

Town of Riverdale Park REQUEST FOR QUALIFICATIONS

The Town of Riverdale Park is requesting qualification packages from qualified urban planners to provide development review for a project known as the Cafritz Project, a development project to include commercial and residential components and requiring a change in zoning.

The Cafritz Tract is entirely located within the town limits of Riverdale Park, Maryland. The 36 acre parcel is east of US1 (Baltimore Avenue) and west of the CSX railroad, between Green Line Metro to the north and the United States Postal Distribution facility and the Riverdale Armory to the south. The site is also in close proximity to two major intersections (Route 1 (Baltimore Ave) & MD 410 (East-West Highway, MD 410 & Queens Chapel Road). It is one of the largest undeveloped land tracts inside the Capital Beltway.

This development will create a vibrant link between Riverdale Park, College Park, University Park and the University of Maryland M Square Research Park. The mixed-use neighborhood will promote pedestrian circulation and take advantage of its close proximity to three current mass transit stations (Prince George's Plaza, College Park Green Line Metro Stations and Riverdale MARC station) and the proposed Purple Line Metro Station at Riverdale Park. The current master plan proposes a mixed-use, mixed-finance development with a grocery store, townhomes, multifamily and active senior housing, deck parking, other retailers, boutique hotel, office space, restaurants, hiking/biking trails, open space, and other common area amenities. The development will follow green design standards and will be environmentally sustainable.

Submissions will be evaluated based on the following criteria:

1. Development experience with transportation nodes, i.e. development with a focus on maximizing existing rail, light-rail, train, bus infrastructure
2. Experience with pedestrian-oriented, mass-transportation focused based development
3. Strong experience with mixed-use development
4. Strong urban design and planning experience
5. Experience with zero-impact development with stormwater management
6. Experienced LEED professional

At minimum, the qualification package should include:

- Portfolio of at least 3 projects
- Resumes of key personnel proposed to work on the project
- Three (3) references from clients

Five (5) hard copies must be submitted by submitted by 4:00 p.m. on Monday, September 26, 2011. Copies should be sent to:

Town Administrator
5008 Queensbury Road
Riverdale, MD 20737

For questions, please email simhulse@riverdaleparkmd.gov.