

# SUITLAND TOWN CENTER





- LEGEND-**
- 1- JOINT OWNERSHIP BETWEEN REDEVELOPMENT AUTHORITY AND OTHERS.
  - 2- RETAIL ON GROUND FLOOR
  - 3- ART'S CENTER
  - 4- COVERED CIVIC AREA
  - 5- SENIOR HOUSING
  - 6- EXISTING DOLLAR GENERAL



Redevelopment Authority  
of Prince George's County



THIS LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

## CONCEPTUAL MASTER PLAN

SUITLAND TOWN CENTER  
PRINCE GEORGE'S COUNTY, MD  
HREG

MARCH 11, 2015  
HRE.001A.000





Community Park View from Art Center



Community Park View from Suitland Town Center Blvd



Great Lawn View

## Suitland Town Center Site Analysis - Proposed Program

3/11/15															
Redevelopment Authority Parcels															
Land Bay	Residential						Total	Retail	Public	Parking					Total
	SFD	SFA		MF		Market				Senior	Deck	On-Street	Podium	Garage	
Size	50' x 100'	18' x 40'	20' x 40'	24' x 40'					Levels	Spaces					
B (1)					257		257	54,386	6				540	540	
C		42					42				36		54	90	
D			18	34			52						110	110	
E			42			137	179				32		86	50	
F			49				49				30		98	128	
G	2		15				17				9		32	41	
H (2)									45,000		37			37	
J-1								10,500			10		230	240	
<b>SUB TOTAL</b>	<b>2</b>	<b>42</b>	<b>124</b>	<b>34</b>	<b>257</b>	<b>137</b>	<b>596</b>	<b>64,886</b>			<b>0</b>	<b>154</b>	<b>0</b>	<b>1150</b>	<b>50</b>
	<b>2</b>		<b>200</b>		<b>394</b>		<b>596</b>	<b>64,886</b>	<b>45,000</b>					<b>1354</b>	
Parcels Controlled By Others															
Land Bay	Residential						Total	Retail	Public	Parking					Total
	SFD	SFA		MF		Market				Senior	Deck	On-Street	Podium	Garage	
Size	60' x 100'	16' x 40'	20' x 40'	24' x 40'					Levels	Spaces					
A					193		193						318		
Ex. Retail								11,608						49	
<b>SUB TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>193</b>	<b>0</b>	<b>193</b>				<b>0</b>	<b>0</b>	<b>318</b>	<b>0</b>	<b>49</b>
	<b>0</b>		<b>0</b>		<b>193</b>		<b>193</b>	<b>11,608</b>	<b>45,000</b>					<b>49</b>	
<b>SITE TOTALS</b>	<b>2</b>	<b>42</b>	<b>124</b>	<b>34</b>	<b>450</b>	<b>137</b>	<b>789</b>	<b>76,494</b>	<b>45,000</b>					<b>1,403</b>	



AERIAL VIEW-1



AERIAL VIEW-2



- LEGEND-**
- 1- JOINT OWNERSHIP BETWEEN REDEVELOPMENT AUTHORITY AND OTHERS.
  - 2- RETAIL ON GROUND FLOOR
  - 3- ART'S CENTER
  - 4- COVERED CIVIC AREA
  - 5- SENIOR HOUSING
  - 6- EXISTING DOLLAR GENERAL

BY OTHERS APPROVED PRELIMINARY PLAN # 4-08058

**MULTI-FAMILY**





1



2



3



4



5



6



7



8



9



Redevelopment Authority  
of Prince George's County



MULTI-FAMILY PRECEDENT IMAGES

SUITLAND TOWN CENTER  
PRINCE GEORGE'S COUNTY, MD  
HREG

MARCH 11, 2015  
HRE.001A.000

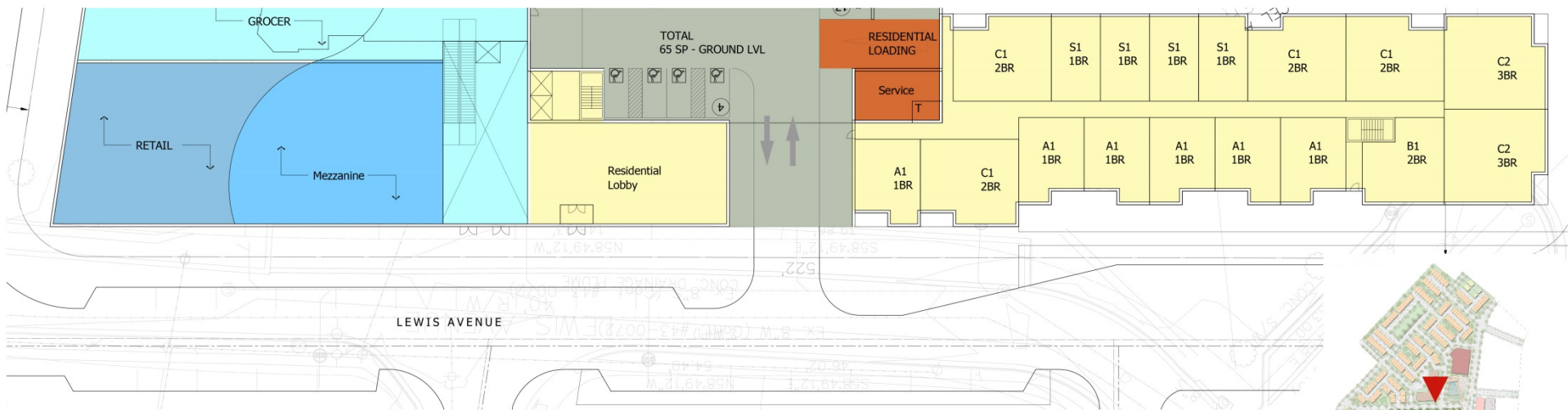
©2015 LESSARD DESIGN, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN, INC.



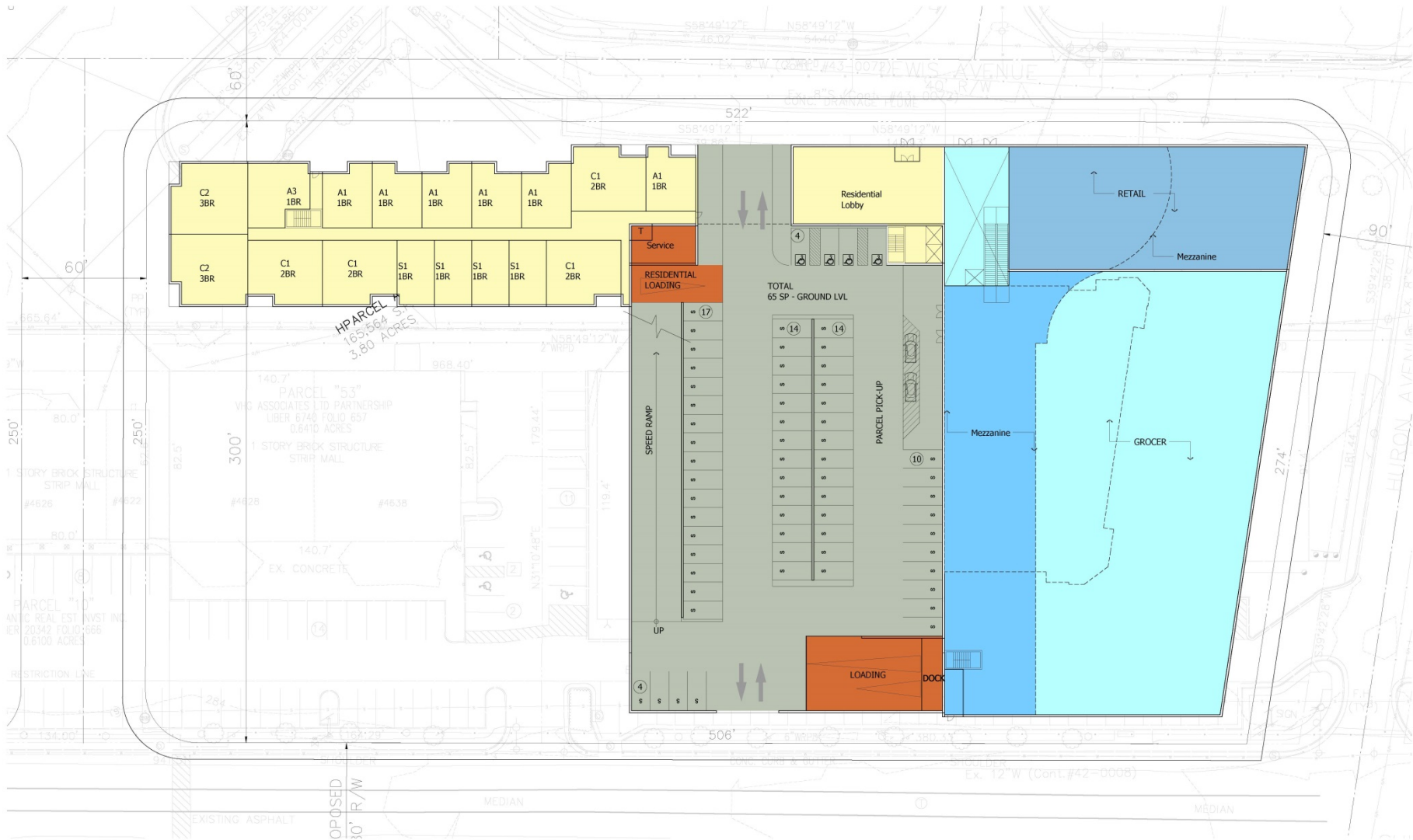
RETAIL

RESIDENTIAL  
ENTRANCE

GARAGE  
ENTRY



KEY PLAN





KEY PLAN



- LEGEND-**
- 1- JOINT OWNERSHIP BETWEEN REDEVELOPMENT AUTHORITY AND OTHERS.
  - 2- RETAIL ON GROUND FLOOR
  - 3- ART'S CENTER
  - 4- COVERED CIVIC AREA
  - 5- SENIOR HOUSING
  - 6- EXISTING DOLLAR GENERAL

BY OTHERS APPROVED  
PRELIMINARY  
PLAN # 4-08058



Redevelopment Authority  
of Prince George's County



©2015 LESSARD DESIGN, INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN, INC.

## TOWNHOMES

SUITLAND TOWN CENTER  
PRINCE GEORGE'S COUNTY, MD  
HREG

MARCH 11, 2015  
HRE.001A.000





1



2



3



4



5



6



7



Redevelopment Authority  
of Prince George's County

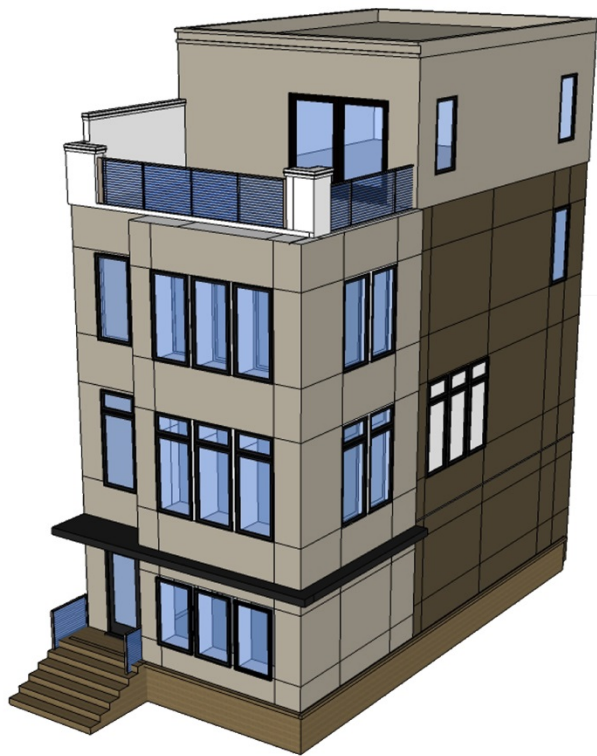


©2015 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

## TOWNHOMES PRECEDENT IMAGES

SUITLAND TOWN CENTER  
PRINCE GEORGE'S COUNTY, MD  
HREG

MARCH 11, 2015  
HRE.001A.000



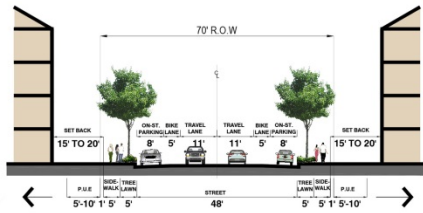
TOWNHOME ELEVATION-2



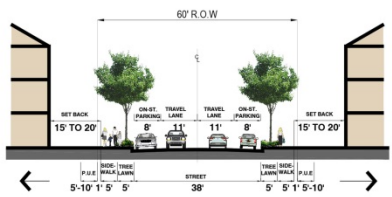
TOWNHOMES STRING ELEVATION



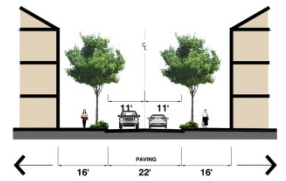
## STREET SCAPE PRECEDENTS



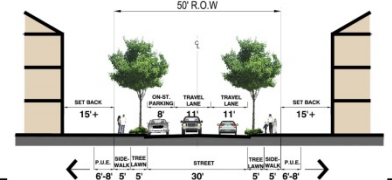
TYPE-9



TYPE-1



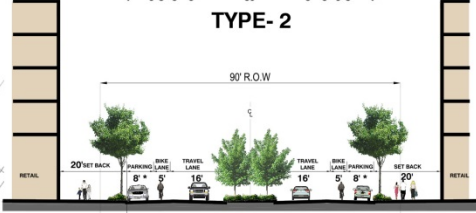
TYPE-5



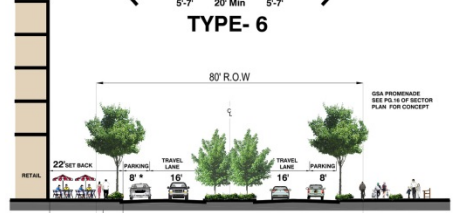
TYPE-2



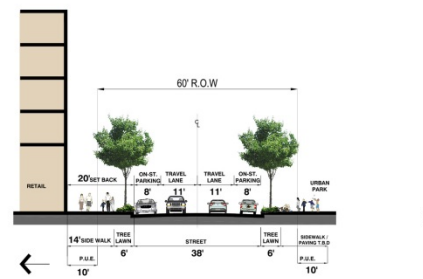
TYPE-6



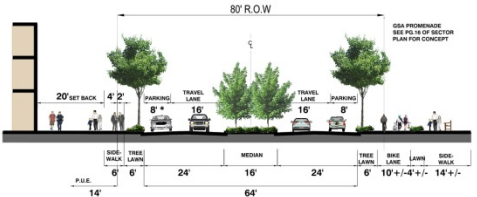
TYPE-3 \* PARKING PERMITTED OFF-PEAK HOURS



TYPE-7 \* PARKING PERMITTED OFF-PEAK HOURS  
SUITLAND ROAD (BY AS PER SECTOR PLAN)



TYPE-4



TYPE-8 \* PARKING PERMITTED OFF-PEAK HOURS  
SUITLAND ROAD (BY AS PER SECTOR PLAN)

BUILDING RESTRICTION LINE LEGEND 15' (TO R.O.W. LINE)

**REQUIRED SETBACK (PER SUITLAND SECTOR PLAN)**

RESIDENTIAL	20' Max TO THE EDGE OF SIDEWALK
COMMERCIAL	14' Min- 22' Max TO THE EDGE OF THE CURB

STREET SECTION/ B.R.L PLAN

**lessard DESIGN**  
 8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182  
 P: 703.893.1800 | F: 571.890.1801 | LESSARDDESIGN.COM

**Redevelopment Authority of Prince George's County**

**HREG**  
 HUNTERHEIM REAL ESTATE GROUP  
 7000 Greenway, Calver Park, MD 20741  
 (301) 241-4977  
 www.hreg.com

©2015 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

# EcoDistricts

- A Neighborhood Committed to Sustainability
- Empower People
- Green Buildings
- Smart Infrastructure



**24**  
CITIES

**31**  
PROJECTS

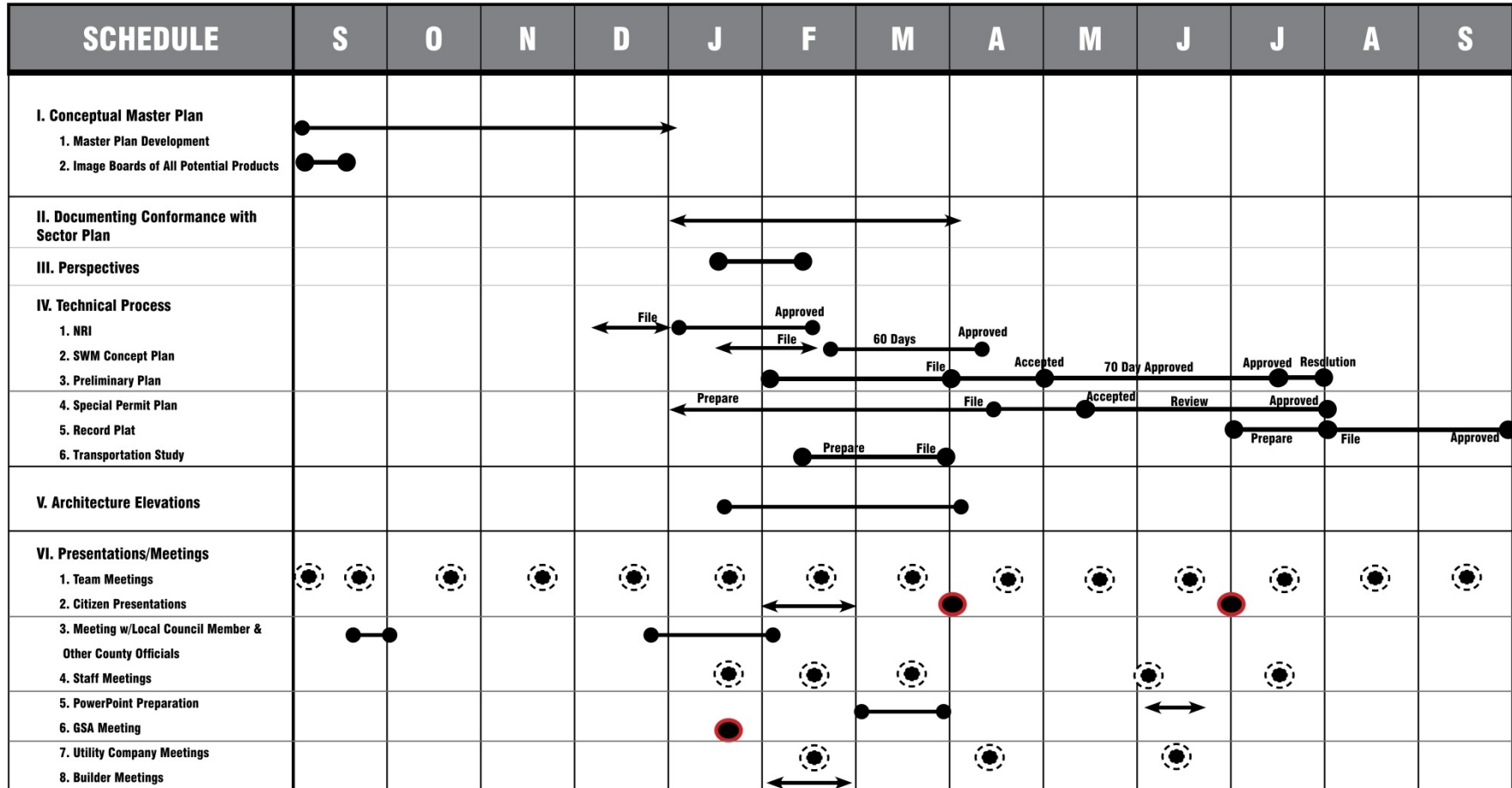


EcoDistricts  
INCUBATOR





Month



SCHEDULE



## **ENGINEERING AND CONSTRUCTION SCHEDULE**

- **VII. ENGINEERING DESIGN FOR ROAD NETWORK**
  - Start Engineering Design for Road, Utilities and Infrastructure:
    - Sept 2015 - April 2016
  - Architectural and Engineering Design and Building Permits.
    - April 2016 - May 2017
- **VIII. INFRASTRUCTURE, ROADS & BUILDING CONSTRUCTION**
  - Rough Grading and Infrastructure
    - April 2016 to 18 Months
  - Vertical Construction of Buildings
    - Start June 2017



- LEGEND-**
- 1- JOINT OWNERSHIP BETWEEN REDEVELOPMENT AUTHORITY AND OTHERS.
  - 2- RETAIL ON GROUND FLOOR
  - 3- ART'S CENTER
  - 4- COVERED CIVIC AREA
  - 5- SENIOR HOUSING
  - 6- EXISTING DOLLAR GENERAL



**Redevelopment Authority**  
of Prince George's County



THIS LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

## CONCEPTUAL MASTER PLAN

SUITLAND TOWN CENTER  
PRINCE GEORGE'S COUNTY, MD  
HREG

MARCH 11, 2015  
HRE.001A.000

