

# Cheverly Hospital Redevelopment

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Urban Atlantic





# Our Team

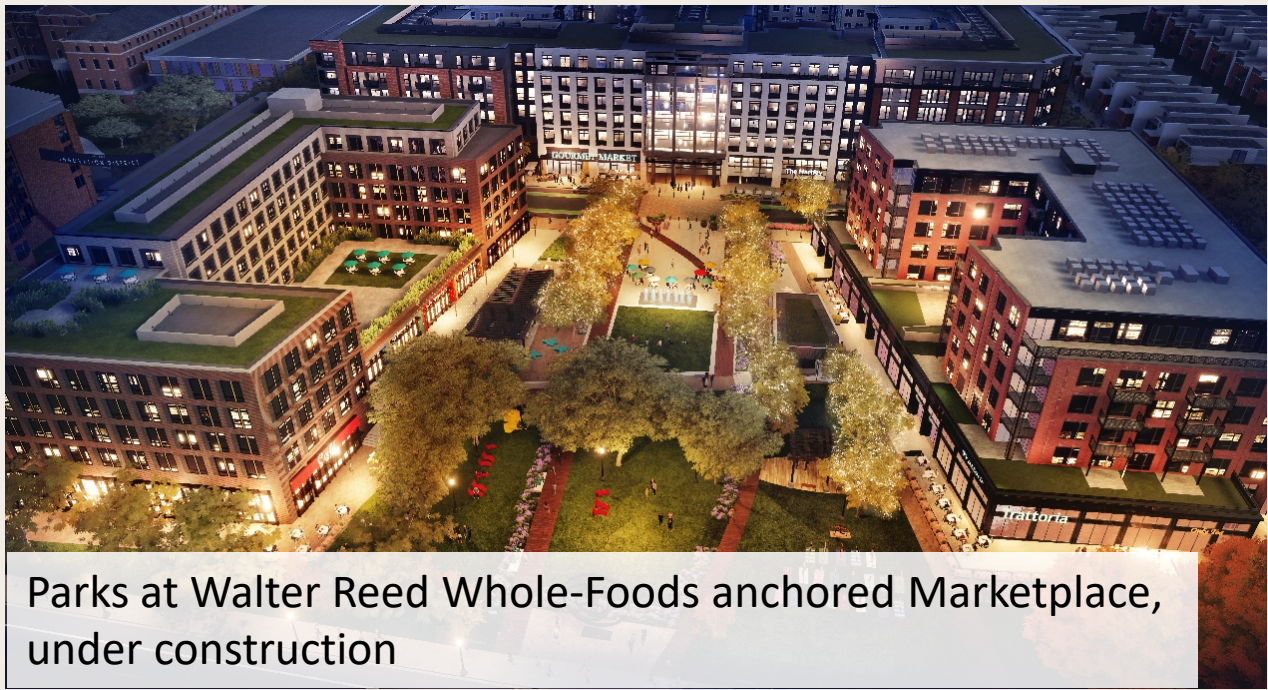
- ❖ Committed partnership
- ❖ Demonstrated local & national experience
- ❖ Local & MBE participation



Stella Apartments, New Carrollton Metro



Parks at Walter Reed Community Event



Parks at Walter Reed Whole-Foods anchored Marketplace, under construction

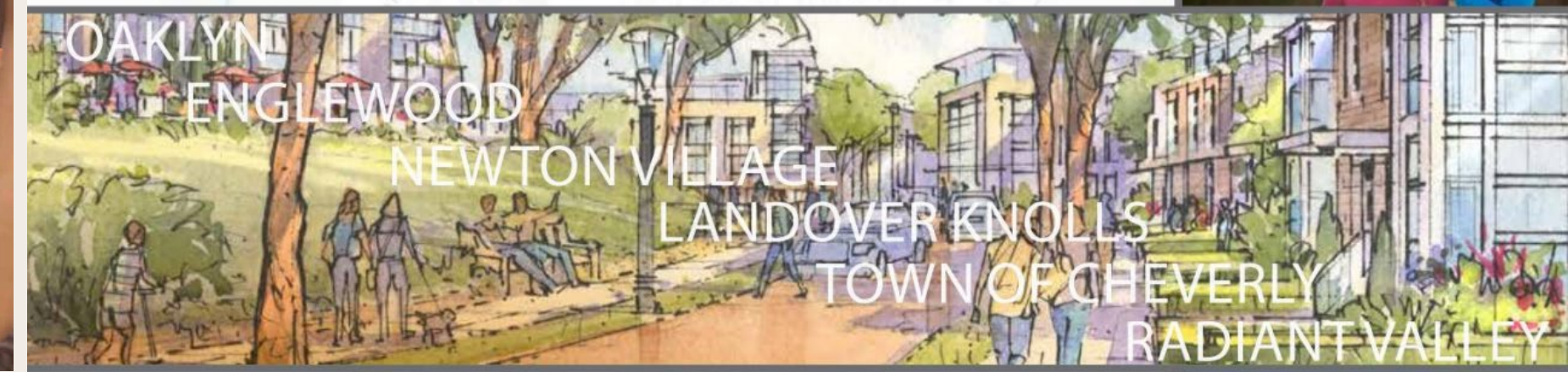


| Project Partners        | W/MBE | Local |
|-------------------------|-------|-------|
| Torti Gallas + Partners |       |       |
| NVR                     |       |       |
| Soltesz Engineering     |       | X     |
| Blue Sky Housing        | X     |       |
| Capstone Development    | X     |       |
| Toole Design Group      | X     |       |
| Bozzuto Construction    |       | X     |
| Three   E               | X     | X     |
| CJR                     | X     |       |
| Gingles, LLC            | X     | X     |
| Thomas Michael          |       | X     |
| Bozzuto Management      |       | X     |



# Our Approach

- ❖ Honor existing planning work
- ❖ Focus on Town of Cheverly priorities
- ❖ Create the framework for collaborative partnership
- ❖ Execute RDA goals





# Our Vision

- ❖ Local & regional destination
- ❖ Mixed uses: retail, food hall, co-working, homeownership and rental housing, senior living, hotel, medical
- ❖ Vibrant community: urban market, street level retail, village green & street art
- ❖ Model of sustainability, equity & accessibility





# Concept Plan

## PROGRAM:

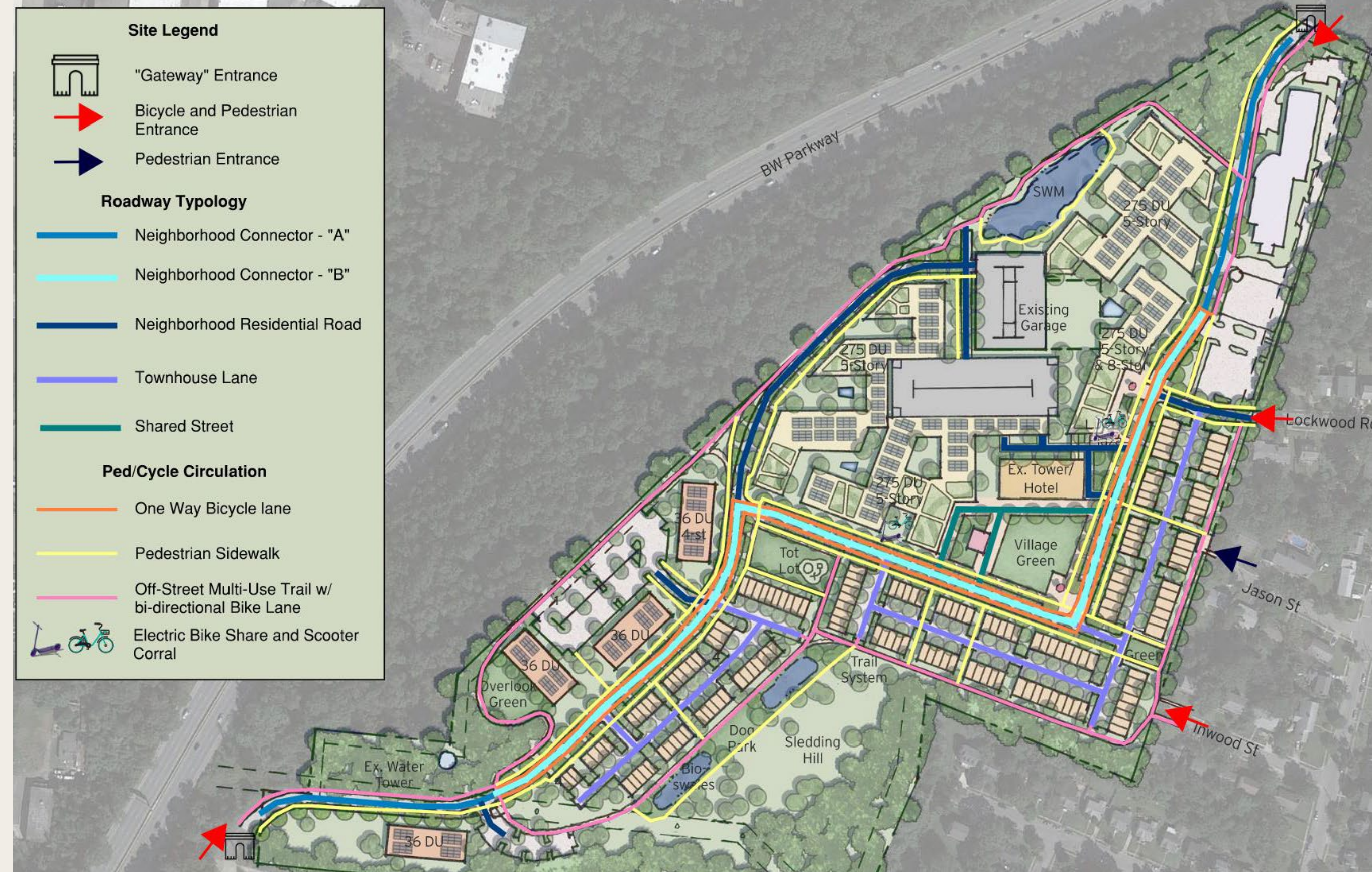
- Residential Units:  
1,300
- Hotel Rooms:  
150
- Activation & Retail:  
40,000 SF
- Office:  
70,000 SF





# Circulation & Integration

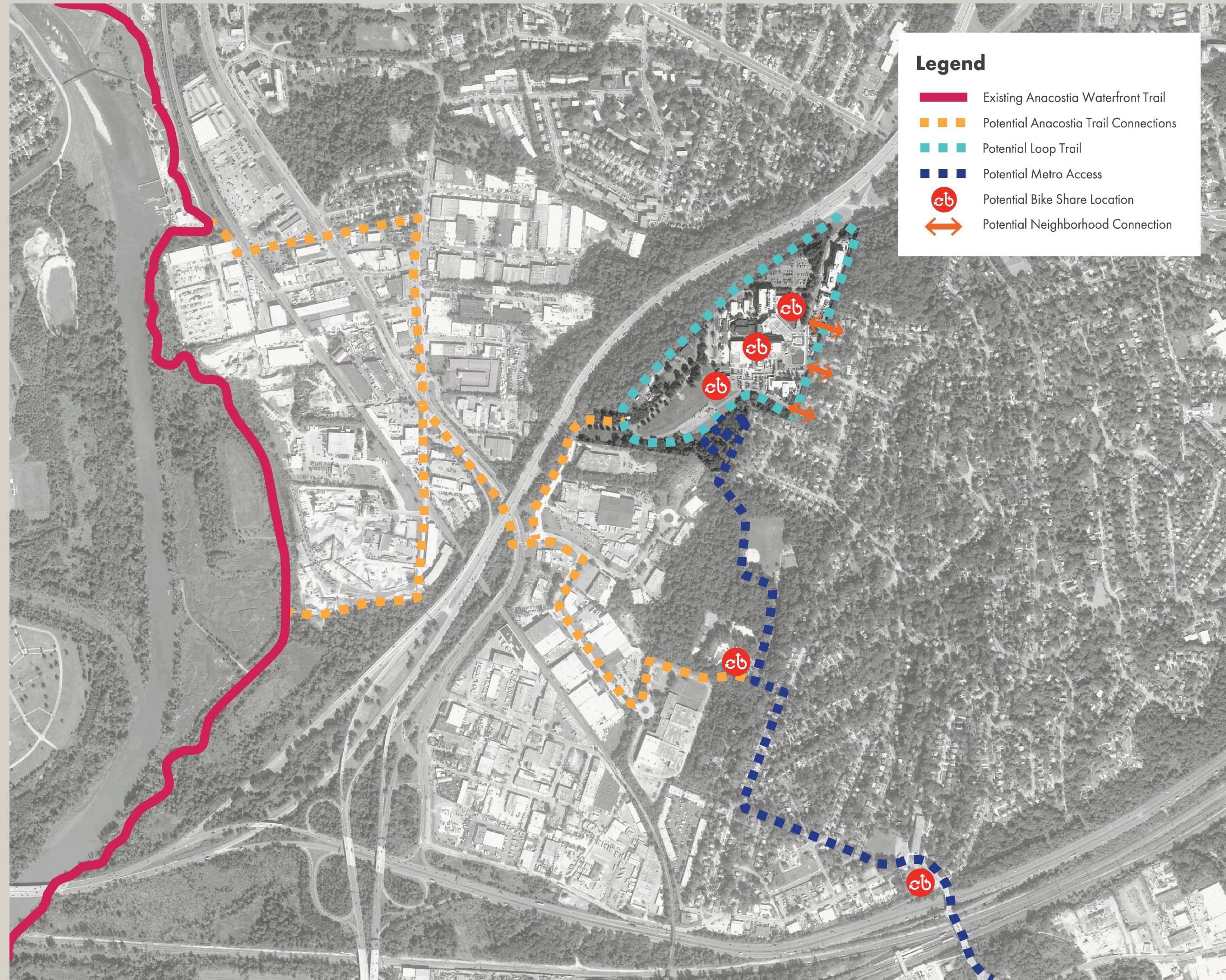
- ❖ Primary welcoming gateways from Landover Road and Kenilworth
- ❖ Wayfinding to direct people to gateways
- ❖ Appropriate scale through a hierarchy of streets
- ❖ Safe, well-lit pedestrian paths
- ❖ Multimodal focus throughout the site – driving, walking, biking, e-biking, scooters
- ❖ Encouraging Bus and Metro





# Trail Network

- ❖ “Missing link” to Anacostia Trail System
- ❖ Interim connection to Cheverly Metro
- ❖ Bike/E-Bike share





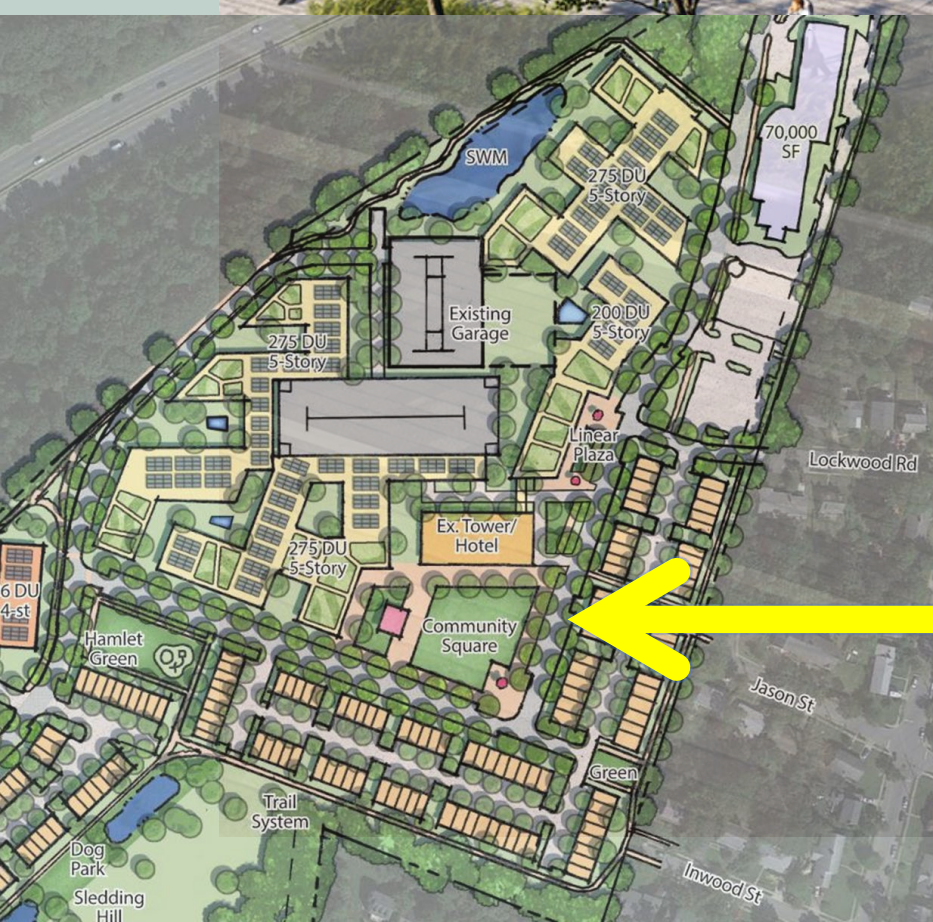
# Sustainability

- ❖ Best-in-class model
- ❖ Stormwater management
- ❖ Solar and green roof
- ❖ Green transportation
- ❖ Native plantings
- ❖ LEED / Green Communities standards
- ❖ Low-energy, low-water building systems
- ❖ Re-use of existing buildings, recycling of materials
- ❖ Green open space





# Village Green





# Hotel & Rooftop Lounge





# Food Hall & Urban Market





# Cheverly Community Market





# Townhomes





# Main Street





# Legacy







THANK YOU!

