

Problem Definition

5021 Lakeland Rd is an abandoned property located in College Park, MD. The property was previously a residential duplex, and was damaged beyond repair by a storm in 2022. The site is currently owned by the City of College Park, with plans to be redeveloped into an affordable housing unit that reflects the Lakeland community.



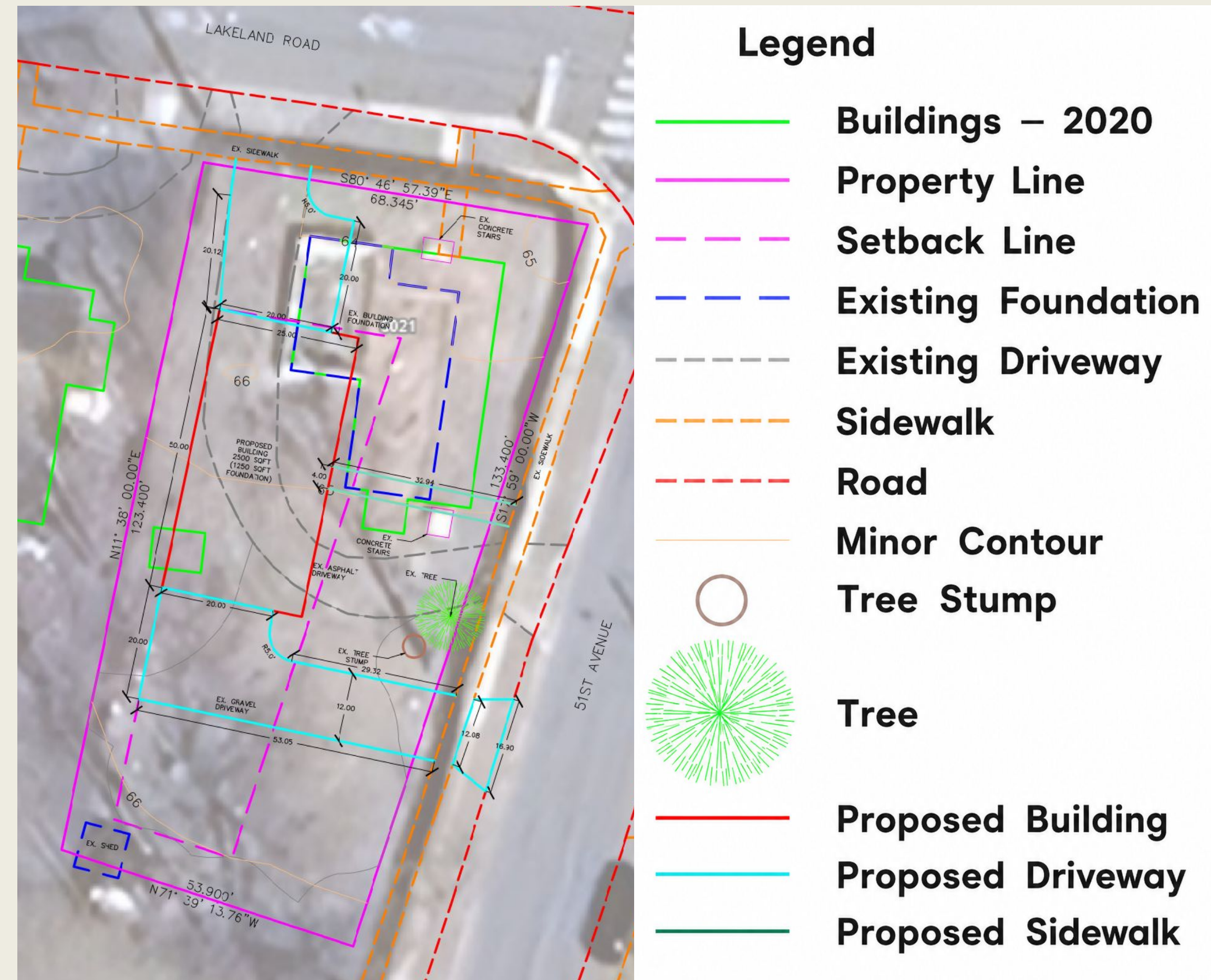
Current Site Conditions

Project Scope

This team was tasked to research the history and current zoning regulations of the property, creating a series of plans to outline potential concepts for the site's future development. The main objectives of this project were maintaining the affordable nature of the property and contributing to the preservation of Lakeland's historical culture. Stakeholder engagement was a necessity throughout this project, allowing the people of Lakeland to guide the design process and shape the growth of their neighborhood.



Final Products



Final Concept Plan & Legend

Design Methods

The existing conditions of the site were modeled in Civil3D based on previous surveys of the site, online geographic data and physical observations and measurements. This model was used to create 3 different concept plans for potential development, including the locations of all structures, demolitions, utilities, and grading. In order to ensure effective local communication, multiple community engagement meetings were held. These plans went through multiple cycles of feedback and updating, as shown in the figure to the left, ultimately creating the final plan set shown here today.



Design Process Flow Chart

Community Engagement

Meeting 1: Assess local perspectives and desires
Meeting 2: Receive feedback on concept plans

Design Comparison Matrix:

	2 Driveways	1 Driveway	1 Driveway + Garage
Relative Cost	Medium	Low	High
Setback Variance	Yes	Yes	Yes
Curb Cut Variance	Yes	No	Yes
Parking	Separate	Shared	Shared / Garage
Lot Coverage	33.7%	35.5%	36.6%
Community Rank	1	2	3



Engagement Meeting From April 23rd, 2026

Takeaways

Upon completion, this project was able to provide our partner organizations with community approved conceptual plan sets for multiple potential designs. This will create significant reductions in the costs of professional engineering approval, and positively affect both the price and timeline of 5021 Lakeland Road's redevelopment.