



Meeting Agenda



Agenda / Outline


- Our Team
- Cheverly Analysis
- Scheme 1: “Cheverly Town Center”
- Scheme 2: “Cheverly Village”
- Next Steps
- Presentation Information

Headline / Header


Intro / Kicker (Optional)

Prince George's County Redevelopment Authority


Grimm + Parker




Ashish Mayer
Project Manager



Logan Schutz
Principal-In-Charge




Mel Thompson
QA/QC




Lauren Gilmartin
Team Member / Masterplanner


Soltesz
Civil + Survey



Tim Davis
Project Management



Ken Dunn
Entitlement



John Kostic
Director of Survey

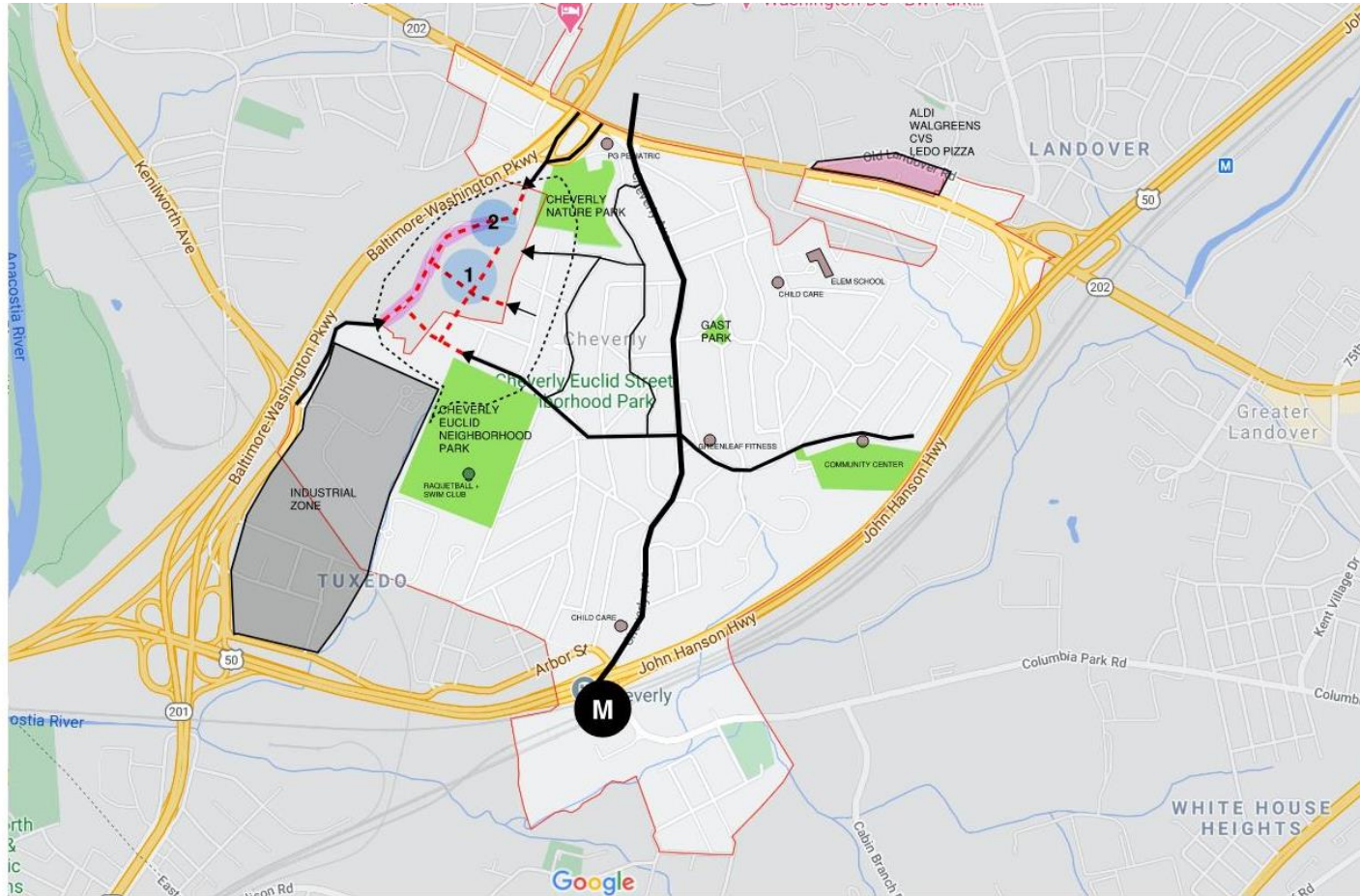
Lenhart Traffic Consulting
Traffic + Transportation
Michael Lenhart PE, PTOE
Transportation Planner

Gingles
Zoning
André Gingles JD
Zoning Attorney

Forella
Cost Estimating
Peter Forella AIA, AACEI
Cost Estimator

Cheverly Redevelopment Analysis

Site



Site Analysis

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

Cheverly Redevelopment Analysis

Greater Cheverly Proposed Plans



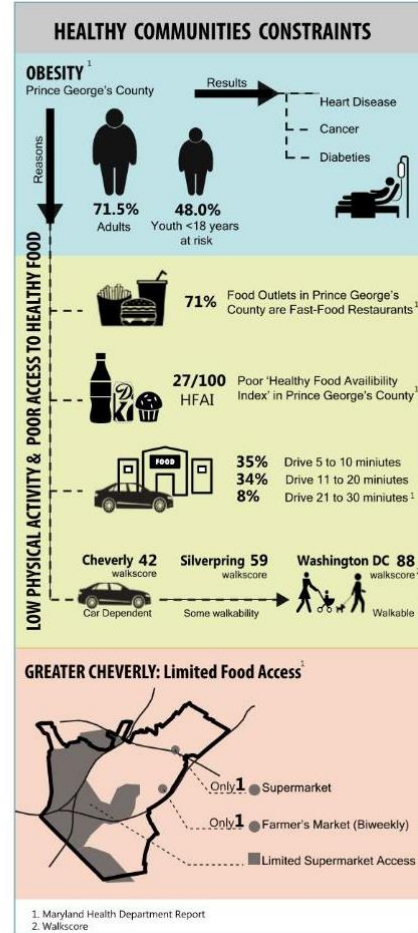
Facade improvements and public art improve visual appeal.



Varying housing types provide opportunities for residential choice.



New development should be context-sensitive and reflect neighborhood character.



Cheverly Proposed Goals

- Activated Streets
- Walkability
- Access to amenities
- Variety of Scales
- Public Art

Cheverly 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**
- **Galleria courtyard**

GOAL 3

Protect neighborhood character while improving **residential choice**

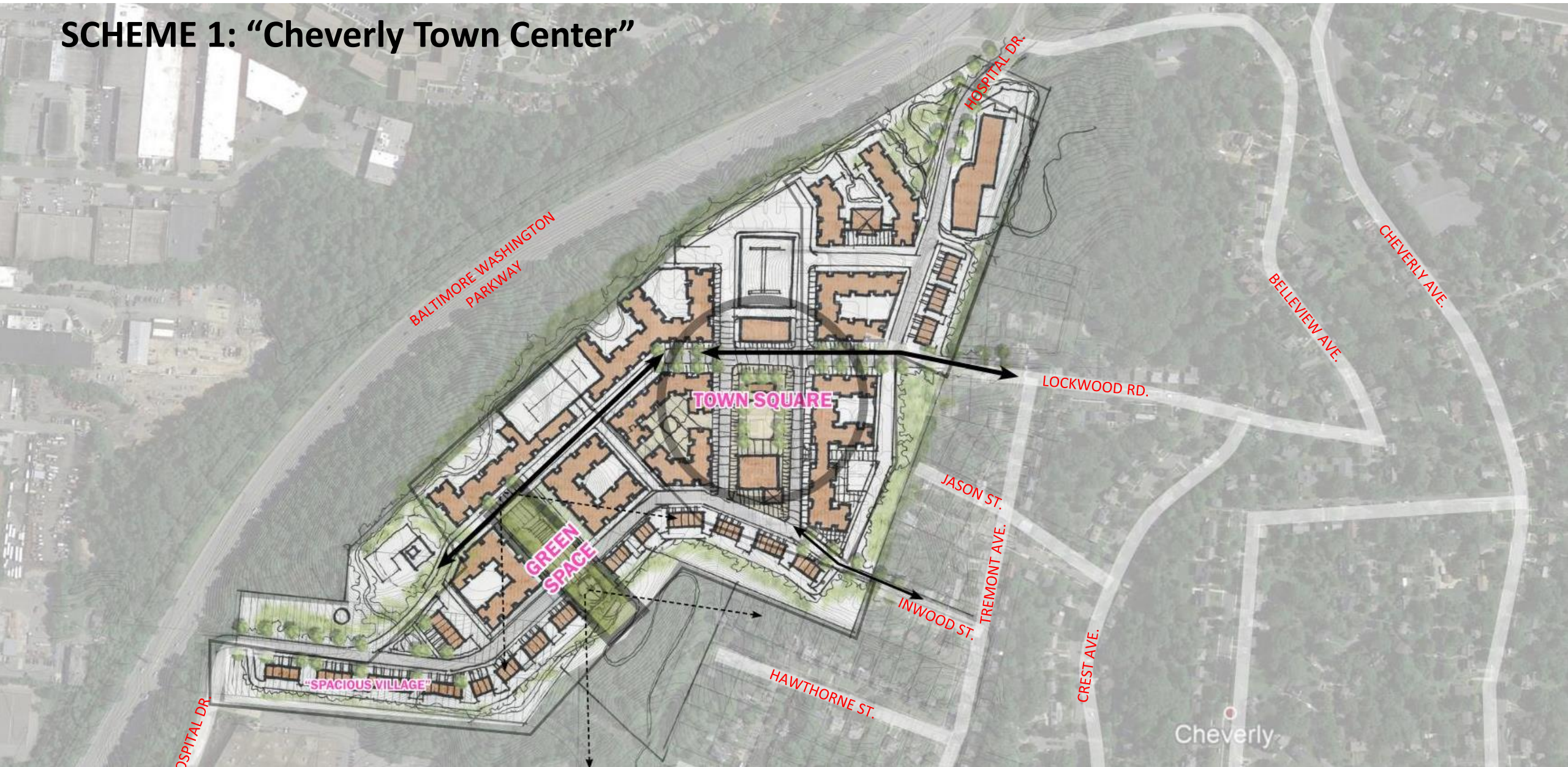
- **Mix of housing options – towns, multifamily, senior**

GOAL 4

Improve **health** of the community

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

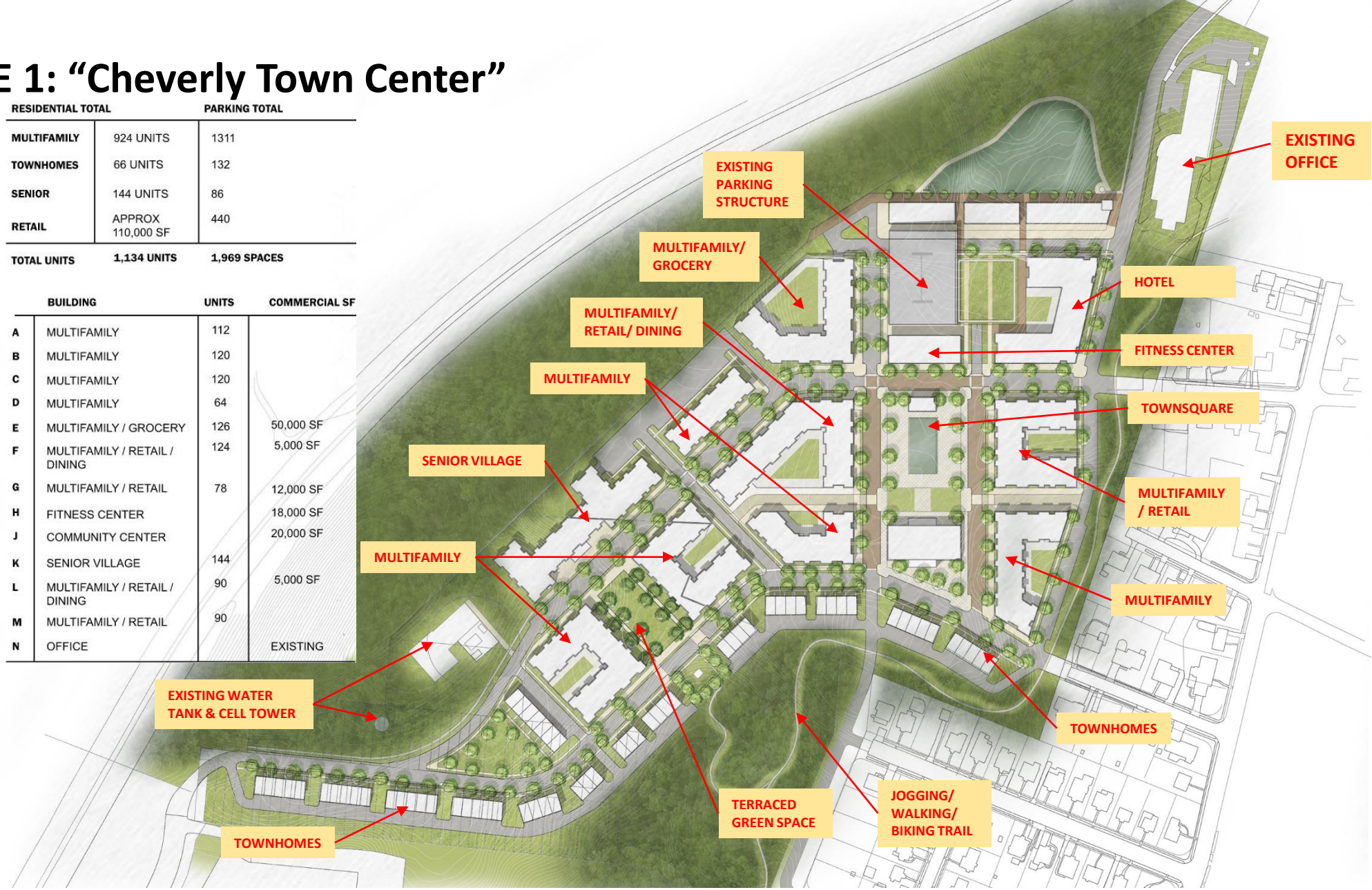
SCHEME 1: "Cheverly Town Center"



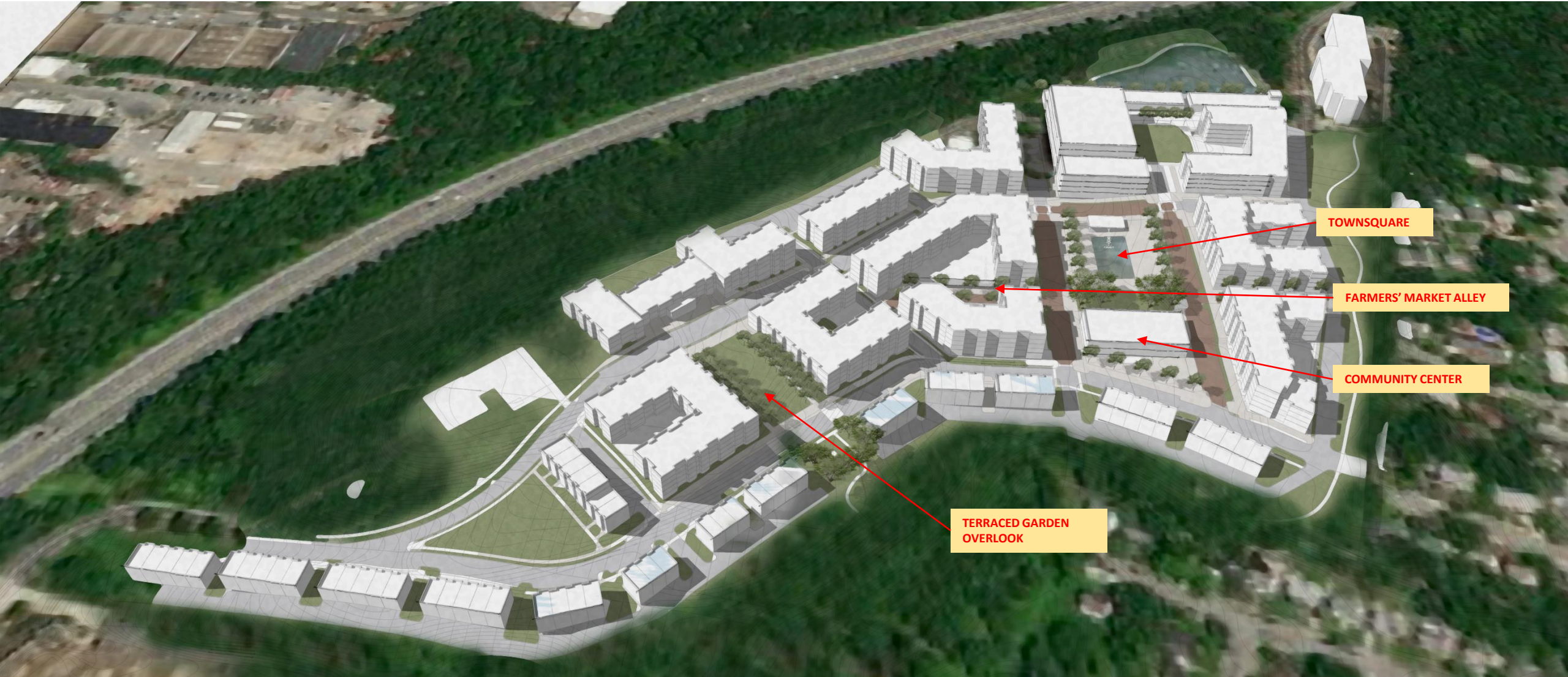
SCHEME 1: "Cheverly Town Center"

	RESIDENTIAL TOTAL	PARKING TOTAL
MULTIFAMILY	924 UNITS	1311
TOWNHOMES	66 UNITS	132
SENIOR	144 UNITS	86
RETAIL	APPROX 110,000 SF	440
TOTAL UNITS	1,134 UNITS	1,969 SPACES

BUILDING		UNITS	COMMERCIAL SF
A	MULTIFAMILY	112	
B	MULTIFAMILY	120	
C	MULTIFAMILY	120	
D	MULTIFAMILY	64	
E	MULTIFAMILY / GROCERY	126	50,000 SF
F	MULTIFAMILY / RETAIL / DINING	124	5,000 SF
G	MULTIFAMILY / RETAIL	78	12,000 SF
H	FITNESS CENTER		18,000 SF
J	COMMUNITY CENTER		20,000 SF
K	SENIOR VILLAGE	144	
L	MULTIFAMILY / RETAIL / DINING	90	5,000 SF
M	MULTIFAMILY / RETAIL	90	
N	OFFICE		EXISTING



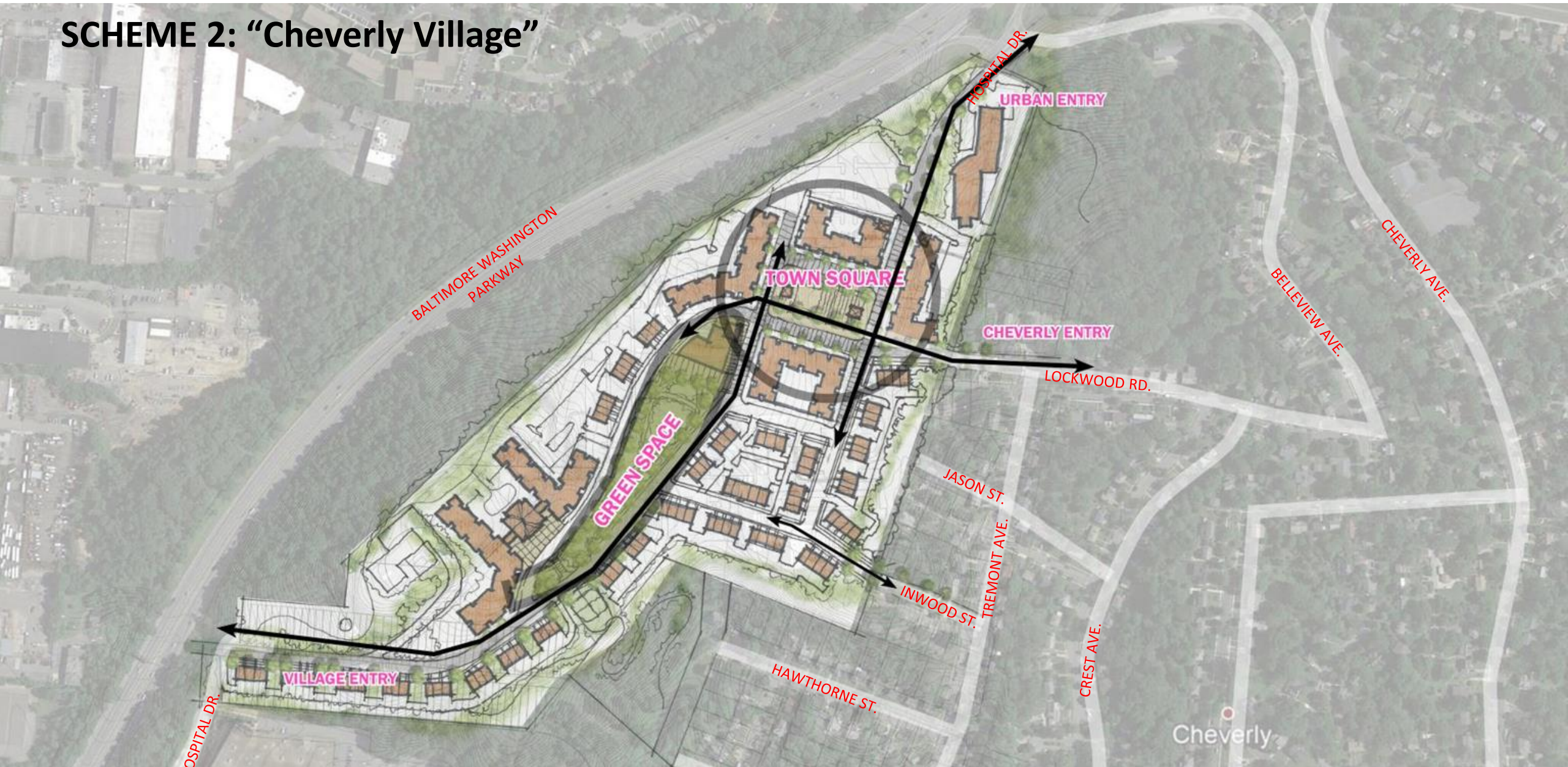
SCHEME 1: “Cheverly Town Center”



SCHEME 1: "Cheverly Town Center"



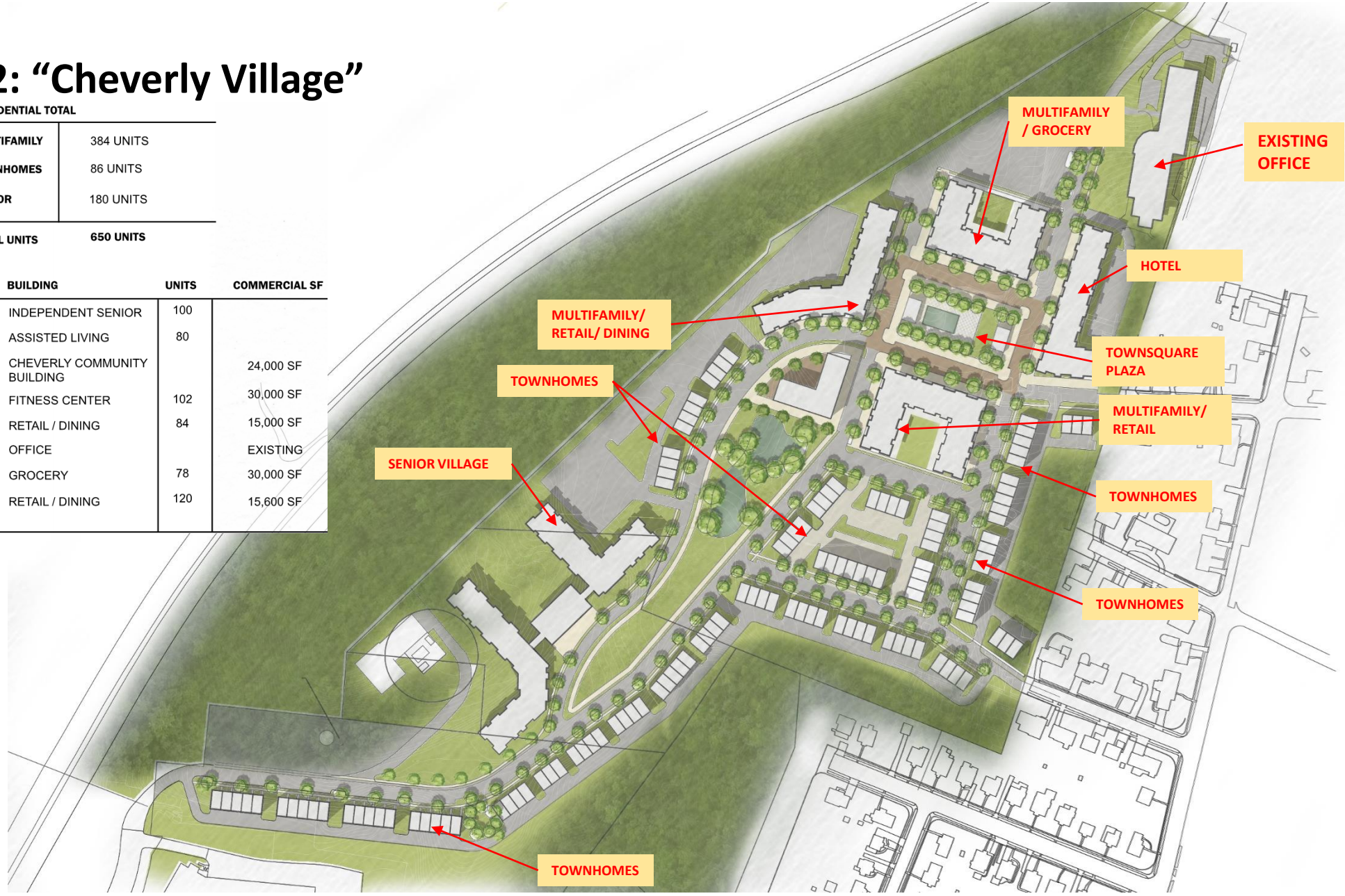
SCHEME 2: "Cheverly Village"



SCHEME 2: "Cheverly Village"

RESIDENTIAL TOTAL	
MULTIFAMILY	384 UNITS
TOWNHOMES	86 UNITS
SENIOR	180 UNITS
TOTAL UNITS	650 UNITS

BUILDING	UNITS	COMMERCIAL SF
A1	INDEPENDENT SENIOR	100
A2	ASSISTED LIVING	80
B	CHEVERLY COMMUNITY BUILDING	24,000 SF
C	FITNESS CENTER	102
D	RETAIL / DINING	84
E	OFFICE	EXISTING
F	GROCERY	78
G	RETAIL / DINING	120



SCHEME 2: "Cheverly Village"





Next Steps

- Respond to questions and comments submitted via email by posting on the web site
- Town of Cheverly meeting in March
- 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?