

Prince George's County Regional Hospital Site - Concept Plan Presentation

04/06/2021



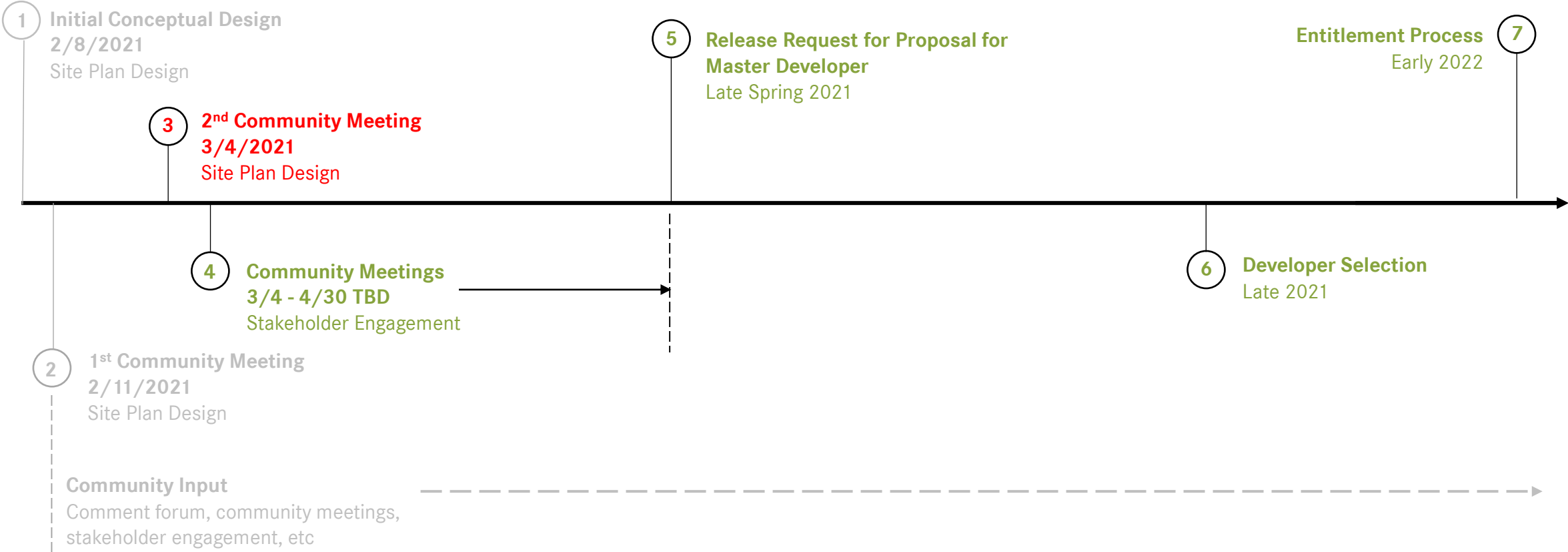
Meeting Agenda



Agenda / Outline

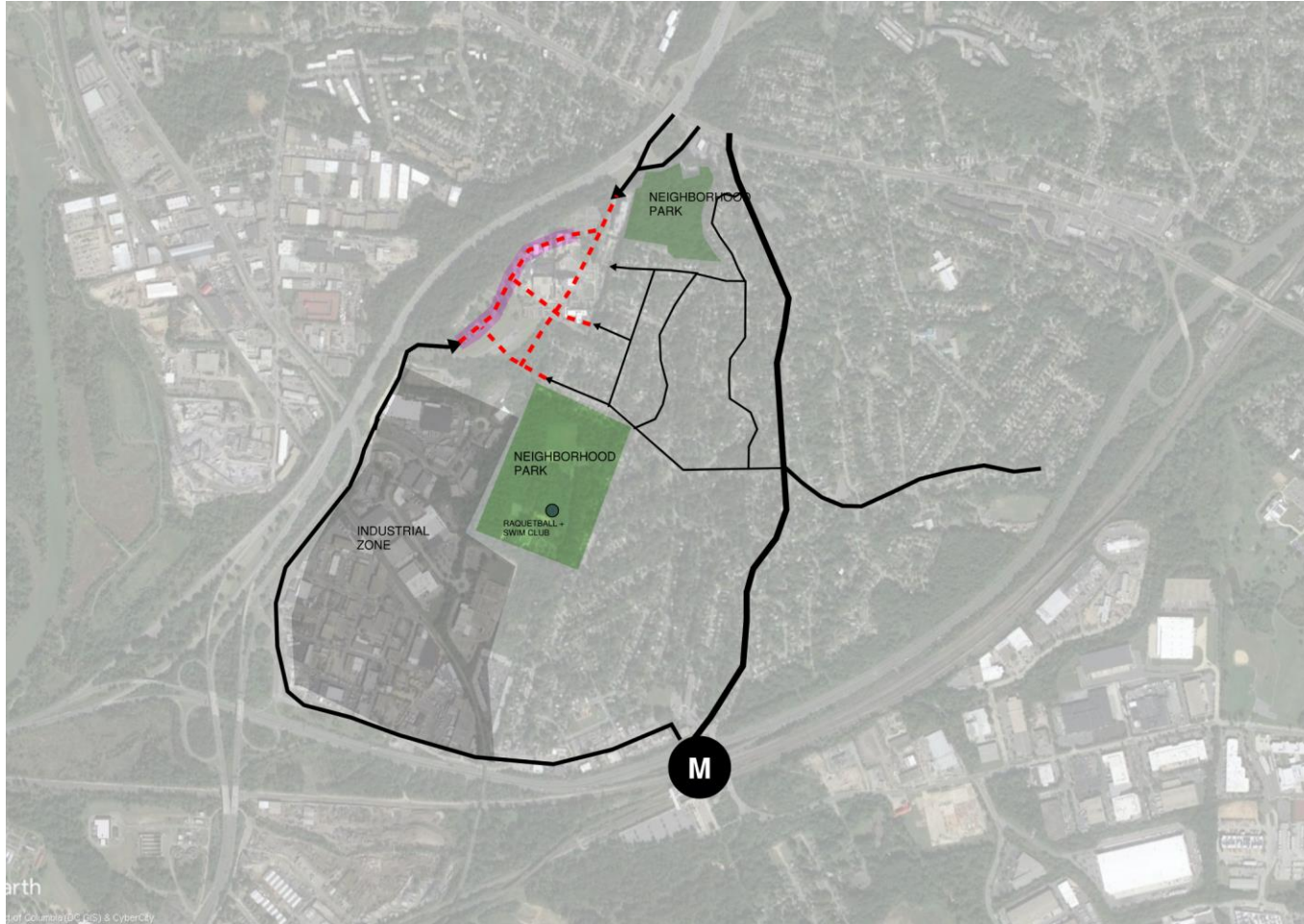
- Timeline + Stakeholder Engagement
- Town Center Scheme
- Next Steps
- Presentation Information

Timeline



Community Analysis

Site



Site Analysis

- Metro Location
- Site Access
- Main streets / Town Square location
- Park Locations

Greater Cheverly Sector Plan (2018)

Goals



GOAL 1

Strengthen MD 202 commercial corridor that accommodates a variety of uses – **shopping, dining, gathering**

GOAL 2

Gathering places w/ amenities, façade improvements, art

GOAL 3

Protect neighborhood character while improving **residential choice**

GOAL 4

Improve **health** of the community

Redevelopment Analysis

Goals

GOAL 1

Strengthen MD 202 commercial corridor that accommodates a variety of uses – **shopping, dining, gathering**

- **Retail uses at main site entries**
- **Improved density for efficient land use**

GOAL 2

Gathering places w/ amenities, façade improvements, art

- **Urban Town Square**
- **Site trails that connect adjacent parks**
- **Large outdoor green spaces**
- **Pedestrian Farmers Market street**

GOAL 3

Protect neighborhood character while improving **residential choice**

- **Mix of housing options – towns, multifamily, senior**
- **Match architectural character**

GOAL 4

Improve **health** of the community

- **Improve walkability**
- **Bike lane / wide sidewalks**
- **Improved food access**

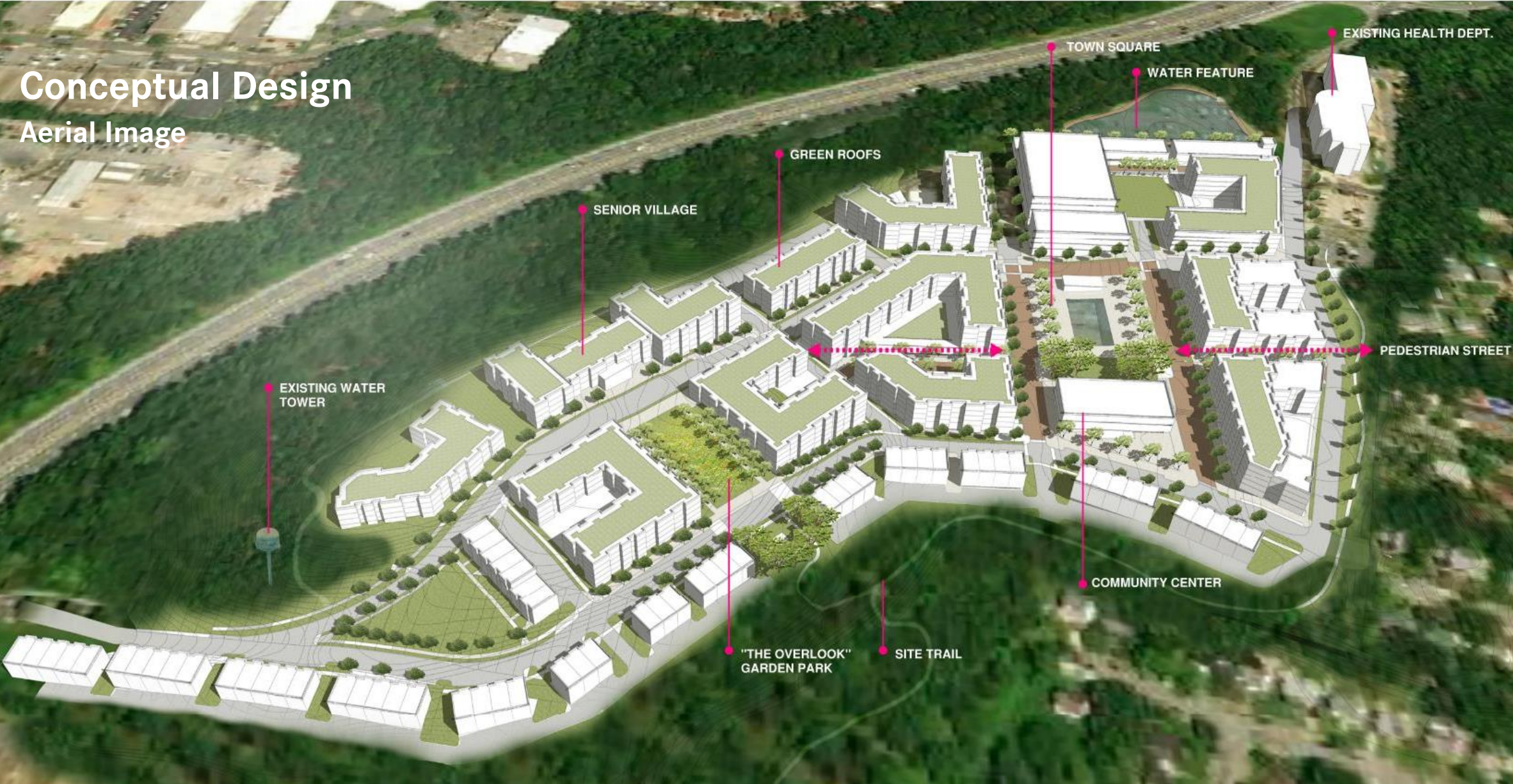
Conceptual Design

Site Plan



Conceptual Design

Aerial Image



BW Parkway / 202 Site Entrance

“The Boardwalk” and Urban Park

- Primary Site Entrance at NE corner – BW Parkway + Rt. 202
- Possible Local Connection at Inwood Rd – Vehicular, Bicycle, and/or Pedestrian
- “The Boardwalk” – Dining, Retail, Commercial space overlooking a water feature and wooded area
- Renovation of existing garage, central to commercial space and hotel
- Urban park, provides a pleasant public space and pedestrian connection between Town Square and “The Boardwalk”
- Site Trail Connection



The Town Square

Central Site

- Large Town Square
- Year-round water feature / ice rink
- Street parking + Garage parking
- Large community building – Possible multipurpose spaces, art spaces, classrooms, gallery, small performance space, satellite library, etc
- Commercial Space – Grocery, retail, dining, fitness club, day care, office space or clinic space, pharmacy, etc
- Pedestrian street – Retail/dining with outdoor tables and plantings, possible Farmers Market



Kenilworth / Pepsi Place Entrance

“Senior Village” and Park Space

- Primary site entrance from Pepsi Place
- “Senior Village” – Possible independent and/or assisted living facility, ample senior amenity spaces, large plaza and connection to site trail
- “The Overlook” Park – Sprawling garden with great views
- Formal Garden – direct connection to site trail
- Senior, Multifamily, and Townhome housing
- Large playground area for resident use



Density

Housing on site

RESIDENTIAL TOTAL		PARKING REQ'D	PARKING PROVIDED	PARKING TYPE
MULTIFAMILY	924 UNITS	Approx. 934	Approx. 1,100	Garage, surface lot, street parking on site
SENIOR	144 UNITS	87	90	Garage, surface lot
TOWNHOMES	66 HOMES	99	165	2-car rear garage, street parking on site
HOTEL	190 KEYS	190	190	Garage
TOTAL RESIDENTIAL	1134 UNITS	1,120	1,355	
TOTAL HOTEL	190 KEYS	190	190	



Commercial Space

Housing on site

COMMERCIAL TOTAL	APPROX. SQUARE FOOTAGE	PARKING REQ'D	PARKING PROVIDED	PARKING TYPE
SMALL GROCERY	45,000 SF	300	300	3 shared visitor parking garages, street parking on site
FITNESS CLUB	12,000 SF	63	63	
GOODS, RETAIL, ENTERTAINMENT, DINING, SERVICE	53,000 SF Approx. 8 - 14 rentable spaces	265* *Varies depending on type	270	
TOTAL COMMERCIAL	110,000 SF	628	633	
TOTAL COMMUNITY BLDG SPACE	35,000 SF	131	131	

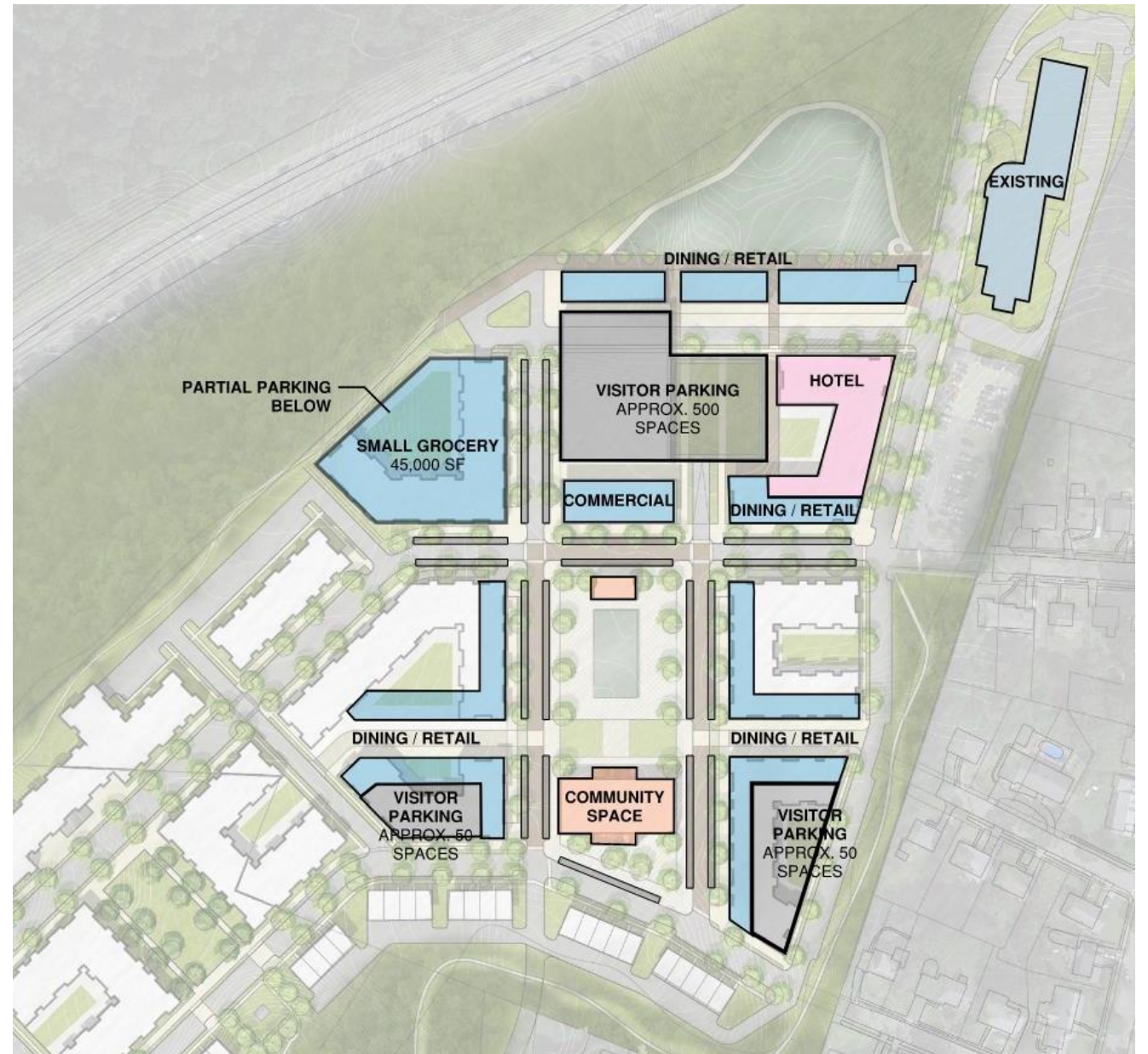
Average Square Footage for Relevant Program:

Small Grocery Store (ex. Trader Joes'): 45,000 - 60,000 SF

Fitness Club: 10,000 - 20,000 SF

Goods, Retail, Services: 2,000 - 8,000 SF

Dining: 2,000 - 4,000 SF



Recreation Features on Site

- Site trail loop – Connects to adjacent neighborhood parks
- Town Square with interactive splash fountain/ice rink
- Preserved tree line, wooded buffer from adjacent neighborhood
- Variety of Green Space – mature wooded area, gardens, urban park, playground space



Sustainability

Seeking LEED Gold



Energy + Atmosphere

- Renewable energy
- High performance buildings



Location + Transit

- Shuttle service to/from metro
- Improved walkability and bike-ability



Water Efficacy

- Stormwater retained on site
- Use of green infrastructure



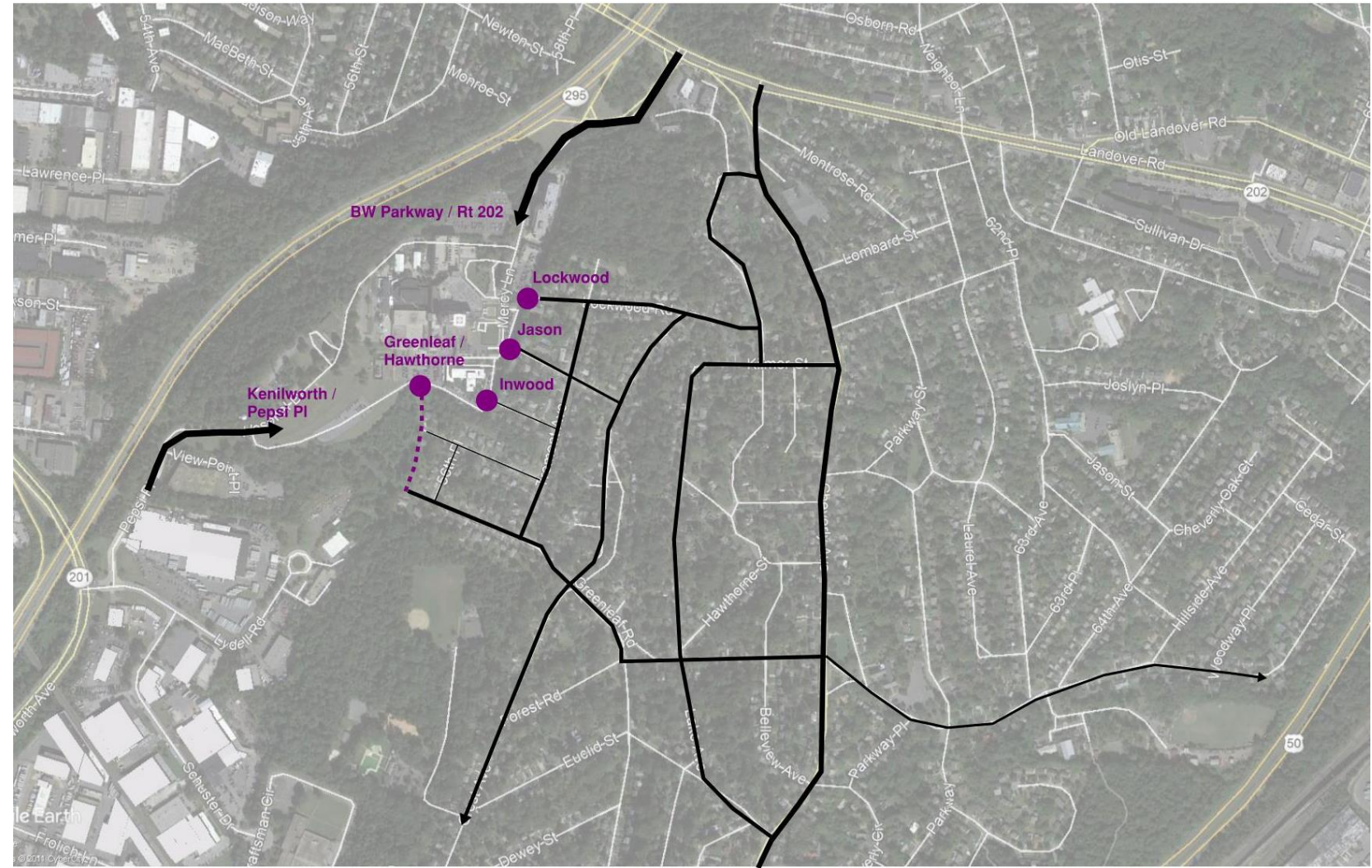
Sustainable Sites

- Increased density and connectivity
- Sensitive site development
- Reduced Heat Island Affect through green space coverage and vertical parking

Transportation

Existing Conditions + Goals

- **Maintain North and South entrances as primary entrances to/from site**
- Offer connections to Greater Cheverly through **local** vehicular, bicycle, and/or pedestrian connection
 - **Greenleaf/Hawthorne:** Easiest access for Cheverly residents, some challenges with topography and natural features
 - **Lockwood/Inwood:** Provides convenient local connection, challenges with narrow street
 - **Jason:** Presents topography challenges, best option for pedestrian/bicycle access
- Improve public transit to/from Metro by supporting existing local bus route



Transportation Sector Plan



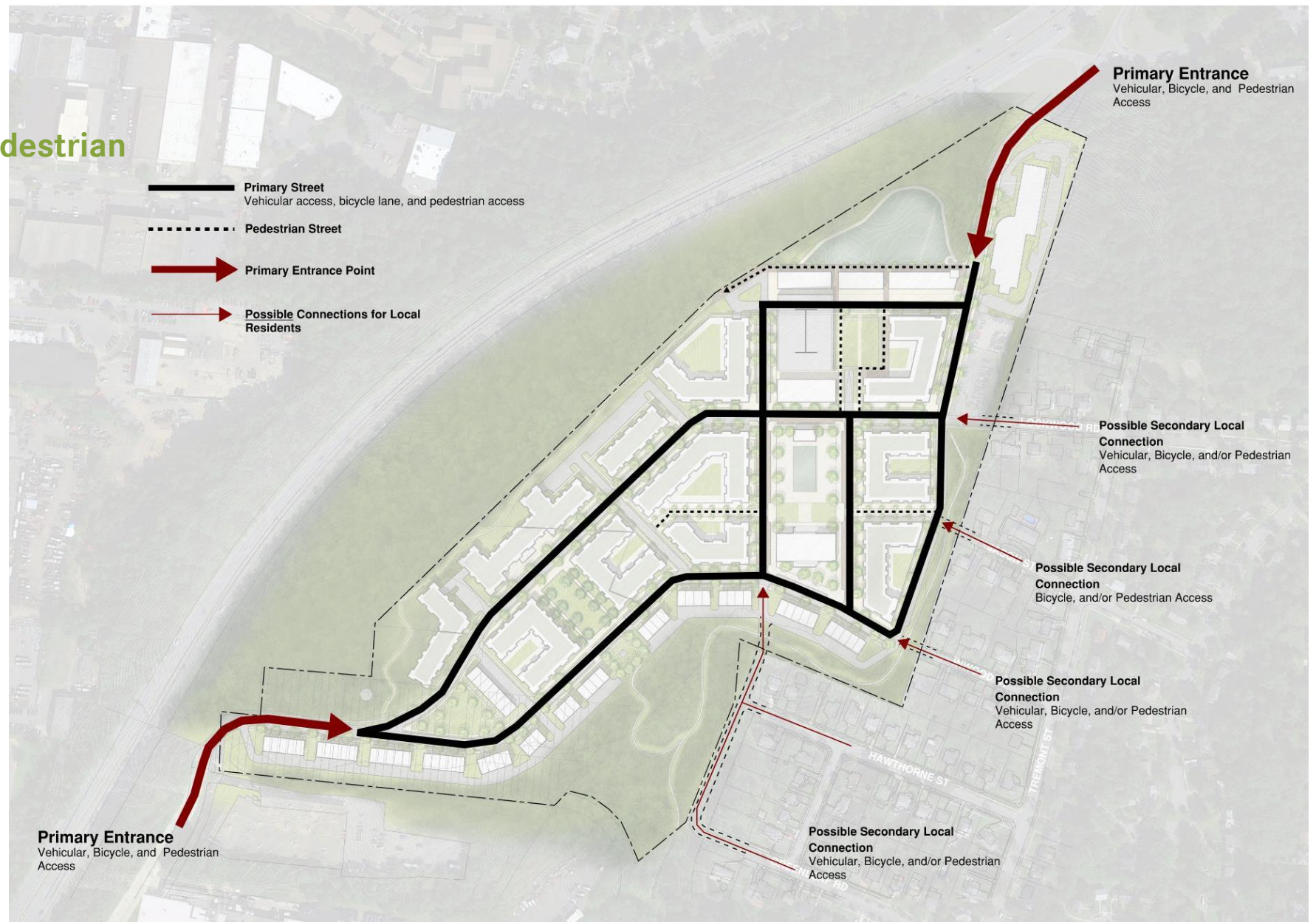
- Sector Plan maintains Kenilworth and BW Parkway / Rt 202 as primary site entrance
- Vehicular connectivity to Lockwood Road + Inwood Street
- Pedestrian connection from Jason Street
- Improve public transit and bicycle connectivity



Transportation

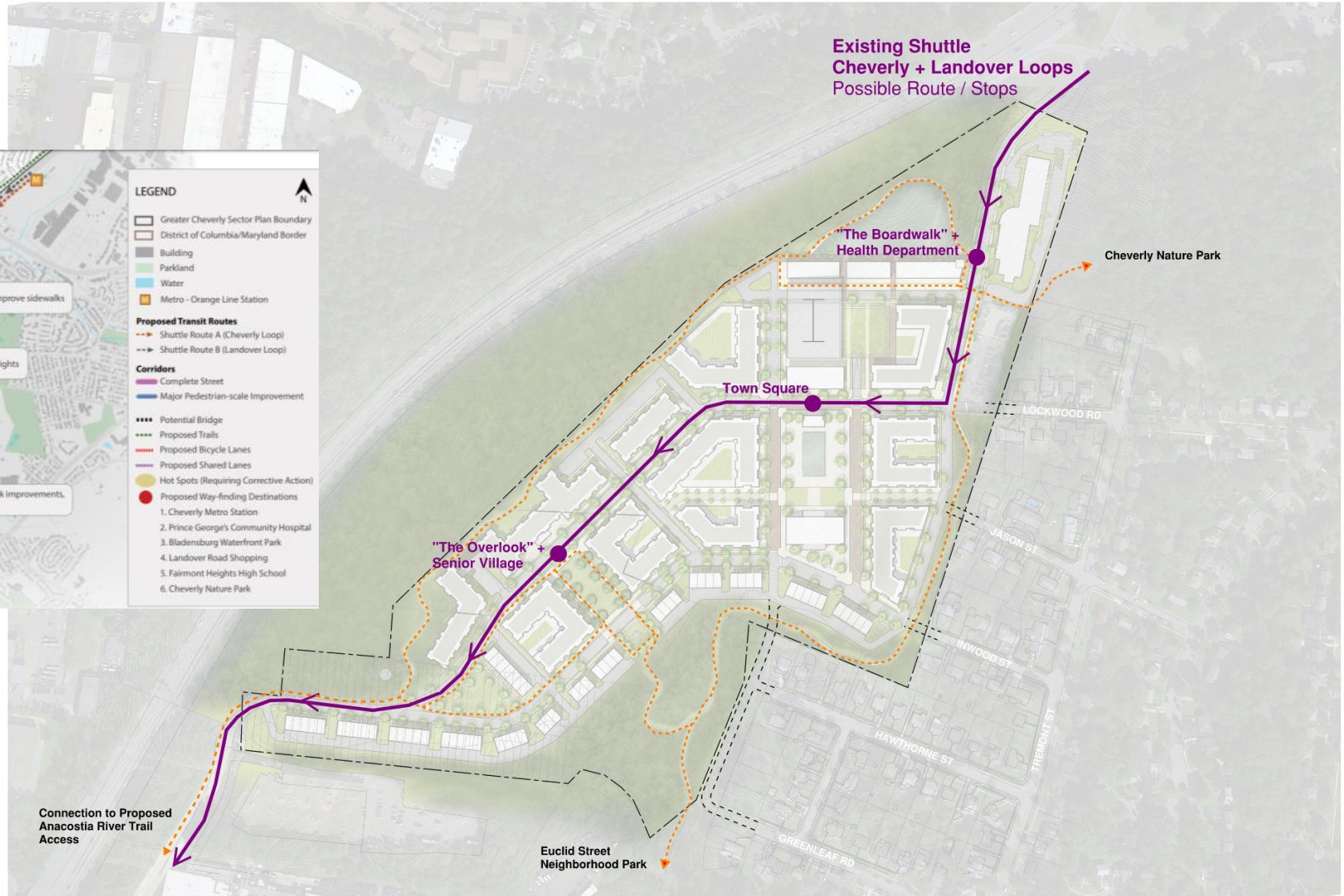
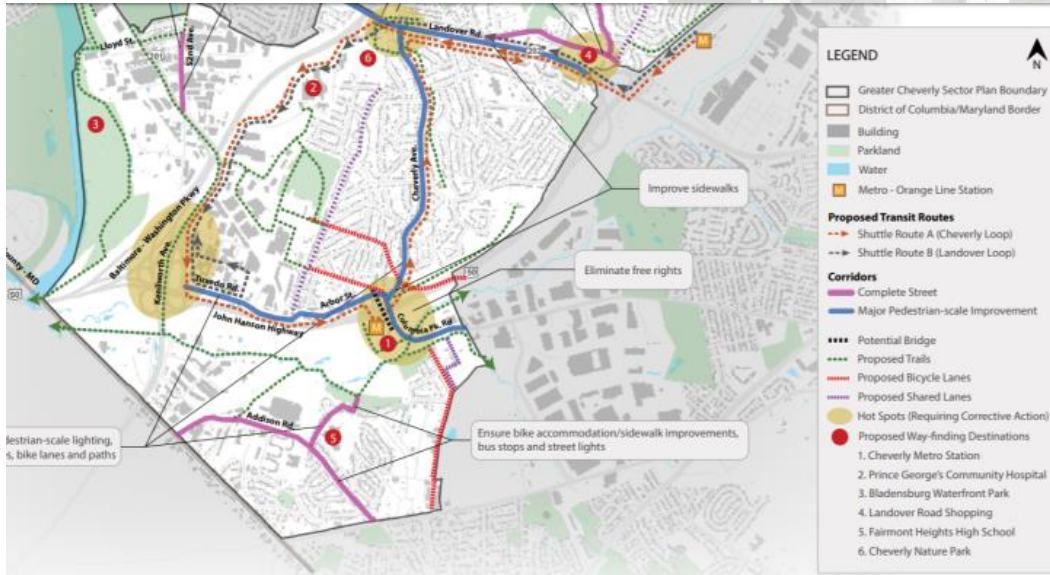
Vehicular, Bicycle, and Pedestrian

- Primary Entrances @ Kenilworth/Pepsi Place and BW Parkway/Rt 202 for **resident and visitor traffic**
- Possible connections at Inwood, Jason, Lockwood, Hawthorne, and/or Greenleaf for **local traffic**
- Primary streets include vehicular lanes, street parking, bike lane, and wide pedestrian sidewalks
- Pedestrian streets form linear public space



Transportation

Bus Route and Site Trails



Stormwater + Heat Island Mitigation

Green Infrastructure

- Green roofs, bioswales, micro bioretention devices
- Large water feature doubles as a retention and flood control device
- Ample green space and preservation of existing wooded areas
- Dramatic increase in street trees
- Vertical parking and green roofs reduce Heat Island Effect
- Permeable pavers at strategic areas



Town Square



Next Steps

- Respond to questions and comments submitted via email by posting on the web site
- Community Engagement meeting in March / April
- Issue a Request for Proposals (RFP) for a master developer in late Spring 2021
- Additional community meetings as necessary
- Make developer selection in Fall 2021
- Begin entitlement process in Fall 2021



Presentation Publication



How can you reach us?
Where will this be posted?

- Email: redvelopmentCHS@co.pg.md.us
- <https://www.princegeorgescountymd.gov/3900/Cheverly-Hospital-Redevelopment>

Questions?