



cafriz
property
prince george's county



The Cafritz family welcomes you to a series of community workshops to discuss the Cafritz property in Riverdale Park. We look forward to hearing your thoughts and ideas about the potential development of this site.

history and location

The Cafritz property has been in their family since 1954. It was previously used as a World War II defense housing development. Since then, the land has been vacant. The site is located on Baltimore Avenue (Route 1) between East-West Highway and Albion Road in Riverdale Park, Maryland. It is bounded on the west by Baltimore Avenue, its primary street frontage and a major north-south thoroughfare in Prince George's County; on the north by Albion Street; on the south by a U.S. Postal Service facility; and on the east by CSX railroad tracks. The property is currently zoned, R-55, for one-family detached residential units. The property consists of 35.8 acres. At the current zoning, approximately 239 one-family detached residential homes could be built on the property.

objective: point of pride

The Cafritz family is committed to working closely with the local community to make this site a point of pride for the area. By working with area residents, our team hopes to develop and implement a plan that incorporates a mixed-use community space with public amenities and access to the Metro and MARC rail.

The development will become a community asset and a point of pride. For additional information on the property, future community workshops and contact details, please visit our website www.cafritzpop.com.

methodology: community workshops

The workshops are organized to let us hear the community's ideas, concerns and issues. Various workstations will represent the important issues of the development, such as Business and Retail, Culture and Community, Environmental Sustainability, and Livability.

Members of the Resource Team will be available to speak with workshop participants and answer any questions they may have. We invite you to visit each workstation and express your opinion on the topics they present. We are eager to hear how your ideas and how these issues affect you so we can create a development plan that responds to the needs and concerns of your community.

agenda

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| 9:00 - 10:00 | Welcome activities |
| 10:00 - 10:30 | Welcome and presentation
<i>Welcome from Jane and Calvin Cafritz</i>
<i>A word from Councilman Eric Olson</i>
<i>Team Values and Process; Introduction of Resource Team,</i>
<i>speaker Matthew Bell</i> |
| 10:30 - 1:15 | Workshop sessions |
| 12:00 - 1:00 | Lunch available |
| 1:15 - 2:00 | Reporting back session |



resource team

History

Culture & Community

Livability

Placemaking

Environmental Sustainability

Open Spaces & Connections

WMATA

Business & Retail

Transportation

Moderator

Graphic Design

Calvin Cafritz

Jane Cafritz

Earl De Maris, *Housing Opportunities & Concepts*

Jim Volzke, *MV&A Architects*

Mary Giles, *Loiderman Soltesz Associates*

Ralph Bennett, *Bennett Frank McCarthy Architects*

Sean Buehler, *Bennett Frank McCarthy Architects*

Geoff Mackler, *H & R Retail*

Wes Guckert, *The Traffic Group*

Matthew Bell, *Ehrenkrantz Eckstut & Kuhn Architects*

July Chan, *Ehrenkrantz Eckstut & Kuhn Architects*