



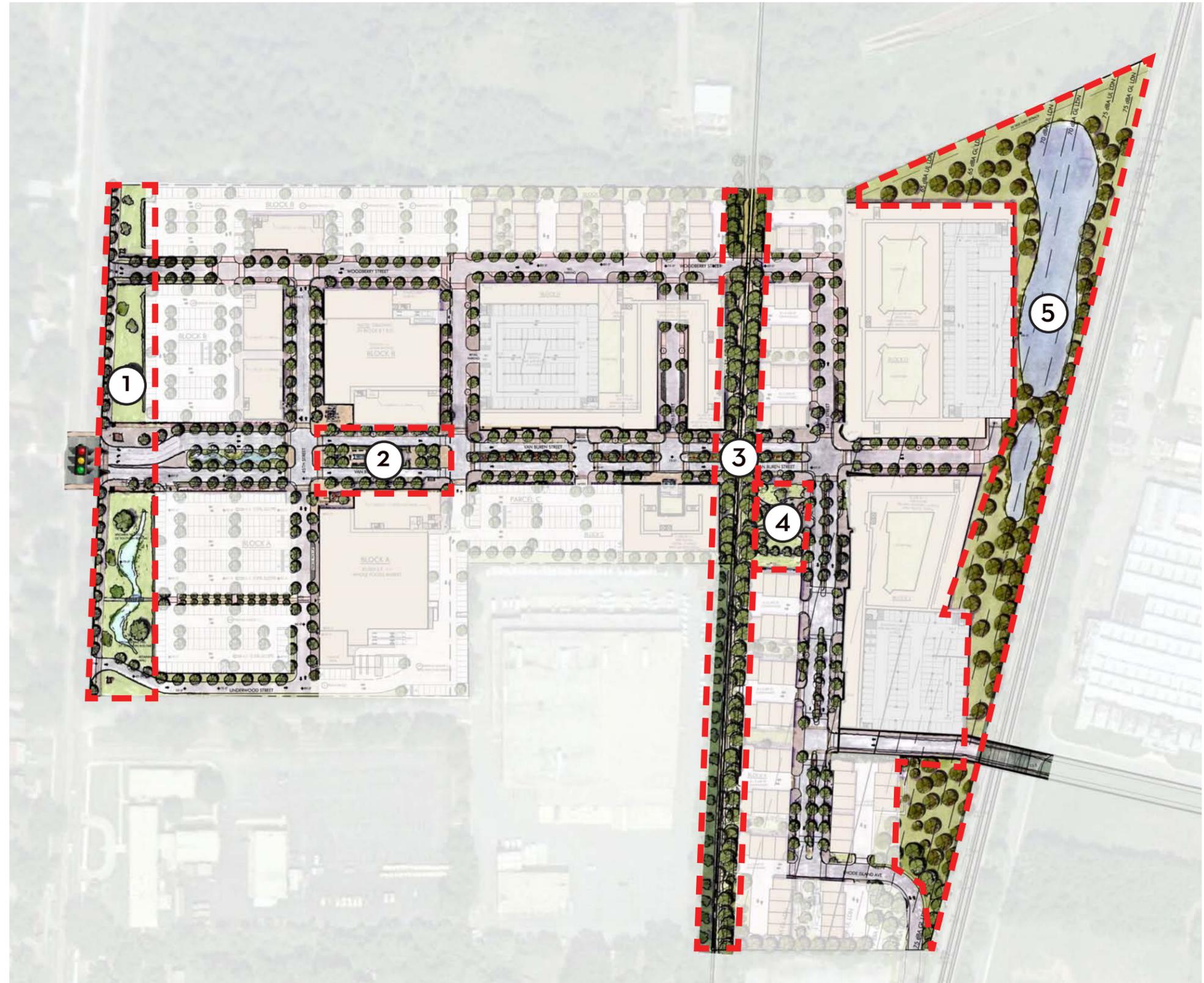
 **CAFRITZ PROPERTY**  
at Riverdale Park

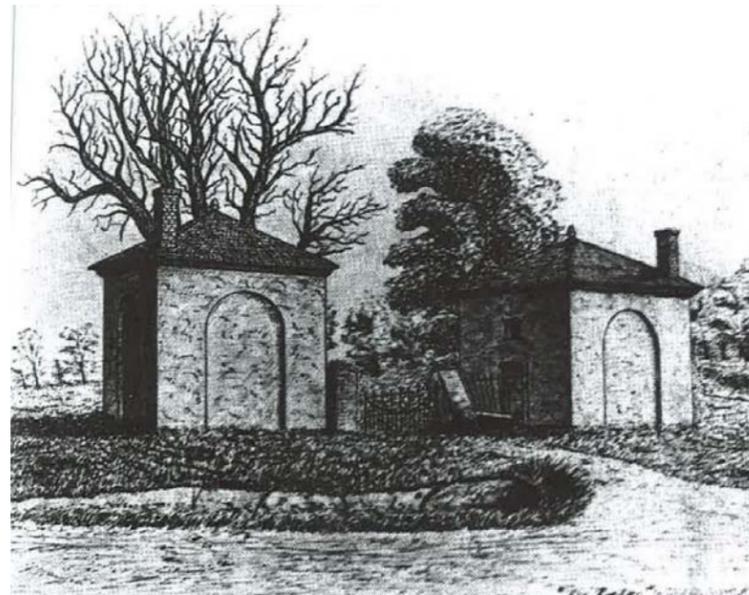
*\* Prince George's County, Maryland \**

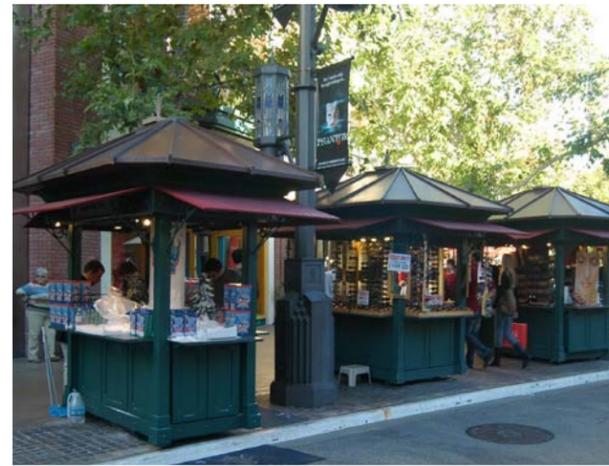


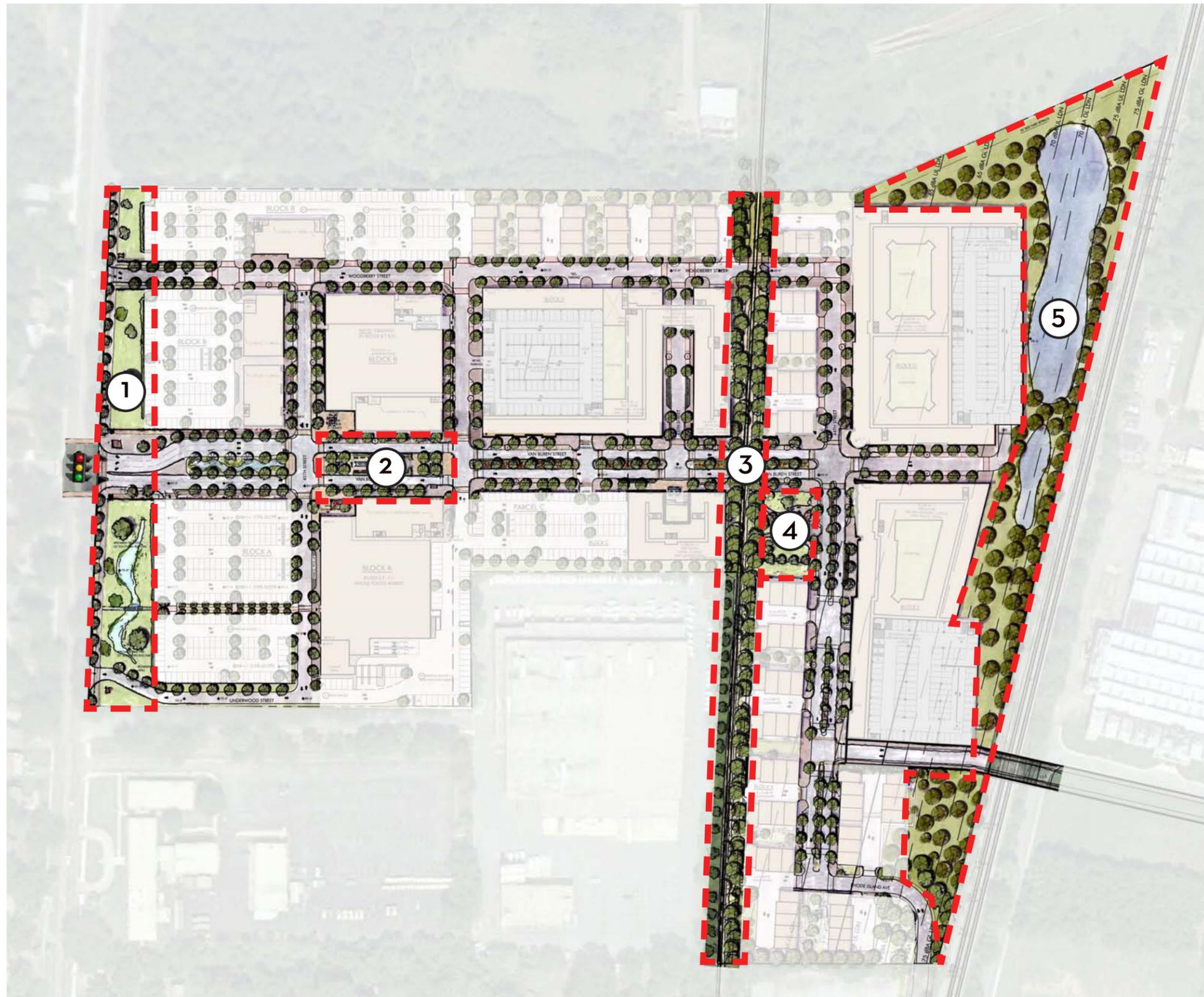
# GREEN SPACES

1. Gateway Park
2. Village Square
3. College Park Trolley Trail
4. Village Green
5. Riverene Park









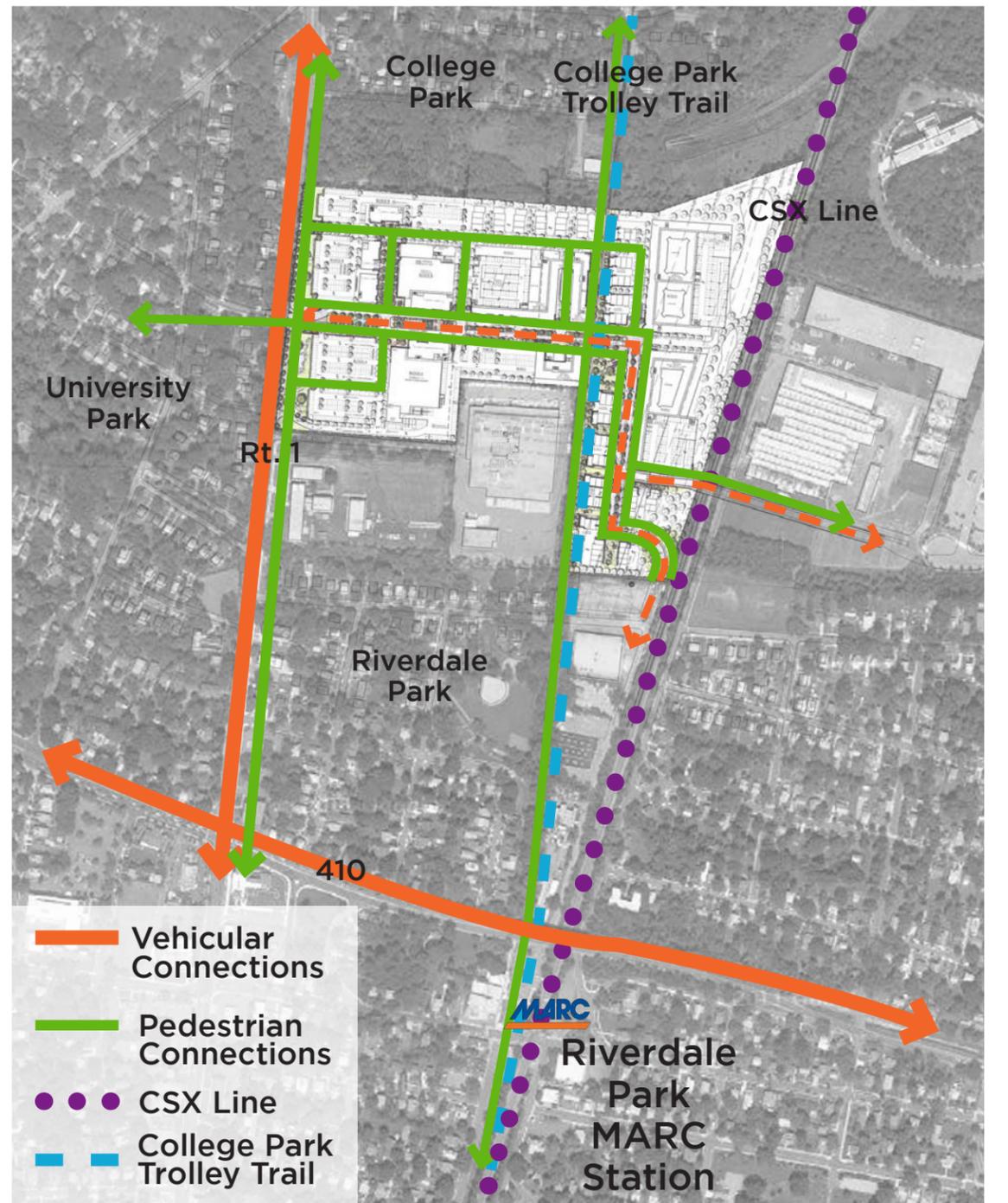
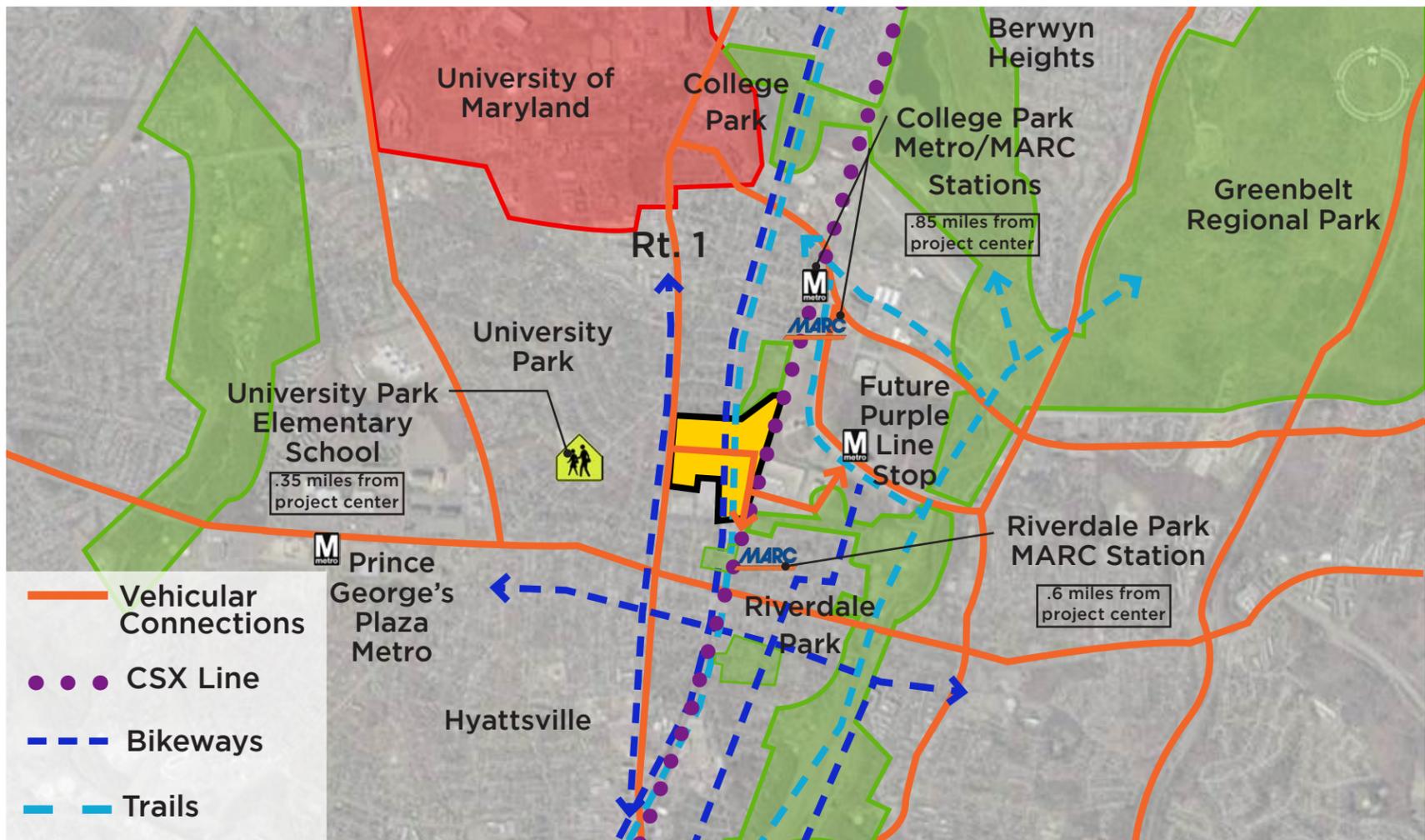
3. College Park  
Trolley Trail



4. Village Green



5. Riverene Park



Riverdale Park



University Park



College Park



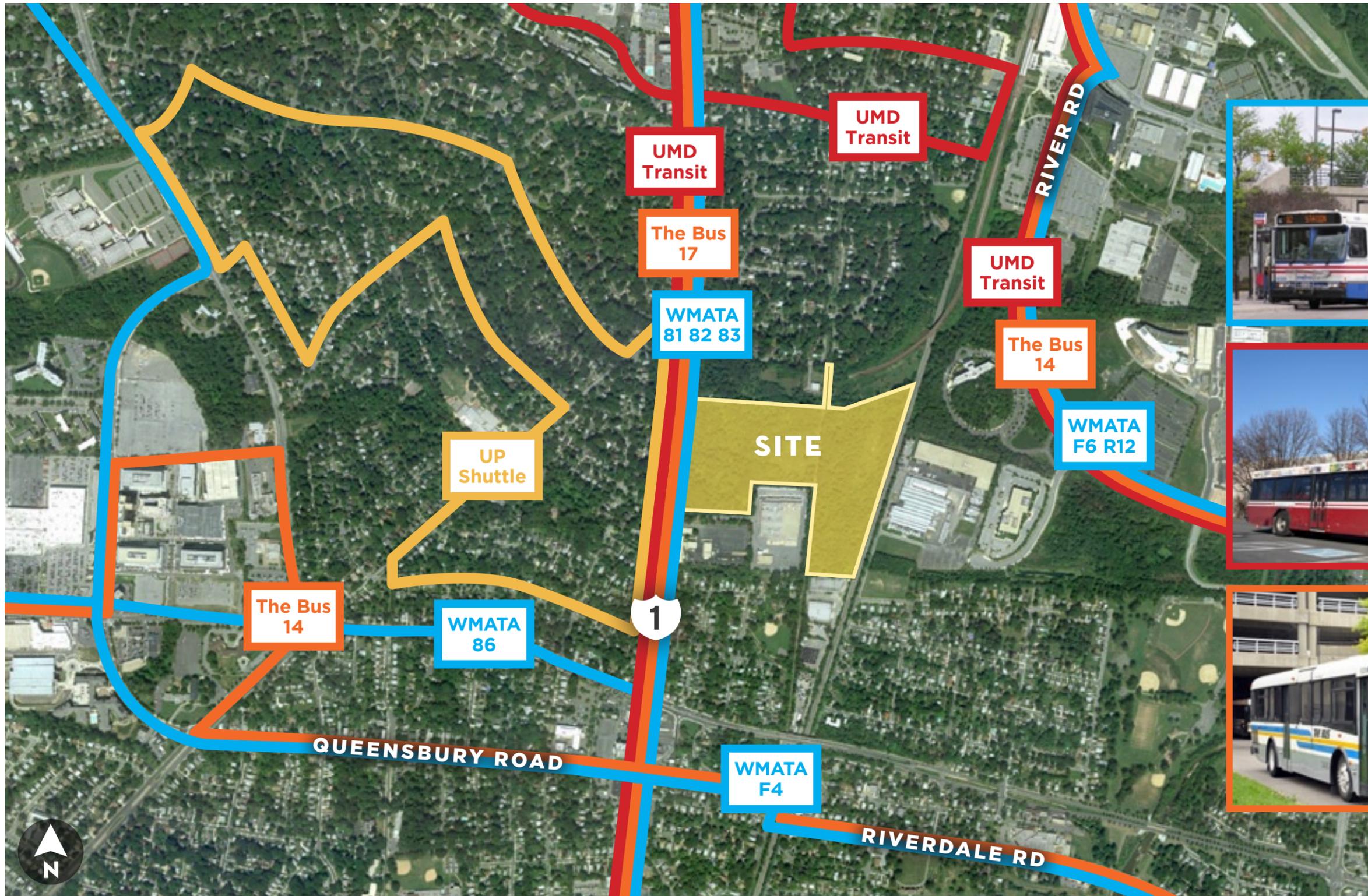
Prince George's County

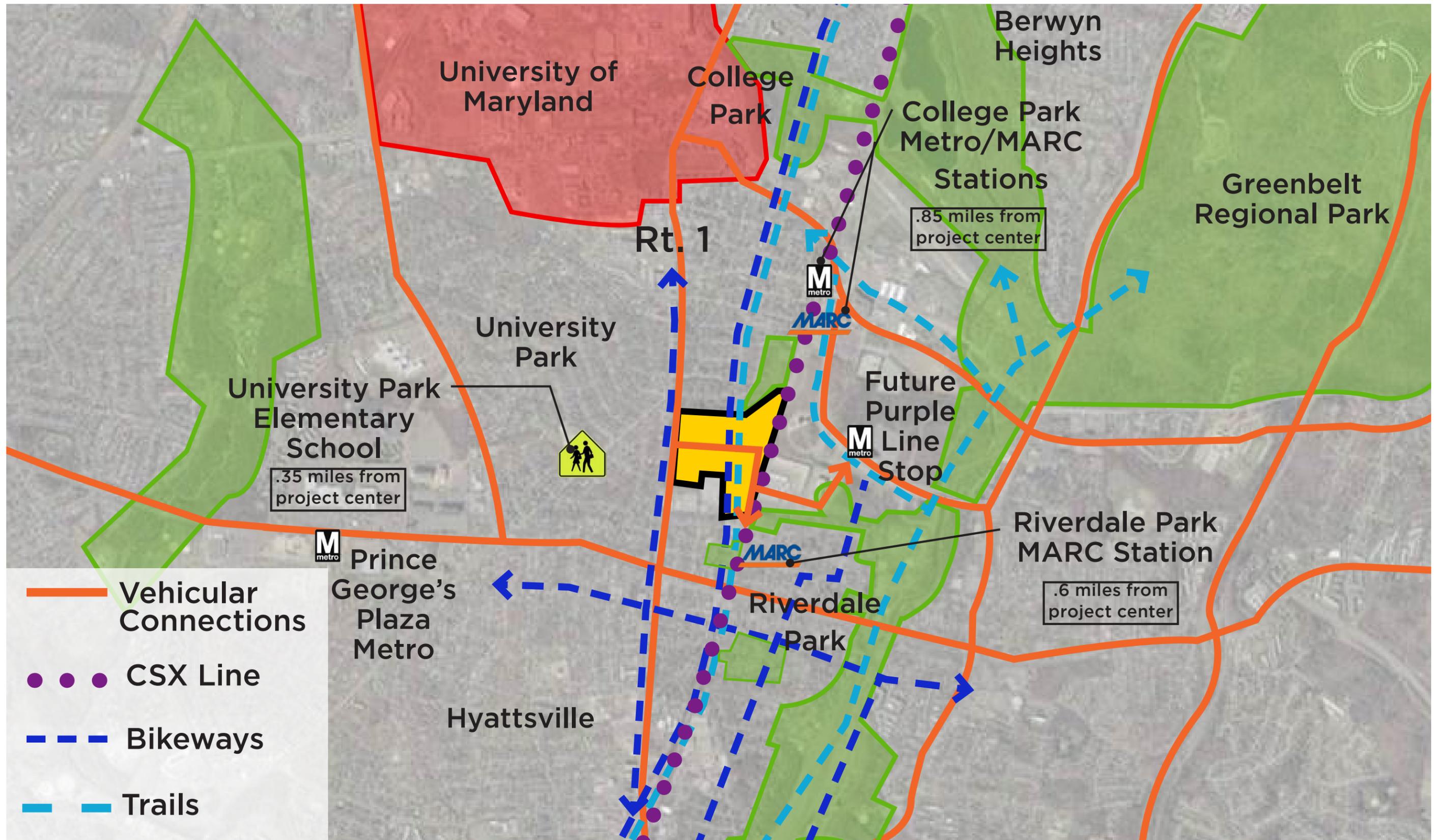


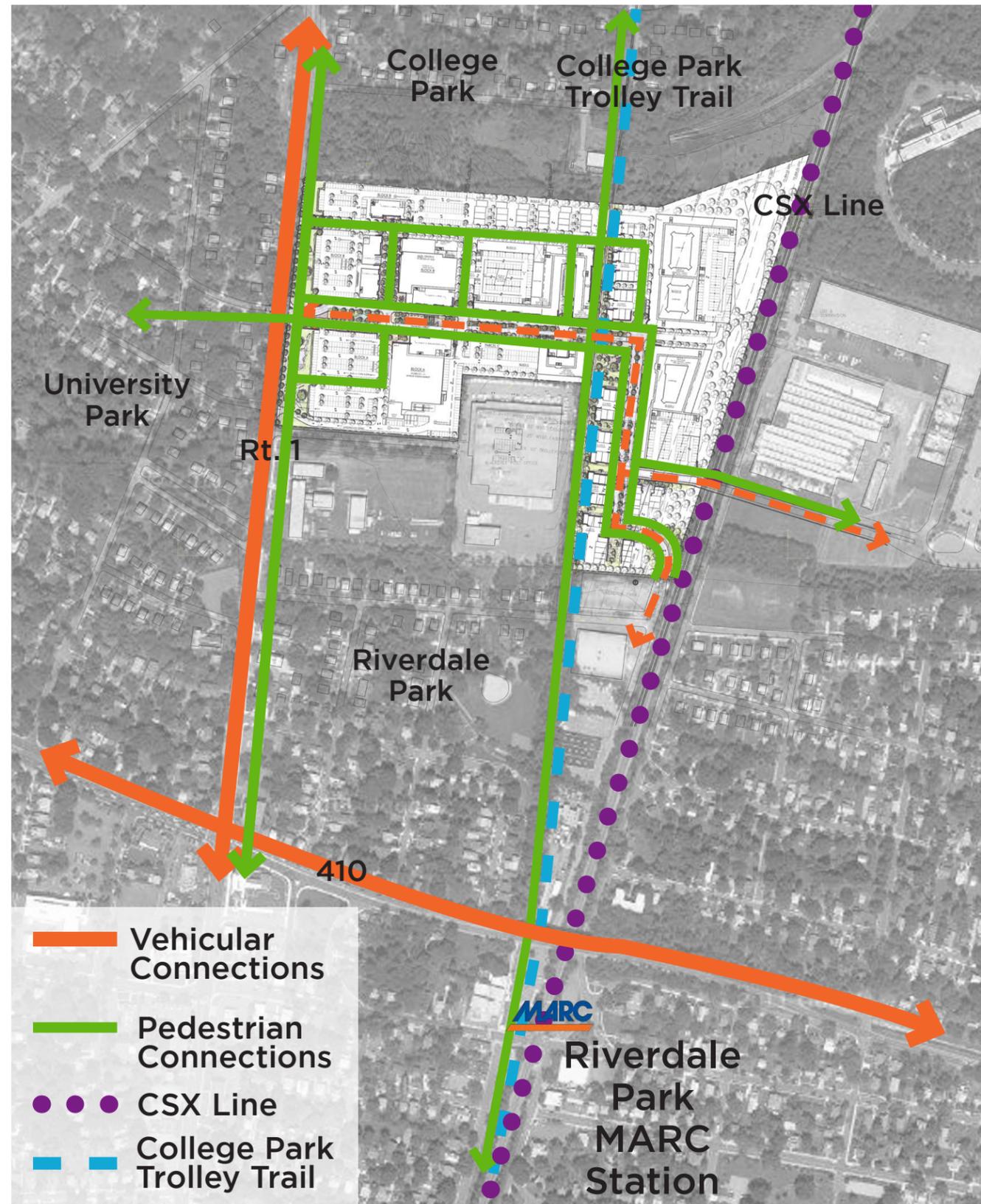
CAFritz PROPERTY  
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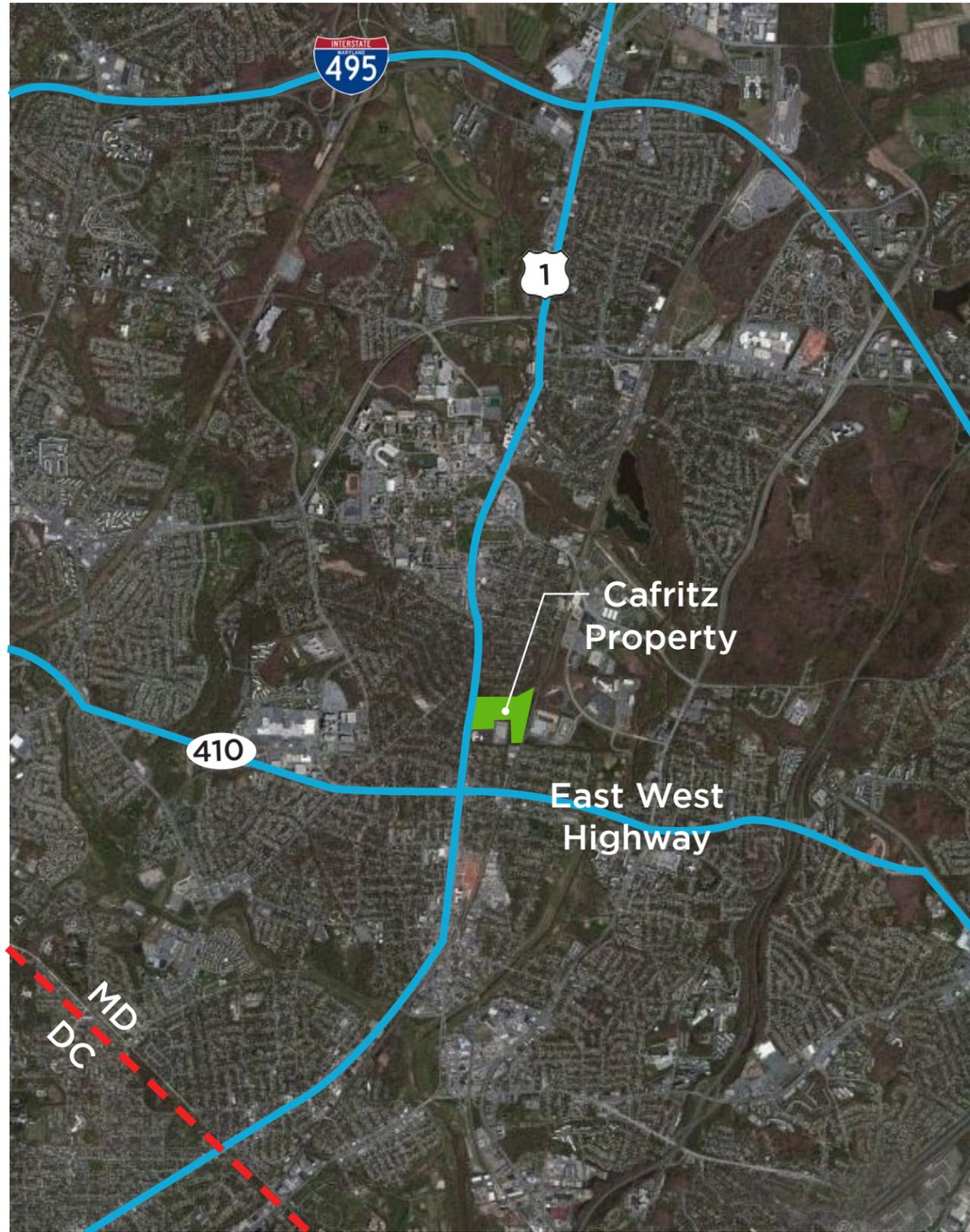
Connectability

Calvert Tract, LLC











Goal: “To Create a human-scale town center through attractive development that creates a sense of place and supports commercial and residential vitality” (p. 26).

### Site Design

“Provide a sense of enclosure through development that abuts the sidewalk creating a street wall... [and] placing on-site parking behind, beside, or beneath buildings” (p. 26).



### Building Design

“Enhance users’ interest and enjoyment of the street surroundings... through architectural detailing; designing new structures to signal hierarchy of massing, highlighting building openings, defining uses, and clearly delineating public from private uses” (p. 26).



### Public Space

“Provide enjoyment to the general public through the provision of parks and plazas... [and] create a comfortable pedestrian environment and an attractive streetscape” (p. 26).





# Site Design

Build-to Line

Building Placement and Streetscape

Fencing, Screening and Buffering

Access and Circulation

Services, Utilities and Stormwater

Management

Parking and Loading Provision

Parking and Loading Design

Signage

Lighting

Landscaping

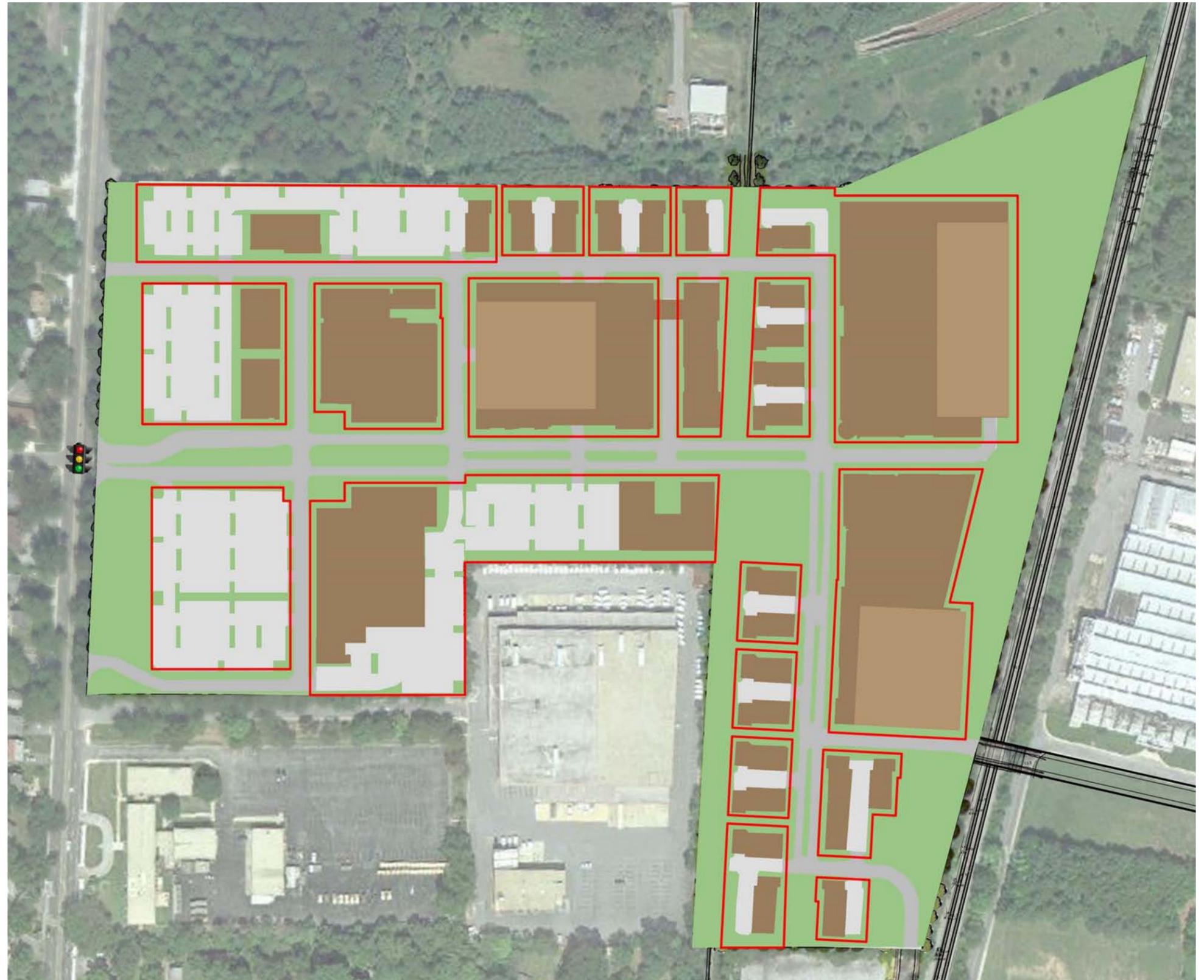
“Buildings shall occupy a minimum of 50 percent of the net lot area.” (p. 34).

Gross Lot Area: 1,610,944 sf

Net Lot Area: 984,139 sf

Building Coverage: 497,189

Building Coverage Percentage: 50.5%



# Building Design

Building Height

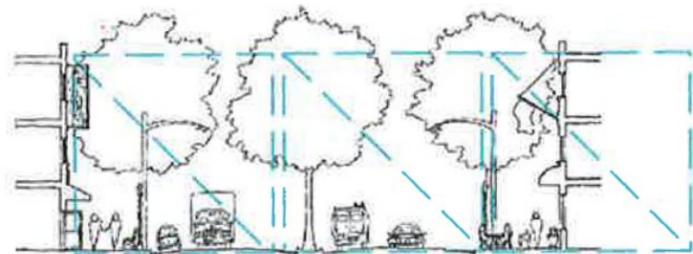
Architecture

Additional Historic Design Standards

Noise Mitigation

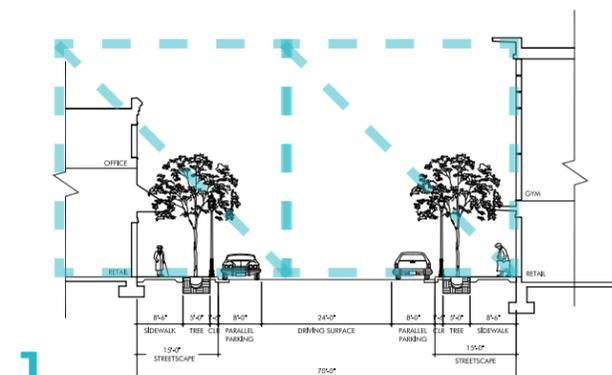
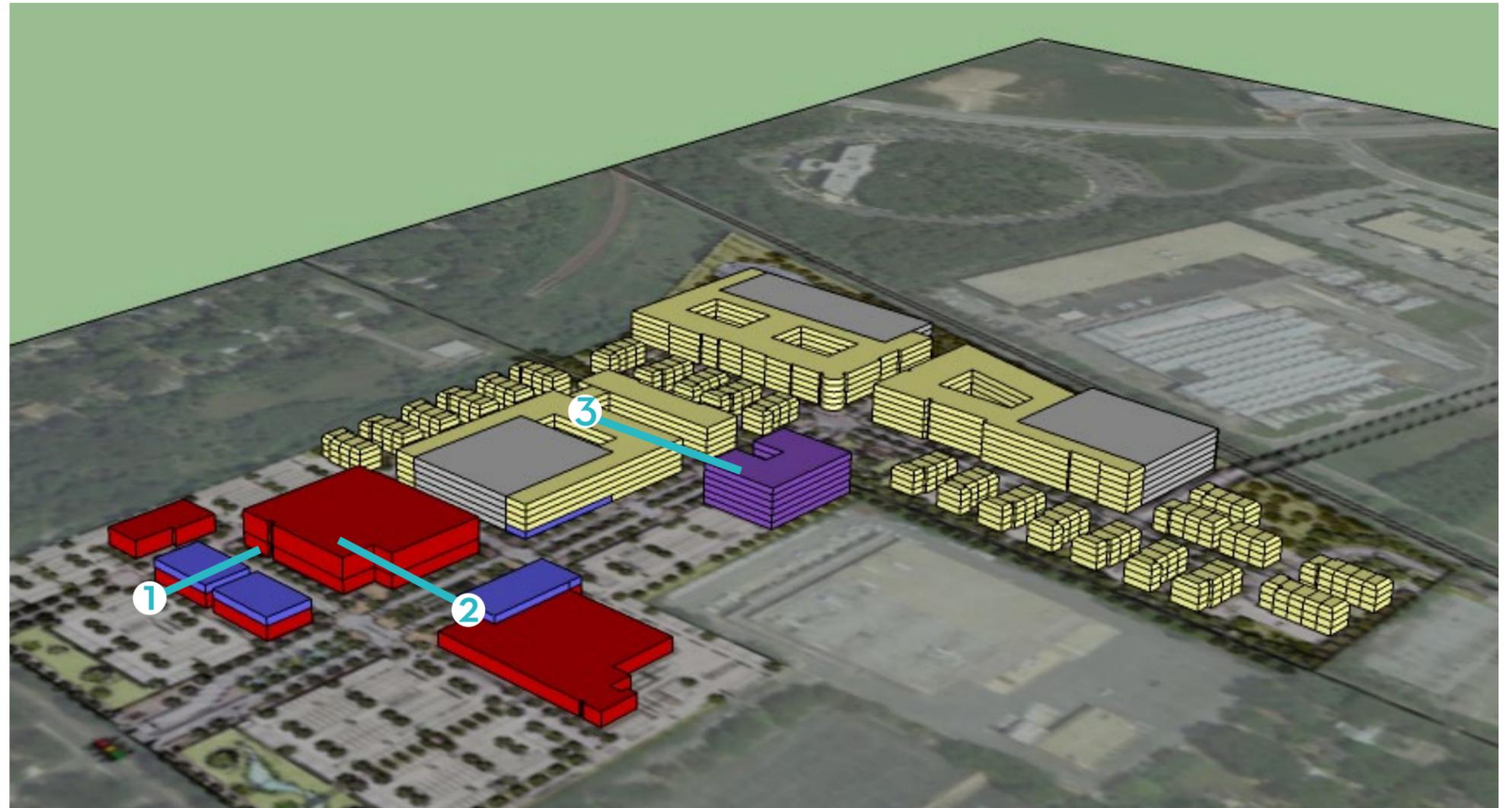
Building Openings

Signage

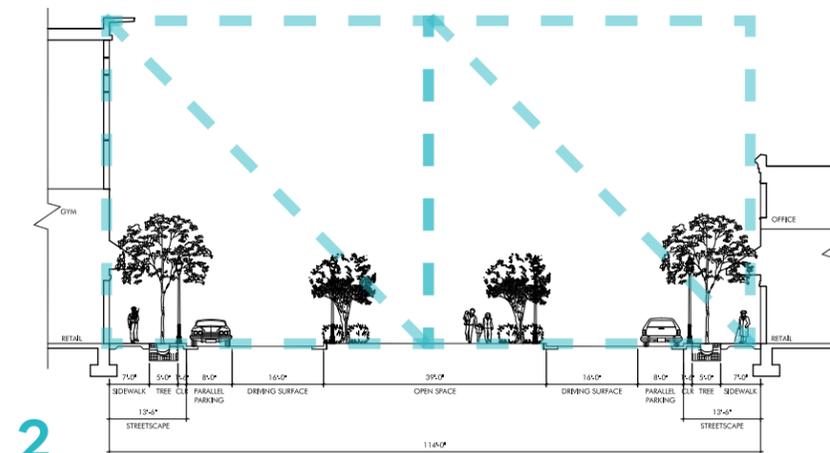


Street width is 2.33 times building height

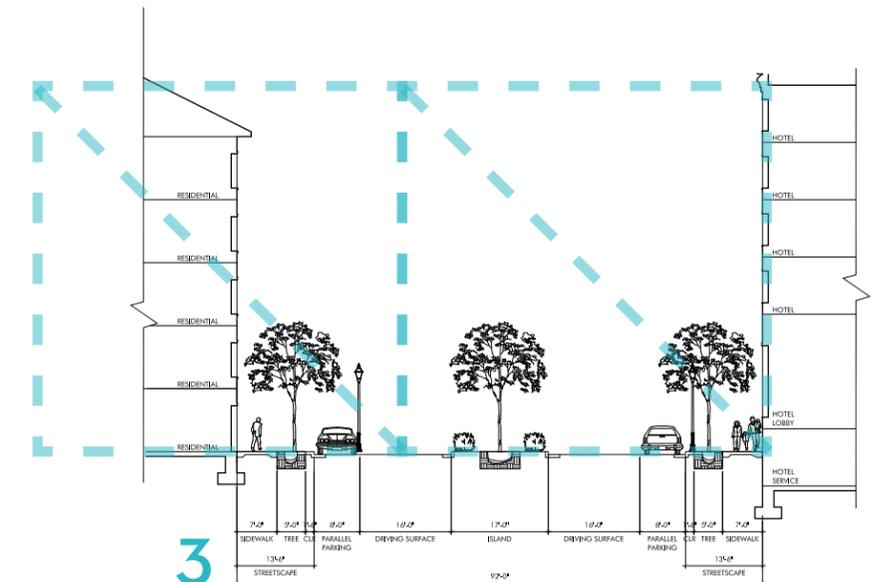
“The height of buildings should be a minimum of one-third the width of the street and streetscape to create a ratio of 1:3 between the width of the street and the height of the building” (p. 46).



1



2



3

# Building Design

Building Height

Architecture

Additional Historic Design Standards

Noise Mitigation

Building Openings

Signage



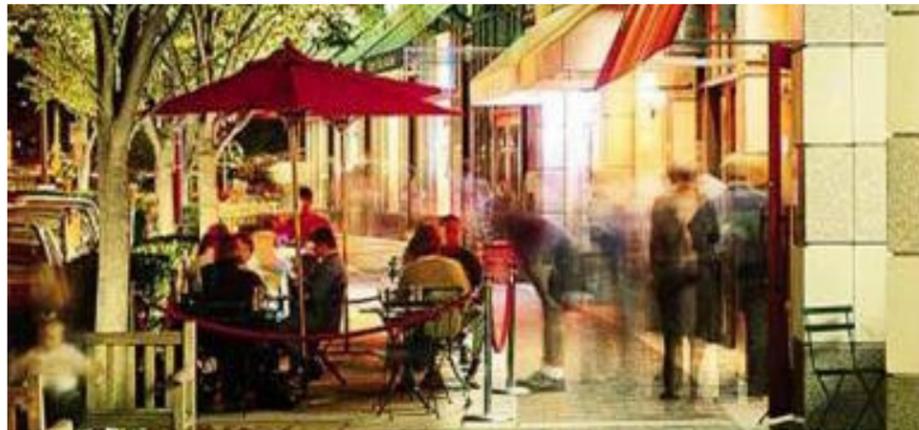
# Public Space

Streetscape

Parks and Plazas

Seating

“Create a comfortable pedestrian environment and an attractive streetscape...[including] flowers, shade trees, street furniture, banners, pedestrian oriented signage... public art, fountains, and gardens (p. 26).



# Public Space

Streetscape

Parks and Plazas

Seating

“Provide enjoyment to the general public through the provision of parks and plazas that are publicly or privately created and maintained” (p. 62).





# Sustainable Principles, strategies and requirements :

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- **Smartgrowth Principles**
- **LEED-ND approaches (when not in conflict with MUTC)**
- **LEED-Retail**
- **Enterprise Green Communities (for Multi-family Housing)**
- **International Green Construction Code (still in development)**

# Smart Growth:

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- **Mix land uses**
- **Take advantage of compact building design**
- **Create a range of housing opportunities and choices**
- **Create walkable neighborhoods**
- **Foster distinctive, attractive communities with a strong sense of place**
- **Preserve open space, farmland, natural beauty, and critical environmental areas**
- **Strengthen and direct development towards existing communities**
- **Provide a variety of transportation choices**
- **Encourage community and stakeholder collaboration in development decisions**
- **Make development process fair, transparent and effective**