

# BELTWAY PLAZA

---

TOWN OF BERWYN HEIGHTS PRESENTATION | MARCH 4, 2019



**LENHART TRAFFIC CONSULTING, INC.**

645 BALTIMORE ANNAPOLIS BLVD, SUITE 214  
SEVERNA PARK, MD 21146  
TEL: (410) 216-3333  
FAX: (443) 782-2288  
[www.lenharttraffic.com](http://www.lenharttraffic.com)



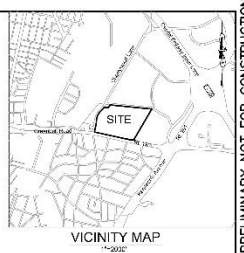
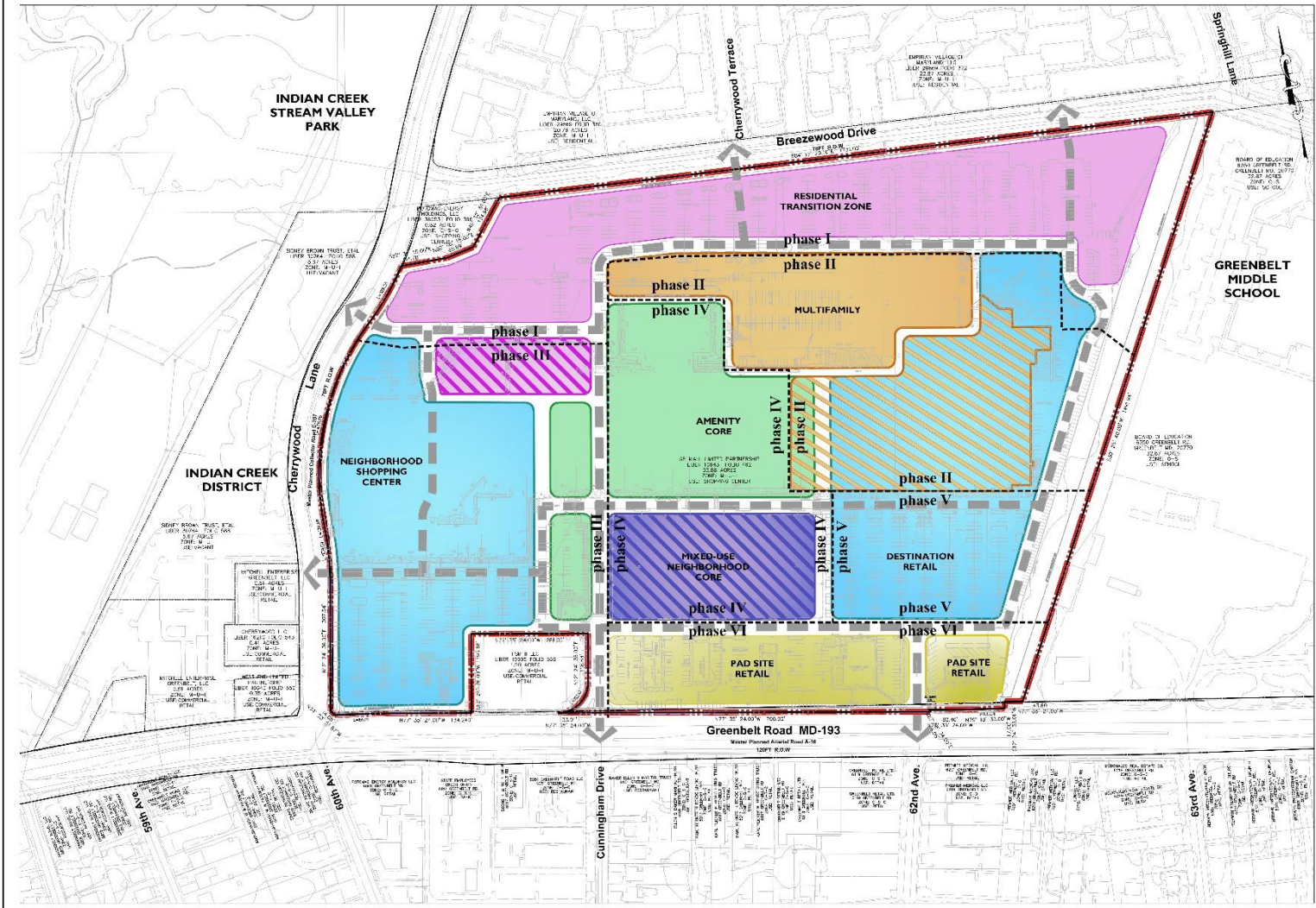
McNamee Hosea  
Attorneys & Advisors





# PHASING PLAN AS SUBMITTED

## PHASING PLAN CSP-05007 BELTWAY PLAZA



PRELIMINARY NOT FOR CONSTRUCTION

**LEGEND**

- SUBJECT PROPERTY BOUNDARY
- PROPOSED PARKWAY & ROAD
- PROPOSED BI-WAY ACCESS
- RESIDENTIAL - MULTI-FAMILY
- RESIDENTIAL - SINGLE-FAMILY A-FACHS
- RESIDENTIAL - SENIOR LIVING
- COMMERCIAL/RETAIL/CA
- MIXED-USE
- CORE AREA
- RESIDENTIAL - MULTI-FAMILY OVER EXISTING COMMERCIAL
- FUTURE COMMERCIAL

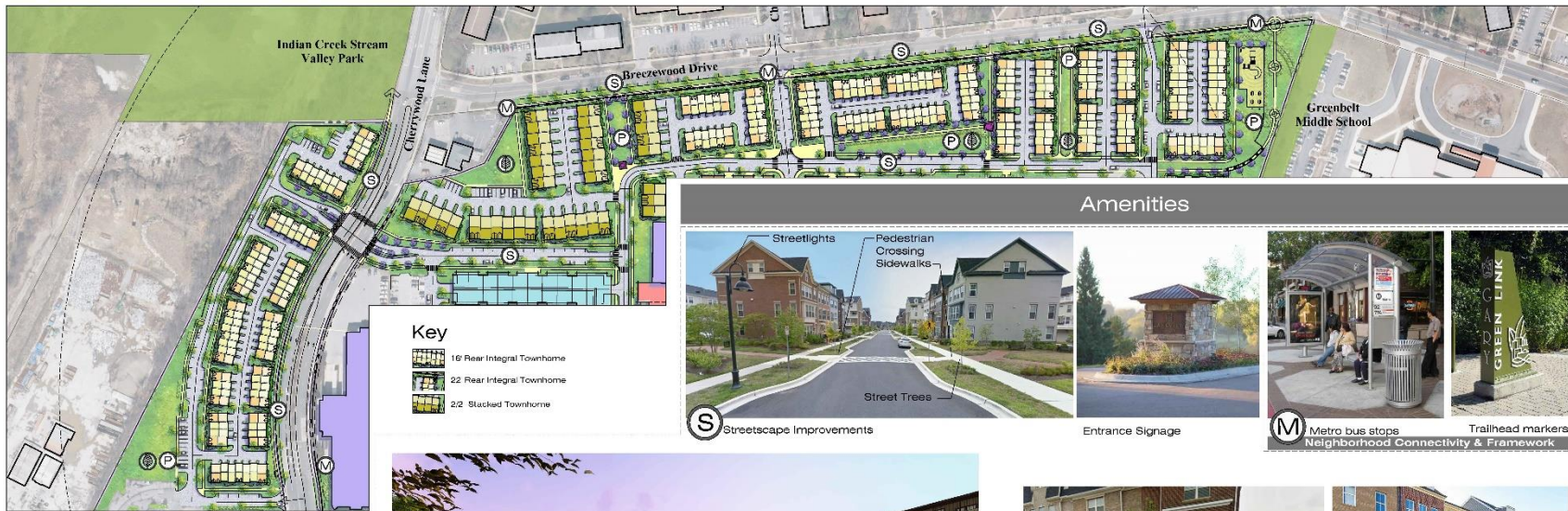
**THIS IS ONLY FOR OFFICIAL USE ONLY**  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 DATE: 10/20/2023  
 PROJECT NUMBER: CSP-05007  
 PROJECT NAME: BELTWAY PLAZA  
 APPROVAL: [Signature]



NOTE: Conceptual Site Plans are not required for properties in the M-U-1 zone, however this CSP is being submitted to fulfill the requirements of the 2013 Greenbelt Metro area and MD-193 Corridor Plan and Sectional Map Amendment (S.M.A.). The S.M.A. requires a Conceptual Site Plan to be approved prior to submittal of a Detailed Site Plan. The CSP is to show phasing of redevelopment, future land uses, and future connections to adjacent properties, all of which are reflected on the above.

| REASON | DATE | REASON | DATE | REV. NO. | DATE | Owner/Developer:  | BELTWAY PLAZA  | RODGERS CONSULTING  | DATE | BY | DATE | CONCEPTUAL SITE PLAN PHASING PLAN | SCALE   |
|--------|------|--------|------|----------|------|---|--|---|------|----|------|-----------------------------------|---------|
|        |      |        |      |          |      | Quantum Companies<br>c/o Fred Wine<br>The Quantum Building<br>4912 Del Ray Avenue<br>Beltsville, MD 20814 | SECTION DISTRICT No. 21<br>PRINCE GEORGE'S COUNTY, MARYLAND<br>TAX MAP 26.24 010 41.4-01.01.02<br>200 FOOT MAP 210VC05.210NC06.211NE05.211ND06 | (181) Hercules Lane, Suite 100 Largo, Maryland 20775<br>PH 301.946.0700 FX 301.946.8226 www.rodgers.com |      |    |      |                                   | 1"=100' |

# HOUSING DIVERSITY & AMENITIES



- Key**
- 16' Rear Integral Townhome
  - 22' Rear Integral Townhome
  - 2/2 Stacked Townhome



## Housing Variety and Choice



## Environmental Stewardship & Sustainability



Community Responsibility

Design Principles

Neighborhood Connectivity & Framework

Environmental Stewardship & Sustainability

Housing Variety and Choice

Sustainable Phasing

Places to Work and Play



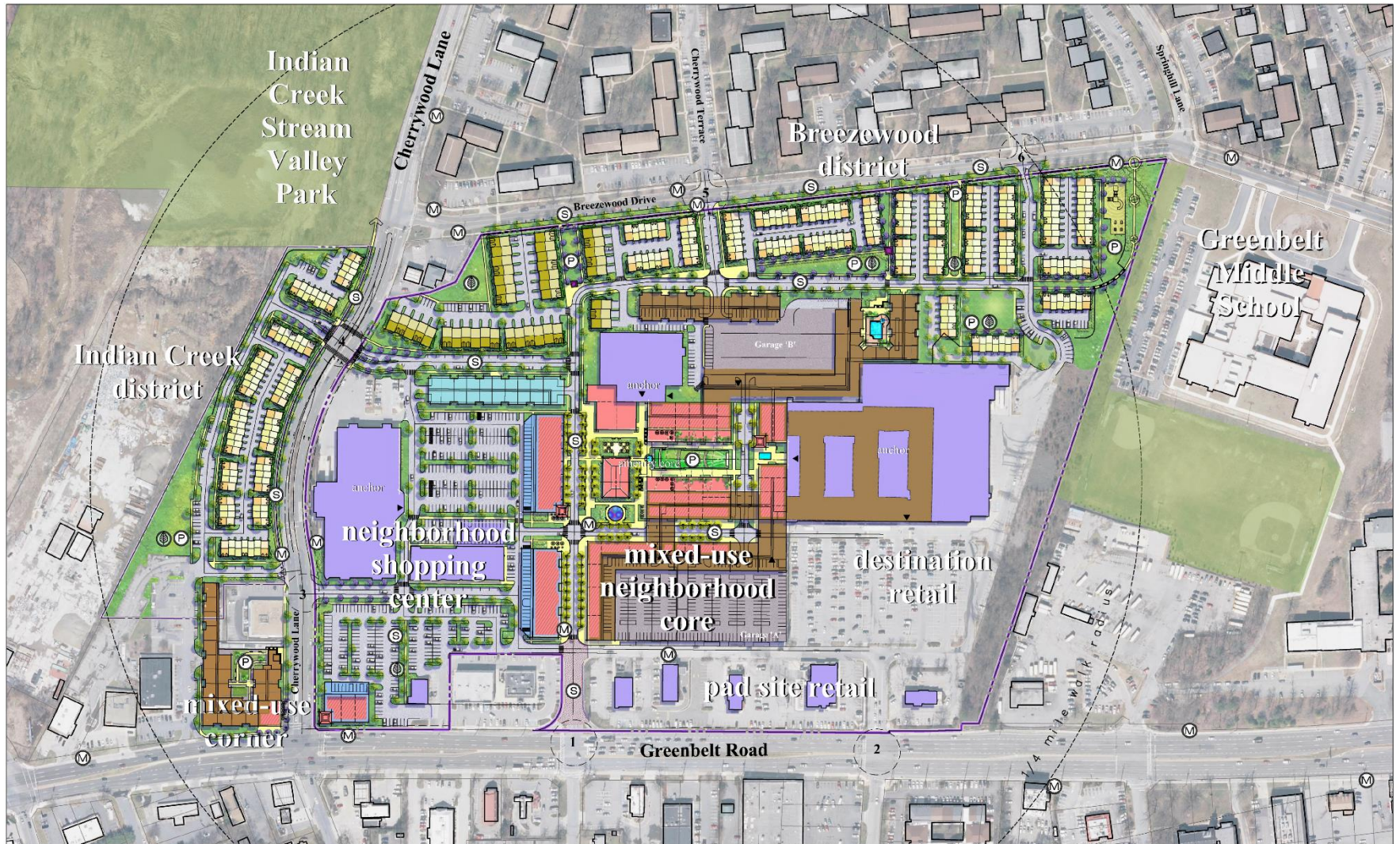
Note: Exhibit for illustrative purposes only and to imply design intent. Final architecture, plan layout, materials and details to be determined at CSP stage.

DRAFT

Neighborhood Visioning  
Housing Diversity and Amenities

DATE: 2016.06.27.16

# MASTER DEVELOPMENT PLAN



**Key**

|  |                             |  |                                |
|--|-----------------------------|--|--------------------------------|
|  | 2C Rear Integral Townhome   |  | Metrobus Stop                  |
|  | 2C' Rear Integral Townhome  |  | Pocket Park/Open Space/Amenity |
|  | 2Z Stacked Townhome         |  | ESD                            |
|  | Multi-Family                |  | Streetscape Improvements       |
|  | Multi-family over Retail    |  | Intersection Reference #       |
|  | Ex. Retail to remain        |  |                                |
|  | Office/Flex over Retail     |  |                                |
|  | Ex./expanded Parking Garage |  |                                |

**General Notes:**

This Master Development Plan (MDP) is a vision document meant to establish a feasible and reasonable future infill/redevelopment framework for the existing Beltway Plaza Shopping Center. This framework is created primarily in response to well-documented land use and market trends that indicate serious near and long term instability in the marketplace for conventional, single use shopping malls. This plan potentially places neighborhood serving retail services, municipal tax revenue and local employment opportunities at risk. In response, this MDP proposes creation of a more resilient mixed-use neighborhood anchored by civic amenities, diverse land uses including housing, retail and other commercial uses consistent with the Approved Greenbelt Metro Area and MD 153 Corridor Sector Plan. This project requires a phased implementation in order to remain flexible to dynamic market conditions, minimize physical and operational impacts to existing users/lease agreements and to balance proposed improvements with commensurate levels of development.

The plan as indicated is conceptual and may vary subject to application, submittal, review and regulatory approvals as applicable.

- MDP Core Design Principles:**
- 1.1. Utilize existing and operational streets for building form and market conditions to create a livable, walkable, and transit-oriented neighborhood.
  - 1.2. Place development on all vacant lots and parcels to create a vibrant, walkable, and transit-oriented neighborhood.
  - 1.3. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 1.4. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 2.1. Maximize density, connectivity, and walkability.
  - 2.2. Create a vibrant, walkable, and transit-oriented neighborhood.
  - 2.3. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 2.4. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 2.5. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 2.6. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 2.7. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 2.8. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 2.9. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 2.10. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 3.1. Maximize density, connectivity, and walkability.
  - 3.2. Create a vibrant, walkable, and transit-oriented neighborhood.
  - 3.3. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 3.4. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 3.5. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 3.6. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 3.7. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 3.8. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 3.9. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 3.10. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.1. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.2. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.3. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.4. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.5. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.6. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.7. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.8. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.9. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 4.10. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 5.1. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 5.2. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 5.3. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 5.4. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.
  - 5.5. Integrate various forms of retail, including food and beverage, to create a vibrant, walkable, and transit-oriented neighborhood.



**DRAFT**

Master Development Plan



Community Responsibility

Design Principles

Neighborhood Connectivity & Framework

Environmental Stewardship & Sustainability

Housing Variety and Choice

Sustainable Phasing

Places to Work and Play

**RODGENS CONSULTING**  
 3000 Greenbelt Road, Suite 200, Greenbelt, Maryland 20770  
 Tel: 301.278.1100 Fax: 301.278.1101

May 29, 2018  
 Rev: 04/16, 2018

The background features abstract geometric shapes. At the top, there are overlapping, semi-transparent green shapes that create a layered effect. At the bottom, there are overlapping, semi-transparent grey shapes that also create a layered effect. The central area is a plain white background where the text is located.

# PERSPECTIVES



## Breezewood Drive

Pedestrian connectivity and roadway/ streetscape improvements, showing proposed townhomes on existing plaza parking lot with additional landscaping and open spaces



## Linear Park and Urban Recreation Plaza

Linear park central to the neighborhood, with large open spaces for passive and active play, with an urban plaza providing seating areas, gardens, and gathering places for social recreation





## Urban Recreation Plaza

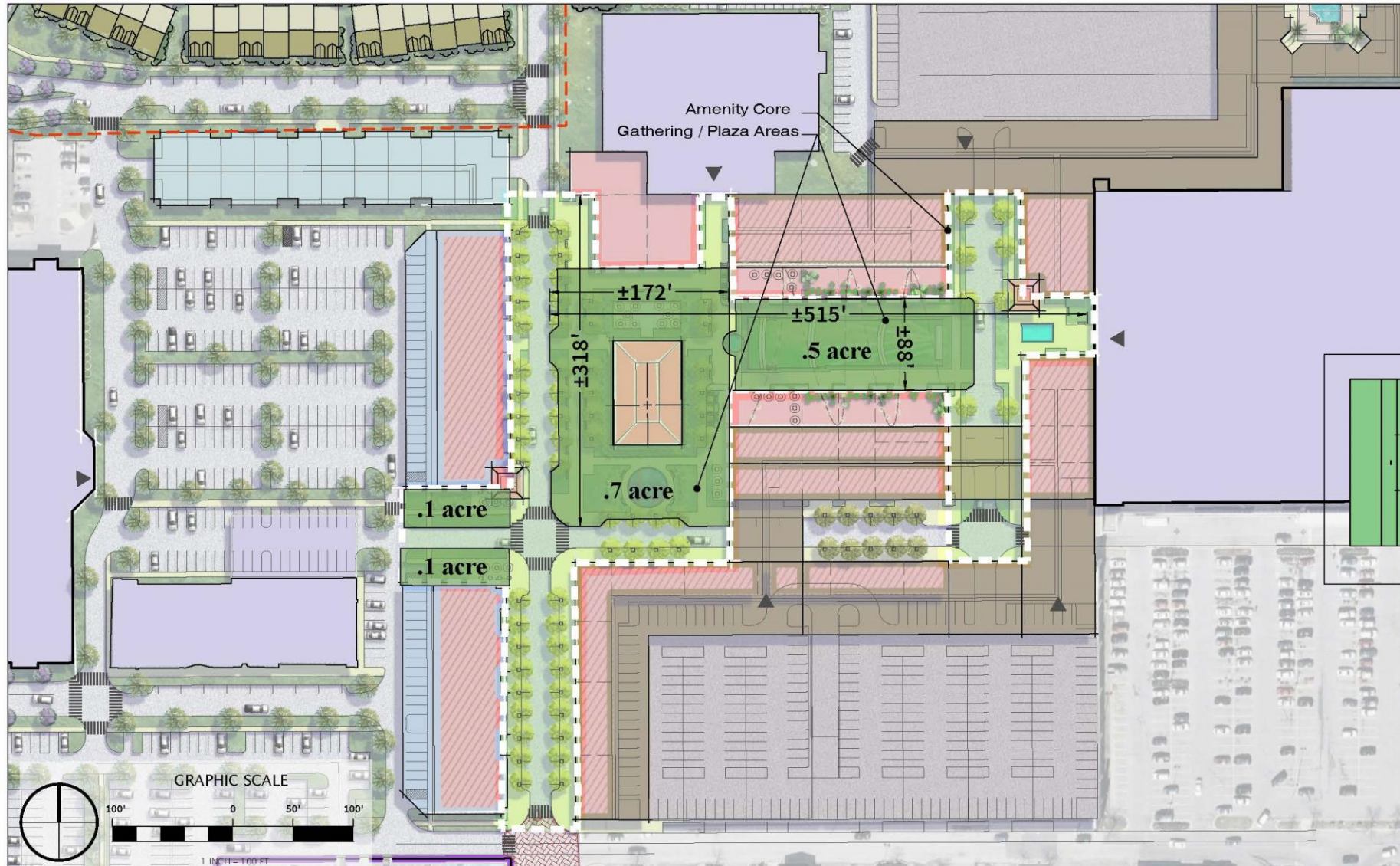
Urban public space with seating areas, open lawn, gardens, and wifi plaza providing places for social interaction and relaxation

# Beltway Plaza

Greenbelt, Prince George's County



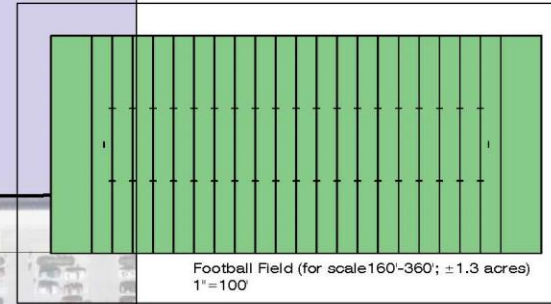
Location Map



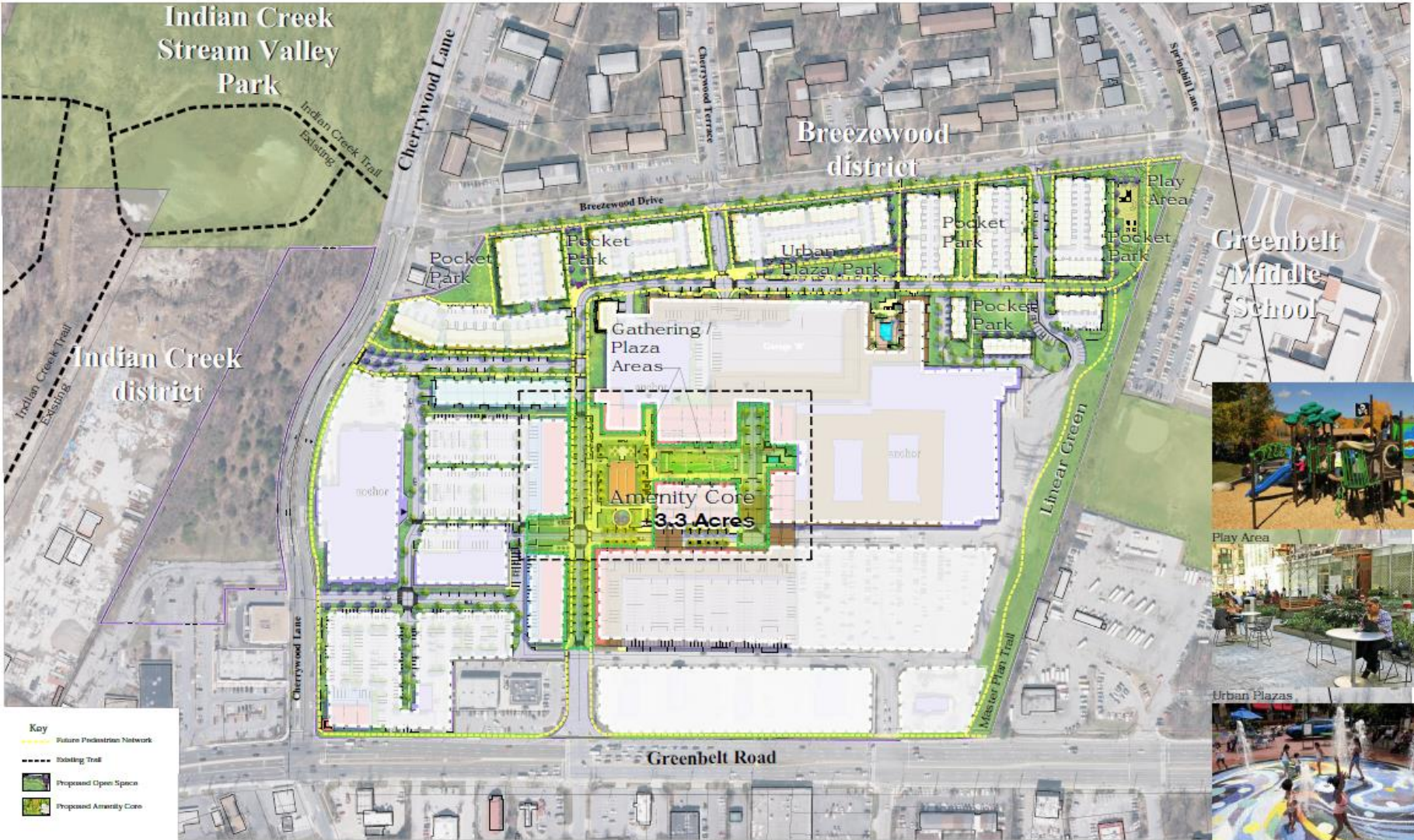
**Legend**

- Gathering/Plaza Areas
- Misc. Enhanced Streetscape
- Amenity Core

Gathering/Plaza Areas  
 Splash Pad and Plaza= .7 acre  
 Sitting Areas= .2 acre  
 Amphitheater and Green = .5 acre  
 1.4 acre  
 misc. enhanced streetscape: 1.9 acres  
**Amenity Core: ±3.3 acres**



Development Program:  
 ±60 acres  
 ±700,000 sq. ft. of retail, office and flex space  
 ±2,250 mf residential units



**Key**  
 - - - - - Future Pedestrian Network  
 - - - - - Existing Trail  
 [Green Area] Proposed Open Space  
 [Yellow Area] Proposed Amenity Core



Community  
Responsibility

Design  
Principles

Neighborhood  
Connectivity &  
Frame work

Environmental  
Stewardship &  
Sustainability

Housing  
Variety and  
Choice

Sustainable  
Planning

Access to Work  
and Play



Play Area



Urban Plazas



Splash Pad



Gathering Spaces



Pocket parks, seating areas, and gathering spaces



Jogging paths



Dog Park



Neighborhood picnic and bbq areas



**COMPARABLE  
LIFESTYLE  
CENTERS**

# Kentlands

Gaithersburg, Montgomery County

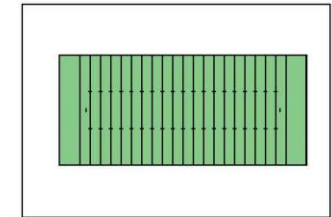


Location Map

**Legend**

- Gathering/Plaza Areas
- Misc. Enhanced Streetscape
- Amenity Core

Gathering/Plaza Areas  
212'-58" x 204' = .7 acre  
misc. enhanced streetscape: 3.1 acres  
**Amenity Core: ±3.8 acres**



Football Field (for scale 160'-360'; ±1.3 acres)  
1"=200'

Development Program:  
±21 acres  
±250,000 sq ft restaurants, shopping and entertainment



# Pike and Rose

Rockville, Montgomery County

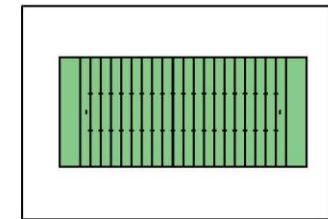


Location Map

**Legend**

- Gathering/Plaza Areas
- Misc. Enhanced Streetscape
- Amenity Core

Gathering/Plaza Areas  
 $160' \times 140' = .5 \text{ acre}$   
 $47' \times 253' = .2 \text{ acre}$   
 $268' \times 57' = .3 \text{ acres}$   
 1 acre  
 misc. enhanced streetscape: 2 acres  
**Amenity Core: ±3.0 acres**



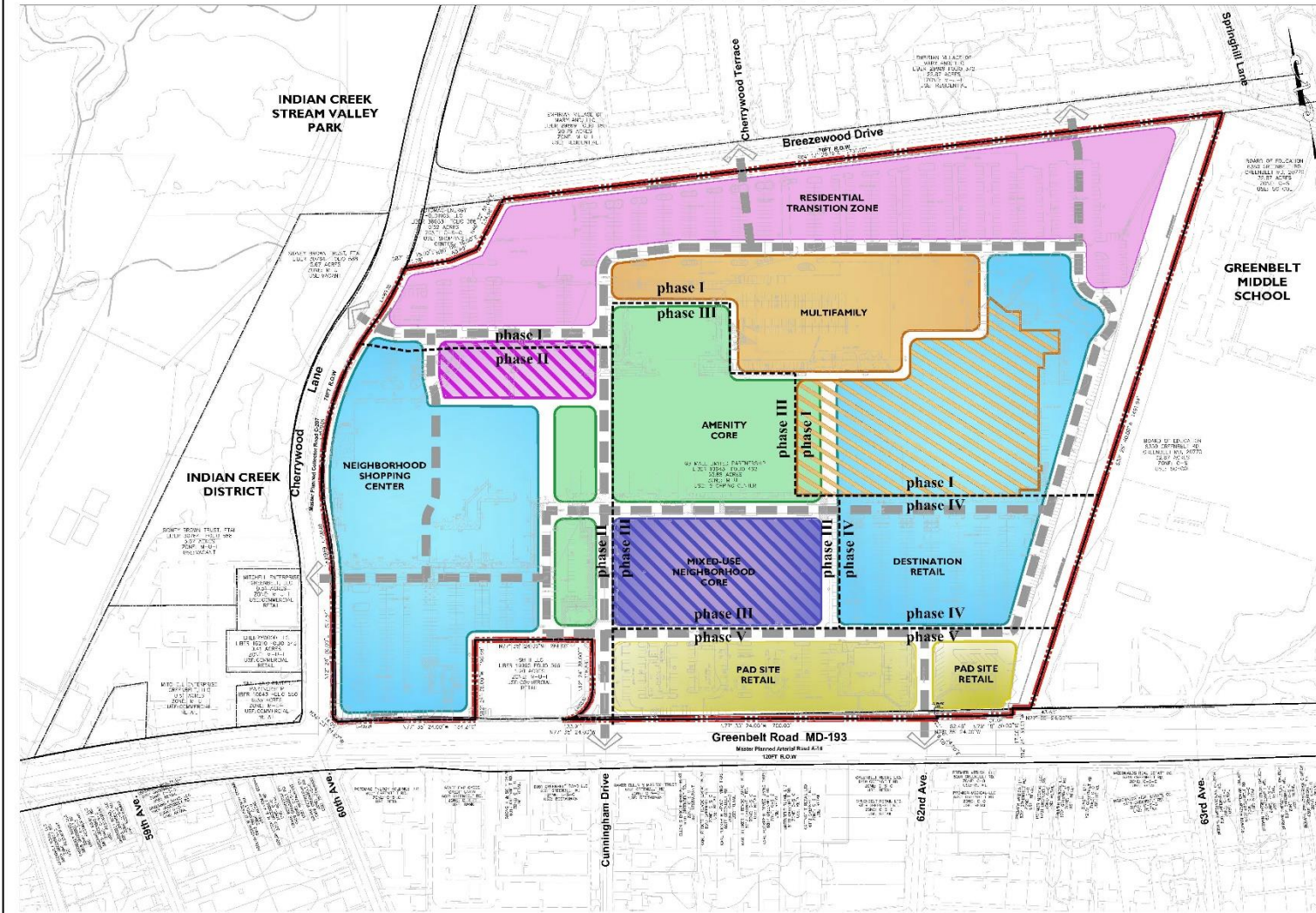
Football Field (for scale 160'-360'; ± 1.3 acres)  
 1" = 200'

Development Program:  
 ±24 acres  
 ±3.4 million sq. ft. of mixed uses, 1.7 million to be non-residential uses



# REVISED PHASING PLAN

## PHASING PLAN CSP-05007 BELTWAY PLAZA



**LEGEND**

- SUBJECT PROPERTY BOUNDARY
- PROPOSED PRIVATE ROAD
- PROPOSED SITE ACCESS
- RESIDENTIAL (MULTI-FAMILY)
- RESIDENTIAL (SINGLE-FAMILY ATTACHED)
- RESIDENTIAL (SENIOR LIVING)
- COMMERCIAL RETAIL AREA
- MIXED USE
- CORE AREA
- RESIDENTIAL (MULTI-FAMILY OVER EXISTING COMMERCIAL)
- FUTURE COMMERCIAL

**THIS BLOCK IS FOR OFFICIAL USE ONLY**  
It is intended for use only in connection with the approval of this project by the Planning Board of the City of Greenbelt, Maryland.

**APPROVAL**  
PROJECT NAME: BELTWAY PLAZA  
PROJECT NUMBER: CSP-05007  
For Conditions of Approval on the Site Control Ordinance and other conditions of approval, see the separate sheet.  
New Approval Block



NOTE: Conceptual Site Plans are not required for properties in the M-U-1 zone, however this CSP is being submitted to fulfill the requirements of the 2013 Greenbelt Metro area and MD183 Corridor Plan and Sectional Map Amendment (S.M.A.). The S.M.A. requires a Conceptual Site Plan to be approved prior to submittal of a Detailed Site Plan. The CSP is to show phasing of redevelopment, future land uses, and future connections to adjacent properties, all of which are reflected on the above.

|                  |   |
|------------------|---|
| OWNER/DEVELOPER: | QUANTUM COMPANIES<br>c/o Fred Wine<br>The Quantum Building<br>4812 Del Ray Avenue<br>Bethesda, MD 20814 |
|------------------|---|

**BELTWAY PLAZA**  
SECTION DISTRICT No. 21  
RE OF GEORGE'S COUNTY, MARYLAND  
TAX MAP 08-14-010-11-17-31-24-24  
200' TYP. MAP 210AC05, 210N06, 211N05, 211N08

**RODGERS CONSULTING**  
1101 Research Lane, Suite 200, Largo, Maryland 21154  
Ph 301.948.0200 Fax 301.948.4356 www.rodgers.com

|              |    |      |
|--------------|----|------|
| DATE CHECKED | BY | DATE |
|              |    |      |
| DATE CHECKED | BY | DATE |
|              |    |      |
| DATE CHECKED | BY | DATE |
|              |    |      |

**CONCEPTUAL SITE PLAN PHASING PLAN**

|            |          |
|------------|----------|
| SCALE:     | 1"=100'  |
| DATE:      | 08/28/18 |
| DRAWN BY:  | 09/18/18 |
| SHEET NO.: | 11 of 12 |

PRELIMINARY NOT FOR CONSTRUCTION