

BELTWAY



PLAZA

URBAN MIXED-USE REDEVELOPMENT OPPORTUNITY IN THE HEART OF THE GROWING WASHINGTON, D.C. REGION SUB-MARKET



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

QUANTUM
COMPANIES



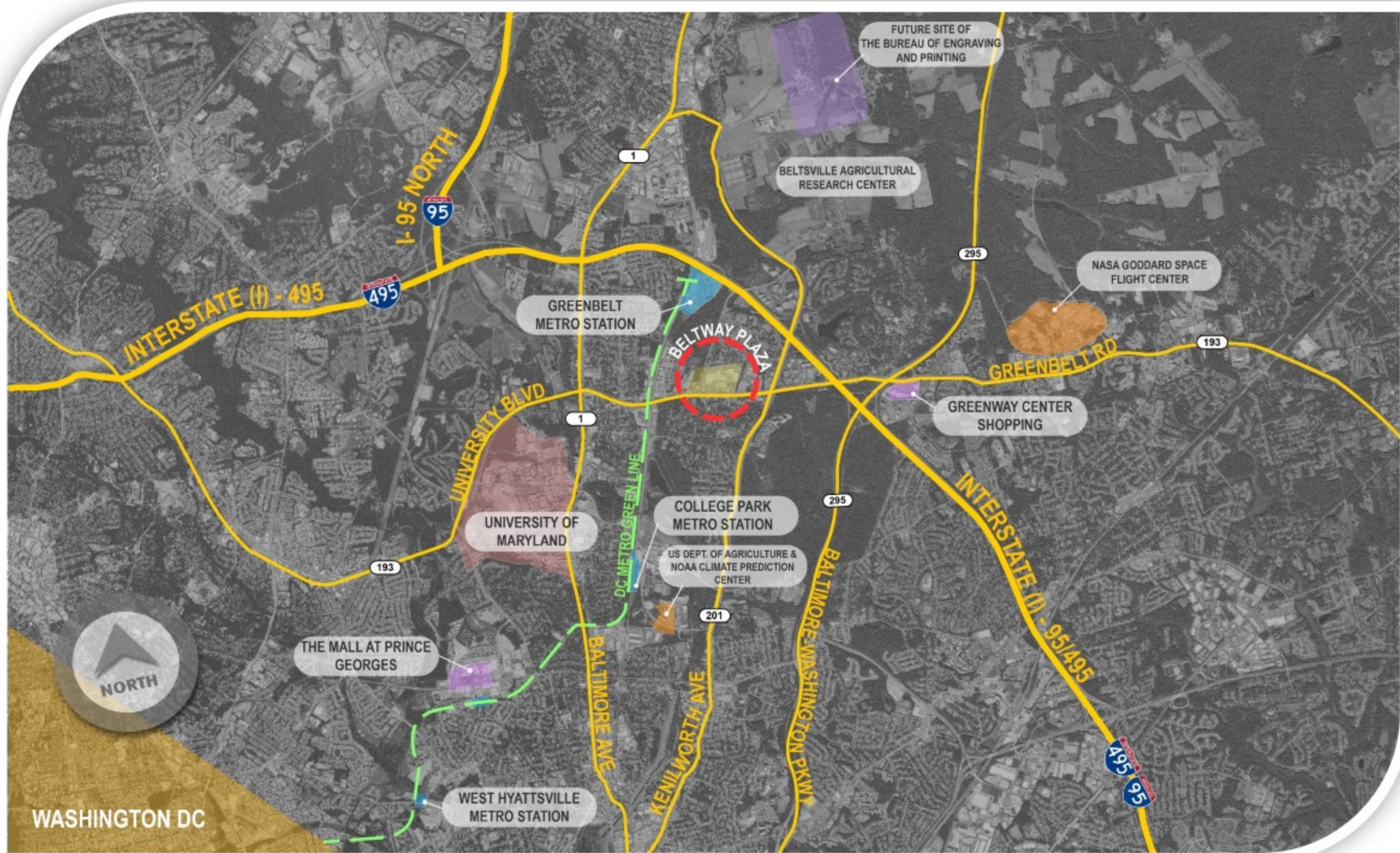
McNamee Hosea
Attorneys & Advisors

RODGERS | Knowledge
CONSULTING | Creativity
Enduring Values

TIMELINE

// PRELIMINARY PLAN APPLICATION 4-19023

-
- 2019
- MARCH 14 CSP APPROVAL
 - JUNE 28 CSP CERTIFICATION
 - OCTOBER 4 PRELIMINARY PLAN ACCEPTED BY M-NCPPC FOR REVIEW
 - OCTOBER 29 APPLICANT WAIVED 70 DAY ACTION PERIOD
 - NOVEMBER 1 SUBDIVISION REVIEW COMMITTEE MEETING
 - DECEMBER 13 EXHIBITS + DRAFT PRELIMINARY PLAN SUBMITTED TO M-NCPPC AND CITY OF GREENBELT
 - DECEMBER 18 FULL SUBDIVISION REVIEW COMMITTEE COMMENT RESPONSE PACKAGE SUBMITTED TO M-NCPPC
 - DECEMBER 19 FULL SUBDIVISION REVIEW COMMITTEE COMMENT RESPONSE PACKAGE SUBMITTED TO CITY OF GREENBELT
 - DECEMBER 23 STREET CROSS-SECTION AND TRAFFIC IMPACT ANALYSIS SUBMITTED TO M-NCPPC AND CITY OF GREENBELT
- 2020
- JANUARY 8 ADVISORY PLANNING BOARD MEETING **AND** CITY COUNCIL WORKSESSION
 - JANUARY 15 PRAB MEETING
 - JANUARY 27 GREENBELT CITY COUNCIL REGULAR MEETING
 - FEBRUARY 6 M-NCPPC PLANNING BOARD



CURRENT USE // ACTIVE SUBURBAN SHOPPING CENTER (1MM GROSS SF)

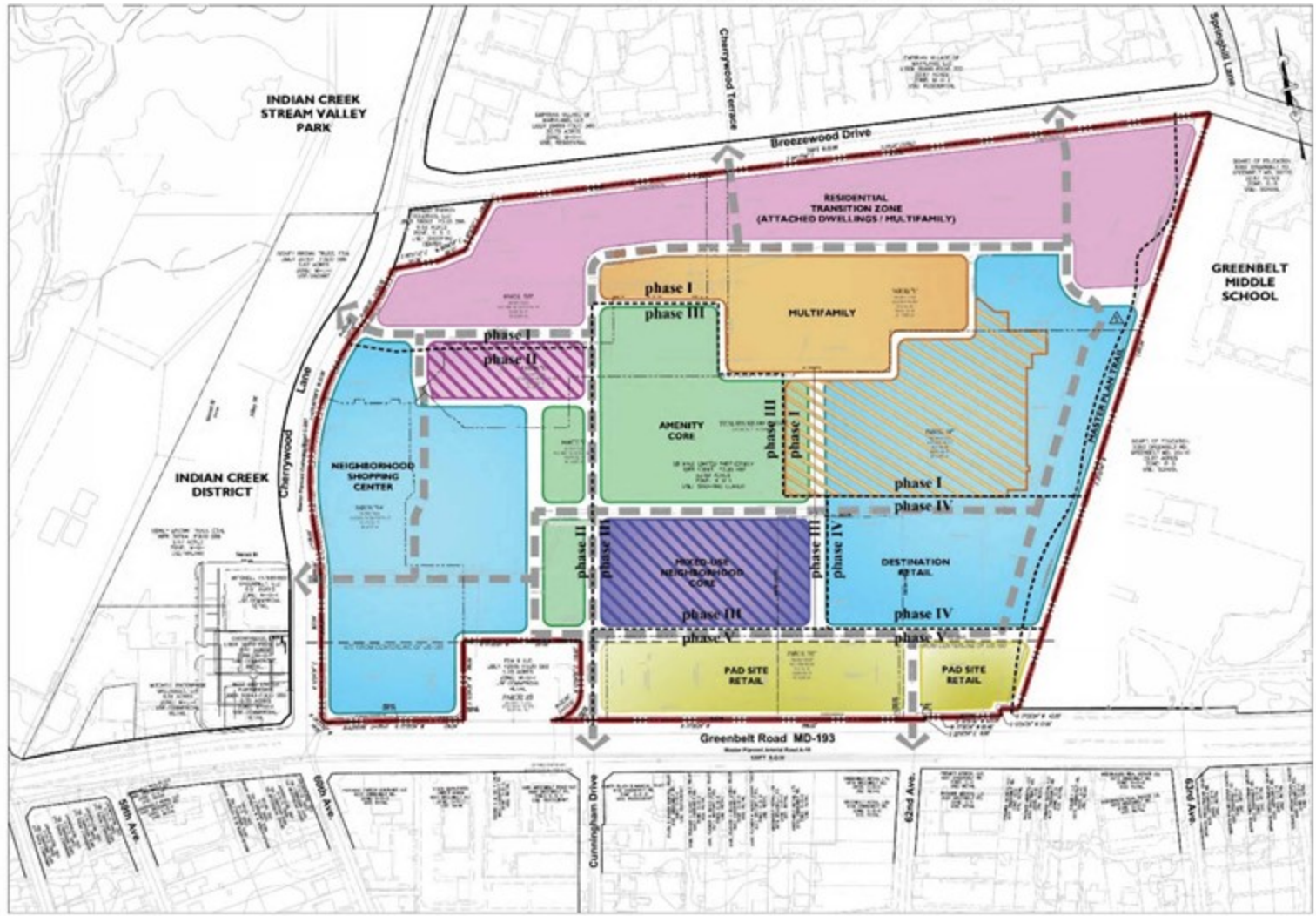


APPROVED

CONCEPTUAL SITE PLAN CSP-18010 [△] BELTWAY PLAZA



PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

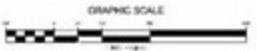
- ADJACENT PROPERTY (BOUNDARY)
- PROPOSED PHASE BOUNDARY
- PROPOSED PROPERTY ACCESS
- PHASE I PLANNING
- INDUSTRIAL/MULTI-FAMILY
- RESIDENTIAL (ATTACHED DWELLINGS / MULTIFAMILY)
- RESIDENTIAL (SEMI-DETACHED / TOWNHOMES)
- MIXED USE
- COMMERCIAL (MIXED USE)
- OFFICE/LOBBY
- RESIDENTIAL (MULTI-FAMILY OVER 5 UNITS)
- PLAZA (COMMERCIAL)

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMIT

APPROVAL

PROJECT NAME: BELTWAY PLAZA
 PROJECT NUMBER: CSP-18010
 PREPARED BY: [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 MD193 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.

NO.	REVISION	DATE	BY	REVISION	DATE
1	ISSUED FOR PERMIT	01/15/2024	[Signature]		

Client/Developer:
 Quantum Companies
 600 First Street
 The Quantum Building
 4812 Del Ray Avenue
 Beltsville, MD 20814

BELTWAY PLAZA
 ELECTION DISTRICT No. 21
 PRINC. GEORGE'S COUNTY, MARYLAND
 TAX MAP 26.54.29C-01-1A-01-01-01-01
 200' X 200' MAP RESPONSIBILITY: 1/16/22 INCH

RODGERS CONSULTING
 18 Franklin Ave. #100, Beltsville, MD 20814
 P: 301.946.4100 F: 301.946.4101 www.rodgers.com

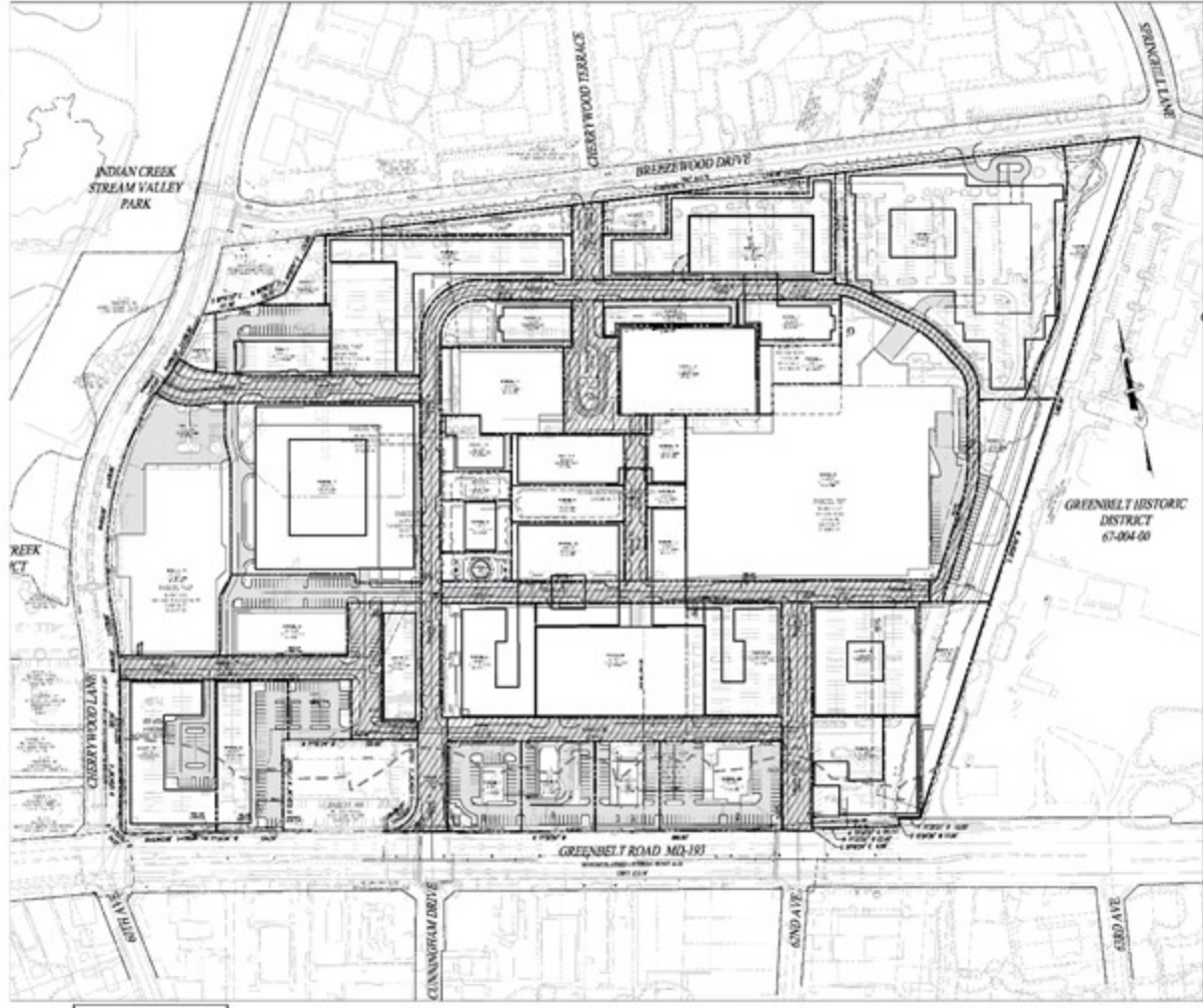
DATE: 01/15/24
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 CHECKED BY: [Signature]
 RELEASE FOR: [Signature]

CONCEPTUAL SITE PLAN PHASING PLAN

DATE: 01/15/24
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 RELEASE FOR: [Signature]

NO.	DESCRIPTION	DATE	BY
1	Initial plan	10/15/13	JK
2	Revised plan	11/15/13	JK
3	Revised plan	12/15/13	JK
4	Revised plan	01/15/14	JK
5	Revised plan	02/15/14	JK
6	Revised plan	03/15/14	JK
7	Revised plan	04/15/14	JK
8	Revised plan	05/15/14	JK
9	Revised plan	06/15/14	JK
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11	Revised plan	08/15/14	JK
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17	Revised plan	02/15/15	JK
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29	Revised plan	02/15/16	JK
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99	Revised plan	12/15/21	JK
100	Revised plan	01/15/22	JK

PRELIMINARY PLAN OF SUBDIVISION 4-19023 BELTWAY PLAZA



LEGEND	
[Symbol]	EX. BOUNDARY LINE
[Symbol]	EX. LOT LINE
[Symbol]	EX. BLDG
[Symbol]	EX. SIDEWALK
[Symbol]	EX. PARKING STRIP/SPD
[Symbol]	EX. TREES
[Symbol]	EX. WATER
[Symbol]	EX. SEWER
[Symbol]	EX. STORM DRAIN
[Symbol]	EX. UNIMPAVED ROAD LINE
[Symbol]	PR. R/O LINE
[Symbol]	PR. LOT LINE
[Symbol]	PR. FACE OF CURB
[Symbol]	PR. BACK OF CURB
[Symbol]	PR. ROAD-TAVERNMENT
[Symbol]	PR. P.U.E.
[Symbol]	EX. EMT
[Symbol]	PR. RECREATION AREAS
[Symbol]	PROPOSED ACCESS STATEMENT

BLK	NO.	COURTYN	CONTR	REMARKS
1	0-01	Open Space	Revised by Owner	
2	0-02	Open Space	Revised by Owner	
3	0-03	Private Road	Revised by Owner	
4	0-04	Open Space	Revised by Owner	
5	0-05	Private Road	Revised by Owner	
6	0-06	Open Space	Revised by Owner	
7	0-07	Private Road	Revised by Owner	
8	0-08	Open Space	Revised by Owner	
9	0-09	Private Road	Revised by Owner	
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98	0-98	Open Space	Revised by Owner	
99	0-99	Private Road	Revised by Owner	
100	0-100	Open Space	Revised by Owner	



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	LANDING CONSTRUCTION
4-7	PRELIMINARY PLAN SHEETS

FOR REVIEW AND APPROVAL, CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN

FOR PLANNING BOARD ACTION

FOR PLANNING BOARD RESOLUTION & ACQUISITION STATE

SIGNATURE, APPROVAL DATE

APPROVED SIGNATURE

10/15/2021

PROJECT NUMBER: 4-19023

PROJECT NAME: BELTWAY PLAZA

PROFESSIONAL SEAL AND SIGNATURE

NO.	DATE	NO.	DATE	NO.	DATE

Owner/Developer:
GB Mall Limited Partnership c/o Quantum Co.
 The Quantum Building
 4312 Del Ray Avenue
 Bethesda, MD 20814

BELTWAY PLAZA

P. 170703 DISTRICT NO. 31
 18401 SPRINGFIELD, WASHINGTON
 4312 DEL RAY AVENUE
 BETHESDA, MD 20814



1800 Pennsylvania Lane, Suite 200, Gaithersburg, MD 20878
 Tel: 301-948-0100 Fax: 301-948-0101 www.rodgers.com

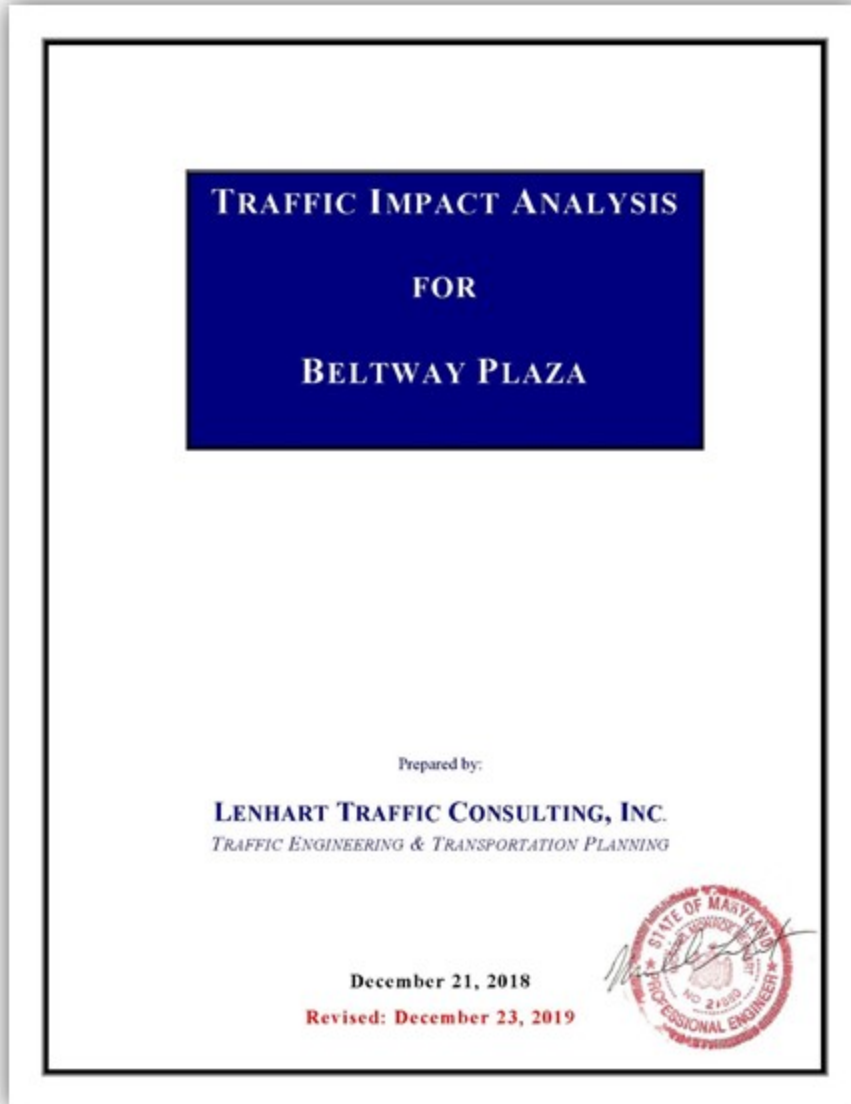
NO.	DATE	NO.	DATE

PRELIMINARY PLAN OF SUBDIVISION 4-19023

NO.	DATE	NO.	DATE

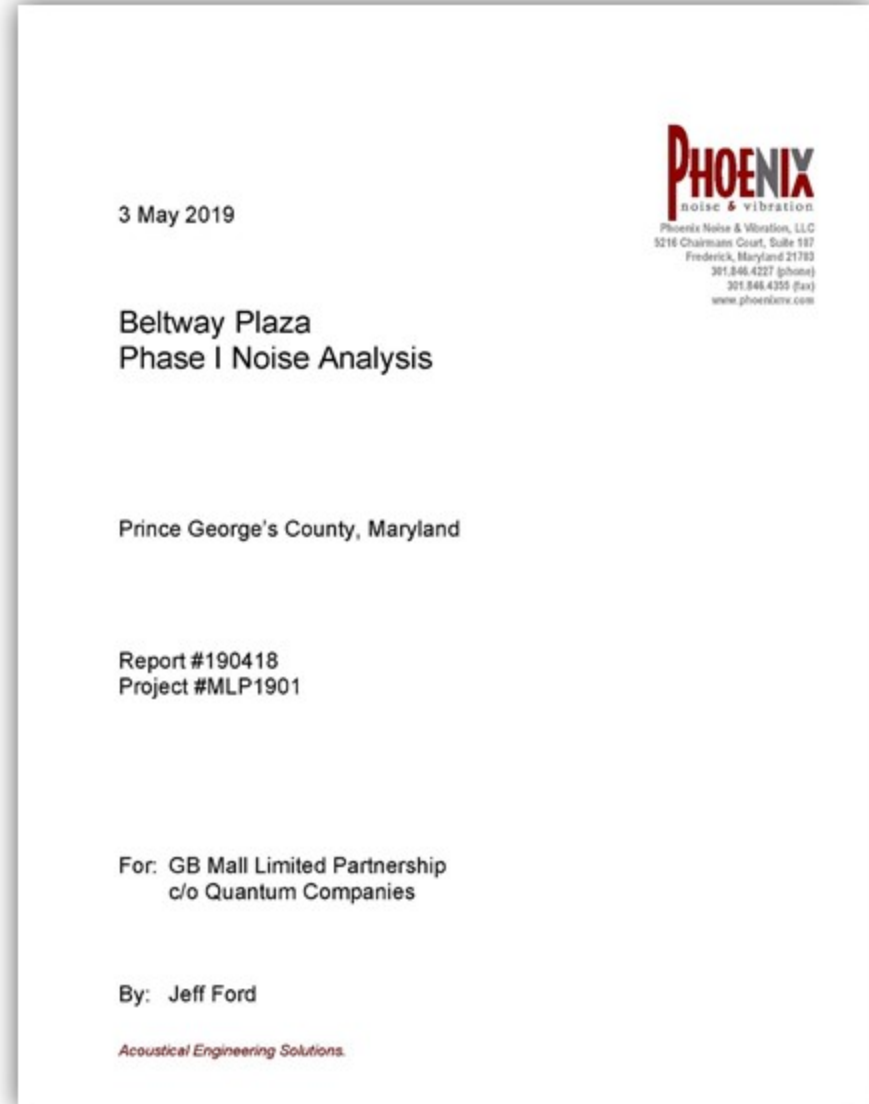
TRAFFIC ANALYSIS

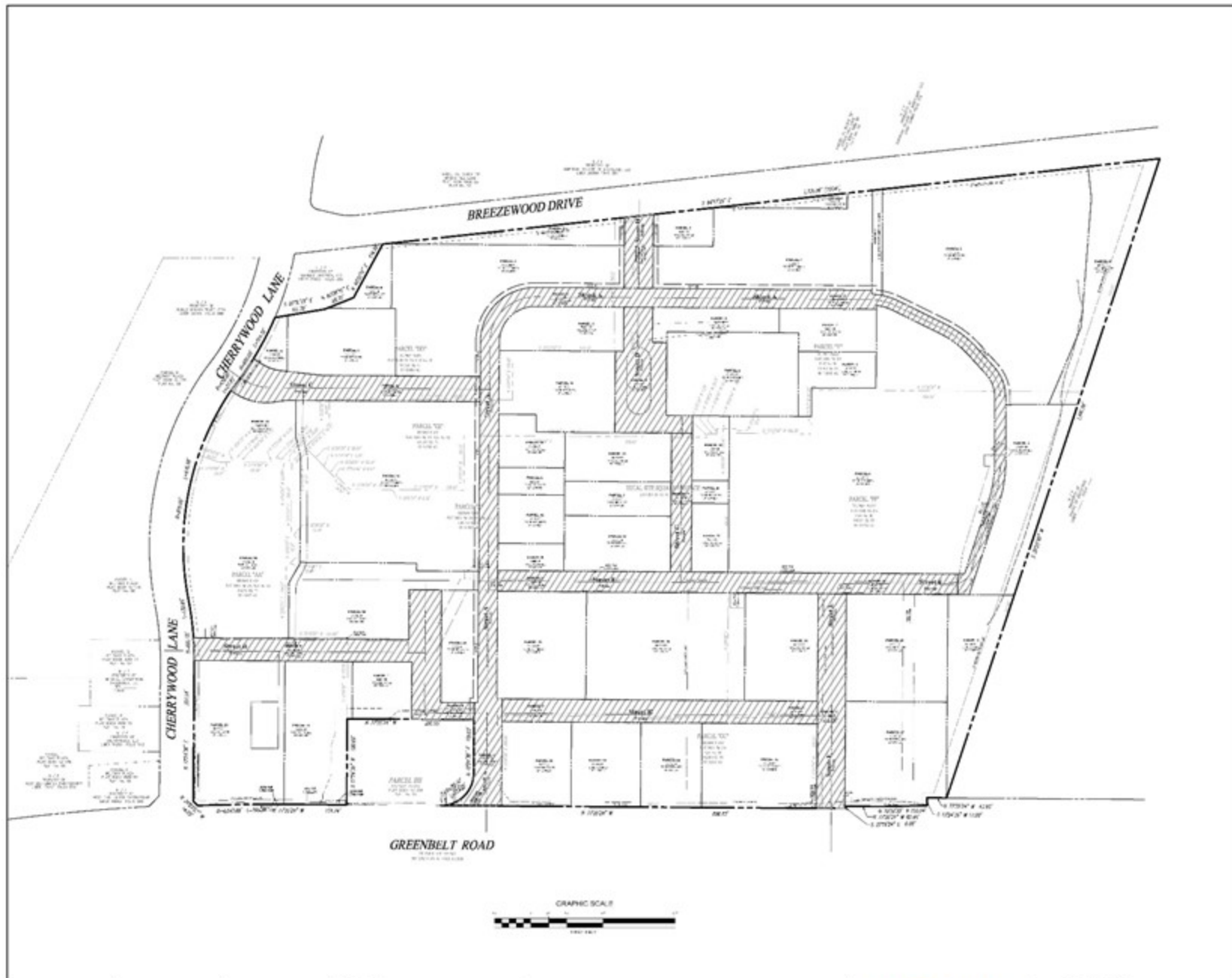
LENHART TRAFFIC CONSULTING, INC.



NOISE ANALYSIS

PHOENIX NOISE & VIBRATION





PRELIMINARY NOT FOR CONSTRUCTION



NO.	DATE	DESCRIPTION

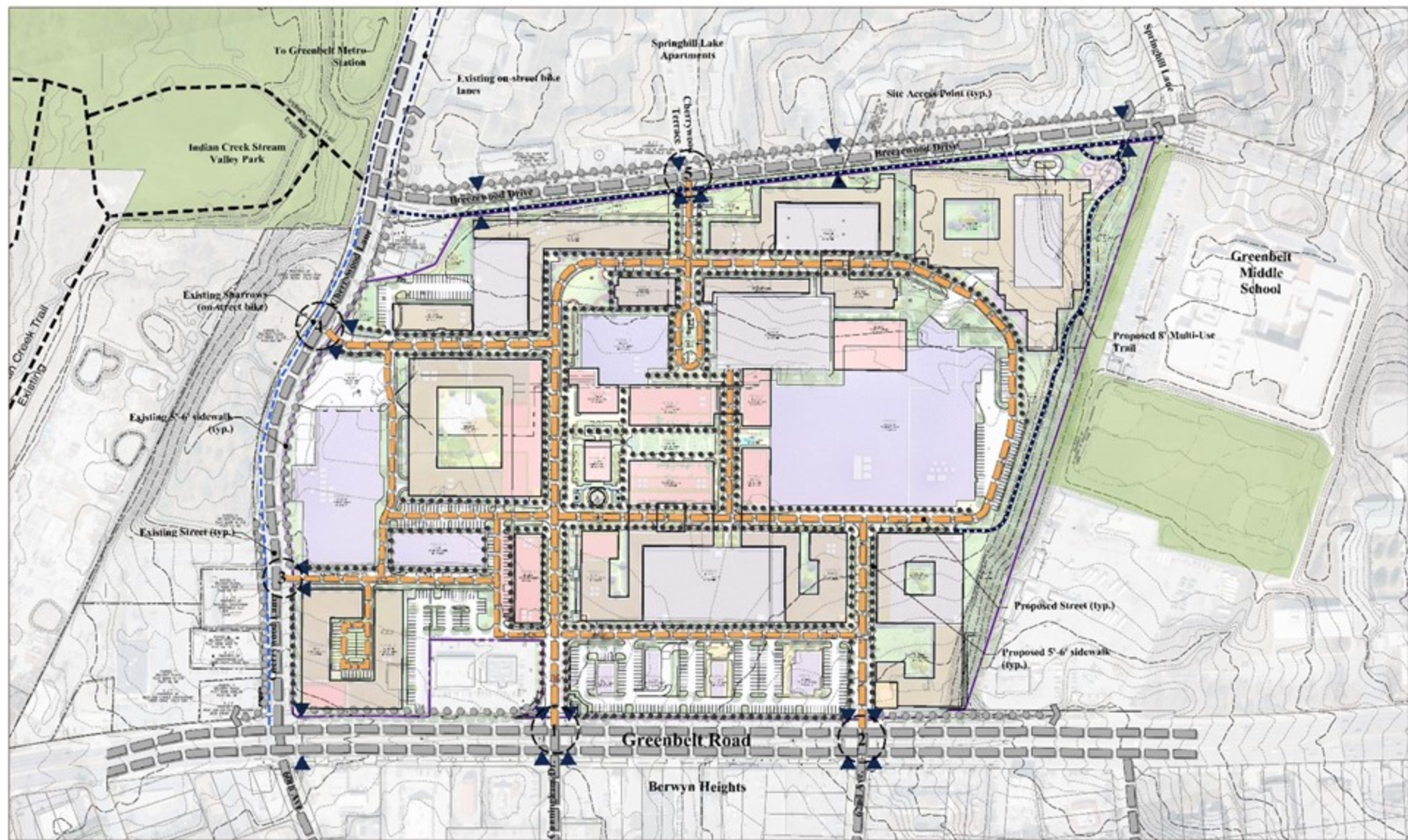
Owner/Developer:
Quantum Companies
c/o Fred Wine
The Quantum Building
4812 Oak Way Avenue
Bethesda, MD 20814

BELTWAY PLAZA
ELECTION DISTRICT No. 25
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 26-34 GREENBELT RD 04
200 FOOT WMP 21400021000001110002110000

RODGERS CONSULTING
100 Pennsylvania Lane, Suite 200, Largo, Maryland 20774
P: 301.461.4110 www.rodgers.com

SIMPLIFIED PRELIMINARY PLAN EXHIBIT

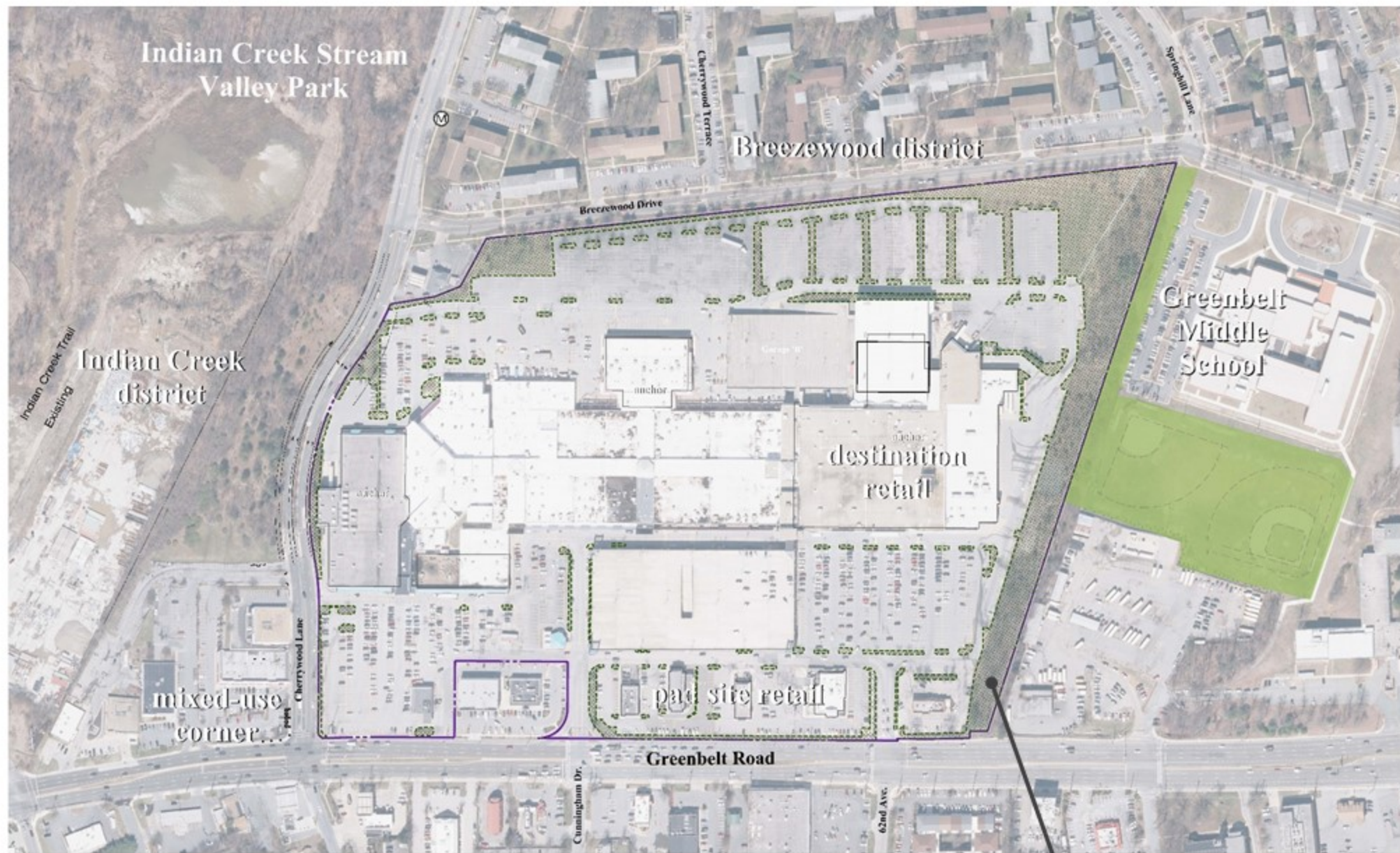
DATE	11-14-20
PROJECT	12873
DATE	DEC. 2020
SHEET	1 OF 3



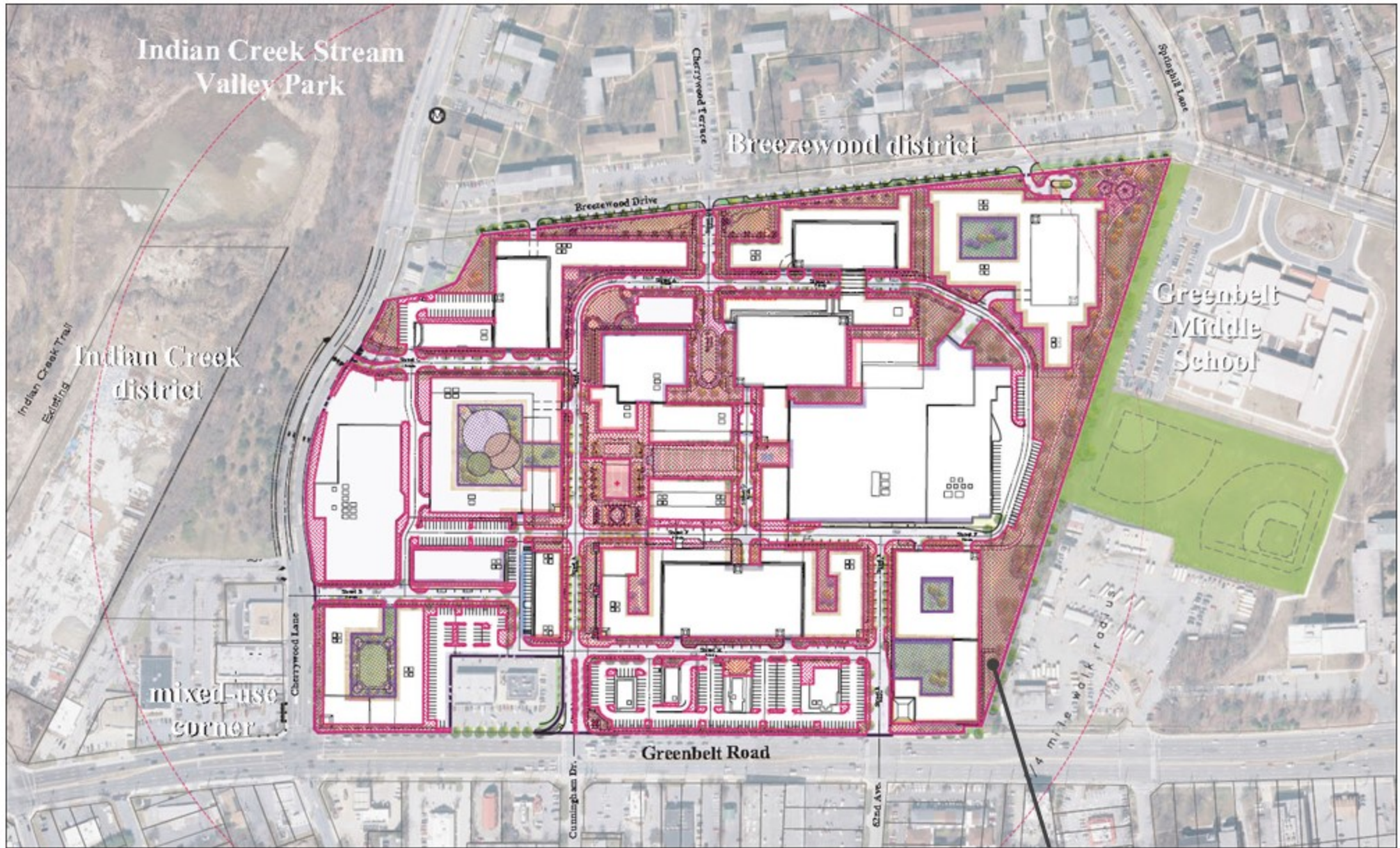
Key



- | | | | |
|---|-------------------------------|---|------------------------------|
|  | Existing Street |  | Proposed 8' Multi-use Trail |
|  | Proposed Street |  | Site Access Point |
|  | Existing 5-6' Sidewalk |  | Intersection Reference Point |
|  | Proposed 5-6' Sidewalk | | |
|  | Existing On-street Bike Lanes | | |





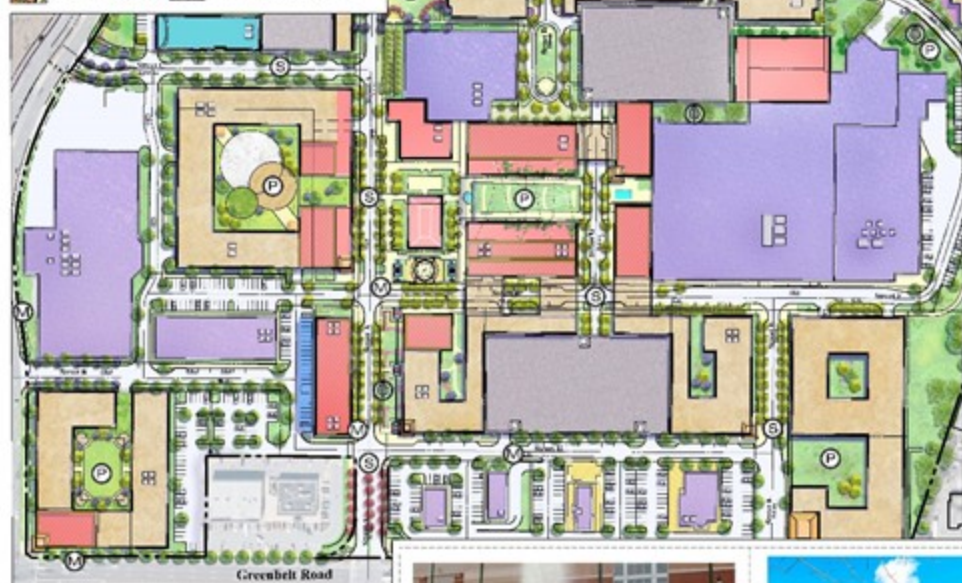
EXISTING GREEN SPACE
317,300 SF (7.3 ACRES)



-  GREEN ROOFS // 92,700 SF (2.1 ACRES)
-  GREEN SPACE AT GRADE // 652,400 SF (14.9 ACRES)

PROPOSED GREEN SPACE
745,100 SF (17 ACRES)

- Key**
- Hotel
 - Multi-Family
 - Multi-family over Retail
 - Ex. Retail to remain
 - Office/Flux over Retail
 - Ex. Expanded Parking Garage



Housing Variety & Hotel



Hotel



Splashpad



Pocket parks and gathering spaces



Offices above retail



Campus Drive (Before)



Streetscape Improvements



Proposed Campus Drive after green wall, architectural panels, and plantings



Streetscape Improvements

Amenities

- Environmental Site Design (ESD) Environmental Stewardship & Sustainability
- Metro bus stop Neighborhood Connectivity & Framework
- Bike racks
- Pedestrian bridge
- Train head markers

- Existing Target becomes new anchor
- Steel and glass pedestrian bridge
- Entertainment stage with amphitheater
- Outdoor seating area and multiple restaurants
- Terrace and cafe
- Green details and residential apartments

Entertainment Plaza, with outdoor restaurant seating, event space, first floor retail and terrace gardens & cafes.

Places to Work and Play

- Architectural panels
- Street Trees
- Plantings
- Streetlight & Banners
- Sidewalks & Refuges
- On-Street
- Street Trees
- Streetlight & Banners
- Pedestrian Crossing
- Sidewalks
- Entrance Signage

- Key**
- Multi-Family
 - Multi-family over Retail
 - Metrobus Stop
 - Pocket Park/Open Space/Amenity
 - Potential ESD
 - Streetscape Improvements



Housing Variety and Choice



Multi-family housing

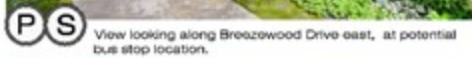


Multi-family housing over retail



P

View looking along Breezewood Drive East, midblock.



P S

View looking along Breezewood Drive east, at potential bus stop location.



P

View at the central park, facing southwest at the AMC.



P S

View looking along Breezewood Drive East, at entrance road.

Amenities



S

Streetscape Improvements



M

Metro bus stops



Trailhead markers

Neighborhood Connectivity & Framework



Environmental Site Design (ESD)



Entrance Signage



P

Play Areas



Pocket parks, seating areas, and gathering spaces



Jogging paths



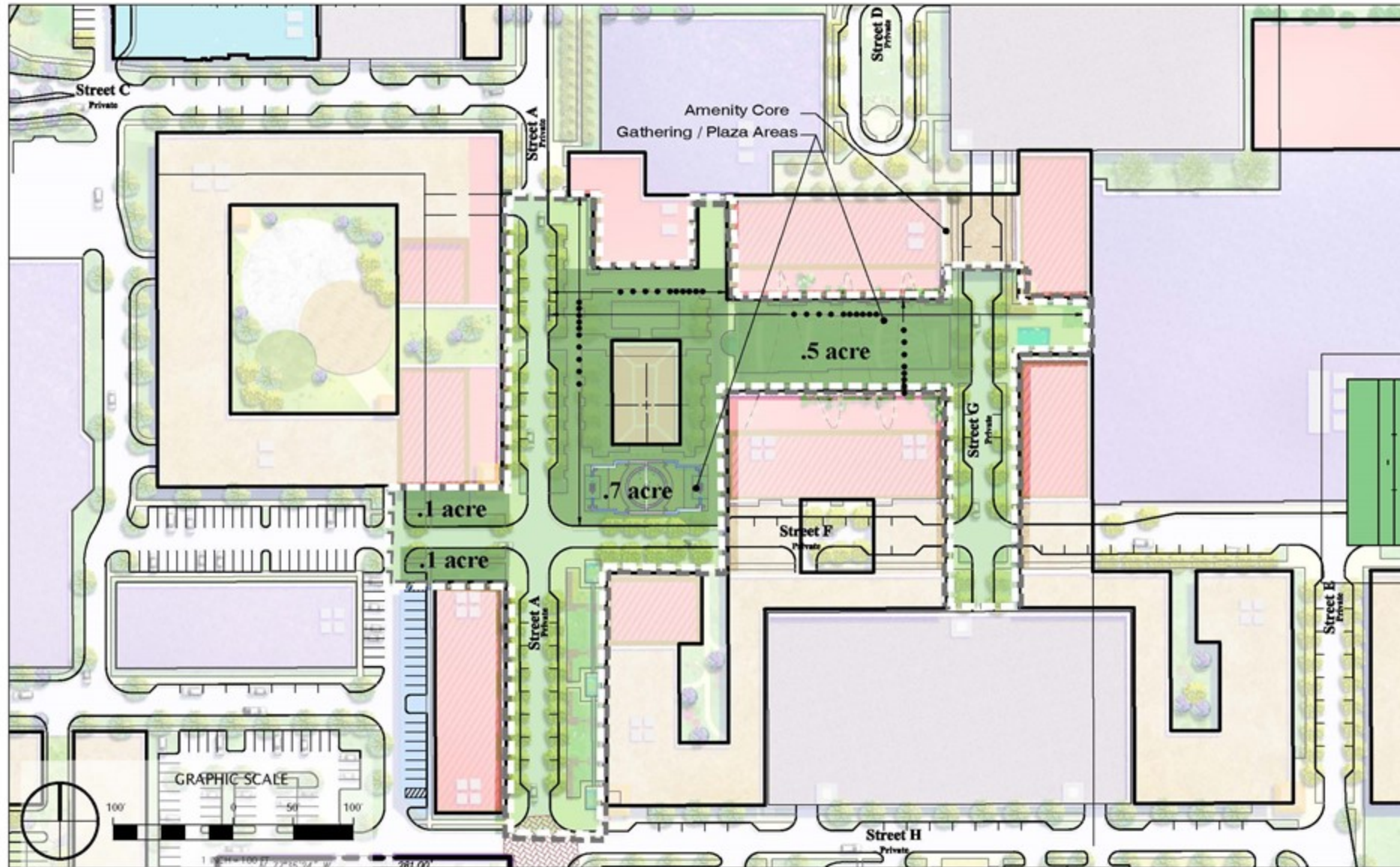
Dog Park



Neighborhood picnic and BBQ areas



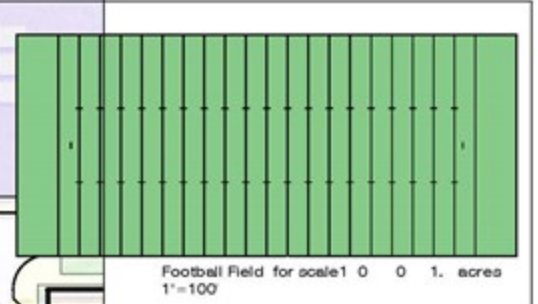
Open, unprogrammed lawn space



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

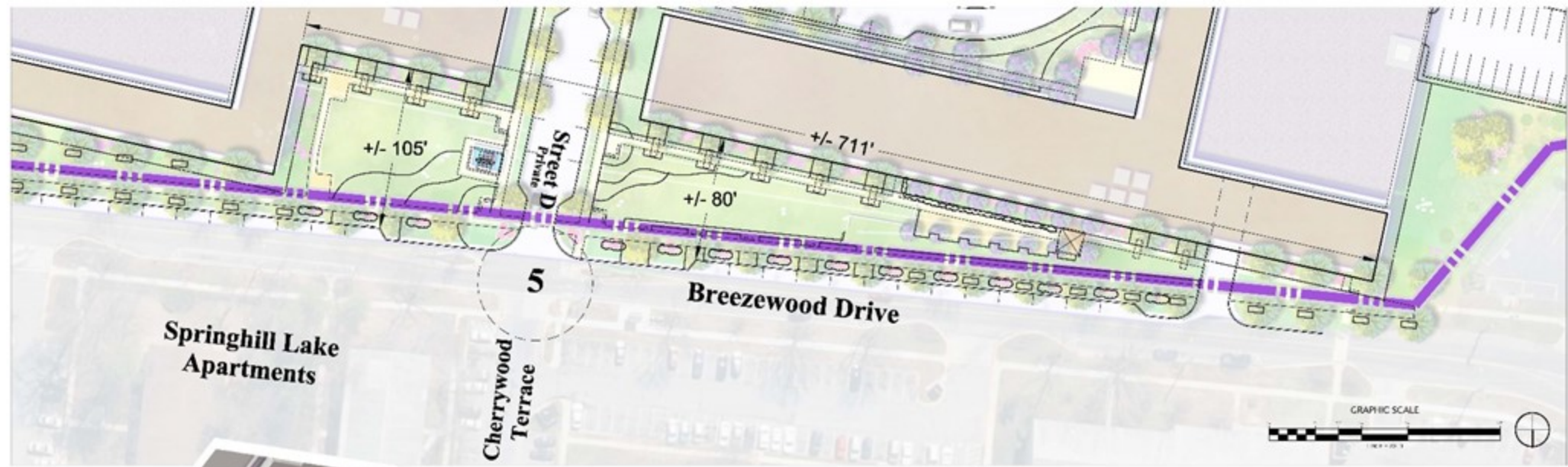


AMENITY CORE // VIEW AT EVENT GREEN LOOKING EAST TOWARDS TARGET



AMENITY CORE // VIEW AT THE RESTAURANT PLAZA LOOKING EAST TOWARDS TARGET





BREEZEWOOD DRIVE AMENITY AREA // VIEW LOOKING EAST AT POTENTIAL BUS STOP



BREEZEWOOD DRIVE AMENITY AREA // VIEW ALONG EAST - MIDBLOCK

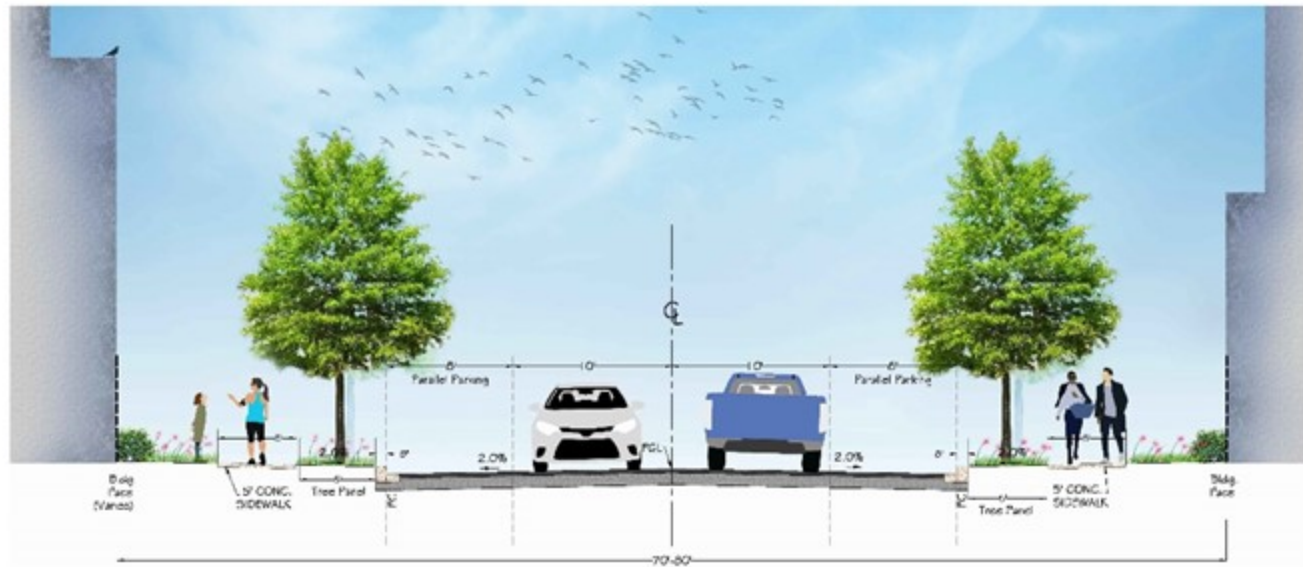


BREEZEWOOD DRIVE AMENITY AREA // VIEW EAST PAST ENTRANCE ROAD "STREET D"



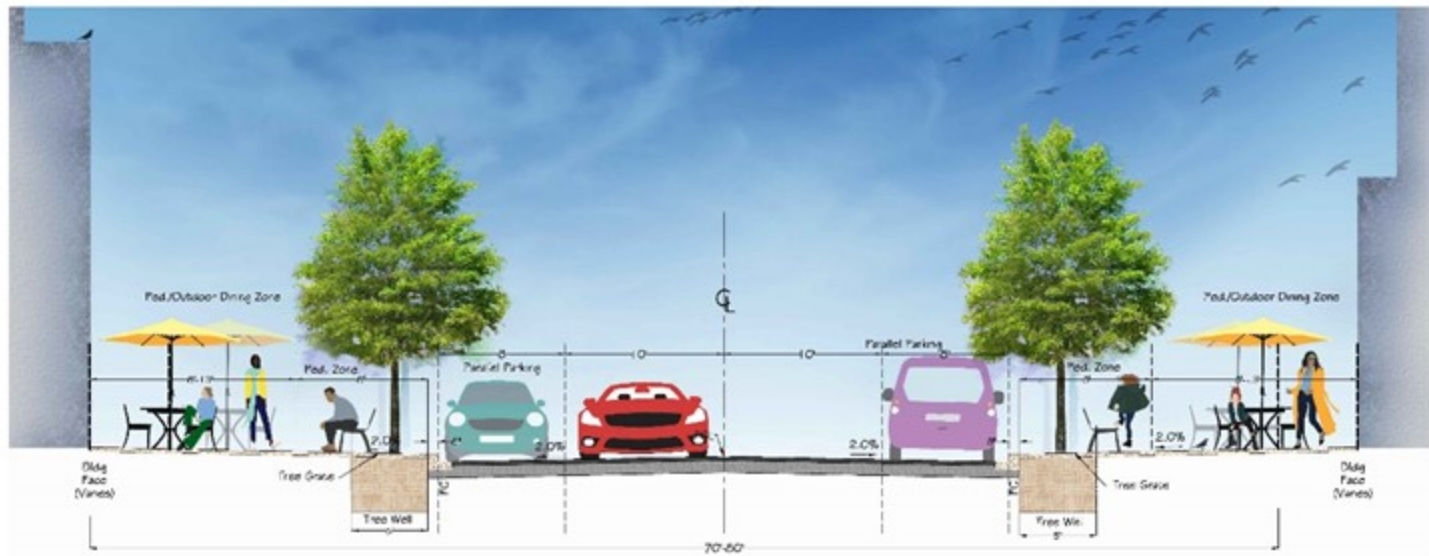


MAP KEY



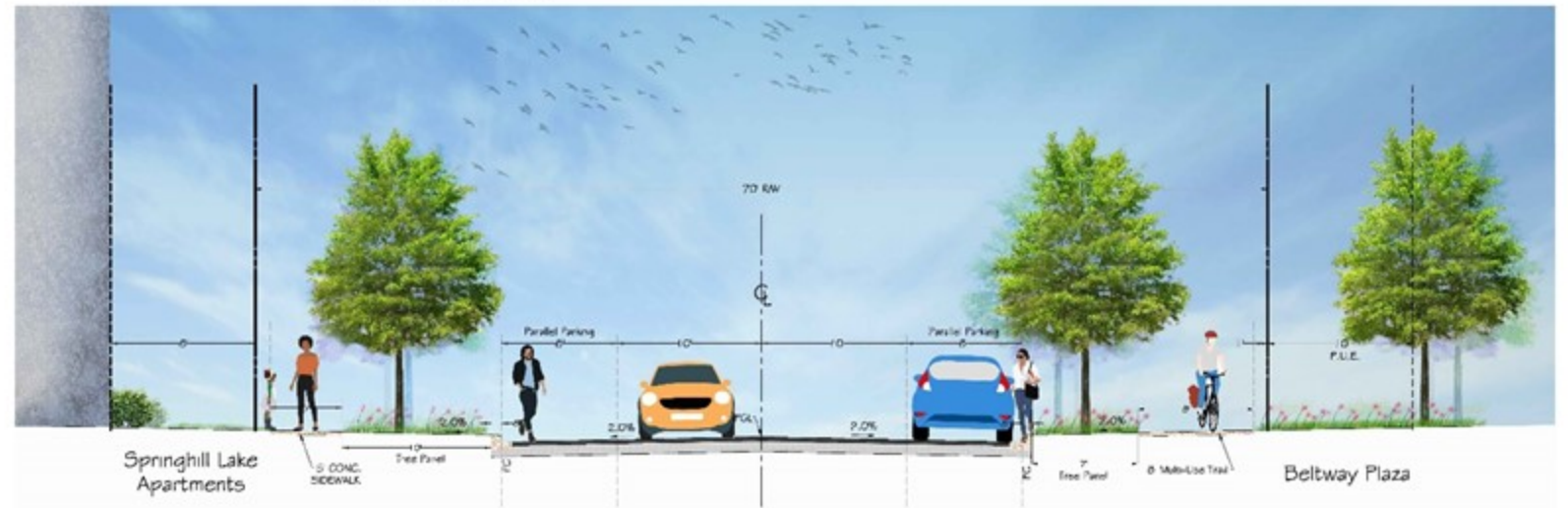
URBAN STREET TYPICAL SECTION | nts

36' Private Street: 20' Travel Lane, 8' Parallel Parking (Both sides)

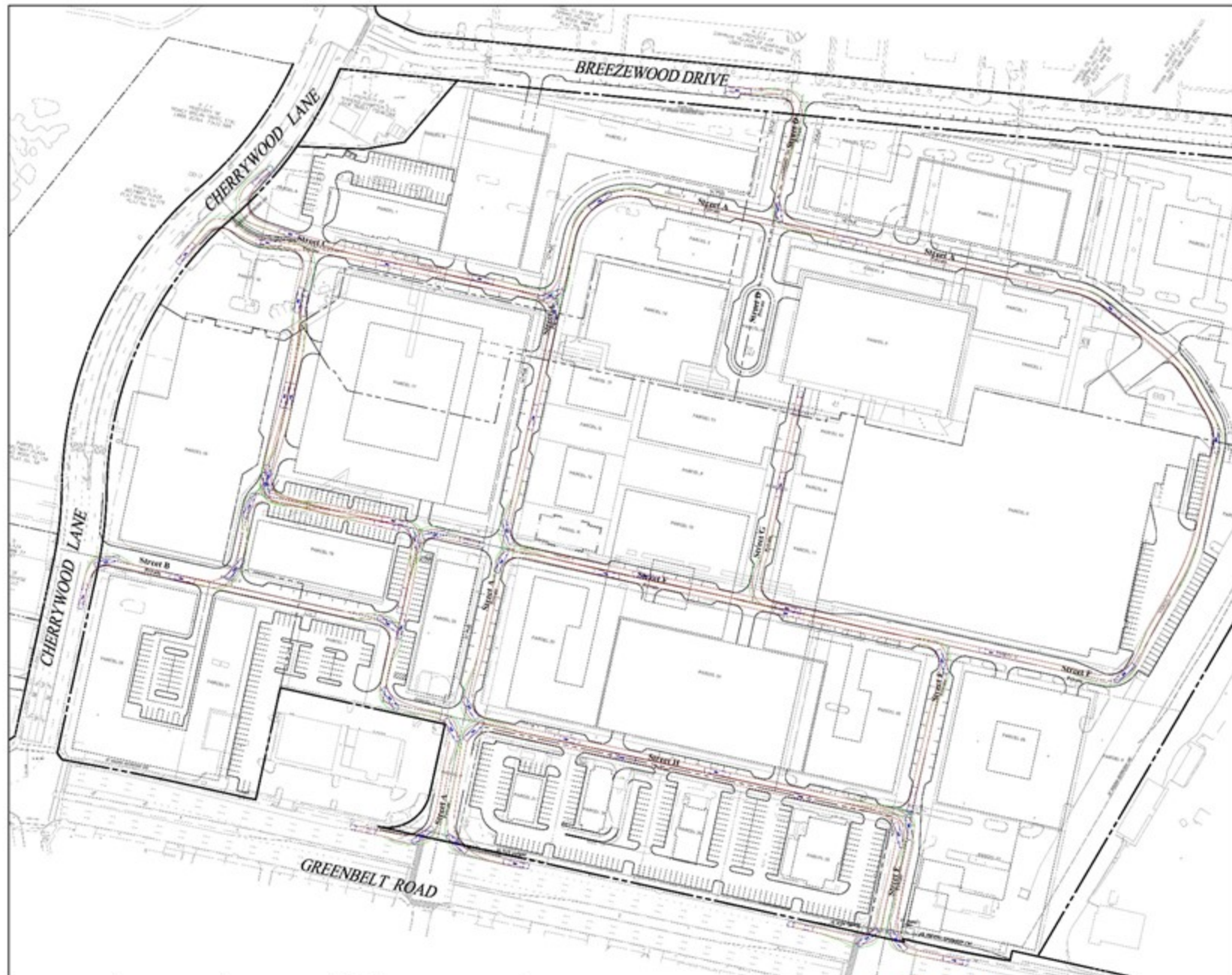


URBAN STREET AMENITY CORE AREA TYPICAL SECTION | nts

36' Private Street: 20' Travel Lane, 8' Parallel Parking (both sides)
(p/o Street 'A', 'F', 'G')



FIRE TRUCK TURNING EXHIBIT // PLAN EXHIBIT



- LEGEND**
- FIRETRUCK
 - FIRETRUCK (LIMITED)
 - FIRETRUCK (RESTRICTED)



PANEL MANDATORY NOT FOR CONSTRUCTION

NO. 1	NO. 2	NO. 3	NO. 4

Owner/Developer:
Quantum Companies
c/o Fred Witte
The Quantum Building
4912 Oak Ridge Avenue
Bethesda, MD 20814

BELTWAY PLAZA
ELECTION DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND
1361 WPT 26 34 GRID ALJAN BY 04
330 FOOT WMP 21400L21000L211 MIDDL21 14006

RODGERS CONSULTING
180 Pennsylvania Lane, Suite 200, Largo, Maryland 20774
P: 301.461.4110 www.rodgers.com

DATE:	
BY:	
FOR:	
REVISION:	

FIRE TRUCK TURNING EXHIBIT

NO. 1	1" = 480'
NO. 2	12/23/21
NO. 3	DEC. 2021
NO. 4	

BELTWAY PLAZA APARTMENTS PHASE 1

PROJECTED TAX REVENUES

Units	500
Projected Assessment per unit	\$193,300.00
Projected Assessment	\$96,650,000.00
Annual Taxes	\$1,930,231.00
Taxes per unit	\$3,860.00
Greenbelt Share	\$799,779.00
Greenbelt 2020 Budget RETax Collections	\$25,276,500.00
Percentage increase to Greenbelt RETax Collections based on 2020 Budget	3%

Current Verde Assessment

Address	Account#	Assessment	19/20 Assessment	Taxes	Tax Rate
8010 Greenbelt Station Parkway	3822665	\$58,377,400.00	\$58,335,200.00	\$1,165,033.00	\$2.00

THANK YOU

