

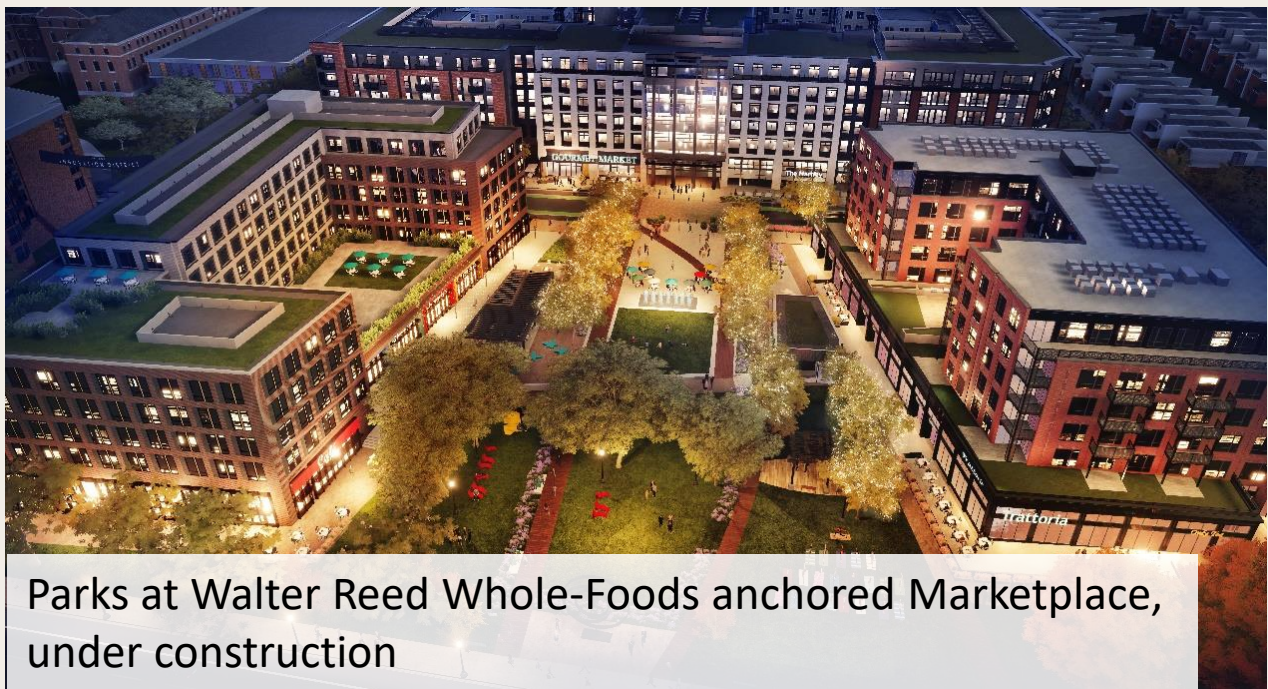
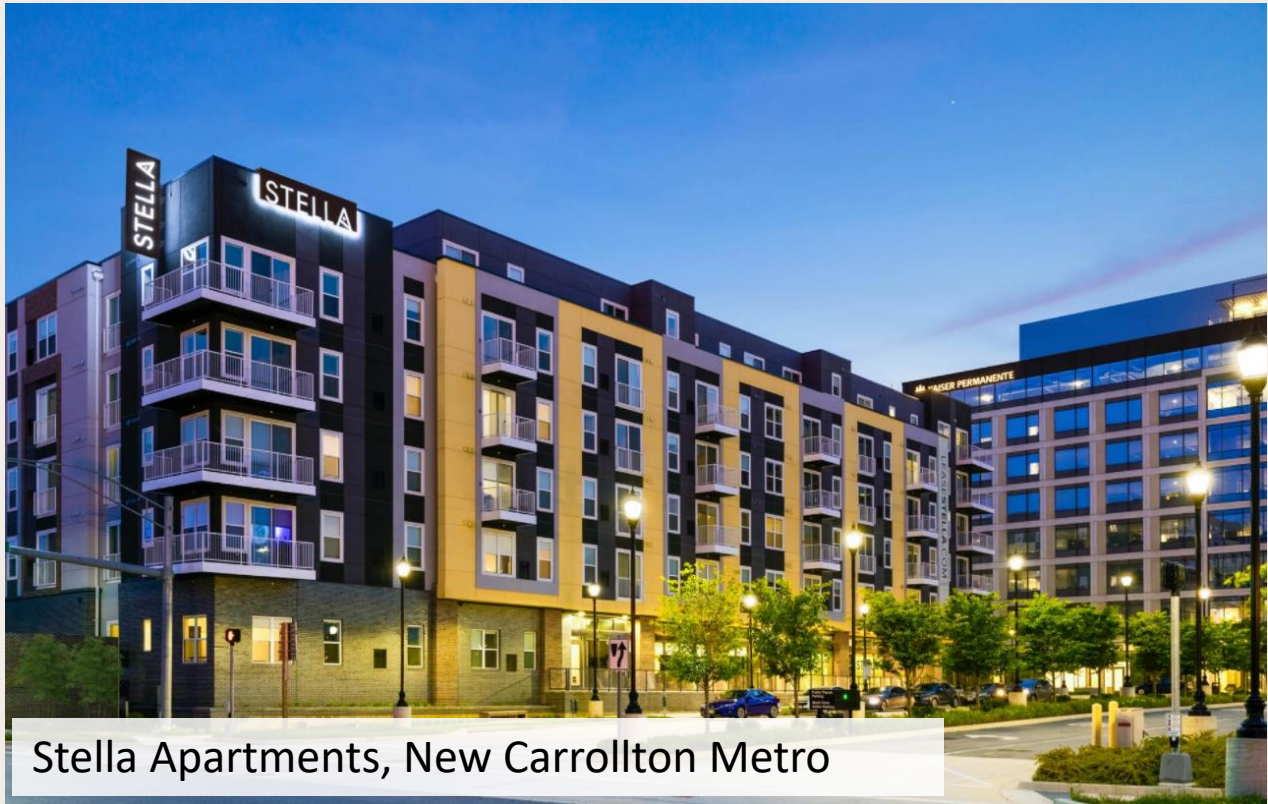


Hospital Hill Redevelopment

Cheverly, Maryland
June 2023 Project Update

Team Introduction

- ❖ Committed partnership with Home Team Five, Urban Atlantic, and RDA
- ❖ Demonstrated local & national experience
- ❖ Local & MBE participation as team members



Project Partners	W/MBE	Local
Torti Gallas + Partners		
NVR		
Soltesz Engineering		X
Blue Sky Housing	X	
Capstone Development	X	
Toole Design Group	X	
Bozzuto Construction		X
Three E	X	X
CJR	X	
Gingles, LLC	X	X
Thomas Michael		X
Bozzuto Management		X

Agenda

1. Project reintroduction – 5 mins
2. Update on developer activities – 5 mins
3. Current site plan – 5 mins
4. Interactive discussions / solicit feedback:
 - a) Site access – 20 mins
 - b) Site activation / programming – 15 mins
 - c) Introduce stakeholder survey – 5 mins
5. Project Schedule Update – 5 mins
6. Open Questions / Discussion – 15 mins



Hospital Hill – Planning Considerations

- ❖ “Complete Streets” Focus on connectivity to the grid in the Town of Cheverly
- ❖ Preserve natural areas along existing streams and widening forested buffers
- ❖ Provide a mix of housing types including senior housing
- ❖ Promote multimodal transit on site
- ❖ Offer both residential and commercial, and create conditions to allow neighborhood-serving retail and restaurants to flourish
- ❖ Step up in density away from single family neighborhood with open, centralized green space



Vision

- ❖ Local and regional destination
- ❖ Mixed uses: retail, food hall, co-working, homeownership and rental housing, senior living, hotel, medical
- ❖ Vibrant community: urban market, street level retail, village green & street art
- ❖ Model of sustainability, equity & accessibility



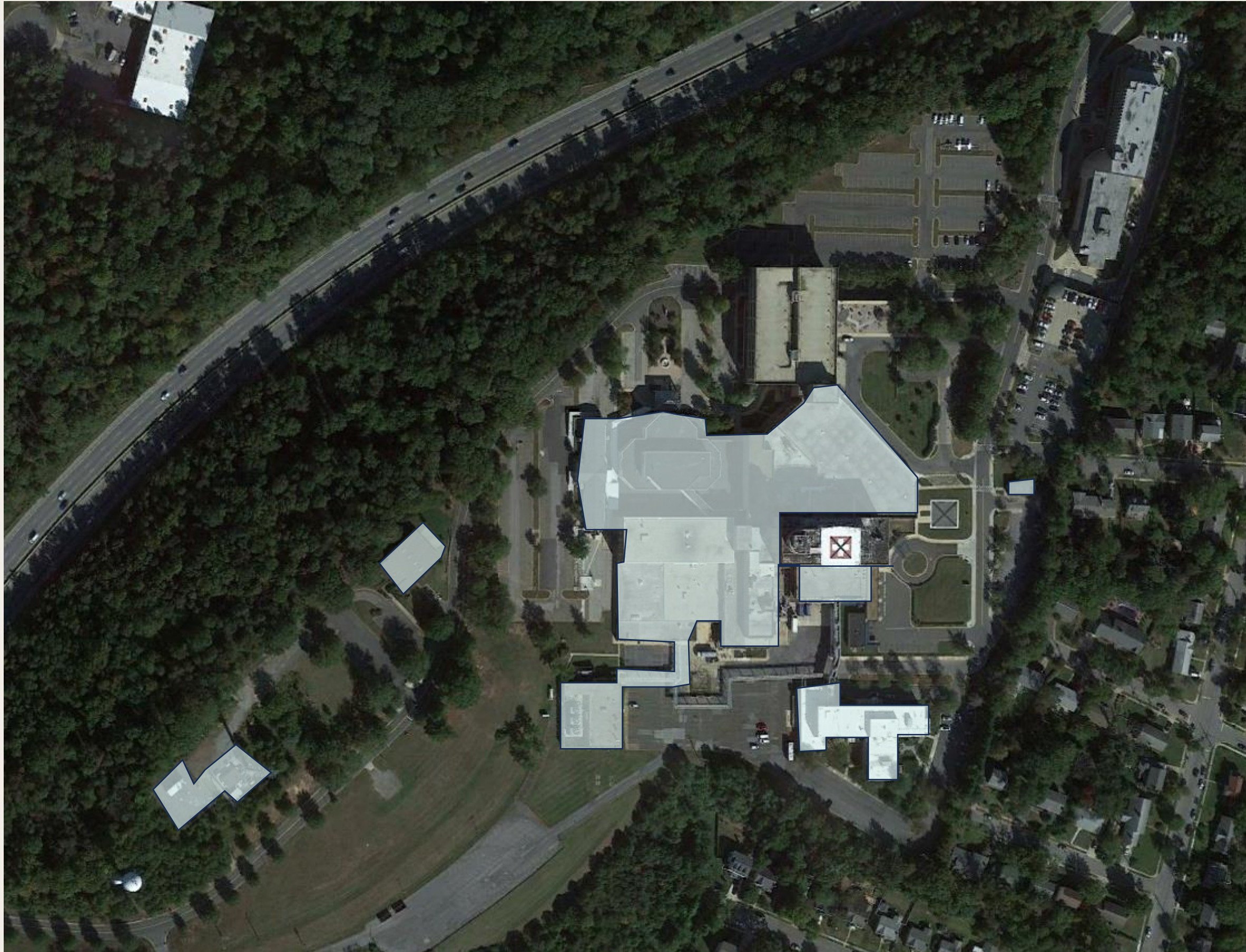
Project Update - Diligence



Planning and market diligence

- ❖ Performed site diligence (Geotech / survey / environmental review)
- ❖ Re-sketched the masterplan to update the program and refresh the project economics
- ❖ Engaged architect and civil engineer to advance the preliminary engineering in anticipation of starting the entitlement process
- ❖ Continue to refine Local/MBE Equity Participation Program
- ❖ Retail and activation exploration

Project Update – Demolition Planning



Campus maintenance planning

- ❖ Hospital building and leaking hydrants turned off. Hospital de-energizing ongoing
- ❖ Working with RDA and Town of Cheverly to maintain security/clearing/trash services on site now that OCS has departed

Working toward demolition start

- ❖ Worked with the County to raise state funding to advance the abatement and demolition work
- ❖ Engaged contractors to bid the abatement and demolition work
- ❖ Expect to officially bid work demolition in June

Site Plan Update



Program:

- 900 Multifamily Rental Units
- 150 Active-Adult Rental Units
- 48 Senior-targeted Condo Units
- 150 For-sale Townhomes
- 15,000 SF Food Hall
- 25,000 SF Ground Level Retail Activation
- 70,000 SF Medical Office

Current Projected Timeline

2023

- ❖ Site diligence gathering
- ❖ Finalize masterplan
- ❖ Start abatement

2024

- ❖ Finish abatement and start demolition
- ❖ Finish detailed engineering and permitting for new infrastructure

2025

- ❖ Finish demolition and start first phase of new infrastructure work
- ❖ First vertical starts construction

2026

- ❖ Village green starts construction
- ❖ First phase of new infrastructure complete

2027

- ❖ First vertical opens

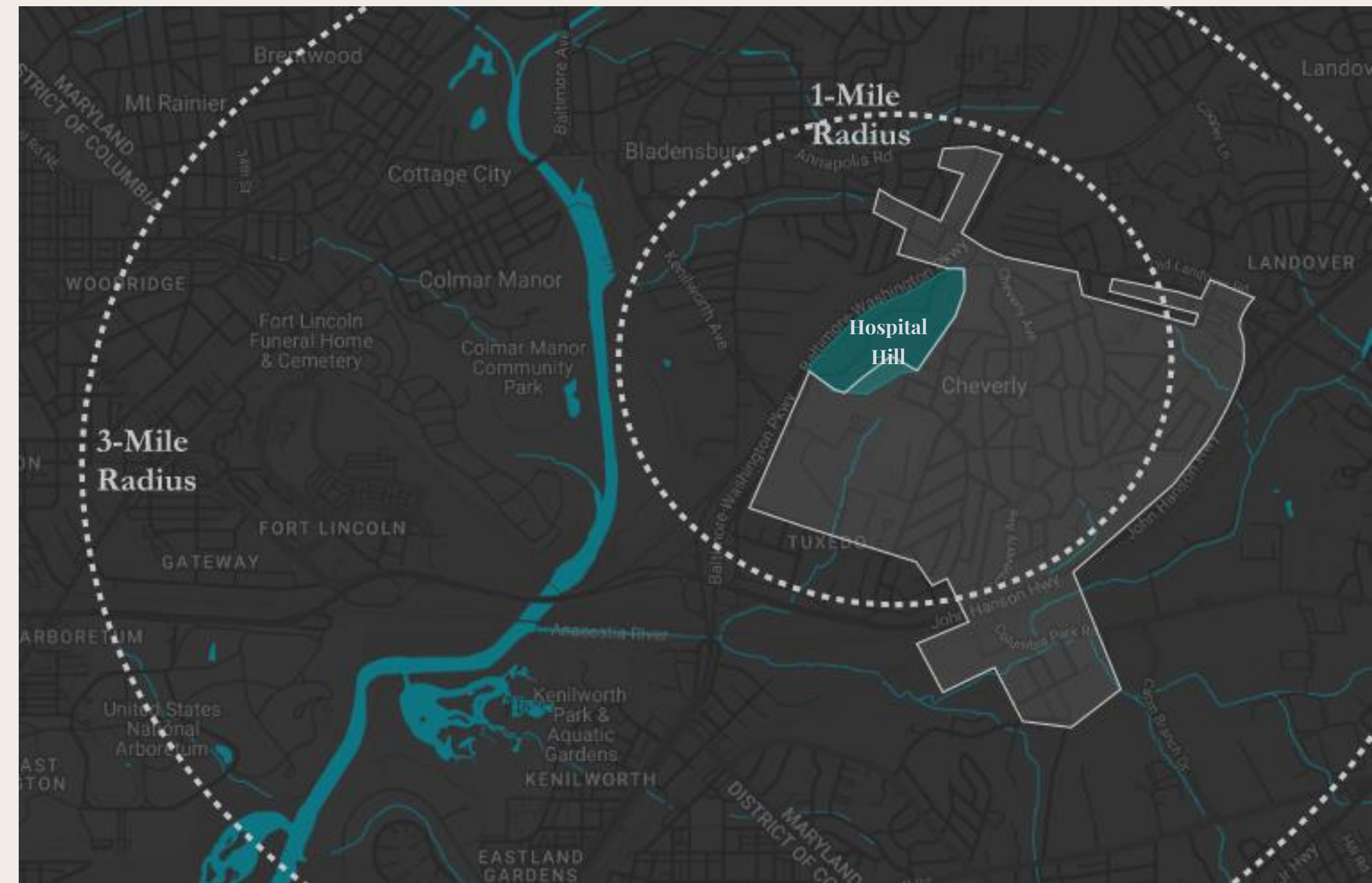
2028

- ❖ Village green opens

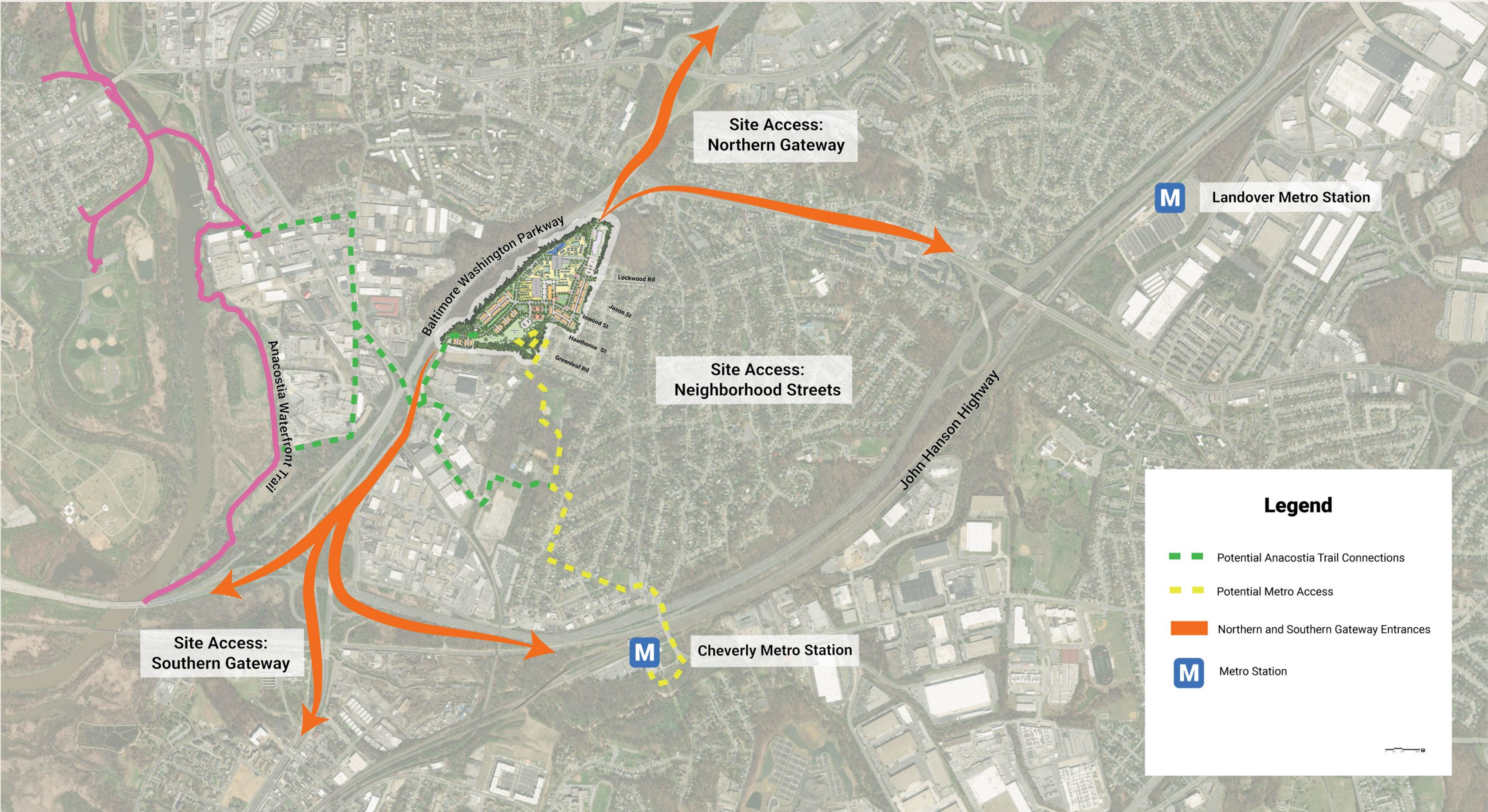


Community Feedback - Access

- ❖ Access connections to the site are the Town's decision
- ❖ Our recommendation is providing vehicular access in addition to the pedestrian and bike connections
- ❖ Retailer's high importance on connected "rooftops"
- ❖ Connections designed to serve Cheverly, not promote cut through traffic



Major Trip Destinations - Regional Connectivity





Site Access - Neighborhood Connections



Community Feedback - Activation



-  Potential commercial/retail/activated space
-  Activated outdoor space

Open Q&A



Stakeholder Feedback Survey



Sustainability Plan



Neighborhood Streets - Access Considerations

Street	Width	Topography	Parking in ROW	Environmental Impact	Suitability for One-Way Vehicular Access	Suitability for Two-Way Vehicular Access	Suitability for Pedestrian/Bike Connectivity
Lockwood Road	25'	Less Significant	Yes		Higher	Higher	Higher
Jason Street	25'	Significant	Yes		Low	Moderate	Higher (Pedestrian Only)
Inwood Street	25'	Moderately Significant	Yes		Higher	Higher	Higher
Hawthorne Street	35'	Significant	Yes	Significant (creek)	Low	Low	Moderate
Greenleaf Road	35'	Significant	Yes	Significant (creek)	Low	Low	Low

Evaluating Neighborhood Street Configurations

	Benefits	Limitations
One-Way Streets	Streamline site access via neighborhood streets (one-way in, one-way out)	All vehicular trips to access site will use both one-way streets
Two-Way Streets	No change to current conditions, distributes vehicular trips among more streets	Limited right-of-way widths with on-street parking