



UNIVERSITY OF MARYLAND

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June 26, 2006

Mr. Samuel Parker, Chairman
Prince George's County Planning Board
Maryland-National Capital Park
& Planning Commission
14741 Governor Oden Bowie Drive
County Administration Building
Upper Marlboro, MD 20772

Re: Mosaic at Turtle Creek
A-9983

^{SAM!}
Dear Chairman Parker:

The University has worked closely with the Applicant regarding the concept proposal for the project known as The Mosaic at Turtle Creek. We believe the proposal will provide housing that is unique to the University, Prince George's County and the Washington region. We envision an opportunity for professionals affiliated with the University of Maryland as faculty and staff to have access to a luxury residential community located on the doorstep of the campus. Through a unique relationship with the University, the residents of The Mosaic at Turtle Creek will benefit from a variety of academic, cultural and athletic activities offered by a premier University. We are excited at the possibility of also attracting alumni and others who have an affinity to the University and who value the academic and cultural opportunities of a major university.

The University, similar to the Maryland-National Capital Park & Planning Commission, has a master planning process that results in the adoption of the University of Maryland Facilities Master Plan, a twenty year guide that is flexible and general, providing for the orderly development of the campus. The subject property, located in the southwest sector of the campus, is included as an "Undesignated Building Site" with its functional use defined as "special." The special use designation allows for future planning, for both residential and non-residential uses, as specific opportunities and needs arise during the life of the plan. Projects previously proposed for development at this location include single and mixed-use concepts for daycare, faculty / staff and student housing, research and administrative facilities. At least one plan anticipated a multi-family residential component of more than 600 beds of student housing. In that the University, as a state agency, is not bound by underlying zoning classifications, no revision to the underlying zone was recommended or approved.

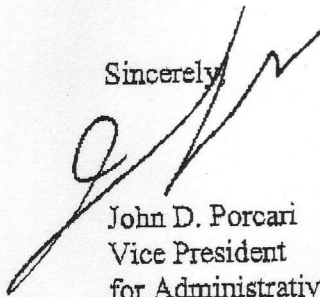
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The southwest district within the campus master plan is proposed to be improved by a new entrance drive from Mowatt Lane, accessing a large, multi-story, multi-winged "special" use structure. This concept, envisioned in the third, or latest of the planning periods in the plan, is intended to be sufficiently flexible to respond to a variety of campus needs or opportunities. Attention to preserving the existing stream valley and related environmental areas is also considered an important element of the district plan and the development of this site.

The Facilities Master Plan was approved by the Board of Regents in January 2002. The subsequent Board approval for the disposition of this parcel of state land for the planned Mosaic at Turtle Creek development recognized this unique project as being consistent with and supportive of the Facilities Master Plan. The BOR approval of the condominium proposal, which utilizes the site efficiently and establishes setbacks for the stream, has the effect of updating the master plan in accordance with the proposal.

In summary, this new residential concept for faculty and other University-affiliated professionals is clearly compatible with the planned special use designation of the University's master plan and is considered a likely catalyst for the future revitalization of the Knox Road area - a major focus of the Route 1 Sector Plan and a redevelopment proposal in which the University and City of College Park share a common vision. The University of Maryland endorses the project and is committed to working with the developer to assure a quality development adjacent to and affiliated with the campus.

Sincerely,



John D. Porcari
Vice President
for Administrative Affairs

cc: Fern Piret
Steve Adams