



# UNIVERSITY OF MARYLAND

OFFICE OF THE VICE PRESIDENT  
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November 3, 2011

Ms. Elizabeth Hewlett, Chairman  
Prince George's County Planning Board  
Maryland-National Capital Park  
& Planning Commission  
14741 Governor Oden Bowie Drive  
County Administration Building  
Upper Marlboro, MD 20772

Re: Cafritz Property, A-10018

Dear Chairman Hewlett:

As an adjacent property owner, the University of Maryland has had the opportunity to review the proposed Zoning Map Amendment (ZMA) for the Cafritz Property and finds no reason to oppose a rezoning.

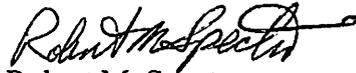
Located near multiple transit stations, the project as proposed within the ZMA application, creates the kind of walkable, mixed-use neighborhood important to the revitalization of the Route 1 corridor – a development that would also enhance the economy and provide the retail, housing and other uses the community desires.

I would like to be clear that our review of the subject application found the request to be related only to the property in its existing condition, with no underlying requirement that might contemplate taking University property to expand the subject parcel. To the degree that the ZMA is dependent on an access road over the rail lines through/to University land to the east, as shown in supplemental materials accompanying the ZMA application, we would necessarily take exception as no such agreement or understanding is in place. We understand the benefits such connectivity might bring – providing a second means of ingress/egress to the Cafritz parcel, allowing significantly increased densities to traffic that area and creating access between the two communities. Nonetheless, the University has not yet had the opportunity to participate in discussions for alternatives, advantages/disadvantages of a bridged access or other threshold questions.

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We appreciate the opportunity to review and comment on this application and look forward to hearing more about the project. If you have questions, please do not hesitate to contact me at 301-405-6400.

Sincerely,



Robert M. Specter  
Vice President for Administrative Affairs and  
Chief Financial Officer

cc: Mayor Vernon Archer  
Calvin Cafritz  
Christopher Hatcher  
Irene Redmiles