

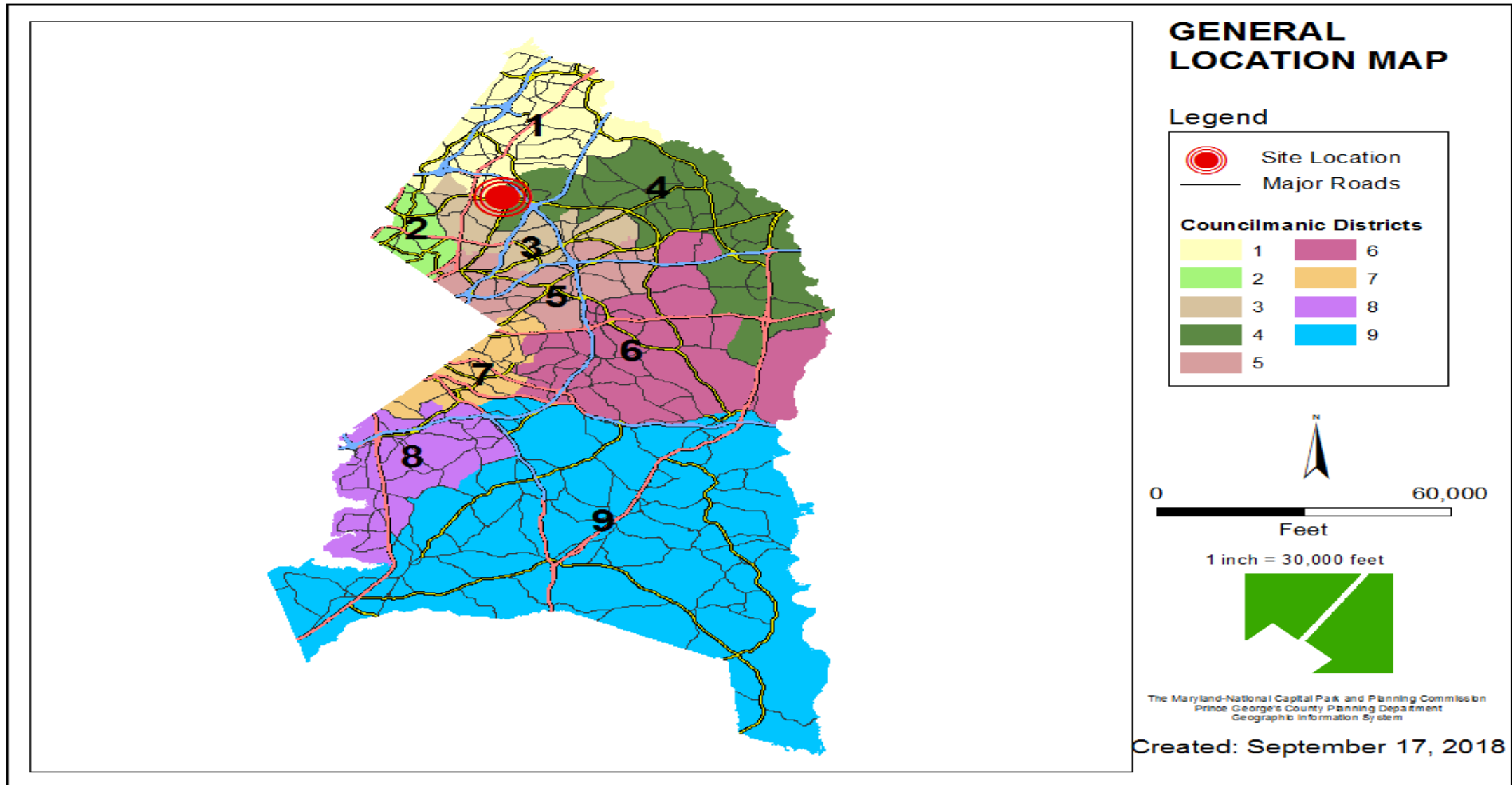
ITEM: 6

CASE: CSP-18010

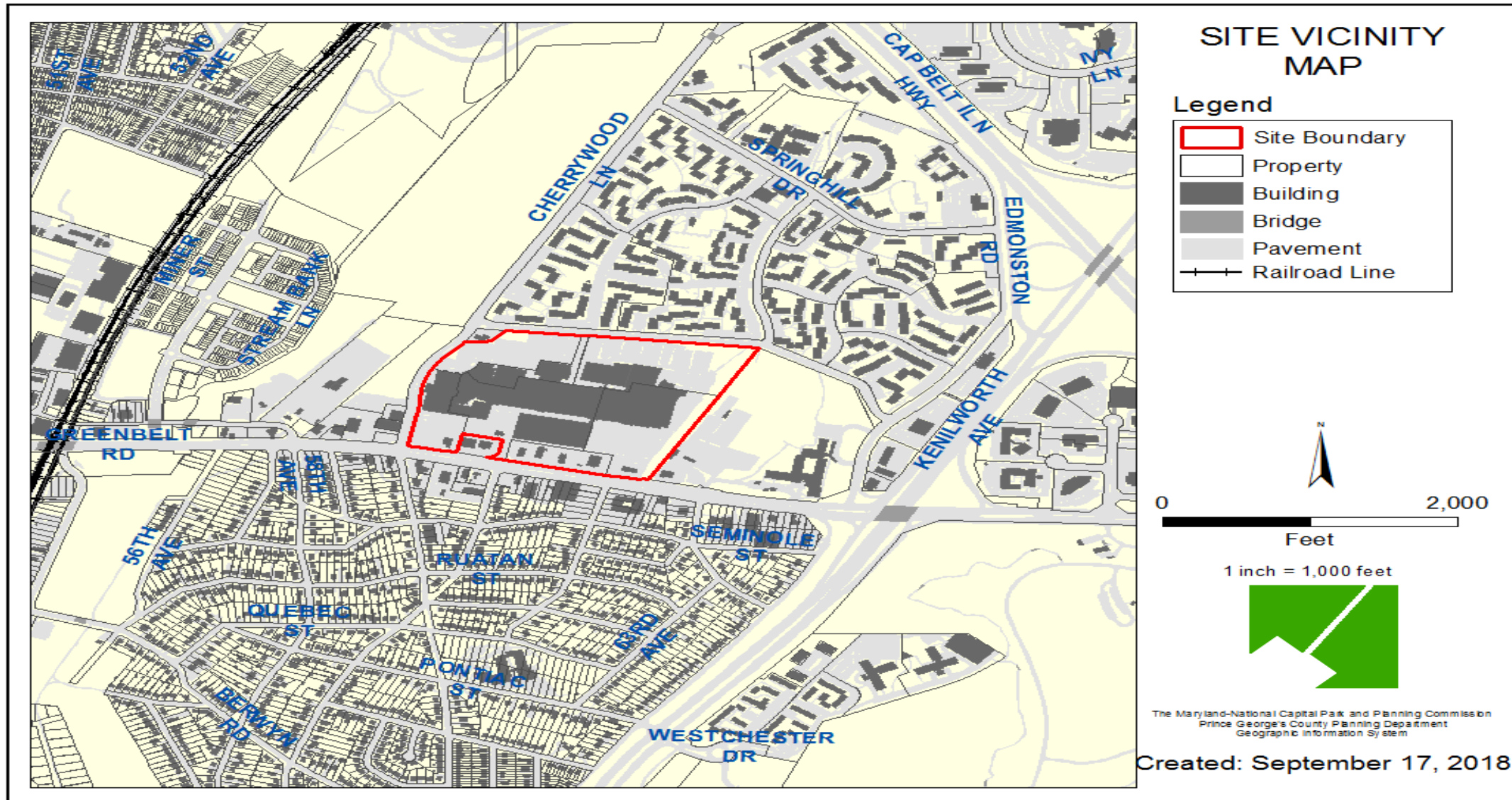
BELTWAY PLAZA

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

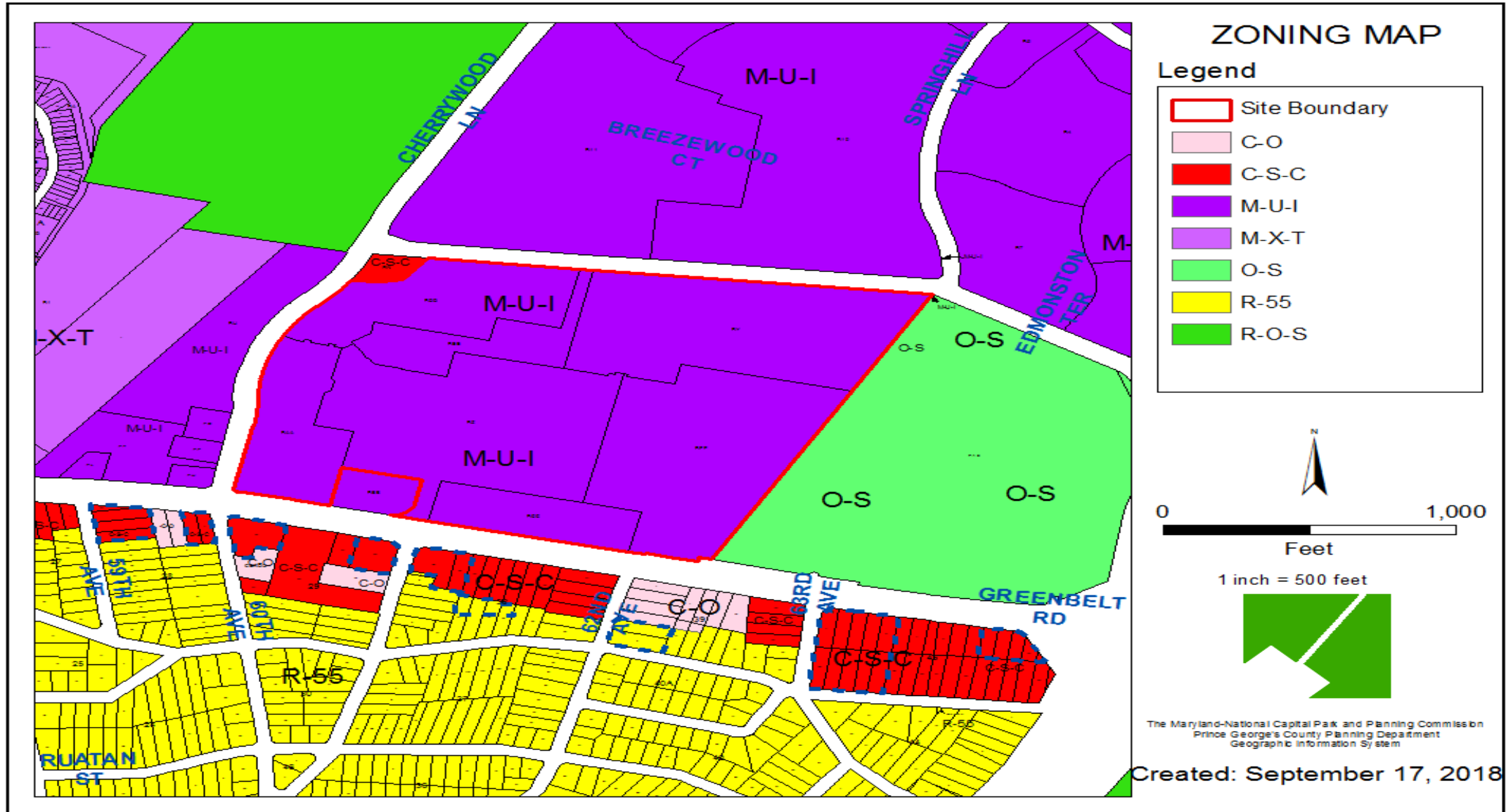
GENERAL LOCATION MAP



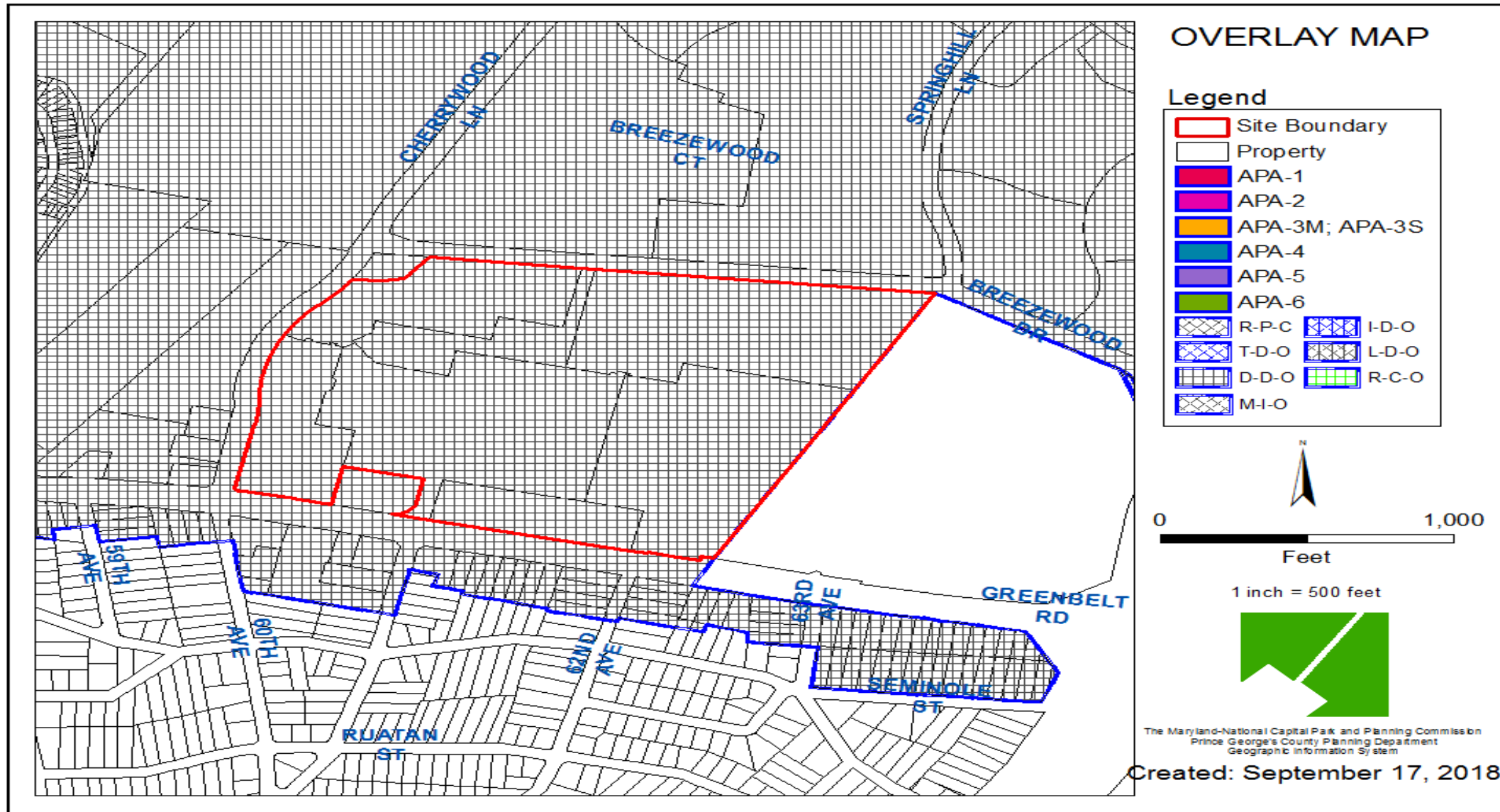
SITE VICINITY



ZONING MAP



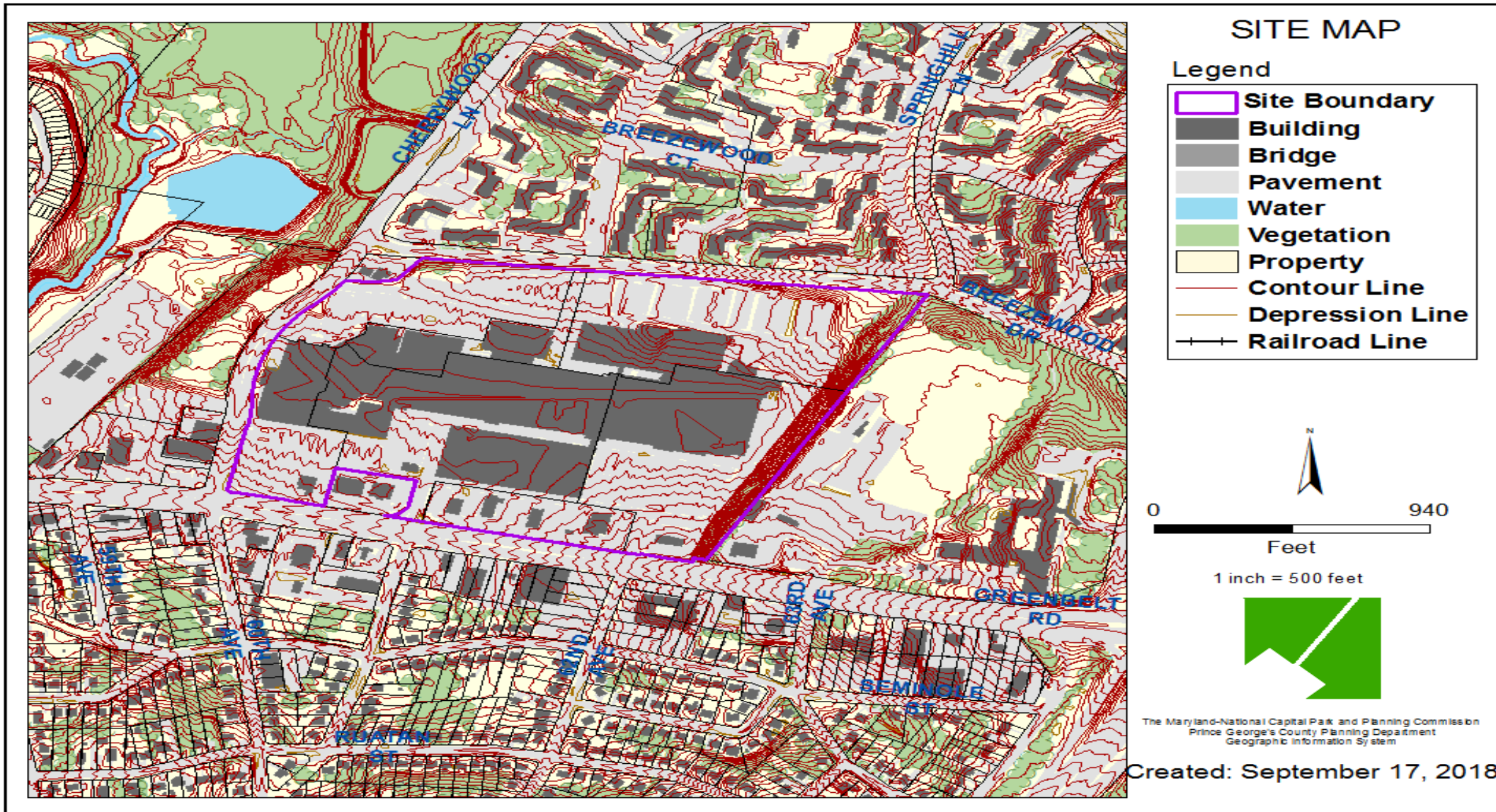
OVERLAY MAP



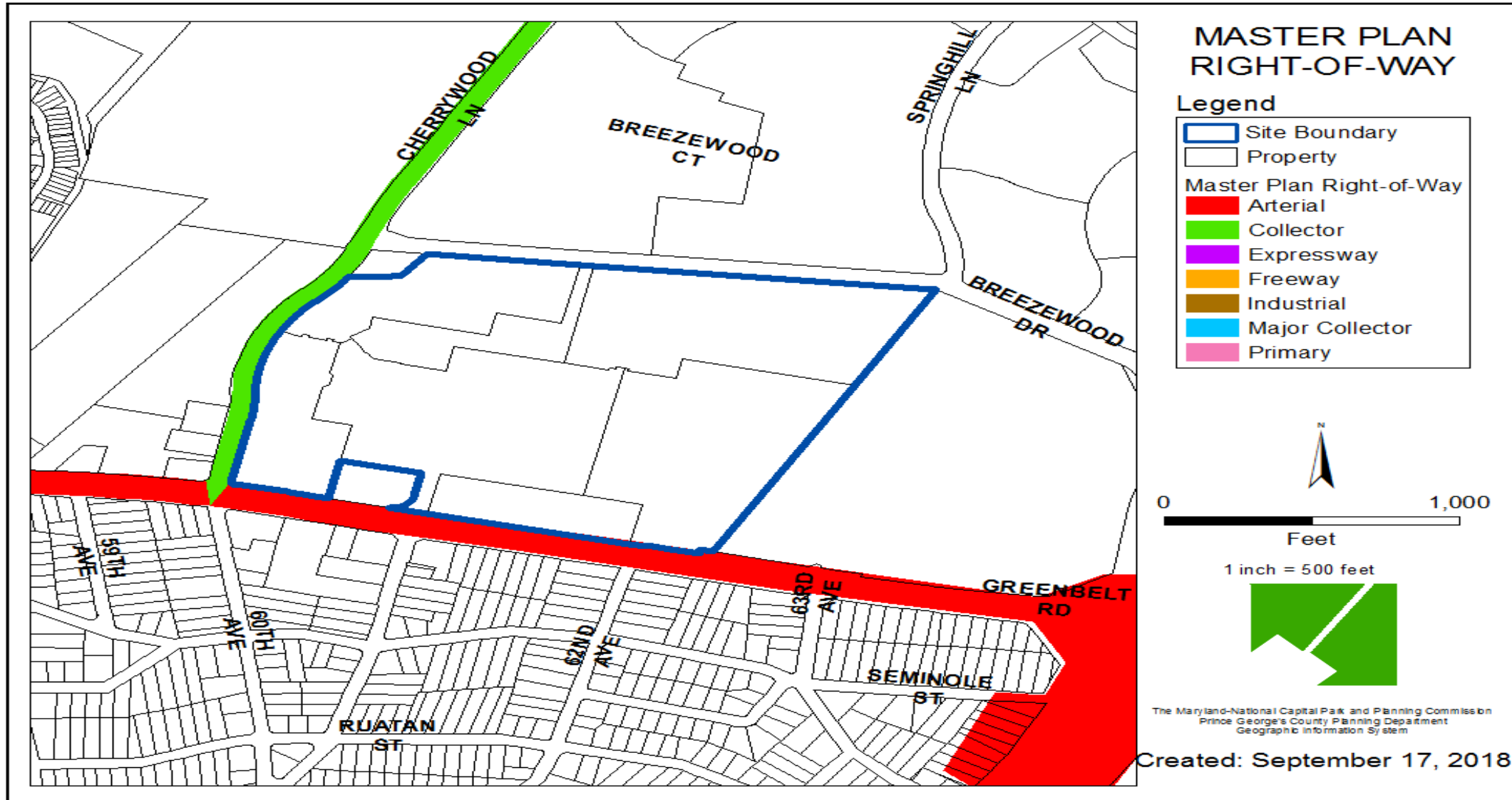
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



APPROVED ZONING



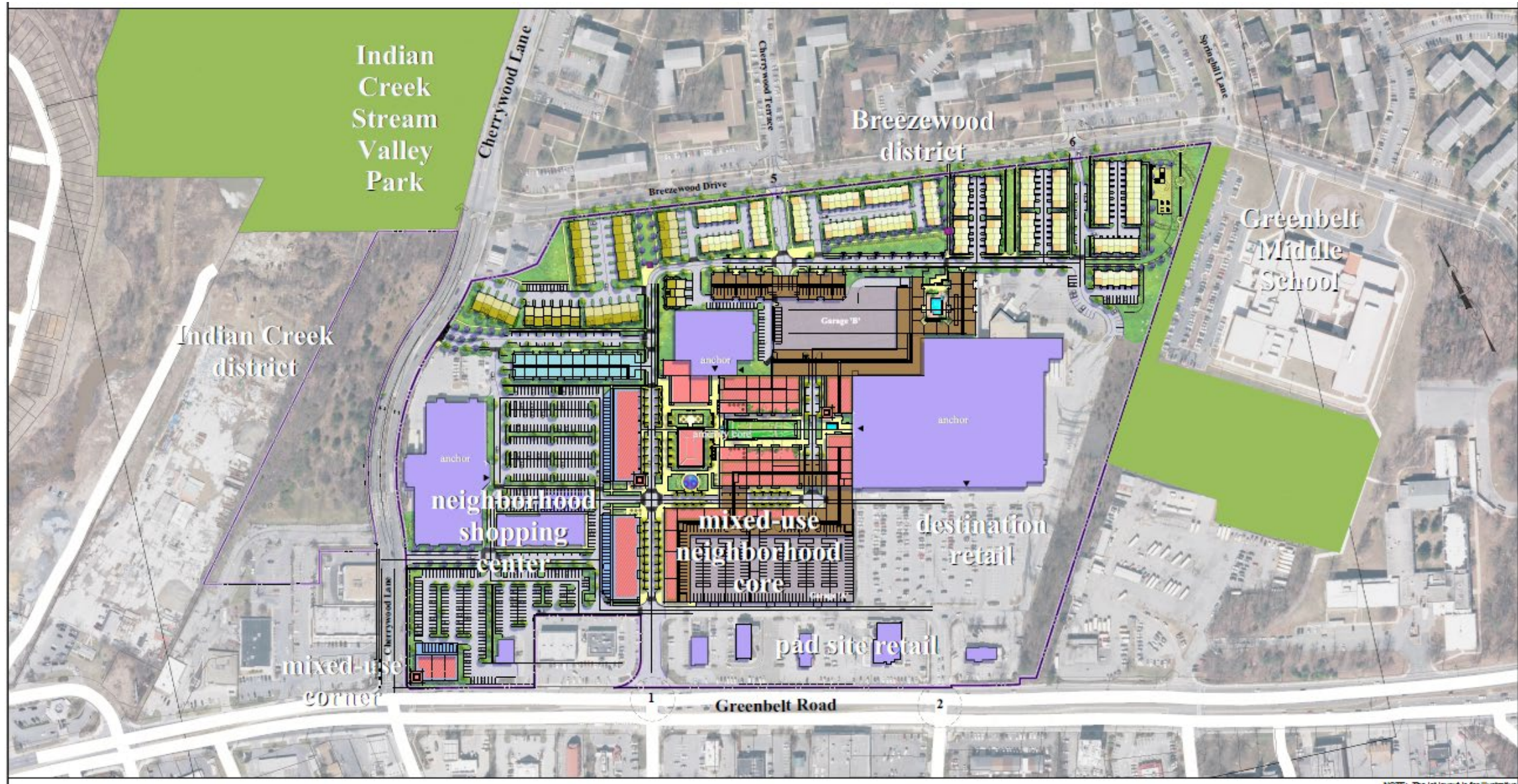
MASTER DEVELOPMENT PLAN



Key	General Notes:
20' Rear Integral Townhomes	1. This Master Development Plan (MDP) is a vision document meant to establish a feasible and responsible future infill/redevelopment framework for the existing Seabury 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 disruption 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 use including housing, retail and other commercial uses consistent with the Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan. This project requires a phased implementation in order to remain feasible to dynamic market conditions, minimize physical and operational impacts to existing uses/lease agreements and to balance proposed improvements with commensurate levels of development.
20' Rear Integral Townhomes	2. The plan as indicated is conceptual and may vary subject to application submittal, review and regulatory approvals as applicable.
20' Stacked Townhomes	
Senior Housing	
Multi-Family	
Multi-Family over Retail	
Ex. Retail to remain	
Office/Flex over Retail	
Ex/Expanded Parking Garage	
Metrobus Stop	
Pocket Park/Open Space/Amenity	
ESD	
Streetscape Improvements	
Intersection Reference #	

MDP Core Design Principles:
1.1. Create a vibrant, walkable, and transit-oriented community that responds to market conditions.
1.2. Phase development in a manner that allows for incremental growth and adaptation to market conditions.
1.3. Maintain high-quality, walkable, and transit-oriented community that responds to market conditions.
1.4. Ensure a mix of uses, housing types and employment opportunities are provided/maintained in order to meet community needs.
1.5. Maintain, enhance, and create high-quality public spaces and transit-oriented community that responds to market conditions.
2.1. Create a vibrant, walkable, and transit-oriented community that responds to market conditions.
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BELTWAY PLAZA ILLUSTRATIVE



NOTE: The lot layout is for illustrative

BP PLAZA CENTER RENDERING



BREEZEWOOD DRIVE



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 PLAZA



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 Recreation Plaza

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

RESIDENTIAL NEIGHBORHOOD VISION



Housing Variety and Choice



Environmental Stewardship & Sustainability



Places to Work and Play

MIXED-USE CENTER VISION



LIFESTYLE CENTER - AMENITY CORE

