

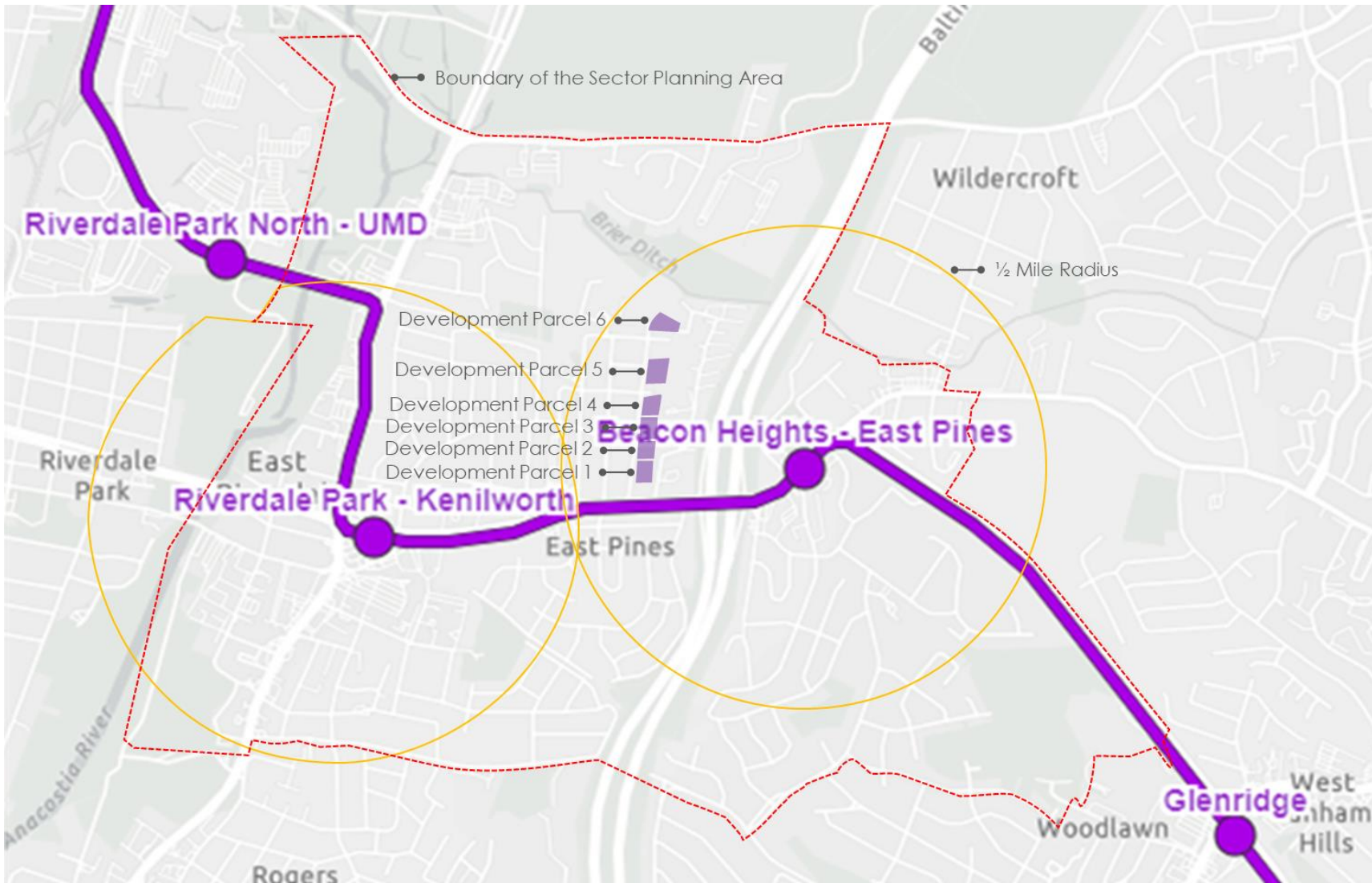
# APPENDIX A - DEVELOPMENT PARCEL INFORMATION

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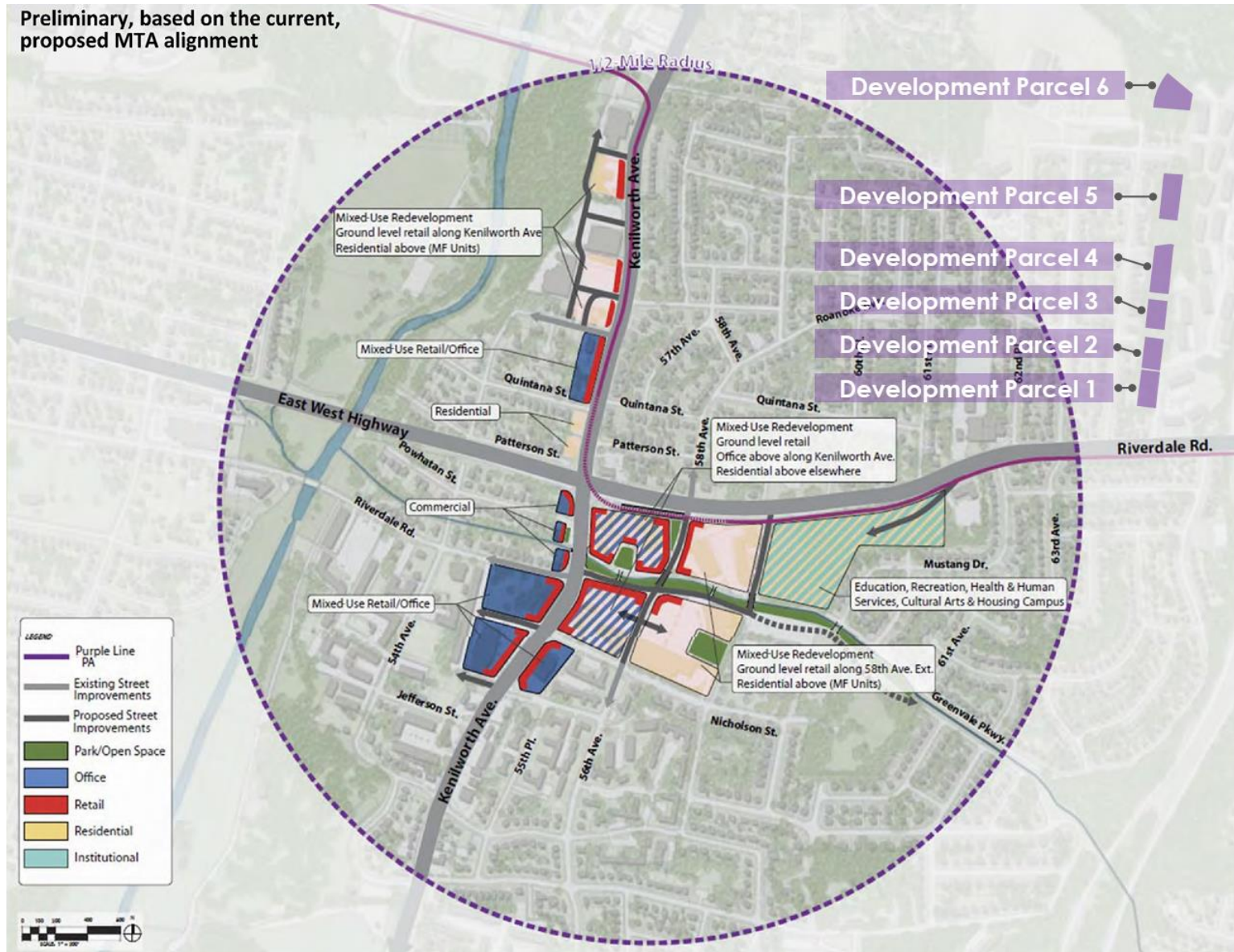
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# MAPS

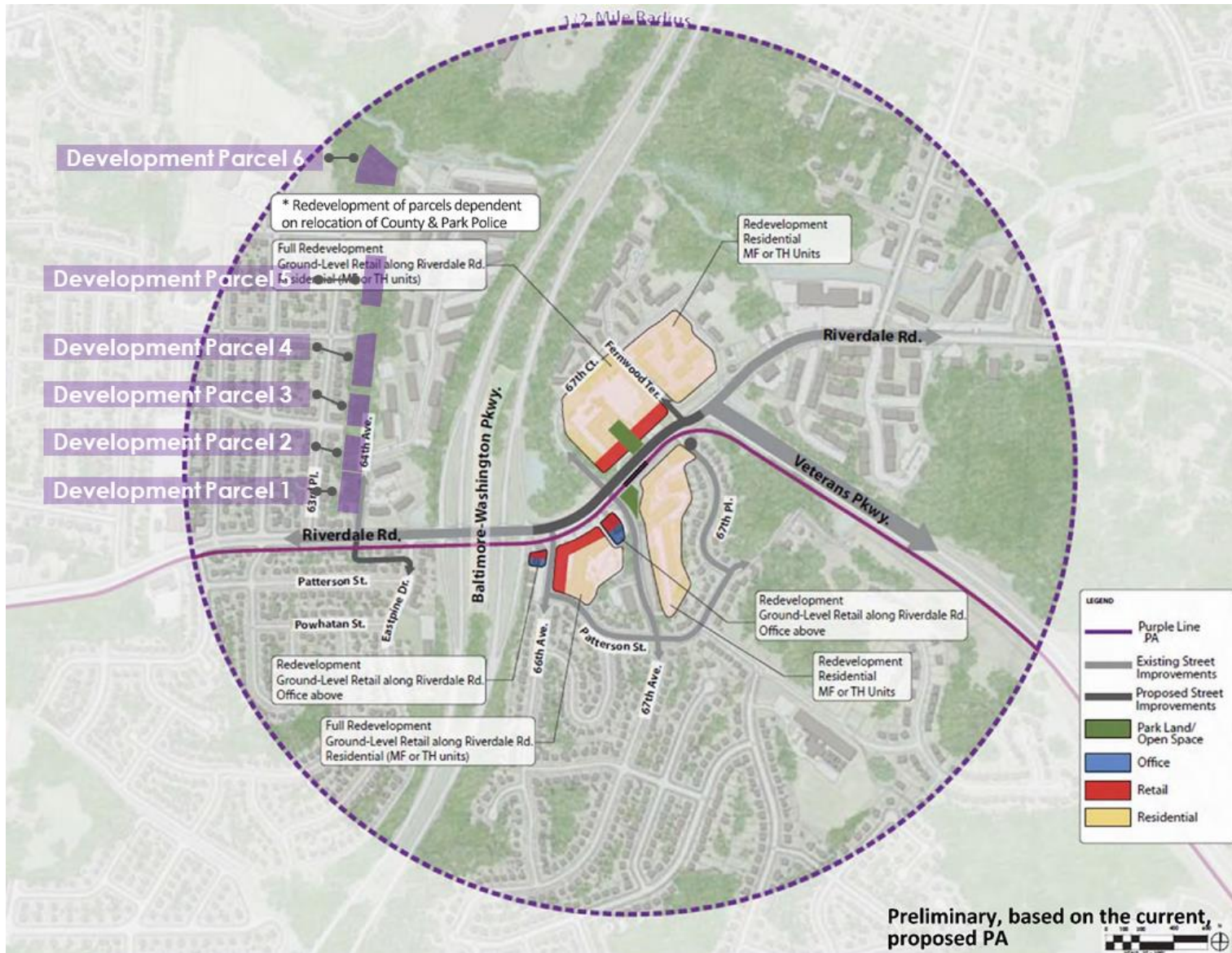
## LOCATION OVERVIEW MAP



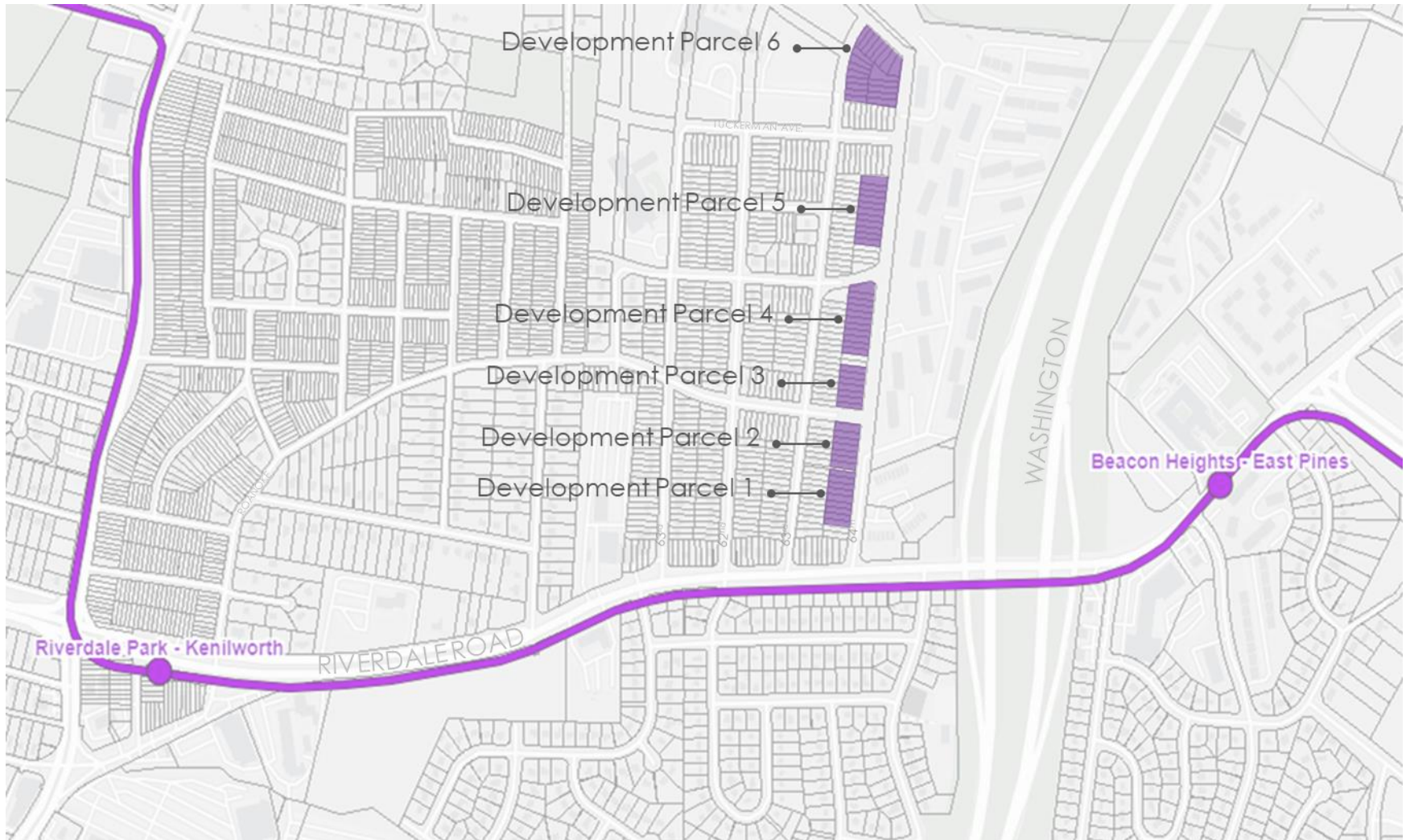
# RIVERDALE PARK – KENILWORTH STATION AREA REDEVELOPMENT MAP



# BEACON HEIGHTS – EAST PINES STATION AREA REDEVELOPMENT MAP



# SITE MAP



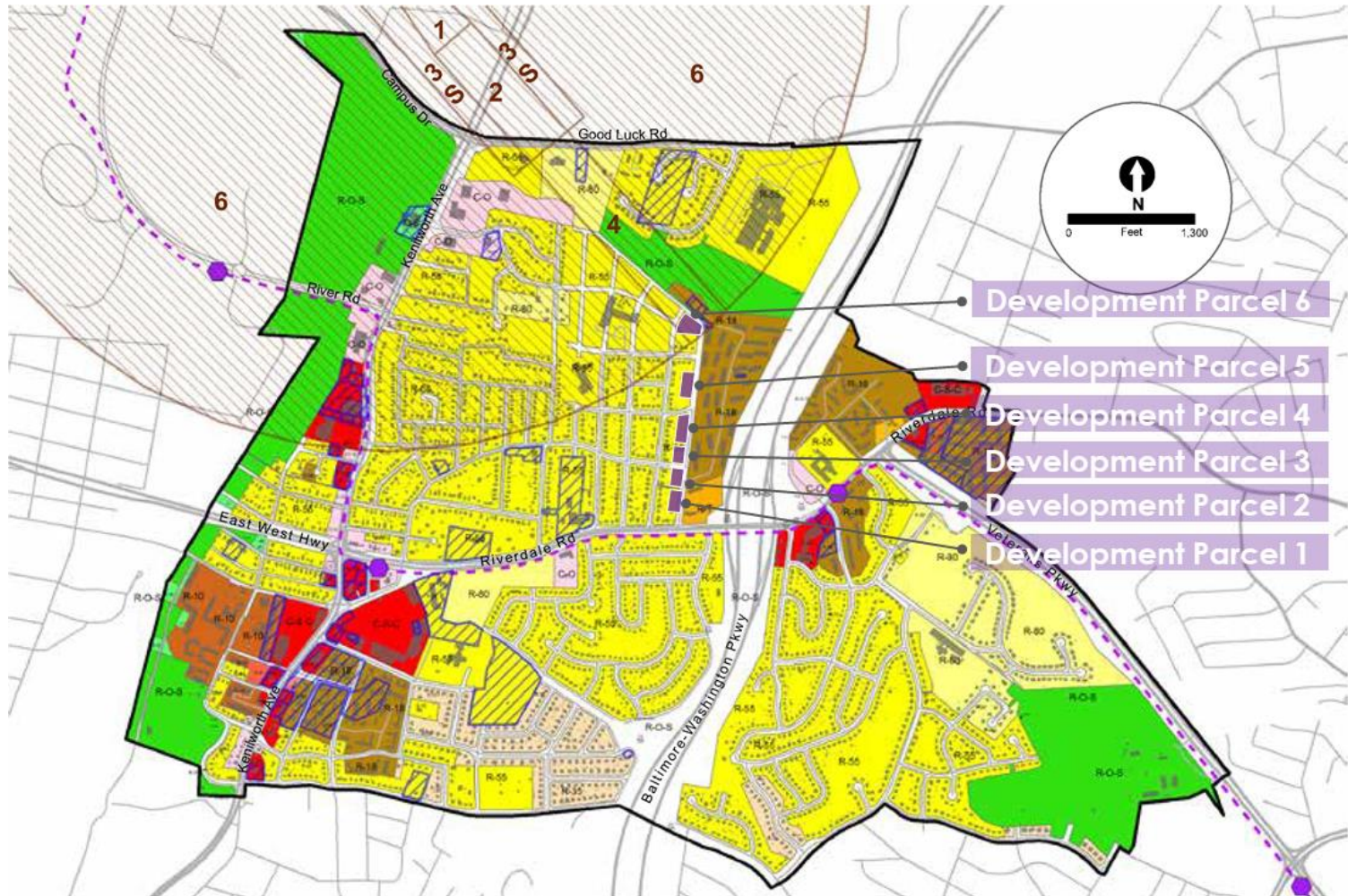
# DEVELOPMENT PARCELS 1-4 MAP



# DEVELOPMENT PARCELS 5-6 MAP

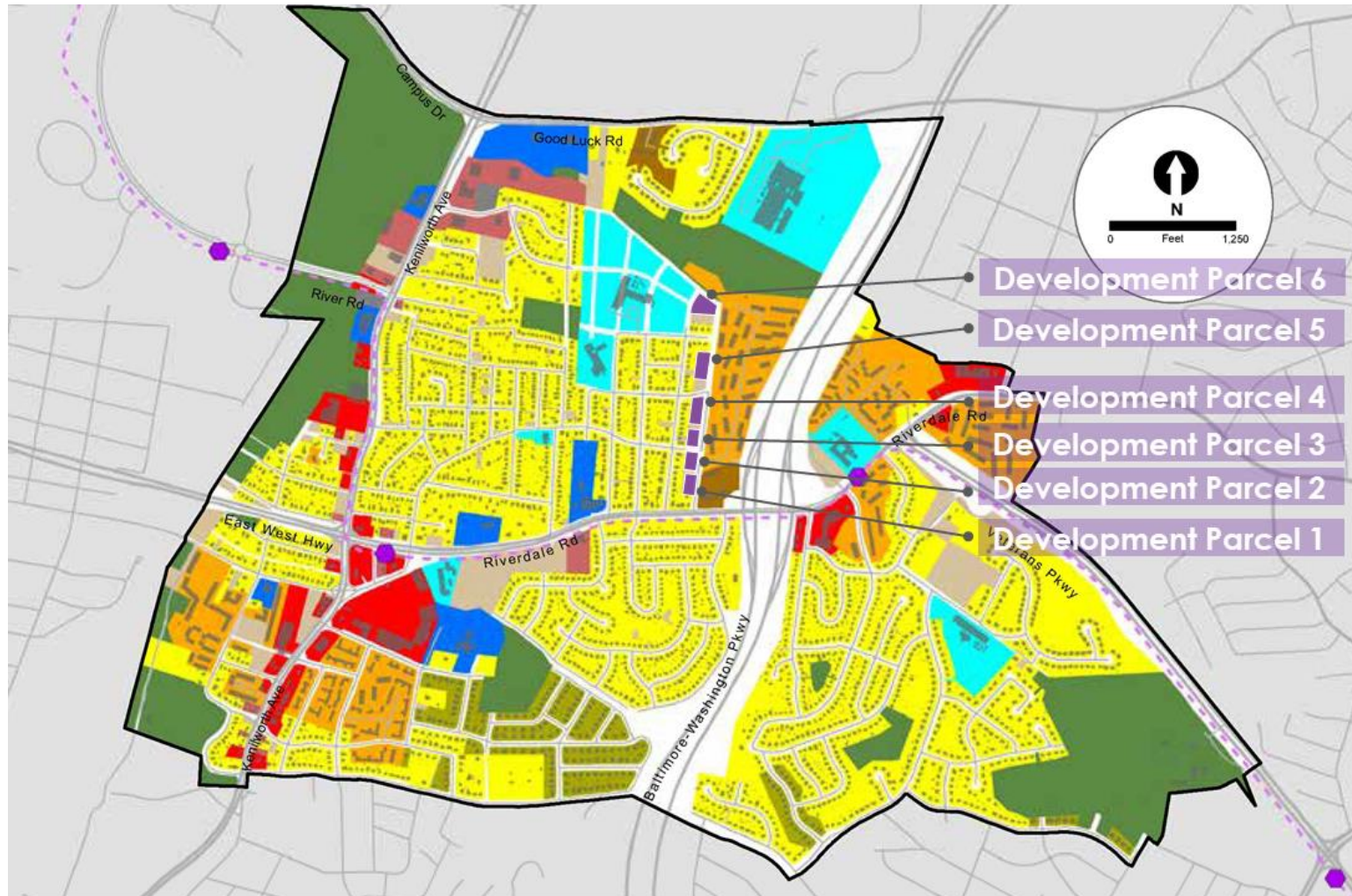


# EXISTING LAND USE MAP



- |  |                                    |   |  |
|--|------------------------------------|---|--|
| Purple Line and Stations (MTA)                     | C-2 (General Commercial, Existing) | C-S-C (Commercial Shopping Center)            | R-35 (One-Family Semidetached, and Two-Family Detached, Residential) |
| East Riverdale-Beacon Heights Sector Plan Boundary | C-A (Ancillary Commercial)         | O-S (Open Space)                              | R-55 (One-Family Detached Residential)                               |
| Aviation Policy Areas                              | C-M (Commercial Miscellaneous)     | R-10 (Multifamily High Density Residential)   | R-80 (One-Family Detached Residential)                               |
| Special Exception                                  | C-O (Commercial Office)            | R-18 (Multifamily Medium Density Residential) | R-O-S (Reserved Open Space)  |
|  |                                    | R-20 (One-Family Triple-Attached Residential) | R-T (Townhouse)  |

# FUTURE LAND USE MAP



- Development Parcel 6
- Development Parcel 5
- Development Parcel 4
- Development Parcel 3
- Development Parcel 2
- Development Parcel 1

Land Use (Percentage of Sector Plan Area)

East Riverdale-Beacon Heights Sector Plan Boundary	Buildings	Commercial (3.10%)	Residential, Single Family (31.23%)	Parks and Open Space (17.59%)
Purple Line and Stations (MTA)	Primary Road	Office (1.51%)	Residential, Attached (2.65%)	Vacant (4.18%)
	Secondary Road	Institutional (5.69%)	Residential, Townhouse (0.55%)	Transportation and Utilities (0.22%)
		Mass Assembly (2.32%)	Residential, Multifamily (8.01%)	

# DEVELOPMENT PARCELS

HAPGC RFP – Riverdale, MD Small Acre Development Sites | Block Assemblage | May, 2020

## DEVELOPMENT PARCEL 1

STREET ADDRESS	CITY	STATE	ZIP	TAX ACCOUNT	LOT DESCR.	PLAT	EST. LAND AREA (SF)	EST. LAND AREA (ACRES)	ZONING
6004 64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2157873	Lot 30	A19-1428	3058	0.135	R-55
6004 64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2157873	Lot 31	A19-1428	2890		R-55
6006 64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2157816	Lot 32	A19-1428	2903	0.270	R-55
6006 64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2157816	Lot 33	A19-1428	2756		R-55
6006 64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2157816	Lot 34	A19-1428	3222		R-55
6006 64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2157816	Lot 35	A19-1428	2908		R-55
64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2157824	Lot 36	A19-1428	2758	0.197	R-55
64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2157832	Lot 37	A19-1428	3091		R-55
64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2157832	Lot 38	A19-1428	2791		R-55
<b>TOTAL</b>							<b>~26,378</b>	<b>~0.60</b>	

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## DEVELOPMENT PARCEL 2

STREET ADDRESS	CITY	STATE	ZIP	TAX ACCOUNT	LOT DESCR.	PLAT	EST. LAND AREA (SF)	EST. LAND AREA (ACRES)	ZONING
64th Ave	Riverdale	MD	20737-002	2157832	Lot 39	A19-1428	3163	0.137	R-55
64th Ave	Riverdale	MD	20737-001	2157832	Lot 40	A19-1428	2834		R-55
6016 64th Ave	Riverdale	MD	20737-000	2157865	Lot 41	A19-1428	2612		R-55
6016 64th Ave	Riverdale	MD	20737-000	2157865	Lot 42	A19-1428	3059	0.202	R-55
6016 64th Ave	Riverdale	MD	20737-000	2157865	Lot 43	A19-1428	2845		R-55
64th Ave	Riverdale	MD	20737-001	2158004	Lot 44	A19-1428	2919	0.067	R-55
64th Ave	Riverdale	MD	20737-002	2158012	Lot 45	A19-1428	4095	0.094	R-55
<b>TOTAL</b>							<b>~21,527</b>	<b>~0.50</b>	

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## DEVELOPMENT PARCEL 3

STREET ADDRESS	CITY	STATE	ZIP	TAX ACCOUNT	LOT DESCR.	PLAT	EST. LAND AREA (SF)	EST. LAND AREA (ACRES)	ZONING
6100 64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2158090	Lot 19	A19-1428	2949	0.14	R-55
6100 64 <sup>th</sup> Ave	Riverdale	MD	20737-000	2158090	Lot 20	A19-1428	2592		R-55
64 <sup>th</sup> Ave	Riverdale	MD	20737-001	2157840	Lot 21	A19-1428	2919	0.07	R-55
64 <sup>th</sup> Ave	Riverdale	MD	20737-002	2157857	Lot 22	A19-1428	3155	0.28	R-55
64 <sup>th</sup> Ave	Riverdale	MD	20737-003	2157857	Lot 23	A19-1428	2876		R-55
64 <sup>th</sup> Ave	Riverdale	MD	20737-004	2157857	Lot 24	A19-1428	3020		R-55
64 <sup>th</sup> Ave	Riverdale	MD	20737-005	2157857	Lot 25	A19-1428	2989		R-55
<b>TOTAL</b>							<b>~20,499</b>	<b>~0.47</b>	

HAPGC RFP – Riverdale, MD Small Acre Development Sites | Block Assemblage | May, 2020

## DEVELOPMENT PARCEL 4

STREET ADDRESS	CITY	STATE	ZIP	TAX ACCOUNT	LOT DESCR.	PLAT	EST. LAND AREA (SF)	EST. LAND AREA (ACRES)	ZONING
64th Ave	Riverdale	MD	20737-000	2134062	Lot 28	A19-1428	3020	0.132	R-55
64th Ave	Riverdale	MD	20737-000	2134062	Lot 29	A19-1428	2724		R-55
64th Ave	Riverdale	MD	20737-000	2158038	Lot 30	A19-1428	3135	0.207	R-55
64th Ave	Riverdale	MD	20737-000	2158038	Lot 31	A19-1428	2984		R-55
64th Ave	Riverdale	MD	20737-000	2158038	Lot 32	A19-1428	2903		R-55
64th Ave	Riverdale	MD	20737-000	2157881	Lot 33	A19-1428	3068	0.346	R-55
64th Ave	Riverdale	MD	20737-000	2157881	Lot 34	A19-1428	2985		R-55
64th Ave	Riverdale	MD	20737-000	2157881	Lot 35	A19-1428	3013.75		R-55
64th Ave	Riverdale	MD	20737-000	2157881	Lot 36	A19-1428	2966		R-55
64th Ave	Riverdale	MD	20737-000	2157881	Lot 37	A19-1428	3060		R-55
64th Ave	Riverdale	MD	20737-000	2157899	Lot 38	A19-1428	4386	0.101	R-55
<b>TOTAL</b>							<b>~34,243</b>	<b>~0.77</b>	

HAPGC RFP – Riverdale, MD Small Acre Development Sites | Block Assemblage | May, 2020

## DEVELOPMENT PARCEL 5

STREET ADDRESS	CITY	STATE	ZIP	TAX ACCOUNT	LOT DESCR.	PLAT	EST. LAND AREA (SF)	EST. LAND AREA (ACRES)	ZONING
64th Ave	Riverdale	MD	20737-005	2157907	Lot 31	A19-1440	3024		R-55
64th Ave	Riverdale	MD	20737-004	2157907	Lot 32	A19-1440	2767		R-55
64th Ave	Riverdale	MD	20737-003	2157907	Lot 33	A19-1440	2823	0.332	R-55
64th Ave	Riverdale	MD	20737-002	2157907	Lot 34	A19-1440	3035		R-55
64th Ave	Riverdale	MD	20737-001	2157907	Lot 35	A19-1440	2816		R-55
6220 64th Ave	Riverdale	MD	20737-000	2157949	Lot 36	A19-1440	3108		R-55
6220 64th Ave	Riverdale	MD	20737-000	2157949	Lot 37	A19-1440	2891		R-55
6220 64th Ave	Riverdale	MD	20737-000	2157949	Lot 38	A19-1440	3038	0.337	R-55
6220 64th Ave	Riverdale	MD	20737-000	2157949	Lot 39	A19-1440	2821		R-55
6220 64th Ave	Riverdale	MD	20737-000	2157949	Lot 40	A19-1440	2925		R-55
64th Ave	Riverdale	MD	20737-001	2157956	Lot 41	A19-1440	4269	0.098	R-55
<b>TOTAL</b>							<b>~33,516</b>	<b>~0.77</b>	

HAPGC RFP – Riverdale, MD Small Acre Development Sites | Block Assemblage | May, 2020

## DEVELOPMENT PARCEL 6

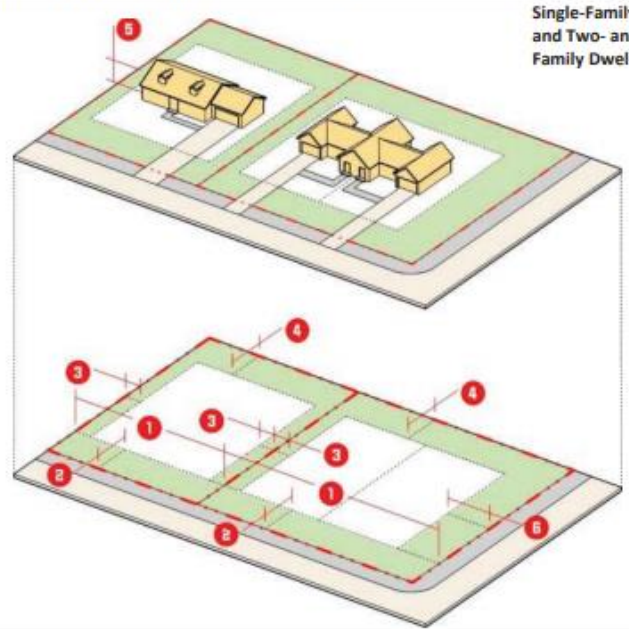
STREET ADDRESS	CITY	STATE	ZIP	TAX ACCOUNT	LOT DESCR.	PLAT	EST. LAND AREA (SF)	EST. LAND AREA (ACRES)	ZONING
6511 63rd Pl	Riverdale	MD	20737-000	2157915	Lot 1	A19-1440	2000	0.281	R-55
6511 63rd Pl	Riverdale	MD	20737-000	2157915	Lot 2	A19-1440	2439		R-55
6511 63rd Pl	Riverdale	MD	20737-000	2157915	Lot 3	A19-1440	2649		R-55
6511 63rd Pl	Riverdale	MD	20737-000	2157915	Lot 4	A19-1440	2495		R-55
6511 63rd Pl	Riverdale	MD	20737-000	2157915	Lot 5	A19-1440	2554		R-55
6509 63rd Pl	Riverdale	MD	20737-000	2157972	Lot 9	A19-1440	2656	0.251	R-55
6509 63rd Pl	Riverdale	MD	20737-000	2157972	Lot 10	A19-1440	2799		R-55
6509 63rd Pl	Riverdale	MD	20737-000	2157972	Lot 11	A19-1440	2571		R-55
6509 63rd Pl	Riverdale	MD	20737-000	2157972	Lot 12	A19-1440	2441		R-55
6507 63rd Pl	Riverdale	MD	20737-000	2157923	Lot 13	A19-1440	2347	0.228	R-55
6507 63rd Pl	Riverdale	MD	20737-000	2157923	Lot 14	A19-1440	2563		R-55
6507 63rd Pl	Riverdale	MD	20737-000	2157923	Lot 15	A19-1440	2453		R-55
6507 63rd Pl	Riverdale	MD	20737-000	2157923	Lot 16	A19-1440	2479		R-55
6308 64th Ave	Riverdale	MD	20737-001	2157964	Lot 6	A19-1441	2997	0.233	R-55
6308 64th Ave	Riverdale	MD	20737-002	2157964	Lot 7	A19-1442	3672		R-55
6308 64th Ave	Riverdale	MD	20737-003	2157964	Lot 8	A19-1443	3496		R-55
6304 64th Ave	Riverdale	MD	20737-004	2157931	Lot 26	A19-1444	3476	0.418	R-55
6304 64th Ave	Riverdale	MD	20737-005	2157931	Lot 27	A19-1445	3185		R-55
6304 64th Ave	Riverdale	MD	20737-006	2157931	Lot 28	A19-1446	3410		R-55
6304 64th Ave	Riverdale	MD	20737-007	2157931	Lot 29	A19-1447	3263		R-55
6304 64th Ave	Riverdale	MD	20737-008	2157931	Lot 30	A19-1448	4858		R-55
<b>TOTAL</b>							<b>~60,807</b>	<b>~1.41</b>	

# RSF-A ZONING OVERVIEW\*

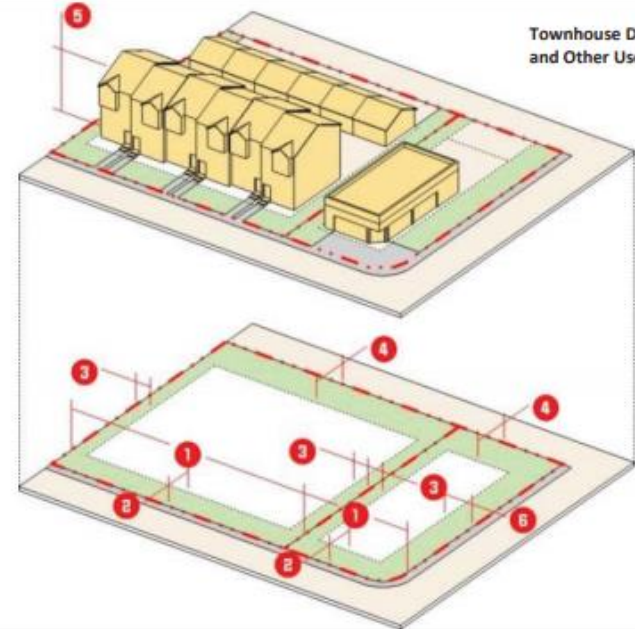
\* **Note** – RSF-A Zoning has not yet taken effect and is subject to revision and final approval by the County as part of the Sectional Map Amendment process.

## (2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	8.70	32.66	12.44	16.33	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	6,500	[2] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
[1] Lot width, min. (ft)	50	60	40	20 [5]	45	[3] On corner lot, min. side yard depth alongside street = 25 ft. [6]
Lot frontage (width) at front street line, min. (ft)	40	48	32	16	36	[4] Applicable to the buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
Lot coverage, max. (% of net lot area)	40	45 [2]	40 [2]	45 [2]	60	[5] Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft.
[2] Front yard depth, min. (ft)	15	15	15	15	15	[6] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception. Height may not exceed 2 stories.
[3] Side yard depth, min. (ft) [3]	8	8 [4]	8 [4]	8 [4]	8	
[4] Rear yard depth, min. (ft)	20	20	20	20	20	
[5] Principal structure height, max. (ft)	40	50	40	50	40	
Accessory structure height, max. (ft) [6]	25	25	25	25	25	



Single-Family Dwellings and Two- and Three-Family Dwellings



Townhouse Dwellings and Other Uses

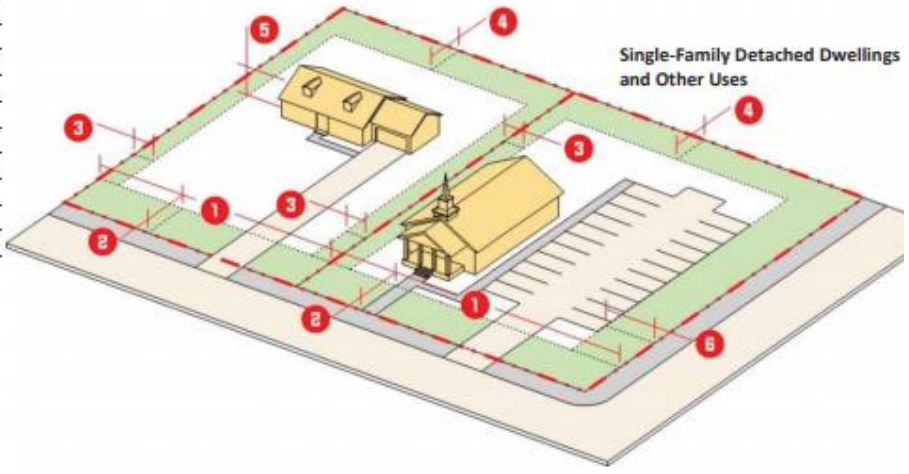
# RSF-65 ZONING OVERVIEW\*

\* **Note** – RSF-65 Zoning has not yet taken effect and is subject to revision and final approval by the County as part of the Sectional Map Amendment process.

## (2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	6.7	No requirement
Net lot area, min. (sf)	6,500	6,500
1 Lot width, min. (ft)	65	45
Lot frontage (width) at front street line, min. (ft)	52	36
Lot coverage, max. (% of net lot area)	35	60
2 Front yard depth, min. (ft)	25	25
3 Side yard depth, min. (ft) [2]	8	8
4 Rear yard depth, min. (ft)	20	20
5 Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) [3]	15	15

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet  
 [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.  
 [2] On corner lot, min. side yard depth alongside street = 25 ft. 6  
 [3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



# 64<sup>TH</sup> AVENUE EXTENSION MAP

**Map 29. Recommended Street Connections**

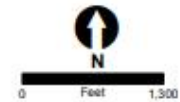


- East Riverdale-Beacon Heights Sector Plan Boundary
- Buildings
- Parkland

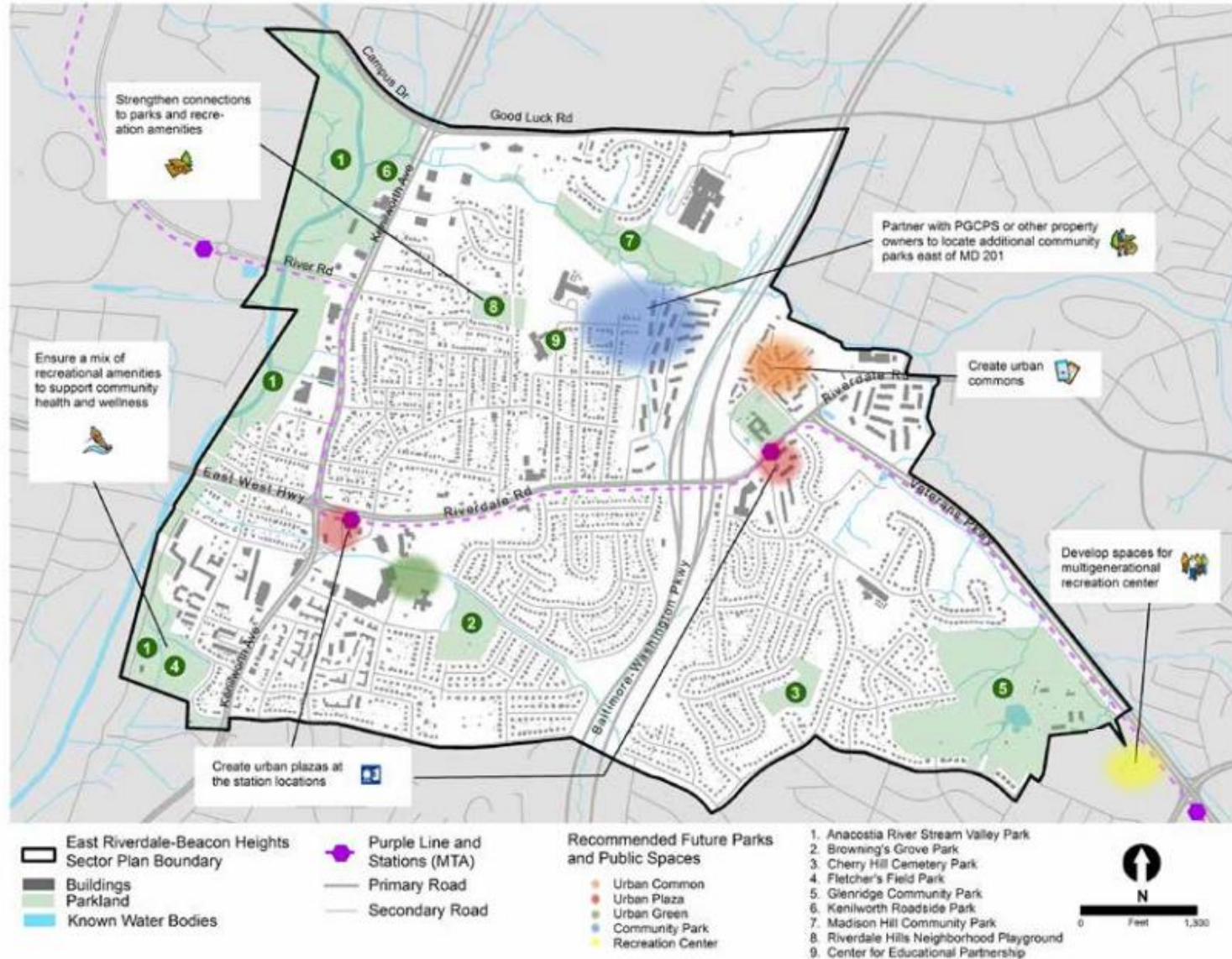
- Purple Line and Stations (MTA)
- Primary Road
- Secondary Road

**Recommended Street Connections**

- TM5.1 - Veterans Parkway
- TM5.2 - 67th Avenue
- TM5.3 - Auburn Avenue
- TM5.4 - 56th Avenue and Riverdale Road
- TM5.5 - 64th Avenue



# PARKS AND RECREATION MAP



## GREEN INFRASTRUCTURE MAP



### Notes:

- **Dark green** shaded areas represent **green infrastructure regulated areas** defined in the County's Green Infrastructure Plan as "...areas contain(ing) environmentally sensitive features, such as streams, wetlands, 100-year floodplains, severe slopes and their associated buffers, that are regulated (i.e. protected) during the land development process."
- **Light green** shaded areas represent **green infrastructure evaluation areas** defined in the County's Green Infrastructure Plan as "...areas contain(ing) environmentally sensitive features, such as interior forests, colonial waterbird nesting sites, and unique habitats, that are not regulated (i.e. not protected) during the land development process."
- The **thin blue line** represents a **stream**.
- Respondents are encouraged to conduct their own due diligence with the County's Planning Department and Department of Permitting, Inspections, and Enforcement (DPIE) regarding how environmental conditions, particularly the stream and regulated green infrastructure areas, will impact the proposed development plan and what measures, such as exemptions and mitigation, are available to Respondents to allow for innovative development plans that appropriately maximize the development potential of each Development Parcel in a manner that supports the creation of a sustainable, green community. Respondents should include key steps, such as the preparation of a natural resource inventory and all required environmental related plan reviews, in their overall project schedule and budgets.

# WATER AND SANITARY SEWER MAP



**Note:**

Light blue line =  
water line

Dark brown line =  
sanitary sewer line