



GRADUATE STUDENT GOVERNMENT

BY GRADS FOR GRADS

Adele H. Stamp Student Union
3972 Campus Drive College Park, MD
gsg-office@umd.edu

July 13, 2020

VIA EMAIL AND FIRST CLASS MAIL

The Honorable Dannielle M. Glaros
Chair, Prince George's County
Planning, Housing
and Economic Development Committee
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: CB-9-2020, CB-10-2020 and CB-12-2020

Dear Councilmember Glaros:

The University of Maryland owns several parcels of land adjacent to the campus which are accessed from Mowatt Lane and Campus Drive. These properties are currently zoned R-10, R-18 and R-55. More than a decade ago, a portion of this property obtained prior and use approvals for multi-family housing, although that project fell through.

The University has negotiated with Gilbane Development for a comprehensive development plan for an area that combines University property with other adjacent and acquired by Gilbane. Graduate Student Government (GSG) has been integral in making sure graduate student voices are heard across The University and this project exemplifies what we have been striving to achieve for years.

The proposed development includes a combination of for-sale townhouses and graduate student apartments. The larger land assembly allows Gilbane to build a road network that serves University needs and contemplates future adjacent development. In addition, the townhouses advance the University's goal to provide a diverse mix of housing to attract faculty, staff and alumni to live close to campus. Importantly, the graduate student housing component provides well-located housing (again, walkable to campus) specifically for our graduate student community at a below market rates.

In addition to being walkable to campus, this land is one-half mile from a future Purple Line station. This combination of walkability and transit proximity advances GSG housing and sustainability goals, including the University's goal to achieve carbon neutrality by the year 2050.

But this development site has not been included in a Master Plan update since 1993, long before the Purple Line was contemplated. With its mix of zoning categories that do not reflect current conditions, development of this land is unduly challenging. To effectively implement this project, Zoning Ordinance amendments are necessary. Indeed, zoning amendment are required, as a matter of course, for most University of Maryland dispositions pursuant to Prince George's County Code, Section 27-113.04.

Because the proposed development advances important GSG goals, the GSG supports CB-9-2020, CB-10-2020 and CB-12-2020. These bills permit Gilbane to file necessary development applications, including a preliminary plan of subdivision and a detailed site plan. Combined, passage of these bills will allow Gilbane to move forward expeditiously with a project that, as described above, advances GSG's objectives of providing below market student Graduate Housing to attract the brightest and best graduate students, faculty, and staff supported by a robust transportation network within steps of the University

The GSG looks forward to continuing to work with Gilbane Development and all of the key stakeholders to implement this transformative project and we appreciate your willingness to assist in this effort.

Sincerely yours,

A handwritten signature in black ink that reads "Dan Latin". The signature is written in a cursive, flowing style.

Dan Latin,
Graduate Student Government President
University of Maryland – College Park