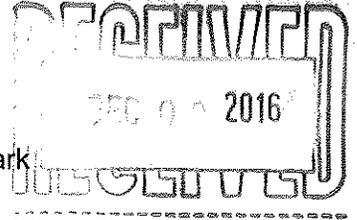




The Maryland-National Capital Park and Planning Commission
 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 ☐ 301-952-
 3530

**** REFERRAL REQUEST ****



Date: December 7, 2016
 To: The Honorable Lenford C Carey Mayor, Town of University Park
 From: Susan Lareuse, Urban Design Susan.Lareuse@ppd.mncppc.org
 Subject: Cafritz Property, DSP-13009-09

IDENTIFICATION OF MAJOR ISSUES DUE DATE: 12/21/2019

***Note:** E-mail any major issues/problems to the reviewer by the above date.

SDRC DATE: N/A

REFERRAL DUE DATE: 12/21/2016

- | | |
|--|--|
| <input type="checkbox"/> Full Review of New Plan | <input checked="" type="checkbox"/> Revision of Previously Approved Plan |
| <input type="checkbox"/> Limited or Special Review | <input type="checkbox"/> Plans/Documents Returned for Second Review
Following Revision by Applicant |

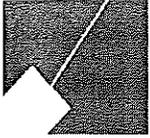
NOTE: This case is being reviewed at: Planning Board level OR Planning Director level

COMMENTS: REVISIONS TO BUILDINGS 3 & 4, TO ACCOMMODATE TENANT NEEDS
& REVISIONS TO SIGN PLAN

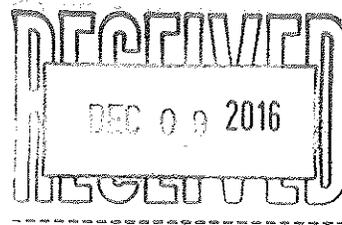
Related Cases: _____

REFERRAL REPLY COMMENTS:

NOTE: IF YOU HAVE NO COMMENTS, PLEASE INDICATE ABOVE AND FORWARD OR FAX TO THE REVIEWER'S ATTENTION.



M - NCPPC Prince George's County
Development Activity Monitoring System Report
Urban Design Case File



URBAN DESIGN INFORMATION

DSP-13009-09 CAFRITZ PROPERTY

DESCRIPTION: REVISIONS TO BUILDINGS 3 & 4, TO ACCOMMODATE TENANT NEEDS & REVISIONS TO SIGN PLAN

LOCATION: EAST SIDE OF US 1: 1,400' NORTH OF ITS INTERSECTION WITH EAST WEST HIGHWAY

ACCEPTED: 12/6/2016

AUTHORITY:

PLANNING DIRECTOR PENDING 12/06/2016

COUNCILMANIC DISTRICTS: 03

ZONE CODES: MU-TC

FEE:	\$2,000.00	(Application Fee)
TOTAL:	\$2,000.00	

GEOGRAPHIC INFORMATION

TAX MAP & GRID: 042 D-2

PLANNING AREA: 68

TIER: DEVELOPED

PG TAZ: 705

MUNICIPALITY: No

ELECTION DISTRICT: 19

AREA IN PLAN: 37.34

COG TAZ: 985

200 SCALE MAP: 208NE04

AVIATION POLICY AREA: College Park Airport

USES:

Primary Use: MIXED USE
 Secondary Use:
 Proposed Use:
 Gross Floor Area: 0

Attached Units: 0
 Detached Units: 0
 Multifamily Units: 0
 Total Units: 0

APPLICANT / AGENT INFORMATION

APPLICANT: CALVERT TRACT, LLC.

ADDRESS: 1828 L ST., NW # 703
 WASHINGTON, DC

ZIP CODE: 20036

PHONE: 202-248-5800

FAX:

EMAIL:

AGENT: O'MALLEY, MILES, NYLEN & GILMORE, P.A.

ADDRESS: 11785 BELTSVILLE DRIVE, 10TH FLOOR
 BELTSVILLE, MD

ZIP CODE: 20705

PHONE:

FAX:

EMAIL:

O'MALLEY, MILES, NYLEN & GILMORE, P.A.
Attorneys & Counselors at Law

11785 Beltsville Drive, 10th Floor
Calverton, MD 20705

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Lawrence N. Taub
Lynn Loughlin Skerpon
Nathaniel A. Forman

Peter F. O'Malley
(1939-2011)

Edward W. Nylan
(1922-2010)

John D. Gilmore, Jr.
(1921-1999)



December 1, 2016

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"). The proposed amendments described herein are with regard to Buildings 3 and 4, both of which are commercial buildings located upon the subject property, and are the result of modifications to address various programmatic needs of the tenants in those buildings. This application includes Sheets 3-A300, 3-A300-S, 4-300, and 4-300-S of the DSP. We believe that all of the proposed revisions, as set forth in greater detail below, will qualify as Limited Minor Amendments that can be approved by the Planning Director under Sec. 27-289(c) of the Zoning Ordinance.

The specific minor amendments proposed are as follows:

Sheet 3-A300

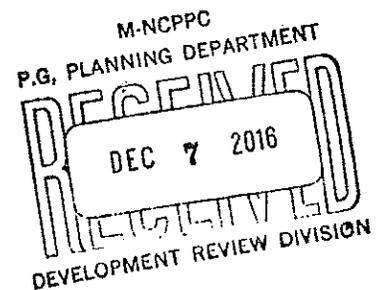
View A-1

Provide canopy over the walk-up ATM for the bank tenant

Provide security entrance doors instead of double doors

View B-1

Extend the canopy over the bank drive-thru



View D-1

Extend the canopy over the bank drive-thru

Provide a canopy over the walk-up bank depository

Sheet 3-A300-S

View 1

Move the bank signage zone up to be located over the brick

View 3

Provide second floor signage for the office tenant

Provide a sign on the awning

Provide a blade sign, and a sign under the canopy

Sheet 4-A300

Typical: Raised Second Floor and the parapets related to that, to accommodate the tenants on the ground floor.

View A-1:

Service door is relocated, per the tenant layouts.

View B-1:

Storefront design is revised.

Screen doors are added for the gas meter. Windows on the second floor have been revised to accommodate the shaft above the gas meter.

The entrance and glazing on the northeast corner of the building have been revised to accommodate the two-story lobby of the fitness tenant.

View C-1:

Store front design has been revised to accommodate the revised heights.

View D-1:

Screen doors have been added for the gas meter.

The storefront at the northeast corner of the building has been revised to accommodate tenant entrances.

The stair tower has been lowered; access to the roof will be provided from another stairwell.

View A-4, B-4 and C-4:

The glass to wall ratio has been adjusted.

Sheet 4-A300-S

View 1:

The blade sign location has been shifted.

View 2:

The sign location has been revised to accommodate the new building design.

A sign above the storefront at the southeast corner has been added.

View 3:

The sign location has been revised to accommodate the tenant logo.

A sign has been added above the store front at the southeast corner.

View 4:

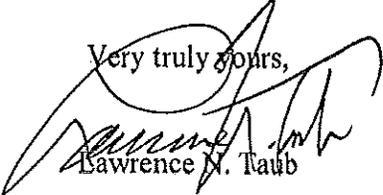
The sign location has been revised to accommodate the new building design.

The blade sign has been moved to the northeast corner from the previous stair tower.

All of the above-described revisions involve 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; the redesign of a landscape plan; new or alternative architectural plans that are equal or superior to those originally approved in terms of overall size and quality; changes required by engineering necessity to grading, utilities, stormwater management, or related plan elements; or changes to any other plan element determined by the Planning Director to have minimal effect on the overall design, layout, quality, or intent of the approved site plan. 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.

Ms. Susan Lareuse
M-NCPPC, Urban Design Section
December 1, 2016
Page 4

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 09 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 M. Taub

cc: Ms. Jane Cafritz
Mr. Mark Regulinski
Matthew Issembert, Esq.
Mr. James Speyer
Calvert Tract, LLC

Mr. Jack Hollon
Ms. Ameneh Amerakahimi
M, V+A Architects

Mr. Tim Davis
Mr. Chris Valltos
Soltész

Mr. Scott Rowe
M-NCPPC, Area Plans Division

The Hon. Vernon Archer, Mayor
Mr. Leonard Addison, Acting Town Administrator
Town of Riverdale Park

The Hon. Alan Thompson
Chairman, Riverdale Park M-U-TC Committee

The Hon. Len Carey, Mayor
Town of University Park

The Hon. Patrick Wojahn, Mayor
Ms. Terry Schum, Director of Planning
City of College Park