

AMENDMENT TO THE APPROVED  
TOWN OF RIVERDALE PARK  
MIXED-USE TOWN CENTER ZONE  
FOR THE  
CAFritz PROPERTY AT RIVERDALE PARK

ZONING MAP AMENDMENT  
APPLICATION No. A-10018

STATEMENT OF JUSTIFICATION

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## I. INTRODUCTION

Calvert Tract, LLC (hereinafter the "Applicant") respectfully requests approval of this rezoning application for the property consisting of approximately 37.55 acres on the east side of US Route 1 approximately 1400 feet north of the intersection of U.S. Route 1 and U.S. Route 410 (hereinafter the "Property"). The rezoning application seeks to amend the boundaries of the Mixed-Use Town Center (hereinafter the "Approved M-U-TC") Zone of the approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan (hereinafter the "Approved Plan") to include the Property, which will rezone the Property from the R-55 Zone to the M-U-TC Zone, and amend the Development Plan as set forth in 27-198.05(d)(1)(A) and (B) of the Prince George's County Zoning Ordinance (hereinafter the "Zoning Ordinance").

The Applicant proposes a vibrant, mixed-use, smart growth neighborhood that promotes pedestrian circulation by taking advantage of the Property's proximity to three (3) existing and proposed mass transit stations; College Park-University of Maryland Metro Station, Proposed Purple Line Metro Station, and the Riverdale MARC Station. According to the 2002 General Plan, the Property is located in the Developed Tier on a designated Corridor and on the edge of a Center, which envisions a network of sustainable transit-supported, mixed-use, medium- to high- density neighborhoods. The proposed development will create a walkable, transit-supported, mixed-use town center development, increase and broaden the local tax base, promote the use of the three (3) above mentioned transportation stations, and increase the return on investment for the transit stations.

## II. THE PROPERTY

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|---------------------------|---|
| A. Location:              | The subject property is located east of U.S. Route 1, approximately 1400' north of the intersection of U.S. Route 1 and U.S. Route 410. |
| B. Tax Map:               | Map 42, Grid D-2.   |
| C. Frontage:              | U.S. Route 1.   |
| D. Election District:     | 19.   |
| E. Councilmanic District: | 3.  |
| F. Municipality:          | Town of Riverdale Park.   |
| G. Zoning:                | R-55.   |
| H. Acreage:               | 37.34 Acres.  |

- I. Planning Area: 68.
- J. Zoning History: None.
- K. Master Plan & SMA: The Property is located within the 1994 Planning Area Master Plan, which is currently 16 years old. This Plan was comprehensively updated by the 2002 General Plan.
- L. General Plan: The 2002 General Plan places the Property in the Developed Tier on a designated Corridor and the edge of a Center, which envisions a network of sustainable transit-supported, mixed-use, medium- to high- density neighborhoods.
- M. Subdivision: None.

III. LEGAL AUTHORITY

The Applicant respectfully requests approval from the District Council of this rezoning application which seeks to expand the boundaries of the Approved M-U-TC Zone and to amend the Development Plan for the property. Expanding the boundary of an approved M-U-TC Zone is a “Primary” amendment as defined by the Zoning Ordinance. Section 27-546.14(a)(1) and (2) of the Zoning Ordinance states as follows:

*(a) Primary amendments.*

*(1) All primary amendments of approved Development Plans shall be made in accordance with the provisions for initial approval of the Plan.*

*(2) Primary amendments are any changes to the boundary of the approved Development Plan.*

Emphasis added.

The Zoning Ordinance grants the authority to the District Council to change the boundaries of the M-U-TC Zone and amend the Development Plan. The Applicant requests that the Property be rezoned from the R-55 Zone to the M-U-TC Zone. Section 27-198.05(d)(1)(A) and (B) of the Zoning Ordinance states as follows:

*(d) Amendment of approved Mixed-Use Town Center Zone.*

*(1) In general.*

*(A) A request to change the boundaries of an approved M-U-TC Zone, or to amend an approved Town Center Development Plan, may be made by a property owner or any municipality within which any portion of the zone is located. The request shall be in the form of an application.*

*(B) Amendments to change the boundaries of an M-U-TC Zone shall be approved by the District Council in accordance with the provisions of this Subdivision for initial approval.*

Emphasis added.

Furthermore, the Zoning Ordinance permits the Applicant to amend the Development Plan during the “Primary” amendment process. Section 27-198.02(b)(2) of the Zoning Ordinance states:

*(2) A Town Center Development Plan prepared in accordance with Part 10, Division 2, Subdivision 3.<sup>1</sup>*

Thus, the Applicant respectfully requests District Council approval of this “Primary” amendment which will amend the boundaries of the Approved M-U-TC Zone and the Development Plan consistent with the above referenced Zoning Ordinance sections.

#### IV. CRITERIA OF APPROVAL OF M-U-TC ZONE

The Applicant asserts that this rezoning application meets the criteria of approval for the M-U-TC Zone as outlined in §27-198.05(a)(1) of the Zoning Ordinance. The Applicant’s justifications for these requests are as follows:

*(1) Prior to approving the M-U-TC Zone, the Council shall make the following findings:*

*(A) The entire Map Amendment, including the Development Plan, is in conformance with the purposes and other requirements of the M-U-TC Zone;*

**Comment:** The Applicant asserts that the Map Amendment, including the Development Plan, is in conformance with the purposes and other requirements of the M-U-TC Zone. Please see below entitled “Conformance with Purposed of the M-U-TC Zone” for analysis of purposes and requirements of the M-U-TC Zone.

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<sup>1</sup> Please note that Part 10, Division 2, Subdivision 3 of the Zoning Ordinance is the section with outlines the requirements of the Development Plan.

*(B) Adequate attention has been paid to the recommendations of Area Master Plans and the General Plan which are found to be applicable to property within the proposed M-U-TC Zone;*

**Comment:** The Property is within the geographical boundaries of the 2002 General Plan which updates the outdated 1994 Planning Area 68 Master Plan. Please see below entitled "General Plan Reconsideration" for analysis of the General Plan.

*(C) An approved Master Plan recommends a mixed use town center zone or the area is demonstrated to be an older, substantially developed mixed-use community;*

**Comment:** The proposed development is not inconsistent with the intent of this criterion of approval. The proposed development is within the geographical boundaries of the Town of Riverdale Park and is adjacent to the Town of University Park and the City of College Park. The Property is also within the geographical boundaries of the 2002 General Plan which updates the outdated 1994 Planning Area 68 Master Plan. However, the location of the proposed development is in an area which is older and more established. West of the proposed development are single family homes which are within the municipal limits of the Town of University Park. North of the property is WMATA land and single family homes which are within the municipal limits of the City of College Park. East of the proposed development are CSX tracks and the M Squared development. South of the development is a postal distribution center and the currently existing boundary of the Approved Plan. The proposed development is envisioned to be a natural extension of the currently existing Riverdale Park mixed-use town center. Thus, the proposed development is an established community and would act as a natural extension of the currently existing substantially developed mixed-use town center community.

*(D) The Town Center Development Plan will provide a flexible regulatory environment that will support redevelopment and development interests in the area and protect the character of the older mixed use center; and*

**Comment:** The Applicant intends to supplement the existing Town Center Development Plan. The currently approved Development Plan regulates the geographic boundary of the Approved Plan, which did not include the Property. This application seeks to expand the geographic boundaries of the currently existing M-U-TC Zone to include the Property. Thus, some of the regulations need to be analyzed and amended to incorporate site conditions not analyzed at

the time when the currently existing Development Plan was adopted. The Applicant proposes to supplement the existing Development Plan to ensure that the intent of the approved Development Plan continues while balancing the numerous issues not originally analyzed.

*(E) The M-U-TC Zone boundaries are contiguous with no land in a different zone remaining solely within the approved M-U-TC Zone boundaries.*

**Comment:** Section 27-107.01(a)(55) defines “contiguous” as “Touching and sharing a common point or line.”<sup>2</sup> The geographical boundaries of the current M-U-TC Zone end at the property directly to the south of the Property. There is no property which is between the current M-U-TC Zone and the subject Property. Thus, the M-U-TC Zone is contiguous with the current boundaries of the M-U-TC Zone. The proposed new boundary of the M-U-TC Zone will be well defined on all sides. The west side is well defined by Route 1. The north side is well defined by WMATA property. The east runs along the CSX tracks and the south side is well defined by various property lines. The inclusion of the subject Property within the geographic boundaries of the M-U-TC Zone will not create a situation in which a property is completely surrounded by properties in the M-U-TC Zone. The two properties which will have three (3) M-U-TC Zoned properties surrounding it are federal properties which are not regulated by the Zoning Ordinance.

#### V. CONFORMANCE WITH PURPOSES OF THE M-U-TC ZONE

The rezoning application to expand the boundaries of the Approved M-U-TC Zone, which will rezone the property from the R-55 Zone to the M-U-TC Zone, and amend the approved Development Plan is in conformance with both the purposes Approved Plan. Section 27-546.09(a) of the Zoning Ordinance states the specific purposes of the M-U-TC Zone. The Applicant’s justification for conformance with the purposes is stated below:

*(1) To create with the community a development framework that can capitalize on the existing fabric of the County's older commercial/mixed-use centers and corridors.*

**Comment:** The proposed development creates a development framework which capitalizes on both the existing fabric of the County’s older commercial/mixed use center and corridor and seeks to establish a development framework which continues a street grid pattern established in the development area. A vast majority of the proposed development is within the geographic boundaries of the Baltimore Avenue Corridor and Riverdale Marc Center as defined by the

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<sup>2</sup> The Zoning Ordinance defines “Abutting,” “Adjoining,” and “Contiguous” the same. Thus, the definition of contiguous directs the reader to the definition of abutting.

Approved 2002 General Plan. Please see below "General Plan" analysis for more details related to the General Plan centers and corridors. The proposed development is envisioned to connect to the currently established Riverdale Park mixed-use town center. The proposed development is envisioned to conform to the M-U-TC Development Plan, as amended with the supplement. This conformance with the Development Plan will ensure consistent and/or compatible development which will retain the fabric of this established town center while creating new opportunities for the residents in these established communities.

*(2) To promote reinvestment in, and the appropriate redevelopment of, older commercial areas, to create attractive and distinctive community centers for shopping, socializing, entertaining, living, and to promote economic vitality.*

**Comment:** The Applicant proposes a transit-supported, mixed-use, pedestrian friendly development which is adjacent to, and will provide multiple connections with, the existing Riverdale Park Town Center. The proposed development will feature a Whole Foods Market, a fitness center, small shops and retail, office space, and residential units. The proposed development will also feature 5 distinct locations which will promote both active and passive recreation, congregation, socializing, and create a venue which will promote economic vitality. Foot traffic is the life blood of small shops and retail in a town center environment. The proposed development will increase the foot traffic through the existing Riverdale Park Town Center which may serve as the catalyst for the reinvest, revitalization, and redevelopment of the town center. Furthermore, the proposed development is a natural extension of the Town Center development. Thus, as the proposed development becomes successful, it will gain the attention of additional retailers which will potentially want to locate in the town center.

*(3) To promote the preservation and adaptive reuse of selected buildings in older commercial areas.*

**Comment:** The proposed development is not inconsistent with this purpose. The proposed development is located on currently undeveloped land. It is not possible for the proposed development to preserve or adaptively reuse buildings that do not exist. However, this development will likely act as a catalyst for the revitalization of the Riverdale Park Town Center. The proposed development is a natural extension of the Town Center and a new potential front door to the Town of Riverdale Park. Thus, as the proposed development becomes successful, it will gain the attention of additional local, regional, and national retailers which will potentially want to locate to the Town Center.

*(4) To ensure a mix of compatible uses which compliments concentrations of retail and service uses,*

*including institutional uses, encourages pedestrian activity, and promotes shared parking.*

**Comment:** The Applicant proposes to supplement the Development Plan to ensure that the intent of the approved Development Plan can be implemented in a location which was not previously analyzed when that Development Plan was adopted. Since the supplement to the Development Plan will continue a vast majority of the guidelines outlined in the approved Development Plan, including the table of uses and the development plan pattern which seeks to congregate similar uses in distinct locations, the Applicant asserts that the proposed development will conform to this purpose. Furthermore, the Applicant will create numerous connections within the development and to the surrounding communities to maximize pedestrian activity. Finally, much of the parking for the residential units is located within parking garages located throughout the site.

*(5) To provide a mix of commercial and residential uses which establish a safe and vibrant twenty-four hour environment.*

**Comment:** The Applicant envisions that the proposed development will create a true mixed-use community. This safe, vibrant, mixed-use development will include commercial, office, and residential components. The street grid and numerous pedestrian connections proposed in the development should maximize pedestrian circulation throughout the existing development, and by extension the area. The Applicant envisions providing space for a police substation to further enhance the safety of the proposed development.

*(6) To establish a flexible regulatory framework, based upon community input, to encourage compatible development and redevelopment, including shared parking facilities that will enhance the Town Center.*

**Comment:** The Applicant proposes to supplement the Development Plan to ensure that the intent of the approved Development Plan can be implemented in a location which was not previously analyzed when that Development Plan was adopted. Since the supplement to the Development Plan will continue a vast majority of the guidelines outlined in the approved Development Plan, including the street grid and creating distinct areas for complementary uses to locate, the Applicant asserts that the supplement to the Development Plan will continue the flexible regulatory framework which the original Development Plan established. The Applicant is currently and intends to continue to gather and analyze input from the community to enhance the plans and refine the supplement to the Development Plan. Specifically, the Applicant has solicited input from residents and stakeholders over the course of many years. The Applicant has been engaged in over twelve (12) meetings which include public hearings, municipal council

worksessions, municipal council public hearings, municipal committee hearings, and Applicant sponsored community worksessions.

*(7) To preserve and promote those distinctive physical characteristics that are identified by the community as essential to the community's identity, including building character, special landmarks, small parks and other gathering places, and wide sidewalks.*

**Comment:** The Applicant intends to preserve, promote, and enhance several physical characteristics which the community has identified as essential to the community's identity. For example, the Applicant will preserve and enhance the "Trolley Trail" which runs north to south in the middle of the subject property. The community, as well as the Applicant, recognize this trail as a true gem of the community and believe that it can serve as a real amenity for all. Also, the Applicant intends to preserve the wide sidewalks envisioned in Riverdale Park Town Center within the development. Finally, the Applicant will seek to preserve, to the extent feasible, several specimen trees located in the "Gateway Park" section of the proposed development.

## VI. GENERAL PLAN RECOMMENDATIONS

The 2002 General Plan provides broad strategies to guide the future growth and development of the County. It represents the culmination of an evolving definition of growth policies for the County and is, to a great extent, a departure from earlier County plans. Implementation of the General Plan strategies is guided by countywide goals, guiding principles, and priorities, as a whole.

The General Plan identifies several countywide goals and policies that provide the guidelines and principles necessary for approval of an application. These include the following countywide goals (page 21):

### Countywide Goals

- Encourage quality economic development
- Make efficient use of existing and proposed local, state and federal infrastructure and investment
- Enhance quality and character of communities and neighborhoods
- Preserve rural, agricultural and scenic areas
- Protect environmentally sensitive lands

### Guiding Principles

- Public health, safety and welfare
- Sustainability (Environment, Economy, Equity, Efficiency)
- Quality

- Meaningful public participation

The Property is located in the developed Tier on Corridor “A” (U.S. Route 1). This development proposal embraces the Guiding Policies of the General Plan Developed Tier, and will create a model sustainable community for future generations of the County. The applicant’s justification for conformance with the General Plans recommendation is below.

### **A. Developed Tier Vision**

The vision for the Developed Tier is “*a network of sustainable, transit-supporting, mixed-used, pedestrian-oriented, medium- to high-density neighborhoods*” (p. 31). The 2002 General Plan provides that these types of uses and densities should be located in Centers and Corridors where they are most appropriate. The subject property is within the geographical boundaries of a General Plan Corridor (U.S. Route 1) and Centers (Riverdale Park MARC).

The Property is located less than one mile from three (3) currently existing and proposed mass transit stations. Specifically, portions of the Property are located within .5 miles of the College Park metro station. Portions of the Property are located within .5 miles of the proposed Purple line station. Finally, portions of the Property are located within .5 miles of the Riverdale MARC station. Between these three stations, the entire property is located within .5 miles of all three mass transit stations. The site is also served by several bus lines including WMATA, the Bus, and Shuttle U.M. The proposed mix of uses and high-quality retail will give residents many options for transit, shopping and employment near their homes.

### **B. Developed Tier Goals**

This application conforms to the General Plan (p.31) Developed Tier goals as follows:

1. *Strengthen existing neighborhoods.*

**Comment:** The proposed development will maintain the grid pattern of development found in the adjoining communities of College Park (to the north), Riverdale Park (to the south) and University Park (to the west). Residential communities to the north and south will be linked by pedestrian and bicycle access only. Access onto U.S. Route 1 can be designed to discourage cut through traffic into University Park. The existing residential neighborhoods will not have any pass-through vehicular traffic as a result of this proposed development. Improved pedestrian access through and around the Property will improve the accessibility of existing local mass transit opportunities. This, along with the proposed retail, commercial and recreational opportunities and amenities within walking distance will serve to strengthen existing neighborhoods.

2. *Encourage appropriate infill.*

**Comment:** The Property is located in the U.S. Route 1, Corridor 'A', as described in the 2002 General Plan and is surrounded by properties that were developed decades ago. The Property is also located on the edge of the Riverdale MARC proposed future Center as described in the 2002 General Plan. Single-family residential neighborhoods exist to the north and west, with a U.S. Postal Service distribution facility and Armory to the south. The CSX tracks are along the eastern edge of the site. The Property is an infill, redevelopment project within the 2002 General Plan U.S. Route 1 Corridor and the proposed future Riverdale MARC Center. Approval of the M-U-TC Zone will allow the Property to be redeveloped with high quality housing in a variety of formats and provide residents with high quality shopping and employment options within walking distance of home. The development of this property will adhere to the goal of providing economic development in General Plan Centers and Corridors.

3. *Encourage more intense, high quality housing and economic development in centers and corridors.*

**Comment:** The Property is located in the U.S. Route 1 Corridor 'A' as described in the 2002 General Plan and is surrounded by properties that were developed decades ago. The Property is also located on the edge of the Riverdale MARC proposed future Center as described in the 2002 General Plan. Single-family residential neighborhoods exist to the north and west, with a U.S. Postal Service distribution facility and Armory to the south. The CSX tracks are along the eastern edge of the site. The Property is an infill, redevelopment project within the 2002 General Plan U.S. Route 1 Corridor and the proposed future Riverdale MARC Center. Approval of the M-U-TC Zone will allow the Property to be redeveloped with high quality housing in a variety of formats and provide residents with high quality shopping and employment options within walking distance of home, thus achieving the goal of providing economic development in General Plan Centers and Corridors.

4. *Preserve, restore and enhance sensitive features and provide open space.*

**Comment:** The project's east-to-west-aligned central market square will intersect the "Trolley Trail," providing pedestrian and bicycle access north and south into College Park and Riverdale Park, respectively.

5. *Expand tree cover through the increased planting of trees and landscaping.*

**Comment:** The requirements of the Tree Conservation Ordinance will be met. The Applicant proposes extensive landscaping along the streets and open space areas to expand the tree cover.

6. *Capitalize on investments in transportation and other infrastructure.*

**Comment:** Rezoning the Property from the R-55 Zone to the M-U-TC Zone will capitalize on extensive investments of transportation and infrastructure in the surrounding area. The area is currently served by several bus lines, including: WMATA, the Bus, and Shuttle UM. The Property is located less than one mile away from three (3) currently existing and proposed mass transit stations. Specifically, the Property is located within .5 miles of the College Park metro station. The Property is located within .5 miles of the proposed Purple line station. Finally, the Property is located within .5 miles of the Riverdale MARC station. Between these three stations, the entire Property is located within .5 miles of all three mass transit stations.

7. *Maintain/renovate existing public infrastructure.*

**Comment:** The project will benefit the community by providing improvements to existing public infrastructure around the project site. This will include street frontage improvements including paving, lighting, sidewalks and storm drainage. The construction of the "Trolley Trail" through the site will complete an important link in the local trail network. Stormwater management facilities will provide control of the 100 year storm for runoff from the site. This will reduce the impact of downstream flooding in Wells Run.

8. *Promote transit supportive, mixed-use, pedestrian-oriented neighborhoods.*

**Comment:** In keeping with the intent of the 2002 General Plan, this proposed development will provide transit supporting, mixed-use pedestrian-oriented development and provide the opportunity for residents to live, work and shop within the project boundaries, in close proximity to a variety of mass transit options. This would be a true mixed-use community with residential, offices, and commercial community.

9. *Renew/redevelop commercial strips.*

**Comment:** This goal is not applicable considering this site currently does not have a commercial shopping strip on it.

10. *Enhance industrial employment areas.*

**Comment:** The property is bordered by an older industrial area zoned M-U-TC to the south. Redevelopment of the Property as proposed will strengthen the opportunities for redevelopment of these underutilized industrial properties.

11. *Design and site public facilities in accordance with appropriate development.*

**Comment:** This public corridor through the site will intersect with the improved "Trolley Trail", which runs north to south through the site. This configuration allows convenient access in and out of the site by both pedestrians and those on bicycles. Additionally the "Trolley Trail" will provide a link to the existing local trail network. The community space will provide educational, recreational and social opportunities for the community.

**C. Developed Tier Policies**

The General Plan also identifies four (4) policies for future development. These policies are repeated and compliance is demonstrated below.

1. *Design and site public facilities in accordance with appropriate development.*

**Strategies**

I. *Develop incentives for infill /redevelopment such as:*

- *Financial incentives-Encourage private investment by providing public funds and or deferring tax increases that would result from new development. Consider seeking authority for a split rate system of property taxation.*
- *Redevelopment assistance- Focus the programs of the county redevelopment authority, (such as land assembly, and public private partnerships) on targeted areas.*

**Comment:** The 2002 General Plan encourages redevelopment of the Property as a mixed-use, transit and pedestrian oriented development. The property is unique in not only its location and proximity to mass transit but also in its size. The 37± acres provide the acreage necessary to develop an active neighborhood of sufficient size to provide housing, employment, shopping and recreational opportunities while enhancing the existing communities. The Applicant does not foresee the need for financial incentives for redevelopment assistance to create the proposed project.

**Strategies**

II. *Develop land use regulations and processes for infill /redevelopment such as:*

- *Rezoning - Where necessary, rezone vacant or*

*underutilized lands through county initiation, (instead of property owner application) to achieve planned densities.*

- *Flexible development standards - Provide flexibility in building requirements or rehabilitating older buildings as recommended by state "smart codes" programs.*
- *Zoning Code - Revise existing regulations to accommodate the development of older communities and to remove obstacles to quality infill and redevelopment.*
- *Simplify or streamline development review process - Eliminate cumbersome unnecessary processes to encourage compatible infill and redevelopment.*

**Comment:** The 2002 General Plan provides the guidelines and support to rezone the Property from the R-55 Zone to the M-U-TC Zone and to allow it to be developed in keeping with the vision of the General Plan. The General Plan envisions a contemporary development to take place on the site in keeping with smart growth concepts and green building techniques. In the surrounding neighborhoods of College Park and Riverdale Park, contemporary sector plans and M-U-TC plans have been put in place to allow for redevelopment in those areas using appropriate mixed-use zones.

### **Strategies**

- III. Develop a marketing program for targeted areas in the Developed Tier communities to attract developers skilled at developing high quality compact mixed use projects*

**Comment:** The Applicant is the type of owner/developer sought by this strategy. The developer has developed and managed properties in the Washington D.C. area for decades. The developer has owned the Property since the 1950's. Once developed, the developer will have a vested interest in the success of the site, long after initial build out. The developer is experienced in this type of compact urban development. They also have a long history of commitment to the community

### **Strategies**

- IV. Improve the image and mix of uses along major roadways not designated as corridors by:*
- *Develop design guidelines and standards for new development*

- *Encourage infill and redevelopment that contribute to the character and quality of the community*
- *Limit zoning that allows new commercial development*
- *Implement an incentive package for commercial strip owners to physically upgrade projects that have proven market feasibility. Priority shall be given to owner/businesses that improve their mix of goods and services or reuse commercial space for another appropriate use.*
- *Encourage land assembly and redevelopment of excess commercial for other types of land use*

**Comment:** These strategies do not apply, as the Property site lies within the U.S. Route 1 Corridor.

2. *Preserve, restore and enhance environmental features and green infrastructure elements.*

### **Strategies**

- I. *Encourage the use of innovative technologies to meet the intent of the environmental regulations while encouraging the desired development pattern and implementing the green infrastructure recommendations.*
- II. *Provide additional tree cover within the Developed Tier to intercept rainwater, reduce heat island effects, and improve air quality.*
- III. *Provide tree cover guidelines as part of the character design elements in future area master plans and sector plans.*
- IV. *Provide flexibility in the Woodland Conservation Ordinance for sites in the Developed Tier to allow for use of street trees and landscape trees.*
- V. *Revise the Woodland Conservation Ordinance to require the use of woodland conservation fee-in-lieu funds collected in the Developed Tier for woodland conservation within the Developed Tier.*

**Comment:** The proposed development will observe best current practices in sustainability using appropriate metrics to demonstrate success, and all applicable environmental regulations will be followed. The Applicant intends to provide an

extensive green area along U.S. Route 1 and to preserve specimen trees to the extent possible. The natural slope and existing site features will be incorporated into the design.

3. *Provide a transportation system that is integrated with and promotes development and revitalization.*

### **Strategies**

- I. *Encourage optimum use of all non-automotive mobility options for and in all new development, including light and heavy (regional) rail, bus transit, and integrated and safe pedestrian and bicycle facilities.*
- II. *Assign high priority in the county Capital Improvement Program (CIP) and Maryland Consolidated Transportation Program (CTP) to Developed Tier pedestrian and transit infrastructure improvements.*
- III. *Provide an integrated sidewalk, trail and bikeway network to divert as many short trips as possible from auto travel.*
- IV. *Protect local neighborhoods and their residential streets from excessive or high speed through-traffic by measures such as traffic calming initiatives and pedestrian-oriented design requirements for new development.*
- V. *Use traffic Level-of-Service (LOS) E (see Figure 2) as the minimum acceptable standard for road and street network capacity, wherever possible.*
- VI. *Develop TOD and TSD criteria as part of transportation system analyses, the Biennial Growth Policy updates and future Developed Tier master and small area plans, that ensures the maximum possible integration of pedestrian and biker access and transit service with future development.*
- VII. *Establish transit-based auto trip reduction initiatives to maximize the diversion of SOV trips to transit and non-motorized travel.*

**Comment:** The transportation system proposed in this development will integrate with the area's existing infrastructure, promoting revitalization of the surrounding neighborhoods. Improvements to the transportation network will be made by the Applicant; details are contained in the accompanying traffic analysis.

Primary vehicular access to the site will be from U.S. Route 1. The project will be designed to be pedestrian and biker friendly; sidewalks will create an integrated pedestrian network, and the "Trolley Trail" will provide a hiker/biker link between communities north and south of the Property. Because of its proximity to mass transit, this site provides visitors and residents with real options to move about without the use of an automobile, and is in keeping with the intent of Prince George's Preliminary Countywide Master Plan of Transportation, released in December 2008.

#### **D. General Plan Centers and Corridors**

The Property is located in the U.S. Route 1 Corridor and on the edge of the Riverdale MARC Station Center by the 2002 General Plan. The Centers and Corridors goals are to:

- *Capitalize on public investment in existing transportation system*
- *Promote compact, mixed-use development at moderate to high densities*
- *Ensure transit-supportive and transit-serviceable development*
- *Require pedestrian-oriented and transit-oriented design*
- *Ensure compatibility with surrounding neighborhoods*

**Comment:** As demonstrated above, items 1 through 4 have been thoroughly discussed and compliance demonstrated. Compatibility with surrounding neighborhoods has been demonstrated by the placement of a large green buffer along U.S. Route 1, by the attention to height limitations, and by the pedestrian connections and conversion of the abandoned trolley right of way to a hiker/biker trail across the Property.

#### **VII. CONCLUSION**

The Applicant respectfully requests District Council approval of this rezoning application which seeks to amend the boundaries of the Approved Plan, which will rezone the Property from the R-55 Zone to the M-U-TC Zone, and amend the Development Plan. The Prince George's County Planning Board and the Prince George's County District Council, by adoption of the 2002 General Plan, have indicated that the development as a walkable, transit-oriented, mixed-use infill development, by its frontage on the U.S. Route 1 Corridor and its location on the edge of the Riverdale Park MARC Center, is appropriate. Furthermore, the development of this site is entirely consistent with smart growth principles due to its location in the middle of a transportation node. Finally, the proposed development will provide amenities for local

residents not found in this portion of the County. The mix of uses for the proposed development includes office, retail, and residential uses. The first Whole Foods Market in the County will occupy a portion of the retail space in the proposed development.

In consideration of the above purposes and findings, the Applicant respectfully requests approval of this rezoning application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Christopher L. Hatcher". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Christopher L. Hatcher, Esquire  
Rifkin, Livingston, Levitan, & Silver, LLC