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October 1, 2015

Ms. Susan Lareuse
M-NCPPC, Urban Design Section
County Administration Building
Upper Marlboro, MD 20772

Re: Proposed Limited Minor Amendments to DSP-13009
Calvert Tract, LLC, Applicant

Dear Ms. Lareuse,

As you know, I represent Calvert Tract, LLC, with regard to its development of the property that is the subject of Detailed Site Plan No. DSP-13009 ("DSP"). As you also know, my client has been moving forward with the development and construction of improvements as approved upon the subject property of this DSP. As often occurs in any major, multi-stage development, certain issues have arisen that will require several minor revisions to the approved DSP, all relating in this case to Building 5, and all of which we believe will qualify as Limited Minor Amendments that can be approved by the Planning Director under Section 27-289(c) of the Zoning Ordinance. These proposed revisions are as follows:

1. Architectural Revisions to the West (46th Street) Elevation:
 - a. At the recommendation of my client's vertical transportation consultant, two of the garage elevators were moved to be next to each other, allowing greater convenience for the patrons of this building. While this will result in a slight alteration of the 46th Street elevation of this building, the architectural style, materials and pallet will remain the same.
 - b. The overall height of the garage portion of the façade has been dropped, reducing the mass along the façade.
 - c. On the north end of the west elevation, the elevation has been modified to a 3 bay configuration. The center bay windows have been removed to accommodate the interior apartment layouts.

- d. An alcove has been added to provide a location for the required electrical transformer which is concealed by an architectural metal gate.
- e. Brick façade colors have been altered to more closely align with specified brick.
- f. Additional windows have been added on the south portion of building.

2. Architectural Revisions to the South (Van Buren) Elevation:

- a. On the west end of the ground floor of the Van Buren Street elevation for Building 5, three (3) residential units that are currently shown at that location are proposed to be converted to approximately 3,500 square feet of retail commercial uses. We believe that the retail space at this location will be more compatible with this location, being street level frontage on the major thoroughfare of Van Buren Street. Not only will this be less disruptive to residential living space, but it will further activate this street for the anticipated pedestrian traffic. Additionally, with this proposed retail space being located directly across Van Buren from the proposed hotel (Building 6a), there will be greater synergy between the two buildings.
- b. The window arrangement above the Van Buren Street garage access has been modified to accommodate the interior apartment layouts. The roof line has been changed to a mansard tied back to primary hip roof as opposed to a flat parapet.
- c. Dormers located on the east residential block have been enlarged. The false chimneys located at the center of the block have been removed. A shed dormer has been located above the primary residential entrance along Van Buren.
- d. Brick detailing has been added to the spandrels between window levels.
- e. Number and spacing of windows have been modified to align with interior apartment demising walls.

3. Architectural Revisions to the East (Rhode Island) Elevation:

- a. Dormers located on the east residential block have been enlarged. The false chimneys located at the center of the block have been removed.

- b. Brick detailing has been added to the spandrels between window levels.
 - c. Balconies have been removed at the center mass to align with apartment requirements. Sliding doors have been replaced with windows.
 - d. Brick faced electric transformer enclosure has been added at the north corner (Woodberry).
4. Architectural Revisions to the North (Woodberry) Elevation:
- a. False chimneys have been removed on primary residential block roof.
 - b. Window arrangement on east side has been changed to a paired configuration to match similar façade conditions. 1st level window has been removed as a requirement of the transformer location.
 - c. Brick detailing has been added to the spandrels between window levels.
 - d. Back entry has been moved eastward to work with interior apartment layouts.
 - e. The former entry point and adjacent windows have been removed to allow placement of the building's primary electrical room.
 - f. Window arrangement has been changed to paired windows with spandrel panel brick detailing from single units.
 - g. Residential unit configuration stepping up towards 46th Street has been made so units enter from the outside with a landscape buffer between the residential walk and the main street sidewalk.
 - h. The NW Stair Tower, located beyond, has been made visible.
5. Based upon recent market studies conducted by consultants for my client, it was determined that residential unit sizes should be smaller than originally anticipated, and a redesign of the interior space consistent with this recommendation has resulted in a three (3) unit increase in the total number of residential units within Building 5, from 228 to 231.
6. In an effort to reduce the height and mass of the garage, it was redesigned, resulting in the elimination of the top level, and the addition of a partial basement level. Additionally, the interior ramps have been redesigned to allow a more logical and easier vehicular circulation. As a result of this redesign, the

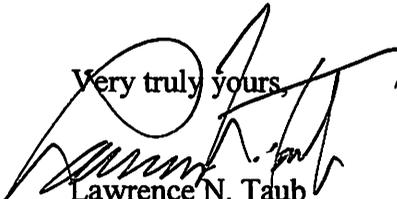
total number of parking spaces within the garage has decreased from 870 to 833.

7. Signage:

- a. West Elevation: Sign locations have been modified to align with the façade revisions. Retail signs at the north end are included at each retail window bay.
 - b. South Elevation: Retail signs have been added to be over the converted retail space storefronts.
 - c. North Elevation: Signage for the entry point has been modified to align with new location.
8. The 1,800 square foot tot lot currently approved to be located in the courtyard area of Building 5 is proposed to be relocated and enlarged. It is now proposed to be a 2,400 square foot addition to the previously approved 2,500 square foot tot lot in the multi-age recreational area (which also includes the approved 4,050 square foot school-age facility) located on the eastern end of Woodberry Street. The courtyard area within Building 5 will be redesigned.

All of the above-described revisions result in an increase of no more than ten percent (10%) in the gross floor area of a building, or in the land area covered by a structure other than a building; involve the redesign of parking or loading areas; involve the redesign of a landscape plan; result in architectural plans that are equal or superior to those originally approved; and will result in a minimal effect on the overall design, layout, quality, or intent of the approved DSP; all as set forth within Section 27-289(c)(2) of the Zoning Ordinance. Additionally, since all of the requested revisions are so limited in scope and nature that they will have no appreciable impact on adjacent properties, I request that posting be waived pursuant to Section 27-289(c)(6) of the Zoning Ordinance.

For all of the above-stated reasons, I respectfully request that all of the above-described proposed limited minor amendments, to be collectively referred to as Revision 06 of DSP-13009, be approved by the Planning Director as set forth above, and that posting of the subject property be waived for this request. Thank you for your kind attention to this matter. If you have any questions, or require additional information, please let me know. With best regards, I remain

Very truly yours,

Lawrence N. Taub

Ms. Susan Lareuse
M-NCPPC, Urban Design Section
October 1, 2015
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