

# THE MARK AT COLLEGE PARK

Zoning Map Amendment

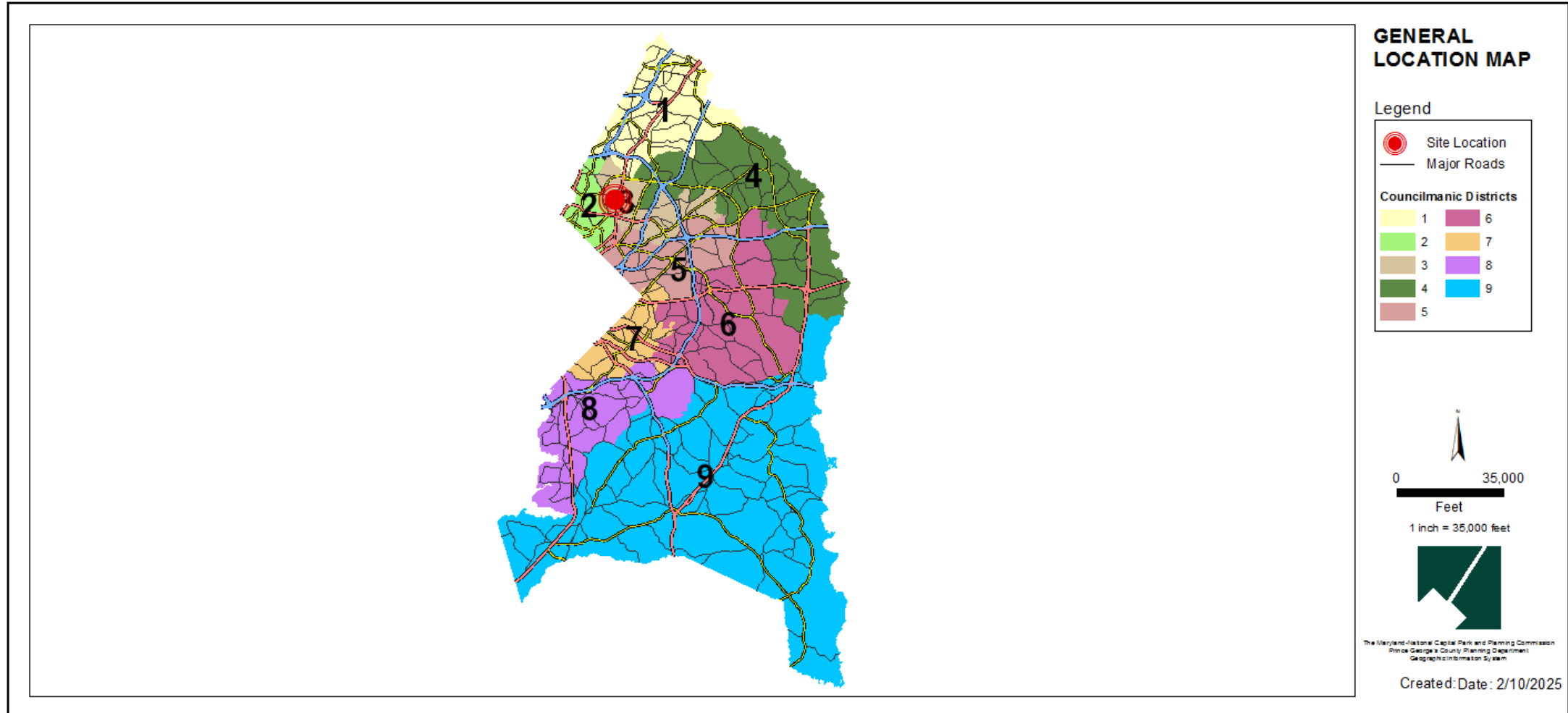
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

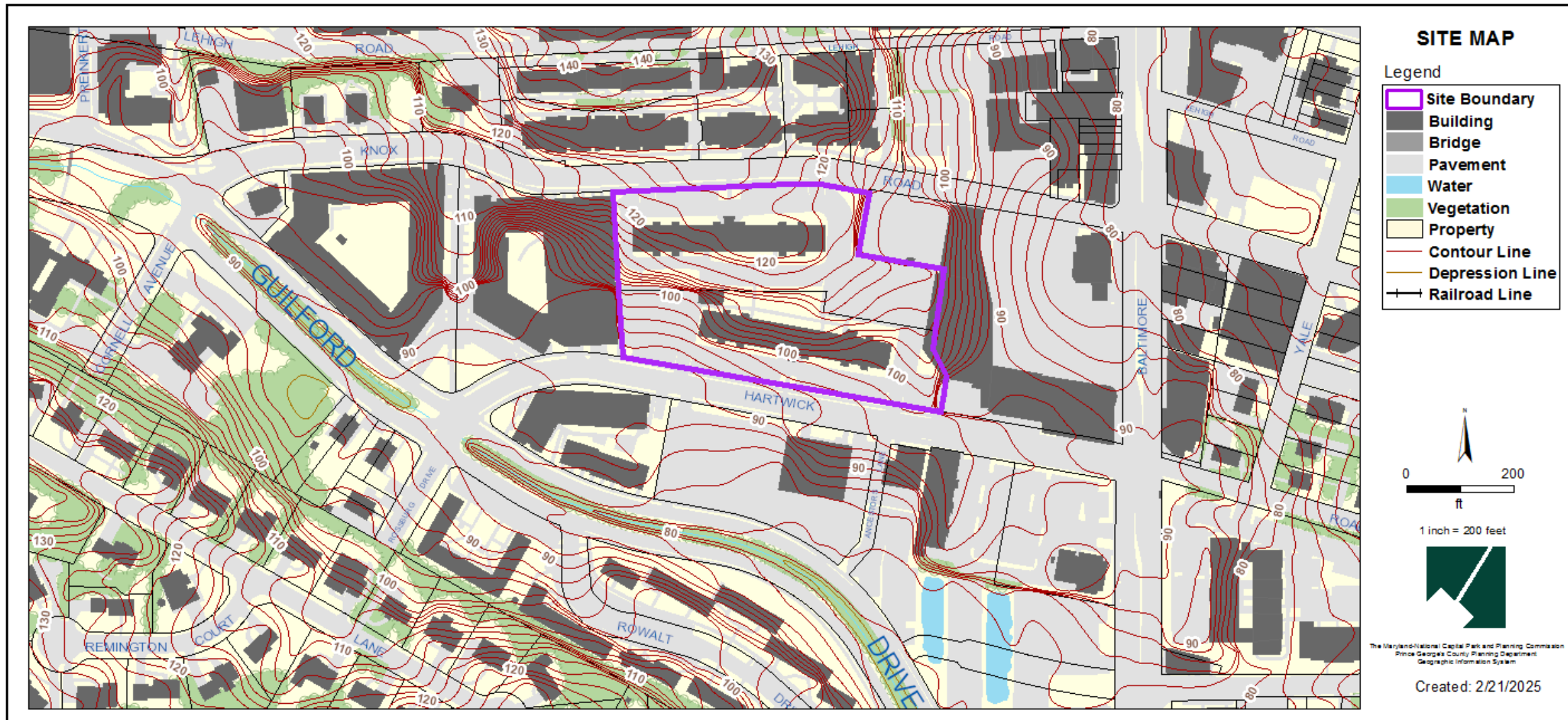
Council District: 03

Planning Area: 66



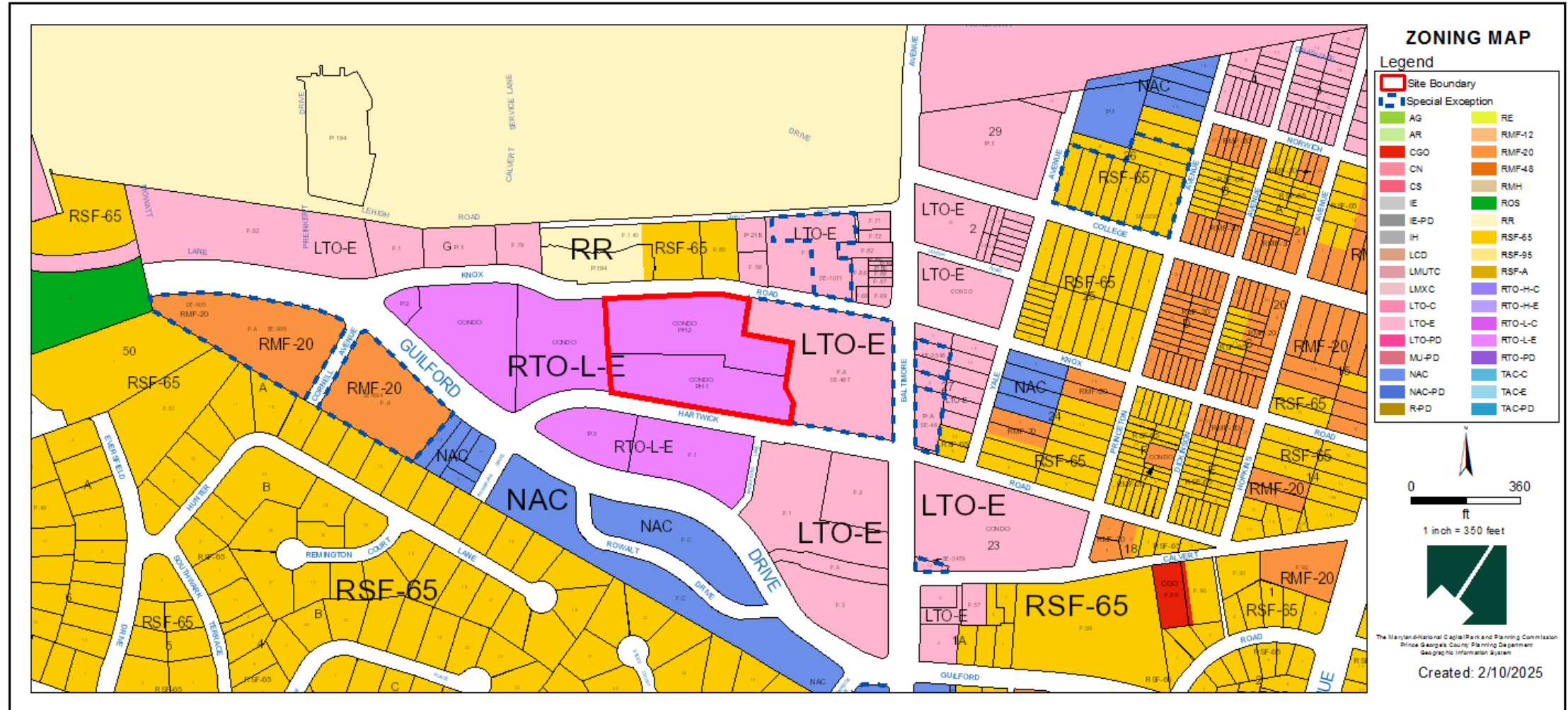


# SITE VICINITY MAP



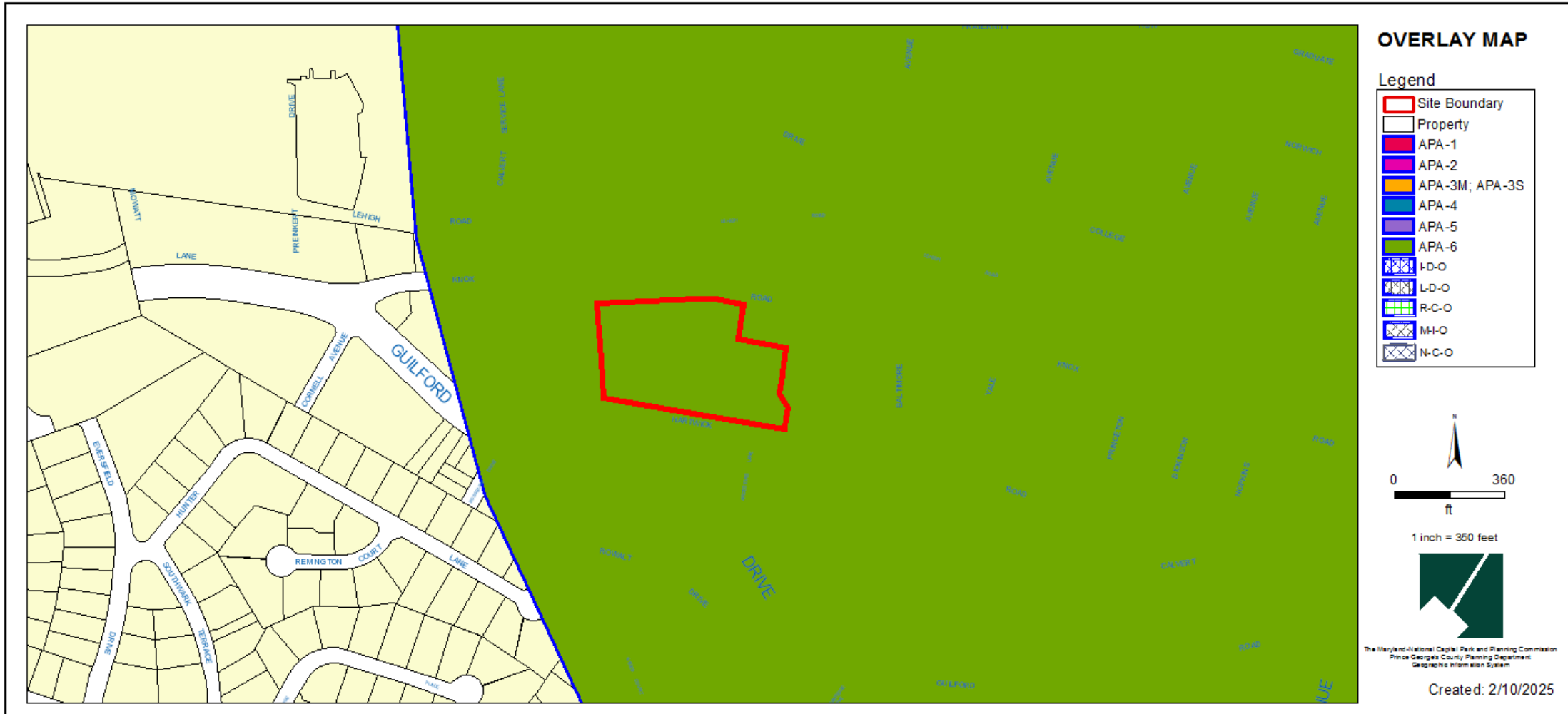
# ZONING MAP

Property Zone: RTO-L-E

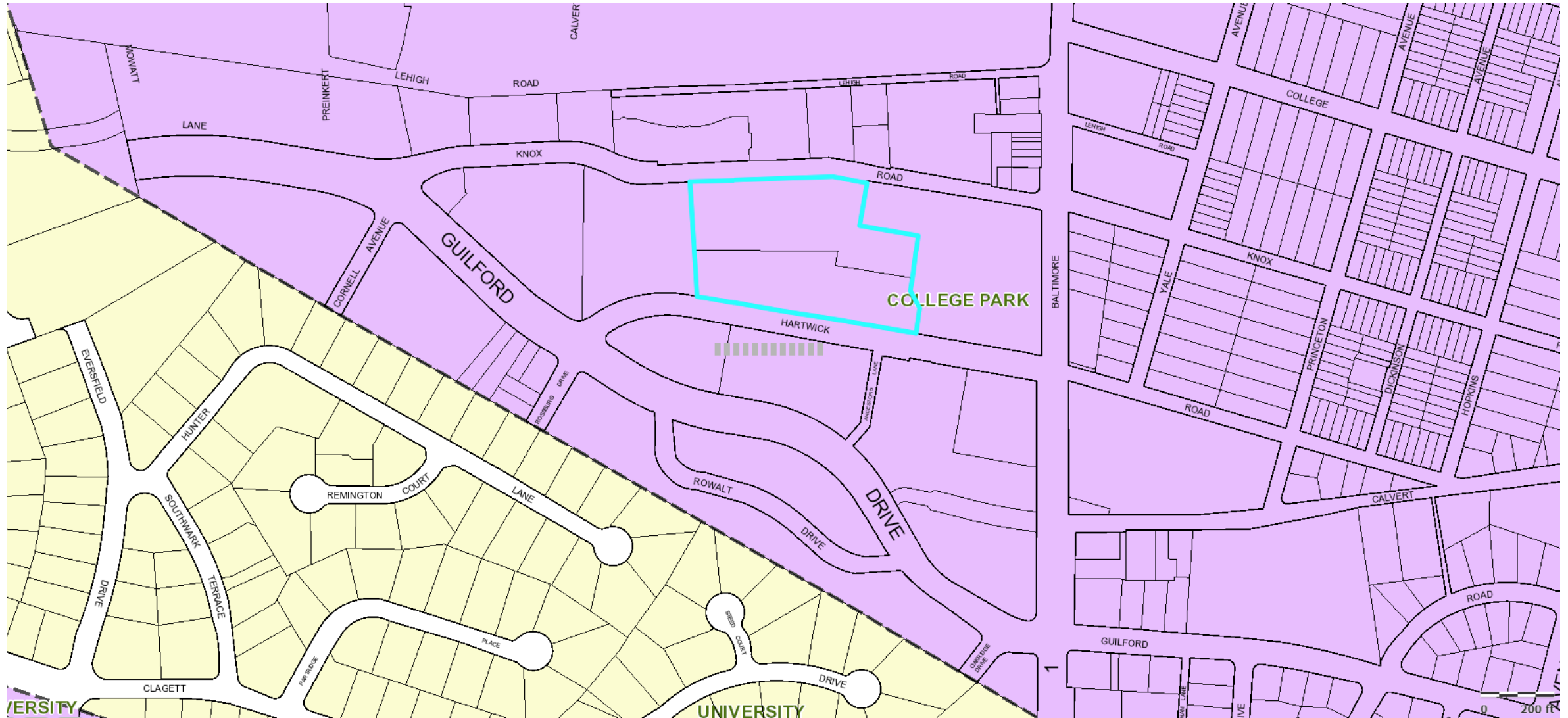


# OVERLAY MAP

Overlay Zone: APAO-6



# MUNICIPAL BOUNDARY



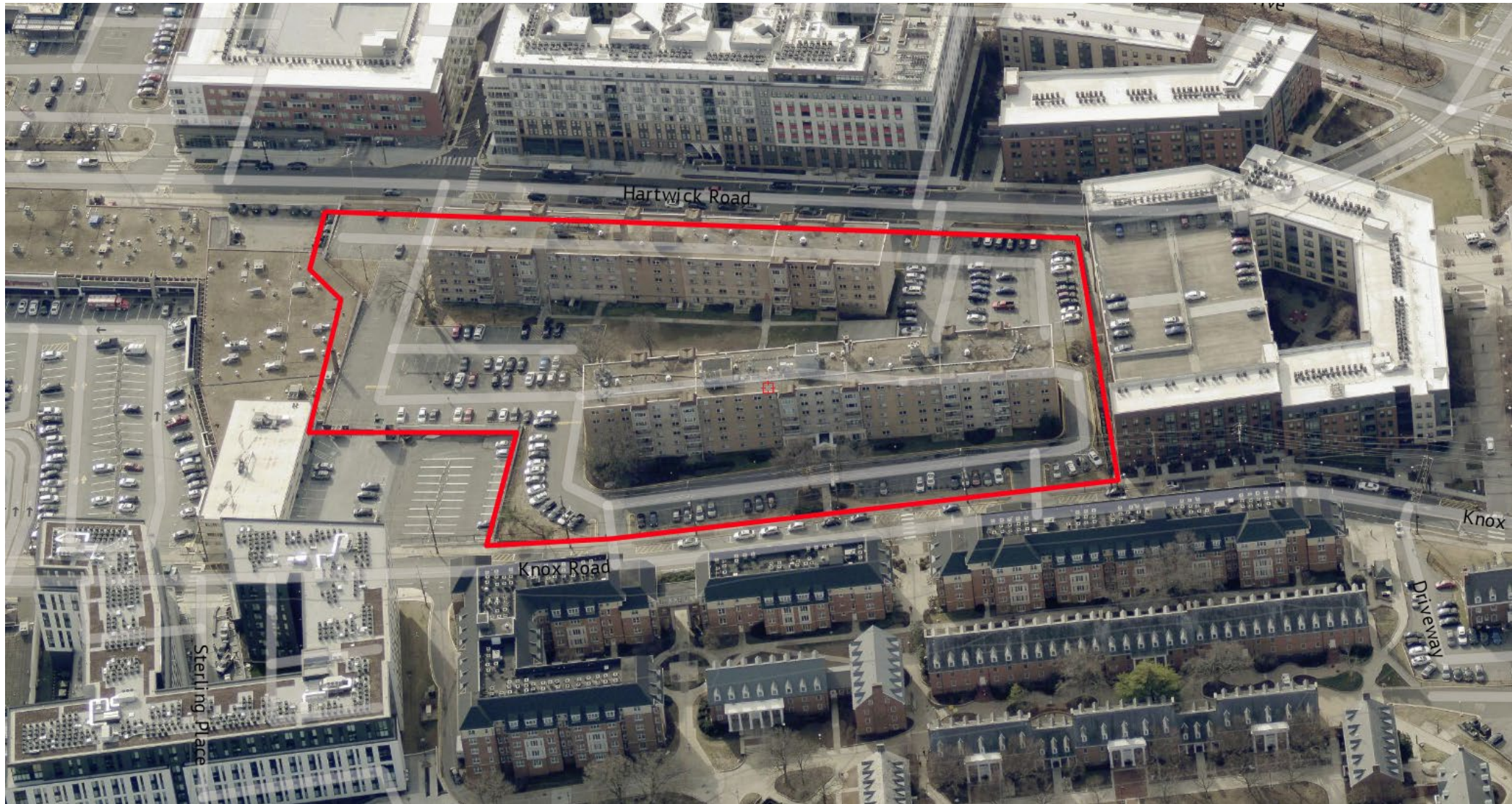


# MASTER PLAN RIGHT-OF-WAY MAP



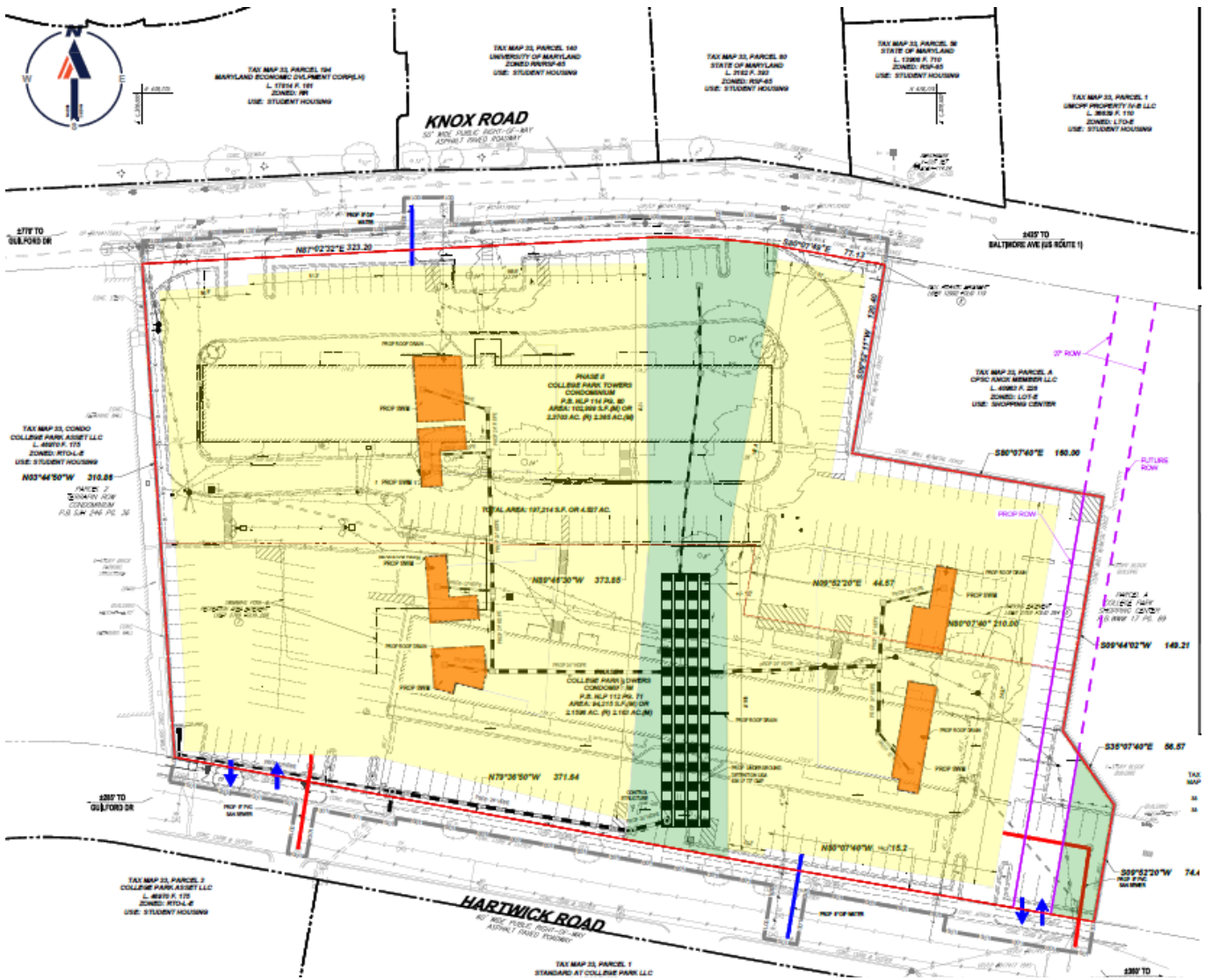




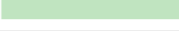







## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



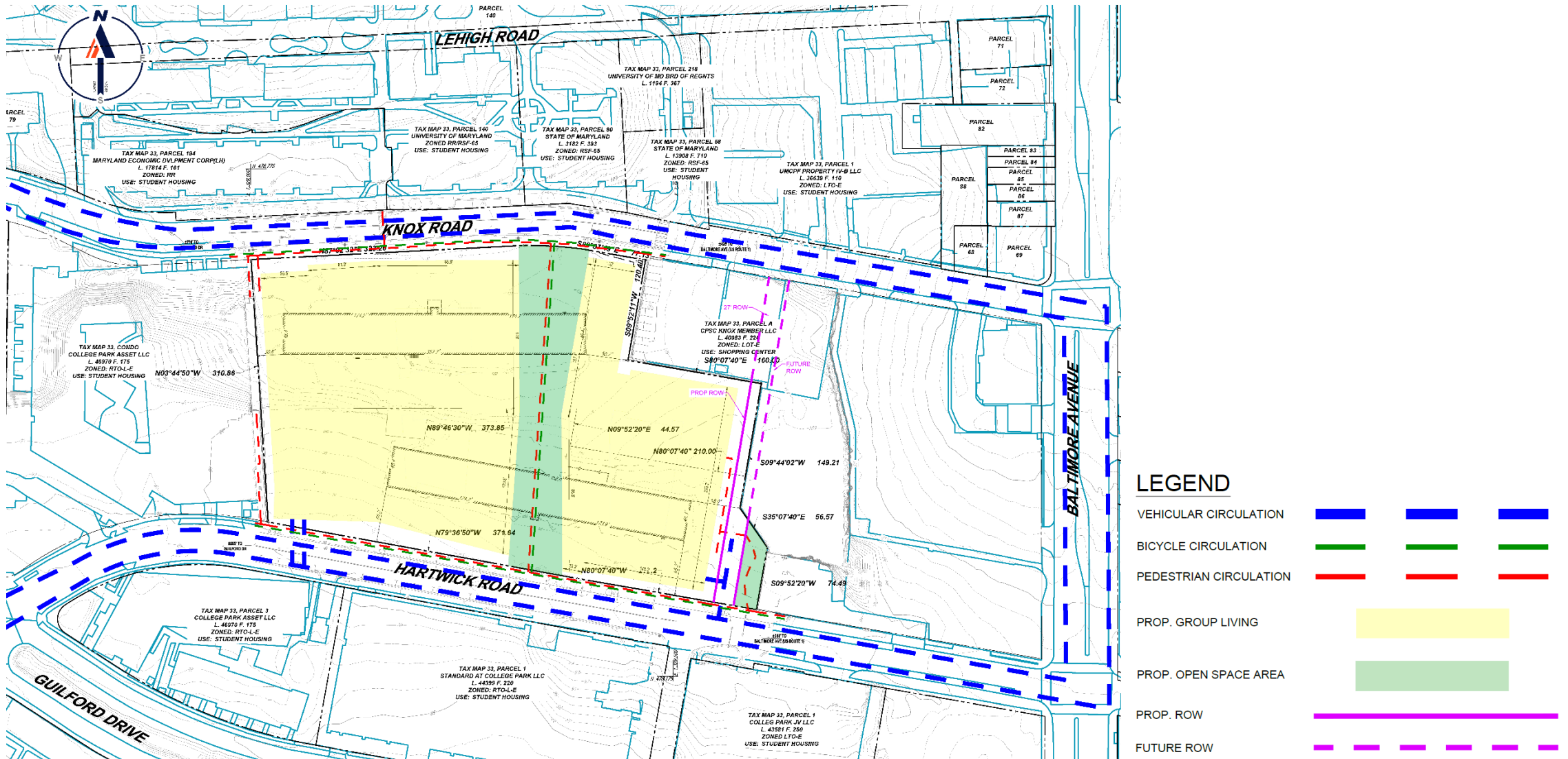


# BASIC PLAN



LEGEND	
PROP. LIMIT OF DISTURBANCE	 LOD LOD
PROP. DWELLING, MULTI-FAMILY	
PROP. OPEN SPACE AREA	
PROP. SAN SEWER	
PROP. WATER	
PROP. SWM	
PROP. STORM DRAIN	
PROP. VEHICLE ACCESS	
PROP. ROW	
FUTURE ROW	

# CIRCULATION & CONNECTIVITY PLAN





# OPEN SPACE SET ASIDE EXHIBIT



# CONCEPTUAL LAYOUT PLAN



▲ Building Access Point

## OVERALL CONCEPTUAL LAYOUT PLAN

THIS PLAN IS CONCEPTUAL IN NATURE AND  
THE ACTUAL DESIGN WILL BE DETERMINED AT  
THE APPROPRIATE TIME IN THE DEVELOPMENT  
PROCESS.



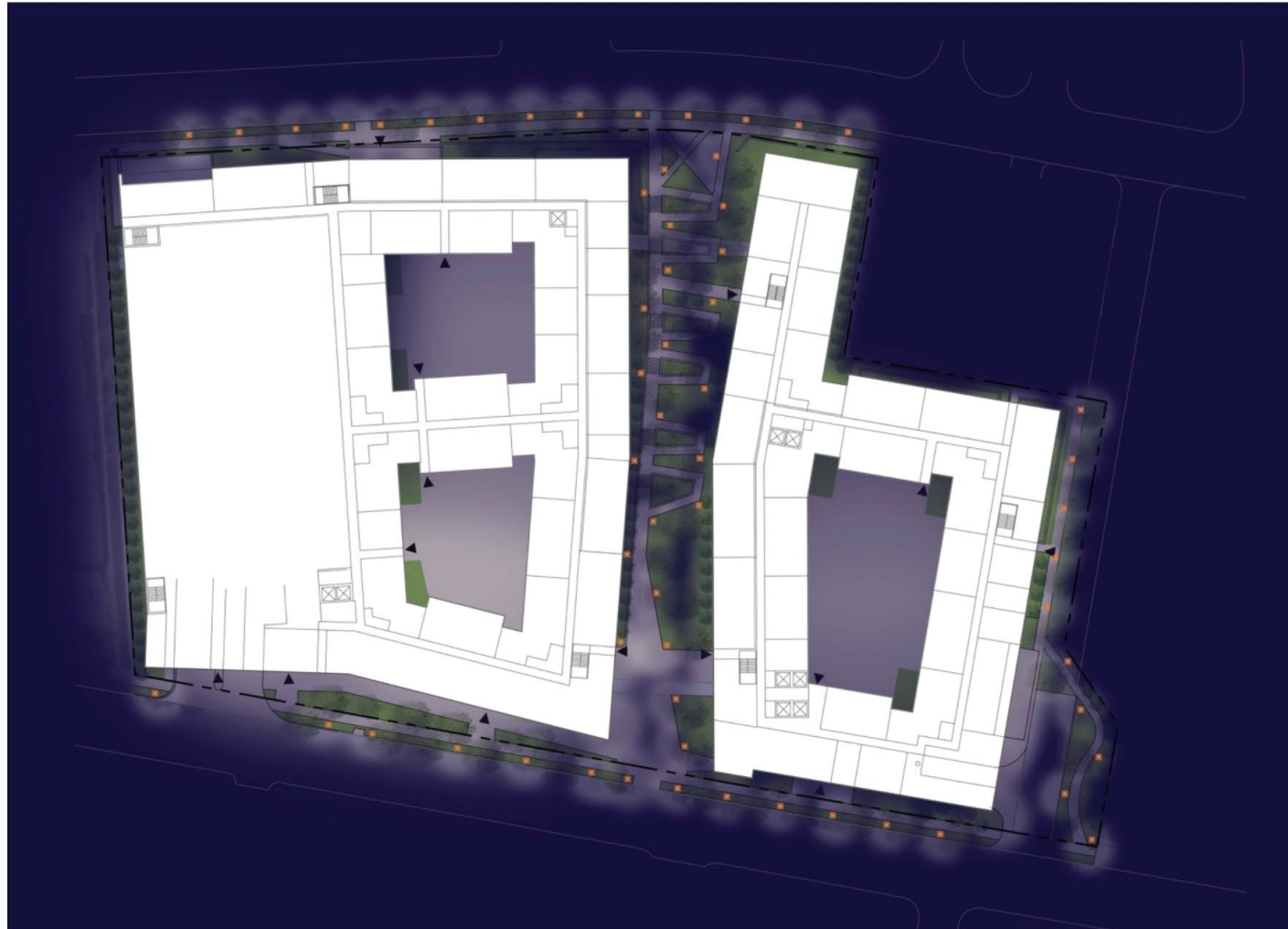
# PROPOSED GREENWAY- CONCEPTUAL SECTION



THE SECTION IS CONCEPTUAL IN NATURE AND THE ACTUAL DESIGN WILL BE DETERMINED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

Promenade Typical Section

# PROPOSED GREENWAY- CONCEPTUAL LIGHTING

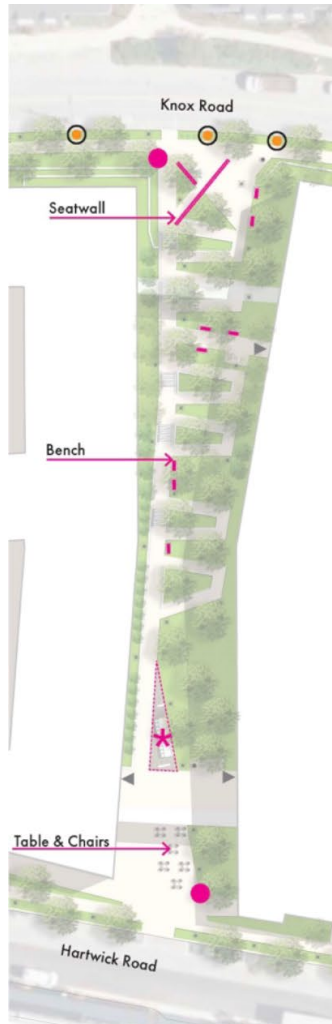


OVERALL CONCEPTUAL  
LIGHTING LAYOUT PLAN

THE PLAN AND IMAGERY ARE CONCEPTUAL  
IN NATURE AND THE ACTUAL DESIGN WILL BE  
DETERMINED AT THE APPROPRIATE TIME IN THE  
DEVELOPMENT PROCESS.



# PROPOSED GREENWAY- CONCEPTUAL DESIGN



THE PLAN AND IMAGERY ARE CONCEPTUAL IN NATURE AND THE ACTUAL DESIGN WILL BE DETERMINED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS



Wayfinding



Table & Chairs



Bench



Solar Powered Picnic Table @ Hartwick Road



Outdoor Board for Group Studying



Outdoor Communal Table for Group and Social Gatherings



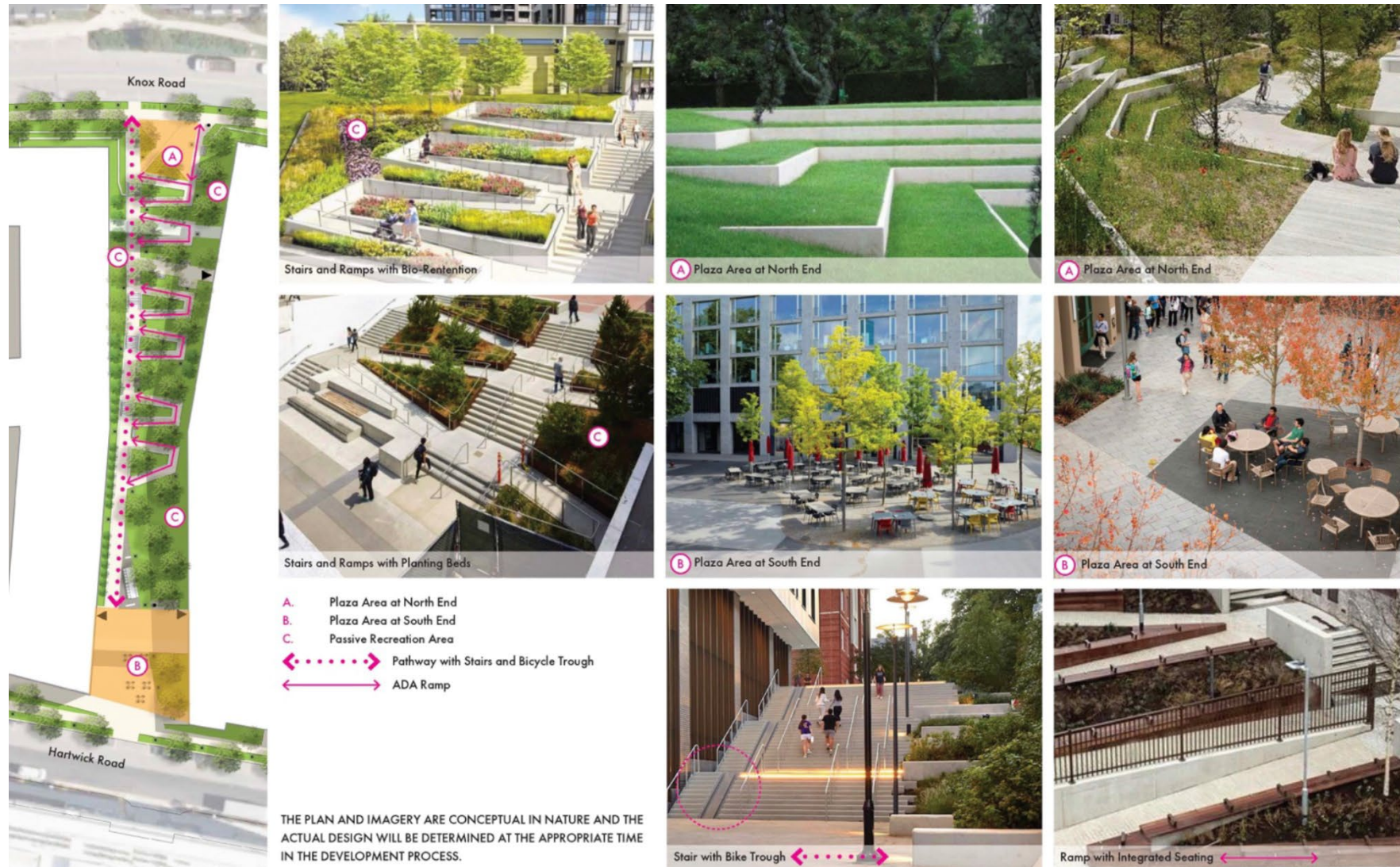
Stairs Mural



Seatwall

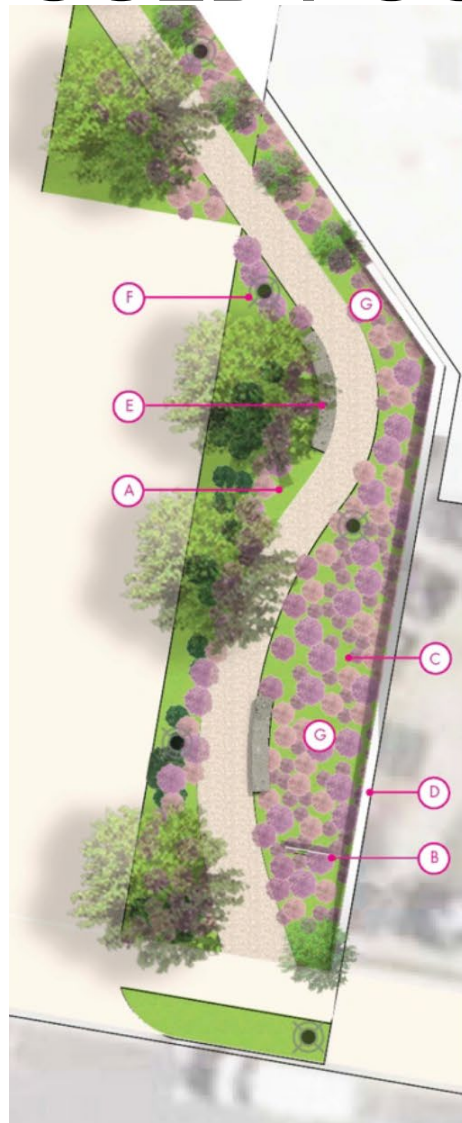


# PROPOSED GREENWAY- CONCEPTUAL DESIGN





# PROPOSED POCKET PARK- CONCEPTUAL DESIGN



A Free Little Art Gallery



B Pollinator Garden with Sculpture



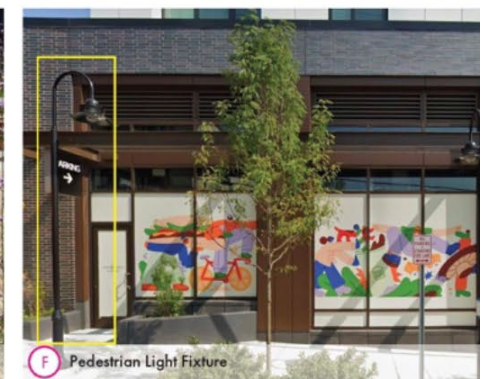
C Beehive



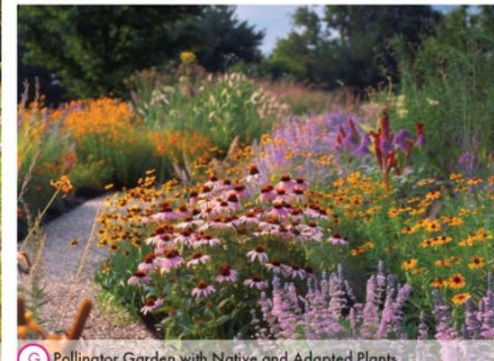
D Pollinator Garden with Reflecting Wall



E Pollinator Garden with Integrated Seating



F Pedestrian Light Fixture



G Pollinator Garden with Native and Adopted Plants





# PROPOSED ARCHITECTURE (REPRESENTATIVE)

Representative Architecture



THESE IMAGES ARE CONCEPTUAL IN NATURE AND THE ACTUAL DESIGN WILL BE DETERMINED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

**WDG** Architecture. Planning. Interiors.

2/14/2025  
Washington, DC Dallas, TX



# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- ZMA-2024-002

## **Major Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 08/13/2024
- Acceptance Mailing: 12/19/2024