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April 1, 2013

Name of Project: Cafritz Property at Riverdale Park
Application Nos.: Detailed Site Plan No. DSP-13009; Special Permit No. SP-130002

Dear Adjoining Property Owner, Municipality, Person of Record, and/or Registered Association:

This letter is to inform you that The Maryland-National Capital Park and Planning Commission (M-NCPPC) has accepted the subject applications. The subject property is located on the east side of U.S. Route 1, approximately 1,400 feet north of its intersection with East-West Highway in Riverdale Park, MD. The nature of the proposed request is for Detailed Site Plan and Special Permit applications for development of the subject property, consisting of approximately 35.83 acres in the M-U-TC zone, and approximately 1.90 acres in the R-55 zone. The proposed development will consist of mixed-use development, to include retail, residential, office and hospitality uses, a hiker-biker trail, and related infrastructure, pursuant to Prince George's County Zoning Ordinance No. 11-2012 in Case No. A-10018.

Now that the applications are formally accepted, they will be scheduled for a future Planning Board hearing. If you have not already registered to become a person of record, you are encouraged to do so at this time. As a person of record, you will receive a notice of the Planning Board hearing date, the technical staff report, and the Planning Board resolution. You may register online at http://www.pgplanning.org/Resources/Person_of_Record.htm or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
14741 Governor Oden Bowie Drive
County Administration Building, 4th Floor
Upper Marlboro, MD 20772

If you have already registered to become a person of record from an earlier mailing for these applications, you do not have to register again. Being a person of record on a separate application on the same property does not make you a person of record for the subject applications. You must request to become a person of record for each separate application (separate applications have different application numbers).

If you have any questions about this application, you may contact Lawrence N. Taub at (301) 572-3274, or the M-NCPPC case reviewer, Susan Lareuse at 301-952-3530.

Sincerely,

Lawrence N. Taub