Student Led Charette Looks at Glenn Dale Site

Al Tetrault, UMD Clinical Associate Professor of Real Estate Development program (second from the left), led the discussion about the real estate challenges and possibilities for the Glenn Dale hospital property.

On Saturday, January 25, nearly 50 students, faculty and invited professionals engaged in a day long interdisciplinary charette—a design and development technique for visioning and discussing future possibilities. The charette was an outgrowth of the Fall Term Interdisciplinary Tour for all incoming students to the School when over 75 students visited multiple sites around Prince George's County as an introduction to all of the four disciplines in the school.

This year ten students from across the School organized a follow-up Winter Term Interdisciplinary Charette in order to go in depth on one property. Tanya Bansal represented the MRED program in putting together the faculty, professionals and invitations to students across the disciplines of the school, to spend a day addressing the multi-disciplinary issues facing just one of the sites: Glenn Dale Historic Hospital.

The Glenn Dale complex was built between 1933 and 1959 as a tuberculosis sanitarium and consists of 23 brick buildings located on over 200 acres of land just outside the Beltway and Annapolis Road (Rt. 450). In 1978 it was estimated that $20 million was needed to
renovate the complex and bring it up to code. The District closed the complex in 1982 and turned ownership over to Prince George's County. The complex has remained vacant since, subject to deterioration and vandalism.

Attendees of the charette worked together to explore the options for the reuse of the Glenn Dale Hospital complex. There were speakers in historic preservation, design, historic preservation and of course real estate. Creative suggestions for uses included assisted senior housing, a sports arena and reversion to active agriculture.

**ULI Hines 2014 Competition**

MRED student **Rameez Munawar** recently took part in the ULI Gerald D. Hines Urban Design and Development Competition. The project is called "Chords" and is located in Nashville, TN. The project vision is a development project designed to promote healthy living, an active lifestyle, and cultural connections.

The development strategy revolves around creating four main avenues that run north south that each serve a different purpose: Culture, Fitness, Walkable Living, and Connections. The multi-disciplinary team of 5 included MRED Student **Rameez Munawar**, architecture students **David Ensor** and **Matthew Miller**, planning student **Andrew Casavant**, and landscape architecture student **Amina Mohamed**.

The team utilized the existing Bicentennial Mall and the waterfront as a way of connecting people across the development from edge to edge, incorporating a new baseball stadium to be constructed later this year.

There were over 180 submissions to this years' ULI Hines Competition and the finalists will be announced sometime in February. There will be 4 teams going to the finals and up to 10
honorable mentions. Teams from Maryland have made it to the finals twice, and Rameez feels that the unique concept, exceptional design and strong financial pro forma give Maryland a "good shot" at a top spot.

Alumni Profile: Jason Lotz

MRED December 2011 graduate, Jason Lotz, is currently working as a project engineer for the Bozzuto Group in Greenbelt, MD. He was on the development team for the Cathedral Commons project on Wisconsin Avenue in Washington DC.

Jason graduated from Elon University in North California in 2006 with a major in psychology and a minor in business. After graduating in 2006, Jason spent several years in New York City in luxury apartment sales and rentals.

Jason, as is true of many students coming to the MRED program, wanted to move over to the development side of real estate and found that the "core classes" taught him "what it took to move forward with development projects". Today this knowledge helps him run day-to-day pro formas and close deals.

Jason says the capstone project was key for him in bringing together all the knowledge gained throughout the program and gave him the practice and tools to "think like a developer."

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