Signage

• Installation of Public Art or Murals

• Streetscape Improvements with street furniture and superior landscaping

• Opportunities for public plazas and placemaking opportunities

cc: Long-Range Agenda Notebook

Countywide Planning Division
Environmental Planning Section 301-952-3650

February 21, 2025

MEMORANDUM

TO: Evan King, Planner II, Zoning Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Christian Meoli, Planner II, Environmental Planning Section, CWPD *CM*

SUBJECT: **The Mark at College Park: ZMA-2024-002**

The Environmental Planning Section (EPS) has reviewed the above referenced zoning map amendment (ZMA) application accepted on January 6, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on January 17, 2025. The following comments are provided for your consideration.

BACKGROUND
The EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
NRI-115-2024	N/A	Staff	Approved	11/5/2024	N/A
ZMA-2024-002	N/A	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The current application is a ZMA of the property from the Regional Transit – Oriented, Low – Intensity Edge (RTO-L-E) Zone to the Regional Transit-Oriented – Planned Development (RTO-PD) Zone for the development of two multifamily residential buildings.

APPLICABLE ENVIRONMENTAL REGULATIONS
The project is subject to 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) and the environmental regulations contained in Subtitles 24, 25, and 27 because the site does not have a previously approved tree conservation plan.

SITE DESCRIPTION
The subject property is 4.87acres and is located northwest of Hartwick Road approximately 347 feet west from its intersection with Baltimore Avenue (US Route 1). The site is currently fully developed with two multifamily residential buildings and associated parking. The current zoning for the site is RTO-L-E.

This site is within the Environmental Strategy Area 1 (formerly the Developed Tier) as designated by the 2014 *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035).

The site does not contain Forest Interior Dwelling Species habitat. Christiana complexes are mapped on-site. The property is within the Lower Northeast Branch of the Anacostia River watershed, which is not a Tier II waterway.

According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, and endangered species are not on the site. The site does not front on a historic or scenic roadway. The site does not front on a master planned roadway according to *The* 2009 *Master Plan of Transportation* (MPOT).

REVIEW OF PREVIOUSLY APPROVED CONDITIONS
There are no previously approved conditions of approval for this site. According to the Real Property Date Search, the existing multifamily residential buildings were constructed in 1962.

MASTER PLAN CONFORMANCE
The District Council cannot approve a basic plan unless it finds that the entire development meets the criteria for approval set forth in Section 27-3602(c). With respect to criteria affecting the environment, that subsection provides:

27-3602. Planned Development (PD) Zoning Map Amendment

(c) Planned Development (PD) Decision Standards
Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:
(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;
(2) Meets the purposes of the proposed PD zone;
(3) Satisfies all applicable standards of the proposed PD zone; and
(4) Will not adversely impact the surrounding properties.

This application conforms to the specific recommendations of Plan 2035, the 2010 Approved Central US 1 Corridor Sector Plan, and the *Approved Countywide Green Infrastructure Plan* (GI Plan). The principles and guidelines set forth in those plans seek to preserve, enhance, and restore the County's natural and built ecosystems; with the rezoning to R-PD the application must follow the guidelines of these plans.

The Zoning Ordinance provides guidance regarding the impact and relationship of general plans with master plans, and functional master plans. Specifically, Section 27-3502(j) of the Zoning Ordinance states the following regarding the approval of a general plan, and its effect on a previously approved master plan:

27-3502. General Plan, Functional Master Plans, Area Master Plans, and Sector Plans

(j) Relationship Between the General Plan, Functional Master Plans, Area Master Plans, and Sector Plans

(1) When General Plan amendments and Functional Master Plans (and amendments thereof) are approved after the adoption and approval of Area Master Plans or Sector Plans, the Area Master Plans or Sector Plans shall be amended only to the extent specified by the District Council in the resolution of approval.

(2) Any Functional Master Plan (or amendment), Area Master Plan, or Sector Plan shall be an amendment of the General Plan unless otherwise stated by the District Council.

(3) Any Area Master Plan or Sector Plan may designate, delete, or amend General Plan center or policy area designations or the County's growth boundary. These actions shall constitute amendments to the General Plan unless otherwise stated by the District Council.

***PLAN PRINCE GEORGE'S* 2035 *APPROVED GENERAL PLAN* (2014)**
The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by Plan 2035 and within the Established Communities Area of Plan 2035.

2010 *Approved Central US 1 Corridor Sector Plan*
The Environmental Infrastructure Section of the *Approved Central US 1 Corridor Sector Plan* (June 2010) outlines nine policies for protecting, preserving, and restoring regulated environmental features (REF). The text for the Policy and Strategies are in **bold**, with responses on how the application addresses the master plan policies and strategies in plain text.

Policy 1: Strengthen the sense of place along the Paint Branch greenway in a way that creates balance and showcases the linear park and trail system that is unique to the Central US 1 Corridor and the College Park area.

The site does not abut the Paint Branch greenway.

Policy 2: Restore and enhance water quality in the Paint Branch stream system and other areas that have been degraded and preserve water quality in areas not degraded.

The site does not abut the Paint Branch stream system and is not within the Paint Branch watershed.

Policy 3: Conserve water and avoid using potable water for nonpotable uses.

This policy is not relevant to the review of a ZMA.

Policy 4: Reduce flooding and its detrimental effects on human and natural resources.

> **Strategy: Implement environmentally sensitive design stormwater techniques, such as rain gardens, bioretention and infiltration areas, innovative stormwater outfalls, underground stormwater management, green streets, cisterns, rain barrels, grass swales, and stream stabilization, to the fullest extent possible (Page 108).**

The site is currently fully developed and is not within the 100-year floodplain. This policy identifies that environmentally sensitive design stormwater techniques are a potential strategy in achieving this policy. This project proposes the redevelopment of an existing developed site to manage stormwater using current standards.

Policy 5: Implement environmentally sensitive design building techniques and reduce overall energy consumption.

> **Strategy: Design parking areas as either shared or as structured lots. The use of parking garages and/ or underground parking shall be priorities (Page 109).**

Design and building specifications will be evaluated at the time of detailed site plan. This policy identifies that shared or structured parking areas are a potential strategy in achieving this policy. This project proposes the replacement of existing surface parking areas with two parking structures.

Policy 6: Preserve and enhance the existing urban tree canopy.

> **Strategy: Adhere to the minimum tree canopy requirements. If minimum requirements have not been set, provide at least ten percent tree canopy for each land development proposal (Page 109).**

Adherence to the 15 percent minimum tree canopy coverage and other Prince George's County Landscape Manual requirements will be evaluated at the time of detailed site plan.

Policy 7: Reduce light pollution and intrusion into residential communities and environmentally sensitive areas.

Lighting details will be evaluated at the time of detailed site plan.

Policy 8: Reduce air pollution to support community health and wellness by supporting development that is accessible by nonmotorized and alternative modes of travel, as well as by increasing the urban tree canopy.

> **Strategy: Promote mixed-use and transit-oriented development that minimizes the need for motor vehicle trips in order to prevent conditions that may create local air pollution nuisances.**

This policy identifies that transit-oriented development is a potential strategy in achieving this policy. The proposed multifamily development is located within the University of Maryland East Future Purple Line transit-oriented campus center.

Policy 9: Reduce adverse noise impacts to meet State of Maryland noise standards.

This site is not located adjacent to any roadways of arterial classification or higher.

CONFORMANCE WITH THE GREEN INFRASTRUCTURE PLAN
The 2017 *Countywide Green Infrastructure Plan* (GI Plan) was approved with the adoption of the Approved Resource Conservation Plan: A Countywide Functional Master Plan (CR-11-2017) on March 7, 2017. According to the approved GI Plan, there are no mapped Regulated or Evaluation Areas on or abutting to this property.

Implementation of the Green Infrastructure Plan: Policies and Strategies
The following policies and strategies are applicable to the subject application. The text in **bold** is the text from the master plan and the plain text provides comments on plan conformance.

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan 2035.

Strategies
1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:

a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.
b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.
c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.
d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.
b. Prioritize use of public funds to preserve, enhance, connect, restore, and protect critical ecological systems.

The site does not contain regulated environmental features or woodland. The property is not within a SCA. Existing natural resources are maintained by proposing the redevelopment of this existing site which is outside of Regulated or Evaluation Areas. This project is subject to current stormwater management requirements, thus protecting Green Infrastructure areas in the vicinity by improving the quality of stormwater runoff into the Anacostia watershed.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.

2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.

2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

As shown on NRI-115-2024, the site does not contain existing woodland or REF. Woodland conservation requirements will be evaluated with future development applications.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.

As shown on NRI-115-2024, the site does not contain existing woodland or REF. The site is currently fully developed with impervious surfaces. No culverts, bridges, or roads are proposed.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

As shown on NRI-115-2024, the site does not contain existing woodland or regulated environmental features. Woodland conservation requirements will be evaluated with future development applications.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

As shown on NRI-115-2024, the site does not contain existing woodland or REF. The proposed development will be subject to current stormwater management requirements which will protect nearby Green Infrastructure areas by improving the stormwater runoff into the Anacostia watershed.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.

7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.

Tree canopy coverage and other landscape manual requirements will be evaluated at the time of detailed site plan.

Forest Canopy Strategies

7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.

7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.

7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.

As shown on NRI-115-2024 the site does not contain existing woodland. Tree canopy coverage and other landscape manual requirements will be evaluated at the time of detailed site plan.

ENVIRONMENTAL REVIEW

Natural Resources Inventory

Section 27-6802 requires an approved natural resource inventory (NRI) plan with planned development ZMA applications. Approved NRI-115-2024 was included in the application and confirms that the site does not contain woodland or regulated environmental features. No further information is needed at this time.

Woodland Conservation

The project is subject to the 2024 WCO and the environmental regulations contained in Subtitles 24, 25, and 27. The woodland conservation and afforestation thresholds will remain at 15 percent with the proposed RTO-PD Zone. The site does not qualify for a standard letter of exemption from the 2024 WCO because the site is greater than 40,000 square feet.

All future development applications will require tree conservation plans in accordance with the 2024 WCO. Per Section 25-121(c)(3), the woodland conservation and afforestation thresholds shall be met on-site.

Specimen Trees
The approved NRI-115-2024 identifies two specimen trees located on the site. Any impacts to the specimen trees will be evaluated with future development applications.

Regulated Environmental Features
The approved NRI-115-2024 confirms that the site does not contain REF.

Stormwater Management
Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires an approved stormwater management concept plan and approval letter in the Development Review Division application. A Site Development Concept will be reviewed by the Department of Permitting, Inspections and Enforcement. The concept will be submitted and reviewed with the future preliminary plan of subdivision and detailed site plan.

Soils
Section 27-6809, Unsafe Lands of the Zoning Ordinance, states that "all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations". This application will use the current Subdivision Regulations, and Section 24-4101(c) (1) states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes."

The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Urban land-Christiana-Downer complex. Christiana clay is mapped on the site, but no geotechnical issues have been identified at this time.

Erosion and Sediment Control
Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code.

Erosion and sediment control will be addressed at the time of detailed site plan along with the Type 2 tree conservation plan (TCP2). The TCP2 must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

SUMMARY

If the proposed ZMA is approved to rezone the property from RTO-L-E to RTO-PD, the woodland conservation and afforestation thresholds will remain at 15 percent, and in accordance with Section 25-121(c)(3) the threshold shall be met on-site. Woodland conservation and stormwater management will be evaluated with subsequent development applications.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

February 18, 2025

MEMORANDUM

TO: Evan King, Zoning Section, Development Review Division

FROM: Noelle Smith, AICP, Transportation Section, Countywide Planning Division

VIA: Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: ZMA-2024-002, The Mark at College Park

Proposal

The subject application is a Zoning Map Amendment (ZMA) that proposes to rezone the approximate 4.62-acre Regional Transit-Oriented, Low-Intensity Edge (RTO-LE) property in the City of College Park to the Regional Transit-Oriented, Planned Development (RTO-PD) zone. The Transportation Planning Section (TPS) review of the referenced ZMA application was evaluated using the standards of Section 27 of the current Zoning Ordinance.

Background

The property is located at 4330 Hartwick Road and is currently developed with a condominium building. The site has no prior approvals that impact the subject application.

Analysis of Traffic Impacts

The subject property is located within the RTO-LE with a request to rezone to RTO-PD, as defined in the *Plan Prince George's* 2035 *Approved General Plan*. As such, the subject property is evaluated according to the following standards:

> Links and Signalized Intersections: Level-of-Service (LOS) F, with signalized intersections operating at a critical lane volume (CLV) of 1,800 or better.
>
> Unsignalized Intersections:
> For two-way stop-controlled intersections, a three-part process is employed:
> (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed.
> For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed.

Comment: The subject application will be followed by a Preliminary Plan of Subdivision (PPS) and a Detailed Site Plan (DET). The review of these applications will require a full traffic study.

Master Plan Compliance

This application is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*.

Master Plan Right of Way

The subject property fronts along Hartwick and Knox Roads. Neither roadways are designated as master planned roads within the MPOT nor the area plan. The site plans identify Hartwick Road as 60-foot, and Knox Road as 50-foot rights-of-way, to which staff find acceptable.

Master Plan Pedestrian and Bike Facilities

The area master plan recommends shared roadway facilities to include shared road (sharrows) markings and signage along both Hartwick and Knox Roads.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

> **Policy 1: Provide standard sidewalk along both sides of all new road construction within Developed and Developing Tiers.**
>
> **Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**
>
> **Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities.***
>
> **Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.**

Comment: Knox Road is currently improved with sharrows, a bicycle lane, and signage. Staff recommend Hartwick Road also be improved with sharrows and signage with subsequent applications. The development will utilize existing roadways for access, which currently have sidewalks. However, the extension of Ancestor's Lane will include an additional sidewalk. The existing and recommended facilities meet the intent of both the master and area sector plans by providing and improving pedestrian and bicycle connections to and from the site.

Zoning Ordinance

Section 27-3602 of the zoning ordinance provides guidance on the procedure for developments within the Planned Development (PD) zone. Section 27-4300 provides the general purposes and provisions of PD and Transit Oriented zones. The elements of this section which are specific to transportation have been provided below:

Section 27-4301(d), General Standards for All Planned Development Zones

(1) PD Basic Plan

(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

(3) Public Benefits

(C) Public benefits may be exhibited in one or more of the following ways:

(xii) Enhanced streetscape design and maintenance provisions;

(xiv) Multimodal transportation improvements, including, but not limited to, electric vehicle charging stations, the location, and funding of bike share stations, commuter services (such as guaranteed ride home services or information on bicycle and car share programs), the construction and maintenance of buffered/separated bike lanes, provision of comprehensive wayfinding signage, provision and maintenance of bus shelters and smart signage, etc.; and

(xv) Other public benefits and project amenities that substantially advance the policies, goals, and objectives of the General Plan or the applicable Area Master Plan, Sector Plan, or Functional Master Plans.

Comment: The submitted site plans include the general pedestrian, bicycle, and vehicular circulation on site. The development proposes one vehicular access along Hartwick Road. Pedestrians and bicycle facilities and designated pathways are proposed along Hartwick and Knox Road, in addition to pathways through the site. A pedestrian and bicycle promenade are proposed on-site to enhance the development environment, to include a bicycle trough, seating area, walkways, and bicycle parking to accommodate multimodal use. The promenade is described as a public benefit for the development, allowing a civic space for the surrounding area. Hartwick and Knox Roads are planned and existing shared roadway facilities. The planned and recommended facilities and amenities will integrate the development with the adjacent properties and master-planned facilities. The development proposal also includes providing a portion of the extension of Ancestor's Lane, along the east side of the property, as an additional public benefit. This includes a 28-foot-wide public access easement and a 24-foot-wide street, sidewalk, and street lighting to accommodate pedestrian access and further the goals of the City of College Park. The proposed and recommended facilities will continue to be evaluated with subsequent applications.

Section 27-4303(d) provides additional guidance for the purpose and standards of Transit Oriented Planned Development Zones, as it relates to streets, parking, private sidewalks, and connectivity.

Comment: The development proposes utilizing existing roadways. However, as part of the public benefit aspect, the extension of Ancestor's Lane is proposed to facilitate future connections to the adjacent properties. Sidewalk currently exists along the roadway frontages and is proposed to provide a direct connection to the building entrance. However, the development will also be subject

to streetscape design of the permitting agency. The proposed development provides multimodal connections between the roadway frontages in addition to a connection through the site for pedestrians and bicycles. Lastly, all parking is proposed within two parking structures with no surface parking proposed.

Transportation Staff Conclusions
Based on the findings presented above, staff find that transportation facilities as well as pedestrian and bicycle facilities within the proposed application are consistent with Section 27-3602. The proposed re-zoning of the property will not impair the ability to make transportation-related recommendations that are supported by an approved Master Plan or Functional Master Plan or included in the subdivision regulations and zoning ordinance, with the following condition:

1. Prior to the acceptance of a preliminary plan of subdivision, the applicant, and the applicant's heirs, successors, and/or assigns shall:
    a. Submit a Traffic Impact Analysis (TIA) to evaluate transportation adequacy and a Bicycle and Pedestrian Impact Statement (BPIS) to evaluate bicycle and pedestrian adequacy as part of the Preliminary Plan of Subdivision application.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

February 1, 2025

MEMORANDUM

TO: Evan King, Planner II, Zoning Section

FROM: Mridula Gupta, Acting Planning Supervisor, Subdivision Section MG

SUBJECT: ZMA-2024-002; The Mark at College Park

The subject 4.53-acre property consists of Parcel A and Parcel B, recorded in final plat WWW 46, Plat no. 9 approved on December 12, 1962. The property is located within the Regional Transit - Oriented, Low - Intensity - Edge (RTO-L-E) Zone. The applicant has requested to rezone the subject property from RTO-L-E Zone to the Regional Transit-Oriented Planned Development (RTO-PD) Zone, pursuant to Sections 27-3601 and 27-3602 of the Prince George's County Zoning Ordinance, for development of up to 679 multifamily dwellings with a proposed density of 150 dwelling units per net lot area.

This case was accepted for review on January 6, 2025. Comments were previously provided at the SDRC meeting held on January 17, 2025, and this referral memo is based on plans received on January 6, 2025.

The property is not subject to any previous preliminary plans of subdivision (PPS). A PPS and a certificate of adequacy will be required for the proposed development and division of land following approval of this application per Section 24-3402(b)(1) of the Subdivision Regulations. The proposed site layout and lotting pattern will be further evaluated with the PPS and must comply with all design standards contained in Subdivision Regulations. A final plat of subdivision is required subsequent to approval of this zoning map amendment and following the approval of the PPS before any permits may be approved for development of this site.

Additional Comments

1. The applicant's statement of justification and exhibits identify the proposed public benefits with this application. These include a pedestrian promenade connecting Knox Road and Hartwick Road, featuring open space, passive recreation areas, and public plazas proposed with multiple seating and landscaped areas. A small pocket park/pollinator garden is also proposed at the southeast corner of the site, accessible from Hartwick Road. The applicant also proposes pedestrian and bicycle circulation improvements in and around the property, and dedication of 28-foot-wide public right-of-way for Ancestor's Lane along the eastern edge of the property. Public art, to be incorporated into the building architecture, is also proposed as a public benefit. In addition, the applicant proposes increased residential density for the project as a public benefit, to meet the housing needs of the general population and specifically, student population.

The public benefits proposed for the planned development zone in accordance with Section 27-4301(d)(3) of the Zoning Ordinance, should be over and above what would be required for public facilities adequacy and master plan conformance at the time of the PPS. The applicant should demonstrate how the proposed public benefits exceed the improvements required for public facilities adequacy and master plan conformance.

Recommended Conditions

None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the zoning map amendment plan and must be consistent with the legal descriptions of the property. There are no other subdivision issues at this time.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: February 24, 2025

TO: Evan King, Planner II
Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief SE
Dominic Quattrocchi, Planning Supervisor DQ
Park Planning and Environmental Stewardship
Department of Parks and Recreation

FROM: Ivy Thompson, AICP, Planner III IRT
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship
Department of Parks and Recreation

SUBJECT: **ZMA-2024-002 The Mark at College Park**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this application as it pertains to public parks and recreational facilities.

PROPOSAL

This application is a petition to rezone 4330 Hartwick Road and 4313 Knox Road, a 4.52-acre property located northwest of Hartwick Road approximately 635 ft from the intersection of Hartwick Road and Baltimore Avenue/ US Route 1, from Regional Transit-Oriented, Low-Intensity-Edge (RTO-L-E) to Regional Transit-Oriented Planned Development (RTO-PD). The Applicant plans to provide onsite active and passive recreational areas including paths and bikeways.

BACKGROUND:

The site is subject to the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation, and Open Space*. The 2010 Approved *Central US 1 Corridor Sector Plan* recommends the provision of outdoor recreational space and picnic areas in large residential development projects, new trails, paths and neighborhood sidewalks to enhance connectivity and provide recreational opportunities. The Formula 2040 Plan established 9 service areas, both the City of College Park and the University of Maryland are within Service Area 2, which encompasses the northernmost area inside the Beltway sharing a large border with the District of Columbia with eastern boundary of the area is Kenilworth Avenue and extending as far south as US 50. The LPPRP cites that construction of new facilities in Service Area 2 should focus on trails, picnic facilities, and unique facilities.

DISCUSSION
The proposal for the property, located northwest of Hartwick Road approximately 635 ft from the intersection of Hartwick Road and Baltimore Avenue/ US Route 1, is to upzone the property from the RTO- L-e zone to RTO-PD zone for additional density. The current proposal is for the development of two high-density multifamily residential buildings. The requested density aligns with the Sector Plan recommendations, if granted, Section 27-4105 of the Zoning Ordinance stipulates that in exchange for the flexibility of development standards that public benefits are required.

In September 2024, DPR staff conducted a field visit to the development site - 4330 Hartwick Road and 4313 Knox Road - with City of College Park staff. During the filed visit, City staff cited a need for path/trail connections between the residential development site, tree replacement, and a future road connection between Hartwick Road and Knox Road. During the field visit City staff highlighted the importance of the development of the promenade to mirror the promenade at the adjacent Terrapin Row development.

The applicant proposes the promenade with public art and landscaping and the construction of Ancestor's Lane as the public benefit features in their Statement of Justification to support their zoning request. This offer addresses the stated open space and connectivity needs of the City of College Park staff. DPR supports the proposal.

RECOMMENDATIONS:
The Park Planning & Development Division of the Department of Parks and Recreation (DPR) has no objections to the zoning change request

cc: Leonard Pettiford

MEMORANDUM
January 7, 2025

TO: Evan King, Subdivision Review Section
Maryland-National Capital Park & Planning Commission

FROM: Shirley Anthony Branch, Water and Sewer Plan Coordinator *SAB by ATR*
Site/Road Plan Review Division, DPIE

RE: SDRC Comments - **ZMA-2024-002 THE MARK AT COLLEGE PARK (PB)**

Below are my comments on a zoning map amendment that is scheduled for review at the **January 17, 2025** SDRC meeting. This is a first response for this zoning map amendment. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

ZMA-2024-002 THE MARK AT COLLEGE PARK
Tax IDs: 2327484 & 2328755
Tax Map: 033,C4 ; Condo PHASE 1and PHASE II; Acres: 4.527; Zoned: RTO-L-E
WSSC Grid: 209NE04
DPIE North District

1. The 2018 Water and Sewer Plan designates Condo Phase I and II in Water and Sewer Category 3 inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – Planned for public sewer service.

2. Water and sewer lines abut the properties in both Knox Rd and Hartwick Rd. Water and sewer line extensions or onsite systems may be required to service any proposed development and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat. Both properties currently have active accounts with WSSC.

The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of ***July 31, 2024****. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.*

cc: Rey de Guzman., Associate Director, S/RPRD, DPIE
Steven G. Snyder, P.E., North District, S/RPRD, DPIE

HEALTH DEPARTMENT
Prince George's County

Division of Environmental Health/Disease Control

Date: January 23, 2025

To: Evan King, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: ZMA-2024-002 THE MARK AT COLLEGE PARK

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the zoning map amendment site plan submission for the Mark at College Park located at 4330 Hartwick road in College Park and does not have comments or recommendations at this time.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Angela Alsobrooks
County Executive

Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, *Fax* 301-883-7266, *TTY/STS* Dial 711
www.princegeorgescountymd.gov/health

March 27, 2025

VIA EMAIL
Evan King
Prince George's County
M-NCPPC
Zoning Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Email: evan.king@ppd.mncppc.org

Re: ZMA-2024-002: The Mark at College Park, 4330 Hartwick Road and 4313 Knox Road, College Park, Maryland
Public Benefit Features

Dear Mr. King:

On behalf of the applicant, The Mark at College Park, LLC (the "**Applicant**"), CLHatcher LLC has prepared this letter to provide additional detail regarding the public benefit features proposed in connection with the Planned Development (PD) Zoning Map Amendment ("**PD-ZMA**") application, ZMA-2024-002 (the "**Application**"). Specifically, this letter responds to questions and concerns raised by Maryland-National Capital Park and Planning Commission ("**M-NCPPC**") staff regarding whether the public benefits proposed by the Applicant in the Application exceed the standards that would otherwise be applicable to the base zone, RTO-L-E (Regional Transit-Oriented, Low Intensity, Edge).

Accordingly, the following lists the public benefits proposed in connection with the Application and compares the proposed public benefits against the requirements that would otherwise be required in the RTO-L-E Zone. In addition, the Applicant proposes the PD Conditions of Approval attached hereto as Exhibit A.

- **Architecture and Design**:
    - Fenestration (Street-Facing Façade Area of Ground Floor):
        - Base Requirement: 15%.[1]
        - Proposed: At least 25%.
    - Green Building Standards:
        - Base Requirement: 4 Green Building Points.[2]
        - Proposed: At least 8 Green Building Points.

[1] Zoning Ordinance, §27-6903(g).
[2] Zoning Ordinance, §27-61603.

- Bike Parking:
  - Base Requirement: 104 Bicycle Parking Spaces.[3]
  - Proposed: At least 204 Bicycle Parking Spaces.

- Open Space Set Aside:
  - Base Requirement: 7.5%.[4]
  - Proposed: At least 12.5%.

- **Greenway / Pedestrian Promenade**:

  - Greenway (Pedestrian Promenade) (*generally*):
    - Base Requirement: None.
    - Proposed:
      - Pedestrian, bicycle and ADA accessible greenway.
      - Provides open space and passive recreation areas along the interior facades of the proposed buildings featuring trees, shrubbery, groundcover, and seating areas.
      - Creates welcoming spaces for the public to relax, gather and enjoy the outdoors.
      - Includes plazas at the northern and southern ends of the greenway, which will:
        - Act as community hubs for social interaction.
        - Provide seating and gathering space for public enjoyment.
        - Advance the 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment (the "**Master Plan**") recommendation to promote plazas to provide gathering spaces for enjoyment of the outdoors and community well-being.
      - Enhanced connectivity:
        - This advances the Master Plan goal of creating attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists.
      - Placemaking.

  - Public Artwork:
    - Base Requirement: None.
    - Proposed: A piece of public art will be provided in the greenway / pedestrian promenade area.

[3] Zoning Ordinance, §27-6309(a)(2) (4 bicycle spaces plus 2 additional bicycle spaces for every ten parking spaces).
[4] Zoning Ordinance, §27-6404(a).

- Benches / Seating:
  - Base Requirement: None.
  - Proposed: At least four (4) benches / seating areas will be incorporated into the greenway / pedestrian promenade area.

- Bicycle "Fix-it" / Repair Stations:
  - Base Requirement: None.
  - Proposed: At least one (1) bicycle "fix-it" / repair station will provided in the greenway / pedestrian promenade area.

- Bicycle Trough:
  - Base Requirement: None.
  - Proposed: One (1) bicycle trough will be provided along the greenway / pedestrian promenade stairway.

- Interactive Artwork:
  - Base Requirement: None.
  - Proposed: At least one (1) piece of interactive artwork will be provided in the greenway / pedestrian promenade area.

- Trash Receptacles:
  - Base Requirement: None.
  - Proposed: At least two (2) trash and two (2) recyclable receptacles will be provided in the greenway / pedestrian promenade area.

- Wayfinding:
  - Base Requirement: None.
  - Proposed: At least two (2) wayfinding signs will be provided within the greenway / pedestrian promenade area.

- **Pocket Park / Greenspace**:

  - Pocket Park / Greenspace (*generally*):
    - Base Requirement: None (mandatory dedication of parkland will be provided through recreational facilities at the Preliminary Plan of Subdivision stage).
    - Proposed:
      - Small pocket park / greenspace on the eastern boundary of the property.
      - Advances the Master Plan recommendation to promote pocket parks to provide gathering spaces for enjoyment of the outdoors and community.

- Public Artwork:
  - Base Requirement: None.
  - Proposed: At least one (1) piece of public artwork will be provided within the pocket park area.

- Free Little Art Gallery/Library or Beehive:
  - Base Requirement: None.
  - Proposed: At least one (1) of a beehive, free little art gallery, or free little library will be provided within the pocket park area.

- Benches/Seating:
  - Base Requirement: None.
  - Proposed: At least one (1) bench/seating area will be incorporated into the pocket park area.

- Pollinator Garden:
  - Base Requirement: None.
  - Proposed: A pollinator garden will be provided within the pocket park area.

- Wayfinding:
  - Base Requirement: None.
  - Proposed: At least one (1) wayfinding sign will be provided within the greenway / pedestrian promenade area.

- **Ancestor's Lane Extension**:

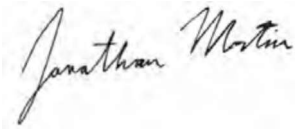
  - Ancestor's Lane Extension (generally):
    - Base Requirement: None.
    - Proposed:
      - 24-foot-wide street within a 28-foot-wide public access easement.
      - Creates a mid-block throughway in continuation of the existing Ancestor's Lane located south of Hartwick Road.
      - 4-foot-wide landscaped strip and a 5-foot-wide sidewalk within a public access easement to accommodate additional pedestrian access between Knox Road and Hartwick Road.

  - Public Artwork:
    - Base Requirement: None.
    - Proposed: One (1) piece of public artwork on the building façade facing Ancestor's Lane.

Respectfully,



Christopher L. Hatcher
CLHatcher LLC



Jonathan C. Martin
CLHatcher LLC

Enclosure

cc: Jeremy Hurlbutt | M-NCPPC
Sherri Conner | M-NCPPC

EXHIBIT A

PROPOSED PD CONDITIONS OF APPROVAL
ZMA-2024-002

1. Prior to approval of the detailed site plan, the detailed site plan shall show the following:

   a. At least 25% fenestration for street-facing façade area of ground floor for each building.

   b. The detailed site plan notes shall show that the development will earn at least eight (8) Green Building Points from the Green Building Point System provided in Table 27-61603(b) of the Zoning Ordinance.

   c. At least 204 bicycle parking spaces within the development.

   d. At least 12.5% of the subject land will be utilized for the purpose of open space.

   e. A greenway / pedestrian promenade, which shall include the following:

      i. Two (2) plazas at the north and south ends of the greenway / pedestrian promenade.

      ii. An ADA-accessible ramp.

      iii. One (1) piece of public art.

      iv. At least four (4) benches/seating areas.

      v. At least one (1) bicycle repair / "fix it" station.

      vi. One (1) bicycle trough.

      vii. At least one (1) piece of interactive artwork.

      viii. At least two (2) trash and two (2) recyclable receptacles.

      ix. At least two (2) wayfinding signs.

   f. A greenspace / pocket park, which shall include:

      i. At least one (1) piece of public artwork.

      ii. At least one (1) of a beehive, free little art gallery, or free little library.

iii. At least one (1) bench / seating area.

iv. A pollinator garden.

g. An extension of Ancestor's Lane, which shall include:

i. A 24-foot-wide street.

ii. A 4-foot-wide landscaped strip.

iii. A 5-foot-wide sidewalk.

iv. One (1) piece of public art on the building façade facing Ancestor's Lane.

Additional Back-up

For

ZMA-2024-002
The Mark at College Park

PGCPB Agenda: May 1, 2025
PGCPB Item #: 7
Application: The Mark at College Park, ZMA-2024-002
Reviewer Name: Evan King

APPLICANT'S EXHIBIT 1
PROPOSED REVISIONS TO STAFF REPORT

The Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red*~~.

1. At least 25 percent fenestration for the street-facing façade area of ground floor for each building shall be composed of windows and doors, exceeding the base zoning requirement of at least 15 percent, per Section 27-6903(g) of the Prince George's County Zoning Ordinance.

2. The development shall earn at least eight Green Building points from the Green Building Point System provided in Table 27-61603(b) of the Prince George's County Zoning Ordinance, exceeding the base zoning requirements of at least four points, per Section 27-61603 of the Zoning Ordinance.

3. At least 204 bicycle parking spaces within the development shall be provided, exceeding the base zoning requirements of at least 104 spaces, per Section 27-6309(a)(2) of the Prince George's County Zoning Ordinance.

4. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenway/pedestrian promenade shall be provided which shall include the following:

    a. Two plazas, one each at the north and south ends of the greenway/pedestrian promenade
    b. An Americans with Disabilities Act-compliant ramp ascending the steep portion at the northern end of the promenade, in addition to stairways at this location.
    c. One piece of public art
        i. **The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork**
    d. At least four benches/seating areas
    e. At least one bicycle repair/"fix it" station
    f. One bicycle trough
    g. At least one piece of interactive artwork
        i. **The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork**
    h. At least two trash and two recyclable receptacles
    i. At least two wayfinding signs

5. In accordance with Section 27-4301(d)(1)(P) of the Prince George's County Zoning Ordinance, a publicly accessible greenspace/pocket park shall be provided in the specified portion of the property, which shall include at least the following:

a. One piece of public artwork
    i. **The detailed site plan shall identify the type(s) of artwork, and shall show the approximate size and location of the artwork**
b. One beehive, free little art gallery, or free little library
c. One bench/seating area
d. A pollinator garden
e. One wayfinding sign

6. At the time of detailed site plan, the site plan shall include a section on required public benefits as outlined in these conditions **(Condition No. 1 through Condition No. 5)**, their required features, and how the site plan satisfies these requirements.

Consideration:

1. The applicant should consider providing electric vehicle charging spaces as a feature of the proposed parking structures.

2. The applicant should consider orienting amenities, access points, and balconies toward the pedestrian promenade to further activate it. The buildings and pedestrian promenade should create a design centered around a theme or one that is cohesive, making this a gateway to the University of Maryland, and should provide wayfinding signage and lighting that act as public art and provide architectural interest and wayfinding towards the university.

CITY OF
COLLEGE PARK

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
7401 BALTIMORE AVENUE SUITE 201 COLLEGE PARK, MD 20740 | 240.487.3538 | COLLEGEPARKMD.GOV

April 16, 2025

Peter A. Shapiro
Chairman, Prince George's County Planning Board
M-NCPPC Prince George's County Planning Board
1616 McCormick Drive
Largo, Maryland 20774

RE: Zoning Map Amendment ZMA-2024-002

Dear Chairman Shapiro,

The City of College Park City Council, at their meeting on April 15, 2025, voted unanimously to support approval of Zoning Map Amendment ZMA-2024-002 at 4330 Hartwick Road and 4313 Knox Road from RTO-L-E to RTO-PD subject to the conditions outlined in the staff report with the Moderately-Priced Housing Provision-Option 1 modified as follows: Rent shall be set with at least a 30% reduction from market rate based on comparable configurations in the College Park student housing market. Eligibility shall be determined based on Pell Grant eligibility, Veteran status, and/or mutually agreed upon criteria based on economic need.

Specifically, the City Council recommended:

1. SUPPORT the five requested modifications from the RTO-L-E base zone with conditions:
    a. Increase Maximum Density from 140 dwelling units/net lot area to 150 dwelling units/net lot area with the condition that the lesser of 200 beds or 10% of the total number of beds shall be designated as moderately priced.
    b. Reduce Minimum Front Yard Depth from 10-feet to 0-feet with the condition that the Sector Plan streetscape requirements are met.
    c. Reduce Minimum Side Yard Depth from 5-feet to 0-feet with the condition that adequate light is provided to the affected dwelling units and all fire safety standards are met.
    d. Reduce Minimum Vehicle Stacking Distance for vehicular parking area entrance driveway from 115-feet in depth to 50-feet in depth with the condition that the Developer provide a "traffic controller" to sufficiently facilitate operation during move-in/out days.
    e. Reduce Minimum Off-Street Parking Spaces from 1.0 space per dwelling unit for studios and 1-bedroom units and 1.35 space per dwelling units for larger units to 0.5 spaces per dwelling units for studios and 1-bedroom units and 0.675 spaces per dwelling unit for other unit types with the understanding that students living in The Mark shall not be eligible for on-street permit parking.

2. Prior to Preliminary Plan of Subdivision Approval:
    a. Provide 6 to 10-foot wide sidewalks along Knox Road and Hartwick Road, allowing space for landscaping, street trees, and pedestrian street lights. Identified in the City of College Park Bicycle and Pedestrian Advisory Committee (BPAC) report (see Attachment 3) as recommendations (1) and (2).
    b. Comply with Section 24-4600: Parklands and Recreation Facilities on-site, no fee in-lieu.
    c. Prior to submission of the Bicycle and Pedestrian Impact Statement (BPIS), review the relevant recommendations proposed by the City Council and the City of College Park Bicycle and Pedestrian Advisory Committee (BPAC) (see Attachment 3). These recommendations should be included in the BPIS. These are listed in order of priority up to the BPIS cost cap.
        i. Install raised crosswalks at key locations, including:
            1. In front of the Delta Sigma Phi/Dunkin' crosswalk on Knox Road and paint additional crosswalk.
            2. In front of 4301 Hartwick Road and adjacent intersection.
            3. Other crosswalks on Knox Road and Hartwick Roads, as needed.
        ii. Create Artistic Crosswalks: "Commission artists to paint intersections and crosswalks in ways that reflect community visions and values in conjunction with installation of appropriate traffic calming/road narrowing elements, such as flexposts" (image provided in the BPAC report, p. 4)."Either in conjunction with [item i.], or separately, as appropriate. In particular, the subcommittee advocates for these changes at the following locations:
            1. 4305 Knox Road, in front of the Dunkin'and Delta Sigma Phi Fraternity House.
            2. 4301 Hartwick Road.
        iii. Extend curbs within the study area and add "Stop for Pedestrians" signage. In particular at the following location: 4301 Hartwick Road.
        iv. Paint sharrows on Hartwick Road between Route 1 and Guilford Drive.
        v. Extend east-west bicycle paths between the University and the Trolley Trail.
    d. Front yard setback modification is supported with the condition that all streetscape requirements required in the US Sector Plan are complied with, similar to what was approved for Terrapin Row.
    e. Side yard setback modification is supported with the condition that adequate light is provided to the affected dwelling units and all fire safety standards are met.

3. Prior to Detailed Site Plan Approval:
    a. Demonstrate environmentally sensitive building design and use at least three green building techniques. Consider providing stormwater amenities such as but not limited to permeable pavements, rain gardens, green roof, storm water planters and vegetated swales above storage cells underneath the streets.
    b. Include street furniture in the plaza, including benches for seating, waste receptacles, pedestrian-scaled lighting.
    c. Screen all mechanical equipment from public view to enhance the streetscape and appearance of the building.
    d. Submit a tree conservation plan, per Section 25-121 (c) (3), that shows that 15% of woodland conservation is met on site.
    e. Show compliance with the College Park Tree Ordinance.
    f. Submit approval from FAA/MAA regarding the height of the buildings since the property is located in the Aviation Policy Area (APA)-6.
    g. Comply with proposed County EV standards.
    h. Provide a VEO-ride Hub.
    i. Show at least 2 Ride Share/Food Delivery designated spaces in the parking garage.
    j. Include a note on the DSP that, the residents of the development will not be eligible for permit parking.
    k. Prior to the City supporting the DSP, the Applicant and City shall sign an Agreement and Declaration of Covenants that at a minimum has the following provisions listed below. To ensure effective implementation and ongoing compliance, staff recommends that the 'mutually agreed-upon criteria' be clearly defined and incorporated into the Declaration of Covenants. This will provide a transparent framework for determining eligibility and minimize potential disputes.

        1) The Applicant shall designate the lesser of 200 beds or 10% of the total number of beds as moderately priced housing with eligibility tied to students eligible to receive partial Pell Grants, who are active duty military or whose household income does not exceed 80% of the Area Median Income (AMI). An agreement between the City and the Applicant shall be written, which may at a minimum include the following provisions, with exact details to be determined in collaboration with the Developer, to be included in an Agreement and Declaration of Covenants to be signed by the Developer and City prior to the City supporting the Detailed Site Plan:
        2) Moderately Priced Housing Designation & Pricing
            a) The lesser of 200 beds or 10% of the total number of beds shall be designated as moderately priced.
            b) Eligibility shall be determined based on Pell Grant eligibility, Veteran status, active duty military, and/or mutually agreed upon criteria based on economic need..

c) These beds will be in our 4 bedroom 2 bathrooms units, which are spread throughout the project.

3) Rent shall be set with at least a 30% reduction from market rate per bed, based on comparable configurations in the College Park student housing market. Marketing & Leasing
   a) The Applicant shall provide an Affirmative Marketing Plan detailing outreach strategies, advertising methods, and application procedures to ensure eligible students are aware of the opportunity to lease these beds.
   b) Leasing shall be available on a first-come, first-served basis throughout the year, with vacant moderately-priced units promptly re-leased through the outlined process.
   c) Beds shall be interspersed throughout the development to ensure all residents enjoy equal access to amenities.
   d) Moderately-priced beds will be made available to lease in September of the prior academic year. In the event that the moderately-priced beds have not been leased for the following academic year by February 1, said beds will be made available to all applicants at market rate through August of that year.
4) Project Schedule & Availability
   a) The Applicant shall provide a Project Schedule indicating when moderately- priced beds and units will be available for rent.
5) Additional Considerations
   a) All beds shall be fully accessible to all regardless of race, color, religion, national origin, sex, familial status, and handicap.

Sincerely,

Miriam Bader

Miriam Bader, AICP
Director of Planning and Community Development

Cc: Mayor and Council
Stephanie Anderson, City Attorney
Evan King, M-NCPPC staff
Jeremy Hurlbutt, M-NCPPC staff
Chris Hatcher, Attorney for the Applicant
Hamilton Reynolds, Applicant

April 29, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Chief, Development Review Division SC

Jeremy Hurlbutt, Supervisor, Zoning Section, Development Review Division JDH

FROM: Evan King, Planner II, Zoning Section, Development Review Division

SUBJECT: **Item 7 – Zoning Map Amendment ZMA-2024-002 The Mark at College Park**
Planning Board Agenda May 1, 2025 – Evaluation of City of College Park recommendations

As provided in the City of College Park's letter of support dated April 16, 2025 (Bader to Shapiro), and included in the additional backup, the City recommended approval of the zoning map amendment (ZMA), subject to the conditions listed below in **bold** text, followed by staff responses to each in plain text.

1. **SUPPORT the five requested modifications from the RTO-L-E base zone with conditions:**

   a. **Increase Maximum Density from 140 dwelling units/net lot area to 150 dwelling units/net lot area with the condition that the lesser of 200 beds or 10% of the total number of beds shall be designated as moderately priced.**

      The staff report recommends approval of a maximum density of 150 dwelling units. Staff understand that the requirement for moderately priced dwelling units or beds is a separate agreement between the applicant and the City, along with other occupancy stipulations, and should be addressed separately.

   b. **Reduce Minimum Front Yard Depth from IO-feet to 0-feet with the condition that the Sector Plan streetscape requirements are met.**

      The staff report recommends approval of a minimum 0-foot front yard depth. The streetscape will be determined at the time of detailed site plan (DET), at which time it will be evaluated with establish standards and in context with surrounding development to ensure appropriate design.

c. **Reduce Minimum Side Yard Depth from 5-feet to 0-feet with the condition that adequate light is provided to the affected dwelling units and all fire safety standards are met.**

The staff report recommends approval of a minimum 0-foot side yard depth and supports the City's recommendation to ensure adequate light is provided and fire safety standards are met with final design.

d. **Reduce Minimum Vehicle Stacking Distance for vehicular parking area entrance driveway from 115-feet in depth to 50-feet in depth with the condition that the Developer provide a "traffic controller" to sufficiently facilitate operation during move-in/out days.**

The staff report recommends approval of modification of the vehicle stacking distance, as stated, and the applicant proposes all units to be fully furnished with minimal need for move-in/out of bulk items or for parking of oversized vehicles. The requirement for a "traffic controller" is not readily enforced or managed by The Maryland-National Capital Park and Planning Commission (M-NCPPC), but may be addressed by an agreement between the City and the applicant.

e. **Reduce Minimum Off-Street Parking Spaces from 1.0 space per dwelling unit for studios and 1-bedroom units and 1.35 space per dwelling units for larger units to 0.5 spaces per dwelling units for studios and 1-bedroom units and 0.675 spaces per dwelling unit for other unit types with the understanding that students living in The Mark shall not be eligible for on-street permit parking.**

The staff report recommends approval of this modification, however, the eligibility of parking permits is under the review and issuance authority of the City and may be enforced by them.

2. **Prior to Preliminary Plan of Subdivision Approval:**

a. **Provide 6 to 10-foot wide sidewalks along Knox Road and Hartwick Road, allowing space for landscaping, street trees, and pedestrian street lights. Identified in the City of College Park Bicycle and Pedestrian Advisory Committee (BPAC) report (see Attachment 3) as recommendations (1) and (2).**

The applicant has requested modification of the standards for sidewalk widths, as set forth in Section 27-4303(d)(4) of the Zoning Ordinance, which meets the width specified in this proposed condition. Further details of bicycle and pedestrian facilities and streetscape elements will be evaluated with the preliminary plan of subdivision (PPS) and DET, to ensure compliance with established standards.

b. Comply with Section 24-4600: Parklands and Recreation Facilities on-site, no fee in lieu.

Section 27-4301(d)(1)(P) of the Zoning Ordinance requires the applicant to provide significant public benefits to obtain a PD ZMA approval. Public benefits are defined as "superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a base zone," and subject to further criteria laid out in Section 27-4301(d)(1)(P).

The applicant has proposed recreation features contained in the proposed open space set-aside areas as public benefits, per Section 27-4301(d)(1)(P). As a public benefit feature proposed to gain approval of this PD ZMA, these features must be above the normal requirements of a typical development application and outside the requirements of Section 24-4600 of the Subdivision Regulations, which will be applicable at the time of PPS. Accordingly, the applicant should satisfy the requirements of Section 24-4600 without inclusion of the recreation features proposed as public benefit features. Other options to satisfy Section 24-4600 include land dedication and fee-in-lieu. Staff, therefore, find that the restriction of the use of a fee-in-lieu is not appropriate both because it is allowed by the Prince George's County Code and because it may be the only remaining feasible option to satisfy Section 24-4600. Nonetheless, the determination of Section 24-4600 is not applicable at the time of ZMA.

c. Prior to submission of the Bicycle and Pedestrian Impact Statement (BPIS), review the relevant recommendations proposed by the City Council and the City of College Park Bicycle and Pedestrian Advisory Committee (BPAC) (see Attachment 3). These recommendations should be included in the BPIS. These are listed in order of priority up to the BPIS cost cap.

i. Install raised crosswalks at key locations, including:

1. In front of the Delta Sigma Phi/Dunkin' crosswalk on Knox Road and paint additional crosswalk.

2. In front of 4301 Hartwick Road and adjacent intersection.

3. Other crosswalks on Knox Road and Hartwick Roads, as needed.

ii. Create Artistic Crosswalks: "Commission artists to paint intersections and crosswalks in ways that reflect community visions and values in conjunction with installation of appropriate traffic calming/road narrowing elements, such as flexposts" (image provided in the BPAC report, p. 4)."Either in conjunction with [item i.], or separately, as appropriate. In

particular, the subcommittee advocates for these changes at the following locations:

1. 4305 Knox Road, in front of the Dunkin' and Delta Sigma Phi Fraternity House.

2. 4301 Hartwick Road.

iii. Extend curbs within the study area and add "Stop for Pedestrians" signage. In particular at the following location: 4301 Hartwick Road.

iv. Paint sharrows on Hartwick Road between Route 1 and Guilford Drive.

v. Extend east-west bicycle paths between the University and the Trolley Trail.

Staff support the applicant's inclusion of the City's recommendations in the bicycle and pedestrian impact statement (BPIS) analysis, which will be required at the time of PPS. However, because the submission of a BPIS is a regulatory requirement, staff do not find a condition to be needed with approval of this ZMA.

d. Front yard setback modification is supported with the condition that all streetscape requirements required in the US Sector Plan are complied with, similar to what was approved for Terrapin Row.

Further details of bicycle and pedestrian facilities and streetscape elements will be evaluated with the PPS and DET, to ensure compliance with established standards and in context to surrounding development. Staff note that the Central US 1 Corridor Sector Plan streetscape requirements no longer apply under the current Zoning Ordinance, but the sector plan recommendations will be evaluated during the review of future applications.

e. Side yard setback modification is supported with the condition that adequate light is provided to the affected dwelling units and all fire safety standards are met.

Staff supports this recommendation.

3. Prior to Detailed Site Plan Approval:

a. Demonstrate environmentally sensitive building design and use at least three green building techniques. Consider providing stormwater amenities such as but not limited to permeable pavements, rain gardens, green roof, storm water planters and vegetated swales above storage cells underneath the streets.

The staff report includes a recommended condition (Condition 2) that the applicant adopt green building techniques, to an extent as to earn at least eight points in the scoring system specified in Table 27-61603(b) of the Zoning Ordinance. Any equivalent number of techniques to this many points would exceed the City's requested number of techniques.

Staff support the stormwater management considerations recommended by the City, which are also part of the selection options of green building techniques that are conditioned, but note that approval of the stormwater management plan is under the authority of the Department of Permitting, Inspections and Enforcement.

b. Include street furniture in the plaza, including benches for seating, waste receptacles, pedestrian-scaled lighting.

The conditions recommended for approval of this ZMA specify at least four benches or seating areas for the proposed pedestrian promenade and at least one for the proposed Ancestors Lane pocket park. Staff support inclusion of waste receptacles and pedestrian lighting, in conformance with Section 27-6700 of the Zoning Ordinance, at the time of DET.

c. Screen all mechanical equipment from public view to enhance the streetscape and appearance of the building.

Staff support requirements to screen mechanical equipment from public view, as detailed in Section 4.4(5) of the Landscape Manual. The applicant will need to demonstrate conformance with these requirements at the time of DET.

d. Submit a tree conservation plan, per Section 25-121 (c) (3), that shows that 15% of woodland conservation is met on site.

Staff note that this will be required at the time of DET.

e. Show compliance with the College Park Tree Ordinance

This condition is outside the regulatory authority of M-NCPPC and Prince Georges County, but may be addressed by an agreement between the City and the applicant.

f. Submit approval from FAA/MAA regarding the height of the buildings since the property is located in the Aviation Policy Area (APA)-6.

Staff note that conformance with requirements for development in Aviation Policy Area Overlay (APAO) Zones will be required at the time of DET. These requirements can be found in Section 27-4402(b) of the Zoning Ordinance.

g. Comply with proposed County EV standards.

Staff have included compliance with future Zoning Ordinance EV standards (to take effect in June 2027) as a consideration in the recommendation section of the technical staff report. Staff have determined this is more appropriate as a consideration, rather than a condition, as it does not have an impact on the quality of proposed public benefits, which are the most critical, in terms of granting a PD ZMA.

h. Provide a VEO-ride Hub.

Staff support placement of a micromobility station on the site, but note that this would be more appropriately addressed at the time of DET.

i. Show at least 2 Ride Share/Food Delivery designated spaces in the parking garage.

Staff support dedication of rideshare and food delivery spaces in parking areas, but note that this would be more appropriately addressed at the time of DET.

j. Include a note on the DSP that, the residents of the development will not be eligible for permit parking.

The eligibility of parking permits is under the review and issuance authority of the City and may be enforced by them.

k. Prior to the City supporting the DSP, the Applicant and City shall sign an Agreement and Declaration of Covenants that at a minimum has the following provisions listed below. To ensure effective implementation and ongoing compliance, staff recommends that the 'mutually agreed-upon criteria' be clearly defined and incorporated into the Declaration of Covenants. This will provide a transparent framework for determining eligibility and minimize potential disputes.

1) The Applicant shall designate the lesser of 200 beds or 10% of the total number of beds as moderately priced housing with eligibility tied to students eligible to receive partial Pell Grants, who are active duty military or whose household income does not exceed 80% of the Area Median Income (AMI). An agreement between the City and the Applicant shall be written, which may at a minimum include the following provisions, with exact details to be determined in collaboration with the Developer, to be included in an Agreement and Declaration of Covenants to be signed by the Developer and City prior to the City supporting the Detailed Site Plan:

2) Moderately Priced Housing Designation & Pricing

a) The lesser of 200 beds or 10% of the total number of beds shall be designated as moderately priced.

b) Eligibility shall be determined based on Pell Grant eligibility, Veteran status, active duty military, and/or mutually agreed upon criteria based on economic need..

c) These beds will be in 4 bedroom 2 bathrooms units, which are spread throughout the project.

3) Rent shall be set with at least a 30% reduction from market rate per bed, based on comparable configurations in the College Park student housing market. Marketing & Leasing

a) Provide an Affirmative Marketing Plan detailing outreach strategies, advertising methods, and application procedures to ensure eligible students are aware of the opportunity to lease these beds.

b) Leasing shall be available on a first-come, first-served basis throughout the year, with vacant moderately-priced units promptly re-leased through the outlined process.

c) Beds shall be interspersed throughout the development to ensure all residents enjoy equal access to amenities.

d) Moderately-priced beds will be made available to lease in September of the prior academic year. In the event that the moderately-priced beds have not been leased for the following academic year by February 1, said beds will be made available to all applicants at market rate through August of that year.

4) Project Schedule & Availability

a) Provide a Project Schedule indicating when moderately-priced beds and units will be available for rent.

5) Additional Considerations

a) All beds shall be fully accessible to all regardless of race, color, religion, national origin, sex, familial status, and handicap.

The purposes of the Declaration of Covenants and Agreement recommended by the City are not germane to the criteria for approval of a ZMA, and so staff does not recommend its inclusion. The applicant and the City may enter into

a private agreement of their own accord; however, because the purposes of the agreement are not germane to the ZMA approval criteria, there is no basis for the Planning Board or Prince Goerge's County to be the authority to enforce such an agreement.

RECOMMENDATION

Staff find that the City of College Park's recommended conditions pertain mostly to preliminary plan of subdivision and detailed site plan stages of review, will be evaluated as part of regulatory requirements, or are outside the scope of M-NCPPC and County regulatory standards, as noted for each individual condition above. However, staff do find that, given the side yard setback proposed by the applicant, an additional condition for ensuring adequate light and design for fire safety should be addressed. Staff recommend the following additional condition:

7. At the time of detailed site plan, the applicant shall demonstrate that the side yard depth provides adequate light for dwellings impacted by the proposed development of the subject property, and that fire safety standards are met.

PLANNED DEVELOPMENT
ZONING MAP AMENDMENT
ZMA-2024-002

STATEMENT OF JUSTIFICATION

Updated: July 30, 2025

I. INTRODUCTION

The Mark at College Park, LLC (the "**Applicant**") by and through the undersigned parties, submits this Planned Development ("**PD**") Zoning Map Amendment ("**ZMA**") Justification Statement (the "**Statement**") to demonstrate that the proposed rezoning of the subject property is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code (the "**Zoning Ordinance**"), the *2010 Approved Central US 1 Sector Plan and Sectional Map Amendment* (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property is located at 4330 Hartwick Road and 4313 Knox Road, known as College Park Towers, and consists of ±4.62 acres located north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue) (the "**Property**").

The Property is zoned RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) pursuant to the Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area and the Innovation Corridor of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein, the Applicant proposes to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**").[1] Accordingly, the Applicant respectfully requests that the District Council approve this ZMA application.

II. PROPERTY DATA

Location:	4330 Hartwick Road and 4313 Knox Road, College Park, MD 20740.

[1] The Applicant is submitting this PD-ZMA for approval of the Proposed Rezoning. This ZMA and this Statement may be amended from time to time to accurately reflect modifications or changes to the Proposed Rezoning of the Property.

Tax Map #:	33-C4.
Frontage:	Knox Road (to the north). Hartwick Road (to the south).
Election District:	1.
Legislative District:	21.
Councilmanic District:	3.
Acreage:	±4.62 Acres.
Current Zoning:	RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge).
Municipality:	College Park.
Subdivision:	College Park Towers Condominium Phase 1 and Phase 2.
Existing Water Category:	W-3.
Existing Sewer Category:	S-3.
Historic:	N/A.
Master Plan & SMA:	*The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*.
General Plan:	*Plan Prince George's 2035.*
Growth Policy Area:	College Park/UM Metro/M Square Purple Line Regional Transit District; Innovation Corridor.

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is located in the City of College Park in the RTO-L-E Zone north of Hartwick Road and south of Knox Road, approximately 347 feet west of the intersection of Hartwick Road and US 1 (Baltimore Avenue). The Property is bound to the west by the Terrapin Row Apartments and the Aspen Heights College Park

apartment complexes in the RTO-L-E Zone; to north by the Knox Road right-of-way and University of Maryland-owned student housing in the RR (Rural Residential) and the RSF-65 (Residential, Single-Family-65) Zones; to the east by the College Park Shopping Center consisting of various retail and commercial uses in the LTO-E (Local Transit-Oriented, Edge) Zone and US 1 (Baltimore Avenue); and to the south by the Hartwick Road right-of-way and the Standard at College Park in the RTO-L-E Zone. Further to the west past the Terrapin Row Apartments and the Aspen Heights College Park Apartments and across the Guilford Drive right-of way are the Hope Lutheran Church and Student Center and the Catholic Student Center in the RMF-20 (Residential, Multifamily – 20) Zone; to the north past the University of Maryland-owned student housing buildings and across the Lehigh Road right-of-way is the University of Maryland South Campus in the RR Zone; to the east past the College Park Shopping Center and across the US 1 (Baltimore Avenue) right-of-way are various commercial and retail uses in the LTO-E Zone and two (2) single-family residential homes in the RSF-65 (Residential, Single-Family – 65) Zone; and to the south past the Standard at College Park apartment complex and across the Guilford Drive right-of-way are Maryland State-owned student housing buildings in the NAC (Neighborhood Activity Center) Zone and single-family residential homes in the RSF-65 Zone.

IV. PROPOSED PLANNED DEVELOPMENT ZONING MAP AMENDMENT

ZMA-2024-002 is proposed to rezone the Property from the RTO-L-E (Regional Transit-Oriented, Low-Intensity, Edge) Zone to the RTO-PD (Regional Transit-Oriented – Planned Development) Zone, pursuant to §27-3602 of the Zoning Ordinance (the "**Proposed Rezoning**"). Following the Proposed Rezoning, the Applicant proposes to develop two (2) high-density buildings consisting of multifamily residential dwellings (the "**Proposed Development**"). The Proposed Development will comply with the applicable development standards of the RTO-PD Zone to redevelop the Property with context-sensitive infill development that is compatible with the surrounding neighborhood.

V. LAND USE BACKGROUND

A. 2014 *Plan Prince George's 2035 General Plan (the "General Plan")*

The Property is located within the General Plan's College Park/UM Metro/M Square Purple Line Regional Transit District Growth Policy Area. The General Plan stipulates that Regional Transit Districts are "high-density, vibrant, and transit-rich mixed-use areas envisioned to capture the majority of future residential and employment growth and development in the County." The Proposed Development will provide high-quality and high-density multifamily residential development, which contributes to meeting several density and population goals of the General Plan. Further, the siting and scale of the Proposed Development is compatible with the surrounding high-density multifamily residential developments.

The Property is also located in the Mixed-Use generalized future land use area. The General Plan stipulates that properties within the Mixed-Use future land use area and the College Park/UM Metro/M Square Purple Line Regional Transit District should be used (i) as a mix of "residential, commercial, employment and institutional uses" that "vary with respect to their dominant land uses," (ii) with housing mix being comprised "[p]redominantly [of] high-rise and mid-rise apartments and condos, townhouses," and (iii) with a residential density of 40 or more dwelling units per acre. The Proposed Development is designed in a way that significantly advances these General Plan goals by providing the residential component of the residential and University of Maryland-centric Mixed-Use generalized future land use area with multifamily residential uses in high-rise apartment buildings with residential density exceeding 40 dwelling units per acre.

B. *The 2010 Approved Central US 1 Sector Plan and Sectional Map Amendment*

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which designates the Property in the Residential High

future land use area. The Master Plan stipulates that properties in the Residential High land use area should be developed with "[d]etached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre." The Proposed Development advances these Master Plan recommendations and goals by providing attached residential multifamily dwelling units at high densities exceeding twenty (20) dwelling units per acre. Further, the development of high-density purpose driven multifamily housing within the walkable node in close proximity to the University of Maryland advances various Master Plan goals, policies, recommendations and strategies, such as:

- Concentrating higher density residential development in the walkable nodes;[2]
- Concentrating student housing in locations that are adjacent and in close proximity to the University of Maryland;[3] and
- Preserving the character of the surrounding residential neighborhood.[4]

VI. ANALYSIS – PLANNED DEVELOPMENT ZONING MAP AMENDMENT

A. §27-3602(b) – PD ZMA Procedure

(b) This Subsection identifies additions or modifications to the standard review procedures in Section 27-3400, Standard Review Procedures, that apply to development applications for a PD map amendment. Figure 27-3602(a) identifies key steps in the planned development map amendment procedure.

(1) Pre-Application Conference

See Section 27-3401, Pre-Application Conference.

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on July 26, 2024. The Applicant provided an overview of the subject ZMA application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

(2) Pre-Application Neighborhood Meeting

See Section 27-3402, Pre-Application Neighborhood Meeting.

[2] *See* Master Plan, Housing Policy 1; Master Plan, Economic Development and Revitalization Policy 5; and Master Plan, Land Use and Urban Design Goals (Page 51).
[3] *See* Master Plan, Housing Policy 1.
[4] *See* Master Plan, Land Use and Urban Design Goals (Page 51).

Comment: Pursuant to and in accordance with Sections 27-3402 and 27-3602(b)(1) of the Zoning Ordinance, the Applicant conducted a Pre-Application Neighborhood Meeting for ZMA-2024-002 on September 19, 2024 at College Park City Hall, 7401 Baltimore Avenue, Council Chamber (2nd Floor), College Park, MD 20740. The Applicant has prepared and provided a neighborhood meeting summary together with this ZMA application. In addition, the Applicant has provided a copy of the neighborhood meeting summary via email to all neighborhood meeting attendees that provided an email address.

B. §27-3602(a) – PD Submittal Requirements

(a) Planned Development (PD) Map Amendment Submittal Requirements

(1) The PD map amendment application shall be submitted to the Planning Director by the owner of the property or his authorized representative.

Comment: The PD ZMA application has been submitted by the Applicant, the contract purchaser of the Property, which has been authorized to submit such application by the owner of the Property.

(2) PD map amendment plats and site plans shall be prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

Comment: All PD ZMA plats and site plans submitted together with this Statement have been prepared by a licensed professional engineer, architect, landscape architect, or land use planner.

(3) Upon filing the application, the applicant shall pay to the Planning Board *a fee to help defray the costs related to processing the application.*

Comment: The Applicant has paid or will pay all fees due to the Planning Board in connection with this PD-ZMA application.

(4) If more than 1 drawing is used, all drawings shall be at the same scale (where feasible).

Comment: Where feasible, all drawings submitted together with this Statement are at the same scale.

(5) A PD map amendment application shall include the following:

(A) A signed application form, which shall include:

(i) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;

(ii) The street address of the property, name of any municipality the property is in, and name and number of the Election District the property is in;

(iii) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation must be signed by those officers empowered to act for the corporation;

(iv) The name, address, and telephone number of the correspondent;

(v) A statement listing the name, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the property or the contract purchaser(s);

(vi) If any owner or contract purchaser(s) is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. This statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors; and

(vii) If the owner or contract purchaser(s) is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds).

Comment: The Applicant has submitted a PD ZMA application together with this Statement.

(B) Four copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor, which shall show:

(i) The present configuration of the property, including bearings and distances (in feet) and the total area of the property (in either acres or square feet);

(ii) The property's lot and block number, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

(iii) The names and owners of record, or subdivision lot and block numbers, of adjoining properties;

(iv) The name, location, distance to the center line, and right-of-way width of all abutting streets. If the property is not located at the intersection of 2 streets, the distance to, and the name of, the nearest intersecting street shall be indicated;

(v) A north arrow and scale (no smaller than 1 inch equals 400 feet);

(vi) The total area of the property (in either square feet or acres);

(vii) The location of all existing buildings on the property; and

(viii) The subject property outlined in red.

Comment: Four copies of an accurate plat, prepared, signed, sealed by a registered engineer or land surveyor, and showing the information required by this provision, have been submitted together with this Statement.

(C) Four copies of the zoning map page on which the property is located, plotted to scale and outlined in red;

Comment: Four copies of the zoning map page showing the Property's location (plotted to scale with the Property outlined in red) have been submitted together with this Statement.

(D) A vicinity map;

Comment: A vicinity map has been submitted together with this Statement.

(E) A copy of the applicant's informational mailing letter, list of addresses, and signed affidavit of mailing;

Comment: A copy of the Applicant's informational mailing letter, list of addresses, and signed affidavit of mailing has been submitted together with this Statement.

(F) Any required State Ethics Commission affidavits;

Comment: Any required State Ethics Commission affidavits have been provided by the Applicant together with this Statement.

(G) A statement of justification detailing the legal basis by which the requested amendment can be approved, and any factual reasons showing why approval of the request will not be detrimental to the public health, safety, and welfare;

Comment: The Applicant submits this Statement in satisfaction of this submittal requirement.

(H) A proposed PD Basic Plan and proposed PD Conditions of Approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones; and

Comment: The Applicant submits this Statement, together with any attachments hereto and the associated PD ZMA site plans and plats as the proposed PD Basic Plan (collectively, the "**PD Basic Plan**"). The Applicant does not propose any PD Conditions of Approval at this time.

(I) Any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, or Planning Board.

Comment: Upon request, the Applicant will provide any other pertinent information deemed necessary by the District Council, Zoning Hearing Examiner, and/or Planning Board.

C. §27-3602(c) – PD ZMA Decision Standards

(c) Planned Development (PD) Decision Standards

Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:

(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;

Comment: As analyzed in Section V above, the Proposed Rezoning is proposed in conformance with the General Plan and Master Plan.

(2) Meets the purposes of the proposed PD zone;

Comment: As analyzed herein, the Proposed Rezoning meets the purposes of the proposed RTO-PD Zone.

(3) Satisfies all applicable standards of the proposed PD zone; and

Comment: As analyzed herein, the Proposed Rezoning satisfies all standards of the proposed RTO-PD Zone.

(4) Will not adversely impact the surrounding properties.

Comment: The Proposed Development will not adversely impact any of the surrounding properties. To the contrary, the Proposed Development will seamlessly integrate into the existing massing and scale of the neighborhood, providing additional open space to be used by both the public and future residents, and providing bicycle, vehicle, and pedestrian access between Hartwick Road and Knox Road. In addition, in coordination with the City of College Park Department of Planning & Community Development and M-NCPPC Staff, the Applicant proposes to meet a significant priority of the City of College Park by providing a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property.

D. §27-4301(a) – General Purposes of PD Zone

(a) General Purposes of Planned Development Zones

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

(2) Allowing greater freedom and flexibility in selecting:

(A) The form and design of development;

(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;

(C) The location and design of the development respective and protective of the natural features of the land and the environment;

(D) The location and integration of open space and civic space into the development; and

(E) Design amenities.

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation; and

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources.

Comment: ZMA-2024-002 meets several of the purposes of PD Zones provided in Section 27-4301(a) of the Zoning Ordinance. ZMA-2024-002 uses innovative land planning and site design to efficiently develop the Property with high-quality, purpose driven multifamily, provide a high quality of life and housing for University of Maryland students and College Park residents, promoting environmental sensitivity and energy efficiency. Further, The Applicant proposes to integrate open space into the Proposed Development by providing the design amenity of a pedestrian, bicycle and ADA-accessible greenway that is open to the public, provides for a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property. In addition to the pedestrian and bicycle circulation improvements provided by the pedestrian, bicycle and ADA accessible greenway, in coordination with the City of College Park Department of Planning & Community Development and M-NCPPC Staff, the Applicant proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property, which will enhance vehicular access across the Property and meet a significant priority of the City of College Park. Finally, the Applicant proposes building massing and form that is more compatible with adjacent existing development, such as the Standard at College Park and the Union on Knox developments, that conform to the Master Plan.

E. §27-4301(d) – General Standards for PD Zones

(d) General Standards for All Planned Development Zones

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

(1) PD Basic Plan

The PD Basic Plan shall:

(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;

Comment: The Applicant submits this Statement as its statement of planning and development goals for the subject RTO-PD Zone.

(B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;

Comment: The uses permissible in the subject RTO-PD Zone are:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;

Comment: The PD ZMA site plans submitted together with this Statement establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity.

(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;

Comment: The dimensional standards that apply in the subject RTO-PD Zone are provided herein below.

(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;

Comment: The scale of the Proposed Rezoning and Proposed Development do not require separate standards for development on the perimeter of the PD Zone.

(F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;

Comment: The PD ZMA site plans submitted together with this Statement establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the subject RTO-PD Zone.

(G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;

Comment: No environmentally sensitive lands, resource lands, wildlife habitat, nor waterway corridors are located on the Property. Accordingly, this provision is inapplicable to ZMA-2024-002.

(H) Identify the general location of existing on-site and adjacent historic sites and districts and archeological and cultural resources;

Comment: This provision is inapplicable to ZMA-2024-002.

(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails).

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems.

(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems.

(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

Comment: The PD ZMA site plans submitted together with this Statement identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems.

> *(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;*

Comment: The PD ZMA site plans submitted together with this Statement identify the general location and layout of all other on-site and off-site public facilities serving the development (including any College Park public facilities).

> *(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;*

Comment: The Proposed Development will enhance transportation for bicycle and pedestrian facilities by providing a through-way from Knox to Hartwick through the proposed pedestrian, bicycle and ADA accessible greenway. Additionally, improvements to street-side pedestrian sidewalks will uphold the conditions of surrounding properties in conformance with the Master Plan. Existing infrastructure located in the Knox and Hartwick Road rights-of-way will be utilize for the provision of potable water and wastewater services for the expected use of the Proposed Development. Finally, stormwater management will be provided through the utilization of both Low-Impact Development facilities (i.e., micro-bioretention) and structural practices (under-ground detention), which will provide both water quality and quantity flood management onsite.

> *(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.*

Comment: The development standards that will be applied to the development in accordance with Section 27-4301(d)(2) are provided on Exhibit A, attached hereto and incorporated herein.

(3) Public Benefits

(A) Public benefits are superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.

Comment: The Public Benefits described below are superior features that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under the RTO-L-E Zone.

(B) All public benefits shall meet the following criteria:

(i) Benefits shall be tangible and quantifiable items;

(ii) Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;

(iii) Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and

(iv) Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.

Comment: Each of the Public Benefits described below will be tangible, quantifiable, measurable, be able to be completed or arranged prior to issuance of the first certificate of use and occupancy, and primarily for the benefit of the surrounding neighborhood and/or service a critical Countywide need and will significantly exceed the applicable development standards.

(C) Public benefits may be exhibited in one or more of the following ways:

(i) Urban design and architecture superior to the high baseline expectation set by this Ordinance, including but not limited to high-quality materials and embellishments on all facades of all buildings, unique and/or signature architectural forms, innovative urban design relationships and placemaking, and demonstrated commitment to superior quality;

(ii) Superior landscaping;

(iii) Creation and/or preservation of open spaces;

(iv) Site planning demonstrating efficient and economical land utilization;

(v) Commemorative works and/or provision of public art;

(vi) Adaptive reuse of historic sites or resources;

(vii) Provision of affordable housing options;

(viii) Provision of employment and/or training opportunities;

(ix) Incorporation of social services and facilities, including, but not limited to, space dedicated for child or adult day care facilities and/or elderly care facilities available to the general public;

(x) Dedicated building space for uses to benefit the public, including, but not limited to, community educational or social development, promotion of the arts or similar programs, and/or business incubation;

(xi) Sustainable and environmental benefits to the extent they exceed the standards otherwise required by the County Code, including, but not limited to:

> *(aa) Stormwater runoff controls in excess of those required by Subtitle 32 of the County Code and any other County stormwater management regulation;*
>
> *(bb) Incorporation of environmental site design and other natural design techniques to store, infiltrate, evaporate, treat, and retain runoff in close proximity to where runoff is generated; and/or*
>
> *(cc) Gardens, urban farms, or other on-site food production through permanent and viable growing space and/or structures.*

(xii) Enhanced streetscape design and maintenance provisions;

(xiii) Outdoor children's play areas open to the general public and designed to provide safe, active recreation;

(xiv) Multimodal transportation improvements, including, but not limited to, electric vehicle charging stations, the location and funding of bike share stations, commuter services (such as guaranteed ride home services or information on bicycle and car share programs), the construction and maintenance of buffered/separated bike lanes, provision of comprehensive wayfinding signage, provision and maintenance of bus shelters and smart signage, etc.; and

(xv) Other public benefits and project amenities that substantially advance the policies, goals, and objectives of the General Plan or the applicable Area Master Plan, Sector Plan, or Functional Master Plans.

Comment: The Applicant proposes to provide the public benefits listed below in connection with the Proposed Rezoning and Proposed Development. *Please note that renderings, images, plans and/or design provided in Exhibits B, B-1, B-2, B-3, B-4, C, D, and E, attached hereto, are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

- ***Greenway*** – The pedestrian, bicycle and ADA accessible greenway will be designed in a manner that significantly exceeds the requirements of the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance. The greenway provides open space and passive recreation areas along the interior facades of the proposed buildings featuring trees, shrubbery, groundcover, and select seating areas, creating several welcoming spaces for both members of the neighborhood and residents of the Proposed Development to relax, gather and enjoy the outdoors. In addition, the design of the greenway includes plazas at the northern and southern ends of the greenway, which will act as community hubs for social interaction and will offer seating, gathering space, and additional high-quality landscaping for the enjoyment of residents of both the Proposed Development and of the surrounding neighborhood. The provision of the plazas will advance the Master Plan recommendation to promote plazas to provide gathering spaces for enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and the applicable Development Standards set forth in Part 27-6 of the Zoning Ordinance.[5] Finally, the greenway will enhance connectivity and act as a gateway to and from the University of Maryland campus to a far greater extent than what is required by the Zoning Ordinance for the base RTO-L-E Zone,

[5] *See* Master Plan, Walkable Node Policy 2.

offering a 7-foot-wide staircase, a 18-inch-wide bicycle trough, and an ADA-accessible ramp which will ease pedestrian and bicyclist movement over the relatively steep grade of the Property. This additional connectivity advances the Master Plan goal of creating attractive, active streetscapes that provide safe pathways and enhanced connectivity for pedestrians and bicyclists.[6] Conceptual design and representative images of the proposed greenway and its features are shown on Exhibit B, attached hereto.[7] Additionally:

- Exhibit B-1, attached hereto, shows conceptual architectural renderings of the design and view of the proposed greenway;[8]
- Exhibit B-2 attached hereto, shows the overall conceptual plan for the proposed greenway, including access points to and from the proposed buildings; [9]
- Exhibit B-3, attached hereto, shows the design and view of a typical section of the proposed greenway; [10] and
- Exhibit B-4, attached hereto, shows the proposed conceptual lighting plan and representative images of the lighting to be used in connection with the proposed greenway. [11]

- ***Ancestor's Lane*** – The Applicant's proposal to provide a portion of the extension of Ancestor's Lane along the eastern boundary of the Property is not required by the Zoning Ordinance. Instead, the Applicant has offered to

[6] *See* Master Plan, Land Use and Urban Design Goals (Page 51).
[7] Please note that renderings, images, plans and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[8] Please note that renderings, images, plans and/or design provided in Exhibit B-2 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[9] Please note that renderings, images, plans and/or design provided in Exhibit B-3 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[10] Please note that renderings, images, plans and/or design provided in Exhibit B-4 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.
[11] Please note that renderings, images, plans and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

provide this portion of the extension on the Property to meet a significant priority of the City of College Park and to significantly enhance connectivity and circulation for members of the community across the Property. The portion of the Ancestor's Lane extension proposed in connection with the Proposed Development will include a 24-foot-wide street within a 28-foot-wide public access easement and will serve as a mid-block throughway in continuation of the existing Ancestor's Lane located south of Hartwick Road. Along the Ancestor's Lane extension, Applicant proposes to provide both a 4-foot-wide landscaped strip and a 5-foot-wide sidewalk within a public access easement to accommodate additional pedestrian access between Knox Road and Hartwick Road. Further, street lighting will be provided along the extension to match existing lighting within the existing Ancestor's Lane, which will accentuate the public space and prioritize pedestrian safety. Finally, the Applicant proposes to integrate mural walls that are integrated into the design of the building façade and/or the retaining wall facing the Ancestor's Lane extension to enhance visual interest and encourage community engagement. Conceptual design of the proposed Ancestor's Lane extension is shown on Exhibit C, attached hereto.[12]

- ***Pocket "Park" / Greenspace Along Ancestor's Lane*** – The construction of the Ancestor's Lane right-of-way along the eastern boundary of the Property will segment a small portion of the Property to the east of Ancestor's Lane from the remainder of the Property. The Applicant proposes to offer this portion of the Property as a greenspace (or pocket "park") open to the public. This greenspace will advance the Master Plan recommendation to promote pocket parks to provide gathering spaces for neighborhood events, enjoyment of the outdoors and community well-being in a manner significantly exceeding what would otherwise be required for the base RTO-L-E Zone and the applicable

[12] Please note that renderings, images, plans and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

Development Standards set forth in Part 27-6 of the Zoning Ordinance.[13] The greenspace will feature a pollinator garden with native plants which will both support local biodiversity and enhance visual interest, a seating area that encourages gathering of members of the neighborhood, and a pathway that will provide connectivity and promote pedestrian accessibility and mobility. Conceptual design and representative images of the proposed greenspace and its features are shown on Exhibit D, attached hereto.[14]

- ***Architecture Superior to Zoning Ordinance Requirements*** – The planning and architectural design proposed to be incorporated into the Proposed Development will be superior to the high baseline expectation set by the Zoning Ordinance. The Proposed Development's planning and architecture will be driven by placemaking, pedestrian connectivity, contextual design, and sustainability. Thoughtfully designed buildings will provide meaningful and carefully composed backdrops to College Park's public spaces. The Proposed Development's planning and architecture may include several elements, including areas, above and beyond that required by the Zoning Ordinance. These elements may include:
    - Rigorous site planning and properly designed landscape architecture, creates comfortable and pleasing outdoor spaces by balancing shade and light, shaping passive and active spaces, and facilitating intuitive wayfinding.
    - A spectrum of exterior lighting that is focused on both aesthetics and safety.
    - Proper lighting at the streets, building entrances, and public Greenway, with direct and indirect lighting.

[13] *See* Master Plan, Walkable Node Policy 2.

[14] Please note that renderings, images, plans and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

- Contextual design, referencing the colors, materials, scale, patterns, and proportions of surrounding buildings, creating a more harmonious environment and integrated neighborhood.
- The Mark will also include many sustainable features that will benefit the environment by reducing energy and water consumption.

Representative images of the planning and architectural design that may be used in connection with the Proposed Development are shown on Exhibit E, attached hereto.[15]

(4) Development Phasing Plan

If development in the PD zone is proposed to be phased, the PD Basic Plan shall include a development phasing plan that identifies the general sequence or phases in which the zone is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided and timed, how development will be coordinated with the County's capital improvement program, and how environmentally sensitive lands will be protected and monitored.

Comment: The Proposed Development is not proposed to be phased. Accordingly, this provision is inapplicable to ZMA-2024-002.

(5) Conversion Schedule

The PD Basic Plan may include a conversion schedule that identifies the extent and timing to which one type of use may be converted to another type of use.

Comment: The Applicant does not intend to submit a conversion schedule at this time.

F. §27-4303(d) – RTO-PD Zone Standards

(1) Purposes

The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone are:

[15] Please note that renderings, images, plans and/or design provided in Exhibit E are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.

(A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel.

(B) To capture the majority of the County's future residential and employment growth and development;

(C) To incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;

(D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;

(E) To encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;

(F) To include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;

(G) To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;

(H) To incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;

(I) To include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and

(J) To provide a range of housing options.

Comment: ZMA-2024-002 meets several of the purposes of the RTO-PD Zone provided in Section 27-4301(a) of the Zoning Ordinance, including:

- Establishing high-quality, vibrant, high-density, and transit-accessible purpose driven multifamily housing that supports economic development, reduces automobile dependency, supports walkable areas, and provides significant opportunities for pedestrian and bicycle travel to and from the University of Maryland and the core areas of the City of College Park;

- Providing a critical mass of high-density purpose driven multifamily housing in proximity to the University of Maryland;
- Incorporating key elements of walkable and bikeable areas, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus;
- Encouraging a dynamic live and work (and/or study) environment in close proximity to the University of Maryland, which serves as an economic driver for the Regional Transit Districts that the Property is located within;
- Providing multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments to the south of the Property through the developments to the north of the Property to and through the University of Maryland campus, such as the pedestrian, bicycle and ADA-accessible greenway that connects directly to commonly used paths to and through the University of Maryland campus and the provision of the Ancestor's Lane extension on the Property, in a manner that prioritizes transit, pedestrian, and bicyclist access;
- Arranging and designing the proposed buildings, open spaces, and other site elements, such as the pedestrian, bicycle and ADA-accessible greenway in a manner that creates an inviting, walkable, safe, socially-interactive environment;
- Including distinctive and engaging public spaces, such as the greenway between the proposed building that will help create an identity and sense of place for the proposed RTO-PD zone; and
- Providing a range of unit types and sizes within the purpose driven multifamily housing development.

(2) Use Standards

The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the applicable Area Master Plan or Sector Plan, and the purposes of the RTO-PD Zone.

Comment: The specific uses allowed within the Proposed Development will be:

- Principal: dwelling, multifamily, and all commercial uses permissible in RTO-PD Zones (including retail uses).
- Accessory: any accessory uses permissible in the RTO-PD Zone.
- Temporary: any temporary uses permissible in the RTO-PD Zone.

(3) Intensity and Dimensional Standards – RTO-PD Zone (Edge area) – In accordance with Sections 27-4301(d) and 27-4303(d)(3) of the Zoning Ordinance, the Applicant submits Table §27-4303(d)(3) below as the intensity and dimensional standards to be established by the PD Basic Plan within the RTO-PD Zone, Proposed Rezoning and Proposed Development:

TABLE §27-4303(d)(3) – RTO-PD – Intensity and Dimensional Standards	
Standard	**Proposed Standard**
Block length, min. | max. (ft.)	400 | 800
Lot area, min. (sf.)	5,000
Lot width, min. (ft.)	50
Density, min. (du/net lot area)	20.00
Floor area ratio (FAR), min. (nonresidential & mixed-use)	No Requirement
Lot coverage, min. | max. (% of net lot area)	No Requirement | 80
Density, max. (du/net lot area)	150
Floor area ratio (FAR), max.	No Requirement
Build-to line, min. | max. (ft.)	0 | 35
Building width in build-to zone, min. (% of lot width)	70
Front yard depth, min. (ft.)	0
Side yard depth, min. (ft.)	0
Rear yard depth, min. (ft.)	0
Building façade transparency, min. (% of street-level façade area)	
Abutting or facing a street frontage or pedestrian way	No Requirement
Facing a transit station or public gathering space	No Requirement
Principal and accessory structure height, min | max. (ft.)	35 | 126

Comment: The Intensity and Dimensional Standards above are proposed for the following reasons:

- Block length, min. | max. (ft.) – 400 | 800 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot area, min. (sf.) – 5,000 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot width, min. (ft.) – 50 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).

- Density, min. (du/net lot area) – 20.00 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Floor area ratio (FAR), min. (nonresidential & mixed-use) – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Lot coverage, min. | max. (% of net lot area) – No requirement | 80 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Density, max. (du/net lot area) – 150.00 – The proposed standard is 10 du/net lot area higher than the standard for residential uses within the base zone (RTO-L-E). The maximum density proposed is similar to the actual density of similarly situated multifamily projects near the Property within the City of College Park:

Project	Actual Density (du/ac)
University View	169
The Standard	154
The Hub	232
Aspen Heights	152
Union on Knox	289

- Floor area ratio (FAR), max. – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Build-to line, min. | max. (ft.) – 0 | 35 – The proposed maximum standard (35 feet) is identical to the standard for residential uses within the base zone (RTO-L-E). The proposed minimum standard is 15 feet less than the standard for residential uses within of the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum "build-to line" standards contained the Master Plan which are applicable to the Property.
- Building width in build-to zone, min. (% of lot width) – 70 – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).

- Front yard depth, min. (ft.) – 0 – The proposed minimum standard is 10 feet less than the standard for residential uses within the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum side yard depth standards contained the Master Plan, which anticipates "zero lot line" development on the Property.
- Side yard depth, min. (ft.) – 0 – The proposed minimum standard is 5 feet less than the standard for residential uses within the base zone (RTO-L-E). However, the proposed minimum standard is in accordance with the minimum side yard depth standards contained the Master Plan, which anticipates "zero lot line" development on the Property.
- Rear yard depth, min. (ft.) – 0 – The proposed standard is identical to the standard for residential uses within of the base zone (RTO-L-E).
- Building façade transparency, min. (% of street-level façade area):
    - Abutting or facing a street frontage or pedestrian way – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
    - Facing a transit station or public gathering space – No requirement – The proposed standard is identical to the standard for residential uses within the base zone (RTO-L-E).
- Principal and accessory structure height, min. | max. (ft.) – 35 | 126 – The proposed standard is identical to the standard for residential uses within of the base zone (RTO-L-E).

(4) Other Standards

Location Standards

An RTO-PD Zone may only be located on lands:

- *Within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time; or*

- *Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.*

Comment: The Property is located within (a) College Park/UM Metro/M Square Purple Line Regional Transit District, and (b) that portion of the Innovation Corridor located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary. Accordingly, the proposed RTO-PD Zone is permissible on the Property.

Use Mixing

The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential uses.

Vertical Mixing of Residential and Nonresidential Uses

The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

Comment: The Proposed Development was initially designed to provide a mix of residential and retail uses. However, upon further evaluation by the Applicant of the need for retail space at the Property and the surrounding neighborhood, as reinforced by the feedback provided by community members during the Pre-Application Neighborhood Meeting on September 19, 2024, the Applicant has elected to instead proposed the development of two (2) buildings providing only multifamily residential uses. Accordingly, the Proposed Development will not include any vertical mixing of uses.

Horizontal Mixing of Residential and Nonresidential

The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Comment: The Applicant does not propose the horizontal mixing of stand-alone residential and nonresidential or mixed-use developments within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Shopping Centers

Shopping centers shall be a minimum of two stories (multi-story).

Comment: The Applicant does not propose to develop a shopping center within the Proposed Development. Accordingly, this standard is inapplicable to ZMA-2024-002.

Blocks and Alleys

The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.

Comment: As shown on the PD ZMA site plans, the PD zone will be laid out in blocks, streets and alleys to the maximum extent possible.

Streets

Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

Comment: The Applicant does not propose any private streets within the Proposed Development. Accordingly, this provision is inapplicable to the Proposed Development with respect to private streets. However, the Applicant (in coordination with M-NCPPC Staff and the City of College Park Department of Planning & Community Development) proposes to provide a portion of the extension of the Ancestor's Lane city right-of-way along the eastern boundary of the Property. The portion of the Ancestor's Lane extension on the Property will connect to the Knox Road right-of-way to the south of Property and will end at the Property's boundary

which abuts the College Park Shopping Center, allowing for future connection to any portion of the Ancestor's Lane right-of-way provided on adjacent property.

Private Sidewalks and Private Street Trees

- *Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way with a planting strip between the curb and sidewalk. In accordance with the Master Plan street trees along the frontages of the Hartwick Road and Knox Road rights of way will be spaced ±30 feet on center.

- *Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.*

Comment: As shown on the PD ZMA site plans, sidewalks will be provided along the frontages of the Hartwick Road and Knox Road rights of way. The sidewalks provided will be 6 feet in width in order to maintain consistency with the sidewalks along the frontage of the adjacent Terrapin Row property, which provides 6 feet of sidewalk width along its frontages. The Applicant intends to request a variance from this standard allowing for a sidewalk width of 6 feet.

- *Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.*

Comment: As shown on the PD ZMA site plans, sidewalks proposed in connection with the Proposed Development will maintain a pedestrian "clear zone" of at least 5 feet that is unobstructed by any permanent or nonpermanent object.

- *At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.*

Comment: As shown on the PD ZMA site plans, at least one walkway from an adjacent sidewalk will be provided at each pedestrian entrance into the proposed buildings within the Proposed Development.

- *Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.*

Comment: Within the Proposed Development, wherever a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing will be clearly marked with a change in paving material, color, or height, decorative bollards, and/or similar features.

Connectivity

The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Comment: Any internal vehicular, bicycle, and/or pedestrian circulation systems within the Proposed Development will be designed, to the maximum extent practicable, to allow vehicular, bicycle, and/or pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Building Configuration

- *In the Core area, public and quasi-public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:*
  - *The corners of street intersections or entry points into the development;*
  - *A "main street" pedestrian and/or vehicle access corridor within the development site;*

- *Parking areas, public spaces, or other site amenities on at least three sides; or*
- *A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.*

Comment: The Property is located in the Edge area of the RTO-L Zone. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will have a consistent setback alignment along street frontages to define the street edge and the distinction between the public domain of the street and the private space of individual lots.

- *Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.*

Comment: As shown on the PD ZMA site plans, buildings within the Proposed Development will be designed with a common architectural scheme to create a distinct sense of place. Further, the Proposed Development includes a pedestrian, bicycle and ADA-accessible greenway that is open to the public, seamlessly unifies the two proposed buildings, provides a connection between Hartwick Road and Knox Road, and distinctly creates a sense of place within the proposed RTO-PD Zone.

Parking

- *All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.*

Comment: As shown on the PD ZMA site plans submitted together with this Statement, off-street parking within proposed RTO-PD Zone will be located within the parking structure.

- *Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.*

Comment: The Applicant does not propose any surface parking lots outside of the parking structure within the Proposed Development. Accordingly, this provision is inapplicable to ZMA-2024-002.

- *All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas*

Comment: The parking structure proposed within the Proposed Development will provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrances to the buildings on the Property to be served by the parking areas.

Transparency

Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Comment: Street-level façade areas within the Proposed Development shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise. The proposed street-level façade areas will provide for transparency in excess of that which would otherwise be required in the RTO-L-E Zone.

Open Space Design

Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

Comment: Open space within the Proposed Development will be used to enhance activity and identity and be designed in a hierarchy of formal and informal spaces, such as the ADA-compliant and pedestrian and bicycle accessible greenway that is open to the public, bounded by the proposed buildings and the Hartwick and Knox Road rights-of-way, provides for a park-like setting with seating and plantings that promotes its use as a gathering place for the community, and allows for easier and more direct travel to and from the University of Maryland for students living south of the Property across the Property.

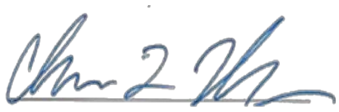
VII. CONCLUSION

The Applicant respectfully requests that the District Council grant approval of ZMA-2024-002. The above analysis and submitted plans establish that this application satisfies the required findings that the District Council must make to approve a ZMA application.

[SIGNATURE PAGES FOLLOW]

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Respectfully submitted, on behalf of the Applicant,



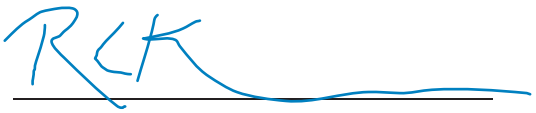
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Respectfully submitted, on behalf of the Applicant,



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Respectfully submitted, on behalf of the Applicant,



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EXHIBIT A

PROPOSED MODIFIED SUBDIVISION AND DEVELOPMENT STANDARDS APPLICABLE TO RTO-PD ZONE

Below are Applicant's proposed modifications to the Subdivision Regulations and Development Standards of the Zoning Ordinance, which are permitted to be modified pursuant to Section 27-4301(d)(2) of the Zoning Ordinance. Except as modified in the Statement or this Exhibit A, the Proposed Development will be governed by the provisions of Part 24-4 of the Subdivision Regulations and of Part 27-6 of the Zoning Ordinance, which would otherwise apply to the Proposed Development in the RTO-L-E Zone. Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red*~~.

~~*24-4205. Public Utility Easements*~~

~~*All roads (public or private) shall have a public utility easement at least ten feet in width. For Redevelopment and Revitalization projects, the public utility easement may be reduced by the Planning Director for good cause, after due consideration of any adverse impacts. The public utility easement shall be located outside the sidewalk, where a sidewalk is constructed or these Regulations or Subtitle 27: Zoning Ordinance require a sidewalk, and shall be contiguous to the right-of-way.*~~

Comment: The Applicant proposes to remove the requirement to provide public utility easements on the Property due to all applicable public utilities being located within the rights-of-way along the northern and southern boundaries of the Property. Applicant will submit for approval a variance regarding the public utility easement requirements will be required at the time of Preliminary Plan of Subdivision review. Such variances for projects within the City of College Park are commonly reviewed and approved by M-NCPPC at the time of Preliminary Plan of Subdivision.

27-6206(m)Vehicle Stacking Space

Table 27-6206(m)(2).a

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
1 - 49	25
50 ~~*– 249*~~ **or more**	50
~~*250 – 499*~~	~~*100*~~
~~*500 or more*~~	~~*100 + 15 ft for every additional 50 spaces beyond 500*~~

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway	
Number of Off-Street Parking Spaces (1)	**Minimum Stacking Lane Distance (ft) (2)**
NOTES: (1) Entrances into parking structures may be credited towards the stacking lane distance standard provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle. (2) Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.	

Comment: The minimum stacking lane regulations generally speak to suburban development and, more specifically, towards surface parking lots. Because the Proposed Development involves the redevelopment of the Property in a developed, urban, and high-density location, the proposed minimum stacking lane distance regulations are more appropriate for the Proposed Development.

27-6305. Off-Street Parking Space Standards

Table 27-6305(a):

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces			
Principal Use Category	**Principal Use Type**	**Off-Street Parking Standards**	
		RTO and LTO Zones (Base and PD)	
		Core	**Edge**
Household Living Uses	Dwelling, multifamily	No minimum	0.5 per DU (all studio and 1 BR) 0.675 per DU (all other unit types)

Comment: The proposed standard for Minimum Number of Off-Street Parking Spaces above are proposed to reflect the standard Minimum Number of Off-Street Parking Spaces applicable to the Property under the base regulation as reduced by 50% pursuant to Section 27-4204(b)(D)(i) (Reduced Minimum Vehicle Parking Space Requirements). Additionally, the proposed standard conforms to the actual parking spaces provided by similarly situated developments near the Property within the City of College Park:

Project	Off-Street Spaces (space/du)
University View	0.92 per DU
The Standard	0.88 per DU
The Hub	0.56 per DU
Aspen Heights	0.77 per DU
Union on Knox	0.97 per DU

27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths

~~*Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. Table 27-6310(a): Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths for the different principal uses. For proposed uses not listed in Table 27-6310(a): Minimum Number of Off-Street Loading Berths, the requirement for a use most similar to the proposed use shall apply.*~~ The minimum number of off-street loading berths per building shall be 1 loading berth.

~~*Table 27-6310(a): Minimum Number of Off-Street Loading Berths*~~		
~~*Principal Use Classification/Category*~~	~~*Gross Floor Area (GFA) of Building*~~	~~*Minimum Number of Loading Berths*~~
~~*Institutional and Commercial Uses*~~		
~~*Retail Sales and Service Uses*~~	~~*At least 5,000 sq. ft. but less than 10,000 sq. ft.*~~	~~*1*~~
	~~*At least 10,000 sq. ft. but less than 100,000 sq. ft.*~~	~~*2*~~
	~~*Each additional 100,000 sq. ft. or major fraction thereof*~~	~~*add 1*~~
~~*Household Living Uses (Multifamily only) and Group Living Uses (Assisted Living Facility only*~~	~~*At least 100 dwelling units and up to 300 dwelling units*~~	~~*1*~~
	~~*Each additional 200 dwelling units or major fraction thereof*~~	~~*add 1*~~
~~*Purpose driven student. Loiading are different*~~		

Comment: The proposed Minimum Number of Off-Street Loading Berths reflect the Proposed Development's use as a purpose-driven, fully furnished residential development. The loading berth needs of the Proposed Development will be minimal relative to the types of development anticipated by the standard Minimum Number of Loading Berths regulation contained in Section 27-6310(a).

EXHIBIT A-1

ADDITIONAL PROPOSED MODIFIED SUBDIVISION AND DEVELOPMENT STANDARDS APPLICABLE TO RTO-PD ZONE

Below are Applicant's additional proposed modifications to the Development Standards of the Zoning Ordinance, which are permitted to be modified pursuant to Section 27-4301(d)(2) of the Zoning Ordinance. Except as modified in the Statement, Exhibit A and Exhibit A-1, the Proposed Development will be governed by the provisions of Part 24-4 of the Subdivision Regulations and of Part 27-6 of the Zoning Ordinance, which would otherwise apply to the Proposed Development in the RTO-L-E Zone. Applicant proposes all new language **bold underlined in blue** and all deleted language ~~*italicized stricken-through in red*~~.

27-6609. Retaining Walls

Retaining walls are to be used in appropriate locations to reduce the steepness of slopes and to provide planting pockets conducive to revegetation. They shall comply with the following standards:

(a) A retaining wall may be permitted to support steep slopes but should not exceed six feet in height from the finished grade, except for:

(1) A structure's foundation wall, or
(2) As necessary to construct a driveway from the street to a garage or parking area~~*, or*~~
(3) An existing wall that is modified to manage/maintain adjacent site conditions, or
~~*(3)*~~**(4)** As otherwise expressly allowed by this Ordinance.

(b) In all exceptions identified in Subsection (a) above, a retaining wall shall not exceed ~~*ten*~~ **sixteen** feet in height.

(c) Retaining walls greater than six feet in height shall comply with the building setbacks in the zone which they are located, unless it is constructed because grades are lower on the site where it is located **or because it is an existing wall that is modified to manage/maintain adjacent site conditions**.

(d) The width of any terrace between any two six-foot vertical retaining walls should be at least three feet. Retaining walls higher than six feet should be separated from any other retaining wall by a minimum of five horizontal feet. Terraces created between retaining walls shall be permanently landscaped or revegetated with native vegetation.

(e) Retaining walls used to support existing road cuts may exceed the height limits and other requirements in Subsections (a), (b), and (c) above.

(f) Retaining walls shall be faced with stone, brick, or earth-colored materials similar to the surrounding natural landscape**, unless it is an existing wall that is modified to manage/maintain adjacent site conditions**.

(g) All retaining walls shall comply with the Building Code.

Comment: In an urban setting with a higher density of development and significant existing natural topography, such as the Property's location and position within downtown College Park, it is necessary to utilize retaining walls to maintain the conditions and structural integrity of adjacent properties. Specifically, the Proposed Development is abutted by two (2) fully developed properties on the eastern and western boundaries of the Property, where previously constructed retaining walls exist. To maintain the condition and structural integrity of the adjacent properties, it is likely necessary that the existing retaining walls remain in place. Further, as more detailed grading design and planning continues, it is possible that such existing walls might require modification and/or additional structural support. Such grading and additional modification and/or work will likely result in existing retaining walls falling out of compliance with existing provisions of Sec. 27-6609. Accordingly, the proposed modifications to Sec. 27-6609 are necessary to ensure that appropriate work can be done to maintain the condition and structural integrity of the adjacent developments and existing retaining walls.

With respect to the proposed modification to Sec. 27-6609(b) and (c), additional maximum height is needed to maintain the existing height of the wall(s) that might require additional structural support and/or modification. The additional height will still remain in compliance with applicable Building Code requirements, as required by subsection (g).

With respect to the proposed modification to Sec. 27-6609(f), due to the condition of the existing retaining wall(s) that will remain in place, the material of the existing wall will remain, which may or may not comply with the unmodified requirements of Sec. 27-6609(f).

27-6903. Multifamily, Townhouse, and Three-Family Form and Design Standards

(e) Building Façades

For all multifamily, townhouse, and three-family buildings, except as noted in Section 27-6903(e)(3) below:

(1) Façades of all buildings subject to these standards that face a street shall incorporate ~~*wall offsets*~~ **building massing articulation**, ~~*in the form of*~~ **such as** projections or recesses in the façade plane, ~~*spaced no more than 50 feet apart (see Figure 27-6903(e)(1): Changes in Building Façade)*~~ **to provide visual interest and match the character of contextual buildings,** unless the applicant provides a design of similar or superior quality.

(2) Wall offsets shall ~~*have a minimum depth of two feet*~~ **incorporate changes in materials and articulation**.

Comment: The Proposed Development and adjacent projects and structures are comprised of primarily high-rise multifamily buildings, where small-scale modulation would be visually out of scale and structurally impractical. The structural and massing integrity of a high-rise building requires architectural rhythm typical of a high-density urban context. Further, the Proposed Development's building massing and building articulation conforms with the Master Plan. Similarly, the massing and articulation of the adjacent existing high-rise projects and structures were designed and developed in conformance with the Master Plan. Accordingly, the proposed modifications to Sec. 27-6903(e)(1) and (2) will allow the Proposed Development to be designed in a manner sensitive to the context of the surrounding projects and structures. Finally, in accordance with the modified building façade standards, the Proposed Development will be designed to incorporate changes in materials and articulation to create visual interest and break up the proposed buildings' streetscape massing.

(f) Roofs

For all multifamily dwellings:

(2) Flat roofs shall be concealed by parapets ~~*that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane*~~ **designed with a horizontal coping element to provide a finished appearance and create a defined skyline profile**.

Comment: For high-rise multifamily buildings in an urban context, as is proposed for the Proposed Development, a simple horizontal coping element is more appropriate than rooftop detailing. In contrast, rooftop detailing is more appropriate for low and mid-rise structures. Further, for high-rise buildings in an urban context, three-dimensional detailing at the parapet level is generally not visible from the street and does not meaningfully contribute to the pedestrian experience. Instead, a clean and minimal parapet design supports the overall clarity and cohesion of a contemporary high-rise building design, aligning with the modern architectural character of the surrounding high-rise building and urban context. The proposed

modifications to the roof design requirements will allow the Proposed Developments roof design to effectively conceal rooftop equipment and maintain a streamlined silhouette that integrates the proposed buildings into the existing urban skyline.

EXHIBIT B

PROPOSED GREENWAY
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



**** The plans, images and/or design provided in Exhibit B are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

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EXHIBIT B-1

PROPOSED GREENWAY
CONCEPTUAL ARCHITECTURAL RENDERINGS



**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



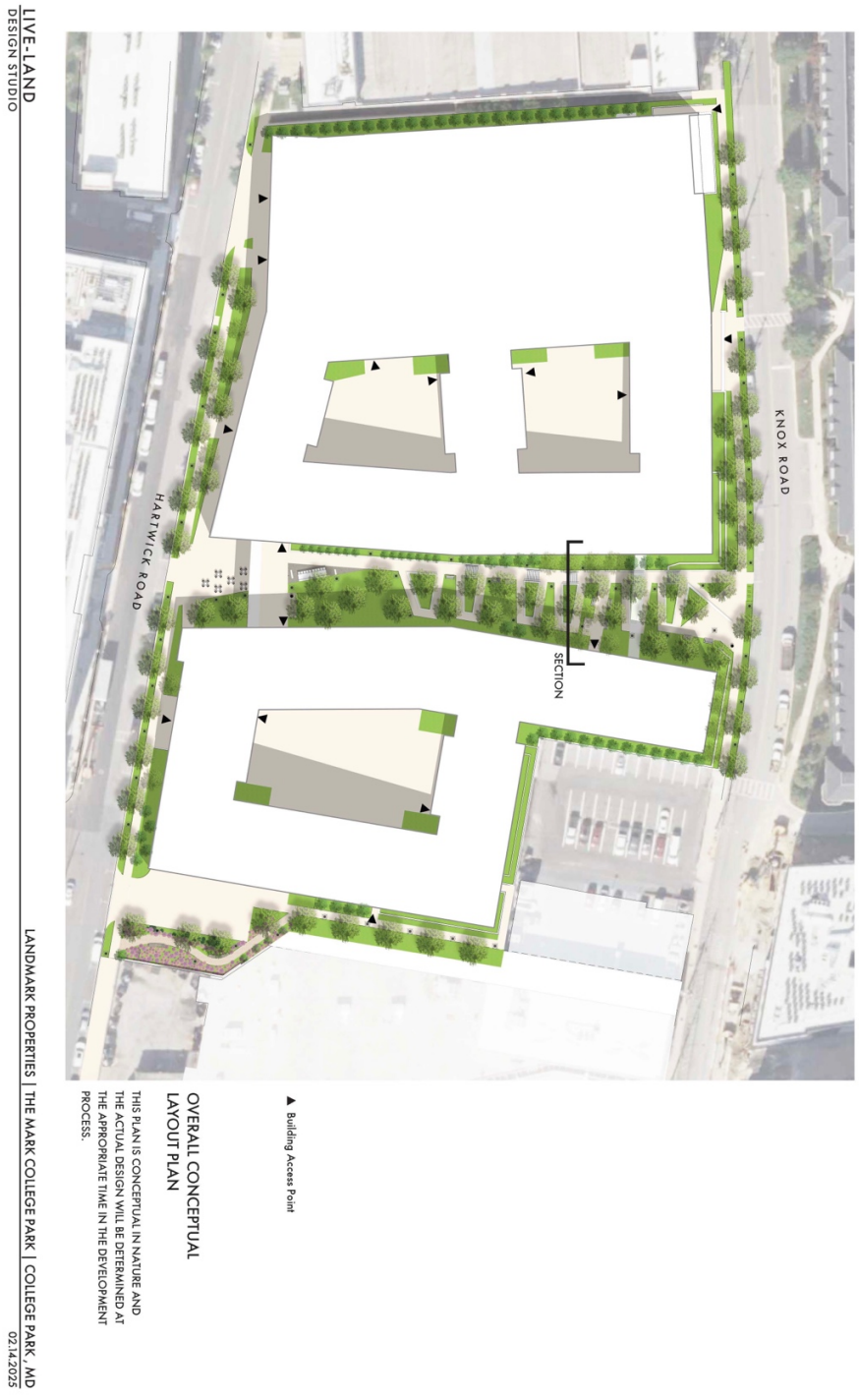
**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***



**** The renderings, images and/or design provided in Exhibit B-1 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT B-2

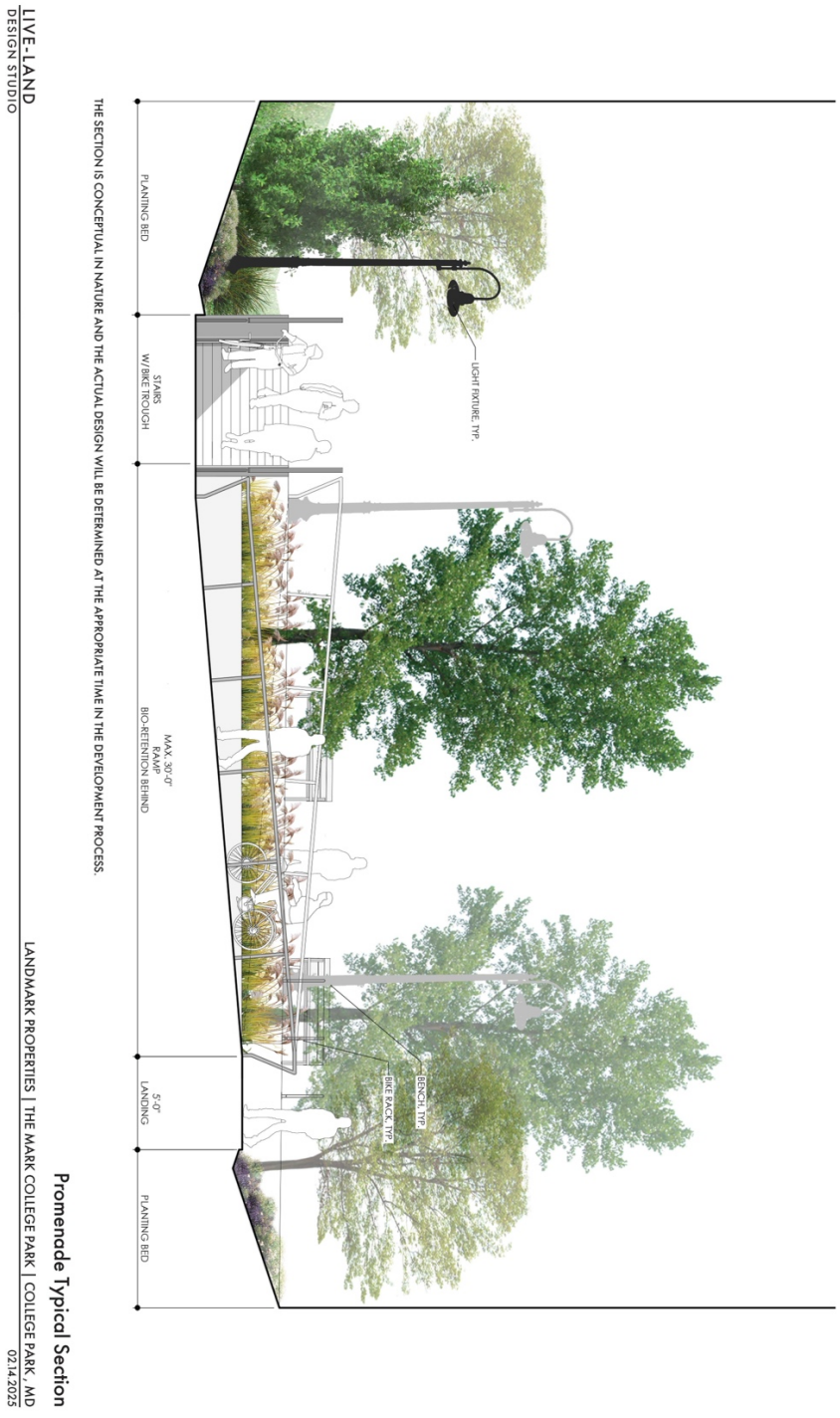
PROPOSED GREENWAY
CONCEPTUAL LAYOUT PLAN



** The plans, images and/or design provided in Exhibit B-2 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT B-3

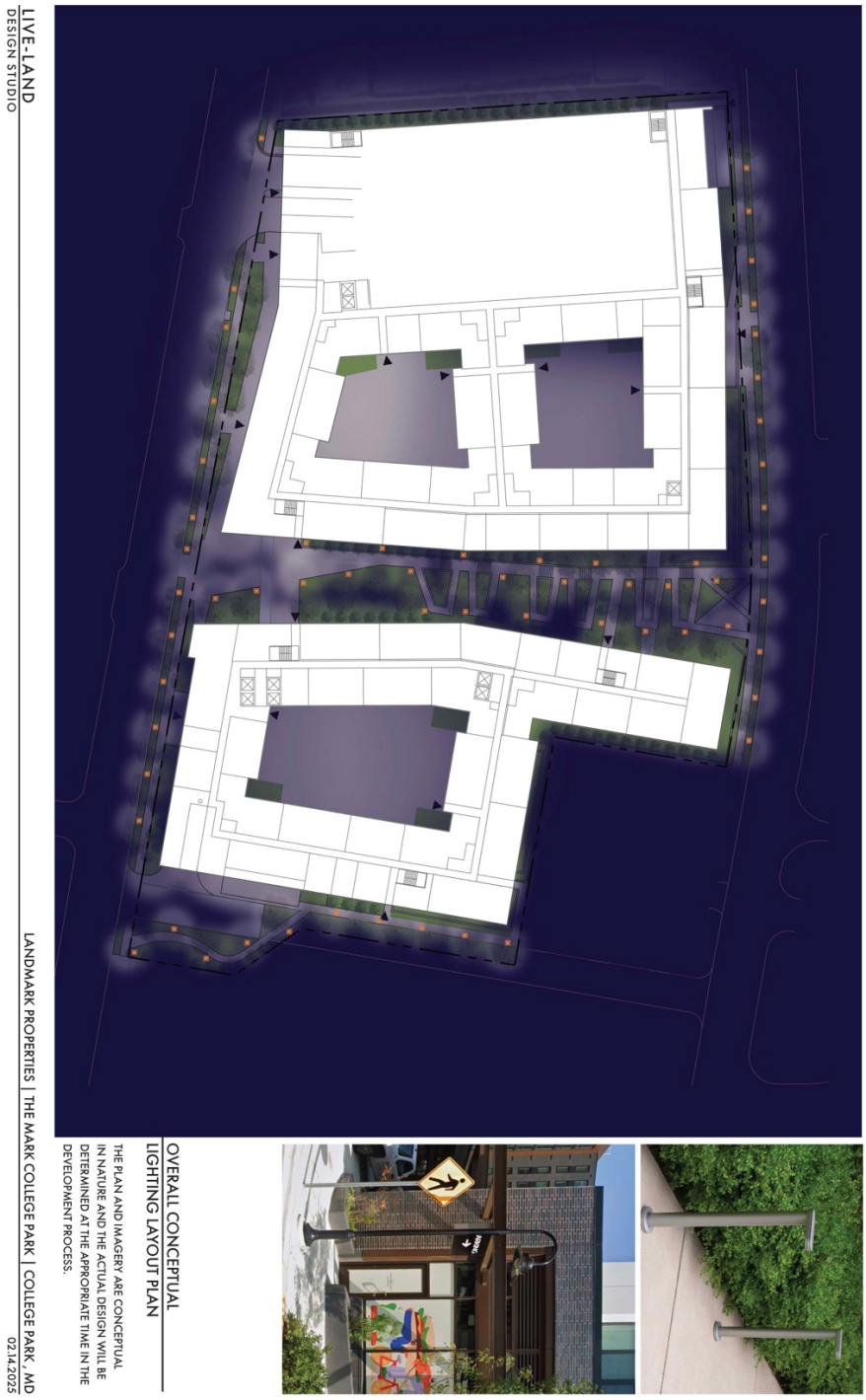
PROPOSED GREENWAY
CONCEPTUAL TYPICAL SECTION



** The section, plans, images and/or design provided in Exhibit B-3 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT B-4

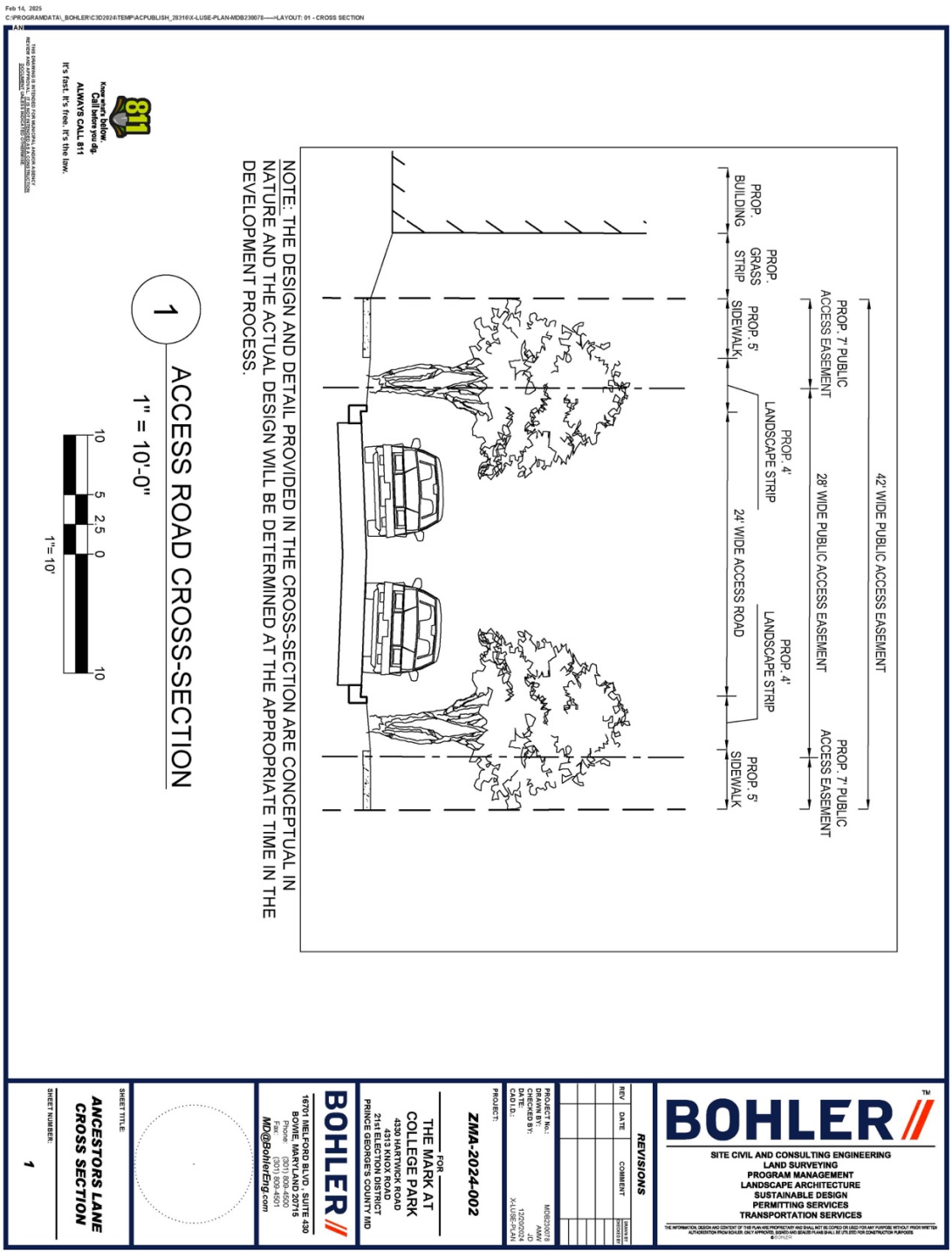
PROPOSED GREENWAY
CONCEPTUAL LIGHTING LAYOUT PLAN



** The plans, images and/or design provided in Exhibit B-4 are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT C

PROPOSED ANCESTOR'S LANE EXTENSION
CONCEPTUAL DESIGN



** The renderings, plans, images and/or design provided in Exhibit C are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.*

EXHIBIT D

PROPOSED GREENSPACE
CONCEPTUAL DESIGN AND REPRESENTATIVE IMAGES



**** The renderings, plans, images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

**** The renderings, plans, images and/or design provided in Exhibit D are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

EXHIBIT E

SUPERIOR ARCHITECTURE
REPRESENTATIVE IMAGES



**** The images and/or design provided in Exhibit E are conceptual in nature and provided for the purpose of illustration only. More detailed design will be provided at the appropriate stage in the development review process.***

STATE OF MARYLAND
Department of Assessments and Taxation

I, BOB YEAGER OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES , OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT THE MARK AT COLLEGE PARK, LLC (Z25206400) , REGISTERED JULY 16, 2024, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS AUGUST 04, 2025.

Bob Yeager
Director

700 East Pratt Street, 2nd Flr, Ste 2700, Baltimore, Maryland 21202
Telephone Baltimore Metro (410) 767-1344 / Outside Baltimore Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice

Online Certificate Authentication Code: QONRa1t3IkGlKdZWeIi5YQ
To verify the Authentication Code, visit http://dat.maryland.gov/verify

Bob Keane, AIA

Managing Principal



EDUCATION

Bachelor of Science in Architecture
University of Maryland, 1987

YEARS IN PRACTICE / YEARS AT WDG

36 / 20

REGISTRATION

DC, MD, VA, NY, NE, WI, SC, FL, GA, IN, IL, FL, PA, TX

PROFESSIONAL AFFILIATIONS

The American Institute of Architects (AIA);
National Council of Architectural Registration Boards (NCARB);
Association of College and University Housing Officers (ACUHO);
Society for College and University Planning (SCUP);
Urban Land Institute (ULI) University Development Committee

ACCOLADES

NAIOP DC|MD Award of Merit, Best Multifamily Project, Prince George's County: Atworth, 2024;
Historic Columbia Revitalization Award: USC Campus Village, 2024;
Delta Associates Multifamily Awards, Best Washington/Baltimore Neighborhood Impact Apartment Community: Banner Lane, 2023;
ENR Texas & Louisiana Best Projects, Award of Merit, Residential/Hospitality: Aster, 2022;
Multifamily Executive MFE Awards, Grand Award, Best Unit Design: HHMI Janelia Research Campus Apartments, 2022;
SHB Innovator Award, Best Renovation of an Existing Project: Boathouse, 2022;
Multifamily Executive MFE Awards, Merit Award, Adaptive Reuse: Boathouse, 2021;
NAIOP Northern Virginia Award of Excellence, Multifamily Residential: HHMI Janelia Research Campus Apartments, 2021;
Student Housing Business Innovator Award, Best Architecture/Design: Six11, 2019;

Mr. Keane's thoughtful and intuitive design approach is reflected in his portfolio of university and residential projects. His experience includes campus master planning, campus housing, university research facilities, and large mixed-use developments. He has developed an astute understanding across all aspects of the design and construction processes, including master planning, program analysis, design analysis, budget analysis, and building systems research. In addition to his design experience, Mr. Keane is recognized as a national expert in residential life facilities design and has spoken professionally on the subjects of urban planning, campus planning, student housing, and the profession of architecture, while continually acting as a visiting critic at local universities. His ability to conceptualize and coordinate complex design challenges among team members and client/user groups has proven invaluable to clients and the firm.

SELECTED EXPERIENCE

*PREVIOUS EMPLOYMENT

LV College Park, University of Maryland, College Park, MD
7-story, 1,020-bed mixed-use student housing community including a 2,200-sf Lobby Café, 18,000-sf amenity, 14,000-sf ground-floor retail, 297 structured parking spaces, and a community center.

Wonder Plaza, Howard University, Washington, DC
5- to 9-story redevelopment of an original Wonder Bread bakery, retaining historic architectural elements of the 1902 building. Wonder Plaza will include 580 beds of apartment-style student housing, amenity and study space, 79,000-sf Health & Wellness, 15,000-sf I-Lab, and 20,000-sf retail.

Verve Ann Arbor, University of Michigan, Ann Arbor, MI
339,844-gsf, 677-bed, 12-story edge-campus student housing with over 25,000-sf of ground-floor and rooftop amenities and two levels of parking.

Verve West Lafayette, Purdue University, West Lafayette, IN
412,000-sf, 750-bed mixed-use student housing community located on a 1.65-acre site two blocks from the Purdue University campus.

Union on Knox, University of Maryland, College Park, MD
532,300-sf, 10-story mixed-use student housing community with 340 apartment units comprised of 4-bedroom, 2-bedroom, 1-bedroom, and studio unit types; 24,000-sf of retail; and a 132,250-sf, 2-level parking structure with 331 spaces.

110 South Boulevard, University of Tampa, Tampa, FL
22-story, 182-unit edge-campus residential tower including amenity space, a rooftop pool, fitness center, ground-level bank, and a 6-story attached parking garage for 213 cars.

Banner Lane (Sursum Corda), Washington, DC
Two 9- to 10-story mixed-use residential buildings totaling 717,512 sf, 561 units, and 294 parking spaces in a below-grade garage.

The Parks at Walter Reed Building L, Washington, DC
386,800-gsf, 6-story, 287-unit multifamily community with 72,000-sf parking for 193 vehicles. Part of the 3.1 million-sf mixed-use The Parks at Walter Reed redevelopment.

Campus Village, University of South Carolina, Columbia, SC
1.4 million-sf, 3,700-bed, 8-building, three-phase, mixed-use student living community. Phase I includes 4 residential buildings totaling 1,808 beds with academic and recreational amenities and a new campus safety office, 315,000-sf parking, a new 650-seat dining facility, and a 200-space transportation hub.

Bob Keane, AIA
Managing Principal

ACCOLADES (cont.)
AIA Potomac Valley Chapter Design Award, Multi-Family Architecture: Terrapin Row, 2017;
Multifamily Executive MFE Awards, Merit Award, Best Student Housing: Terrapin Row, 2017;
Student Housing Business Innovator Award, Best Use of Sustainable Design: Oakland Hall, University of MD, 2012
AIA Maryland Chapter Design Awards, Merit Award: Plaza Lofts 22, 2009;
Student Housing Business Innovator Award, Best New Off-Campus Development, Traditional: University View II, 2008;
Lecturer: ACUHO, International, Residential Campus Planning, Montreal 2004;
National Association of Multi-Family Builders: The Courtyard at Winthrop University, Honor Award, Student Housing, 2003;
National Home Builders: Selborn House, Silver Medal Award, 2001;
American Institute of Architects: Smith Residence, Honorable Mention, 1998

"Our sensitivity and insight toward urban and campus settings leads to transformational design solutions"

Kinetic (1025 Spring Street), Georgia Tech, Atlanta, GA
400,000-sf, 35-story mixed-use student housing tower with 264 units and 652 beds, including indoor and outdoor amenity areas and 8 levels of above-grade structured parking with 760 spaces.

Momentum (1018 W Peachtree), Atlanta, GA
37-story, 682,680-sf, 376-unit residential tower including indoor and outdoor amenity areas and 8 levels of above-grade structured parking with 760 spaces.

Atworth, University of Maryland, College Park, MD
568,075-gsf, 451-unit edge-campus residential building including 5,000-sf retail and 25,106-sf parking for 403 vehicles. Adjacent to WMATA's College Park Metro station.

Boathouse, Washington, DC
Mixed-use multifamily community totaling 151,000-sf. Full renovation of existing 117,000-sf residence hall plus a 34,000-sf addition and ground floor retail.

Aster, Dallas, TX
22-story, 322,257-sf apartment building with 270 residential units and a six-level, 417-space parking garage including 3-levels of above grade parking and 3-levels of below grade parking.

Terrapin Row, University of Maryland, College Park, MD
Mixed-use student housing community totaling 626,340-sf. Site includes: four 4- to 6-story residential buildings with 418 units and 1,515 beds; 11,909-sf of retail; and a 171,229-sf, 7-level parking structure with 507 spaces. Certified LEED-NC Silver.

Oakland Hall, University of Maryland, College Park, MD
231,704-sf residence hall with 709 beds, active and study lounges on all floors, a 3,000-sf multipurpose room, and 10,000-sf of classroom space for UMD's Math and Science Learning Program. Certified LEED-NC Gold.

Prince Frederick Hall, University of Maryland, College Park, MD
186,000-sf, 462-bed residence hall and Satellite Central Utility Building (SCUB) on the University of Maryland, College Park campus. Certified LEED-NC Gold.

Seagull Square, Salisbury University, Salisbury, MD
130,000-sf, 605-bed, mixed-use student housing complex with seminar rooms and a classroom. Site includes 23,000-sf of ground floor retail space surrounding a "village green," and 5,000-sf of community space. Certified LEED-NC Silver.

University View II, University of Maryland, College Park, MD
232,000-sf mixed-use student housing complex consisting of 154 units, 517 beds, 4,000-sf of amenity space, and 11,000-sf of retail space.

University View Village, University of Maryland, College Park, MD
460,000-sf, 9-story, 992-bed mixed-use student housing development with 18,960-sf of retail space.

Six11, University of Michigan, Ann Arbor, MI
185,300-sf, 343-bed, 13-story mixed-use student housing. Includes amenity spaces, ground floor retail, bike storage, and 2.5 levels of structured parking for 54 vehicles.

Varsity, University of Michigan, Ann Arbor, MI
178,380-sf, 13-story edge-campus student housing with 173 student apartments totaling 418 beds and two levels of parking.

Bob Keane, AIA
Managing Principal

West Grace Street Housing/Laurel Parking Deck, Virginia Commonwealth University, Richmond, VA
Student housing and garage complex with first floor retail; the 122-unit housing component has 459 beds with communal and study spaces on each floor, totaling 161,078-sf; the garage component has 212 spaces, totaling 98,675-sf. Certified LEED-NC Silver.

Parc Riverside II, Washington, DC
14-story, 312,536-sf, apartment building with 309 residential units, including 3 levels of below grade parking for 173 cars.

Parc Riverside, Washington, DC
263,360-sf, 13-story apartment building with 288 residential units. Includes existing 3-level, below-grade parking garage for 175 cars.

Jones Hall, Grayson College, Denison, TX
3-story, 100-bed student housing community with 1-, 2-, and 4-bed suites.

Dolphin Cove Student Housing, CUNY College of Staten Island, Staten Island, NY
167,000-sf, 607-bed student housing development with 4,000-sf of study, lounge, and office space. Amenities include fitness center, study lounges, community rooms, and lecture performance room. Pending LEED-NC Gold.

City Centre, Lincoln, NE
10-story, 239-unit mixed-use residential building with 30,000 sf of retail and 85,000 sf of office space, below-grade parking and roof top amenities.

Hall on Virginia Avenue Student Housing, The George Washington University, Washington, DC
Renovation of student housing facility – originally constructed as a hotel in 1962 – to a 120,000-sf, 10-story residential building with rooftop pool and two below-grade levels of parking. Site will include 150 faculty and graduate student studio apartments.

Munson Residence Hall, The George Washington University, Washington, DC
Façade preservation, energy upgrade and interior renovation of 1937 Historic Landmark 8 story, 70-unit art deco apartment building, converted to a residence hall by GW in 1981. Designed full window replacement, interior renovations and coordinated design of MEP equipment upgrades.

Madison Hall Study, The George Washington University, Washington, DC
Feasibility study for the renovation of a 204-bed student residential hall that consists of eight residential levels and one basement level; total size: 48,240-sf.

Arlington Education Center, The George Washington University, Arlington, VA
Interior fit-out for graduate satellite center including classroom, meeting, lab, and lounge spaces, as well as ground floor retail, totaling 25,900-sf on two levels.

Indefinite Delivery Services Contract, University of Maryland, College Park, MD
Indefinite delivery services contract at the University of Maryland. Projects include theatre and library storage facilities, renovations to the microbiology and engineering lab buildings, expansion of the Bowie State University Field House and School of Public Health lab renovations.

West Hyattsville Metro Mixed-Use Development, Hyattsville, MD
443,000-sf of residential, commercial retail space, and structured parking in two buildings. With 358 total residential units, the five story wood-frame structures wrap a stand-alone precast concrete parking structure.

23 Eye Street SE, Washington, DC
11-story, 421-unit apartment building pursuing LEED-Silver certification.

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Managing Principal

Jefferson & Axiom at Capitol Yards, Washington, DC
Two 12-story residential towers. Jefferson: 448-units. Axiom: 247-units. Both have rooftop pools and 4 levels of below-grade parking for over 600 vehicles.

Capital Commerce Center, Washington, DC
Three apartment and condominium buildings from 6- to 11-stories, totaling 691 units, 15,000-sf of retail, and 1,000 below-grade parking spaces.

University Town Center – Buildings I, II, and V, Hyattsville, MD
120,000-sf, 8-story, 112-unit condominium with 30,000-sf of retail, and a 38,700-sf, 5-story, condominium with first floor retail.

The Plaza Residences at Columbia Town Center, Columbia, MD
22-story, 162-unit, high-rise condominium with 4-level, 324-space above- and below-grade parking.

Park Crest, McLean, VA
Master planning and architecture for a five building residential development with 1,350 units, 52,000-sf of retail, and parking for 3,200 vehicles.

South Campus Commons, College Park, MD*
1,800-bed student housing community.

RWD Building, University of Maryland, Baltimore, Catonsville, MD*
4.71-acre, 40,000-sf. 2-story office and research facility shared by the university and software company.

Chemistry Teaching Building, University of Maryland, College Park, MD*
67,000-gsf, 4-story wing with eight teaching labs, 20 research labs, support facilities and offices.

Eastern Shore Food Sciences Building, University of Maryland, Princess Anne, MD*
36,750-sf research and educational facility supporting the food science major.

Health Sciences II, University of Baltimore, Baltimore, MD*
191,319-sf biomedical research building shared by the Schools of Medicine and Pharmacy. The facility includes research, office and meeting space, lecture halls, and a 6,000-sf BL-3 laboratory.

Health and Human Services Building, Coppin State University, Baltimore, MD*
160,000-gsf academic building with state-of-the-art, technology based learning environments.

Instructional Lab building, Howard Community College, Columbia, MD*
105,000-gsf, 3-story technology-based academic building, with 900 computer stations and 1500 data outlets. A 3-story atrium opening into a cafe, and an adjacent 250-seat multi-purpose room.

Arts and Humanities Building, Howard Community College, Columbia, MD*
77,000-sf center for the performing, visual, and media arts programs, as well as administrative support.

University Ridge Apartments, East Stroudsburg University, Smithfield Township, PA*
541-bed community with more than 100-ft in elevation change from the site's highest to lowest point.

Winthrop University, Rock Hill, SC*
400-bed student enclave with offices, seminar rooms, food service, multi-purpose dining facility, and student lounges.

University of South Carolina, Beaufort, SC*
Three housing communities with 10,000-sf of amenity space for 750 students.

Southeast Louisiana University, Hammond, LA*
9-building, 2,000-bed development with 4,000-sf of retail and a 17,000-sf student services building.

PROJECT TEAM



JDIMARCO@BOHLERENG.COM

Joseph DiMarco, PE

Senior Project Manager

Joe serves as a Senior Project Manager in our Bowie, MD office. With over a decade of design and land development experience, he is responsible for a wide range of commercial, residential, mixed-use and industrial developments.

Joe's specialties include site feasibility analysis/due diligence, zoning/subdivision code interpretation, planning and site layout, vehicular circulation, landscaping design, site grading, stormdrain design, road design, water and sanitary sewer design, stormwater management facility design, and erosion and sediment control design and implementation.

EDUCATION

B.S. Civil Engineering
University of Maryland

PROFESSIONAL LICENSES

MD PE #34390

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Maryland Society of Professional Engineers

NAIOP DC/MD

University of Maryland, College Park Alumni Association

SELECT EXPERIENCE

+ Alta New Carrolton, Hyattsville, MD
+ Brandywine Green Apartment (formerly Allora Crossing), Brandywine, MD
+ Cava College Park, MD
+ Enterprise Rent-A-Car, College Park, MD
+ FutureCare Skilled Nursing Facility, Landover, MD
+ Ikea Carport, College Park, MD
+ Landing at Woodyard, Clinton, MD
+ Locust Hill Residential Development, Upper Marlboro, MD
+ Magnolia Garden's Nursing Facility at Doctor's Community Hospital, Lanham, MD
+ McDonald's, 20+ Sites in Southern Maryland
+ MedStar FutureCare-Capital Region, Hyattsville, MD
+ Melford Town Center, Mixed-use Community, Bowie, MD
+ Metro Logistics Industrial Development, Upper Marlboro, MD
+ National Capital Business Park, Last Mile Logistics Park, Upper Marlboro, MD
+ National Children's Medical Center at Woodmore Towne Center, Glenarden, MD
+ National View, Prince George's County, MD
+ Patient First, Clinton and Beltsville, MD
+ Plaza Towers, Hyattsville, MD
+ Project Turtle, 8133 Baltimore Ave. Student Housing, College Park, MD
+ St. Mary's Marketplace, California, MD
+ SunEdison: Solar Farm, Hughesville, MD

Mark G. L. Ferguson, R.A.

Senior Land Planner
Site Design, Inc./RDA
5407 Water Street, Suite 206
Upper Marlboro, Maryland 20772
(301) 952-8200
mglferguson@engsite.tech

Education:

Bachelor of Architecture
University of Maryland, College Park, 1985

Licensure:

Registered Architect
Maryland Registration #7621, 1987

Employment:

5/05 to Present:	Senior Land Planner RDA Engineering Company, Inc./Site Design, Inc. Upper Marlboro & Largo, Maryland
5/99 to 5/05:	Principal Mark G. L. Ferguson, R.A., Architect & Planner Hyattsville, Maryland
5/89 to 5/99:	Architect/Planner Robertson-Dhalwala Associates, LLC Upper Marlboro, Maryland Prince Frederick, Maryland
9/87 to 5/89	Architect AIP Architects Adelphi, Maryland
6/85 to 9/87	Intern Architect AIP Architects Adelphi, Maryland
2/84 to 6/85	Intern AIP Architects Adelphi, Maryland

Professional Experience:

Mr. Ferguson has broad experience in the fields of architecture, land planning and civil engineering, with projects ranging in scope from small residential additions to community planning. He has provided expert planning testimony before the Circuit Court for Prince George's County, the Prince George's District Council, Planning Board, Zoning Hearing Examiner and Board of Zoning Appeals for numerous planning cases, as well as testimony before similar boards in other Southern Maryland jurisdictions.

Cases on which Mr. Ferguson has provided expert testimony or litigative assistance include:

- Queens Chapel Town Center
  Hyattsville, Maryland
  Expert planning testimony in a request to amend the conditions of the zoning approval allowing continuation of an existing restaurant with drive-through service in the C-S-C (T-D-O) zone in the West Hyattsville Local Center.

- National Capital Business Park (formerly Willowbrook)
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/03, requesting revision of the Basic Plan and prior conditions of the zoning approval for a planned community in the R-S comprehensive design zone being developed under the E-I-A Zone's table of uses and standards.

- Signature Club at Manning Village
  Accokeek, Maryland
  Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.

- Clay Property
  Hyattsville, Maryland
  Expert planning testimony in application CSP-20001, requesting rezoning from the R-80 (T-D-O) zone to the R-20 (T-D-O) zone in the Prince George's Plaza Regional Transit District.

- Vista95 Logistics Center
  Camp Springs, Maryland
  Expert planning testimony in a request to amend conditions of zoning approval A-9706-C for a tract in the I-1 industrial zone.

- Signature Club at Manning Village
  Accokeek, Maryland
  Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.

- National View
  Oxon Hill, Maryland
  Expert planning testimony in application A-10055, requesting rezoning from the R-55 and R-R residential zones to the M-X-T mixed use zone.

- National Capital Business Park (formerly Willowbrook)
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/02, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the R-S comprehensive design zone, to allow it to be developed under the E-I-A Zone's table of uses and standards.

- Wintergreen Tract
  Bryantown, Maryland
  Expert Planning testimony in Charles County zoning map amendment application 20-01, requesting rezoning from the RC residential zone to the CV commercial zone.

- Cecil Real Properties, LLC Tract
  Elkton, Maryland
  Expert Planning testimony in Cecil County zoning map amendment application 2020-02, requesting rezoning from the ST suburban transition residential zone to the M2 heavy industrial zone.

- Timothy Branch
  Brandywine, Maryland
  Expert planning testimony in application A-9988/01, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the L-A-C comprehensive design zone.

- Sears Parcel, Bowie Town Center
  Bowie, Maryland
  Expert planning testimony in application A-8589/04, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a tract in a planned community in the M-A-C comprehensive design zone.

- Callicott Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-10054, requesting rezoning from the C-S-C commercial zone to the R-80 residential zone.

- Khan Property
  Brandywine, Maryland
  Expert planning testimony in application A-10049, requesting rezoning from the R-R residential zone to the C-M commercial zone.

- Saint Barnabas Mixed-Use Park
  Temple Hills, Maryland
  Expert planning testimony in application A-10047, requesting rezoning from the C-S-C commercial and I-1 industrial zones to the M-X-T mixed use zone.

- Locust Hill
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9975/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-L comprehensive design zone.

- Willowbrook
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-S comprehensive design zone.

- Renard Lakes
  Brandywine, Maryland
  Expert planning testimony in application A-10046, requesting rezoning from the R-S comprehensive design zone to the I-1 industrial zone.

- Moore's Corner
  Brandywine, Maryland
  Expert planning testimony in application A-10044, requesting rezoning from the R-R residential zone to the M-X-T mixed use zone.

- Linda Lane Commercial Park
  Camp Springs, Maryland
  Expert planning testimony in application A-10043, requesting rezoning from the R-80 residential and C-S-C commercial zones to the M-X-T mixed use zone.

- Brandywine-Waldorf Medical Clinic
  Brandywine, Maryland
  Expert planning testimony in application A-10042, requesting rezoning from the C-O commercial zone to the M-X-T mixed use zone.

- Glenn Dale Commons
  Glenn Dale, Maryland
  Expert planning testimony in application A-10038, requesting rezoning from the I-1 industrial zone to the M-X-T mixed use zone.

- American Rescue Workers
  Capitol Heights, Maryland
  Expert planning testimony in application A-10037, requesting rezoning from the R-R residential zone to the I-2 heavy industrial zone.

- Donnell Drive
  Forestville, Maryland
  Expert planning testimony in application A-10036, requesting rezoning from the R-T townhouse zone to the C-M commercial zone.

- Virginia Linen
  Capitol Heights, Maryland
  Expert planning testimony in application A-10033, requesting rezoning from the I-3 planned industrial zone to the I-1 light industrial zone.

- Amber Ridge
  Bowie, Maryland
  Expert planning testimony in application A-10031, requesting rezoning from the C-S-C commercial zone to the M-X-T mixed use zone.

- Oakcrest
  Laurel, Maryland
  Expert planning testimony in application A-10030, requesting rezoning from the R-55 residential zone to the C-S-C commercial zone.

- Fairview Commercial Property
  Lanham, Maryland
  Expert planning testimony in application A-10024, requesting rezoning from the R-80 residential zone to the C-S-C commercial zone.

- King Property
  Largo, Maryland
  Expert planning testimony in application A-10020, requesting rezoning from the I-3 planned industrial zone to the M-X-T mixed use zone.

- Cafritz Tract
  Riverdale Park, Maryland
  Expert planning testimony in application A-10018, requesting rezoning from the R-55 residential zone to the M-U-TC mixed use zone.

- Jemal's Post
  Forestville, Maryland
  Expert planning testimony in application A-10003, requesting rezoning from the I-1 industrial zone to the C-S-C commercial zone.

- Defiance Drive
  Fort Washington, Maryland
  Expert planning testimony in application A-10000, requesting rezoning from the R-E estate zone to the R-R residential zone.

- Sauerwein Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9977, requesting approval of rezoning from the R-R residential zone to the R-T (townhouse) residential zone.

- Renard Lakes
  Brandywine, Maryland
  Expert planning testimony in application A-9970, requesting approval of a Basic Plan and rezoning from the I-1 industrial zone to the R-S comprehensive design zone.

- Bevard East
  Piscataway, Maryland
  Expert planning testimony in application A-9967, requesting approval of a Basic Plan and rezoning from the R-E residential zone to the R-L comprehensive design zone.

- Smith Home Farm
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9965 and A-9966, requesting approval of a Basic Plan and rezoning from the R-A residential zone to the R-M and L-A-C comprehensive design zones.

- Boone Property
  Largo, Maryland
  Expert planning testimony in application A-9957, requesting rezoning from the R-E estate zone to the R-R residential zone.

- Edwards Property
  Adelphi, Maryland
  Expert planning testimony in application A-9954, requesting approval of a Basic Plan and rezoning from the R-R residential zone to the L-A-C comprehensive design zone.

- Buck Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9952, requesting approval of a Basic Plan and rezoning from the R-A residential zone and the E-I-A comprehensive design zone to the R-S comprehensive design zone.

- Nicowski Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9939, requesting rezoning from the C-O commercial zone to the C-S-C commercial zone.

- Parcel B, Largo Town Center
  Largo, Maryland
  Expert planning testimony in application A-9280, requesting an amendment to the Basic Plan for a site in the M-A-C comprehensive design zone.

- Queenstown Apartments
  Mount Rainier, Maryland
  Litigative Assistance in State Highway Administration Project PG3645I84, Item #110255, seeking just compensation for the State's condemnation of property for construction of the Queens Chapel Road improvements.

- State Roads Commission of the State Highway Administration v. Crescent Cities Jaycees
  Expert planning testimony in Case# CAL-94-20084, seeking just compensation for the State's condemnation of property for the expansion of Maryland Route 5.

- Millard Property
  Camp Springs, Maryland
  Expert planning testimony in State Highway Administration Project PG209A31, Item #89084, seeking just compensation for the State's condemnation of property for road improvements to Naylor Road associated with the construction of the Naylor Road Metro Station.

- Brandywine-Waldorf Medical Clinic
  Brandywine, Maryland
  Expert report in State Highway Administration Project PG175A31, Item #106368, seeking just compensation for the State's condemnation of property for road improvements to Branch Avenue associated with the construction of the interchange of Maryland Route 5 with various roads in the vicinity of T.B.

- University Place Center
  Langley Park, Maryland
  Expert report in State Highway Administration Project 10420130, Item #900576, seeking just compensation for the State's condemnation of property for construction of the Purple Line.

- *Washington Metropolitan Area Transit Authority v. 119,593 Square Feet of Land, More or Less, Situate in Landover, Prince George's County and Landover Beverage Realty LLC, et al.,* Case No. 8:20-cv-3468 TDC
  Landover, Maryland
  Expert rebuttal report in a case seeking just compensation for the State's condemnation of property for construction of a subway maintenance facility.

- *United States v. Makowsky*, Case #01-2096 D/Bre (D. Tenn)
  Litigative consultation to the U.S. Department of Justice on a case seeking remedies to accessibility barriers at an apartment complex in Shelby County, Tennessee.

- *United States v. Rose, et al.*, Case #02-73518 (E.D. Mich)
  Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Van Buren Township, Michigan and in Batavia Ohio.

- *United States v. Rose, et al.*, Case #3:01cv0040AS (N.D. Ind)
  Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Elkhart City, Indiana and in Fort Wayne, Indiana.

- *Weatherburn Associates, LLC, et al. v. County Commissioners for Charles County, Maryland*, Case #08-C-16-002422
  Expert report for the defendant in a proceeding seeking compensation for losses arising out of the alleged failure of the defendant to pursue environmental approvals of a certain formerly-planned road improvement in Charles County, Maryland.

- *Varsity Investment Group, LLC, et al. v. Prince George's County, Maryland*, Case #CAL-18-41277
  Expert report for the plaintiff in an proceeding seeking enforcement of a County Council Resolution granting remission of impact fees for the conversion of an office building to multifamily dwellings in Oxon Hill, Maryland.

- *Jackson v. Sumby*, Case #CAE-18-01785
  Expert testimony for the plaintiff in an proceeding alleging adverse possession of a shared driveway between two houses in Capitol Heights, Maryland.

- *Scaggs v. Barrett, et al.*, AAA Case #04-C-10-000151CN
  Expert testimony for the defendant in an arbitration proceeding alleging negligence in the preparation of a feasibility study in connection with a proposed subdivision in Calvert County, Maryland.

- Washington Gas Liquefied Natural Gas Storage Facility
  Hyattsville, Maryland
  *Pro bono e*xpert planning testimony in application SE-245/06, opposing the approval of a Special Exception to permit a regional liquefied natural gas storage facility in the O-S Zone, adjacent to a planned high-density mixed-use development around the West Hyattsville Metro station.

- Westside Shoppes Starbucks
  Laurel, Maryland
  Expert planning testimony in City of Laurel application SE No. 921, requesting approval of a Special Exception for a coffee shop with drive-through service in the M-X-T Zone.

- Westside Shoppes Wawa
  Laurel, Maryland
  Expert planning testimony in City of Laurel application SE No. 920, requesting approval of a Special Exception for a gas station complex in the M-X-T Zone.

- McDonald's Restaurant
  Forest Heights, Maryland
  Expert planning testimony in application ROSP-4196/01, requesting approval of a revised Special Exception Site Plan for a nonconforming restaurant in the C-S-C Zone.

- ACE Eastover Square Check Cashing
  Forest Heights, Maryland
  Expert planning testimony in application SE-4847, requesting approval of a Special Exception for a occupancy by a check cashing business in the C-S-C Zone.

- 7-Eleven Brightseat Road
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4845, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the I-3 Zone.

- Children's Guild Preschool
  Clinton, Maryland
  Expert planning testimony in application SE-4836, requesting approval of a Special Exception for the alteration of an existing church to accommodate a private school in the R-55 Zone.

- Royal Farms #411
  Landover, Maryland
  Expert planning testimony in application SE-4834, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for variance approval.

- 7-Eleven Boone's Lane
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4832, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- Schultz Road Senior Living
  Clinton, Maryland
  Expert planning testimony in application SE-4830, requesting approval of a Special Exception for the construction of apartment dwellings for the elderly in the R-80 Zone.

- Resurrection Cemetery
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4823, requesting approval of a new Special Exception for the expansion of an existing cemetery in the R-R Zone.

- 7-Eleven Marlboro Pike
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4822, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- Enterprise Rent-A-Car
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4819, requesting approval of a Special Exception for a vehicle rental facility in the C-S-C Zone.

- Royal Farms #220
  Accokeek, Maryland
  Expert planning testimony in application SE-4816, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for permission to construct in a master-planned right-of-way.

- Hunt Real Estate Development
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4815, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- SMO Gas Station & Car Wash
  Clinton, Maryland
  Expert planning testimony in application SE-4812, requesting approval of a Special Exception for the rebuild of an existing gas station with the addition of a car wash in the C-S-C Zone.

- Contee Estate Senior Living
  Laurel, Maryland
  Expert planning testimony in application SE-4811, requesting approval of a Special Exception for a congregate living facility for the elderly in the R-R Zone, including a request for Alternative Compliance.

- Uptown Suites
  Lanham, Maryland
  Expert planning testimony in application SE-4794, requesting approval of a Special Exception for a hotel in the I-2 Zone.

- Ernest Maier Concrete Batching Plant
  Bladensburg, Maryland
  Expert planning testimony in application SE-4792, requesting approval of a Special Exception for a concrete batching plant in the I-2 Zone.

- Smith Property Surface Mine
  Brandywine, Maryland
  Expert planning testimony in application SE-4517, requesting approval of a Special Exception for an extension in the validity period for an existing surface mine in the O-S Zone.

- Aggregate Industries Sand & Gravel Wet Processing Facility
  Brandywine, Maryland
  Expert planning testimony in application SE-4790, requesting approval of a Special Exception for an extension in the validity period for an existing wash plant in the R-A and R-E Zones.

- Traditions at Beechfield
  Mitchellville, Maryland
  Expert planning testimony in application SE-4785, requesting approval of a Special Exception for a planned retirement community in the R-E Zone.

- Chuck's Used Auto Parts
  Marlow Heights, Maryland
  Expert planning testimony in application SE-4783, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.

- Dollar General
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a department or variety store in the I-1 Zone.

- Sunoco Gas Station and Car Wash
  Camp Springs, Maryland
  Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a car wash addition to an existing gas station in the C-S-C Zone, including approval of Alternative Compliance for landscape buffers.

- Forestville Auto Service
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4768, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Sheriff Road Seventh Day Adventist Church
  Fairmount Heights, Maryland
  Expert planning testimony in application SE-4750, requesting approval of a Special Exception for a church on a tract of land of less than one acre in the R-55 Zone.

- E&R Services, Inc.
  Lanham, Maryland
  Expert planning testimony in application ROSP-4464/02, requesting approval of an expansion to an existing Special Exception for a contractor's office with outdoor storage in the C-A Zone.

- Word Power Baptist Tabernacle
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4694, requesting approval of a Special Exception for a church on a lot less than one acre in size in the R-18 Zone.

- Hotel at the Cafritz Property at Riverdale Park
  Riverdale Park, Maryland
  Expert planning testimony in application SE-4775, requesting approval of a Special Exception for a hotel in the M-U-TC Zone.

- SMO Gas Station & Car Wash
  Glenn Dale, Maryland
  Expert planning testimony in application SE-4757, requesting approval of a Special Exception for a gas station and a convenience store in the I-1 Zone.

- SMO Gas Station & Car Wash
  Beltsville, Maryland
  Expert planning testimony in application SE-4756, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Liberty Motors
  Accokeek, Maryland
  Expert planning testimony in application ROSP-4575/02, requesting modification of two conditions of a Special Exception for a gas station in the C-S-C Zone.

- Rock Hill Sand & Gravel/Anthony George Project
  Brandywine, Maryland
  Expert planning testimony in application SE-4646, requesting approval of a Special Exception for a surface mining operation in the C-S-C Zone.

- SMO Gas Station & Car Wash
  Laurel, Maryland
  Expert planning testimony in application SE-4730, requesting approval of a Special Exception for a gas station and a car wash in the C-S-C Zone.

- Model Prayer Ministries
  Bladensburg, Maryland
  Expert planning testimony in application SE-4723, requesting approval of a Special Exception for a church on a tract of less than one acre in size in the R-55 Zone, including grant of variance.

- Dash-In Food Stores
  Clinton, Maryland
  Expert planning testimony in application SE-4654, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including grant of variance.

- Cabin Branch
  Clarksville, Maryland
  Expert planning testimony for the opposition in Development Plan Amendment SPA 13-02, requesting approval of an outlet mall in the MXPD Zone.

- In Loving Hands
  Friendly, Maryland
  Expert planning testimony in application SE-4704, requesting approval of a Special Exception for a congregate living facility in the R-R Zone.

- A-1 Vehicle Salvage Yard
  Bladensburg, Maryland
  Expert planning testimony in application SE-4698, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.

- Kreative Kids Child Care
  Beltsville, Maryland
  Expert planning testimony in application SE-4388/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-R Zone to increase occupancy.

- Little Workers of the Sacred Heart Nursery
  Riverdale Park, Maryland
  Expert planning testimony in application SE-3473/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-55 Zone to increase occupancy, including grant of variance.

- Six Flags Amusement Park
  Mitchellville, Maryland
  Expert planning testimony in application SE-2635 & SE-3400, requesting approval of modified conditions to allow for extended hours of operation on limited occasions for certain events, additional firework displays, modified noise limitations, and removing a stipulated height limit to allow for approval of new rides by Detailed Site Plan review and approval.

- American Legion Beltway Post #172
  Glenn Dale, Maryland
  Expert planning testimony in application SE-4725, requesting approval of a Special Exception for alterations to an existing private club in the R-80 Zone.

- CarMax
  Brandywine, Maryland
  Expert planning testimony in application SE-4697, requesting approval of a Special Exception for a used car sales lot in the C-S-C Zone, including testimony to justify construction in a planned transit right-of-way.

- McDonald's
  Adelphi, Maryland
  Expert planning testimony in application SE-4686, requesting approval of a Special Exception for alteration of a nonconforming fast food restaurant in the C-S-C Zone.

- Tires R Us
  Riverdale Park, Maryland
  Expert planning testimony in application SE-4675, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.

- The Tire Depot
  District Heights, Maryland
  Expert planning testimony in application SE-4673, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.

- 7-11 Store
  Lanham, Maryland
  Expert planning testimony in application SE-4670, requesting approval of a Special Exception for a food or beverage store in the C-M Zone.

- Beall Funeral Home
  Bowie, Maryland
  Expert planning testimony in application SE-4662, requesting approval of a Special Exception to add a crematorium to an existing funeral home in the R-E Zone.

- Fort Foote Barber & Beauty Shop
  Fort Washington, Maryland
  Expert planning testimony in application SE-4658, requesting approval of a Special Exception for a barber and beauty shop in the R-R Zone.

- Little People's Place Day Care Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4639, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Young World Family Day Care Center
  Cheltenham, Maryland
  Expert planning testimony in application SE-4635, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Star Wash Car Wash
  Laurel, Maryland
  Expert planning testimony in application SE-4630, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Jock's Liquors
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4626, requesting approval of a Special Exception for the reconstruction of an existing nonconforming liquor store in the C-O Zone.

- Little People U Day Care Center
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4624, requesting approval of a Special Exception for a day care center in the R-55 Zone.

- Cherry Hill Park
  College Park, Maryland
  Expert planning testimony in application SE-4619, requesting approval of a Special Exception for the expansion of an existing recreational campground in the R-R Zone.

- Safeway Fuel Station
  Brandywine, Maryland
  Expert planning testimony in application SE-4612, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Behr Apartments
  College Park, Maryland
  Expert planning testimony in application SE-4611, requesting approval of a Special Exception for an apartment building in the R-55 Zone.

- Barnabas Road Concrete Recycling Facility
  Temple Hills, Maryland
  Expert planning testimony in application SE-4605, requesting approval of a Special Exception for a concrete recycling facility in the I-1 Zone.

- Rose Child Development Center
  Temple Hills, Maryland
  Expert planning testimony in application SE-4601, requesting approval of a Special Exception for the expansion of an existing day care center in the R-80 Zone.

- Shell Oil Station
  Laurel, Maryland
  Expert planning testimony in application SE-4597, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including revisions to a prior Special Exception under ROSP-1673/06.

- Catherine's Christian Learning Center
  Brandywine, Maryland
  Expert planning testimony in application SE-4592, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Panda Restaurant
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4574, requesting approval of a Special Exception for a fast food restaurant in the I-1 Zone.

- Manor Care of Largo
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4573, requesting approval of a Special Exception for the expansion of an existing nursing home in the R-R Zone.

- Bowie Assisted Living
  Bowie, Maryland
  Expert planning testimony in application SE-4569, requesting approval of a Special Exception to expand an existing congregate living facility in the R-R Zone.

- 7604 South Osborne Road
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4567, requesting approval of a Special Exception for a day care center in the R-A Zone.

- Superior Car Wash
  Bowie, Maryland
  Expert planning testimony in application SE-4565, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Kinder Explorers Day Care Center
  Lanham, Maryland
  Expert planning testimony in application SE-4566, requesting approval of a Special Exception for a day care center in the R-R Zone, and subsequently in SE-4681 requesting approval for its expansion.

- Rita's Water Ice
  Clinton, Maryland
  Expert planning testimony in application SE-4535, requesting approval of a Special Exception for a fast-food restaurant in the C-S-C Zone.

- Chen's Apartments
  College Park, Maryland
  Expert planning testimony in application SE-4533, requesting approval of a Special Exception to alter a nonconforming apartment building in the R-55 Zone.

- Future Scholars Learning & Art Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4516, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Renee's Day Care Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4507, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Generations Early Learning Center
  Fort Washington, Maryland
  Expert planning testimony in application SE-4515, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Latchkey Day Care Center
  Oxon Hill, Maryland
  Expert planning testimony in application SE-4496, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Marvil Property
  Adelphi, Maryland
  Expert planning testimony in application SE-4494, requesting approval of a Special Exception for a nursery and garden center with an accessory arborist's operation in the R-R Zone.

- Jericho Senior Living
  Landover, Maryland
  Expert planning testimony in application SE-4483, requesting approval of a Special Exception for the adaptive use of a historic site as apartment dwellings for the elderly in the C-O Zone.

- WaWa
  Beltsville, Maryland
  Expert planning testimony in application SE-4477, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.

- Fun-Damentals Early Learning Center
  Friendly, Maryland
  Expert planning testimony in application SE-4476, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Good News Day Care Center
  Temple Hills, Maryland
  Expert planning testimony in application SE-4473, requesting approval of a Special Exception for a day care center in the R-80 Zone.

- Wishy Washy Car Wash
  Accokeek, Maryland
  Expert planning testimony in application SE-4472, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- John Vitale & Sons
  Lanham, Maryland
  Expert planning testimony in application SE-4464, requesting approval of a Special Exception for a contractor's office in the C-A Zone.

- St. Paul Senior Living
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4463, requesting approval of a Special Exception for apartment dwellings for the elderly in the R-R Zone.

- Safeway Gas Station
  Fort Washington, Maryland
  Expert planning testimony in application SE-4448, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- BP Amoco Gas Station
  Temple Hills, Maryland
  Expert planning testimony in application SE-4445, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.

- WaWa
  Camp Springs, Maryland
  Expert planning testimony in application SE-4436, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Quarles Petroleum
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4410, requesting approval of a Special Exception for a gas station in the I-1 Zone.

- Brown Station Early Learning Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4393, requesting approval of a Special Exception for a day care center in the R-R Zone.

As principal of his own architecture and planning firm, Mr. Ferguson was involved with the following diverse residential, commercial and institutional architectural and planning projects:

- Franklin's General Store and Delicatessen
  Hyattsville, Maryland
  Consulting services for the preparation of construction documents and construction contract administration for a 11,000-square foot addition to a historic commercial structure on U.S. Route One. Also, land planning services involving necessary waivers of parking and loading requirements, variances from setbacks and landscaping requirements, and permission to build in planned right-of-way of U.S. Rte One.

- King Farm Village Center
  Rockville, Maryland
  Inspection services for five mixed-use buildings in the village center of the 500-acre New Urbanist development in Rockville, Maryland

- Trinity Church
  Upper Marlboro, Maryland
  Full architectural services for the construction of a portico to the fellowship hall on the site of a National Register-listed historic site

- Publick Playhouse
  Bladensburg, Maryland
  Land planning services for the redevelopment and expansion of an existing community theater building.

- Transnational Law and Business University
  Brandywine, Maryland
  Master planning of a university campus on a 342-acre site

- Balmoral
  Upper Marlboro, Maryland
  Planning of a comprehensively-designed 357 lot residential subdivision immediately to the south of and connected with the 2,400-unit Beech Tree development

- Fred Lynn Middle School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a 131,000-square foot renovation

- Graham Park Middle School
  Dumfries, Virginia
  Consulting services for the preparation of construction documents for a 99,000-square foot renovation and four-classroom addition.

- Elizabeth Graham Elementary School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a classroom addition.

- Dale City Elementary School
  Dale City, Virginia
  Consulting services for the preparation of construction documents for a classroom addition.

- Occoquan Elementary School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a four-classroom addition that tied together three of the four buildings at the oldest school in Prince William County.

- 4912 St. Barnabas Road
  Temple Hills, Maryland
  Consulting services on the design preparation of construction documents and permits processing for a 1,500-square foot tenant fit-out for an attorney's office.

- 6100 Executive Boulevard
  Bethesda, Maryland
  Full architectural services from space planning through construction documents preparation for a 1,500-square foot tenant fit-out for a technology consulting firm.

- Parking Lot Rehabilitation, Bureau of Prisons
  Washington, D.C.
  Consulting services on construction documents preparation for rehabilitation of the parking and service area in the central courtyard of the old Federal Home Loan Bank Board building at 320 First Street, N.W.

- Covenant Creek Subdivision
  Owings, Maryland
  Land planning services for the subdivision of 161 acres crossing the Calvert/Anne Arundel County border into 47 clustered lots, involving the use of Transferable Development Rights and development of public road access across a wetland area into a landlocked tract.

- Welch Property
  Accokeek, Maryland
  Land planning services for the development of a 326-unit planned retirement community on a 41-acre tract.

- Phase II, Boyd & Margaret Shields King Memorial Park
  Prince Frederick, Maryland
  Land planning and engineering services for the design and construction of the second phase of development of a 7.5-acre park adjacent to the Courthouse in the heart of the Prince Frederick Town Center

- White Sands Community Center
  Lusby, Maryland
  Feasibility analysis for conversion of existing stable facility into a community building.

- Good Hope Hills Condemnation
  Temple Hills, Maryland
  Land planning services during condemnation proceedings against a one-acre commercial property.

- Additions and alterations to a private residence
  Washington Grove, Maryland
  Consulting services on the structural design, preparation of construction documents and construction observation for the construction of an award-winning 750-square foot, $150,000 addition and renovation to a historic structure in a National Register district.

- Additions and alterations to a private residence
  Chevy Chase, Maryland
  Consulting services from schematic design through the construction phases of an award-winning 1,700-square foot, $1.4 million dollar addition and renovation, which involved the relocation of a public sewer main from beneath the existing building.

- Additions and alterations to a private residence
  Hyattsville, Maryland
  Full architectural services for the construction of a large kitchen and bathroom addition to a Prince George's County listed historic site

- Additions and alterations to a private residence
  Silver Spring, Maryland
  Consulting schematic design services for a 2,000-square foot addition and renovation.

- Private residence
  Avenue, Maryland
  Architectural and planning services for the construction of a private residence on a 24-acre site on St. Clement's Bay

- Private residence
  Avenue, Maryland
  Full architectural services for the design of a private residence on a one-acre site on St. Clement's Bay

- Additions and alterations to a private residence
  University Park, Maryland
  Full architectural services for the construction of a 350-square foot addition.

At RDA his activities are concentrated in the following fields:

- Land use studies, feasibility analyses and detailed project planning for hundreds of various residential, commercial and industrial developments in Prince George's, Calvert, Montgomery, Charles, St Mary's and Anne Arundel Counties. This work requires intimate knowledge of the relevant master and/or comprehensive plans and zoning ordinances and other land development regulations in many jurisdictions.

- Hydrologic and hydraulic analyses of urban watersheds in connection with the development of drainage and stormwater management systems for various residential subdivisions and commercial and industrial projects. Tools used in these analyses included the TR-20, HEC-1 and HEC-2 hydraulic analysis programs, USDA/SCS hydrologic analysis methods, as well as the Maryland State Highway Administration's and other rational hydrologic analysis methods.

- Hydraulic and structural design of storm drainage and stormwater management systems, including wet ponds, dry detention and retention basins, underground detention systems, vegetative and structural infiltration systems, oil/grit separators, and conventional open and enclosed drainage systems. Analysis of theoretical breach events in earthen embankment structures to determine possible effects of downstream flooding caused by dam failures.

Mr. Ferguson served from 1991 to 1996 as the Town Engineer for the Town of Edmonston, Maryland. In this capacity, Mr. Ferguson advised the Town Council on the effects of legislation, assisted in the preparation of ordinances, assisted in the planning process during the development of the Master Plans for Planning Areas 68 and 69, and advised the Town on the selection of project proposals for funding under the Community Development Block Grant program.

During his tenure at AIP Architects, Mr. Ferguson was responsible for the entire scope of the project development process for numerous architectural projects, including:

- Project feasibility and financial analysis
- Project planning and schematic design
- Management and development of construction documentation
- Specifications writing
- Construction contract documents preparation and administration of bidding
- Coordination with regulatory authorities and permit processing
- Construction contract administration and project observation

Some of the projects Mr. Ferguson had intensive involvement with at AIP Architects include:

Office/Commercial Building (54,000 sf)
1815 University Boulevard, Adelphi, Maryland

Comfort Inn (202 rooms)
Ocean Highway, Ocean City, Maryland

Commercial Building (22,000 sf)
7931 Georgia Avenue, Silver Spring, Maryland

Office Commercial Building (58,000 sf)
4915 St. Elmo Avenue, Bethesda, Maryland

Office/Condominium Park (14,000 sf)
Old Largo Road, Largo, Maryland

Office Building (18,000 sf)
801 Wayne Avenue, Silver Spring, Maryland

Other Professional Activities:

Chairman, Hyattsville Community Development Corporation, 2001-2007
Treasurer, Hyattsville Community Development Corporation, 2010-2018
Board Member, Hyattsville Community Development Corporation, 2001-Present

This local development corporation was created to undertake the revitalization of commercial areas in the city of Hyattsville, to encourage the arts, and act together with the Gateway CDC in the establishment of the Gateway Arts District. Among many other works, the Hyattsville CDC has sponsored the installation of multiple works of public art, administered the creation of two generations of Hyattsville's Community Sustainability Plans, secured and disseminated market studies for development in the Route One corridor, and managed the renovation of the former Arcade Theater into the City of Hyattsville's Municipal Annex.

Vice Chairman, City of Hyattsville Planning Committee, 2000-2005

This committee advises the Mayor, City Council and City Administrator on both external planning issues which impact the City, as well as redevelopment and revitalization issues within the City.

Member, City of Hyattsville Planning Committee, 1992-2005

Member, Neighborhood Design Center Project Review Committee, 1995-1998

This committee reviews and provides guidance for the work of less-experienced design professionals on their *pro bono* projects for the Neighborhood Design Center.

Member, Prince George's County Zoning Ordinance Review Task Force, 1994-1995

This task force, chaired by former Prince George's County Council chairman William B. Amonett, was formed by order of the Prince George's County Council, and met over a period of four months to review the County's entire Zoning Ordinance and the make recommendations on streamlining the 1200-page ordinance.

Member, Prince George's County Task Force to study the creation of U-L-I and M-U-TC zones, 1993-1994

This task force, chaired by Prince George's County Council member Stephen J. Del Giudice, was formed by order of the Prince George's County Council, and met over a period of three months to revise the legislation which was proposed to create the innovative U-L-I (Urban Light Industrial) and M-U-TC (Mixed-Use Town Center) zoning district regulations, which were proposed by the American Planning Association-award winning *Adopted Master Plan for Planning Area 68 (Avondale, Brentwood, Colmar Manor, Cottage City, Edmonston, Hyattsville, Mount Rainier, North Brentwood, Riverdale, University Hills)* as a means to encourage redevelopment and revitalization of existing urbanized areas of Prince George's County. The work of this task force led directly to the passage of the legislation.

LAND PLANNING ANALYSIS
The Mark at College Park

Prepared in connection with
Zoning Map Amendment ZMA-2024-002

Prepared by:
Mark G. L. Ferguson, R.A.

Site Design Inc
LAND PLANNING ⊕ LAND SURVEYING ⊕ ENGINEERING

August 6, 2025

LAND PLANNING ANALYSIS
The Mark at College Park
College Park, Maryland

This report is written to consider the conformance of the subject application to the criteria of Section 27-3602(C) of the Zoning Ordinance, related to the approval of a Zoning Map Amendment to reclassify the subject property from the RTO-L-E (APAO) Zone to the RTO-PD-E (APAO) zone.

THE PROPERTY

Location -	The subject property is located on the south side of Knox Road and the north side of Hartwick Road, approximately 500 feet west of Baltimore Avenue (US Route One).
Address -	4313 Knox Road & 4330 Hartwick Road.
Existing Zoning -	RTO-L-E (APAO) (Regional Transit-Oriented, Low-Intensity Zone, Edge Area) (Aviation Policy Overlay Zones)
Prior Zoning -	R-10 (APA)
Proposed Zoning -	RTO-PD-E (APAO) (Regional Transit-Oriented Planned Development Zone, Edge Area) (Aviation Policy Overlay Zones)
Gross Acreage -	4.5301 Acres
Subdivision -	Parcels A & B, "Parcels 'A' and 'B', College Park Towers," recorded in Plat Book WWW 46 at plat 9.
Frontage -	Knox Road – 468.63’ Hartwick Road – 586.84’
Rights-of-Way -	Knox Road – 50’ Hartwick Road – 60’
Zoning Map -	209NE4
Tax Map -	Tax Map 33, Grid C-4
Historic Sites -	There are no historic sites or resources within 1,000 feet of the subject property, however the limits of the Old Town College Park County Historic District and National Register Historic District are approximately 600 feet east of the subject property.

Municipality -	City of College Park; the municipal limits of the Town of University Park are approximately one-quarter mile to the south. The campus of the University of Maryland north of the extension of Lehigh Road is designated as the Environmental Setting of Rossborough Inn (County Site 66-035-02), Calvert Hall (County Site 66-035-07), and Morrill Hall (County Site 66-035-06)
Councilmanic District -	3.
Master Plan & SMA -	The subject property is in Planning Area 66. The applicable master plan for the property is the *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment,* approved on June 1, 2010.

The Sector Plan's Map 8, "Approved Land Use South" designates the subject property for “Residential High” land use. The lands abutting to the east and across Hartwick Road to the south are designated for “Mixed Use Commercial” land use, while the lands abutting to the west are designated for “Mixed Use Residential” land use. The 2010 Sectional Map Amendment retained the subject property in the previously-existing R-10 Zone.

The lands to the north across Knox Road are located within the limits of the campus of the University of Maryland, and are not within the limits of the *Central US 1 Corridor Sector Plan.*

The Growth Policy Map in the May, 2014 General Plan placed the property in the “Local Centers” component and more specifically in the UMD East Local Campus Center. The northwest corner of the subject property is also mapped as being within the limits of the UMD Center Local Campus Center. The entirety of the property is also illustrated as being located within the "Employment Areas" component, which, unlike the "Established Communities" or the "Local Centers" components, overlaps the other mapped components. The Strategic Investment Map designates the subject property as being within the County's "Innovation Corridor." The printed Generalized Future Land Use Map designates the property for “Mixed Use” land use. The October 2002 General Plan had previously placed the site within the Developed Tier and in the Baltimore Avenue Corridor.

The 2022 Countywide Map Amendment reclassified the subject property from the prior R-10 Zone into the RTO-L-E Zone.

The subject property is in Zone APA-6 of the College Park Airport Aviation Policy Area Overlay Zone.

The subject property is not within a Priority Preservation Area.

NEIGHBORHOOD DEFINITION:

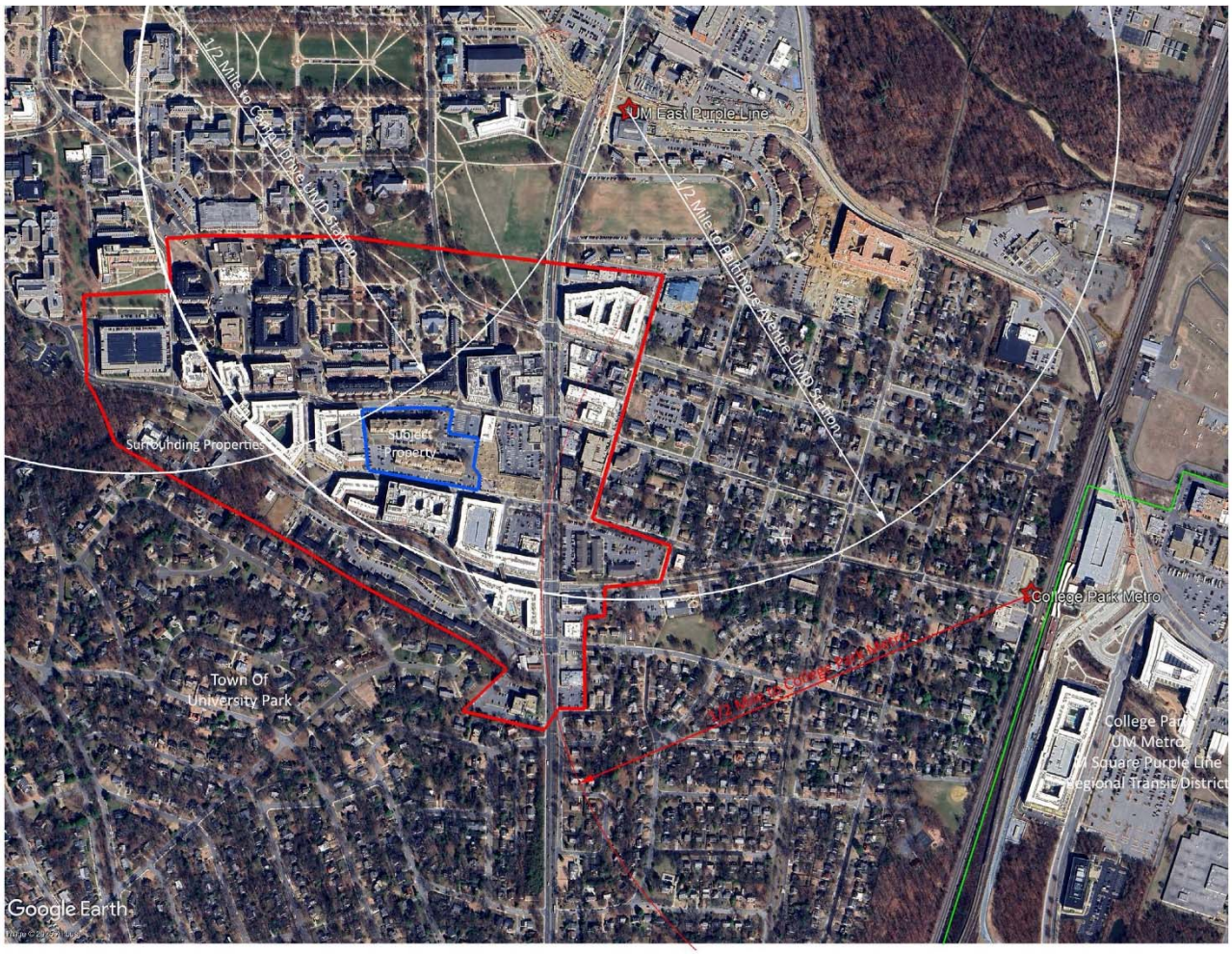
The criteria of Section 27-3602(c) for approval of a Zoning Map Amendment for a Planned Development Zone do not explicitly require a defined neighborhood, but Section 27-3602(c)(4) does require that the District Council find that the development "will not adversely impact the surrounding properties."

Planning staff nevertheless identified a neighborhood as well as separately, the "immediate properties" surrounding the subject property.

Staff defined the neighborhood of the subject property as follows:

North: University of Maryland
East: Baltimore Avenue (Us Route One)
South & West: Guilford Drive and residential uses to the south.

This defined neighborhood substantially duplicates the area this planner would delineate for the finding required by Section 27-3602(c)(4), and substantially duplicates the limits of the "Downtown College Park Walkable Node" as designated by the *Central US1 Corridor* Sector Plan. While the term, "surrounding properties" is not defined, and its use implies a distinction and potentially a smaller areal extent between it and the more established term in the planning and zoning lexicon, "neighborhood;" nevertheless, for the purposes of that finding, this planner would outline the limit of the "surrounding



properties" in the following manner, closely conforming to the Staff's defined neighborhood:

North: University of Maryland "South Hill" residential area

East: Commercial properties fronting on the east side of Baltimore Avenue (US Route One)
South: Northern boundary of the "College Heights" subdivision, extended
West: Preinkert Lane/Mowatt Lane Garage.

PROPERTY LOCATION AND NEIGHBORHOOD INSPECTION:

As briefly described above, the subject property is located between Knox Road and Hartwick Road, beginning (an average of) approximately 500 feet west of Baltimore Avenue (US Route One).

The subject property is a developed site of 4.5301 acres in area, being occupied since the early 1960s by the College Park Towers six-story condominium apartment buildings. The two existing apartment buildings occupy the center of the subject property, with parking and vehicular circulation areas around their perimeter and between the two buildings. The existing on-site vehicle circulation is served by two entrances from each of Knox and Hartwick Roads. The subject property generally slopes substantially downward from Knox Road to Hartwick Road, with a grade transition of between twenty and thirty-five feet of elevation across the property's depth. The highest ground elevation of the subject property is approximately 125' above sea level (ASL), or 74' below the Horizonal Surface for College Park Airport, which is 150' above the 49' ASL elevation of the northwestern runway end, as provided for in §77.19(a)(1) of Part 77 of the Federal Aviation Administration regulations referenced in Section 27-4402(b)(5)(C) of the Zoning Ordinance. The lowest ground elevation of the subject property is approximately 90' above sea level (ASL), or 109' below the Horizonal Surface.

The subject property is almost entirely occupied with buildings and vehicular circulation/parking areas, with grassed and lightly-landscaped areas only surrounding the building and providing vertical grade transitions. As described above, the subject property is in the RTO-L-E Base Zone, and is within the General Plan-designated UMD Center and UMD East Local Campus Centers and the Innovation Corridor, and is within the Sector Plan-designated Downtown College Park Walkable Node. The as-the-pedestrian-walks distance from the subject property to the surrounding three transit stations are as follows: 0.58 miles to the Campus Drive-UMD Purple Line Station at the center of the UMD Center Local Campus Center; 0.41 miles to the Baltimore Avenue-College Park-UMD Purple Line Station at the center of the UMD East Local Campus Center; and 0.58 miles to the College Park Metro station which is at the westernmost edge of the College Park/UM Metro/M Square Purple Line Regional Transit District.

The properties and uses immediately surrounding the subject property are as follows:

Abutting to the west is the six-story Terrapin Row mixed-use development, which extends west almost to the intersection of Knox Road, Guilford Drive and Mowatt Lane, where one building of the 9-story Aspen Heights project occupies the point of the corner. The ground-floor retail in Terrapin Row is only partially-occupied; the tenants include an Amazon Hub package receiving/return facility, the Seoul Spice restaurant, a Gong Sha tea shop and a Dunkin' coffeeshop. Both of these projects are in the RTO-L-E Zone, and are within the UMD Center and UMD East Local Campus Centers and the Innovation Corridor.

Across Hartwick Road to the south are mixed-use developments in the RTO-L-E Base Zone, and within the UMD Center and UMD East Local Campus Centers and the Innovation Corridor. These projects include Terrapin Row, the eight-story Standard, and the six-story Aster College Park. The Standard has a

single retail space facing Hartwick Road, which appears to have an Asian ice cream restaurant under construction. The Aster College Park development has a number of ground-floor retail occupants, but only the All Care Primary and Intermediate Care medical clinic faces Hartwick Road. Other retail occupants facing US Route One or an interior street include Trader Joes, the Crunch fitness center, a PNC bank, a chiropractic clinic the Inspire Nail Bar, and a number of eating and drinking establishments including Ice Cream Jubilee, Bandit Taco, and Arepa Zone, and a Dominos Pizza quick-service eating and drinking establishment.

Abutting to the east, between the subject property and Baltimore Avenue (US Route One) is the College Park Shopping Center in the LTO-E Zone, the UMD East Local Campus Centers and the Innovation Corridor. The shopping center has both a single-story strip retail component, a pad site occupied by a Bank of America, and a two-story office component, which is located over the northernmost leg of the retail strip, and is accessed from Knox Road. The parking for the office component abuts the subject property, as does the rear of the retail strip, though the rear wall of the strip is buried under grade over much of its length. The strip is occupied by a mix of retail uses, including a CVS pharmacy, and a number of eating and drinking establishments, including (at the time of this writing) Greene Turtle, Cava, Five Guys, Starbucks, Chipotle, Honey Pig BBQ, Noodles & Company, Panda Express, Coldstone Creamery, Dominos Pizza, Subway and &Pizza operations.

Across Knox Road to the north are the South Campus Commons dormitories on the campus of the University of Maryland, in the RR, RSF-65 and LTO-E Zones, the UMD Center and UMD East Local Campus Centers and the Innovation Corridor.

Properties and uses surrounding the subject property at a greater distance, and to the "surrounding properties" limit established above are as follows:

To the west, beyond the Aspen Heights project, more South Campus Commons dormitories/residence halls and the six-level Mowatt Lane Garage on the campus of the University of Maryland.

To the south, across Guilford Drive, are the Catholic Student Center and the Hope Lutheran Church in the RMF-20 Zone and the UMD West Local Campus Center and the Innovation Corridor; the last remaining "Knox Box" multifamily dwelling building in the NAC Zone, a cleared construction site in the NAC Zone, the Graduate Gardens apartments in the NAC Zone, an Exxon gas station in the NAC Zone, and a four-story office building in the NAC Zone and the Innovation Corridor.

To the east, along Baltimore Avenue, are the strip of old one- and two-story retail uses between Lehigh Avenue and Knox Road (including Potbelly Sandwich Works, Marathon Deli, the new Taqueria Habanero space, and the former Milkboy Arthouse eating and drinking establishment) on the west side of Baltimore Avenue, and a number of various retail and mixed use developments on the east side of Baltimore Avenue, including the six-story Landmark mixed-use development (with an Under Armour store as its ground-level retail component), an old single-story strip center (with the former Bagel Place, a Blaze Pizza eating and drinking establishment, Chase bank, Adidas shoe store, and a Popeye's eating and drinking establishment), the new College Park Town Hall (with Biergarden and Sweetgreen eating and drinking establishments as ground-floor retail components), the Cornerstone bar, R.J. Bentley's eating and drinking establishment, a newer single-story strip center (with a barber shop, two tobacco shops and four eating and drinking establishments), a three-story office complex, a bicycle shop, a

laundromat, a small newer strip center with a 7-Eleven, a pizza eating and drinking establishment, and a Verizon store. All of the foregoing uses are in the LTO-E Zones, and the UMD East Local Campus Center and the Innovation Corridor. Finally, on the east side of Baltimore Avenue and the south side of Guilford Road are a vacant site (formerly a vehicle parts store, now demolished) and a laundromat in the NAC Zone and the Innovation Corridor.

To the north, on the north side of Knox Road east of the South Campus Commons dormitories, is the nine-story Union on Knox mixed-use development, with ground-floor eating and drinking establishments including a Shake Shack, a Chopt, Pho Tom and Insomnia cookies, as well as a number of vacant retail spaces. Abutting that to the east is the Terrapin's Turf bar in the LTO-E Zone, the UMD Center and UMD East Local Campus Centers and the Innovation Corridor. On the west side of Knox Road west of the South Campus Commons dormitories are the Delta Sigma Phi fraternity house, the ten-story Hub College Park mixed-use development (with Comp ass Coffee being its lone retail occupant) and the Aspen Heights mixed-use development (with vacant retail tenant spaces). Beyond the uses facing Knox Road are the South Hill collection of dormitories/residence halls on the University of Maryland campus.

Broadly, the character of the neighborhood and the surrounding properties is of mixed use development, with upper story residential and varying amounts of ground-level retail, historic single-story strip retail, and the University of Maryland campus.

DESCRIPTION OF THE PROPOSED USE

The proposed use associated with Zoning Map Amendment application ZMA-2024-002 is the construction of up to 679 multifamily dwellings (i.e. 150 dwelling units per acre) of student housing and associated amenities. The dwellings will be leased by bed rather than by unit, but the leased beds will be grouped into conventional multifamily dwelling units. The proposed use will also include the associated required parking, open space and pedestrian/circulation areas and other required site improvements.

The proposed development's density of 150 dwelling units per acre represents a 7% increase over the maximum permitted density in the base RTO-L-E Zone of 140 dwelling units per acre, and the proposed development will also benefit from the flexibility of planning that the RTO-PD-E Zone allows with respect to modification of the Euclidean Intensity and Dimensional Standards of the base RTO-L-E Zone and of the Development Standards in Part 27-6 of the Zoning Ordinance. Furthermore, the recent legislation which increased the maximum density in the Base RTO-L-E Zone to 140 dwelling units per acre from 60 dwelling units per acre had been appealed and it was uncertain as of the filing of the Application whether that provision was at risk of being overturned.

In this case, the Applicant is seeking to use the flexibility inherent in the approval of Planned Development Zones to modify: the base zone's Intensity and Dimensional Standards addressing maximum density, build-to line depths, and building setbacks, and various Part 27-6 Development Standards, which will be discussed, below.

COMPLIANCE WITH REQUIRED FINDINGS OF SECTION 27-3602(c):

The criteria for approval of a Zoning Map Amendment seeking a reclassification to a Planned development Zone are found in Zoning Ordinance Section 27-3602(c):

> ***27-3602. Planned Development (PD) Zoning Map Amendment***
> *(c)* ***Planned Development (PD) Decision Standards***
> *Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:*
> *(1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;*
> *(2) Meets the purposes of the proposed PD zone;*
> *(3) Satisfies all applicable standards of the proposed PD zone; and*
> *(4) Will not adversely impact the surrounding properties.*

These findings are discussed individually as follows:

This planner first notes that Section 27-3602(a)(5)(H) requires that an application for a Zoning Map Amendment to a Planned Development Zone shall include both a proposed PD Basic Plan and "proposed PD Conditions of Approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones." This planner was provided with the PD Basic Plan, and was advised that the Applicant's Statement of Justification was to be considered as the proposed PD Conditions of Approval.

The first required finding, in Section 27-3602(c)(1), provides that the District Council shall find that the entire development is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan.

The relevant plans which apply to the subject property are the 2014 General Plan, the 2010 *Approved Central US1 Sector Plan and Sectional Map Amendment*, approved on June 1, 1994, and a number of Functional Master Plans, including the Resource Conservation Plan (which includes the Green Infrastructure Plan), the County Master Plan of Transportation, the Public Safety Facilities Master Plan, The Historic Sites and Districts Plan, and the Water Resources Functional Master Plan.

General Plan

As noted above, the General Plan classified the subject property in its Growth Policy Map[1] in the Local Centers and Employment Areas components, while the Strategic Investment Map[2] places the property in the Innovation Corridor. The printed Generalized Future Land Use Map[3] designated the subject property for “Mixed Use” land use. The General Plan, however, specifically states that, "the Generalized Future Land Use Map is not a zoning map and is not intended to identify land uses and zoning for

[1] M-NCP&PC, *Plan Prince George’s 2035 – Approved General Plan* (May, 2014), p. 107.
[2] *General Plan*, p. 22.
[3] *Ibid.*, p. 101.

specific properties,"[4] and "By definition, this map should be interpreted broadly and is intended to provide a countywide perspective of future land use patterns. To identify the future land use designation for a specific property, please refer to the property's relevant approved sector or master plan."[5]

"Local Centers" are described by the General Plan as "focal points of concentrated residential development and limited commercial activity serving our Established Communities,"[6] and recommends them as, "focal points for development as civic activity based on their access to transit or major highways. The plan contains recommendations for directing medium- to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them throughout the Established Communities…."[7] It is noted that the PGAtlas layer erroneously designates the subject property as being in the Established Communities component as well as the UMD Center and UMD East Local Campus Centers, notwithstanding the definition on Page 20 of the General Plan limiting the Established Communities to areas outside of the Regional Transit Districts and Local Centers which are served by public water and sewer.

The "Innovation Corridor" is described by the General Plan as having "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."[8]

The first applicable General Plan Land Use Element Policy and Strategy to the subject Application is,

Policy 3	*Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents.*
LU3.2	*Review preliminary master plans and rezoning requests to ensure that proposed development is consistent with the Growth Policy Map and the Center Classification System (see Table 16). (See also Section V: Implementation, under Plan Administration for Amendments and Updates.)*

The "Plan 2035 Center Classification System" on Table 16 of the General Plan[9] describes Local Campus Centers (including the UMD Center and UMD East Local Campus Centers) as having a new housing mix of "mid-rise and low-rise apartments and condos, townhouses, and small-lot single-family," with an average net housing density for new development of "10-15 dwelling units/acre."

At the time of the Countywide Map Amendment, the subject property was not given an equivalent zone to its prior zoning classification; instead, the Countywide Map Amendment's "decision matrix[10]" designated the RTO-L-E Zone as the implementation zone for properties in General Plan-designated

[4] *Ibid.*
[5] *Ibid.*
[6] *Ibid.,* p. 106.
[7] *Ibid.,* p. 19.
[8] *Ibid.,* p. 106.
[9] *General Plan*, p. 108.
[10] Attachment C to CR-27-2019

Local Centers when the property is in the Innovation Corridor and in a "Walkable Node (University)" as designated by the Central US1 Corridor Sector Plan.

At the time of the initial adoption of the current Zoning Ordinance and the Countywide Map Amendment, the base RTO-L-E Zone limited the maximum residential development density to 60 dwelling units per acre. Recently, however, CB-15-2024 increased the maximum density in the base RTO-L-E Zone to 140 dwelling units per acre with the intent of supporting transit-oriented development[11]. The compatibility of this new maximum density of 140 dwelling units per acre with the General Plan's density recommendation for the UMD Center and UMD East Local Campus Centers is found when accounting for the overlay of the Innovation Corridor designation:

> ***Policy 6*** *Support new employment growth in Employment Areas in accordance with the Growth Policy Map and the Growth Management Goals (see Table 17).* [12]
>
> ***LU6.1*** *Align the Economic Development Corporation's work program with the Growth Policy Map to establish programs and policies to support employment growth in the Employment Areas, with a particular emphasis on the Innovation Corridor (see the Strategic Investment Program under Implementation).*
>
> *Related Policies and Strategies*
>
> *See Policies 1-12 and Associated Strategies in the Economic Prosperity Element.*

In order to provide the support for the planned employment growth in the Employment Areas and specifically in the Innovation Corridor, it is necessary to provide housing in sufficient quantity, quality and proximity to the areas where research is conducted and new jobs will be created, including the University of Maryland and the M Square research/employment area. The development of the subject property fits directly into that goal.

As referenced in Land Use Element Policy 6, the Economic Prosperity Element speaks directly to this goal as well:

> ***Policy 1*** *Support targeted industry clusters—identified in the 2013 Economic Development Strategic Plan—that have the capacity to create high-wage jobs and sustained economic growth.*[13]
>
> ***EP1.3*** *Establish competitive places for business development with cutting-edge digital infrastructure, high-quality amenities and services, and physical environments that facilitate walkable, mixed-use environments.*

County policy which was promulgated after the adoption of the General Plan has furthered those policies and strategies by designating the portion of the Innovation Corridor within the City of College Park as one of the location areas suitable for implementation of the various RTO zones, whether inside or outside of a Regional Transit District; by designating the area surrounding the subject property as an

[11] MNCPPC Presentation to PHED Committee, March 21, 2024.
[12] *General Plan,* p. 114.
[13] *Ibid.,* p. 130.

implementation area for the RTO-L Zone under the Countywide Map Amendment, and by the adoption of CB-015-2024 to provide additional transit-supporting density in the base RTO-L-E Zone.

The Natural Resources Element of the General Plan has a number of Policies applicable to the instant application.

Policy 1 *Reduce the rate of land consumed by greenfield development countywide.*[14]

The approval of the instant application, which would enable the redevelopment of a previously-developed site, would help to implement this Policy by allowing new residential development to happen at the subject property rather than in a greenfield.

Policy 2 *Improve and maintain water quality through stormwater management and water resource protection.*[15]

The approval of the instant application, which would enable the redevelopment of a previously-developed site, would help to implement this Policy through the implementation of modern regulations for stormwater management.

Policy 3 *Implement green building techniques and green neighborhood design to reduce energy use, stormwater runoff, the heat island effect, improve air and water quality, and increase opportunities to reduce, reuse, and recycle construction waste.*[16]

The approval of the instant application would help to implement this Policy through the public benefit proposed by this project (discussed below) to provide green building techniques above and beyond those required by the new zoning ordinance.

Policy 5 *Preserve and enhance existing forest and tree canopy coverage levels.*[17]

The approval of the instant application, which would enable the redevelopment of a previously-developed site, would help to implement this Policy by implementation of modern regulations for tree canopy coverage.

The Housing and Neighborhoods Element of the General Plan also has a number of Policies applicable to the instant application.

Policy 1 *Concentrate medium- to high-density housing development in Regional Transit Districts and Local Centers with convenient access to jobs, schools, child care,*

[14] *Ibid.*, p. 172.
[15] *Ibid.*
[16] *Ibid.,* p. 173
[17] *Ibid.,* p. 176.

shopping, recreation, and other services to meet projected demand and changing consumer preferences.[18]

The approval of the instant application would enable the redevelopment of a previously-developed site to implement this Policy through the creation of high-density housing development in a Local Center and the Innovation Corridor.

Policy 2 *Preserve and expand the range of housing types and ownership opportunities, such as owner/resident of multifamily building and housing cooperatives, at different price points ranging from workforce and affordable units to upper-income housing to reduce housing and transportation cost burdens.*[19]

The approval of the instant application would help to implement this Policy through the public benefit proposed by this project (discussed below) of providing affordable housing.

Finally, the Community Heritage, Culture and Design Element of the General Plan also has a Policy and its related Strategies applicable to the instant application.

Policy 12 *Emphasize compact design strategies for new development and redevelopment in Regional Transit Districts and Local Centers.*

HD12.1 *Identify and address the barriers to the redevelopment of existing parking lots as development sites.*

HD12.2 *Include block size, building placement, and density requirements in the Zoning Ordinance that support walkable, mixed-use development in identified Regional Transit Districts and Local Centers.*[20]

The approval of the instant application, which would enable the redevelopment of a previously-developed site, would help to implement this Policy by the redevelopment of a prior use which features large surface parking lots. Further the approval of the instant application will allow the replacement of the existing use which is in proximity to two new Purple Line transit station (and in similarly close proximity to the College Park Metro station) with walkable, mixed-use development in an (two, actually) identified Local Centers.

It is therefore this planner's opinion that the approval of the subject application would be in conformance with the General Plan.

Master Plan

As noted above, the applicable Master Plan is the *Approved Central US Corridor Sector Plan and Sectional Map Amendment*, approved on June 1, 2010. The Master Plan's appended Approved Land Use Map, as well as Map 8, "Approved Land Use South"[21] designate the subject property for "Residential

[18] *Ibid.,* p. 187.
[19] *Ibid.*
[20] *Ibid.* p. 217.
[21] M-NCP&PC, *Approved Central US1 Corridor Sector Plan and Sectional Map Amendment* (June, 2010), p. 60.

High" land use. Lands abutting to the east and south are designated for "Mixed Use Commercial" land use, while the lands abutting to the west are designated for "Mixed Use Residential" land use. Lands abutting to the north are on the campus of the University of Maryland and are outside of the Sector Plan area. "Residential High" land use is defined by the Sector Plan as, "Detached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre (du/acre). "[22]

As noted above, the Sector Plan designates the area of the project site and its surrounding properties as the Downtown College Park Walkable Node, and more specifically as within the higher-density "University" type of walkable node[23], where building heights are expected to be 4-10 stories instead of 2-6 stories as provided for in most of the other designated walkable nodes. The Sector plan states, that, " corridor nodes are considered to be walkable nodes and are identified as desirable and appropriate locations for transit-oriented, mixed-use development at medium- to high densities." [24]

The Central US1 Corridor Sector Plan lays out a number of Goals, Policies and Strategies in its various Elements, which are discussed as following:

Land Use and Urban Design Policies
Corridorwide Policies

Policy 2 *Focus new development and investment along US 1 on walkable, compact, and mixed-use nodes that will become new centers of activity.*[25]

As described above, the subject property is located in one of the Sector Plan-designated Walkable Nodes.

Policy 3 *Embrace the symbiotic relationship of the natural and built environments.*[26]

Strategies

2. Reduce the amount of land consumed by development in College Park by promoting compact, walkable development.[27]

The building form and density associated with the project's location in one of the Sector Plan-designated Walkable Nodes will result in compact, walkable development, in fulfillment of this Strategy of the Sector Plan.

4. Manage stormwater through the increased use of urban stormwater management techniques, including cisterns, green roofs, rain tanks, biofiltration measures, storage cells underneath streets and new development, and street tree planters. Implementing a citywide systemic approach to managing urban stormwater will reduce dependence on costly regional systems and will reduce harmful impacts on the Paint Branch.[28]

[22] *Master Plan,* p. 57.
[23] *Ibid.,* p. 65
[24] *Ibid.,* p. 48
[25] *Ibid.,* p. 62
[26] *Ibid.*
[27] *Ibid.,* p. 63.
[28] *Ibid.*

The modern stormwater management systems proposed by the new development, including microbioretention and underground storage cells will result in fulfillment of this Strategy of the Sector Plan.

Walkable Node Policies

Policy 1 Develop a series of pedestrian-friendly, transit-oriented, mixed-use walkable nodes at appropriate locations along the Central US 1 Corridor.[29]

As described above, the subject property is located in one of the Sector Plan-designated Walkable Nodes.

Strategies

2. *Establish a minimum residential density of 15 dwelling units per acre and 45 employees per acre in the walkable nodes to provide sufficient density to support the recommended level of bus service for the Central US 1 Corridor.*[30]

Both through the ordinance-specified minimum density and the project-specific density proposal this Application will fulfill of this Strategy of the Sector Plan.

3. *Prioritize walkable nodes to ensure their success and limit development in locations outside those recommended by the sector plan. The Lower Midtown node between Quebec Street and the Paint Branch Stream Valley Park is recommended as the first priority for redevelopment, followed by the University of Maryland node (East Campus redevelopment) and the Downtown College Park node between just north of College Avenue and Hartwick Road.*[31]

As described above, the subject property is located in one of the Sector Plan-designated Walkable Nodes, and more specifically within the Downtown College Park node. The Lower Midtown node is already substantially redeveloped, with student housing projects including the View and the Varsity.

4. *Provide generous sidewalks along US 1 and all side streets in the walkable nodes, with a width between 15 to 20 feet along US 1 and 6 to 10 feet on the side streets. These widths provide space for outdoor dining and street trees along US 1 and a comfortable walking area on the side streets, while providing an adequate distance between the building frontages and the streets.*[32]

This Application seeks to conform to this Sector Plan strategy along Knox Road and Hartwick Road.

8. *Ensure a vertical mix of uses in the walkable nodes. The ground floor of buildings should be designed to look like storefronts, with windows and primary entrances facing the*

[29] *Ibid.,* p. 65
[30] *Ibid.*
[31] *Ibid.*
[32] *Ibid.*

street. Retail and service uses should be provided on the ground floor of buildings within the walkable nodes.[33]

Given the amount of surrounding retail space and the Sector Plan's recommendation for "Residential High" land use rather than one of the mixed-use land use types, this Application will nevertheless not impair this Sector Plan strategy as it will be located in the midst of a walkable node with ample vertical use mixing, and its service uses will be located on the ground floor.

9. *Concentrate office and residential uses above the ground floor. The residents and employees inhabiting these spaces help support retail uses on the ground floor and create demand for increased transit service at the walkable nodes.*[34]

This Application will actively implement this Sector Plan strategy through its height and its tenancy.

10. *Locate service uses, such as loading facilities and trash collection, to alleys or secondary streets. Under no circumstances shall service uses be located on US 1.*[35]

This Application will conform to this Sector Plan strategy.

Policy 2 *Establish a strong sense of place along the Central US 1 Corridor by ensuring the highest quality of development.*

Strategies

2. *Establish building heights generally between two and six stories in height. Areas targeted for student housing, such as the Lower Midtown node between Pontiac Street and the Paint Branch Stream Valley Park, should have building heights between four and ten stories in height. Building heights should begin to step down as the walkable nodes transition into residential neighborhoods.*[36]

As described above, the subject property is located in one of the Sector Plan-designated Walkable Nodes, and more specifically within a Walkable Node (University) which is designated for the higher range of building heights. Because the subject property is entirely surrounded by comparably-tall buildings, it is not in a transitional area to the residential neighborhood to the south.

3. *Ensure primary building entrances are provided along the street to facilitate convenient pedestrian connections and strengthen the connection between the building and the street space.*[37]

This Application will conform to this Sector Plan strategy.

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[33] *Ibid.,* p. 66.
[34] *Ibid.*
[35] *Ibid.*
[36] *Ibid.,* p. 67
[37] *Ibid.*

4. *Promote plazas and pocket parks to provide gathering places for neighborhood events, enjoyment of the outdoors, and community wellbeing and exercise. Buildings along the edges of these open spaces should be oriented toward the space to provide natural surveillance.*[38]

This Application will conform to this Sector Plan strategy through the creation of the proposed pocket park in the southeast corner of the subject property and the proposed greenway through its center.

5. *Locate most parking within the walkable nodes to mid-block parking lots and, as the market evolves, garages. Where parking garages front major streets, they should be lined with habitable space.*[39]

This Application will conform to this Sector Plan strategy through its proposed mid-block parking garage.

6. *Use high-quality, durable, and attractive materials, such as brick and stone, for all new development.*[40]

While the selection of the specific material palette will not be determined until future stages of the review of this project, this Application proposes to conform to this Sector Plan strategy.

7. *Provide attractive landscaping in the walkable nodes to help establish a sense of place, with an emphasis on a more urban concept of street trees within planters set into the sidewalks and pedestrian spaces. Native species of plants should be chosen for landscaping.*[41]

While the specific landscape design will not be determined until future stages of the review of this project, the illustrative landscape exhibits which accompany this Application abundantly indicate that the Application proposes to conform to this Sector Plan strategy.

Policy 4 *Ensure future development of the walkable nodes respects the Aviation Policy Areas (APA) established around the College Park Airport.*[42]

While the specifics of the building design will not be determined until future stages of the review of this project, the Applicant is aware of the height-limiting provisions of the APAO Zone which will ensure that the Application conforms to this Sector Plan strategy.

Environmental Policies

Policy 4 *Reduce flooding and its detrimental effects on human and natural resources.*

[38] *Ibid.,* pp. 67-68.
[39] *Ibid.,* p. 68.
[40] *Ibid.*
[41] *Ibid.*
[42] *Ibid.,* p. 69.

Strategies

- *Control the first inch of rainfall on-site through methods that facilitate infiltration, evapotranspiration, or reuse of the stormwater, where appropriate.*
- *Implement environmentally sensitive design stormwater techniques, such as rain gardens, bioretention and infiltration areas, innovative stormwater outfalls, underground stormwater management, green streets, cisterns, rain barrels, grass swales, and stream stabilization, to the fullest extent possible.*[43]

The Environmental Site Design stormwater management devices illustrated on the PD Basic Plan indicate that this Application will conform to these Sector Plan strategies.

- *Require new development and redevelopment to incorporate stormwater volume control measures in order to reduce the impact of stormwater on the Paint Branch Stream Valley.*[44]

The underground stormwater storage illustrated on the PD Basic Plan indicate that this Application will conform to this Sector Plan strategy.

Policy 5 *Implement environmentally sensitive design building techniques and reduce overall energy consumption.*[45]*p121*

The extra use of green building techniques proposed as a Public Benefit indicate that this Application will conform to this Sector Plan strategy.

Policy 6 *Preserve and enhance the existing urban tree canopy.*

Strategies

- *Adhere to the minimum tree canopy requirements. If minimum requirements have not been set, provide at least ten percent tree canopy for each land development proposal.*[46]*p121*

The requirement of Section 25-128, Table 1 of the County Code provides for a fifteen percent minimum tree canopy coverage requirement.

Policy 8 *Reduce air pollution to support community health and wellness by supporting development that is accessible by nonmotorized and alternative modes of travel, as well as by increasing the urban tree canopy.*

Strategies

- *Promote mixed-use and transit-oriented development that minimizes the need for motor vehicle trips in order to prevent conditions that may create local air pollution nuisances.*

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[43] *Ibid.,* p. 120.
[44] *Ibid.*
[45] *Ibid.,* p. 121
[46] *Ibid.*

- *Incorporate tree planting and vegetated areas into redevelopment plans, and encourage tree planting on existing properties.*[47]

The subject property's location in one of the Sector Plan-designated Walkable Nodes and the requirement of Section 25-128, Table 1 of the County Code which provides for a fifteen percent minimum tree canopy coverage requirement indicate that this Application will conform to this Sector Plan strategy.

Transportation Policies

Policy 1 *Improve bicycle, pedestrian, and vehicular accessibility throughout the internal street network and to US 1 and Rhode Island Avenue by filling in missing linkages and ensuring the internal network is bicycle- and pedestrian-friendly through appropriate design, including traffic calming techniques.*[48]

This Application will conform to this Sector Plan strategy through the creation of the proposed greenway through the project and its linkage of the shared bicycle/roadways of Knox and Hartwick Roads.

Policy 1 *Recognize that cyclists have differing abilities and comfort levels related to bicycling in traffic as vehicles, and those cyclists' skills and abilities may change over time as new cyclists become more experienced.*

Strategies

- *Provide paths and off-street facilities, where practicable and safe, to accommodate travel by unskilled cyclists.*
- *Provide on-street and off-street dedicated bicycle facilities, including cycle tracks, buffered bike lanes, and shared lane markings, where safe and practicable, to accommodate travel by skilled cyclists. Cycle tracks are the preferred option in walkable nodes and along the US 1 Corridor.* [49]

Note that the numbering of Policies in the Transportation Element of the Sector Plan is repetitive and unclear. The numbering has been reproduced from the Plan, but for the location and broader context of each quoted policy, it will be necessary to refer to the footnotes. Note further, however, that the pagination in the electronic copy of the *Central US1* Corridor sector plan which is available on the MNCPPC website is faulty through a substantial portion of its middle, and it therefore will be necessary to refer to the printed copy.

This Application will conform to this Sector Plan strategy through the creation of the proposed greenway through the project and its linkage of the shared bicycle/roadways of Knox and Hartwick Roads.

Policy 2 *Ensure that the amount of off-street parking within the Central US 1 Corridor is appropriate for the desired development pattern.*

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[47] *Ibid.,* p. 122.
[48] *Ibid.,* p. 135.
[49] *Ibid.,* p. 138.

Strategies

- *Specify parking ratios in the development district standards that are generally lower than current parking requirements. Increase transit provision, and explore other measures that will encourage alternate modes of transportation.*
- *Consider parking reduction credits based on walkability, bikeability, and the availability*
- *and proximity of transit serving each new development.*[50]

This Application requests a modification of the parking requirement in Part 6 to reflect the character of its proposed occupancy and its location in proximity to both the University of Maryland campus and multiple nearby transit stope. Through this modification, this Application will implement this Sector Plan policy and its three quoted strategies.

Parks Policies

Policy 5 *In mixed-use redevelopment projects, integrate public green spaces within the Central US 1 Corridor with an emphasis toward creating safe, attractive spaces for socializing, free play, and programmed events for the public.*[51]

This Application will conform to this Sector Plan strategy through the creation of the proposed pocket park in the southeast corner of the subject property and the proposed greenway through its center.

Economic Development and Revitalization Policies

Policy 1 *Create a critical mass of retail focused on walkable nodes.*

Strategies

- *Diversify retail offerings by working with the community and property landlords to limit repetitive or overlapping retail uses that risk diluting and undercutting the overall market demand for retail.*
- *Allow vertical mixed-use development to evolve over time, rather than requiring them for each individual project.*[52]

Reinforcing the Land Use Policy and strategy discussed above, given the amount of surrounding retail space and the Sector Plan's recommendation for "Residential High" land use rather than one of the mixed-use land use types, this Application will implement this Sector Plan policy and its strategies.

Housing Policies

Policy 1 *Provide a variety of housing types with both rental and ownership opportunities to a range of incomes.*

Strategies

- *Ensure that new housing is compatible with surrounding neighborhoods. Higher densities should be concentrated within the designated walkable nodes, while low-rise, less-dense development is encouraged as infill and transitions between walkable nodes*

[50] *Ibid.,* p. 149.
[51] *Ibid.,* p. 167.
[52] *Ibid.,* p. 174.

and existing neighborhoods. Condominiums and townhouses are encouraged to increase diversification.

- *Provide a mix of residential densities and building types along the Central US 1 Corridor to increase resident choice and enhance affordability, while ensuring high-quality development.*
- *Incorporate the highest densities of new residential development into mixed-use, walkable nodes to establish sustainable environments where residents can live, work, shop, and play.*
- *Target student housing at locations adjacent to the University of Maryland, where the city, county, and State of Maryland have established policies to concentrate student housing. Target market-rate housing elsewhere along the corridor.*[53]

The location of the subject property in a "Walkable Node (University)" is the Sector Plan's desired target area for student housing, and its location in that walkable node further acts to implement the Sector Plan's Housing policy and its strategies to locate high-density housing in walkable nodes.

Applicable Functional Master Plans

The subject property does not contain any Regulated Areas of the County's Green Infrastructure Network. In the Environmental Planning Section's referral memorandum[54], staff reviewed in detail many of the individual policies and strategies in the Green Infrastructure Plan element of the County's 2017 Resource Conservation Plan, noting in their discussion of each that the subject property contains no woodlands nor regulated environmental features, and finding that the instant Application conforms to the Green Infrastructure Plan. This planner agrees.

With regard to the Historic Sites and Districts Plan, no historic sites or resources are located immediately proximate to subject site; as such, the approval of the subject application will not have an adverse impact on this Functional Master Plan.

The Water Resources Functional Master Plan addresses broad regulatory policy and large-scale watershed planning, and as such makes no recommendations which are directly applicable to the subject application.

No proposed sites for Public Safety facilities are in the area affected by the subject application.

The 2009 Countywide Master Plan of Transportation as amended by the *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* does not make any recommendations for the abutting streets except to designate both Knox Road and Hartwick Road as shared roadways for bicycles.

In conclusion, because the proposed Zoning Map Amendment is in conformance with the General Plan's land use policies for Local Centers, implements its policies for Economic Development and for Housing, Natural Resources and Design, is in conformance with the Master Plan's recommendations for land us in the Downtown College Park Walkable Node and the goals, policies and strategies of its other applicable elements, and is in conformance with the applicable Functional Master Plans, this planner finds that the

[53] *Ibid.,* p. 179
[54] Christian Meoli to Evan King, February 21, 2025 Memorandum, Technical Staff Report Backup pp.68-76.

Applicant has demonstrated that the approval of the subject application would be in conformance with the General Plan, the applicable Area Master Plan, or any applicable Functional Master Plan.

Compliance With Required Findings Of Section 27-3602(c), Continued:

The second required finding, in Section 27-3602(c)(2), provides that the District Council shall find that the entire development meets the purposes of the proposed PD zone. The Zoning Ordinance has a larger hierarchy of purposes, however, including those for the Ordinance as a whole, for Planned Development Zones generally, and for the RTO-PD Zone in specific. While the required finding only references the purposes of the requested PD zone, each of these tiers in the ordinance's hierarchy of purposes is addressed, following.

The eighteen purposes of the Zoning Ordinance as a whole are laid out in section 27-1300. The harmony of the subject project with these purposes is as follows:

(a) Protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;

The application of the RTO-PD-E Zone to the subject property would protect and promote the health, safety, morals, comfort, convenience and welfare of the inhabitants of the County by allowing for residential occupancy at a density and in a development form which are compatible with the subject property's location in a Local Center, in the Innovation Corridor, in a walkable node, close to several transit stations, and in the middle of a concentration of similar higher-density land uses.

(b) Implement the General Plan, Area Master Plans, Sector Plans, and Functional Master Plans;

As discussed at length in connection with the first required finding of Section 27-3602(c), the approval of the instant Application would act to implement the General Plan, the Area Master Plan, and the applicable Functional Master Plans.

(c) Promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

The approval of the instant Application will allow for the regulatory review process to proceed to the subdivision phase, where the statutory tests to ensure the adequacy of public facilities and services can be applied.

(d) Guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;

The approval of the instant Application would abet the orderly growth and development of the County by providing for land uses at the subject property which are in keeping with the County's planning goals for more intense development in Local Centers and particularly within the Innovation Corridor and a Sector-Planned walkable node, and are compatible with the nearby transit stations and the surrounding higher- density and -intensity land uses.

(e) Support pedestrian-friendly, higher-intensity, mixed-use development in the appropriate locations, including support and emphasis upon a framework for multi-modal forms of mobility for pedestrians, bicyclists, transit users, and motorists;

As with the discussion of the previous purpose, the approval of the instant Application would support pedestrian-friendly, higher-intensity mixed-use development in an appropriate location, by providing for land uses at the subject property which are in keeping with the County's planning goals for more intense development in Local Centers and the Innovation Corridor, and which will, by virtue of its location, support multiple transportation modes, particularly pedestrians and cyclists.

(f) Support redevelopment and infill development within established areas of the County;

Because the instant Application seeks to redevelop a previously-developed site in a long-established area of the County, its approval would be in harmony with this purpose.

(g) Provide adequate light, air, and privacy;

The subject rezoning would be in harmony with this purpose because the Zoning Ordinance provides for regulations to ensure the provision of adequate light, air and privacy, both for the occupants of the subject site and for its neighbors. These principles include the provision of conformance with height limitations in order to allow for access to light and air, and the basic ordinance provisions will be supplemented by design features including the proposed greenway.

(h) Encourage economic development activities that provide desirable employment and a broad, protected tax base;

The requested Zoning Map Amendment is principally to support a residential use, but the economic activities of its residents will promote the intent of this Purpose of the ordinance by supporting the surrounding commercial and institutional activity.

(i) Ensure a high level of quality development in general, for the benefit of all citizens and residents, throughout the County;

The approval of the instant Application would better implement this Purpose of the Zoning Ordinance by allowing for a flexible approach to the implementation of the standards of the zone and the standards for development generally which act to ensure a high level of quality development.

(j) Promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;

The subject rezoning would be in particular harmony with this purpose because of its location in a designated Local Center, the Innovation Corridor and a designated walkable node, and because the subject property is surrounded by compatible development of compatible scale and size.

(k) Protect the established character of residential communities and neighborhoods;

As described above, because the subject property is surrounded by compatible development of compatible scale and size, the surrounding buildings will protect the established character of the residential neighborhood two blocks to the south, in keeping with this Purpose of the Ordinance.

(l) Protect the County from fire, flood, panic, and other dangers;

The rezoning of the subject property would be in harmony with this Purpose because its redevelopment would be in conformance with regulations established in the body of the Zoning Ordinance, as well as other County Ordinances, which are intended to protect from fire, flood, panic and other dangers, namely: the stormwater management regulations, floodplain regulations, the fire prevention code, the building code, and the tables of permitted uses for the various zones.

(m) Provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;

The approval of the instant Application, a project proposing a portion of proposed units as affordable housing for certain designated classes of students, is in keeping with this Purpose of the Ordinance.

(n) Prevent the overcrowding of land;

The approval of the subject Zoning Map Amendment would be in harmony with this purpose because its site would be redeveloped in accordance with various principles that have been codified in the Ordinance to ensure the prevention of overcrowding of land, including density restrictions and height limits appropriate to the subject property's location.

(o) Protect the rural character of the County in designated, appropriate locations;

Because the subject property is not in the Rural Tier (Environmental Strategy Area 3), and further because it is in a designated Center and the Innovation Corridor in the midst of an area of higher-intensity uses, this Purpose is not applicable to the subject application.

(p) Ensure the provision of open space to protect scenic beauty and the natural features of the County, as well as provide adequate recreational space;

The provisions of the Zoning Ordinance limiting lot coverage and requiring open-space set-asides which would be applied to the development of the subject property, and including the proposed pocket park and the greenway, will ensure that the approval of the instant Application will be in harmony with this Purpose.

(q) Protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features; and

Because the subject property does not contain woodland or regulated environmental features, this Purpose and because the instant Application proposes a residential use, will provide modern

stormwater management, and will be transit-oriented, the approval of the instant Application will be in harmony with this Purpose.

(r) Protect and conserve the agricultural industry and natural resources.

Because the subject property is not agriculturally used and is in the midst of an area of higher-intensity uses, this Purpose is not applicable to the subject application.

In addition to the purposes of the Ordinance, there are eight general purposes for Planned Development Zones; those purposes of Planned Development Zones are laid out in Section 27-4301(a), as follows:

27-4301. General Provisions for All Planned Development Zones

(a) ***General Purposes of Planned Development Zones***

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives resulting in a project superior to what would result from compliance with Base zones by:

(1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

The approval of the subject Zoning Map Amendment would particularly meet this General Purpose of Planned Development Zones, as it would allow for the modification of the Intensity and Dimensional Standards of the base RTO-L-E Zone, and for modification of certain of the Development Standards in Part 6 of the Zoning Ordinance.

(2) Allowing greater freedom and flexibility in selecting:

(A) The form and design of development;

(B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;

(C) The location and design of the development respective and protective of the natural features of the land and the environment;

(D) The location and integration of open space and civic space into the development; and

(E) Design amenities.

Similarly to the first General Purpose of Planned Development Zones, the approval of the subject Zoning Map Amendment would meet this second General Purpose, as it would allow for the modification of the Intensity and Dimensional Standards of the base RTO-L-E Zone, and for modification of certain of the Development Standards in Part 6 of the Zoning Ordinance to accommodate a comprehensively-planned design.

(3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

Generally, this General Purpose speaks to the provisions of the Planned Development Zones which allow for greater control of the uses which are to be permitted in a proposed development and a greater

range of development densities/intensities than the base RTO-L-E Zone, while still accommodating the mixing of uses and varied housing types which are a feature of that base Zone. Even though the proposed development does not propose to restrict the uses permitted by the use table, the approval of the instant Application will still meet this Purpose of Planned Development Zones because all of those greater freedoms remain available.

(4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;

Because the proposed development is for two structures on a single parcel, and will be principally served by the existing, appropriately-sized street network, the approval of the instant Application will meet this General Purpose of Planned Development Zones, and further because the PD Basic Plan proposes the extension of Ancestor's Lane in accordance with the desire of the City of College Park.

(5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;

The approval of the requested Zoning Map Amendment would meet this Purpose through its conformance with the scale and character of the surrounding development.

(6) Improving community services and facilities and enhancing functionality of vehicular access and circulation;

The approval of the requested Zoning Map Amendment would meet this Purpose through the proposed use of an internal parking garage, through the greenway connecting Knox and Hartwick Roads, and through its location in proximity to the University of Maryland, which will promote pedestrian and bicycle use.

(7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources; and

While the subject property does not contain any of the listed natural, scenic and man-made features described in this Purpose, the approval of the request Zoning Map Amendment would nevertheless meet this purpose as the development of the subject property will not have an adverse impact on any of those features.

(8) Providing public benefits to further protect and advance the public health, safety, welfare, and convenience.

The approval of the subject Zoning Map Amendment would meet this General Purpose of Planned Development Zones through the provision of the public benefits which the development proposes to provide. The benefits will be described and discussed at length in the discussion of the conformance of the proposed PD Basic Plan and PD Conditions of Approval to the General Standards of All Planned Development Zones of Section 27-4301(d), below.

The ten purposes of the RTO-PD Zone are strictly all the required finding of Section 27-3602(c)(2) requires the proposed development to meet; those purposes are laid out in Section 27-4303(d)(1), as follows:

27-4303. Transit-Oriented/Activity Center Planned Development Zones

(d) ***Regional Transit-Oriented Planned Development (RTO-PD) Zone***

(1) Purposes

The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone Zone are:

(A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel.

The approval of the subject Zoning Map Amendment would meet this Purpose of the RTO-PD Zone by accommodating the proposed mixed-use development that, because of its proximity to the University of Maryland; the Campus Drive-UMD Purple Line Station at the center of the UMD Center Local Campus Center; Baltimore Avenue-College Park-UMD Purple Line Station at the center of the UMD East Local Campus Center; and the College Park Metro station at the westernmost edge of the College Park/UM Metro/M Square Purple Line Regional Transit District, will reduce automobile dependency, and will contribute to the resident base to support these alternative modes of travel. Furthermore, the approval of the instant Application will support pedestrians and bicycle users through its location and the proposed greenway interconnection of Knox and Hartwick Roads.

(B) To capture the majority of the County's future residential and employment growth and development;

In accordance with the higher permitted maximum density recently approved by CB-15-2024, the approval of the subject Zoning Map Amendment would meet this Purpose of the RTO-PD Zone by accommodating the residential development in proximity to the University, at a Local Center, in the Innovation Corridor and at a designate Walkable Node, and sufficient in density to support transit and the retail components of the surrounding mixed uses.

(C) To incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;

The approval of the requested Zoning Map Amendment would meet this Purpose of the RTO-PD Zone by enabling the creation of a development in a Local Campus Center whose residents will live near the University, several transit options, support the existing (and future) surrounding commercial uses with their spending, and use the proposed open space to interact with their neighbors and the activity in the Downtown College Park walkable node.

(D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;

The approval of the requested Zoning Map Amendment would meet this Purpose of the RTO-PD Zone through the high residential density it enables.

> *(E) To encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County's Regional Transit Districts;*

Though only proximate to a Regional Transit District, the approval of the requested Zoning Map Amendment would meet this Purpose of the RTO-PD Zone through its density, and through the public benefits it proposes, including the local pedestrian and bicycle network which will be supported by the proposed greenway and ultimately by the extension of Ancestors Drive.

> *(F) To include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;*

The approval of the instant Application would meet this Purpose of the RTO-PD Zone by providing additional residential density to support the surrounding commercial and institutional uses.

> *(G) To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;*

The approval of the requested Zoning Map Amendment would meet this Purpose of the RTO-PD Zone through the creation of the proposed greenway and ultimately by the extension of Ancestors Drive to support more direct north-south pedestrian and bicycle routes through the neighborhood to the University.

> *(H) To incorporate buildings, open spaces, and other site features that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;*
> *(I) To include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and*

The approval of the instant Application would meet these two Purposes of the RTO-PD Zone through the creation of the proposed greenway and its relationship with the surrounding buildings to create the inviting, walkable, safe and socially-interactive environment this purpose seeks to encourage.

> *(J) To provide a range of housing options.*

Finally, the approval of the requested Zoning Map Amendment will meet this last Purpose of the RTO-PD Zone because it will include an affordable student housing component.

Compliance With Required Findings Of Section 27-3602(c), Continued:

The third required finding, in Section 27-3602(c)(3), provides that the District Council shall find that the entire development satisfies all applicable standards of the proposed PD zone.

The Zoning Ordinance lays out general standards applicable to all Planned Development Zones stipulating what a proposed PD Basic Plan and PD Conditions of Approval must provide, providing for the modification of certain Development Standards in Part 6 of the Zoning Ordinance, and stipulating the provision of public benefits in return for the flexibility and other benefits inherent in the grant of approval of a Planned Development Zone. The Ordinance also lays out zone-specific standards which may duplicate the Intensity and Dimensional Standards provided for in the base RTO-L-E Zone, or which may be modified by the proposed PD Basic Plan, as well as Other Standards to be followed (either prescriptively or permissively) in locating the Zone or for certain characteristics of the proposed development.

These standards are discussed, following.

27-4301. General Provisions for All Planned Development Zones

(d) ***General Standards for All Planned Development Zones***

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

(1) PD Basic Plan

The PD Basic Plan shall:

(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;

At the outset, the Applicant indicates that its Statement of Justification is the statement of planning and development goals.[55] The Applicant further states that, "the Applicant does not propose any PD Conditions of Approval."[56]

This Planner now feels obligated to note with consternation that the nomenclature chosen by the new Zoning Ordinance, as well as some of the contents of the list of information to be provided on the PD Basic Plan is decidedly confusing as to both form and the intended location, and further the name, "PD Conditions of Approval" does not reflect in almost any way what the ordinance actually seeks for it to be. At this early stage of the implementation of the new Ordinance, it is clear that no other applicants whose work this planner is familiar with have yet ended up providing a graphical PD Basic Plan drawing which contains all of the requirements of Section 27-4301(d)(1), nor a comprehensive PD Conditions of Approval text document independent of a Statement of Justification which contains all of the required background analysis required by Section 27-4301(d)(4) — and frankly which should instead be the location for a number of the text-centric provisions of Section 27-4301(d)(1) —as well as whatever approval conditions that might be recommended to ensure conformance to planning intent or local circumstances, conditions recommended to ensure the intended form and development of the project and provisions related to the provision of public facilities, and other matters required by Section 27-4301(d)(4). Nor has Staff seemed to find it important enough opine on either the location or substance of much of this material, notwithstanding that Section 27-3602(b)(8)(B) provides that, "the approved PD

[55] Applicant's Statement of Justification, p. 13 (Technical Staff Report Backup p. 14 of 93).
[56] *Ibid.,* p. 10 (Technical Staff Report Backup p. 11 of 93).

Basic Plan and [emphasis added] PD Conditions of Approval shall be the zoning text for the PD zone." Rant (largely) over.

All of those objections having been stated, however, this planner believes that: (1) the Applicant's Statement of Justification does contain much of the text and other analysis required by Sections 27-4301(d)(1) and 27-4301(d)(4), and therefore may stand in as the PD Conditions of Approval; and (2) that while the location of this statement is perhaps not in strict conformance with the letter of this regulation, this planner believes that its location in the Statement of Justification is not a material departure from this standard because a statement of planning goals is not an enforceable component of a zoning text.

> (*B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;*

As described above, and as effectively provided by the text on Page 13 of the Applicant's Statement of Justification/the PD Conditions of Approval, the development proposal does not seek to restrict the principal uses allowable by Table 27-5101(e), the accessory uses allowable by Table 27-5201(d) and the temporary uses allowable by Table 27-5301(d).

> *(C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;*

Much of this information is graphically depicted on the PD Basic Plan, and the rest is described in the Applicant's Statement of Justification/the PD Conditions of Approval. This planner finds that the proposed residential density is consistent with the RTO-PD Zone's purpose of providing high-quality, vibrant development near transit that reduces automobile dependency and supports walkable areas.

> *(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;*

The dimensional standards applicable to the proposed RTO-PD-E Zone are reproduced on the PD Basic Plan, though some are in error and should be corrected. The dimensional standards typically replicate those provided for by the base RTO-L-E Zone, with relatively minor modifications proposed to the maximum density, build-to lines and building setback standards to address Sector Plan recommendations, described in greater detail below.

(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;

Because the subject property is surrounded on all sides by existing development which is in conformance to the Master Plan's vision and recommendations, and to which the proposed development will be wholly compatible in use, form and scale, no separate standards or requirements are necessary to address compatibility with adjacent development.

(F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;

The general location of the open space in the form of the proposed greenway and the proposed pocket park is illustrated on the PD Basic Plan, and the amount and type is described in the Applicant's Statement of Justification/the PD Conditions of Approval. The open space proposed is consistent with the purposes of the RTO-PD Zone to include distinctive and attractive public spaces that help create an identity and sense of place for the zone.

(G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;

No regulated environmental features are present on the subject property.

(H) Identify the general location of existing on-site and adjacent historic sites, resources, and districts and archeological and cultural resources;

There are no historic sites, resources, or districts, cultural resources, nor known archeological resources on or adjacent to (i.e. within 1,000' of) the subject property, other than the limits of the Old Town College Park National Register and County Historic District, which are on the far side of US Route One, beyond the extent of the defined Surrounding Properties identified above.

(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The general on-site pedestrian circulation system and the adjacent pedestrian circulation systems are illustrated on the PD Basic Plan, as are the off-site connections. It is noted that the abutting properties contain physical barriers (buildings and/or retaining walls) along the entirety of the side lot lines of the subject property, and no interparcel connection is physically possible. The proposed on-site pedestrian circulation system, however, is generally oriented to the perimeter of the subject property, and further with the proposed greenway (and ultimately with the future completion of the extension of Ancestor's Lane), will augment the neighborhood's pedestrian and bicycle circulation network.

(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The general on-site transportation circulation system and its interface with the proposed pedestrian circulation systems are illustrated on the PD Basic Plan.

(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The proposed water and sewer systems are illustrated on the PD Basic Plan; the facilities required are only the service connections of the proposed building to the surrounding existing WSSC facilities. The PD Basic Plan does note that the property is in Water and Sewer Category 3, which reflects existing public water and sewer service.

(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

The existing storm drain facilities on and adjacent to the subject property and the conceptually-proposed stormwater management measures are illustrated on the PD Basic Plan.

(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;

The identification of the various other public facilities serving the development is indicated as being laid out on the on the PD Basic Plan (or otherwise) on Page 16 of its Statement of Justification/PD Conditions of Approval. While this standard provides for this information to be shown and otherwise identified on

the PD Basic Plan, this planner believes, as with the statement of planning intent provided for in the first standard of this section, that the PD Conditions of Approval, a text document, is a more appropriate place for the discursive statement that this section of the Ordinance requires than as a verbal addendum to the drawing which is the focus of the PD Basic Plan, a graphic document, and further that the location of this information in the PD Conditions of Approval is not a meaningful departure from this standard.

> *(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;*

The portion of this standard addressing potable water and wastewater is redundant with standard (K) and (L), above.

> *(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards;*

The Part 6 Development Standards which are proposed to be modified are discussed in detail on Exhibit A to the Applicant's Statement of Justification/PD Conditions of Approval (SOJ pages 36-38). Otherwise, the standards provided for in Part 6 of the Zoning Ordinance will apply.

> *(P) Include specific public benefits and project amenities in accordance with Section 27-4301(d)(3).*

The proposed Public Benefits are described at length on Pages 17-23 of the Applicant's Statement of Justification/PD Conditions of Approval as well as appended Exhibits B through E on Pages 39-51 of the SOJ. The conformance of these proposed Public Benefits to the requirements of Section 27-4301(d)(3) will be discussed in detail, below.

27-4301. General Provisions for All Planned Development Zones

(d) ***General Standards for All Planned Development Zones***

(2) Development Standards

The development standards in PART 27-6: Development Standards and the Landscape Manual, shall apply to all development in each PD zone. Development standards (but not the Landscape Manual; modifications to the Landscape Manual may only be made pursuant to Alternative Compliance or a major departure) may be modified as indicated in Table 27-4301(d)(2): Modification of Development Standards, if consistent with the relevant Area Master Plan or Sector Plan, the purposes and requirements of the individual PD zone, and any other applicable requirements of this Ordinance. To the extent a standard in PART 27-6: Development Standards, conflicts with a standard in Section 27-4302, Residential Planned Development Zones; Section 27-4303, Transit-Oriented/Activity Center Planned Development Zones; or Section 27-4304, Other Planned Development Zones, the standard in Section 27-4302, Section 27-4303, or Section 27-4304 shall apply.

As reproduced above, Section 27-4301(d)(3) provides PD Zones with the ability to modify certain of the Development Standards in Part 6 of the Zoning Ordinance, as follows:

Table 27-4301(d)(2): Modification of Development Standards	
Standard	*Means of Modifying*
General Site Layout (PART 24-4: Subdivision Standards; Sec. 27-6200, Roadway Access, Mobility, and Circulation.)	*PD Basic Plan*
Roadway Access, Mobility, and Circulation (Sec. 27-6200)	*PD Basic Plan*
Off-Street Parking and Loading (including bicycle parking) (Sec. 27-6300)	*Alternative Parking Plan* *Basic Plan*
Open Space Set-Asides (Sec. 27-6400)	*Modifications Prohibited*
Landscaping (Sec. 27-6500)	*Modifications Prohibited*
Fences and Walls (Sec. 27-6600)	*PD Basic Plan*
Exterior Lighting Sec. 27-6700)	*PD Basic Plan*
Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCAO protections, wetlands, noise) (Sec. 27-6800)	*Modifications Prohibited*
Multifamily, Townhouse, and Three-Family Form and Design (Sec. 27-6900)	*PD Basic Plan*
Nonresidential and Mixed-Use Form and Design (Sec. 27-61000)	*PD Basic Plan*
Industrial Form and Design (Sec. 27-61100)	*PD Basic Plan*
Neighborhood Compatibility (Sec. 27-61200)	*PD Basic Plan*
Agricultural Compatibility (Sec. 27-61300)	*Modifications Prohibited, if Compatibility Standards are Applicable*
Urban Agriculture Compatibility (Sec. 27-61400)	*Modifications Prohibited, if Compatibility Standards are Applicable*
Signage (Sec. 27-61500)	*PD Basic Plan*
Green Building (Sec. 27-61600)	*Modifications Prohibited*

As also provided in Section 27-4302(d)(2), these certain development standards listed in Table 27-4302(d)(2) may be modified if the modification is consistent with the relevant Area Master Plan or Sector Plan, the purposes and requirements of the individual PD zone, and any other applicable requirements of the Zoning Ordinance.

The Applicant proposes modifications to a standard in Part 4 of the Subdivisions Regulations regarding the provision of Public Utility Easements; and five of the standards in Part 6: First, the requirement of Section 27-6206(m), which requires vehicular stacking space at parking area entrance driveways; second, the minimum parking space requirement of Section 27-6305(a)to reflect the use character as student housing; third, the requirement of Section 27-6310(a) for a minimum number of loading spaces; fourth, various requirements of Section 27-6609 to address its applicability to the existing shared wall between the subject property and the rear parking lot of the College Park Shopping Center; and fifth, to

eliminate certain prescriptive requirements in Section 27-6903 addressing building articulation and parapet height in order to provide a more site- and building scale-responsive design and more compatibility with the neighboring structures which have been designed in accordance with development district standards in the *Central US1 Corridor* Sector Plan.

This planner finds (1) that the proposed modifications to the parking and site-circulation requirements are in specific conformance to the Policy/strategy of the Sector Plan discussed above to provide reduced parking standards in recognition of the character and location of the use and its access to transit facilities and other modes of transportation; (2) that the modifications to the retaining wall standards and the Multifamily Form and Design Standards are in conformance with the recommendations of the Sector Plan for building design and with the general purpose of Planned Development Zones to promote development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses.

Additionally, modifications are proposed to the Intensity and Dimensional Standards of the base RTO Zone. Unlike modifications to the Part 6 Development Standards, no finding of consistency with the purposes and requirements of the proposed zone is required. Those modifications will be itemized in the discussion of those Zone standards, below.

27-4301. General Provisions for All Planned Development Zones

(d) ***General Standards for All Planned Development Zones***

(3) Public Benefits

Section 27-4301(d)(1)(P) requires the provision of Public Benefits in Planned Development Zones. Section 27-4301(d)(3) then provides that:

> *(A) Public benefits are superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.*
>
> *(B) All public benefits shall meet the following criteria:*
>
> *(i) Benefits shall be tangible and quantifiable items;*
>
> *(ii) Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;*
>
> *(iii) Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and*
>
> *(iv) Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.*

Finally, Section 27-4301(d)(3)(c) provides a non-exhaustive list of Public Benefits:

> *(C) Public benefits may be exhibited in one or more of the following ways:*
>
> *(i) Urban design and architecture superior to the high baseline expectation set by this Ordinance, including but not limited to high-quality materials and embellishments on all facades of all buildings, unique and/or signature architectural forms, innovative urban design relationships and placemaking, and demonstrated commitment to superior quality;*

(ii) Superior landscaping;
(iii) Creation and/or preservation of open spaces;
(iv) Site planning demonstrating efficient and economical land utilization;
(v) Commemorative works and/or provision of public art;
(vi) Adaptive reuse of historic sites or resources;
(vii) Provision of affordable housing options;
(viii) Provision of employment and/or training opportunities;
(ix) Incorporation of social services and facilities, including, but not limited to, space dedicated for child or adult day care facilities and/or elderly care facilities available to the general public;
(x) Dedicated building space for uses to benefit the public, including, but not limited to, community educational or social development, promotion of the arts or similar programs, and/or business incubation;
(xi) Sustainable and environmental benefits to the extent they exceed the standards otherwise required by the County Code, including, but not limited to:
(aa) Stormwater runoff controls in excess of those required by Subtitle 32 of the County Code and any other County stormwater management regulation;
(bb) Incorporation of environmental site design and other natural design techniques to store, infiltrate, evaporate, treat, and retain runoff in close proximity to where runoff is generated; and/or
(cc) Gardens, urban farms, or other on-site food production through permanent and viable growing space and/or structures.
(xii) Enhanced streetscape design and maintenance provisions;
(xiii) Outdoor children's play areas open to the general public and designed to provide safe, active recreation;
(xiv) Multimodal transportation improvements, including, but not limited to, electric vehicle charging stations, the location and funding of bike share stations, commuter services (such as guaranteed ride home services or information on bicycle and car share programs), the construction and maintenance of buffered/separated bike lanes, provision of comprehensive wayfinding signage, provision and maintenance of bus shelters and smart signage, etc.; and
(xv) Other public benefits and project amenities that substantially advance the policies, goals, and objectives of the General Plan or the applicable Area Master Plan, Sector Plan, or Functional Master Plans.

As stated above in the discussion of the PD Basic Plan standards, the Public Benefits which the Applicant proposes to provide through the proposed development are described at length on Pages 17-23 of the Applicant's Statement of Justification/PD Conditions of Approval as well as appended Exhibits B through E on Pages 39-51 of the SOJ.

The Applicant proposed:

- The provision of an pedestrian greenway connecting Knox Road and Hartwick Road;

- An extension of Ancestor's Lane from Hartwick Road north to the property's boundary against the property of the College Park Shopping Center;
- A pocket park along Ancestor's Lane in the southeastern corner of the subject property; and
- Superior architectural design.

While Section 27-4301(d)(3)(B) provides criteria to determine whether a proposed public benefit would qualify to contribute to the justification for modifications such as the grant of additional development density and/or flexibility in the application of base zone and base zoning ordinance development standards, there is no quantifiable relationship provided in the Ordinance between a proffered public benefit and a concomitant benefit received by an applicant through the grant of a PD Zone approval. Similarly, the standard that the proposed benefit must "significantly" exceed the applicable standard is unquantifiable and vague. As such, a judgment as to whether there is a reasonable nexus between project and the proposed public benefit or a rough proportionality between the exaction of the public benefit and the benefit to an applicant of additional density or flexibility is difficult to evaluate. In a related vein, the question as to whether the trade of public benefits for zoning benefits constitutes contract zoning must be asked.

In the subject matter, the Applicant is seeking comparatively minor variations from what is permitted by the base RTO-L-E Zone: A density increase of less than 10% is sought, and the requested modifications to the base zone and base zoning ordinance development standards are modest in scope.

All of the proffered benefits are tangible and quantifiable; all are measurable and able to be arranged prior to issuance of the first certificate of use & occupancy. Staff felt that the proffered extension of Ancestor's Lane did not meet the "significantly exceed" standard of Section 27-4301(d)(3)(B)(iv) because that extension would be required to meet the block length standard. This planner feels that the proposed greenway, which staff supports as a public benefit, would meet the same function, and illustrates the concerns this planner has with evaluating the relationship of proffered public benefits against the benefits to an applicant from the grant of a PD Zone approval.

In any case, both Staff and this planner agree that the sum of the public benefits proposed represent significant public benefits which are: tangible and quantifiable; measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy; primarily benefit the surrounding neighborhood and service a critical Countywide need; and significantly exceed applicable standards in Part 27-6 of the Zoning Ordinance, and amply justify the grant of the requested RTO-PD Zone with the proposed modifications.

27-4301. General Provisions for All Planned Development Zones

(d) ***General Standards for All Planned Development Zones***

(4) PD Conditions of Approval

(A) The PD Conditions of Approval shall include, but not be limited to:

(i) Conditions related to approval of the application for the PD zone classification;

Exhibit A of a letter of Marh 27, 2025 delivered by email included a number of proposed conditions and are considered by this planner to be a part of the Applicant's Statement of Justification/ PD Conditions of Approval, and address fenestration, green building points, open space set-aside area, the specific

items to be included in the greenway and the pocket park, and the extension of Ancestor's Lane, all of which are related to implementation of the proposed public benefits.

(ii) Conditions related to the approval of the PD Basic Plan, including any conditions related to the form and design of development shown in the PD Basic Plan;

The PD Basic Plan and the Applicant's Statement of Justification/PD Conditions of Approval contain the discussion of the requested modifications to the Part 6 Development Standards and the modifications to the base RTO Zone Intensity and Dimensional Standards.

(iii) Provisions addressing how public facilities (transportation, potable water, wastewater, stormwater management, and other public facilities) will be provided to accommodate the proposed development, in accordance with any Certificate of Adequacy required under Subtitle 24: Subdivision Regulations. The provisions shall include but not be limited to:

(aa) Recognition that the applicant/landowner will be responsible to design and construct or install required and proposed on-site and off-site public facilities in compliance with applicable municipal, County, State, and Federal regulations; and/or

(bb) The responsibility of the applicant/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable municipal, County, State, and Federal regulations.

As laid out in the discussion of the PD Basic Plan Standards, the discussion of the provision of public facilities is in the Applicant's Statement of Justification/ PD Conditions of Approval.

(iv) Provisions related to environmental protection and monitoring (e.g., restoration of mitigation measures, annual inspection reports);

As no regulated environmental features are present, nor any known environmental contamination of the subject property, no provisions are necessary to address this provision.

(v) Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD zone;

The proposed Public Benefits are described at length on Pages 17-23 of the Applicant's Statement of Justification/PD Conditions of Approval as well as appended Exhibits B through E on Pages 39-51 of the SOJ.

(vi) Identification of minor deviations not materially affecting the PD zone's basic concept or the designated general use of the land within the zone,

that may be approved by the Planning Director in accordance with Section 27-3602(b)(11)(G), Minor Deviations; and

The Applicant's Statement of Justification/ PD Conditions of Approval, did not identify any minor deviations to be approvable by the Planning Director.

(vii) Any other provisions the District Council determines are relevant and necessary to the development of the planned development.

Neither the Applicant's Statement of Justification/ PD Conditions of Approval nor staff identified any other relevant or necessary provisions for the consideration of the District Council.

(B) All Conditions of Approval shall be related in both type and amount to the anticipated impacts of the proposed development on the public and surrounding lands.

(5) Development Phasing Plan
If development in the PD zone is proposed to be phased, the PD Basic Plan shall include a development phasing plan that identifies the general sequence or phases in which the zone is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided and timed, how development will be coordinated with the County's capital improvement program, and how environmentally sensitive lands will be protected and monitored.

The development which is the subject of the instant application is not proposed to be phased; as such, the proposed PD Basic Plan does not include a development phasing plan.

(6) Conversion Schedule
The PD Basic Plan may include a conversion schedule that identifies the extent and timing to which one type of use may be converted to another type of use.

The proposed PD Basic Plan does not propose a use conversion schedule.

27-4303. Transit-Oriented/Activity Center Planned Development Zones
(d) Regional Transit-Oriented Planned Development (RTO-PD) Zone
(2) Use Standards
The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the applicable Area Master Plan or Sector Plan, and the purposes of the RTO-PD Zone.

The proposed PD Basic Plan and PD Conditions of Approval do not propose any of the lists of principal, accessory and temporary uses allowed by Tables 27-5101(e), 27-5201(d) and 27-5301(d) to be expressly prohibited in the RTO-PD Zone, as provided for under the "A" ("Allowable") use designation in those use tables.

(3) Intensity and Dimensional Standards[1]

In addition to the modifications to the development standards in Part 6 of the Zoning Ordinance which the PD Basic Plan is permitted to make by Section 27-4301(d)(2), Section 27-4303(a)(3) allows certain of the Base RTO-L-E Zone's Intensity and Dimensional Standards to be modified by the PD Basic Plan. There are some curiosities in the list of standards in Section 27-4303(a)(3): Minimum density is not permitted to be modified by the fourth line of the table, but the ninth line allows it to be established by the PD Basic Plan. Similarly, the minimum FAR is not permitted to be modified by the fifth line of the table, but the eighth line allows it to be established by the PD Basic Plan. Minimum front yard depth is allowed to be changed twice, on the tenth and thirteenth lines.

The modified standards proposed by the subject PD Basic Plan are as follows:

Standard[1]		*All Uses*	
		Base RTO-L-E Zone*	**Proposed RTO-PD-E Zone**
Block length, min./max. (ft)		*400'/800'*	(no change)
Lot area, min. (sf.)		*5,000 SF[2]*	(no change)
Lot width, min. (ft)		*50'[3]*	(no change)
Density, min. (du/ net lot area)		*20.00*	
Floor area ratio (FAR), min.[5]		*No requirement*	
Lot coverage, min. (% of net lot area)		*No requirement*	
Lot coverage, max. (% of net lot area)		*80%*	(no change)
Density, max. (du/net lot area)[4]		*140*	**150**
Floor area ratio (FAR), max.[5]		*No requirement*	
Front yard depth, min. (ft.)		*10*	(no change)
Build-to line, min./max. (ft.)[6][7]		*15'/35'*	**0'/35'**
Building width in build-to zone, min. (% of lot width)[7][8]		*70%*	(no change)
Front yard depth, min. (ft.)		*10'*	**0'**
Side yard depth, min. (ft.)		*5'[9]*	**0'**
Rear yard depth, min. (ft.)		*0*	(no change)
Building façade transparency, min. (% of street-level façade area)[6]	*Abutting or facing a street frontage or pedestrian way*	*No requirement*	**25%**
	Facing a transit station or public gathering space	*No requirement*	
Principal structure height, min./max. (ft.)		*35'/126'[10]*	(no change)

** - For Residential Development*

[1] See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] 1,000 sf for townhouse lots.

[3] 16 ft for townhouse lots.

[4] Applicable to residential development and the residential component of mixed-use development.
[5] Applicable to nonresidential development.
[6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.
[7] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.
[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using Environmental Site Design techniques, driveways (subject to Section 27-6206(b)(1)), or surface parking (subject to Section 27-6300).
[9] Not applicable to townhouse lots except to the outside of end units.
[10] Provided those portions of the structure on the front façade greater than 50 ft high are set back from the minimum build-to line or front yard depth an additional 0.5 ft. for each 1 ft. (or major fraction thereof) the height of the portion exceeds 50 ft.

(4) Other Standards

The "Other Standards" for the RTO-PD Zone laid out in Section 27-4303(a)(4), where prescriptive, are not permitted to be modified by the PD Basic Plan and PD Conditions of Approval; some of the Other Standards, however, are permissive. The conformance of the PD Basic Plan and PD Conditions of Approval to the "Other Standards" of the RTO-PD Zone are discussed individually, following:

Location Standards	*An RTO-PD Zone may only be located on lands:* • *Within a Regional Transit District as designated on the Growth Policy Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time; or* • *Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.*

This is a prescriptive standard. The RTO-PD Zone that is the subject of the instant Application is proposed to be located in that portion of the Innovation Corridor within the City of College Park and between the Beltway and the City's southern boundary, in conformance with the Location Standards for the RTO-PD Zone.

Use Mixing	*The zone should be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone.*

Because of the use of the word, "should," this is a permissive standard. The proposed PD Basic Plan does not include a mix of residential and nonresidential uses, in accordance with the land use recommendation of the Sector Plan.

Vertical Mixing of Residential and Nonresidential Uses	*The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.*

Because of the use of the words, "is encouraged," this is a permissive standard. As discussed immediately above, the proposed PD Basic Plan does not include vertical mixing of uses, in accordance with the land use recommendation of the Sector Plan.

Horizontal Mixing of Residential and Nonresidential	*The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.*

This is a permissive standard. The proposed PD Basic Plan does not include horizontal mixing of uses, but it location will conform to this standard because of its location in a neighborhood of complementary mixed uses with an integrated access and circulation network, and with complementary scale and massing.

Shopping Centers	*Shopping centers shall be a minimum of two stories (multistory).*

This is a prescriptive standard. The proposed PD Basic Plan does not, however, include a shopping center.

Blocks and Alleys	*The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.*

Notwithstanding the use of the word, "shall," this is a permissive standard because of the "to the maximum extent practicable" qualifier. The proposed development will insert new cross-parcel circulation elements in the form of the proposed greenway and the extension of Ancestor's Lane to improve the urban design of the surrounding neighborhood.

Streets	*Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to*

	existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

This is a standard with a mix of prescriptions and permissions. The proposed development will insert new cross-parcel circulation elements in the form of the proposed greenway and the extension of Ancestor's Lane to stub at the property boundary with the College Park Shopping Center to improve the urban design of the surrounding neighborhood. No gated streets are proposed.

Private Sidewalks and Private Street Trees	• *Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.* • *Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.* • *Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.* • *At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.* • *Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.*

These are all prescriptive standards. The proposed PD Basic Plan does illustrate the general path of proposed pedestrian circulation including sidewalks. The details of the sidewalks along private streets, including width, material, driveway crossings, and tree planting, will be established at the time of Detailed Site Plan, though it is noted that the sidewalks along Knox Road and Hartwick Road, existing fully-improved public streets, will be improved to meet the specific recommendation of the Sector Plan.

As discussed above, the Applicant is proposing the extension of Ancestor's Lane as a public benefit; it is not known at this time, however, whether Ancestor's Lane will be public (and thus exempt from the standard) or private (and thus subject to it). If Ancestor's Lane is to be a private street, the proposed PD Conditions of Approval do not propose a ten-foot sidewalk. It is noted, however, that while the Zoning Ordinance does not grant the authority to modify these Other Standards through the approval of a PD Basic Plan, there is a specific provision in Section 27-3613(b)(1)(B) to allow the grant of Variance to this specific Other Standard.

Connectivity	*The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and*

	pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.

Notwithstanding the use of the word, "shall," this is a permissive standard because of the "to the maximum extent practicable" qualifier. Cross-access is not proposed to the abutting lots because of the physical barriers, but Ancestor's Lane will be constructed to stub to the property of the abutting College Park Shopping Center so that it can be extended at the time of that property's redevelopment. Pedestrian and bicycle access across the subject property is proposed via the greenway (and Ancestor's Lane) to improve the urban design and the pedestrian circulation network of the surrounding neighborhood.

Building Configuration	• *In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.* • *Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place. To the maximum extent practicable, buildings shall be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a fairly consistent setback alignment along the street frontage.* • *Buildings should be designed with a common architectural scheme and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.*

These are all prescriptive standards. The details of the architectural scheme and landscaping will be determined at the time of Detailed Site Plan review. The location and orientation of the proposed building is, however, depicted on the PD Basic Plan, and conforms to this standard seeking for buildings to define the street edge and have a fairly consistent setback alignment along the street frontage.

Parking	• *All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.* • *Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales* • *All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking*

	areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas

These are all prescriptive standards. The instant Application proposes a parking structure to meet this Other Standard; the details of the pedestrian routes will be determined at the time of Detailed Site Plan review.

Transparency	*Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street–level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.*

This is a prescriptive standard, but is actually redundant as its intent is implemented by the quantifiable transparency standards in the Intensity and Dimensional Standards, which, for the proposed residential standards, there is no requirement.

Open Space Design	*Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.*

This is a permissive standard, and the open space areas depicted on the PD Basic Plan are the proposed greenway bounded by the proposed buildings and the proposed pocket park in the southeast corner of the subject property.

Compliance With Required Findings Of Section 27-3602(c), Continued:

The final required finding, in Section 27-3602(c)(4), provides that the District Council shall find that the entire development will not adversely impact the surrounding properties.

This planner finds that the character of the proposed use, its massing and form, its orientation to Knox and Hartwick Roads, and particularly its location in the midst of surrounding compatible uses and buildings of compatible scale, all of which have been developed in accordance with the vision of the Sector Plan, will act together to ensure that the entire development will not adversely impact the surrounding properties.

Conclusion

In summary, the approval of the subject application would be in conformance with the General Plan, the approved Master Plan and the applicable Functional Master Plans, would be in accordance with the Purposes of the RTO-PD Zone, would be in accordance with the Standards for the RTO-PD Zone, and would not adversely impact the surrounding properties.

Respectfully submitted,



Mark G. L. Ferguson, R.A.
Senior Land Planner

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PROFESSIONAL EXPERIENCE

KatzDay, LLC, Gambrills, MD (*Licensed to practice in MD)*
Equity Partner Aug. 2022 – Present

- Strategic counsel to developers, homebuilders (national, and regional), landowners, investors, and institutional, public sector and private sector companies across a full spectrum of business and complex real estate matters including without limitation, advising on commercial, multifamily, and residential acquisition, disposition, and development as well as leasing, lending, construction contracts, development agreements, and due-diligence matters.
- Provide counsel for the development and ongoing governance of master-planned communities, condominium regimes, homeowners associations, and mixed-use real estate projects.

McMillan Metro, P.C., Potomac, MD
Associate Attorney Sept. 2021 – Aug. 2022

- Counseled developers and builders on a range of real estate matters with a focus on acquisitions, leasing, title, survey and due-diligence maters, and common-interest communities, including the formation, development and continuing governance of master planned communities, condominium regimes, homeowners associations, and mixed-use projects, the drafting of declarations, bylaws, articles of incorporation, easements, deeds, reciprocal easements and cost sharing agreements, rules and regulations, public offering statements, and disclosure documents to third-party homebuyers.

Kramon & Graham, P.A., Baltimore, MD
Associate Attorney June 2018 – Sept. 2021

- Advised real estate clients in the acquisition of and development of new residential projects including the review of title, survey and due-diligence maters, the drafting of community association governance documents, and disclosure documents for distribution to third-party homebuyers.

Whiteford, Taylor & Preston, LLP, Bethesda, MD
Associate Attorney Dec. 2016 - May 2018

- *Real Estate*: Drafted, reviewed and updated common interest real estate association rules, regulations, procedures, policy resolutions, governing documents and amendments, easements, and third party professional service agreements. Worked with developers of planned unit developments and common interest real estate associations through development and transition process. Advised clients in negotiation of vendor contracts and insurance claims as well as community governance and enforcement issues. Provided representation in landlord-tenant, developer warranty and construction defect, second-hand smoking, and local admin. agency litigation. Supervised/trained team of three paralegals on firm policies and strategies.
- *Business/Corporate*: Drafted corporate documents from entity formation through dissolution.
- *Commercial Litigation*: Represented clients in breach of contract, non-competition agreement, asset recovery, creditor rights, and civil rights litigation.

Law Clerk June 2014 - Nov. 2016

- Tracked and managed litigation for adverse possession, commercial litigation, corporate employment, education and trade school liability, and business restructuring cases. Prepared memoranda regarding sales and service agreements, corporate documents and policies, insurance claims and coverage, litigation strategy, and legislative updates.

Paralegal Jan. 2011 - June 2014

- Assisted attorneys in communication with clients and opposing counsel, negotiating settlements, drafting correspondence, pleadings, motions, liens, proofs of claim, and estate claims.
- Conducted legal research through Westlaw, LexisNexis, PACER, UCC, court dockets and land records databases.
- Trained staff on court procedure, and firm approaches to law in Federal, MD, D.C., DE and VA jurisdictions.

EDUCATION

Catholic University of America, Columbus School of Law (J.D. 2016)

- *Legislative Aid Intern*, Del. Erek L. Barron, Maryland House of Delegates (Spring 2015)
- *Judicial Intern*, Hon. Joan E. Ryon, Montgomery County Circuit Court (Summer 2014)
- *Secretary*, Evening Law Student Association (2014 - 2015)
- *Evening Student Representative*, Student Bar Association (2014 - 2015)

University of Baltimore School of Law (J.D. Candidate Aug. 2012 - Dec. 2013)

University of Maryland (B.A. 2010)

COMMUNITY AND PROFESSIONAL AFFILIATIONS

- *Member*: Maryland State Bar Association*,* Bar Association of Montgomery County*,* Bar Association of Montgomery County, Real Estate Section
- *Member*: Gonzaga College High School Business Network*,* NAIOP

Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

MICHAEL M. LENHART, P.E., P.T.O.E.

PRESIDENT

Mike Lenhart is a professional traffic engineer with over 28 years of combined technical and academic experience. Responsibilities with the firm include, but are not limited to, proposal preparation, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning, as well as providing expert witness testimony at public hearings and community meetings.

Mr. Lenhart has worked as a transportation professional in the private sector since 1999 and has provided traffic engineering and transportation planning services for over one thousand projects in numerous jurisdictions across Maryland. Previously, Mr. Lenhart served as the Chief of the Engineering Access Permits Department for the Maryland State Highway Administration (SHA). During his tenure at the SHA, Mr. Lenhart also served as the Traffic Engineer overseeing Southern Maryland. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning. He has also participated in engineering training programs and researched transportation related topics.

Job History

2005 - Present
President – Lenhart Traffic Consulting, Inc.

2002 - 2005
Senior Project Manager - The Traffic Group, Inc.

2000 – 2002
Independent Consultant - The Traffic Group, Inc.

1999 - 2000
Senior Associate - The Traffic Group, Inc.

1998 – 1999
Division Chief – Engineering Access Permits
Maryland State Highway Administration

1990 - 1998
Traffic Engineer
Maryland State Highway Administration

Educational Background

- *Bachelors of Science in Civil Engineering -1990 (U of MD @ College Park)*
- *Masters of Science in Traffic Engineering& Transportation Planning -1998 (U of MD @ College Park)*

Affiliations

- Registered Professional Engineer (P.E.) – MD, DE
- Professional Traffic Operations Engineer (PTOE) - ITE
- Member ITE

Places where Mr. Lenhart has testified as an expert witness

Allegany County – Board of Appeals, Planning Commission
Annapolis - Planning Commission, Board of Appeals
Anne Arundel County – Board of Appeals, Administrative Hearing Officer
Baltimore County – Zoning Commissioner, Planning Board
Calvert County – Planning Commission, Board of Appeals, County Commissioners
Carroll County – Board of Zoning Appeals; Planning Board
Charles County – County Commissioners, Circuit Court, Board of Appeals, Planning Commission, Town of LaPlata Planning Commission, Town Council, Board of Appeals
City of Frederick – Planning Commission
Frederick County – Planning Commission, County Commissioners
Harford County – Circuit Court
Prince George's County – District Council, Planning Board, Zoning Examiner, Bowie City Council & Planning Commission, City of Laurel

Montgomery County – Planning Board, Zoning Examiner
Queen Anne's County – Planning Commission
St. Mary's County – Planning Commission; County Commissioners
Sussex County, DE – Planning Commission, Board of County Commissioners
Talbot County – Planning Commission
Town of Leesburg, VA – Planning Commission
Washington County – Board of County Commissioners
Worcester County – Planning Commission

MARYLAND STATE HIGHWAY ADMINISTRATION-ENGINEERING SERVICES, DISTRICT 5
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Traffic Safety Studies
Traffic Signal Warrant Studies
Highway Design Consultation
Project Planning Consultation
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MEMORANDUM

DATE: August 6, 2025

TO: CL Hatcher, LLC c/o Christopher Hatcher, Esq., and Jonathan Martin, Esq.

FROM: Anthony J. Clark, Esq.

SUBJECT: The Mark at College Park: *Maryland Public Ethics Law: Unit Owners Association of College Park Towers, Inc.*

In connection with the property known as "College Park Towers" located at 4330 Hartwick Road and 4313 Knox Road, College Park, Prince George's County, MD (the "**Property**") which is (i) currently owned in a condominium regime known as the Unit Owners Association of College Park Towers Condominium, Inc., a Maryland corporation (the "**Association**") by approximately 250 individual unit owners, and (ii) under contract to be sold to The Mark at College Park, LLC[1] (the "**Applicant**"), Applicant submitted an application for a Planned Development Zoning Map Amendment, ZMA-2024-002 (the "**ZMA**") to the Planning Director of the County Planning Department.

The Maryland Public Ethics Law - Regional District - Special Provisions for Prince George's County[2] (the "**Ethics Law**") requires any applicant applying for covered applications (as described in § 5-833(d) of the Ethics Law, and including the subject ZMA) to file a Business Entity Affidavit in the form prepared by the County disclosing certain payments or contributions to a relevant government official during the thirty-six (36) months before the ZMA was filed or during the pendency of the same.

"Applicant" is defined in § 5-833(c)(1)(i) of the Ethics Law to mean: an individual or a business entity that is: (i) a title owner or contract purchaser of land that is the subject of an application. A strict interpretation of this provision is that it defines what an "Applicant" is rather than making a distinction that an "Applicant" is *either* the title owner *or* the contract purchaser. Accordingly, the "title owner" and the "contract purchaser" are each required to file an affidavit.

The unit owners, each of whom own a fee simple interest in their respective units and an undivided tenancy in common of the common elements of the Association, which collectively make up the Property, are the "title owner" under the referenced definition and must file an affidavit; *provided, however*, the Association may, as set forth below, file the required affidavit on behalf of the unit owners pursuant to the applicable provisions of the Association's governing documents, the Corporations and Associations Article of the Maryland Code, and the Maryland Condominium Act. Notably, § 5-833(c)(3)(v) of the Ethics Law also provides that: "Applicant" does not include:…(v) the directors and officers of any entity that does not hold title to the land, or is not the contract purchaser of the land, that is the subject of an application. Thus, the Association's directors and officers are <u>not</u> each required to file a Business Entity Affidavit (only one (1) Business Entity Affidavit is required to be filed on behalf of the Association by its Board President).

Md. Code Ann., Corporations and Associations, § 2-103 provides that a Maryland corporation, including a nonstock corporation such as the Association, has the power to transact its business, exercise generally the powers set forth in its founding documents and "do every other act not inconsistent with law which is appropriate to promote and attain the purposes set forth in its charter." §11-109(d)(4) and (22) of the Maryland Condominium Act provides the Association with the authority to act in the subject ZMA in stating:

> (d) The council of unit owners may be either incorporated as a nonstock corporation or unincorporated and it is subject to those provisions of Title 5, Subtitle 2 of the Corporations and Associations Article which are not inconsistent with this title. The council of unit

[1] The contract purchaser was LCD Acquisitions, LLC, but assuming closing of the acquisition/disposition of the Property, the ultimate owner of the Property will be The Mark at College Park, LLC.
[2] Md. Code Ann., General Provisions §§ 5-833 – 5-839.

> owners has, subject to any provision of this title, and except as provided in item (22) of this subsection, the declaration, and bylaws, the following powers:
>
> (4) To sue and be sued, complain and defend, or intervene in litigation or administrative proceedings in its own name on behalf of itself or two or more unit owners on matters affecting the condominium;
>
> (21) Generally, to exercise the powers set forth in this title and the declaration or bylaws and to do every other act not inconsistent with law, which may be appropriate to promote and attain the purposes set forth in this title, the declaration or bylaws;…

The specific authority to act on behalf of the unit owners and to file the Business Entity Affidavit is set forth in the Association's Amended and Restated Bylaws of The Unit Owners Association of College Park Towers Condominium, Inc. (the "**Bylaws**") dated January 23, 2012, and recorded among the Land Records of Prince George's County in Liber 33403, folio 357. Article III, Part C, Section 15, "Powers and Duties", and Section 17, "Board of Directors as Agent" of the Bylaws provide in pertinent part that:

> 15. Powers and Duties. The Board shall manage the affairs of the Council and shall have all the powers and duties necessary for the administration of the Condominium and may do all such acts and things which are not by the Act, the Declaration or these Bylaws specifically directed to be done and exercised exclusively by the Unit Owners.
>
> The Board may delegate to one of its members the authority to act on behalf of the Board on all matters relating to the duties of the Managing Agent, if any, which might arise between meetings of the Board. In addition to the duties imposed by these Bylaws or by any resolution of the Council that may hereafter be adopted, the Board shall have the power to, and be responsible for, the following, by way of explanation but not limitation:…(u) Doing such other things and taking such other acts on behalf of the Council as are not inconsistent with the Act, the Declaration or these Bylaws.
>
> 17. Board of Directors as Agent. The Board of Directors shall also have the power to act as agent for the Unit Owners of all of the Units and for each of them, to manage, control and deal with the interests of such Unit Owners in the Common Elements of the Condominium to permit the Board of Directors to fulfill all of its powers, rights, functions and duties, except to the extent that the Board's power is otherwise limited by these Bylaws.

Finally, Article IV, Section 4 of the Bylaws entitled "President" provides in pertinent part that:

> The President shall: be the chief executive officer of the Council; preside at all meetings of the Council and of the Board; have general and active direction of the business of the Council of Unit Owners subject to the control of the Board; see that all orders and resolutions of the Board of Directors are carried into effect; have all the general powers and duties which are incident to the office of president of a non-stock corporation organized under the laws of the State of Maryland,…

The President may complete and file the Business Entity Affidavit on behalf of the Association and the unit owners and based upon the authority referenced above and pursuant to the procedures outlined in the Association's governing documents.

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit
(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only** if these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Unit Owners Association of College Park Towers Condominium, Inc. Case No. (where applicable) ZMA-2024-002

Address of Applicant 4330 Hartwick Road, College Park, MD 20740

Identity of the Property/ Subject of Application 4330 Hartwick Road and 43113 Knox Road, College Park, MD 20740 Type of Application Planned Development (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes ✓ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes ✓ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk)

10/7/2025
Date

Barry Levine
Printed Name of Signer

Board President
Title of Signer (Authorized to sign for the business entity)

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __X__ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
N/A

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — 8/15/25 Date

W. Christopher Hart
Printed Name of Signer

Authorized Signatory
Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant LCD Acquisitions, LLC Case No. (where applicable) ZMA-2024-002

Address of Applicant 3060 Peachtree Road NW, Suite 500, Atlanta, GA 30305

Identity of the Property/ Subject of Application 4330 Hartwick Road & 4313 Knox Road, College Park, MD 20740 Type of Application Planned Development Zoning Map Amendment (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
_____	_____
_____	_____
_____	_____
_____	_____

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

_____	_____
_____	_____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __X__ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
_____	_____	_____
_____	_____	_____
_____	_____	_____

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
N/A
_____
_____
_____

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

_____ 8/15/15
Signature (original to be filed with the Clerk) Date

W. Christopher Hall
Printed Name of Signer

Authorized Signatory
Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Landmark Properties, Inc. Case No. (where applicable) ZMA-2024-002

Address of Applicant 3060 Peachtree Road NW, Suite 500, Atlanta, GA 30305

Identity of the Property/ Subject of Application 4330 Hartwick Road & 4313 Knox Road, College Park, MD 20740 Type of Application (see § 5-833(d)) Planned Development Zoning Map Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __X__ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
N/A

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

_____ 8/15/15
Signature (original to be filed with the Clerk) Date

W. Christopher Hart
Printed Name of Signer

Authorized Signatory
Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

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If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

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PART A. Business Entity Applicant

Identifying Information

Name of Applicant The Mark at College Park, LLC Case No. (where applicable) ZMA-2024-002

Address of Applicant 3060 Peachtree Road NW, Suite 500, Atlanta, GA 30305

Identity of the Property/ Subject of Application 4330 Hartwick Road & 4313 Knox Road, College Park, MD 20740 Type of Application Planned Development Zoning Map Amendment (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.