



The Maryland-National Capital Park and Planning Commission



1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

MEMORANDUM

DATE: May 14, 2024

TO: Historic Preservation Commission

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division *TWG*

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*
Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division *AGC*

SUBJECT: **MRF-2023-005 Leonardtown Student Housing, University of Maryland (adjacent to the Old Town College Park Historic District, 66-042-00)**

BACKGROUND

The subject property comprises approximately 7 acres and is located north of Norwich Road, south of Campus Drive, and west of Rhode Island Avenue, in College Park. The property is owned by the University of Maryland and the State of Maryland. The existing parcels are zoned Local Transit Oriented-Edge (LTO-E), which provides for the establishment of high quality, vibrant, moderate intensity development, a range of housing options, and vibrant, transit-rich centers. The site was formerly the location of three-level garden-style apartments (the Old Leonardtown Apartments, recently demolished), an existing parking lot, and an existing maintenance building and yard. Surrounding the site is older student housing in the form of two-level garden-style apartments (New Leonardtown) and smaller single-family houses. The subject property is adjacent to the National Register and Prince George's County Old Town College Park Historic District (66-042-00) on its south and west sides.

The property is located in the 2010 *Approved Central US 1 Corridor Sector Plan* and in the Developed Tier and Established Communities growth area. The plan provides goals, policies, and strategies for Historic Preservation (pp. 193-202). Key recommendations from the plan include preserving the character of existing single-family residential neighborhoods and ensuring the protection of the unique features of the Old Town College Park Historic District located within the Central US 1 Corridor. The subject site was placed in a "Walkable Node," which recommends a series of pedestrian-friendly, transit-oriented, mixed-use walkable nodes at appropriate locations along the Central US 1 Corridor. Buildings in this node have a recommended height of 2-6 stories.

The vision for Historic Preservation in the plan recommends that the history of College Park be recognized and integrated in the redevelopment of the Central US 1 Corridor, highlighting identified historic resources and interpretive markers as cornerstones of public recreation spaces and private development projects (p. 193).

The subject property is adjacent to the Old Town College Park National Register and Prince George's County Historic District. The subdivision was platted in 1889 by John O. Johnson and Samuel Curriden.

Johnson and Curriden had acquired a 125-acre parcel from Ella Calvert Campbell, an heir to a portion of the Calvert family's Riversdale estate. After the State of Maryland took over the administration of the college in 1914, it embarked on an ambitious expansion program. Both the college grounds and the nearby residential community began to reflect the influence of the Colonial Revival style. A large portion of the original College Park subdivision, containing 235 buildings that reflect popular residential architecture of the late nineteenth and early twentieth centuries, was designated by the county as the Old Town College Park Historic District in January 2008.

FINDINGS

1. The University of Maryland proposes to build a 465-unit multifamily apartment building for graduate student housing. The applicant proposes a residential building with five full and a partial sixth level of residential units with two exterior courtyards within the building footprint. The total gross square footage of the building is 326,352 square feet and will be approximately 80' 11" in height. A lawn and social gardens are proposed on the west side of the proposed building, adjacent to the extant apartment buildings. Surface parking will be provided on the southwestern portion of the property, where it abuts the Old Town College Park Historic District.
2. Plantings will include Paperback Maples, Bowhall Red Maples, October Glory Red Maples, Gray Birch, Appalachian Spring Dogwood, Princeton Sentry Maidenhair Tree, Kentucky Coffeetree, and Round-Lobed Sweet Gum trees around the perimeter of the building and within the two interior courtyards. No plantings are proposed in the parking area, which abuts the Old Town College Park Historic District. There are existing mature trees along Norwich Road that provide a partial visual buffer between the Historic District and the developing property and should be retained to the maximum extent possible.
3. The applicant proposes lighting fixtures that follow the standard University of Maryland Light Pole. The applicant's lighting plan indicates that there will be little to no light spillover onto adjacent properties.
4. Because the subject property is adjacent to the County-designated Old Town College Park Historic District, the application was reviewed by the Old Town College Park Historic District Local Advisory Committee (LAC) at its April 24, 2024 meeting. The LAC voted 6-1 to recommend that the Historic Preservation Commission support the plan as presented, with the following recommendations:
 - a. Redesign the south facade by visually breaking up the massing to reduce the effect of the monolithic street wall; and increase accessibility by allowing pedestrian pass-throughs at ground level, such as through the courtyards.
 - b. Enhance the landscape buffer on the south side of the project between the parking lots and the residential area of Old Town and incorporate landscape features within the parking lots themselves; include trees and shrubs as a landscape buffer along Norwich Road and trees along Graduate Way and Campus Drive to soften the building's appearance; and retain the existing trees on the site wherever possible.

CONCLUSIONS

1. The proposed five to six floor building conforms to the proposed height of buildings placed in a Walkable Node of the 2010 *Approved Central US 1 Corridor Sector Plan* area. The building also conforms to Policy 2, Strategy 2 on p. 67 of the plan: "Establish building heights generally between

two and six stories in height. Areas targeted for student housing, such as the Lower Midtown node and the Paint Branch Stream Valley Park, should have building heights between four and ten stories in height. Building heights should begin to step down as the walkable nodes transition into residential neighborhoods.”

2. The mature trees that currently line the southern boundary of the subject property along Norwich Road appear to be in good condition and should be retained to the maximum extent possible in order to provide a visual buffer from the adjacent Historic District.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission recommend approval of MRF-2023-005, Leonardtown Student Housing, University of Maryland, with the following conditions:

1. The applicant shall retain existing mature trees on the southern boundary of the property to the maximum extent possible, and additional plantings should be included within the parking area and on the southern and western boundary of the property, in order to provide a visual buffer from the adjacent Old Town College Park Historic District (66-042-00).
2. The applicant shall incorporate greater variation and articulation in the design of the south elevation of the proposed building to provide a less monolithic appearance, as well as consider incorporating pedestrian access points through the building, such as through one or both of the proposed interior courtyards.



1 ELEVATION - CAMPUS DRIVE
SCALE: 1/16" = 1'-0"



2 ELEVATION - QUAD
SCALE: 1/16" = 1'-0"



3 ELEVATION - GRADUATE WAY
SCALE: 1/16" = 1'-0"



5 ELEVATION - REAR LOBBY
SCALE: 1/16" = 1'-0"



4 ELEVATION - RHODE ISLAND AVENUE
SCALE: 1/16" = 1'-0"

SHEET NOTES

MOSAIC DP
CAMPUS
APARTMENTS

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GENERAL NOTES

Date	Description
A 07/14/2023	SCHEMATIC DESIGN
B 11/03/2023	DESIGN DEVELOPMENT

Seal / Signature

NOT FOR
CONSTRUCTION

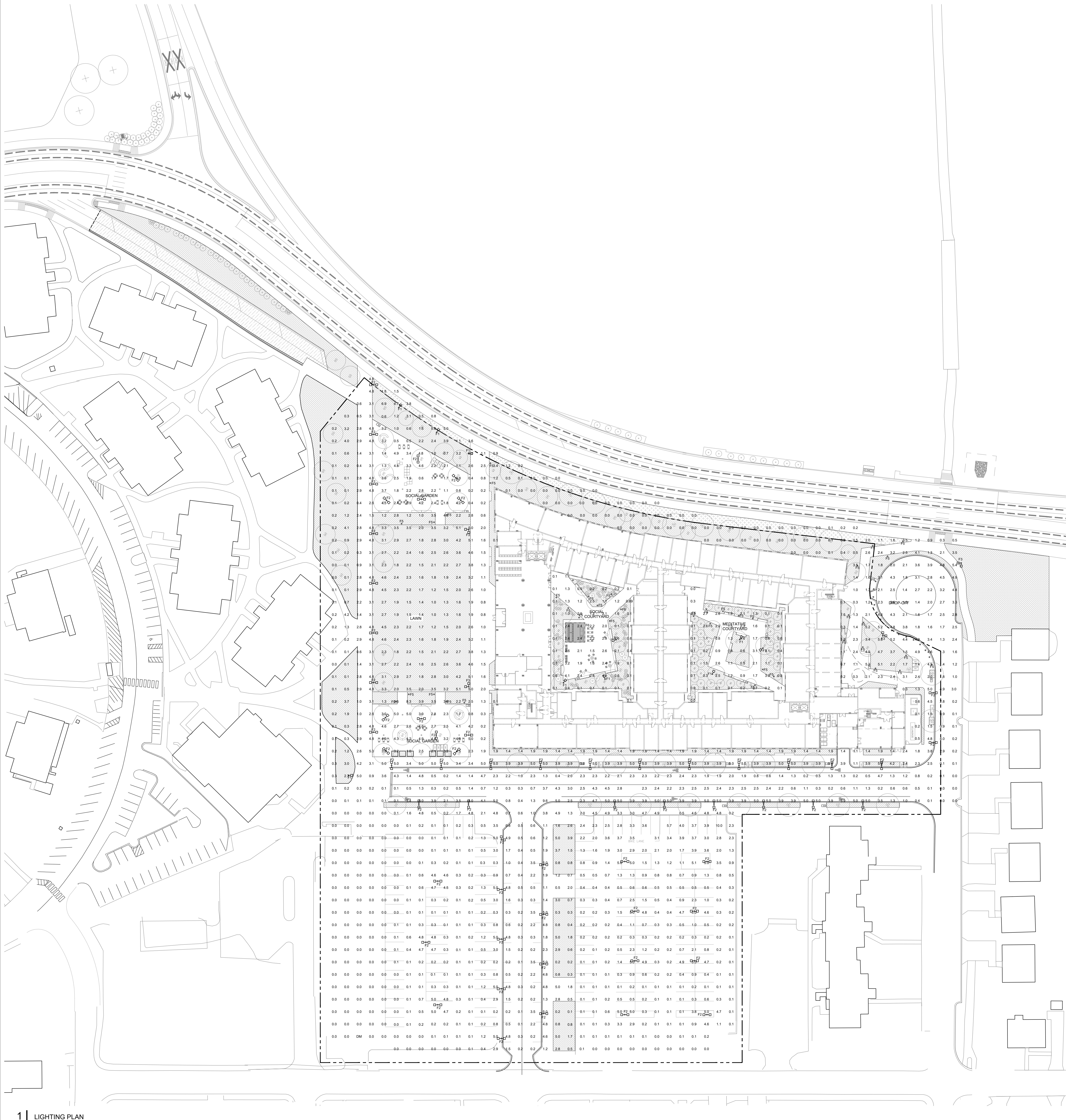
Project Name
UMD LEONARDTOWN

Project Number
09.9963.000

Description
BUILDING ELEVATIONS

Scale
1/16" = 1'-0"

A2.002



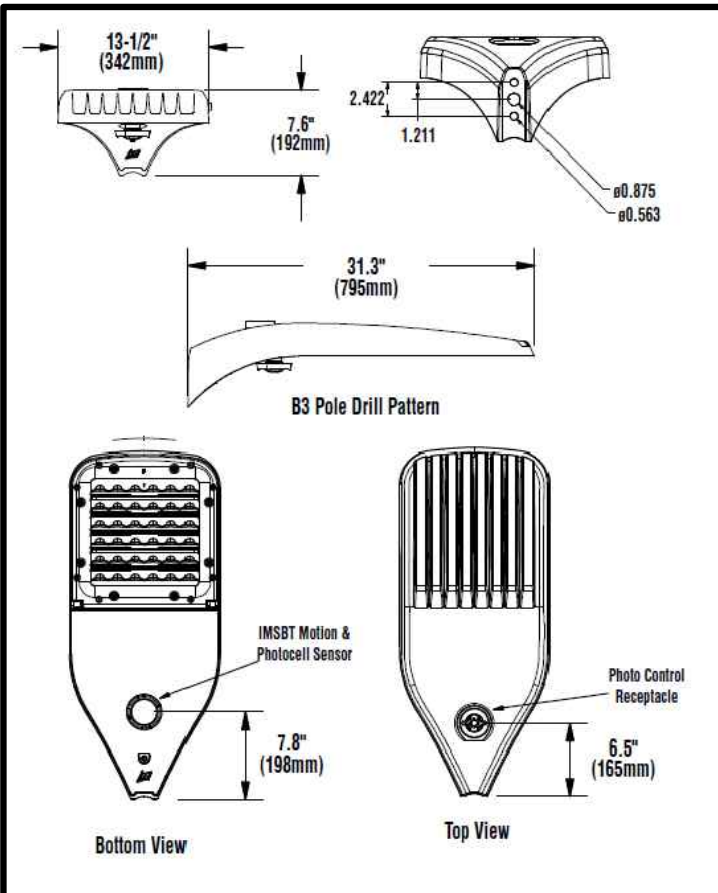
LIGHTING FIXTURE

F1 - F4 LIGHT FIXTURES FOLLOW
UMD STREET LIGHT POLE
STANDARD

MIRADA MEDIUM (MRM)

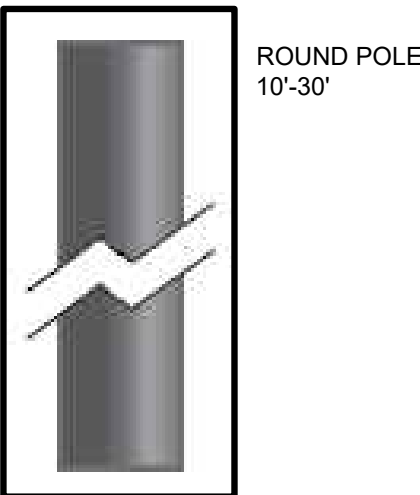
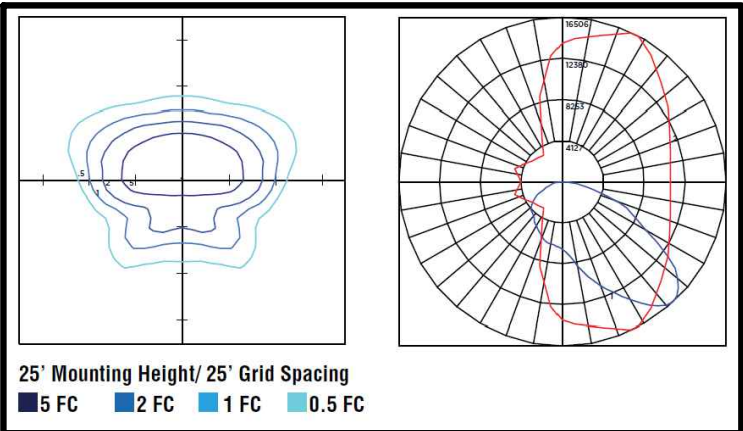
OUTDOOR LED AREA LIGHT

PHOTOMETRICS TYPE:
MERM-LED-3OL-SIL-3-40-70CRI



LUMINAIRE DATA		
Type FTA Distribution		
Description	4000 Kelvin, 70 CRI	
Delivered Lumens	32,566	
Watts	232	
Efficacy	140	
IES Type	Type VS - Short	
BUG Rating	B4-U0-G3	

Zonal Lumen Summary		
Zone	Lumens	%Luminaire
Low (0-30)*	6986	21%
Medium (30-60)*	19172	59%
High (60-80)*	5875	18%
Very High (80-90)*	534	2%
Uplight (90-180)*	0	0%
Total Flux	32566	100%



VICINITY MAP



SCALE: 1" = 2000'

LIGHTING PLAN LEGEND

- PROJECT LIMIT LINE
- PROPERTY LINE
- BUILDING
- PROPOSED PLANTING
- F1
- F2
- F3
- F4
- F5
- F6

LIGHTING PLAN NOTES

- LIGHTING FROM BUILDING TO BE DETERMINED.

MOSAIC
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Tel 202.393.1523
Fax 202.315.3059

Date	Description
A 07/14/2023	SCHEMATIC DESIGN

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
UMD LEONARDTOWN

Project Number
2321

Description
LIGHTING PLAN

Scale
1" = 40'-0"

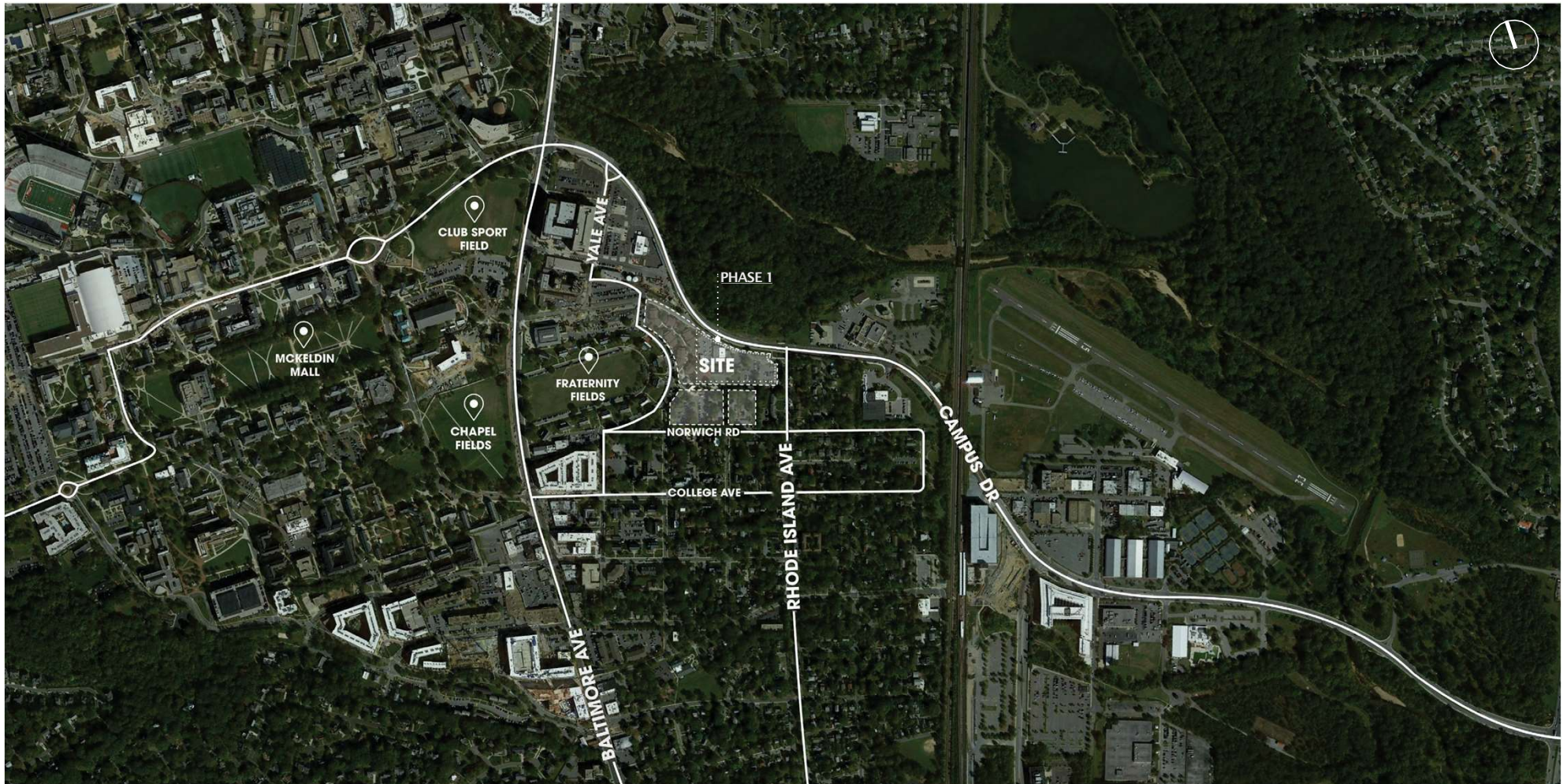
LT100

Leonardtwn Graduate Student Housing

April 24, 2024

SITE ANALYSIS

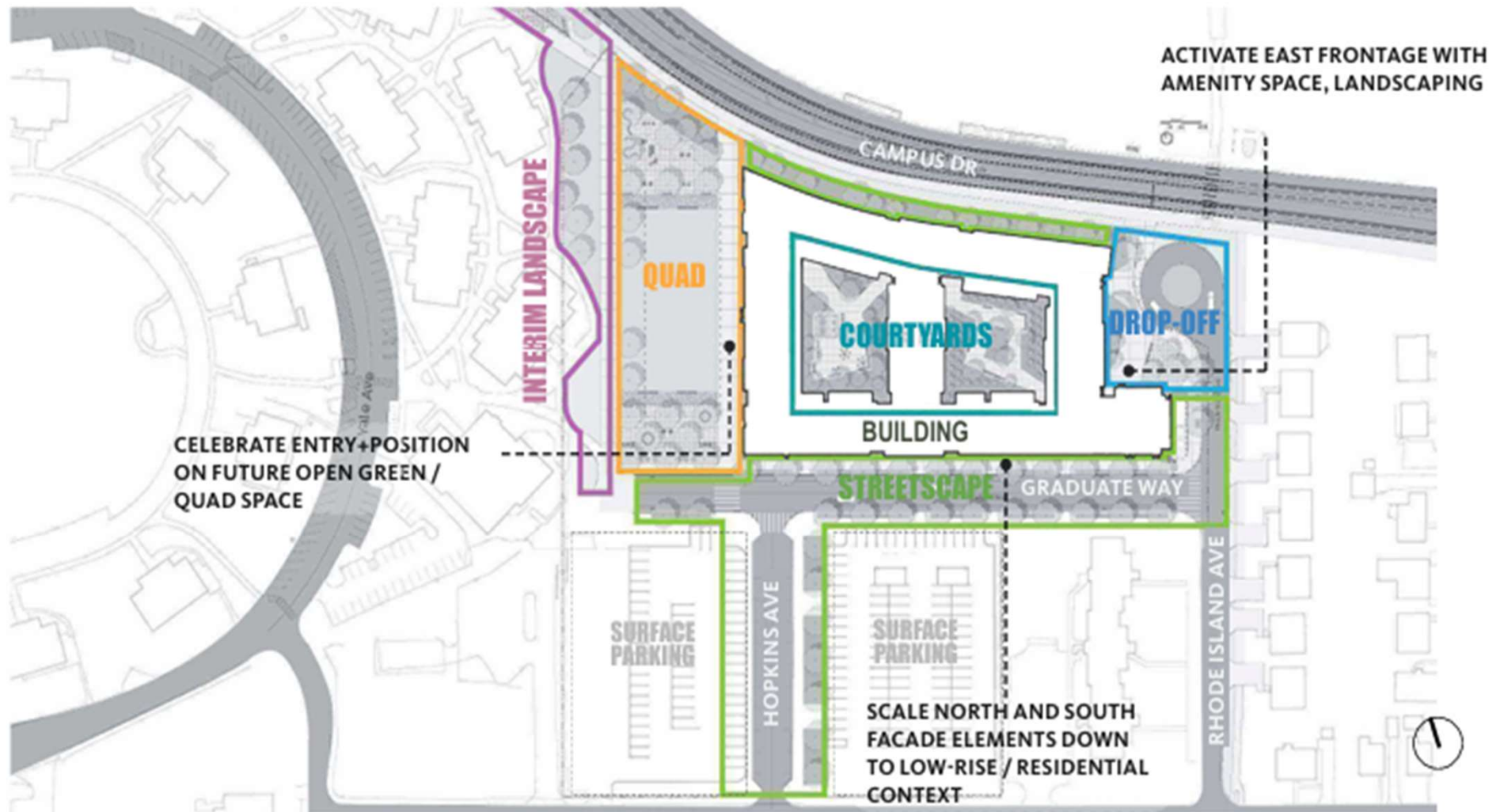
MACRO



SITE ANALYSIS

MICRO



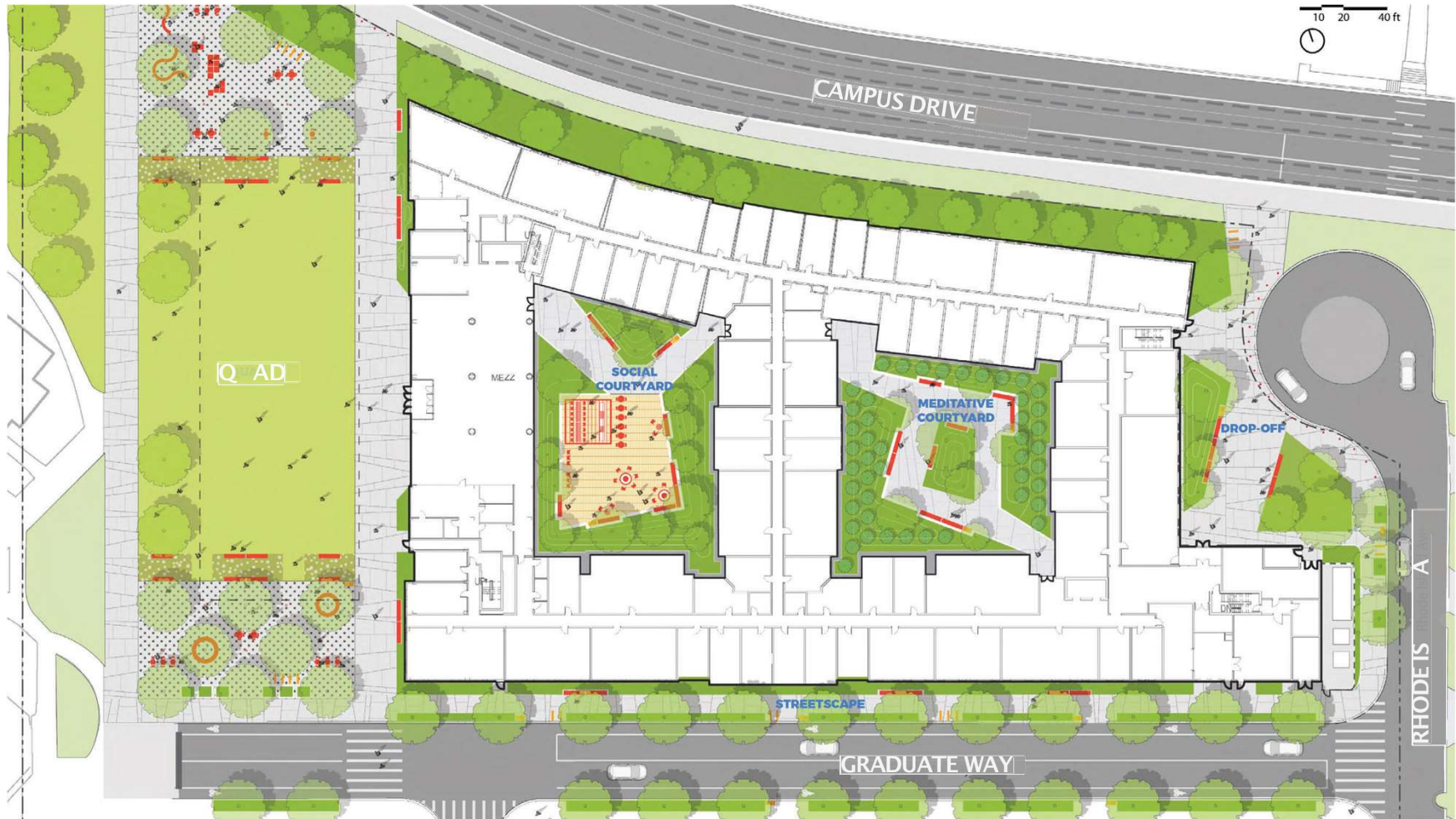


Project Overview

- ❖ Redevelopment of parking lot and former undergraduate student housing Old Leonardtown
- ❖ Situated south of Campus Drive and west of Rhode Island avenue on 7 acres of land.
- ❖ Part of UMD's Discovery District
- ❖ Transit-oriented development next to the Purple Line and a few hundred yards
- ❖ 5 levels of residential plus one partial with 2 large courtyards
- ❖ Concrete slab and podium with 4 plus levels of Type IIIA wood construction on top.

Building Information	
# of Units	465
# of Beds	741
# of Surface Parking	217
NRSF	245,114
Amenity / Office / BOH GSF	17,164
Total Bldg GSF	326,352
Bldg Efficiency (NRSF/GSF)	75.1%
Timing Assumptions	
Constr Start Date	Jun-2024
Delivery Date	Aug-2026
Constar Duration (Mos)	26

DESIGN SITE PLAN



DESIGN

BUILDING FLOOR PLANS

LEGEND

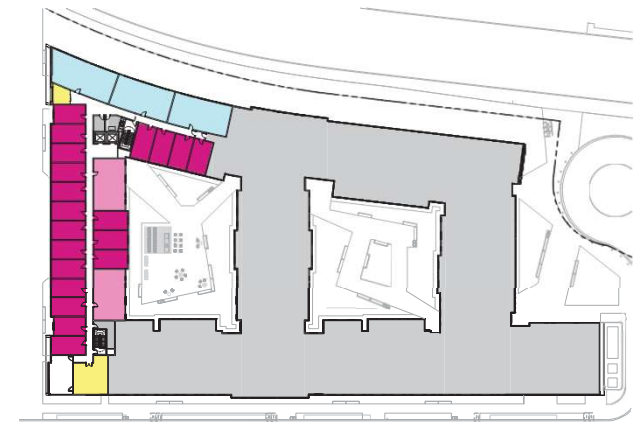
■	MICRO STUDIO	29
■	STUDIO	299
■	2 BED 2 BATH	35
■	3 BED 3 BATH	30
■	4 BED 4 BATH	47
■	5 BED 3 BATH	10
■	5 BED 5 BATH	4
	TOTAL	454 UNITS (746 BEDS)
■	AMENITY	



GROUND LEVEL



TYPICAL LEVEL
LEVELS 2-5



6TH LEVEL
PENTHOUSE AND ROOF



CONCEPTUAL RENDERINGS

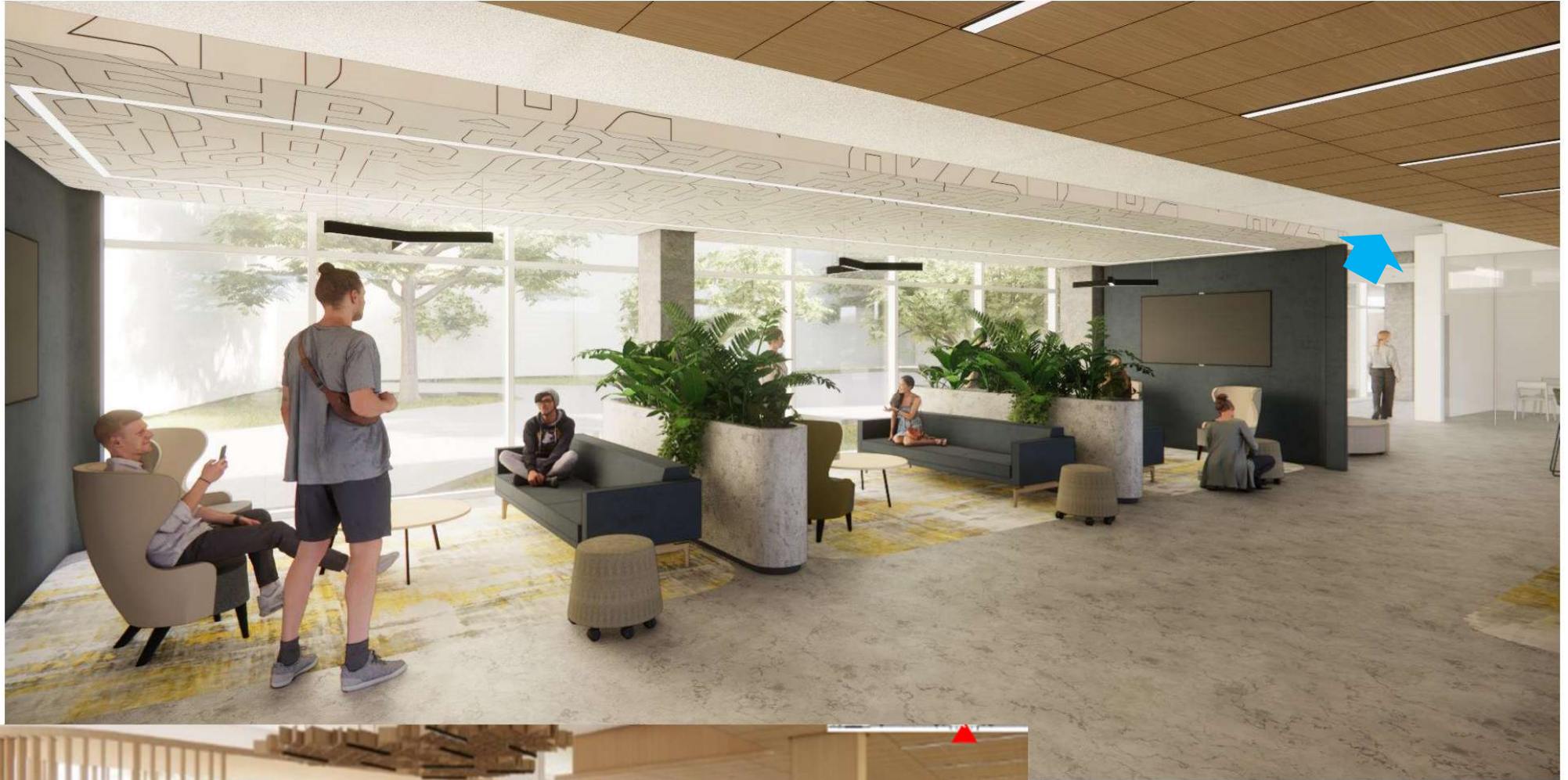
AERIAL VIEW



CONCEPTUAL RENDERINGS

VIEW FROM NORTHEAST CORNER





SOCIAL FLEX BOOTHS
STUDENT SPACES & EXPERIENCE

CONCEPTUAL RENDERINGS

VIEW FROM GRADUATE WAY LOOKING WEST

