



TOWN OF UNIVERSITY PARK

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November 5, 2014

Honorable Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Secondary Amendment SA-130001-01
Detailed Site Plan DSP-13009-03
Cafritz Property at Riverdale Park

Dear Chairman Hewlett:

This letter is sent on behalf of the Town of University Park to present its formal position concerning the application of Calvert Tract, LLC, for Secondary Amendment SA-130001-01 and DSP-13009-03, for the Cafritz Property at Riverdale Park. The Town Council voted on November 3, 2014 to support the SA-130001-01 with conditions and DSP-13009-03 with conditions. Specifically, the Council voted to support the following:

SA-13-0001-01

The Council supports the secondary amendment of the Cafritz Property at Riverdale Park Town Center Development Plan ("Plan") under Section 25-546.14 of the County Zoning Code, provided certain conditions are included. These are:

- a. Freestanding commercial signs shall only be allowed in the parcels fronting on Baltimore Avenue, currently referenced as Parcels A, B and C. *
- b. The total number of commercial signs in the parcels along Baltimore Avenue shall be limited to one sign per parcel, for a total of three.
- c. The current language in Standard 2 within the Plan in the section entitled "Signage" concerning freestanding signs with directional information marking the way to parking, historic sites, maps of the areas, and other amenities, not to include commercial or product information, to be provided in coordination with the Town of Riverdale Park and other applicable agencies, should be retained and not amended.

- d. The allowed commercial freestanding signs shall be limited to twelve feet in height above ground.
- e. Only externally-lit freestanding signs shall be allowed, and shall conform to Standards 5 and 9, in the section entitled "Signage" in the Plan.
- f. Each freestanding sign panel shall not exceed fifty square feet in area.
- g. Pole-mounted freestanding signs shall remain prohibited throughout the zone.
- h. All freestanding signs in the parcels along Baltimore Avenue shall be monument signs and have a similar set of materials, scale, and character to those presented in DSP 13009-03, so as to present a cohesive whole.
- i. All future revisions to the Detailed Site Plan with respect to signage shall be referred for comment to the Town of University Park.

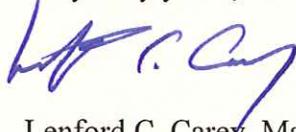
DSP-13009-03

The proposed revision includes installation of three freestanding signs, one a commercial sign in Parcel B on the north side of Van Buren Street at the intersection with Route 1, the second a community identification sign in Parcel C on the south side of Van Buren at this intersection, and the third a commercial sign in Parcel C on the north side of Underwood at its intersection with Route 1.* The Council supports DSP-13009-03 with conditions. Specifically, the Council voted to support the following:

The two commercial and one directional information signs approved in the DSP shall be consistent with the dimensions, elevation, placement, and entryway renderings contained in the document labeled Planning Department, Cafritz Property, Parcels B and C, dated October 24, 2014, which is part of the staff recommended approval. The brick color to be used should be off-white with a matte surface.

I will be present at the hearing to answer any questions you may have. Thank you for your consideration of the Town's position.

Very truly yours,



Lenford C. Carey, Mayor

*Assuming that DSP-13009-03 is approved as proposed, future DSP amendments would allow only one additional commercial sign, to be placed in Parcel A.

cc: Susan Lareuse, Development Review Division; Lawrence N. Taub, Esq.