

Beltway Plaza

Greenbelt, MD

Client: GB Mall Limited Partnership, c/o Quantum Companies

Project Profile

Description: Existing Greenbelt Plaza Shopping Center consisting of 1,091,935 sf of GFA and two parking structures.

Site Area: Approximately 60 acres

Status: Conceptual SWM Plan approved. Conceptual Site Plan filed with Prince George's County MNCPPC. Hydraulic Planning Analysis filed with WSSC.

Design Services: Master Planning, Urban Design, Landscape Architecture, Site Engineering, Surveying

Rodgers Consulting Inc. prepared a Master Development Plan for the site, which serves as 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.

Based on the Master Development Plan, Rodgers Consulting Inc. will prepare entitlement documents for the various phases of the project including an overall Conceptual Site Plan, Preliminary Plans, and Detailed Site Plans.

