



Community Responsibility

Design Principles

Neighborhood Connectivity & Framework

Environmental Stewardship & Sustainability

Housing Variety and Choice

Sustainable Phasing

Places to Work and Play



Key

	20' Rear Integral Townhome		Metrobus Stop
	20' Rear Integral Townhome		Pocket Park/Open Space/Amenity
	2/2 Stacked Townhome		ESD
	Senior Housing		Streetscape Improvements
	Multi-Family		Intersection Reference #
	Multi-family over Retail		
	Ex. Retail to remain		
	Office/Flex over Retail		
	Ex./expanded Parking Garage		

General Notes:

This Master Development Plan (MDP) is a vision document meant to establish a feasible and responsible future infill/redevelopment framework for the existing Beltway 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 uses 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 flexible to dynamic market conditions, minimize physical and operational impacts to existing uses/lease agreements and to balance proposed improvements with commensurate levels of development. The plan as indicated is conceptual and may vary subject to application submittal, review and regulatory approvals as applicable.

MDP Core Design Principles:

- Market**
 - 1.1. Limit physical and operational impacts to existing uses until market conditions necessitate broader implications.
 - 1.2. Phase development only as market conditions allow.
 - 1.3. Maximize regulatory flexibility with diversity of allowable land uses and intensities to enhance absorption and allow nimble response to market conditions.
 - 1.4. Ensure various formats of retail, housing types and employment opportunities are provided/maintained in order to meet community/market needs.
 - 1.5. Maintain/enhance high visibility corridors and provide adequate separate and shared parking regimes to ensure an efficient and successful retail environment.
- Planning/Urban Design/Amenities/Connectivity**
 - 2.1. Create a compact, safe, walkable urban neighborhood center for the use and enjoyment of residents and consumers.
 - 2.2. Create identifiable adjacent districts to coordinate proper design context and development timing.
 - 2.3. Leverage anchor tenants to attract smaller scale shops.
 - 2.4. Leverage programmed amenities to draw residents, consumers and employees.
 - 2.5. Provide streetscape improvements that enhance the functionality and aesthetic character of the neighborhood.
 - 2.6. Identify and improve multi-modal accessibility throughout the site to access key community nodes.
 - 2.7. Utilize flexible bulk regulation design standards to promote urban form and a pedestrian scale.
 - 2.8. Substantially conform to the Greenbelt Sector Plan.
- Housing**
 - 3.1. Provide the potential for housing diversity to reach a broad spectrum of socioeconomic residents.
 - 3.2. Provide dense housing types in order to allocate sufficient land as common open space/pocket parks.
 - 3.3. Provide the potential for both home ownership and leasing opportunities.
 - 3.4. Provide realistic and cost effective housing typologies.
- Infrastructure**
 - 4.1. Improve certain property frontages to help complete neighborhood pedestrian networks.
 - 4.2. Revitalize and update certain corridors, parking facilities, landscape, hardscape and wayfinding features.
 - 4.3. Maximize utilization of existing Metrobus service and accessibility to Greenbelt Metro.
 - 4.4. Maximize opportunities for residents to access/utilize the Indian Creek Stream Valley Park and Greenbelt Middle School.
 - 4.5. Leverage existing parking facilities for both commercial and residential use.
- Environment**
 - 5.1. Incorporate modern Environmental Site Design features and techniques for improved water quality.
 - 5.2. Convert portions of existing, underutilized parking lots to pervious surfaces with street trees and landscaping.
 - 5.3. Convert certain redeveloped aging building systems to modern energy efficient construction.
 - 5.4. Provide livable spaces through co-location of green infrastructure in pocket parks, buffers and edges.