

# SUITLAND TOWN CENTER







Community Park View from Art Center



Community Park View from Suitland Town Center Blvd



Great Lawn View

## Suitland Town Center Site Analysis - Proposed Program

5/5/15

Redevelopment Authority Parcels															
Land Bay	Residential						Total	Retail	Public	Parking				Total	
	SFD	SFA			MF					Deck	On-Street	Podium	Garage		Surface
Size	50' x 100'	18' x 40'	20' x 40'	24' x 40'	Market	Senior				Levels	Spaces				
B-1 & 2 (1)					257		257	54,386		6			540	540	
B-3					91		91	12,481					173	173	
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>348</b>	<b>137</b>	<b>687</b>	<b>77,367</b>	<b>45,000</b>		<b>0</b>	<b>154</b>	<b>0</b>	<b>1,323</b>	<b>50</b>
	<b>2</b>		<b>200</b>		<b>485</b>		<b>687</b>	<b>77,367</b>	<b>45,000</b>					<b>1,527</b>	
Parcels Controlled By Others															
Land Bay	Residential						Total	Retail	Public	Parking				Total	
	SFD	SFA			MF					Deck	On-Street	Podium	Garage		Surface
Size	60' x 100'	16' x 40'	20' x 40'	24' x 40'	Market	Senior				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>11,608</b>	<b>45,000</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>541</b>	<b>137</b>	<b>880</b>	<b>88,975</b>	<b>45,000</b>					<b>1,576</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

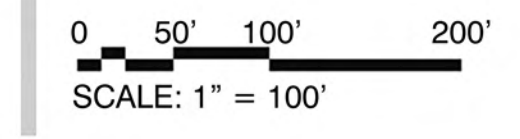
**ILLUSTRATIVE MASTER PLAN**

**SUITLAND TOWN CENTER**

PRINCE GEORGE'S COUNTY, MD

PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY

MAY 13, 2015  
 HRE.001A.00D









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- 1- JOINT OWNERSHIP BETWEEN REDEVELOPMENT AUTHORITY AND OTHERS.
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  - 4- COVERED CIVIC AREA
  - 5- SENIOR HOUSING

BY OTHERS APPROVED  
PRELIMINARY  
PLAN # 4-08058

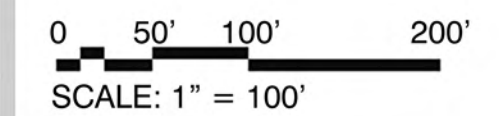
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MAY 13, 2015  
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FRONT- LEWIS AVENUE ELEVATION (1)



SUITLAND TOWN CENTER BLVD ELEVATION (2)



WEST SIDE ELEVATION (3)



SUITLAND ROAD ELEVATION (4)

M-NCPPC APPROVALS

PROJECT NAME:

PROJECT NUMBER:

FOR NOTATION OF APPROVAL SEE DETAIL SHEET OR APPROVAL SHEET  
 HUSSEY/STUBBS/BLUM/ARVY TO THE BEST

APPROVAL OR REVISION #	APPROVAL DATE	REVISOR'S INITIALS	CERTIFICATION DATE



Redevelopment Authority  
of Prince George's County



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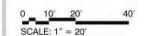
RENDERINGS

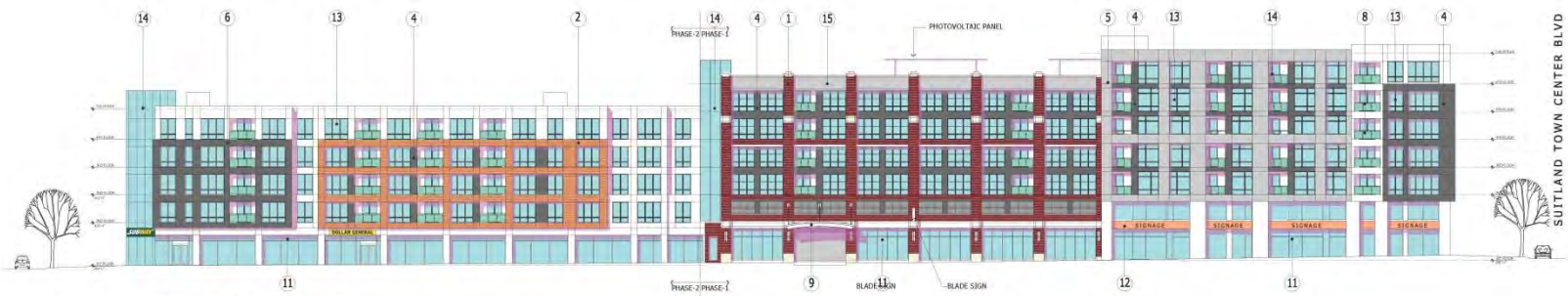
SUITLAND TOWN CENTER  
PRINCE GEORGE'S COUNTY, MD

PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY

APRIL 29, 2015  
HRE.001A.000

AB 3.1





SUTLAND ROAD ELEVATION (1)



WEST SIDE ELEVATION (2)



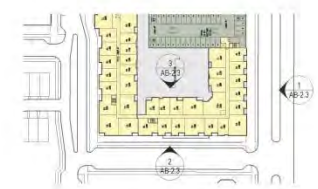
INTERIOR COURTYARD ELEVATION (3)

UNDER DESIGN

SUTLAND TOWN CENTER BLVD

MATERIAL	COLOR
1 Brick - A	Red
2 Brick - B	Orange
3 Hard Panel/Trim - 1	Beige
4 Hard Panel/Trim - 2	Dark Grey
5 Hard Panel/Trim - 3	Light Grey
6 Hard Panel/Trim - 4	Dark Beige
7 Metal Railing - 1	Dark Grey
8 Metal Railing - 2	Medium Gray / Perforated MTL.
9 Metal canopy	Dark Grey
10 Cast Stone	Beige
11 Metal Storefront System	Dark Bronze
12 Metal Signage Band	Orange
13 Vinyl Window	Dark Bronze
14 Window Wall System	vibba
15 Sluzo-1	Match Book - A
16 Sluzo-2	Match Book - B
17 Stained Concrete - 1	Light
18 Stained Concrete - 2	Dark

NOTE : ALL MATERIALS CAN BE SUBSTITUTED FOR EQUAL OR BETTER



M-NCPP APPROVALS				
PROJECT NAME:				
PROJECT NUMBER:				
FOR CONDITION OF APPROVAL SEE SITE PLAN CHECKS LIST OF APPROVAL SHEET				
APPROVAL OR REVISION #				
APPROVAL DATE	APPROVAL INITIALS	REVIEWER'S INITIALS	CERTIFICATION DATE	

**lessard DESIGN**  
 8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182  
 P: 571.530.1800 | F: 571.631.1901 | LESSARDDESIGN.COM

**Redevelopment Authority of Prince Georges County**

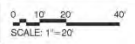
**HREG**  
 HORIZON REAL ESTATE GROUP  
 7300 Leesylvania Center Drive, Suite 102  
 Alexandria, VA 22304  
 Phone: 703.428.1111  
 www.HREGVA.com

**ELEVATIONS- PHASE-II**  
 BLOCK B MULTIFAMILY

**SUTLAND TOWN CENTER**  
 PRINCE GEORGES COUNTY, MD

APRIL 29, 2015  
 HRE.001A.000

**AB 2.3**





FIRST LEVEL PLAN



TYPICAL LEVEL PLAN

M-NCPPC APPROVALS			
PROJECT NAME:			
PROJECT NUMBER:			
FOR CONDITIONS OF APPROVAL SEE SET PLAN COVER SHEET OR APPROVAL SHEET			
RECORD SET SUBMISSION DATE: 12/18/2014			
APPROVAL OR REVIEWER #	APPROVAL DATE	REVIEWERS INITIALS	CERTIFICATION DATE



FRONT- UDSON AVENUE ELEVATION (1)



LEWIS AVENUE ELEVATION (2)



NORTH SIDE ELEVATION (3)



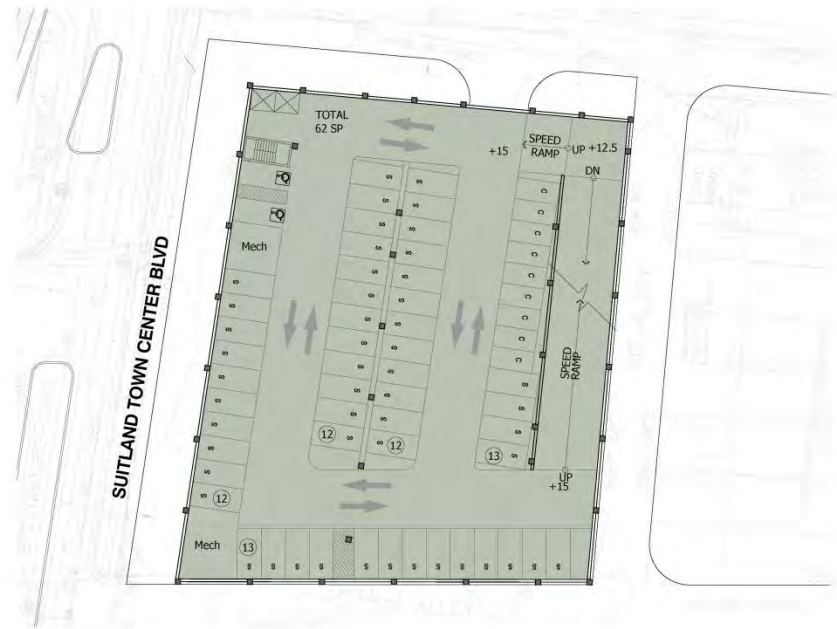
WEST SIDE ELEVATION (4)



KEY PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

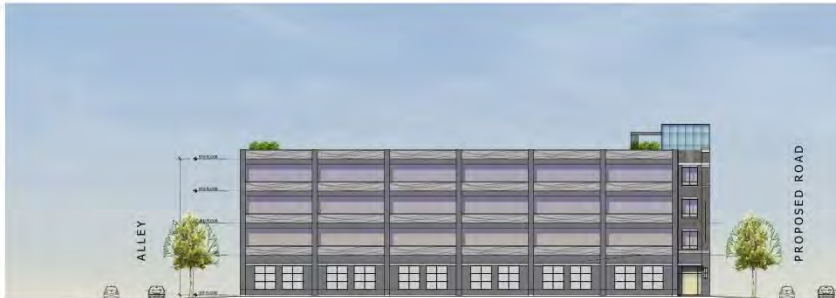
MANPCPC APPROVALS			
PROJECT NAME:			
PROJECT NUMBER:			
FOR CIRCULARS OF APPROVAL, SEE SITE PLAN COVER SHEET OF APPROVAL SHEET REVISIONS (SEE SUPPLEMENT TO THIS SHEET)			
APPROVAL OR REVISION #	APPROVAL DATE	REVIEWER'S INITIALS	CERTIFICATION DATE



FRONT- SUITLAND TOWN CENTER BLVD- ELEVATION (1)



NORTH SIDE ELEVATION (2)



EAST SIDE ELEVATION (3)



SOUTH SIDE ELEVATION (4)

MATERIAL	COLOR
1 Brick - A	GREY
2 Window Wall System	White
3a Stained Concrete - 1	Light Grey
3b Stained Concrete - 2	Medium Grey
4 Metal Mesh Screen	Light grey
5 Metal Canopy	Dark grey
6 Metal Storefront System	Dark Bronze
7 Signage Band	Dark Grey
8 Decorative Metal Grill	Light Blue
9 Metal Screening	Dark Grey
10 Precast	Grey

NOTE: ALL MATERIALS CAN BE SUBSTITUTED FOR EQUAL OR BETTER



M-NCPPC APPROVALS			
PROJECT NAME			
PROJECT NUMBER			
FOR DETERMINATION OF APPROVAL, ALL DESIGN CONCEPTS OR APPROVAL SHEETS MUST BE LISTED BELOW UP TO THE SHEET			
APPROVAL NO	APPROVAL DATE	ENGINEER'S INITIALS	CERTIFICATION DATE



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  - 5- SENIOR HOUSING

BY OTHERS  
APPROVED  
PRELIMINARY  
PLAN # 4-08058

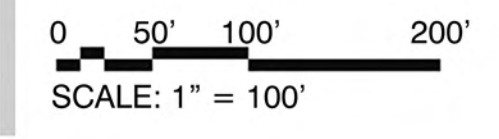
# ILLUSTRATIVE MASTER PLAN

SUITLAND TOWN CENTER

PRINCE GEORGE'S COUNTY, MD

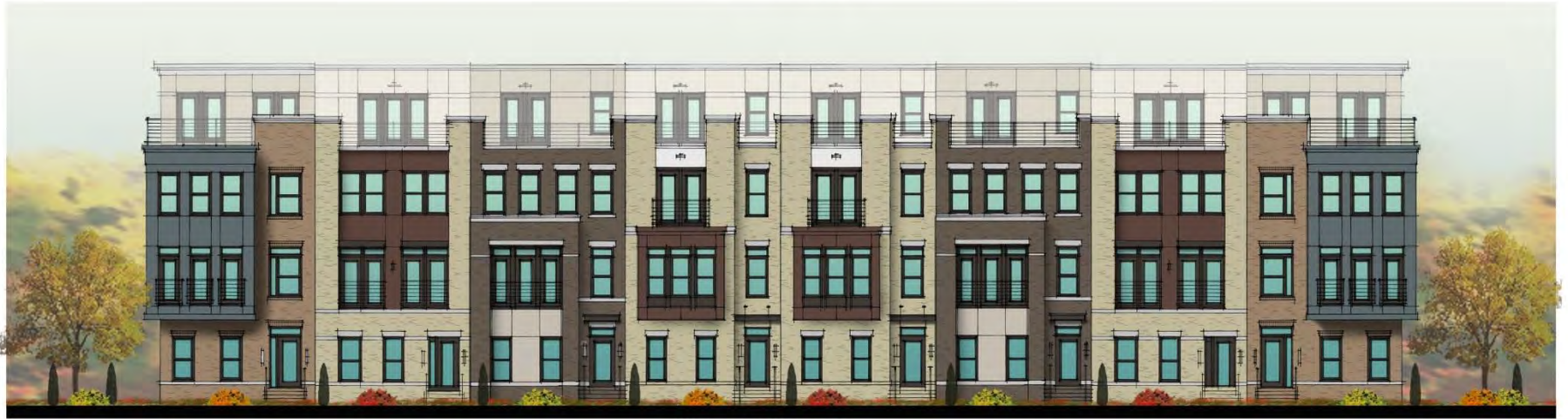
PRINCE GEORGE'S COUNTY REDEVELOPMENT AUTHORITY

MAY 13, 2015  
HRE.001A.00D

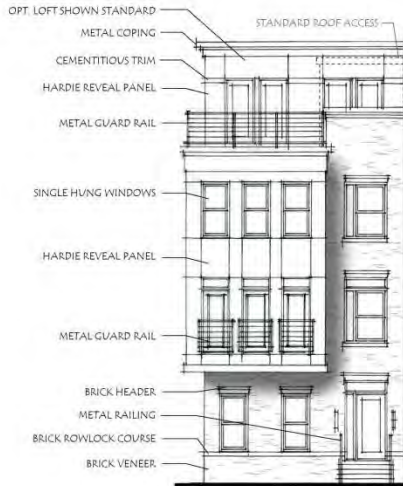




W/ HARDIE PANEL



W/ FULL BRICK VENEER



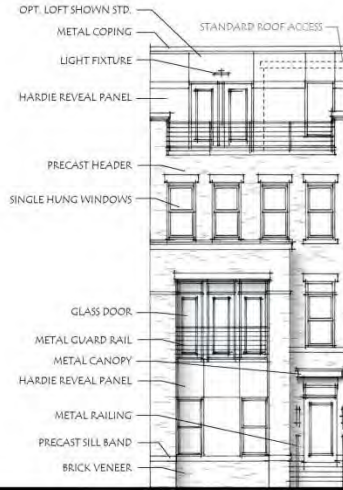
- OPT. LOFT SHOWN STANDARD
- METAL COPING
- CEMENTITIOUS TRIM
- HARDIE REVEAL PANEL
- METAL GUARD RAIL
- SINGLE HUNG WINDOWS
- HARDIE REVEAL PANEL
- METAL GUARD RAIL
- BRICK HEADER
- METAL RAILING
- BRICK ROWLOCK COURSE
- BRICK VENEER

ELEVATION A



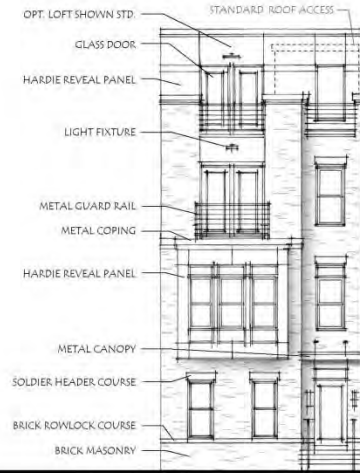
- OPT. LOFT SHOWN STD.
- STANDARD ROOF ACCESS
- EXTERIOR LIGHT FIXTURE
- HARDIE REVEAL PANEL
- HARDIE REVEAL PANELS
- METAL CANOPY
- LIGHT FIXTURE
- GLASS DOOR
- METAL GUARD RAIL
- PRECAST HEADER
- PRECAST BAND
- BRICK VENEER

ELEVATION B



- OPT. LOFT SHOWN STD.
- METAL COPING
- STANDARD ROOF ACCESS
- LIGHT FIXTURE
- HARDIE REVEAL PANEL
- PRECAST HEADER
- SINGLE HUNG WINDOWS
- GLASS DOOR
- METAL GUARD RAIL
- METAL CANOPY
- HARDIE REVEAL PANEL
- METAL RAILING
- PRECAST SILL BAND
- BRICK VENEER

ELEVATION C



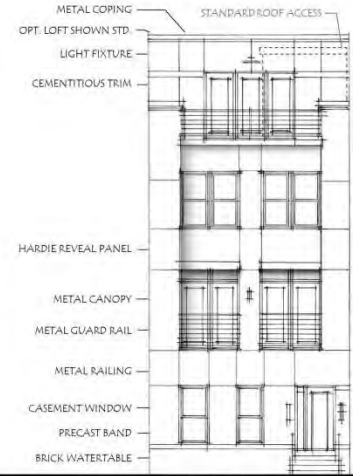
- OPT. LOFT SHOWN STD.
- STANDARD ROOF ACCESS
- GLASS DOOR
- HARDIE REVEAL PANEL
- LIGHT FIXTURE
- METAL GUARD RAIL
- METAL COPING
- HARDIE REVEAL PANEL
- METAL CANOPY
- SOLDIER HEADER COURSE
- BRICK ROWLOCK COURSE
- BRICK MASONRY

ELEVATION D



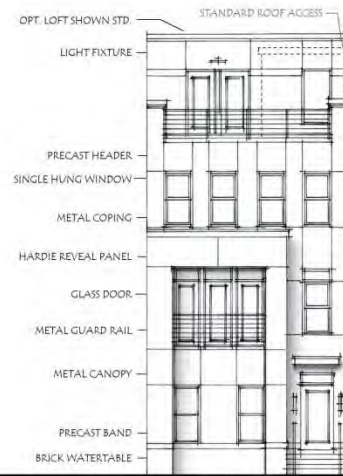
- OPT. LOFT SHOWN STANDARD
- METAL COPING
- STANDARD ROOF ACCESS
- CEMENTITIOUS TRIM
- HARDIE REVEAL PANEL
- SINGLE HUNG WINDOW
- HARDIE REVEAL PANEL
- GLASS DOOR
- METAL GUARD RAIL
- LIGHT FIXTURE
- METAL RAILING
- PRECAST BAND
- BRICK WATERTABLE

ELEVATION E



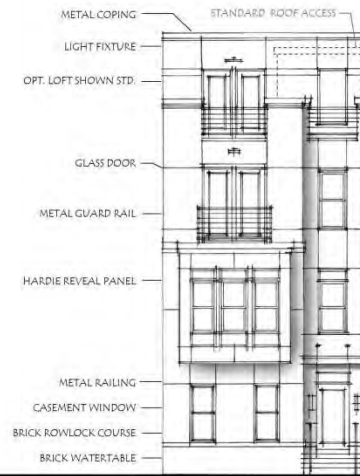
- METAL COPING
- STANDARD ROOF ACCESS
- OPT. LOFT SHOWN STD.
- LIGHT FIXTURE
- CEMENTITIOUS TRIM
- HARDIE REVEAL PANEL
- METAL CANOPY
- METAL GUARD RAIL
- METAL RAILING
- CASEMENT WINDOW
- PRECAST BAND
- BRICK WATERTABLE

ELEVATION F



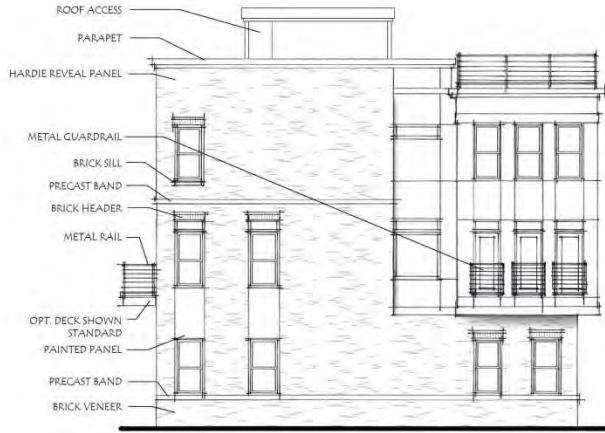
- OPT. LOFT SHOWN STD.
- STANDARD ROOF ACCESS
- LIGHT FIXTURE
- PRECAST HEADER
- SINGLE HUNG WINDOW
- METAL COPING
- HARDIE REVEAL PANEL
- GLASS DOOR
- METAL GUARD RAIL
- METAL CANOPY
- PRECAST BAND
- BRICK WATERTABLE

ELEVATION G



- METAL COPING
- STANDARD ROOF ACCESS
- LIGHT FIXTURE
- OPT. LOFT SHOWN STD.
- GLASS DOOR
- METAL GUARD RAIL
- HARDIE REVEAL PANEL
- METAL RAILING
- CASEMENT WINDOW
- BRICK ROWLOCK COURSE
- BRICK WATERTABLE

ELEVATION H

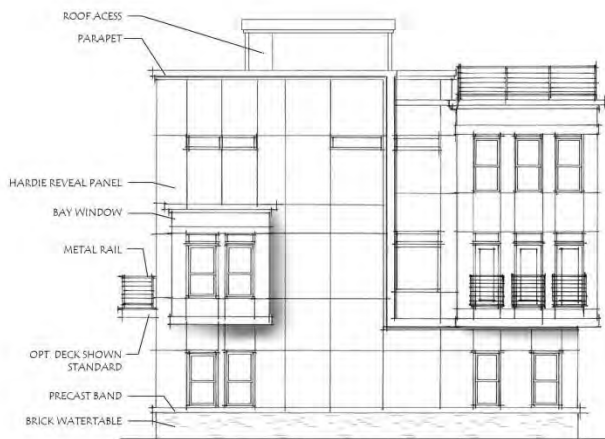


SIDE ELEVATION A



REAR ELEVATION A

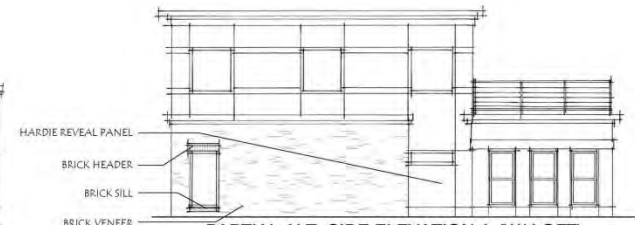
Item	Material	Color Options			
		Color 1	Color 2	Color 3	Color 4
1	Brick				
2	Mortar				
3	Accent Brick 1				
4	Precast Concrete				
5	Door				
6	Door Trim				
7	Window				
8	Window Trim				
9	Hardie Panel				
10	Accent Panel				
11	Garage Door				
12	Metal Railing				
13	Metal Canopy				
14	Metal Coping				



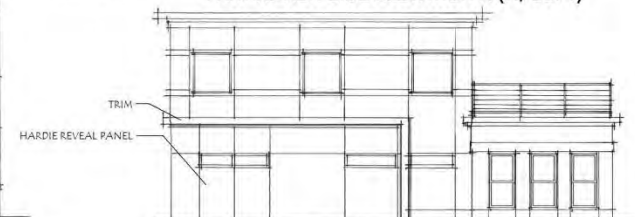
SIDE ELEVATION E



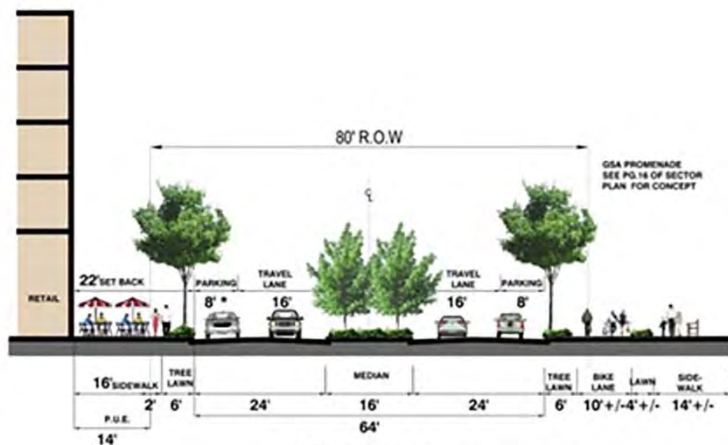
REAR ELEVATION E



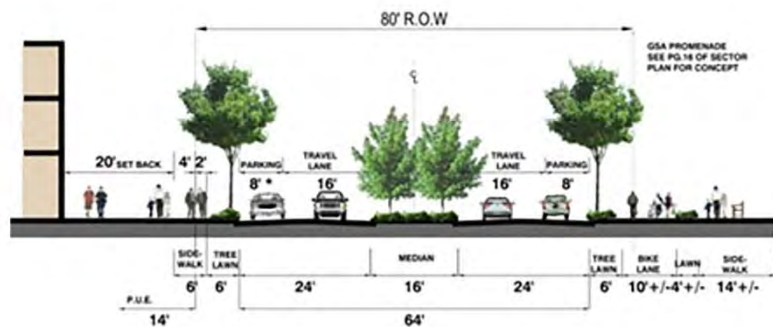
PARTIAL ALT. SIDE ELEVATION A (W/ LOFT)



PARTIAL ALT. SIDE ELEVATION E (W/ LOFT)



**TYPE-7** \* PARKING PERMITTED OFF-PEAK HOURS  
**SUITLAND ROAD** (80' AS PER SECTOR PLAN)



**TYPE-8** \* PARKING PERMITTED OFF-PEAK HOURS  
**SUITLAND ROAD** (80' AS PER SECTOR PLAN)

# EcoDistricts

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



rendering: ZGF Architects and Portland Sustainability Institute

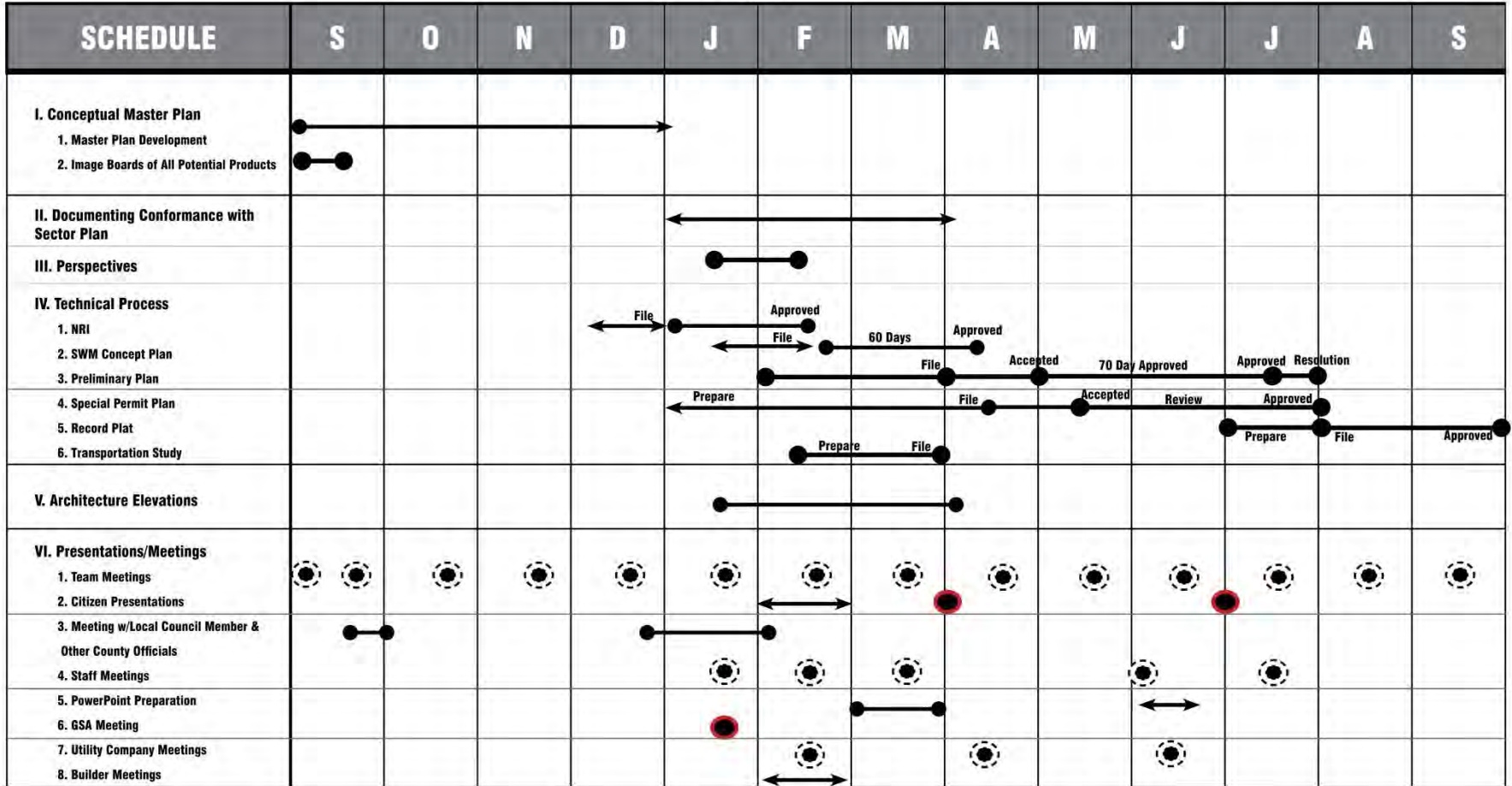
**24**  
**CITIES**

**31**  
**PROJECTS**

 **EcoDistricts**  
**INCUBATOR**



# Month



# 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



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PRINCE GEORGE'S COUNTY, MD

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