

CHAPTER 5

Transit District Overlay Zoning Map Amendment



Comprehensive Rezoning Policies | Introduction

One of the primary implementation tools to realize the vision and land use recommendations of the Prince George's Plaza Transit District Development Plan (TDDP) is the comprehensive rezoning proposal, also known as a Transit District Overlay Zoning Map Amendment (TDOZMA), which applies the Transit District Overlay (T-D-O) Zone and brings the underlying zoning of property within the Transit District into conformance with the land use plan. The District Council initiated the TDOZMA and TDDP update on March 25, 2014, through Council Resolution CR-16-2014. The TDOZMA and TDDP were approved by Council Resolution CR-56-2016 on July 19, 2016.

Comprehensive rezoning through the TDOZMA is a necessary implementation step in the land use planning process. It ensures that future development within the Transit District will be in conformance with County land use plans and development policies, reflecting the County's ability to accommodate future development. Existing zoning that hinders such development may be changed, and the need for piecemeal rezoning will be reduced through the TDOZMA process. The approval of the zoning pattern recommended by the TDDP and implemented by this TDOZMA brings zoning into greater conformity with County land use goals and policies as they apply to the Prince George's Plaza Transit District, thereby enhancing the health, safety, and general welfare of all Prince George's County residents and citizens.

Existing land use and zoning, as well as pending site plan applications, were examined and evaluated in preparation of both the TDDP and this TDOZMA. Consideration was also given to the environmental and economic impact of land use and zoning changes. The approval of the TDOZMA results in the revision of the official 1"=200' scale zoning map(s) for Planning Area 68.

The Prince George's Plaza Transit District was adopted into the Maryland-Washington Regional District on April 26, 1927. Comprehensive rezoning of properties previously classified within the TDOZ last occurred with the approval of the *1998 Transit District Overlay Zoning Map Amendment for the Prince George's Plaza Transit District Overlay Zone*. Properties reclassified into the TDOZ by this TDOZMA were last comprehensively rezoned in 1994 with the approval of the *Sectional Map Amendment for Planning Area 68*.

This section explains how the Prince George's Plaza TDOZMA addresses comprehensive rezoning policies established by the Planning Board and District Council to guide preparation of the TDOZMA.

Transit District Overlay Zone

The Transit District Overlay Zone (TDOZ) is intended to ensure that the development of land in the vicinity of Metro stations maximizes transit ridership, serves the economic and social goals of the area, and takes advantage of the unique development opportunities that mass transit provides. The T-D-O Zone is a mapped zone superimposed over other zones in a designated area around a Metro station, and which may modify certain requirements for development within those underlying zones. This designated area is called a Transit District. In this zone, a Transit District Development Plan must be approved by the District Council, and all development is subject to the approval by the Planning Board of a Detailed Site Plan. The Transit District Development Plan provides both the requirements for development within a specific Transit District and a flexible forum for joint development between the public and private sectors. (Section 27-548.02 of the Zoning Ordinance).

Comprehensive Rezoning Policies | Limitations On the Use of Zones

Zoning classifications in the TDOZMA are limited only by the range of zones within the ordinance at the time of final action by the District Council.

Additional limitations on the use of zones within the TDOZMA are specified by Section 27-213.03 of the Zoning Ordinance, which states:

“When the District Council approves a Transit District Overlay Zone, it may, as part of the approval, change the underlying zones to any other zones (except Comprehensive Design Zones). Where the existing underlying zone is a Comprehensive Design or a Mixed-Use Transportation-Oriented (M-X-T) Zone, that zone

shall be retained; except that, with the concurrence of the property owner, it may be changed to any other zone (except a Comprehensive Design Zone). No land may be rezoned to a Comprehensive Design Zone through Transit District Overlay Zoning Map Amendment procedures.”

Pursuant to Section 27-213.03, all property owners reclassified from M-X-T to Mixed-Use Infill (M-U-I) concurred with the reclassification, either through testimony, or, in the case of The Maryland-National Capital Park and Planning Commission (M-NCPPC), by endorsing the TDOZMA.

Comprehensive Rezoning Policies | Comprehensive Design Zones

New comprehensive design zones (CDZs) may not be included in a TDOZMA. No properties within the Prince George's Plaza Transit District are in CDZs.

Comprehensive Rezoning Policies | Public Land Policy

M-NCPPC and the Washington Metropolitan Area Transit Authority (WMATA) own significant portions of land in the Prince George's Plaza Transit District.

The established land policy states that all public land should be placed in the most restrictive or dominant adjacent zone, whichever bears the closest relationship to the intended character of the area. Therefore, the zoning of public land, just as private land, should be compatible with surrounding zones. This policy should eliminate any “islands” of inharmonious zoning while still providing for public use. It should further assure compatibility of any future development or uses if the property is returned to private ownership.

A distinction is made where large parcels of land have been set aside specifically for public open space. In those cases the Reserved Open Space (R-O-S) Zone or the Open Space (O-S) Zone is applied as the most

appropriate zone, depending on the size of the property. Federal and state government property, which is scattered throughout the County, is not subject to the requirements of the Zoning Ordinance. An exception occurs when joint development proposals are brought through the County development process by a private partner on land owned by the University of Maryland, WMATA, or similar entities. The existing joint development at the Prince George's Plaza Metro Station, owned by WMATA, was approved pursuant to the Zoning Ordinance. The intent of the comprehensive rezoning process is to apply a zoning category to all land, including federal and state property, without regard to its unique zoning status. The R-O-S Zone is generally applied to federal and state properties unless specific uses of the property or the intended character of the property and/or area should warrant another zoning category.

In keeping with the practice of placing all public land in the most restrictive or dominant adjacent zone closest to the intended character of the area, the TDOZMA reclassifies the WMATA property surrounding the Prince George's Plaza Station from the M-X-T Zone to the more flexible M-U-I Zone. This property is among the most important locations in the Transit District due to its proximity to the station, and is underdeveloped relative to its potential.

Additional WMATA and Board of Education properties in and abutting the right of way of the Metro Green Line were previously retained in the Commercial Shopping Center (C-S-C) Zone. These properties are undevelopable and reclassified into the O-S Zone.

The TDOZMA retains the M-NCPPC property on the west side of the Transit District in the R-O-S Zone.

Prince George's County owns a 0.27-acre undeveloped parcel of property located on Dean Drive. The property is in the Residential Edge, is adjacent to property zoned R-18, and is envisioned to be combined with adjacent parcels to support multifamily redevelopment. Accordingly, the TDOZMA reclassifies this property from the R-30C (Multifamily Low-Density Residential-Condominium) Zone to the T-D-O/R-18 (Multifamily Medium-Density Residential) Zone.

Comprehensive Rezoning Policies | Mixed-Use Zoning Recommendations

Implementation of the long-range land use recommendations of the Prince George's Plaza TDDP for mixed-use, pedestrian, and transit-oriented development in proximity to major transit systems requires application of mixed-use zoning techniques. Property in a T-D-O Zone may be reclassified from its underlying zone to the M-U-I Zone or other mixed-use zones as part of the TDOZMA or through the property owner application process [Section 27-548.09.01(b)] of the Zoning Ordinance.

However, the types of mixed-use zoning categories that would best implement the plan vision did not exist within the Zoning Ordinance at the time of approval of this TDDP. To effectively and efficiently implement the mixed-use, pedestrian- and transit-oriented development patterns recommended by Plan 2035 and this TDDP, it is recommended that an appropriate set of mixed-use zoning categories or techniques be prepared (or existing zones modified) so that there is an effective set of regulations to fully achieve the vision for the Transit District area.

This TDOZMA represents a belief that the T-D-O/M-U-I Zone is the most appropriate existing tool for permitting the type of development desired at Prince

George's Plaza, and reclassifies several undeveloped and underdeveloped properties into that zone. The recommendation to rezone M-X-T-zoned properties to the M-U-I Zone is based on several issues associated with the current M-X-T Zone. These include:

- The requirement for two out of three specified classes of uses (residential; hotel and motel; retail; and office, research, and institutional) to be located on the proposed development site or adjacent to it.
- The base floor area ratio (FAR) cap of 0.4 without the optional development method, which greatly limits the potential density of development that can be built within this zone.
- The variety of tools and methods added to the Zoning Ordinance over the years to permit property owners to construct single uses, including townhouses, in what is intended to be a mixed-use zone.

The M-U-I Zone, in combination with the T-D-O Zone, serves as an adequate zoning approach to implement the recommendations of the TDDP for higher intensity, mixed-use development concentrated in the core area designated by the plan. The T-D-O Zone will also provide for transitions in density, intensity, and design between new development and

existing neighborhoods, and ensure consistency in the application of Transit District development standards for new development and redevelopment.

In addition to properties already zoned T-D-O, this TDOZMA recommends classifying seven additional properties into the T-D-O Zone to ensure that the residential development envisioned for the fringes of the Transit District is adequate to meet market

demand, meets standards for modern, attractive development, and functions in concert with surrounding open space and residential areas.

This TDDP and TDOZMA supports the property owner application process for rezoning to the M-U-I Zone if properties retained in the M-X-T Zone are proposed to be redeveloped in the future to implement the TDDP's vision and recommendations.

Public Rezoning Requests

Three requests were submitted by the public for the reclassification of property into a new zoning classification. One request was submitted by the public for the retention of property in the existing zoning classification.

The approved TDOZMA addresses these requests as follows:

Zoning Change	Request	Address	Tax Account	Previous Zone	Requested Zone	Approved Zone
4	Reclassify		1859479	R-18	T-D-O/R-20	T-D-O/R-20
10	Retain	Toledo Terrace	3746484	T-D-O/R-10	T-D-O/R-10	T-D-O/R-10
10	Reclassify	3501 Dean Drive	3746450	T-D-O/R-10	T-D-O/R-20	T-D-O/R-20
	Reclassify	Belcrest Road	3746468	T-D-O/R-10	T-D-O/R-20	T-D-O/R-20
	Reclassify	Toledo Terrace	3746476	T-D-O/R-10	T-D-O/R-20	T-D-O/R-20
11	Reclassify	3400 Dean Drive	1921493	R-18	T-D-O/R-10	T-D-O/R-10
N/A	Reclassify	Dean Drive	1844109	R-80	T-D-O/R-20	T-D-O/R-80

Comprehensive Rezoning Changes

Map 21 shows the previous zoning classifications within the Transit District. To implement the TDDP policies and land use recommendations contained in the preceding chapters, several properties within the TDDP area are reclassified to bring their zoning into conformance with the TDDP. The comprehensive rezoning process (via the TDOZMA) provides the most appropriate mechanism for the public sector to achieve this goal. As such, the TDOZMA is approved as an amendment to the official zoning map(s) concurrently with approval of the TDDP. The TDOZMA includes 12

zoning changes based on the land use and development policies described in the previous chapters of this TDDP.

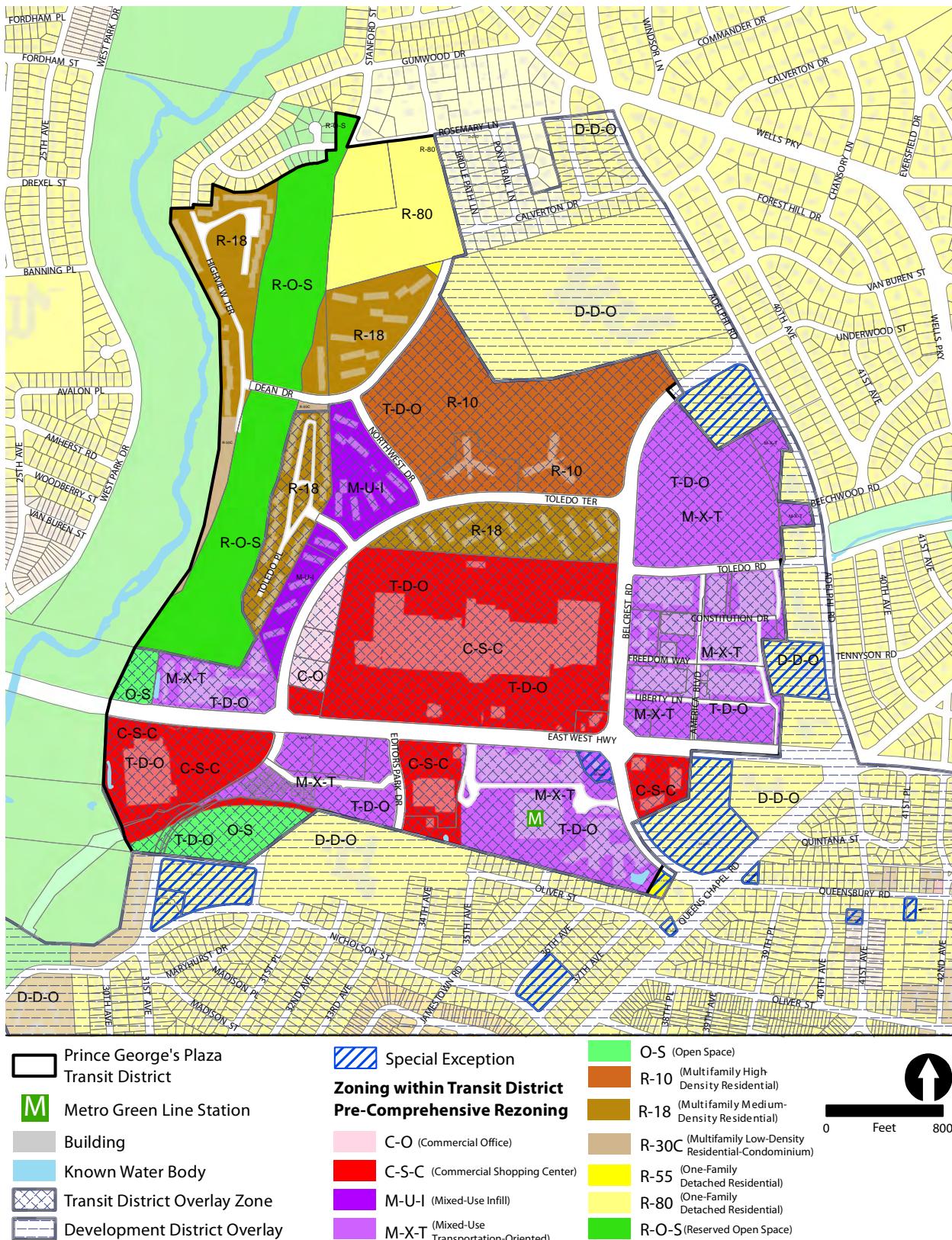
The locations of these zoning changes are shown on Map 21 and described in Table 27. These zoning changes result in a new zoning inventory for the area (Table 28). These maps and tables are included for illustrative purposes only. The 1"=200' scale County zoning maps represent the official zoning boundaries.

Table 27. Comprehensive Rezoning Changes

Zoning Change		Acreage
ZC 1	Superimpose T-D-O-Z	362.67
ZC 2	R-30C to R-18	2.10
ZC 3	R-30C to R-18	0.29
ZC 4	R-18 to R-10	1.77
ZC 5	R-10 to R-20	27.28
ZC 6	M-X-T to M-U-I	22.28
ZC 7	C-S-C to M-U-I	52.61
	C-O to M-U-I	3.85
	R-18 to M-U-I	12.29
ZC 8	M-X-T to M-U-I	3.13
ZC 9	C-S-C to M-U-I	9.76
	M-X-T to M-U-I	21.81
ZC 10	C-S-C to O-S	2.19
ZC 11	C-S-C to M-U-I	13.23
ZC 12	R-18 to R-20	9.32

Table 28. Zoning Inventory (in Acres)

Zoning Class	Approved Acreage	Previous Acreage	Change in Acreage
C-O	0.00	3.85	-3.85
C-S-C	0.00	77.85	-77.85
M-U-I	151.59	12.63	138.96
M-X-T	42.33	89.55	-47.22
O-S	11.30	8.98	2.19
R-10	12.52	38.03	-25.51
R-18	25.75	46.74	-20.99
R-20	36.60	0.00	36.60
R-30C	0.00	2.39	-2.39
R-55	0.17	0.17	0.00
R-80	16.94	16.94	0.00
R-O-S	33.46	33.46	0.00
Right of Way	32.01		
Transit District Overlay	362.67	280.60	82.08

Map 21. Existing Zoning

Map 22. Proposed Zoning

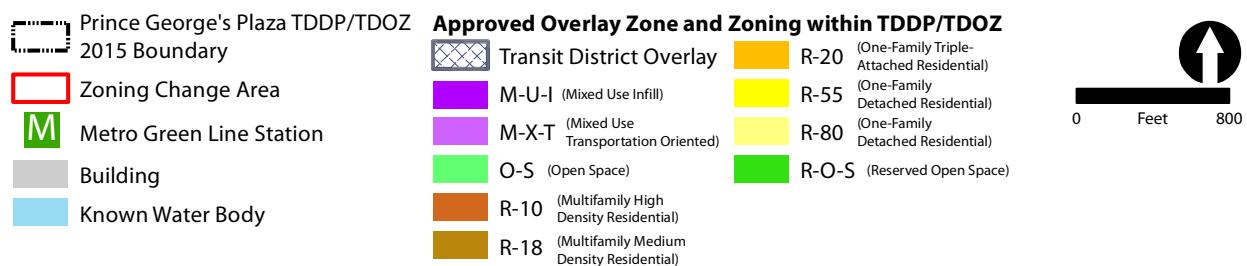
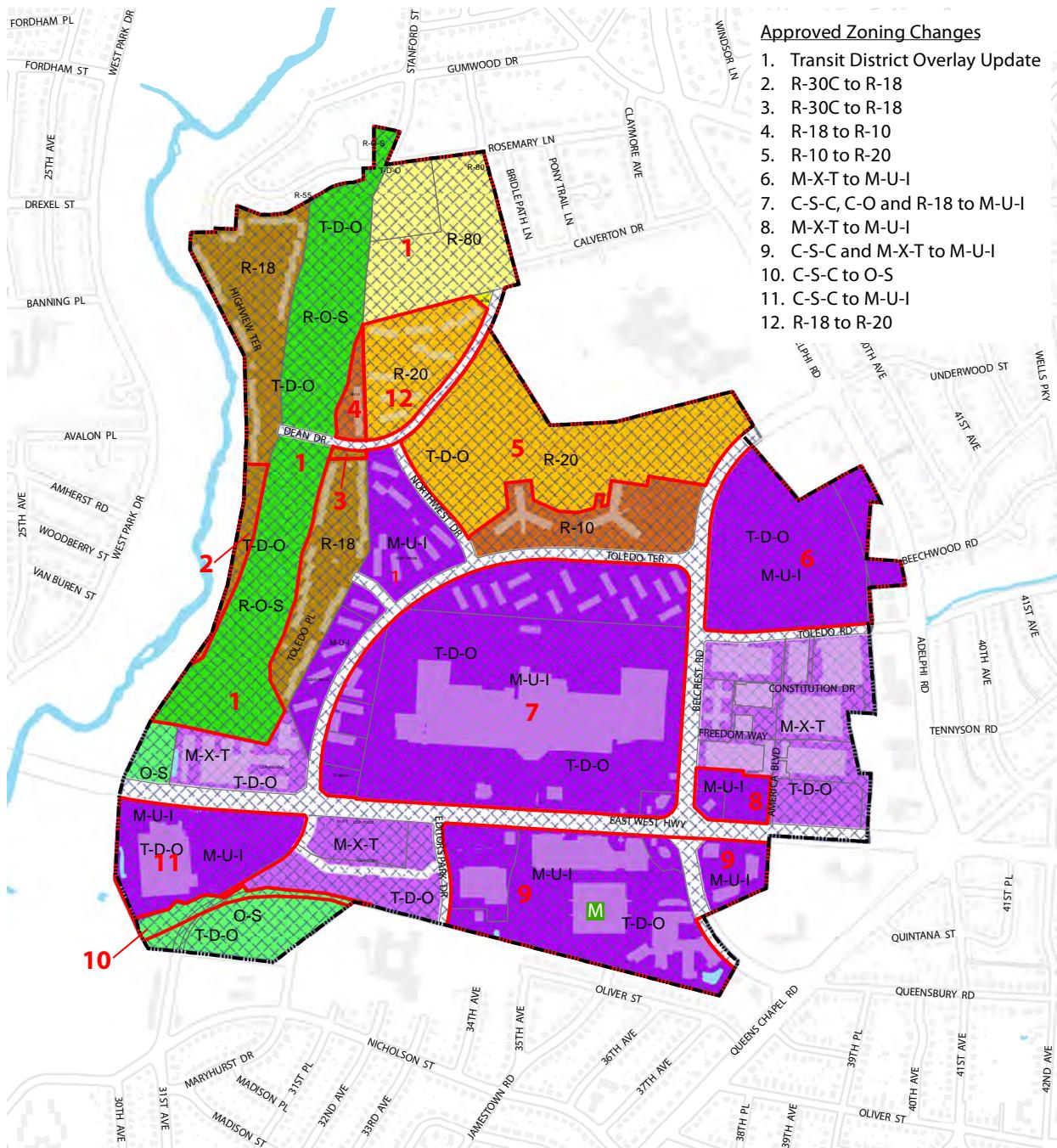


Table 29. Zoning Change 1: Superimpose the T-D-O Zone

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
1	Superimpose T-D-O Zone	362.67	14-1998 SMA	6/23/98 5/17/94	207NE03, 208NE03

DISCUSSION: This TDOZMA applies the T-D-O Zone to 486 properties (on 93 parcels) to meet the vision and goals of this TDDP. This TDOZMA reclassifies nine additional properties into the T-D-O Zone that were not previously zoned T-D-O to ensure that the residential development envisioned for the fringes of the Transit District is adequate to meet market demand, meets standards for modern, attractive development, and functions in concert with surrounding open space and residential areas.

A property at 6206 Belcrest Road was included in the proposed boundary of this TDDP at initiation but is not classified in the T-D-O Zone at the request of the Prince George's County Fire and Emergency Medical Services Department. The property is the future site of the Hyattsville Fire/EMS Station #801, under design at the time of TDDP approval. The parcel remains subject to the 1994 *Approved Master Plan for Planning Area 68*.

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003311	Toledo	Ter	Hyattsville	20782	041F2	1835529				
003450	Toledo	Ter	Hyattsville	20782	041F1	1844919	Unit 113			
003331	Toledo	Ter	Hyattsville	20781	041F2	1835776	Bldg 2 Unit 205			
000000	Rosemary	Ln	Hyattsville	20782	032F4	1844109	(Twn Annex 2006-03 2007) (4.0Ac To 3726122 Str 06)			102
003311	Toledo	Ter	Hyattsville	20782	041F2	1835289	Suite B-101			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845551	Unit 522			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845775	Unit 426			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835388	Suite C-103			
000000	Belcrest	Rd	Hyattsville	20782	042A1	3746468	Land Unit 2			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845478	Unit 321			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845452	Unit 720			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844885	Unit 512			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835511				
003450	Toledo	Ter	Hyattsville	20782	041F1	1845866	Unit 727			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845759	Unit 226			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844455	Unit 406			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844224	Unit 702			
003450	Toledo	Ter	Hyattsville	20784	041F1	1845007	Unit 414			
003400	Toledo	Ter	Hyattsville	20782	041F1	1859479	Parcel D			
003325	Toledo	Rd	Hyattsville	20782	042A2	3503455	Pt Par H			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835396	Suite C-104			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845346	Unit 319			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845189	Unit 117			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844646	Unit 209			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845528	Unit 222			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003450	Toledo	Ter	Hyattsville	20782	041F1	1845049	Unit 115			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844828	Unit 611			
000000	Adelphi	Rd	Hyattsville	20782	042A1	1964741	Pt Par 67 (.8027 A To Acct 3240231 Str 95)			067
003600	East West	Hwy	Hyattsville	20782	042A2	1927516	Parcel H			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844992	Unit 314			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844331	Unit 604			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845627	Unit 623			
003400	Toledo	Ter	Hyattsville	20782	042A1	1859438	Parcel B			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845445	Unit 620			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845460	Unit 221			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844257	Unit 403 Cae08-24872 W/ Tdt 12/3/08			
006506	America	Blvd	Hyattsville	20782	042A2	3935426	Unit 211			
006506	America	Blvd	Hyattsville	20782	042A2	3935707	Unit 407			
006506	America	Blvd	Hyattsville	20782	042A2	3935871	Unit 508			
006506	America	Blvd	Hyattsville	20782	042A2	3935558	Unit 308			
006506	America	Blvd	Hyattsville	20782	042A2	3935574	Unit 310			
006506	America	Blvd	Hyattsville	20782	042A2	3936325	Unit 805			
006506	America	Blvd	Hyattsville	20782	042A2	3935590	Unit 312			
006506	America	Blvd	Hyattsville	20782	042A2	3935665	Unit 403			
006506	America	Blvd	Hyattsville	20782	042A2	3936069	Unit 611			
006506	America	Blvd	Hyattsville	20782	042A2	3936101	Unit 615			
006500	America	Blvd	Hyattsville	20782	042A2	4021200	Plaza Lofts 22 Condo Bldg 2, Unit 201, Flrs 3&4 Model 18	201		
006506	America	Blvd	Hyattsville	20782	042A2	3935509	Unit 303			
006506	America	Blvd	Hyattsville	20782	042A2	3935525	Unit 305			
00000	Belcrest	Rd	Hyattsville	20782	04242	5554761	Map 42 Gr A1 Ne Pt Par A			
03400	Toledo	Ter	Hyattsville	20782	041F2	5532560	Parcel H Americana Plaza			
003401	East West	Hwy		00000	041F2	5575490	Addition To Parcel 1			
003107	Sentinel	Dr	Hyattsville	20782	041	5577658	Plat 1	4		
003111	Bulletin	Way	Hyattsville	20782	041	5577738	Plat 1	12		
003300	Tribune	Ct	Hyattsville	20782	041	5579258	Phase 1			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844901	Unit 712			
000000	Toledo	Rd	Hyattsville	20782	042A1	3668555	Pt Parcel A (New From 1865757 Str 05)			
000000	Dean	Dr	Hyattsville	20782	041F1	1839836				026
003450	Toledo	Ter	Hyattsville	20782	041F1	1845791	Unit 626			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844752	Unit 610			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845569	Unit 622			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845593	Unit 323			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835628	Bldg 1 Unit 102			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845064				
003450	Toledo	Ter	Hyattsville	20782	041F1	1844315	Unit 404			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003110	Oliver	Pl	Hyattsville	20782	041F2	1964055	Plaza-Addn Pt Par E & 29792 Sf Pt Toledo Terr Abnd			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835610	Bldg 1 Unit 101			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845023	Unit 614			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845536	Unit 322			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835321	Suite B-201			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845726	Unit 525			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844174	Unit 202			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844984	Unit 214			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835495	Bldg A Unit A-202			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845718	Unit 425			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844539	Unit 507			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844703	Unit 110			
006525	Belcrest	Rd	Hyattsville	20782	042A2	3666690	Parcel L			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835586				
003331	Toledo	Ter	Hyattsville	20781	041F2	1835750	Bldg 2 Unit 107			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844687	Unit 609			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844745	Unit 510			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845510	Unit 721			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845411	Unit 320			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845767	Unit 326			
003450	Toledo	Ter		0	041F1	1844737	Unit 410			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845387	Unit 719			
003331	Toledo	Ter	Hyattsville	20781	041F2	1835818	Bldg 2 Unit 305			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844380	Unit 405			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844786	Unit 211			
006506	America	Blvd	Hyattsville	20782	042A2	3936242	Unit 713			
006506	America	Blvd	Hyattsville	20782	042A2	3935327	Unit 201			
006500	America	Blvd	Hyattsville	20782	042A2	3834744	Par U Lofts 22 Lev 1 Retail & Comm Ele (Npl 09 4021192)			
006506	America	Blvd	Hyattsville	20782	042A2	3936036	Unit 608			
006506	America	Blvd	Hyattsville	20782	042A2	3936176	Unit 706			
006506	America	Blvd	Hyattsville	20782	042A2	3936200	Unit 709			
006506	America	Blvd	Hyattsville	20782	042A2	3935475	Unit 216			
006506	America	Blvd	Hyattsville	20782	042A2	3935772	Unit 414			
006506	America	Blvd	Hyattsville	20782	042A2	3935863	Unit 507			
006506	America	Blvd	Hyattsville	20782	042A2	3935822	Unit 503			
006506	America	Blvd	Hyattsville	20782	042A2	3935921	Unit 513			
006506	America	Blvd	Hyattsville	20782	042A2	3935566	Unit 309			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845700	Unit 325			
006506	America	Blvd	Hyattsville	20782	042A2	3936366	Unit 809			
006506	America	Blvd	Hyattsville	20782	042A2	3935608	Unit 313			
006506	America	Blvd	Hyattsville	20782	042A2	3935640	Unit 401			
006506	America	Blvd	Hyattsville	20782	042A2	3935657	Unit 402			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
006506	America	Blvd	Hyattsville	20782	042A2	3936127	Unit 701			
006500	America	Blvd	Hyattsville	20782	042A2	4021341	Plaza Lofts 22 Condo Bldg 2, Unit 404, Flrs 5&6 Model 15	404		
006500	America	Blvd	Hyattsville	20782	042A2	4021275	Plaza Lofts 22 Condo Bldg 2, Unit 208, Flrs 3&4 Modle 13	208		
006500	America	Blvd	Hyattsville	20782	042A2	4021309	Plaza Lofts 22 Condo Bldg 2, Unit 400, Flrs 5&6 Model 15	400		
006506	America	Blvd	Hyattsville	20782	042A2	3935756	Unit 412			
006506	America	Blvd	Hyattsville	20782	042A2	3935491	Unit 302			
06500	America	Blvd	Hyattsville	20782	042A2	5532673	Limited Air Rights Building 2 Floor 5 America Boulevard			
003109	Sentinel	Dr	Hyattsville	20782	041	5577660	Plat 1	5		
006100	Chronicle	St	Hyattsville	20782	041	5577740	Plat 1	13		
003700	East West	Hwy	Hyattsville	20782	042A2	3720737	Parcel R			
006505	Belcrest	Rd	Hyattsville	20782	042A2	3566940	Parcel 1			
006210	Belcrest	Rd	Hyattsville	20782	042A2	3799608	Pt Par A WMATA Lease			
006210	Belcrest	Rd	Hyattsville	20782	042A2	3799616	Pt Par A WMATA Leased			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844133	Unit 401			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844851	Unit 212			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835651	Bldg 1 Unit 201			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845817	Unit 227			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844620	Unit 708			
006451	America	Blvd	Hyattsville	20782	042A2	3720729	Parcel Q			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845635	Unit 723			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845148	Unit 416			
000000	Toledo	Rd	Hyattsville	20782	042B2	1865724	(2125Sf To 3668548 Str 05)			097
003450	Toledo	Ter	Hyattsville	20782	041F1	1844349	Unit 704 T-Dt S/B 08/18/04 L20164 F547 -Hqc Pending-			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845650	Unit 424			
000000	Dean	Dr	Hyattsville	20783	041F1	1860303	Pt Par 92 (.85Ac To 3866456 Spl 2007)			092
000000	Dean	Dr	Hyattsville	20783	041F1	1860303	Pt Par 92 (.85Ac To 3866456 Spl 2007)			092
003450	Toledo	Ter	Hyattsville	20782	041F1	1844869	Unit 312 -Ncoa2nd2010-			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844166	Unit 701			
003308	Toledo	Rd	Hyattsville	20782	042A1	1865757	Pt Parcel A (.26 A To 3668555 Str 05)			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835552				
003450	Toledo	Ter	Hyattsville	20782	041F1	1845155	Unit 516			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844117				
003450	Toledo	Ter	Hyattsville	20782	041F1	1845320	Unit 119			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845296	Unit 518			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003311	Toledo	Ter	Hyattsville	20782	041F2	1835461				
003311	Toledo	Ter	Hyattsville	20782	041F2	1835297	Suite B-102			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835800	Bldg 2 Unit 208			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835370	Suite C-102			
003331	Toledo	Ter	Hyattsville	20781	041F2	1835842	Bldg 2 Unit 308			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844489	Unit 706			
003450	Toledo	Ter		20872	041F1	1845072	Unit 415			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845668	Unit 524			
003331	Toledo	Ter	Hyattsville	20781	041F2	1835792	Bldg 2 Unit 207			
006506	America	Blvd	Hyattsville	20782	042A2	3935806	Unit 501			
006506	America	Blvd	Hyattsville	20782	042A2	3935905	Unit 511			
006506	America	Blvd	Hyattsville	20782	042A2	3935350	Unit 204			
006506	America	Blvd	Hyattsville	20782	042A2	3936226	Unit 711			
006506	America	Blvd	Hyattsville	20782	042A2	3935624	Unit 315			
006500	America	Blvd	Hyattsville	20782	042A2	4021192	Plaza Lofts 22 Condo Bldg 2, Unit 200, Flrs 3&4 Model 14	200		
006500	America	Blvd	Hyattsville	20782	042A2	4021218	Plaza Lofts 22 Condo Bldg 2, Unit 202, Flrs 3&4 Model 15	202		
006500	America	Blvd	Hyattsville	20782	042A2	4021234	Plaza Lofts 22 Condo Bldg 2, Unit 204, Flrs 3&4 Model 19	204		
006506	America	Blvd	Hyattsville	20782	042A2	3936259	Unit 714			
06500	America	Blvd	Hyattsville	20782	042A2	5532684	Limited Air Rights Building 2 Floor 6 America Boulevard			
000000	Oliver	Pl	Hyattsville	20782	041F2	5532855	Plaza-Addn Pt Par E Eq 130,898 Sqft			
003103	Sentinel	Dr	Hyattsville	20782	041	5577636	Plat 1	2		
003109	Bulletin	Way	Hyattsville	20782	041	5577727	Plat 1	11		
006203	Chronicle	St	Hyattsville	20782	041	5577807	Plat 1	19		
000000	Sentinel	Dr	Hyattsville	20782	041	5577990	Plat 1 Parcel I Common Area Per Plat			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845833	Unit 427			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844158	Unit 601			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844802	Unit 411			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845403	Unit 220 T-Dt S/B 08/25/04 L20204 F588			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844190	Unit 402			
003215	Toledo	Pl	Hyattsville	20782	041F1	1971415	Parcel One			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844406	Unit 605			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844273	Unit 603			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845544	Unit 422			
003501	East West	Hwy	Hyattsville	20782	041F2	3302452	(L11250 F420 L13592 F315) (Corr Map&Grid 03) (Twn Annx 0	1		
003311	Toledo	Rd	Hyattsville	20782	042A2	3378080	Parcel G			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003450	Toledo	Ter	Hyattsville	20782	041F1	1844299	Unit 204			
003400	East West	Hwy	Hyattsville	20782	041F2	1835271	Parcel R (Town Annexation 2006)			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844950	Unit 513			
003450	Toledo	Ter		0	041F1	1845114	Unit 116			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845577	Unit 722			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845379	Unit 619			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845734	Unit 625			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844711	Unit 210			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835404	Suite C-105			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835354				
006211	Belcrest	Rd	Hyattsville	20782	042A2	3196235	Parcel A (Town Annexation 2006)			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845262	Unit 218			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844596	Unit 408			
003450	Toledo	Ter		0	041F1	1844570	Unit 208			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845221	Unit 517			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845270	Unit 318			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845163	Unit 616			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844810	Unit 511			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835412	Suite C-201			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844356				
003311	Toledo	Ter	Hyattsville	20782	041F2	1835479	Bldg A Unit A-102			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844422	Unit 106			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844463	Unit 506			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844364	Unit 205			
006506	America	Blvd	Hyattsville	20782	042A2	3935897	Unit 510			
006506	America	Blvd	Hyattsville	20782	042A2	3936044	Unit 609			
006506	America	Blvd	Hyattsville	20782	042A2	3936390	Unit 812			
006506	America	Blvd	Hyattsville	20782	042A2	3936424	Unit 815			
006506	America	Blvd	Hyattsville	20782	042A2	3935418	Unit 210			
006506	America	Blvd	Hyattsville	20782	042A2	3935699	Unit 406			
006500	America	Blvd	Hyattsville	20782	042A2	4021333	Plaza Lofts 22 Condo Bldg 2, Unit 403, Flrs 5&6 Model 15	403		
006500	America	Blvd	Hyattsville	20782	042A2	4021317	Plaza Lofts 22 Condo Bldg 2, Unit 401, Flrs 5&6 Model 13	401		
006506	America	Blvd	Hyattsville	20782	042A2	3935749	Unit 411			
006506	America	Blvd	Hyattsville	20782	042A2	3935723	Unit 409			
006506	America	Blvd	Hyattsville	20782	042A2	3936341	Unit 807			
006506	America	Blvd	Hyattsville	20782	042A2	3936143	Unit 703			
006506	America	Blvd	Hyattsville	20782	042A2	3936150	Unit 704			
006506	America	Blvd	Hyattsville	20782	042A2	3935632	Unit 316			
006506	America	Blvd	Hyattsville	20782	042A2	3935681	Unit 405			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
006500	America	Blvd	Hyattsville	20782	042A2	4021382	Plaza Lofts 22 Condo Bldg 2, Unit 408, Flrs 5&6 Model 13	408		
006500	America	Blvd	Hyattsville	20782	042A2	4021408	Plaza Lofts 22 Condo Bldg 2, Unit 410, Flrs 5&6 Model 15	410		
006500	America	Blvd	Hyattsville	20782	042A2	4021267	Plaza Lofts 22 Condo Bldg 2, Unit 207, Flrs 3&4 Model 15	207		
006500	America	Blvd	Hyattsville	20782	042A2	4021291	Plaza Lofts 22 Condo Bldg 2, Unit 210, Flrs 3&4 Model 15	210		
000000	Adelphi	Rd	Hyattsville	20782	042A1	3240231	(New Fr 1964741 Str 95)			203
006506	America	Blvd	Hyattsville	20782	042A2	3935517	Unit 304			
06500	America	Blvd	Hyattsville	20782	042A2	5532651	Limited Air Rights Building 2 Floor 3 America Boulevard			
03400	Toledo	Ter	Hyattsville	20782	041F2	5532558	Parcel G Americana Plaza			
003101	Bulletin	Way	Hyattsville	20782	041	5577682	Plat 1	7		
003107	Bulletin	Way	Hyattsville	20782	041	5577716	Plat 1	10		
006103	Enquirer	St	Hyattsville	20782	041	5577864	Plat 1	25		
006102	Enquirer	St	Hyattsville	20782	041	5577900	Plat 1	29		
000000	Sentinel	Dr	Hyattsville	20782	041	5577955	Plat 1 Parcel B Common Area Per Plat			
000000	East West	Hwy	Hyattsville	20782	041	5579271	Phase3			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845171	Unit 716			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844307	Unit 304			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844265	Unit 503			
003450	Toledo	Ter		0	041F1	1844554	Unit 707			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845585	Unit 223			
003450	Toledo	Ter		0	041F1	1844471	Unit 606			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844844	Unit 112			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835685	Bldg 1 Unit 204			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845742	Unit 725			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835677	Bldg 1 Unit 203			
003400	Dean	Dr	Hyattsville	20782	041F1	1921493	Parcel Three			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845437	Unit 520			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845494	Unit 521			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845056	Unit 215			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845031	Unit 714			
006401	America	Blvd	Hyattsville	20782	042A2	3720745	Parcel S			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844976	Unit 713			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845098	Unit 615			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845429	Unit 420 -Ncoa2nd2010-			
002500	East West	Hwy	Hyattsville	20782	041E2	1964758	(Town Annexation 2006)			058
003450	Toledo	Ter	Hyattsville	20782	041F1	1845841	Unit 527			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844547	Unit 607			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003321	Toledo	Ter	Hyattsville	20782	041F2	1835719	Bldg 1 Unit 303			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844208	Unit 502			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844661	Unit 409			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845395	Unit 120			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844216	Unit 602			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845197	Unit 217			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845213	Unit 417			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844877	Unit 412 -Ncoa2nd2010-			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835602	Bldg 1 Unit 4			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845692	Unit 225			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844927	Unit 213			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835420	Suite C-202			
000000	Dean	Dr	Hyattsville	20783	032F4	3866456	Pt Par 92 (New Fr 1860303 Spl 2007)			092
006506	America	Blvd	Hyattsville	20782	042A2	3935384	Unit 207			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844588	Unit 308			
006506	America	Blvd	Hyattsville	20782	042A2	3936028	Unit 607			
006506	America	Blvd	Hyattsville	20782	042A2	3935368	Unit 205			
006506	America	Blvd	Hyattsville	20782	042A2	3936267	Unit 715			
006506	America	Blvd	Hyattsville	20782	042A2	3936283	Unit 801			
006506	America	Blvd	Hyattsville	20782	042A2	3935467	Unit 215			
006506	America	Blvd	Hyattsville	20782	042A2	3935798	Unit 416			
006506	America	Blvd	Hyattsville	20782	042A2	3935830	Unit 504			
006506	America	Blvd	Hyattsville	20782	042A2	3935855	Unit 506			
006506	America	Blvd	Hyattsville	20782	042A2	3935988	Unit 603			
006506	America	Blvd	Hyattsville	20782	042A2	3935939	Unit 514			
006506	America	Blvd	Hyattsville	20782	042A2	3935731	Unit 410			
006506	America	Blvd	Hyattsville	20782	042A2	3935715	Unit 408			
006506	America	Blvd	Hyattsville	20782	042A2	3936234	Unit 712			
006506	America	Blvd	Hyattsville	20782	042A2	3935616	Unit 314			
006506	America	Blvd	Hyattsville	20782	042A2	3936119	Unit 616			
006500	America	Blvd	Hyattsville	20782	042A2	4021358	Plaza Lofts 22 Condo Bldg 2, Unit 405, Flrs 5&6 Model 17	405		
006500	America	Blvd	Hyattsville	20782	042A2	4021374	Plaza Lofts 22 Condo Bldg 2, Unit 407, Flrs 5&6 Model 15	407		
006500	America	Blvd	Hyattsville	20782	042A2	4021283	Plaza Lofts 22 Condo Bldg 2, Unit 209, Flrs 3&4 Model 13	209		
006506	America	Blvd	Hyattsville	20782	042A2	3935483	Unit 301			
006506	America	Blvd	Hyattsville	20782	042A2	3935533	Unit 306			
06500	America	Blvd	Hyattsville	20782	042A2	5532616	Undev Vault Space Garage Lev P-3 America Boulevard			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
06500	America	Blvd	Hyattsville	20782	042A2	5532640	Limited Air Rights Bldg 2 Floor 2 America Boulevard			
06500	America	Blvd	Hyattsville	20782	042A2	5532695	Limited Air Rights Building 2 Penhouse Level America Boulevard			
003105	Sentinel	Dr	Hyattsville	20782	041	5577647	Plat 1	3		
003103	Bulletin	Way	Hyattsville	20782	041	5577693	Plat 1	8		
006102	Chronicle	St	Hyattsville	20782	041	5577751	Plat 1	14		
006108	Chronicle	St	Hyattsville	20782	041	5577784	Plat 1	17		
006101	Enquirer	St	Hyattsville	20782	041	5577853	Plat 1	24		
006107	Enquirer	St	Hyattsville	20782	041	5577886	Plat 1	27		
006100	Enquirer	St	Hyattsville	20782	041	5577897	Plat 1	28		
006106	Enquirer	St	Hyattsville	20782	041	5577922	Plat 1	31		
000000	East West	Hwy	Hyattsville	20782	041	5579293	Phase 5			
003400	Toledo	Ter	Hyattsville	20782	041F1	5582256	Parcel J1			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845130	Unit 316			
006501	America	Blvd	Hyattsville	20782	042A2	3720687	Pt Parcel P			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845684	Unit 724			
006400	America	Blvd	Hyattsville	20782	042A2	3666724	Parcel N			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844398	Unit 505			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844935	Unit 313			
006404	Belcrest	Rd	Hyattsville	20782	042A2	3234812	Parcel A-2 (Town Annexation 2006)			
003301	East West	Hwy	Hyattsville	20782	041E2	3274479	Parcel A (Town Annexation 2006)			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844968	Unit 613			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835487	Bldg A Unit A-201			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835503	Bldg A Unit A-203			
003331	Toledo	Ter	Hyattsville	20781	041F2	1835743	Bldg 2 Unit 106			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845080	Unit 515 -Hqcp/Sw-			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844794	Unit 311			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845338	Unit 219			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835693	Bldg 1 Unit 301			
	East West	Hwy		0	041E2	1978915	Vacated Pt Of Toledo Terr (Town Annexation 2006)			025
003450	Toledo	Ter	Hyattsville	20782	041F1	1845288	Unit 418			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844778	Unit 111			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845122	Unit 216			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845601	Unit 423			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845858	Unit 627			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844729	Unit 310			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844612	Unit 608			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835438	Suite C-203			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844232	Unit 203			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844240	Unit 303			
006800	Highview	Ter	Hyattsville	20782	041F1	1894344	Parcel Two			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003311	Toledo	Ter	Hyattsville	20782	041F2	1835453	Suite C-205 Bldg C			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844893	Unit 612			
003501	Dean	Dr	Hyattsville	20782	041F1	3746450	Land Unit 1			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835313	Suite B-104 T-Dt S/B 09/20/04 L20332 F001			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844653	Unit 309			
006506	America	Blvd	Hyattsville	20782	042A2	3935392	Unit 208			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835339	Suite B-202			
000000	Toledo	Ter	Hyattsville	20782	042A1	3746476	Land Unit 3			
006506	America	Blvd	Hyattsville	20782	042A2	3935889	Unit 509			
006506	America	Blvd	Hyattsville	20782	042A2	3936416	Unit 814			
006506	America	Blvd	Hyattsville	20782	042A2	3936218	Unit 710			
006506	America	Blvd	Hyattsville	20782	042A2	3936309	Unit 803			
006506	America	Blvd	Hyattsville	20782	042A2	3935764	Unit 413			
006506	America	Blvd	Hyattsville	20782	042A2	3936002	(Final No Change Unit 605 7/1/09)			
006506	America	Blvd	Hyattsville	20782	042A2	3935947	Unit 515			
006500	America	Blvd	Hyattsville	20782	042A2	4021325	Plaza Lofts 22 Condo Bldg 2, Unit 402, Flrs 5&6 Model 15	402		
006506	America	Blvd	Hyattsville	20782	042A2	3936010	Unit 606			
006506	America	Blvd	Hyattsville	20782	042A2	3936085	Unit 613			
006500	America	Blvd	Hyattsville	20782	042A2	4021390	Plaza Lofts 22 Condo Bldg 2, Unit 409, Flrs 5&6 Model 13	409		
06500	America	Blvd	Hyattsville	20782	042A2	5532627	Limited Air Rights Building 1 Commercial Area America Boulevard			
06500	America	Blvd	Hyattsville	20782	042A2	5532638	Limited Air Rights Blg2 Floor 1 America Boulevard			
000000	America	Blvd	Oxon Hill	20745	042A2	5532662	Limited Air Rights Bulding 2 Floor 4 America Boulevard			
006104	Enquirer	St	Hyattsville	20782	041	5577911	Plat 1	30		
006108	Enquirer	St	Hyattsville	20782	041	5577933	Plat 1	32		
000000	Sentinel	Dr	Hyattsville	20782	041	5577966	Plat 1 Parcel C Common Area Per Plat			
000000	Sentinel	Dr	Hyattsville	20782	041	5577988	Plat 1 Pt Parcel E Common Area Per Plat			
000000	East West	Hwy	Hyattsville	20782	041	5579260	Phase 2			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845312	Unit 718			
003450	Toledo	Ter	Bowie	20715	041F1	1845015	Unit 514			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845304	Unit 618			
003599	East West	Hwy	Hyattsville	20782	042A2	1859560	Plaza-Addn Pt Par L Eq 36445 Sf(Twn Annex 2006)			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844562	Unit 108			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835644	Bldg 1 Unit 104			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003450	Toledo	Ter	Hyattsville	20782	041F1	1844182	Unit 302			
006501	America	Blvd	Hyattsville	20782	042A2	3720703	Pt Parcel P			
003331	Toledo	Ter	Hyattsville	20781	041F2	1835768				
003450	Toledo	Ter	Hyattsville	20782	041F1	1844513	Unit 307			
003500	East West	Hwy	Hyattsville	20782	041F2	3234804	Parcel A-1 (Town Annexation 2006)			
003110	Oliver	Pl	Hyattsville	20782	041F2	1964055	Plaza-Addn Pt Par E & 29792 Sf Pt Toledo Terr Abnd			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845239	Unit 617			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845643	Unit 324			
006450	America	Blvd	Hyattsville	20782	042A2	3666716	Parcel M			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845361	Unit 519			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835701	Bldg 1 Unit 302			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845783	Unit 526			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844497	Unit 107			
003300	East West	Hwy	Hyattsville	20782	041F2	3716982	Parcel A			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845619	Unit 523			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844372	Unit 305			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844521	Unit 407			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844604	Unit 508			
000000	Rosemary	Ln	Hyattsville	20782	032F4	3726122	(New Fr 1844109 Str 06)			185
003311	Toledo	Ter	Hyattsville	20782	041F2	1835446	Suite C-204			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844943	Unit 413			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835545				
003450	Toledo	Ter	Hyattsville	20782	041F1	1845247	Unit 717			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835305	Suite B-103			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844414	Unit 705			
000000	Belcrest	Rd	Hyattsville	20782	042A1	1865740	Sw Pt Par A Eq 4.55 Ac			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844281	Unit 703			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835347	Suite B-203			
003331	Toledo	Ter	Hyattsville	20781	041F2	1835826	Bldg 2 Unit 306			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844505	-Hqc Pending-			
003331	Toledo	Ter	Hyattsville	20781	041F2	1835735	Bldg 2 Unit 105			
006506	America	Blvd	Hyattsville	20782	042A2	3936192	Unit 708			
006506	America	Blvd	Hyattsville	20782	042A2	3935434	Unit 212			
006506	America	Blvd	Hyattsville	20782	042A2	3935442	Unit 213			
006506	America	Blvd	Hyattsville	20782	042A2	3935780	(Fin No Chg 7/1/09 Unit 415)(Corr Fin Tm Chg 7/1/09)			
006506	America	Blvd	Hyattsville	20782	042A2	3935913	Unit 512			
006506	America	Blvd	Hyattsville	20782	042A2	3935970	Unit 602			
006506	America	Blvd	Hyattsville	20782	042A2	3935996	Unit 604			
006506	America	Blvd	Hyattsville	20782	042A2	3935541	Unit 307			
006506	America	Blvd	Hyattsville	20782	042A2	3935343	Unit 203			
006506	America	Blvd	Hyattsville	20782	042A2	3936358	Unit 808			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
006506	America	Blvd	Hyattsville	20782	042A2	3936135	Unit 702			
006506	America	Blvd	Hyattsville	20782	042A2	3936374	Unit 810			
006506	America	Blvd	Hyattsville	20782	042A2	3936382	Unit 811			
006506	America	Blvd	Hyattsville	20782	042A2	3936168	Unit 705			
006506	America	Blvd	Hyattsville	20782	042A2	3936093	Unit 614			
006500	America	Blvd	Hyattsville	20782	042A2	4021242	Bldg 2 Flrs 3&4 Model 17, This Unit Is 1,479sf	205		
006500	America	Blvd	Hyattsville	20782	042A2	4021226	Plaza Lofts 22 Condo Bldg 2, Unit 203, Flrs 3&4 Model 18	203		
006506	America	Blvd	Hyattsville	20782	042A2	3936275	Unit 716			
006506	America	Blvd	Hyattsville	20782	042A2	3936432	Unit 816			
06500	America	Blvd	Hyattsville	20782	042A2	5532605	Undev Vault Space Garage Level P-2			
003111	Sentinel	Dr	Hyattsville	20782	041	5577671	Plat 1	6		
006104	Chronicle	St	Hyattsville	20782	041	5577762	Plat 1	15		
006106	Chronicle	St	Hyattsville	20782	041	5577773	Plat 1	16		
006201	Chronicle	St	Hyattsville	20782	041	5577795	Plat 1	18		
006205	Chronicle	St	Hyattsville	20782	041	5577818	Plat 1	20		
006207	Chronicle	St	Hyattsville	20782	041	5577820	Plat 1	21		
006209	Chronicle	St	Hyattsville	20782	041	5577831	Plat 1	22		
006105	Enquirer	St	Hyattsville	20782	041	5577875	Plat 1	26		
000000	Sentinel	Dr	Hyattsville	20782	041	5577977	Plat 1 Parcel D Common Area Per Plat			
000000	Toledo	Ter	Hyattsville	20782	041F1	5582267	Parcel J2			
003321	Toledo	Ter	Hyattsville	20781	041F2	1835560	Bldg A Unit LI-06			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845809	Unit 726 -Ncoa2nd2010-			
003331	Toledo	Ter	Hyattsville	20781	041F2	1835784	Bldg 2 Unit 206			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835727	Bldg 1 Unit 304			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845353	Unit 419			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844638	Unit 109			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844836	Unit 711			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845676	Unit 624			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835594				
003321	Toledo	Ter	Hyattsville	20782	041F2	1835578	Bldg 1 Unit 1			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844141	Unit 501			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844430	Unit 206			
002900	Belcrest Center	Dr	Hyattsville	20782	042A2	3674124	Pt Par A (5.53Ac To 3799616 Spt Lease Prop06)			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845106	Unit 715			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845825	Unit 327			
003311	Toledo	Ter	Hyattsville	20782	041F2	1835537	Bldg A Unit LI-03			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835636	Bldg 1 Unit 103			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845254	Unit 118			

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003331	Toledo	Ter	Hyattsville	20781	041F2	1835834	Bldg 2 Unit 307			
003325	Toledo	Rd	Hyattsville	20782	042A2	3503430	Pt Par H			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844125	Unit 301			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845502	Unit 621			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845205	Unit 317			
003300	East West	Hwy	Hyattsville	20782	041F2	3716982	Parcel A			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844679	Unit 509			
000000	Belcrest	Rd	Hyattsville	20782	042A1	1865732	Ne Pt Par A Eq 5.06 Ac			
003450	Toledo	Ter	Hyattsville	20782	041F1	1845486	Unit 421			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844323	Unit 504			
	East West	Hwy		0	041E2	1978915	Vacated Pt Of Toledo Terr (Town Annexation 2006)			025
003311	Toledo	Ter	Hyattsville	20782	041F2	1835362	Suite C-101			
003321	Toledo	Ter	Hyattsville	20782	041F2	1835669	Bldg 1 Unit 202			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844695	Unit 709			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844448	Unit 306			
006210	Belcrest	Rd	Hyattsville	20782	042A2	3674272	Pt Parcel A (Town Annexation 2006)			
000000	Dean	Dr	Hyattsville	20783	032F4	3866456	Pt Par 92 (New Fr 1860303 Spl 2007)			092
006506	America	Blvd	Hyattsville	20782	042A2	3935376	Unit 206			
006515	Belcrest	Rd	Hyattsville	20782	042A2	3834751	Prince George Center Parcel T			
003450	Toledo	Ter	Hyattsville	20782	041F1	1844760	Unit 710			
000000	Toledo	Ter	Hyattsville	20782	042A1	3746484	Land Unit 4 Pta 266-07			
006506	America	Blvd	Hyattsville	20782	042A2	3936408	Unit 813			
006506	America	Blvd	Hyattsville	20782	042A2	3936184	Unit 707			
006506	America	Blvd	Hyattsville	20782	042A2	3935400	Unit 209			
006506	America	Blvd	Hyattsville	20782	042A2	3936291	Unit 802			
006506	America	Blvd	Hyattsville	20782	042A2	3935459	Unit 214			
006506	America	Blvd	Hyattsville	20782	042A2	3935848	Unit 505			
006506	America	Blvd	Hyattsville	20782	042A2	3935814	Unit 502			
006506	America	Blvd	Hyattsville	20782	042A2	3935954	Unit 516			
006506	America	Blvd	Hyattsville	20782	042A2	3935962	Unit 601			
006506	America	Blvd	Hyattsville	20782	042A2	3936317	Unit 804			
006506	America	Blvd	Hyattsville	20782	042A2	3936333	(Pet For Rev Fin Unit 806 W/Chg 7-1-09)			
006506	America	Blvd	Hyattsville	20782	042A2	3935582	Unit 311			
006506	America	Blvd	Hyattsville	20782	042A2	3935673	Unit 404			
006506	America	Blvd	Hyattsville	20782	042A2	3936051	Unit 610			
006506	America	Blvd	Hyattsville	20782	042A2	3936077	Unit 612			
006500	America	Blvd	Hyattsville	20782	042A2	4021366	Plaza Lofts 22 Condo Bldg 2, Unit 406, Flrs 5&6 Model 17	406		

Property Address					Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
006500	America	Blvd	Hyattsville	20782	042A2	4021259	Plaza Lofts 22 Condo Bldg 2, Unit 206, Flrs 3&4 Model 16	206		
006506	America	Blvd	Hyattsville	20782	042A2	3935335	Unit 202			
06500	America	Blvd	Hyattsville	20782	042A2	5532593	Undev Vault Space Garage Unit P-1 America Boulevard			
000000	Editors Park	Dr	Hyattsville	20782	041F2	5575502	Addition To Parcel 3			
003101	Sentinel	Dr	Hyattsville	20782	041	5577625	Plat 1	1		
003105	Bulletin	Way	Hyattsville	20782	041	5577705	Plat 1	9		
006211	Chronicle	St	Hyattsville	20782	041	5577842	Plat 1	23		
000000	Sentinel	Dr	Hyattsville	20782	041	5577944	Plat 1 Pt Parcel A Common Area Per Plat			
000000	East West	Hwy	Hyattsville	20782	041	5579282	Phase 4			
000000	East West	Hwy	Hyattsville	20782	041	5579351	Phase 6 Common Area Per Plat			

Map 23. Zoning Change 1: Superimpose the T-D-O Zone

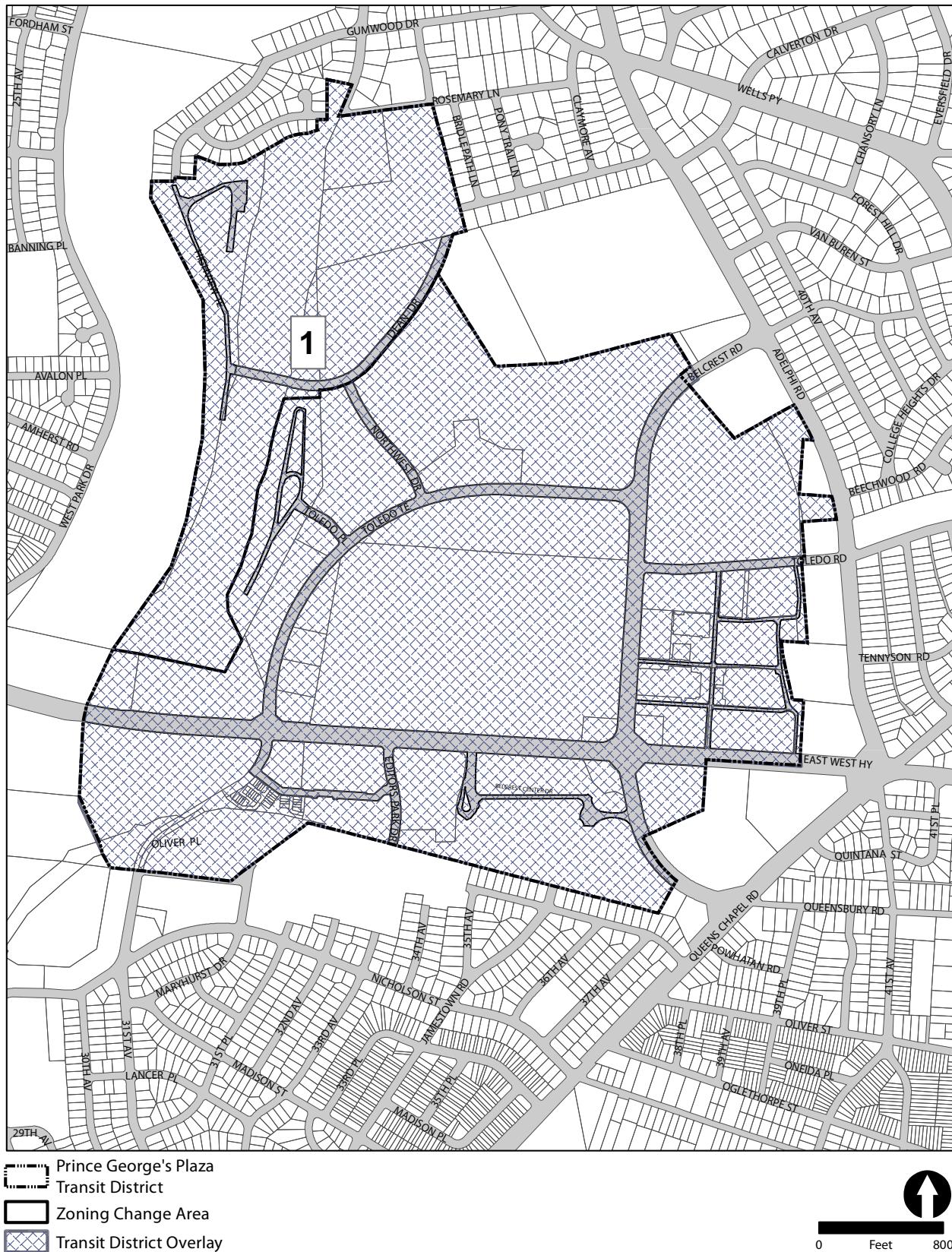


Table 30. Zoning Change 2: R30C to R-18

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
2	R30C to R-18	2.1	SMA	5/17/94	208NE03

DISCUSSION: This property is south of 6800 Highview Terrace, a larger parcel developed with medium-density garden apartments, a use permitted in the R-18 Zone. This rezoning removes a split zoning and eliminates the outdated condominium restriction from the southern tip of the Highview Terrace apartment complex. This rezoning allows the entire apartment complex to be redeveloped pursuant to the goals and standards of the TDDP.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
6800 Highview Terrace	041F1	1894344	PARCEL TWO			

Table 31. Zoning Change 3: R30C to R-18

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
3	R30C to R-18	0.29	SMA	5/17/94	208NE03

DISCUSSION: This property is adjacent to 3215 Toledo Place, a larger property developed with medium-density garden apartments, a use permitted in the R-18 Zone. This rezoning removes a split zoning and eliminates the outdated condominium restriction from the property. This rezoning allows the entire apartment complex to be redeveloped pursuant to the goals and standards of the TDDP.

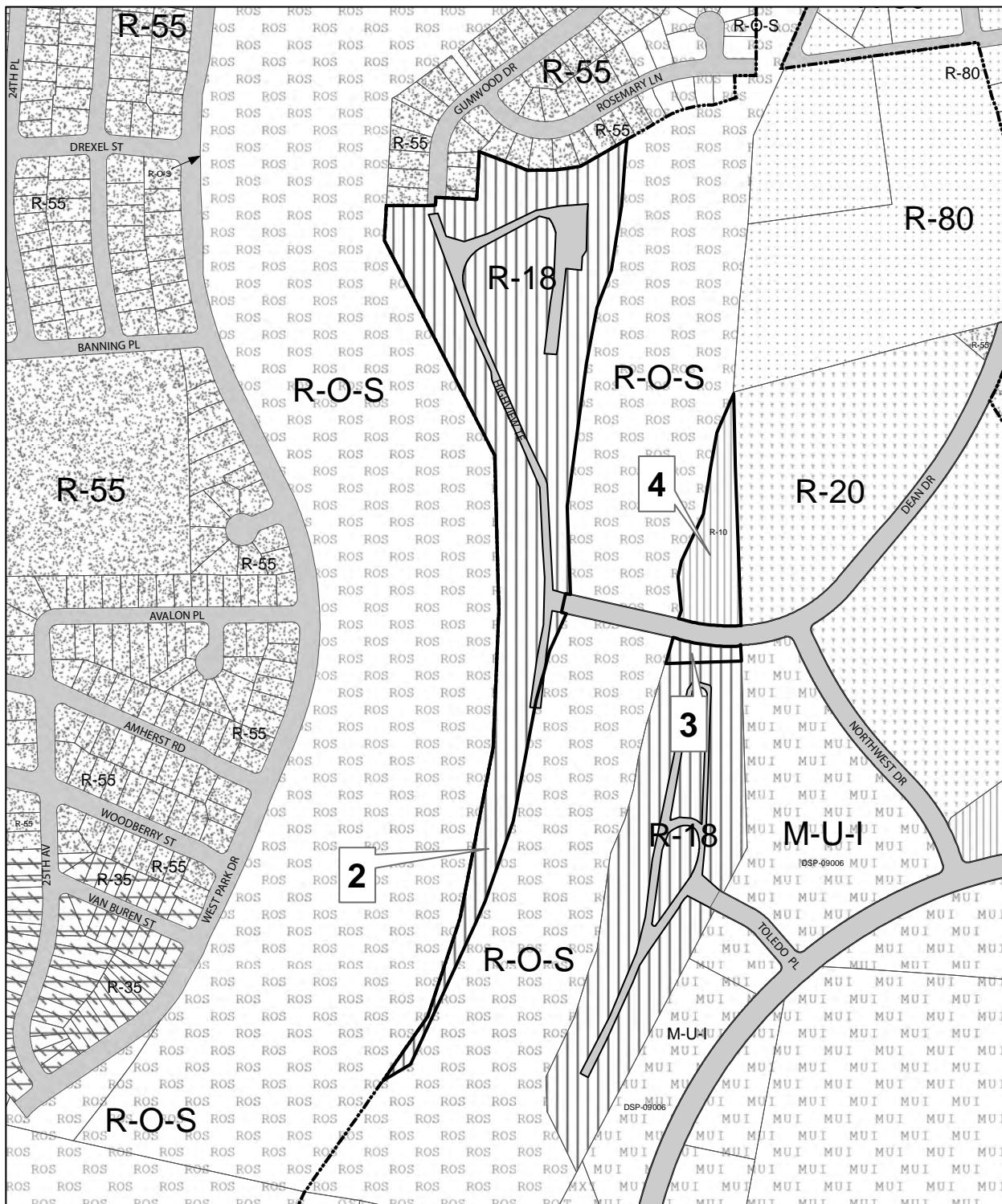
Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
0000 Dean Drive	041F1	1839836				

Table 32. Zoning Change 4: R-18 to R-10

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
4	R18 to R-10	1.77	SMA	9/13/94	208NE03

DISCUSSION: Dean Manor Apartments are located on a small, topographically challenged parcel on Dean Drive. The complex contains approximately 40 units on 1.77 acres. The property is currently zoned R-18 and includes an office use. The R-18 zone limits construction of multifamily units to 12 units per acre, or 20 units per acre for buildings with an elevator greater than four stories.

Due to the stormwater management challenges presented by the topography of the site and the stormwater impacts of adjacent development, coupled with the current density maximums of the R-18 zone and the parking requirements of the TDDP, redevelopment of this site is highly challenged within the R-18 zone. It is unlikely the property owner could economically construct new units with this zoning. Any development yield would be drastically less than the current level of development.

Map 24. Zoning Change 2 and 3: R30C to R-18, and Zoning Change 4: R-18 to R-10

Prince George's Plaza

Transit District

Zoning Change Area

0 Feet 400

The vision of this TDDP is for multifamily or single-family attached development in this area of the Neighborhood Edge. Such development is nearly impossible at Dean Manor Apartments given the constraints described above.

Classification of this property into the R-10 zone would allow development up to a maximum of 48 units per acre. The T-D-O/R-10 Table of Uses also permits limited commercial uses in residential buildings while avoiding the extensive flexibility of mixed-use zones, which are inappropriate for the Neighborhood Edge beyond those properties already so zoned.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
3400 Dean Drive	041F1	1921493	Parcel Three			

Table 33. Zoning Change 5: R-10 to R-20

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
5	R-10 to R-20	27.28	14-1998	6/23/98	208NE03

DISCUSSION: This TDDP envisions redevelopment of this property with single-family attached and townhouse development. Section 27-548.06(a)(1) states that development “within a Transit District shall not exceed the specified maximum residential density and any floor area ratio (FAR) requirements of the underlying zones.” Single-family attached housing is prohibited in the R-10 zone and is limited in other residential and mixed-use zones to 6-8 dwelling units per acre. This density is wholly inadequate and inappropriate for modern real estate products, especially in a Transit District. Conversely, the R-20 Zone permits single-family attached dwelling units at up to 16.33 dwelling units per acre.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
3501 Dean Drive	041F1	3746450	Land Unit 1			
Belcrest Road	042A1	3746468	Land Unit 2			
Toledo Terrace	042A1	3746476	Land Unit 3			

Map 25. Zoning Change 5: R-10 to R-20



 Prince George's Plaza
Transit District

Zoning Change Area



Table 34. Zoning Change 6: M-X-T to M-U-I

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
6	M-X-T to M-U-I	22.28	14-1998	6/23/98	208NE03

DISCUSSION: This property is located in the Downtown Core of the Transit District, currently hosts a surface parking lot that is incompatible with a walkable downtown environment, and is envisioned for a significantly increased intensity of development and mix of uses. This zoning change permits this property to transition, as the market allows, to the walkable urban products the real estate market increasingly demands. The M-U-I Zone, coupled with the Transit District Standards, permits a range of uses in a variety of buildings, creating the flexibility most conducive to development and redevelopment.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
000000 Toledo Rd	042A1	3668555	PT PARCEL A (NEW FROM 1865757 STR 05)			
000000 Toledo Rd	042B2	1865724	(2125SF TO 3668548 STR 05)			097
003308 Toledo Rd	042A1	1865757	PT PARCEL A (.26 A TO 3668555 STR 05)			
000000 Belcrest Rd	042A1	1865732	NE PT PAR A EQ 5.06 AC			
000000 Adelphi Rd	042A1	1964741	PT PAR 67 (.8027 A TO ACCT 3240231 STR 95)			067
000000 Belcrest Rd	042A1	1865740	SW PT PAR A EQ 4.55 AC			
000000 Adelphi Rd	042A1	3240231	(NEW FR 1964741 STR 95)			203
03308 Toledo Rd	042A1	5554737	PT PARCEL A EQ 22,21			
00000 Belcrest Rd	042A1	5554748	MAP 42 GR A1 SW PT P			
00000 Belcrest Rd	04242	5554761	MAP 42 GR A1 NE PT P			

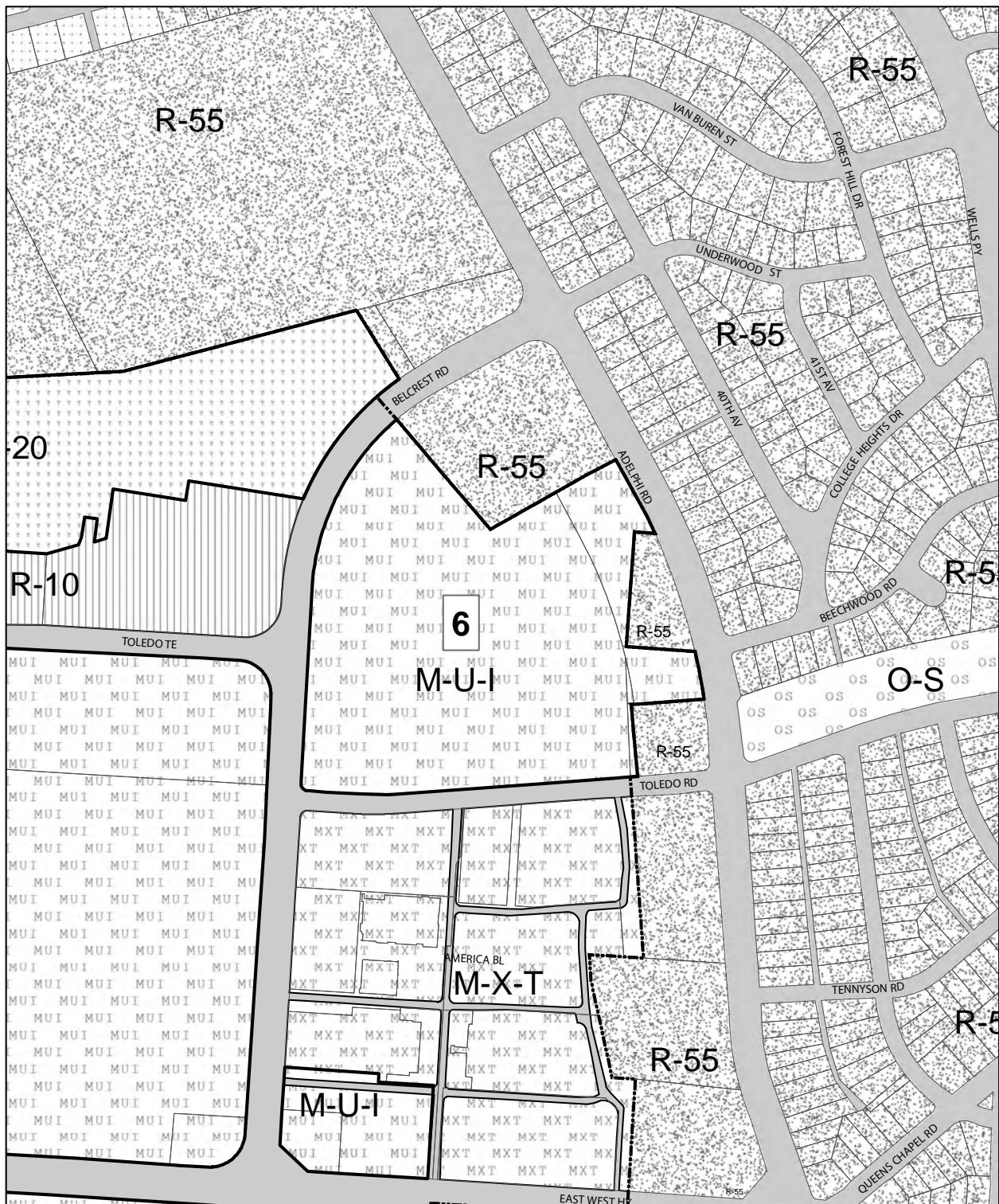
Map 26. Zoning Change 6: M-X-T to M-U-I

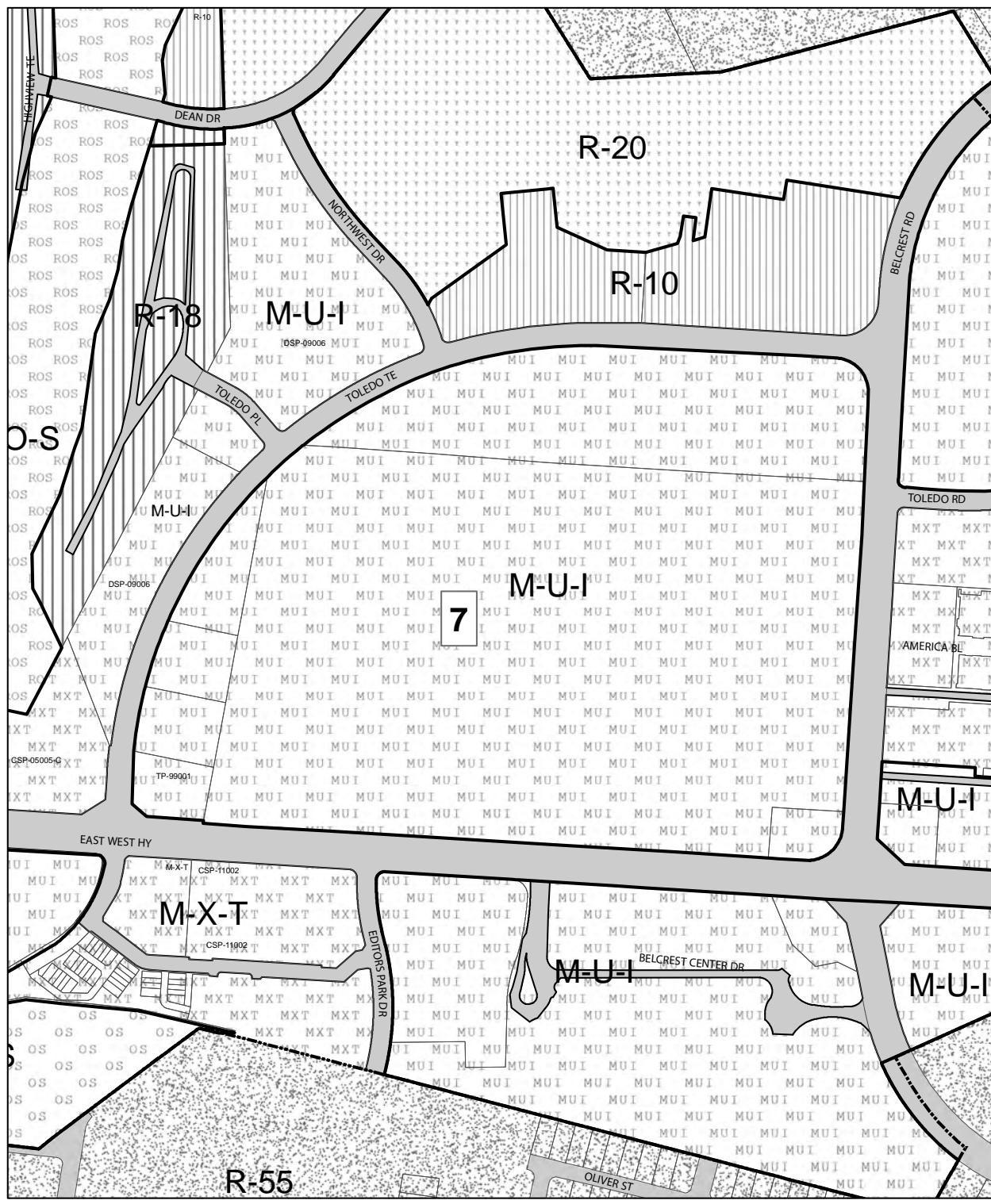
Table 35. Zoning Change 7: C-S-C, C-O, and R-18 to M-U-I

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
7	C-S-C to M-U-I C-O to M-U-I R-18 to M-U-I	52.61 3.85 12.29	14-1998	6/23/98	208NE03

DISCUSSION: These properties are located in the Downtown Core of the Transit District, are considerably underdeveloped considering their proximity to a transit station, have auto-oriented uses that are incompatible with a walkable downtown environment, and are envisioned for a significantly increased intensity of development and mix of uses. This rezoning permits these properties to retain the uses that they have on an interim basis while they transition, as the market allows, to the walkable urban products the real estate market increasingly demands. The M-U-I Zone, coupled with the Transit District Standards, permits a range of uses in a variety of buildings, creating the flexibility most conducive to development and redevelopment.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003321 Toledo Ter	041F2	1835560	Bldg A Unit LI-06			
003331 Toledo Ter	041F2	1835784	Bldg 2 Unit 206			
003321 Toledo Ter	041F2	1835727	Bldg 1 Unit 304			
003331 Toledo Ter	041F2	1835776	Bldg 2 Unit 205			
003311 Toledo Ter	041F2	1835529				
003311 Toledo Ter	041F2	1835289	Suite B-101			
003321 Toledo Ter	041F2	1835651	Bldg 1 Unit 201			
003311 Toledo Ter	041F2	1835388	Suite C-103			
006404 Belcrest Rd	042A2	3234812	Parcel A-2 (Town Annexation 2006)			
003321 Toledo Ter	041F2	1835594				
003321 Toledo Ter	041F2	1835578	Bldg 1 Unit 1			
003321 Toledo Ter	041F2	1835644	Bldg 1 Unit 104			
003331 Toledo Ter	041F2	1835768				
003321 Toledo Ter	041F2	1835685	Bldg 1 Unit 204			
003500 East West Hwy	041F2	3234804	Parcel A-1 (Town Annexation 2006)			
003321 Toledo Ter	041F2	1835677	Bldg 1 Unit 203			
003311 Toledo Ter	041F2	1835537	Bldg A Unit LI-03			
003321 Toledo Ter	041F2	1835628	Bldg 1 Unit 102			
003311 Toledo Ter	041F2	1835511				
003311 Toledo Ter	041F2	1835487	Bldg A Unit A-201			
003321 Toledo Ter	041F2	1835636	Bldg 1 Unit 103			
003321 Toledo Ter	041F2	1835610	Bldg 1 Unit 101			
003311 Toledo Ter	041F2	1835503	Bldg A Unit A-203			
003331 Toledo Ter	041F2	1835834	Bldg 2 Unit 307			
003321 Toledo Ter	041F2	1835701	Bldg 1 Unit 302			
003311 Toledo Ter	041F2	1835321	Suite B-201			
003400 East West Hwy	041F2	1835271	Parcel R (Town Annexation 2006)(Entire Imps Razed 5/1/09)			

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
003331 Toledo Ter	041F2	1835743	Bldg 2 Unit 106			
003311 Toledo Ter	041F2	1835396	Suite C-104			
003311 Toledo Ter	041F2	1835495	Bldg A Unit A-202			
003311 Toledo Ter	041F2	1835552				
003311 Toledo Ter	041F2	1835404	Suite C-105			
003311 Toledo Ter	041F2	1835354				
003321 Toledo Ter	041F2	1835719	Bldg 1 Unit 303			
003311 Toledo Ter	041F2	1835446	Suite C-204			
003311 Toledo Ter	041F2	1835545				
003331 Toledo Ter	041F2	1835750	Bldg 2 Unit 107			
003311 Toledo Ter	041F2	1835461				
003311 Toledo Ter	041F2	1835362	Suite C-101			
003311 Toledo Ter	041F2	1835412	Suite C-201			
003311 Toledo Ter	041F2	1835297	Suite B-102			
003321 Toledo Ter	041F2	1835693	Bldg 1 Unit 301			
003321 Toledo Ter	041F2	1835669	Bldg 1 Unit 202			
003321 Toledo Ter	041F2	1835586				
003311 Toledo Ter	041F2	1835305	Suite B-103			
003321 Toledo Ter	041F2	1835602	Bldg 1 Unit 4			
003311 Toledo Ter	041F2	1835370	Suite C-102			
003311 Toledo Ter	041F2	1835438	Suite C-203			
003311 Toledo Ter	041F2	1835800	Bldg 2 Unit 208			
003311 Toledo Ter	041F2	1835347	Suite B-203			
003311 Toledo Ter	041F2	1835479	Bldg A Unit A-102			
003331 Toledo Ter	041F2	1835842	Bldg 2 Unit 308			
003400 Toledo Ter	042A1	1859438	Parcel B			
003311 Toledo Ter	041F2	1835420	Suite C-202			
003331 Toledo Ter	041F2	1835818	Bldg 2 Unit 305			
003311 Toledo Ter	041F2	1835313	Suite B-104 T-Dt S/B 09/20/04 L20332 F001			
003311 Toledo Ter	041F2	1835339	Suite B-202			
003331 Toledo Ter	041F2	1835792	Bldg 2 Unit 207			
003331 Toledo Ter	041F2	1835826	Bldg 2 Unit 306			
003331 Toledo Ter	041F2	1835735	Bldg 2 Unit 105			
003311 Toledo Ter	041F2	1835453	Suite C-205 Bldg C			

Map 27. Zoning Change 7: C-S-C, C-O, and R-18 to M-U-I

Prince George's Plaza
Transit District
Zoning Change Area

0 Feet 400

Table 36. Zoning Change 8: M-X-T to M-U-I

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/ SE Number	Approved SMA/ZMA/ SE Date	200' Scale Index Map
8	M-X-T to M-U-I	3.13	14-1998	6/23/98	208NE03

DISCUSSION: This property is located in the Downtown Core of the Transit District, is considerably underdeveloped considering its proximity to a transit station and is envisioned for a significantly increased intensity of development and mix of uses. This rezoning permits this property to retain the uses that they have on an interim basis while they transition, as the market allows, to the walkable urban products the real estate market increasingly demands. The M-U-I Zone, coupled with the Transit District Standards, permits a range of uses in a variety of buildings, creating the flexibility most conducive to development and redevelopment.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
6400 America Boulevard	042A2	3666724	Parcel N			
3600 East West Hwy	042A2	1927516	Parcel H (Fin No Chg1-1-04)			

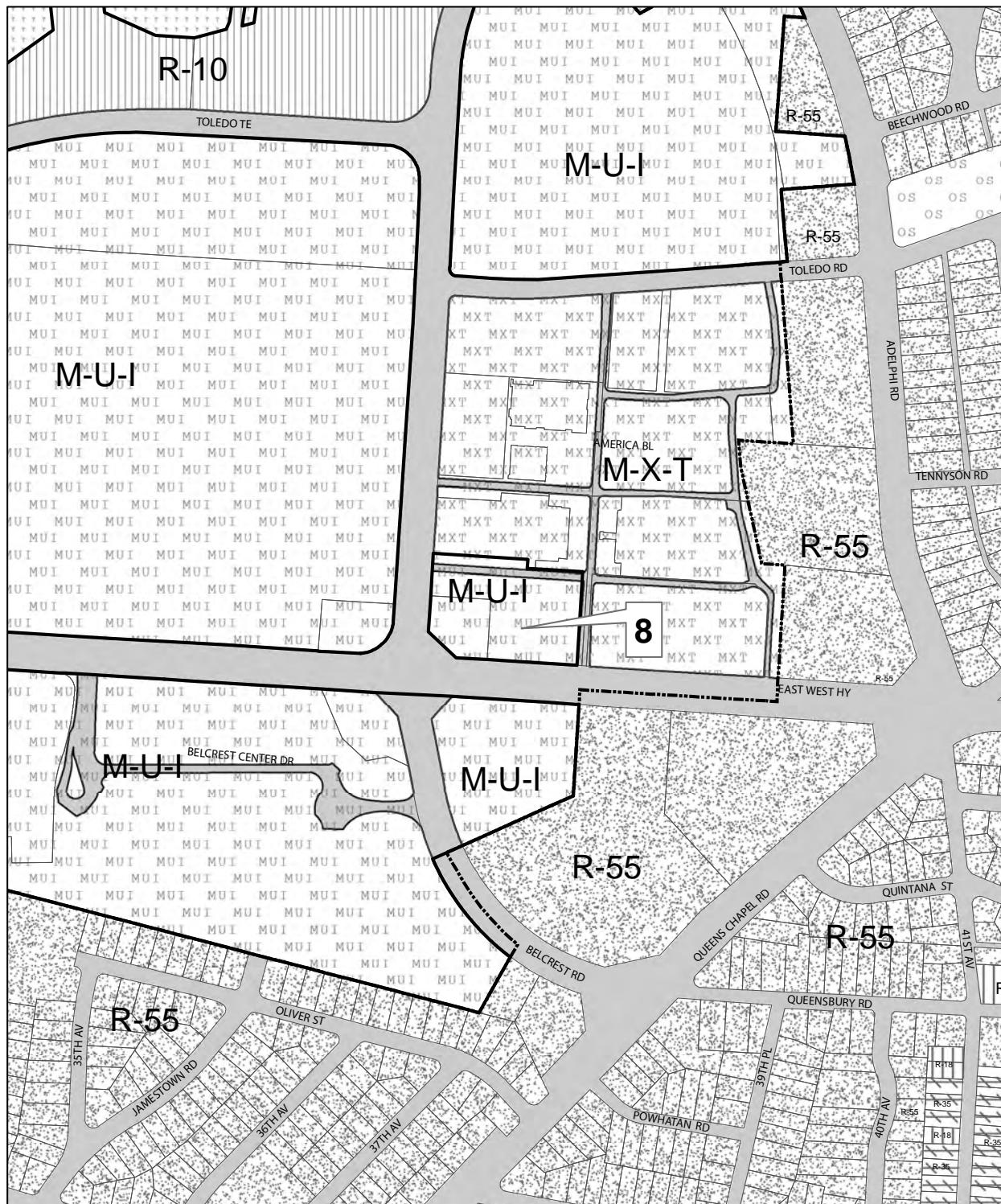
Map 28. Zoning Change 8: M-X-T to M-U-I

Table 37. Zoning Change 9: C-S-C and M-X-T to M-U-I

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
9	C-S-C to M-U-I M-X-T to M-U-I	9.76 21.81	14-1998	6/23/98	207NE03, 208NE03

DISCUSSION: The outer properties in this zoning change are located in the Downtown Core of the Transit District, are considerably underdeveloped considering their proximity to a transit station, have auto-oriented uses that are incompatible with a walkable downtown environment, and are envisioned for a significantly increased intensity of development and mix of uses.

These two commercial parcels surround the Metro station, which is significantly underdeveloped with available air rights above the parking structure and platforms, and an underdeveloped retail frontage that does not embrace MD 410 (East West Highway) as envisioned by this TDDP.

This rezoning permits these properties to retain the uses that they have on an interim basis while they transition, as the market allows, to the walkable urban products the real estate market increasingly demands. The M-U-I Zone, coupled with the Transit District Standards, permits a range of uses in a variety of buildings, creating the flexibility most conducive to development and redevelopment.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
006210 Belcrest Rd	042A2	3799608	Pt Par A WMATA Lease			
006210 Belcrest Rd	042A2	3799616	Pt Par A WMATA Leased			
003599 East West Hwy	042A2	1859560	Plaza-Addn Pt Par L Eq 36445 Sf (Twn Annex 2006)			
003501 East West Hwy	041F2	3302452	(L11250 F420 L13592 F315) (Corr Map & Grid 03) (Twn Annx 0)	1		
002900 Belcrest Center Dr	042A2	3674124	Pt Parcel A (5.53Ac To 3799616 Spt Lease Prop06)			
006211 Belcrest Rd	042A2	3196235	Parcel A (Town Annexation 2006)			
006210 Belcrest Rd	042A2	3674272	Pt Parcel A (Town Annexation 2006)			

Map 29. Zoning Change 9: C-S-C and M-X-T to M-U-I

Prince George's Plaza
Transit District

Zoning Change Area

0 Feet 400

Table 38. Zoning Change 10: C-S-C to O-S

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/ SE Number	Approved SMA/ZMA/ SE Date	200' Scale Index Map
10	C-S-C to M-U-I	13.23	14-1998	6/23/98	207NE03, 208NE03

DISCUSSION: This property is located west of the Downtown Core, is adjacent to properties zoned M-X-T, and is envisioned for mixed-use development. The property is significantly underdeveloped for a Transit District, with a large surface parking lot and considerable frontage on MD 410 (East West Highway). Rezoning to M-U-I permits the property owner to maximize the development potential of the property while encouraging a mix of uses at heights and densities appropriate for the fringe of the Transit District.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
3301 East West Highway	041E2	3274479	Parcel A (Town Annexation 2006)			

Table 39. Zoning Change 11: C-S-C to M-U-I

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/ SE Number	Approved SMA/ZMA/ SE Date	200' Scale Index Map
11	C-S-C to M-U-I	13.23	14-1998	6/23/98	207NE03, 208NE03

DISCUSSION: This property is located west of the Downtown Core, is adjacent to properties zoned M-X-T, and is envisioned for mixed-use development. The property is significantly underdeveloped for a Transit District, with a large surface parking lot and considerable frontage on MD 410 (East West Highway). Rezoning to M-U-I permits the property owner to maximize the development potential of the property while encouraging a mix of uses at heights and densities appropriate for the fringe of the Transit District.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
3301 East West Highway	041E2	3274479	Parcel A (Town Annexation 2006)			

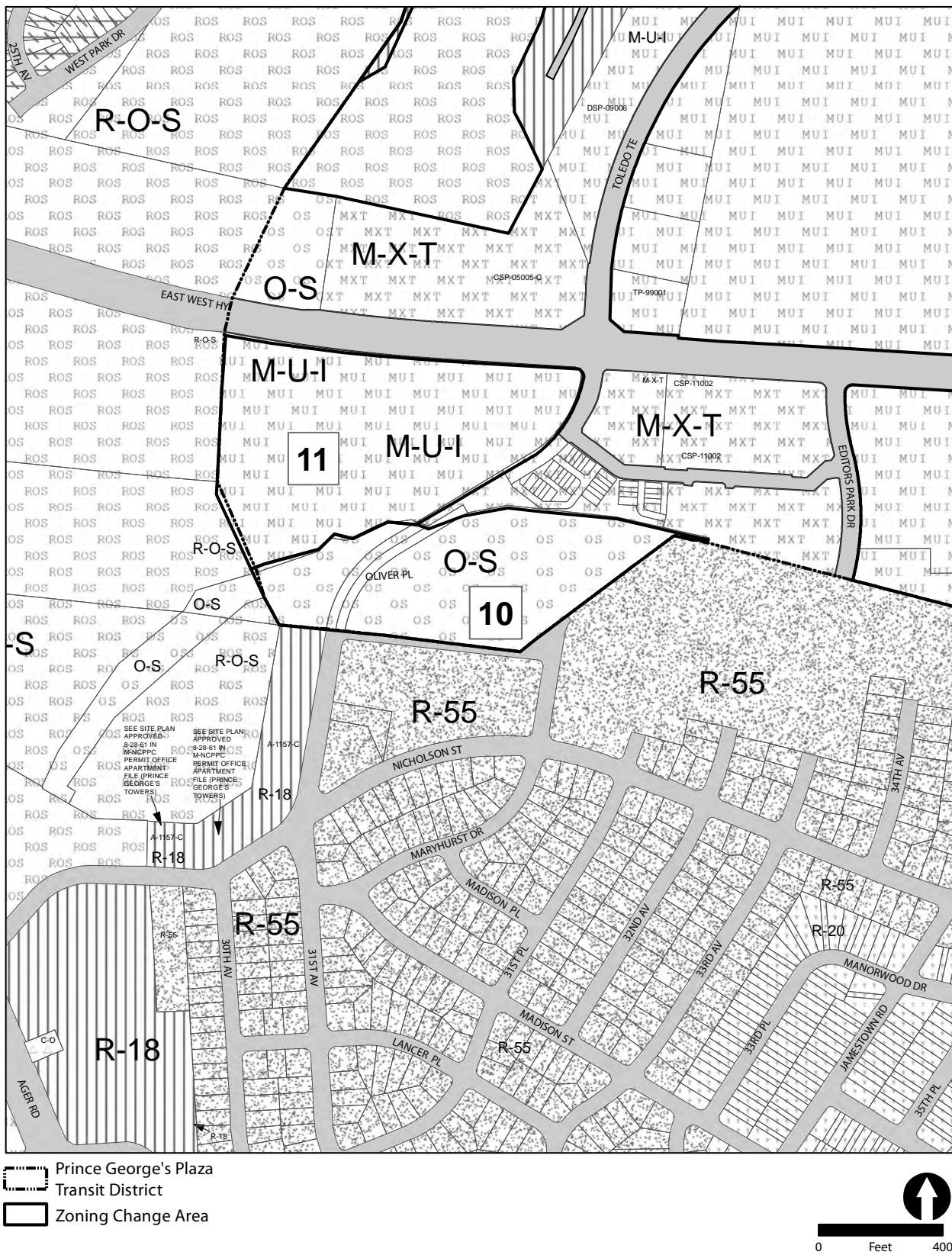
Map 30. Zoning Change 10: C-S-C to O-S and Zoning Change 11: C-S-C to M-U-I

Table 40. Zoning Change 12: R-18 to R-20

Change Number	Zoning Change	Areas of Change (Acres)	Approved SMA/ZMA/SE Number	Approved SMA/ZMA/SE Date	200' Scale Index Map
12	R-18 to R-20	9.32 ac	SMA	5/17/94	208NE03

DISCUSSION: This property is located in the Residential Edge and is currently developed with garden apartments. This TDDP envisions redevelopment of this property with either multifamily low-density or single-family attached housing. Section 27-548.06(a)(1) states that development “within a Transit District shall not exceed the specified maximum residential density and any floor area ratio (FAR) requirements of the underlying zones.” The maximum permitted densities for single-family attached housing in the R-18 Zone range from 6-8 dwelling units per acre. This density is wholly inadequate and inappropriate for modern real estate products, especially in a Transit District. Conversely, the R-20 Zone permits single-family attached dwelling units at up to 16.33 dwelling units per acre.

Address	Tax Map and Grid	Tax Account	Legal Description	Lot	Block	Parcel
	041F1	1859479	PARCEL D			

Map 31. Zoning Change 12: R-18 to R-20