



### 3. Program Summary

A variety of residential types have been incorporated into the Belcrest redevelopment proposal. Existing Parcels A & B of Americana Plaza, located off Toledo Terrace, will feature a 4-story multi-family building over a parking podium. Continuing along Toledo Terrace, Parcel C will include a 4 to 5-story multi-family building, with two (2) central courtyards.

Townhomes are planned along Northwest Drive which will frame the existing streets together with the multi-family building. The parcel surrounded by Belcrest Road, Toledo Terrace, and the Mall at Prince Georges will consist of a variety of building types and heights including a 200,000 SF office building with a 25,000 SF potential library/public amenity space and ground floor retail, and a 28-story residential building over 5 stories of retail and parking.

At the opposite end of this block is a multi use recreation center for the exclusive use of the residents. The recreation center will include a 25 meter pool, a full size basketball court/gymnasium, exercise facilities, billiards, juice bar, and café areas. In the center of this parcel are 3 blocks consisting of building heights ranging from 12 to 17 stories. Amenities are provided in each of the buildings, including swimming pools and other amenities that will meet the demographics for this community.

All parking structures are integrated into the design of the planned structures, except for one; a small, discreet surface lot which shall be screened with vegetation. Parking in each building shall meet the minimum standard for a Transit District.

A shared parking strategy has been designated for mixed-use portions of the development. Each garage has safe and convenient access to lobbies and exteriors. Loading spaces have been incorporated into each of the garages.

#### Program Summary

<b>Office:</b>	<b>200,000 SF +/-</b>
<b>Retail:</b>	<b>40,000 SF +/-</b>
<b>Flex Office/Retail:</b>	<b>18,000 SF +/-</b>
<b>Library/ Public Amenity:</b>	<b>24,000 SF +/-</b>
<b>Recreation Center:</b>	<b>25,000 SF +/-</b>
<b>Amenity Per Building:</b>	<b>2,500 - 6,000 SF</b>
<b>Dwelling Units:</b>	<b>2,750 DU +/-</b>

## Architecture

- The mid- to high-rise mixed-use components are proposed in the area previously known as Georgian Plaza, located south of Toledo Terrace and north of the Mall at Prince George's.
- The low-rise multi-family components are proposed in Parcels A & B of Americana Plaza, located northwest of Toledo Terrace.
- The townhouse components are located in Parcel C of Americana Plaza further north of Toledo Terrace and Northwest Drive.

### 4. MID TO HIGH RISE MIXED USE

#### Blocks 1 through 5

Blocks 1 through 5 comprises of mid- and high-rise components with the tallest buildings located along the eastern portion of Toledo Terrace near its intersection with Belcrest Road. The buildings decrease in height continuing west along Toledo Terrace.

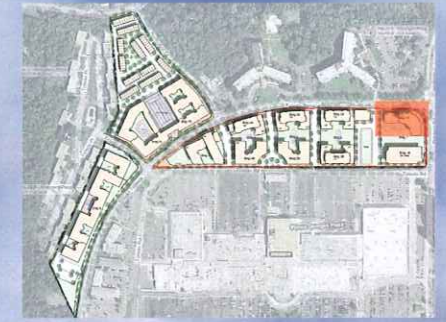
#### Block 1

Multi-family residential, office, potential library/public amenity space, and retail uses.

#### 33-Story Tower (Block 1a) including 5-Story Podium

(Architectural Sheets 1.1 - 1.8)

The tallest residential tower is to be the distinctive icon and will serve as the pinnacle structure within the TDDP Plan. It is located at the intersection of Belcrest and Toledo Terrace. A 28-story multi-family residential tower is integrated with a 5-story parking, 25,000 SF potential library/public amenity space, and retail podium which it shares with an 8-story office building.

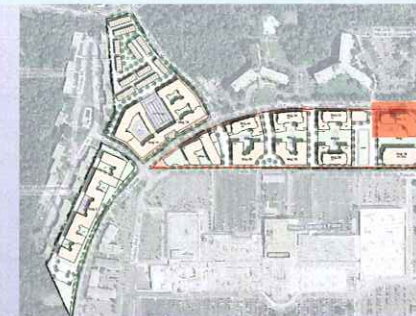


The 28-story residential tower's symmetrical chamfered L-shape floor plan is oriented with its outside corner directly facing and engaging the corner of Belcrest Road and Toledo Terrace where the main tower entrance lobby is also located.

The overall use of double hung and fixed panel windows, brick veneer masonry walls on 4 sides of the building, and projecting balconies with glass rails, and bay windows with floor to ceiling storefront glass windows are organized along the façade of the building to reinforce a classic, traditional, and vertical building proportion of a defined base, middle, and top.



\* The 2 photos above are for illustrative purposes only and may not reflect the exact product actually provided.



Elevation of Building 1 from Toledo Road

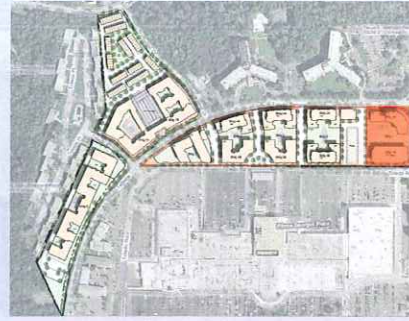
The 5-story parking and retail plinth serves as a defined base for the 28-story residential tower with its wider triple window openings. To activate and enhance the sidewalk experience, a textured finish of earth tone color brick with intermittent horizontal rusticated composite stone bands and larger storefront glass openings occur at the street level. The corner entrance is defined by a curving metal trellis canopy at the 2nd and 5th floors, giving a 5-story definition to the main entrance relating to a pedestrian scale. The 5th floor landscaped plaza/amenity terrace is also marked by trellis structures to cap the height of the base podium. Blocks 1a and 1b will have a significant separation on the east west direction to allow optimum afternoon sun to the pool and outdoor amenity area located on the podium roof.

From the street level, the 6th to the 25th floors consistently rise as the middle proportion of the building with a typical floor plan and wall treatment characterized by balconies, organized spread of triple and double window openings using hung windows combined with fixed panels, bay windows with floor to ceiling storefront windows and a lighter earth tone color brick veneer finish for the walls.

The 26th to the 33rd floors are defined as the top of the building with recessed smaller floor plates that allow mini towers to rise vertically, flanking the chamfered corner of the building and reinforcing it as its main face.

Balconies are replaced with floor to ceiling glass storefront openings with metal panel piers to allow a lighter and more transparent character to the building top. Horizontal metal canopies cap portions of the top floor to reinforce the articulation of the roof line with varying roof tower heights.

With its classic proportions and contemporary details, the overall character of the "Iconic Tower" and base provides a distinctive and unique transitional character between the traditional and contemporary architecture of the community.





The 8-story office building transitions to a lighter earth tone brick finish articulated with horizontal cast stone band accents. Window openings have larger glass panels with wider and taller proportions regularly applied on 4 sides of the office building to ensure optimum window opening efficiency to the internal expansive and contiguous office floors.

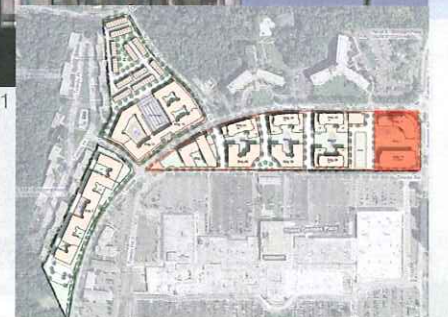
The floor plate is generally rectangular to address the adjacent streets. The building's corner at the intersection of Belcrest Road and Toledo Road follows the curving geometry at the top floor of the office to vertically engage the corner as the office's main entrance.



The 3 photos above are for illustrative purposes only and may not reflect the exact product actually provided.



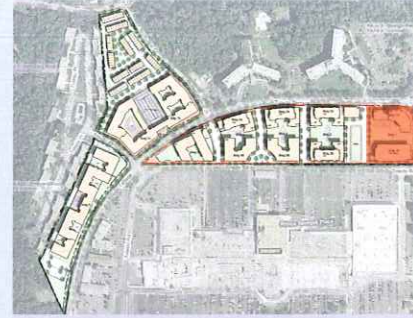
Plaza Elevation of Building 1



## Office Building (Block 1b)

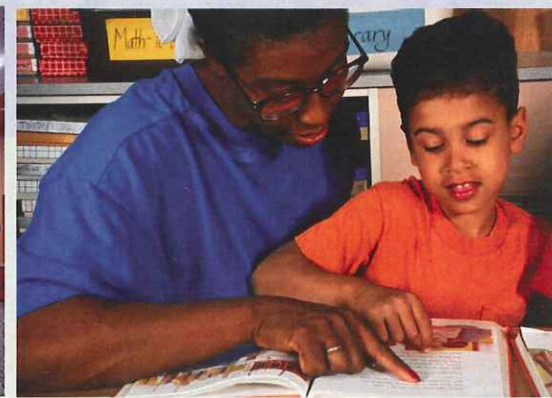
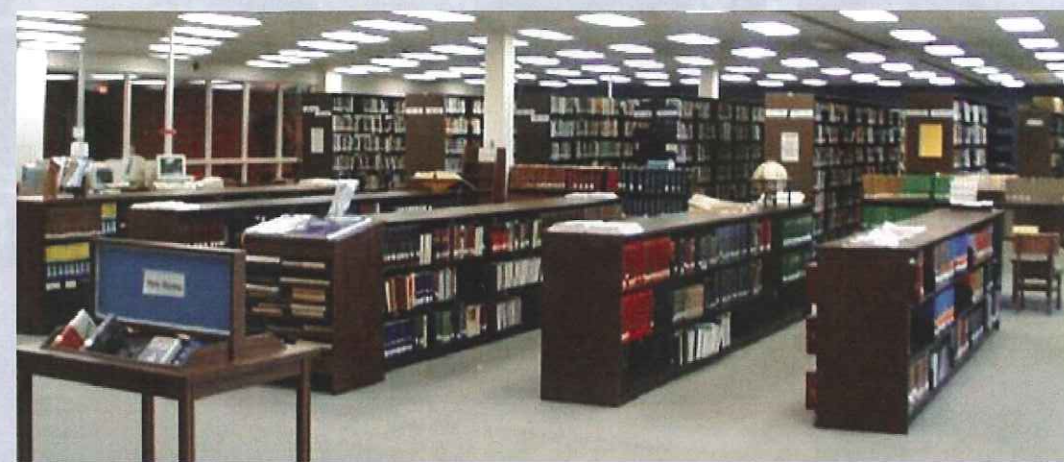
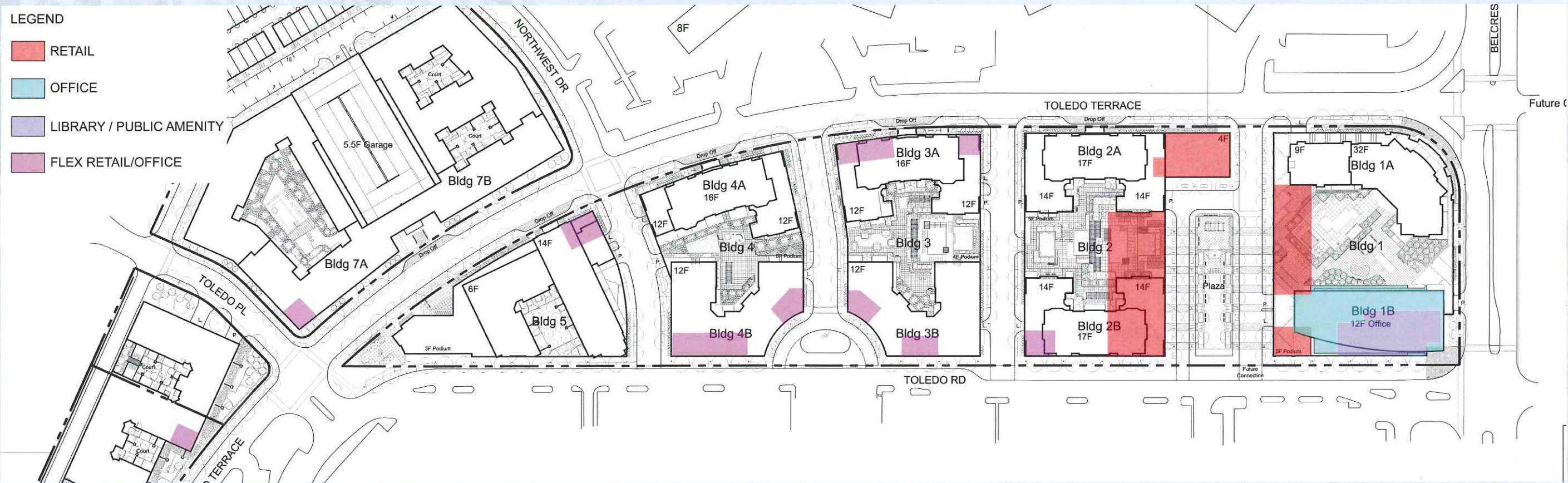
The 8-story office building that sits on the south side of the podium is consistent with the transitional character of traditional proportions with contemporary details.

The 5-story parking and retail base continues around Block 1 to serve as a base podium for the office on the south side. The textured base is finished in earth tone brick and composite stone, and the large openings, particularly for the first floor retail and the potential library/public amenity space, are maintained to engage street activity. Retail signage is articulated through the intermittent use of canvas and metal canopies. This avoids a monotonous linear look and achieves a more interesting differentiation between retail storefronts, offering a more enhanced pedestrian experience.



\* The 4 photos above are for illustrative purposes only and may not reflect the exact product actually provided.

Office elevation of Building 1 from Toledo Road



\* The 4 photos above are for illustrative purposes only and may not reflect the exact product actually provided.