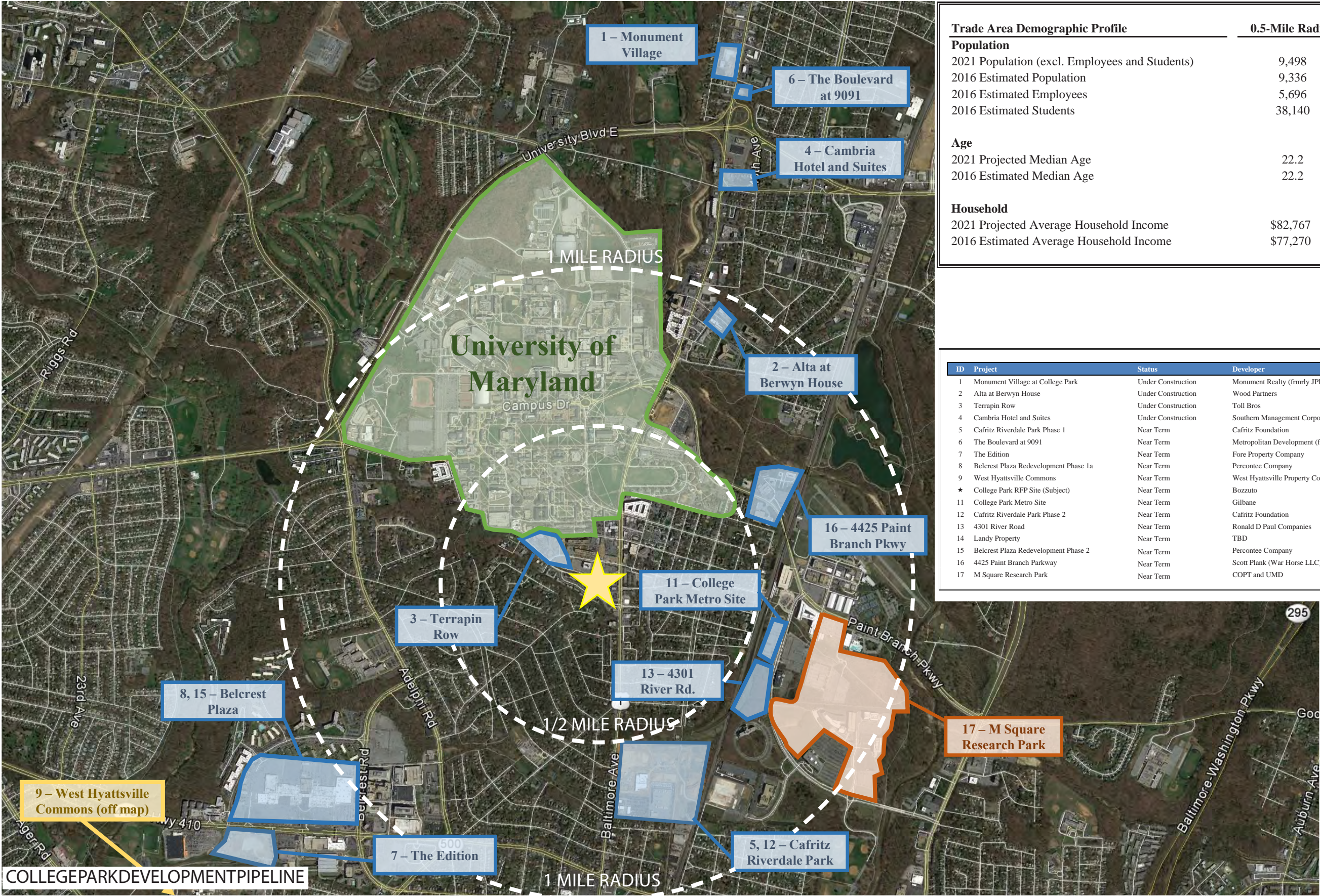


MIXED-USE REDEVELOPMENT OF THE QUALITY INN SITE

COLLEGE PARK, MARYLAND

FEBRUARY 13, 2019





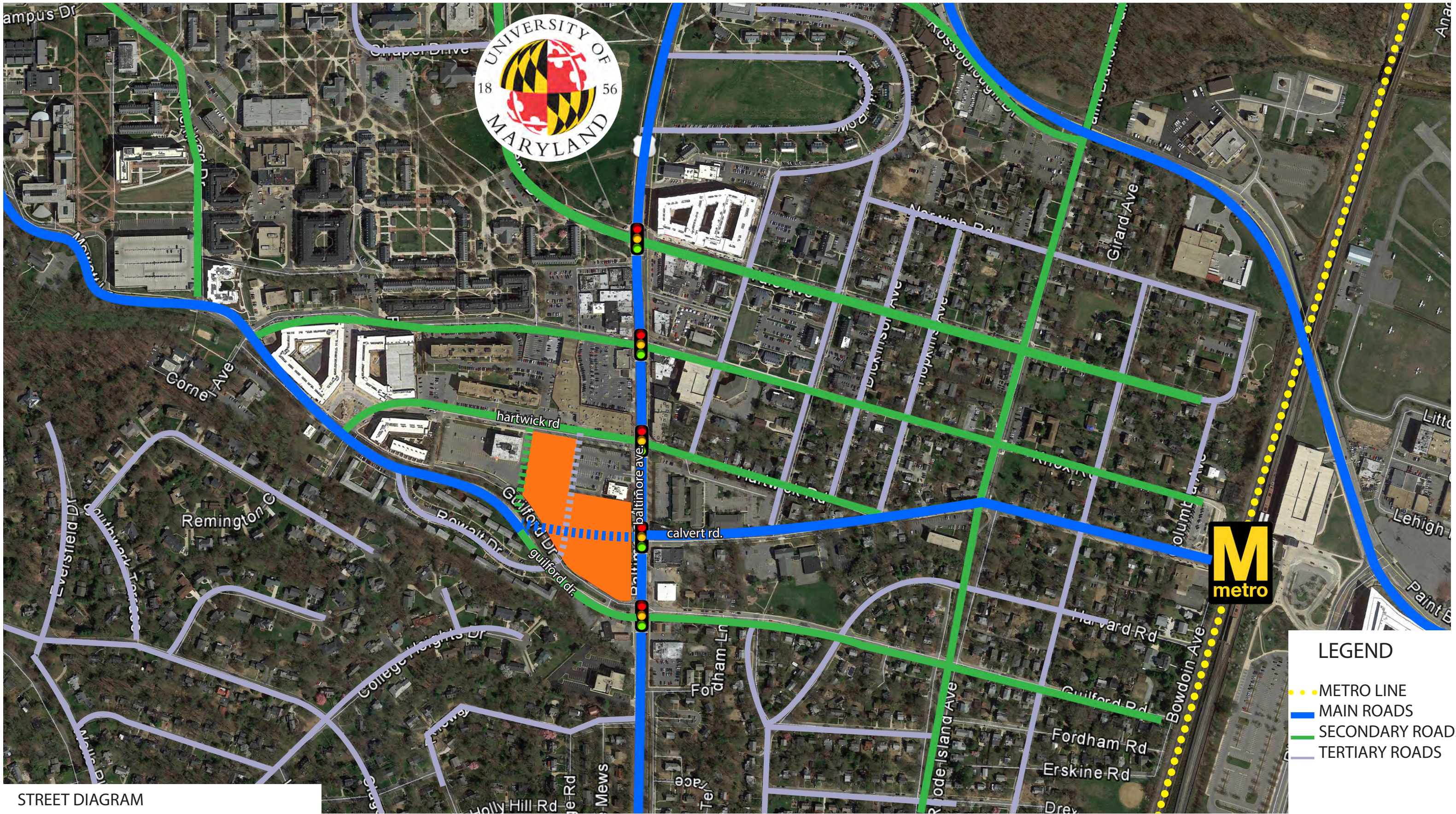
Trade Area Demographic Profile	0.5-Mile Radius	1-Mile Radius	3-Mile Radius
Population			
2021 Population (excl. Employees and Students)	9,498	20,395	193,767
2016 Estimated Population	9,336	19,969	186,030
2016 Estimated Employees	5,696	23,070	72,220
2016 Estimated Students	38,140	38,140	38,140
Age			
2021 Projected Median Age	22.2	22.3	31.2
2016 Estimated Median Age	22.2	22.2	30.0
Household			
2021 Projected Average Household Income	\$82,767	\$96,853	\$77,118
2016 Estimated Average Household Income	\$77,270	\$90,176	\$72,547

ID	Project	Status	Developer	Submarket	Start	Year	Units
1	Monument Village at College Park	Under Construction	Monument Realty (fmrly JPI)	College Park	2014	2016	235
2	Alta at Berwyn House	Under Construction	Wood Partners	College Park	2015	2017	275
3	Terrapin Row	Under Construction	Toll Bros	College Park	2015	2017	400
4	Cambria Hotel and Suites	Under Construction	Southern Management Corporation	College Park	2015	2017	150 (hotel)
5	Cafritz Riverdale Park Phase 1	Near Term	Cafritz Foundation	College Park	2016	2017	281
6	The Boulevard at 9091	Near Term	Metropolitan Development (fmrly JPI)	College Park	2016	2017	238
7	The Edition	Near Term	Fore Property Company	Hyattsville	2016	2018	342
8	Belcrest Plaza Redevelopment Phase 1a	Near Term	Percontee Company	Hyattsville	2017	2018	329
9	West Hyattsville Commons	Near Term	West Hyattsville Property Company	Hyattsville	2017	2019	250
★	College Park RFP Site (Subject)	Near Term	Bozzuto	College Park	2018	2020	300
11	College Park Metro Site	Near Term	Gilbane	College Park	TBD	TBD	430
12	Cafritz Riverdale Park Phase 2	Near Term	Cafritz Foundation	College Park	TBD	TBD	500
13	4301 River Road	Near Term	Ronald D Paul Companies	College Park	TBD	TBD	370
14	Landy Property	Near Term	TBD	Hyattsville	TBD	TBD	400
15	Belcrest Plaza Redevelopment Phase 2	Near Term	Percontee Company	Hyattsville	TBD	TBD	1900
16	4425 Paint Branch Parkway	Near Term	Scott Plank (War Horse LLC)	College Park	TBD	TBD	Retail
17	M Square Research Park	Near Term	COPT and UMD	College Park	2010	TBD	2M SF

An aerial photograph of a city, likely San Francisco, with a blue overlay. The image shows a dense urban area with many buildings, streets, and trees. The text "SITE APPROACH" is centered in the middle of the image.

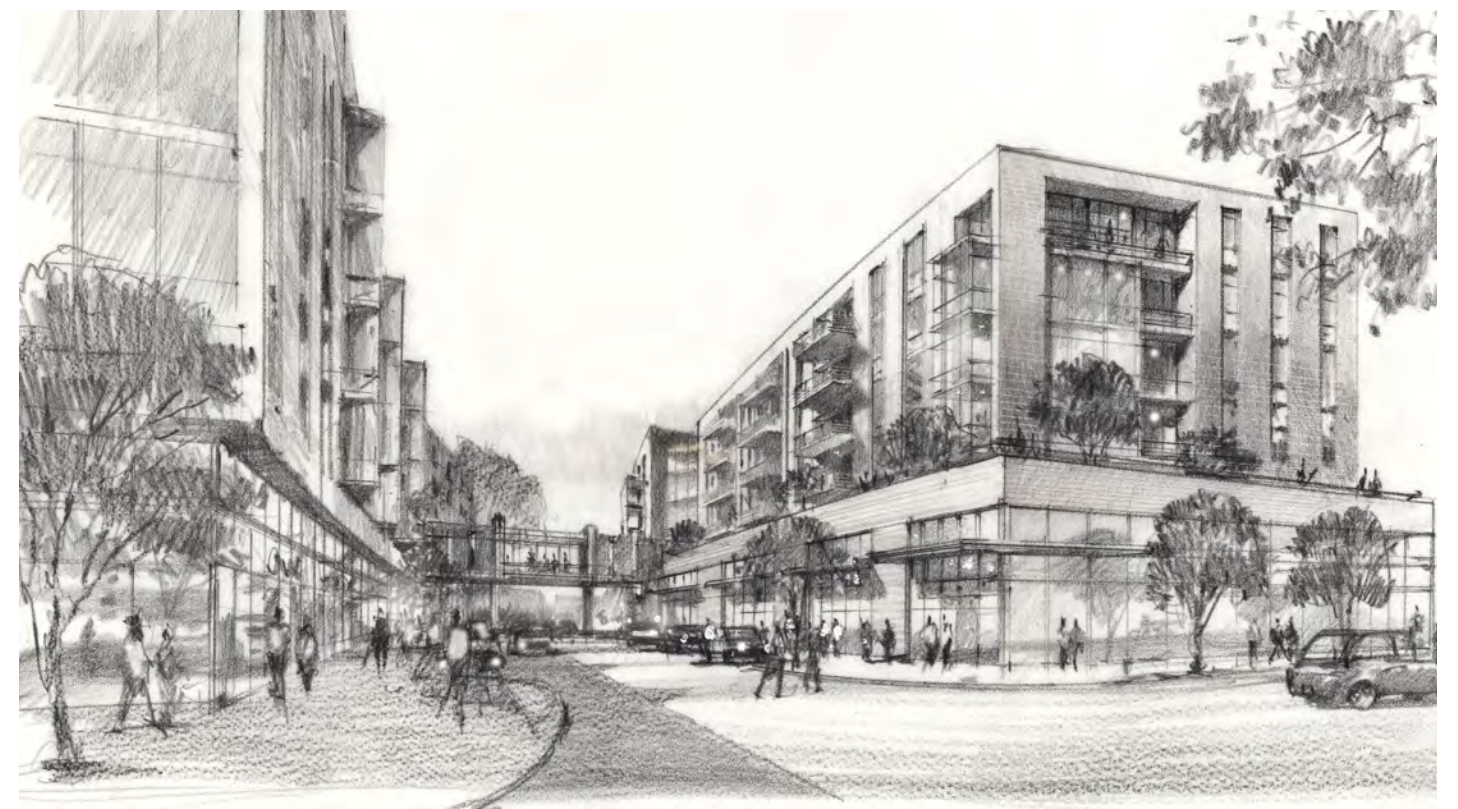
SITE APPROACH





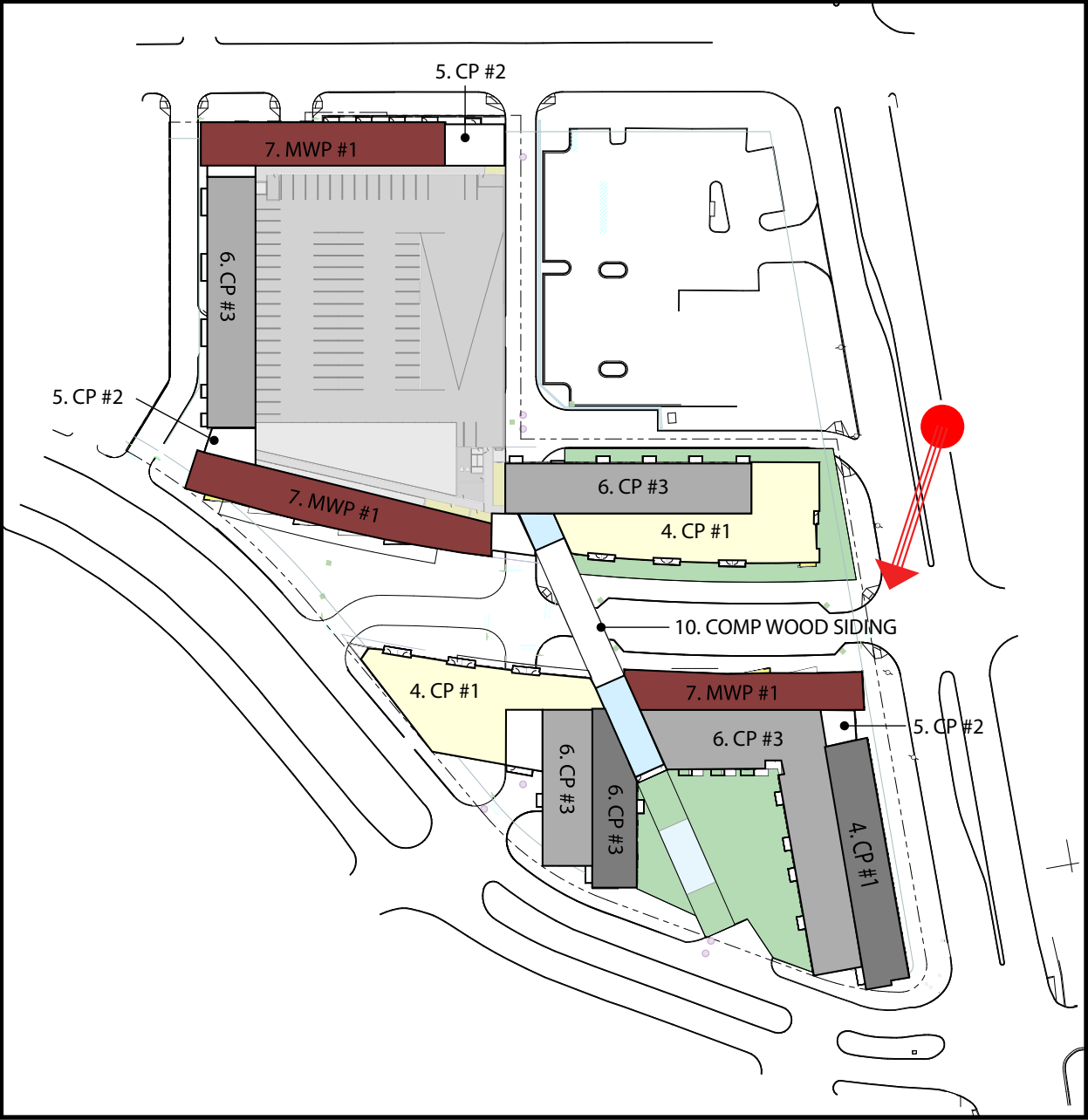
An aerial architectural rendering of a city, showing a dense urban layout with various building footprints, streets, and green spaces. The entire image is covered with a semi-transparent blue filter. The text 'MASSING & ARCHITECTURE' is centered in white, bold, sans-serif capital letters.

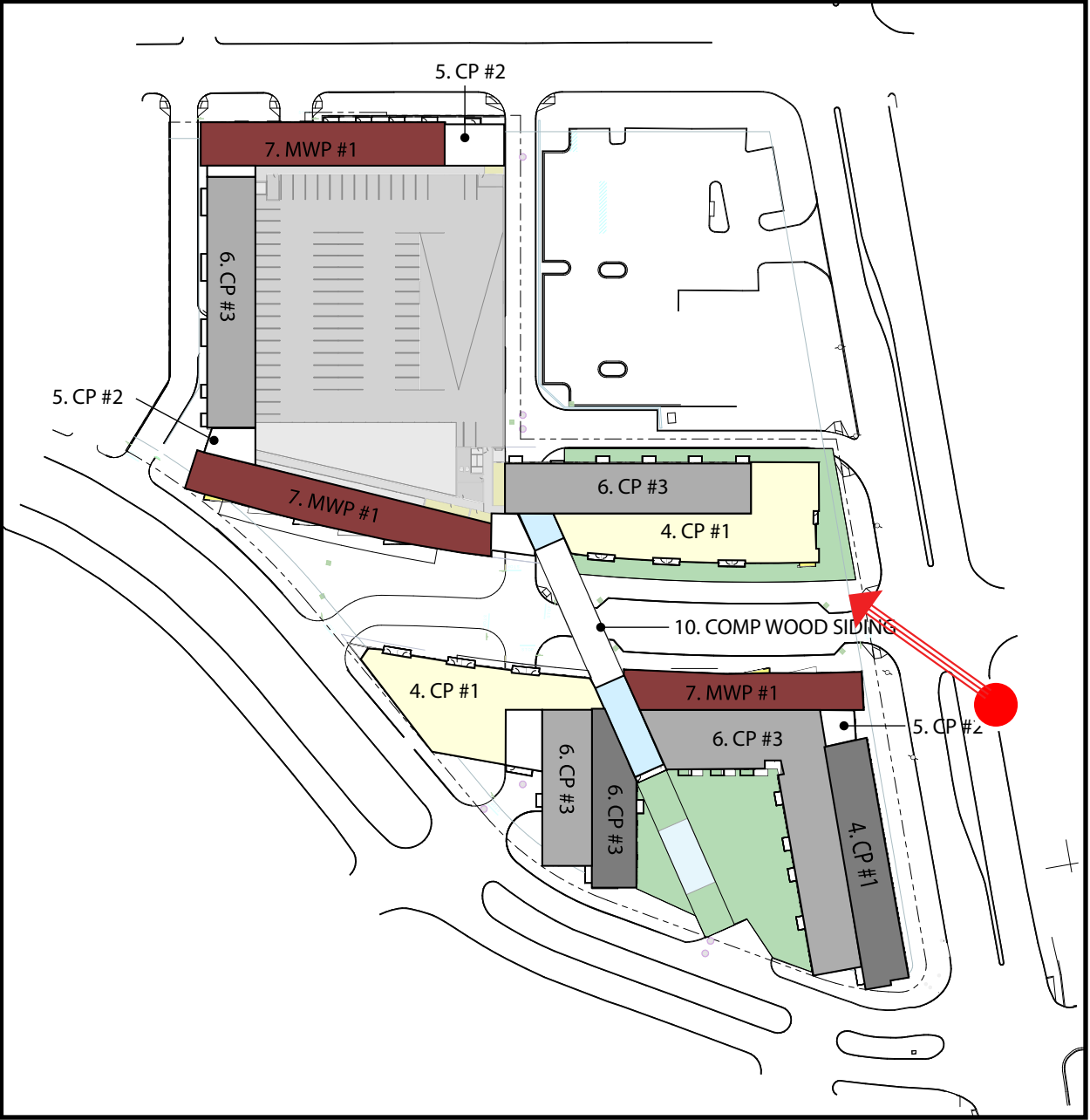
MASSING & ARCHITECTURE

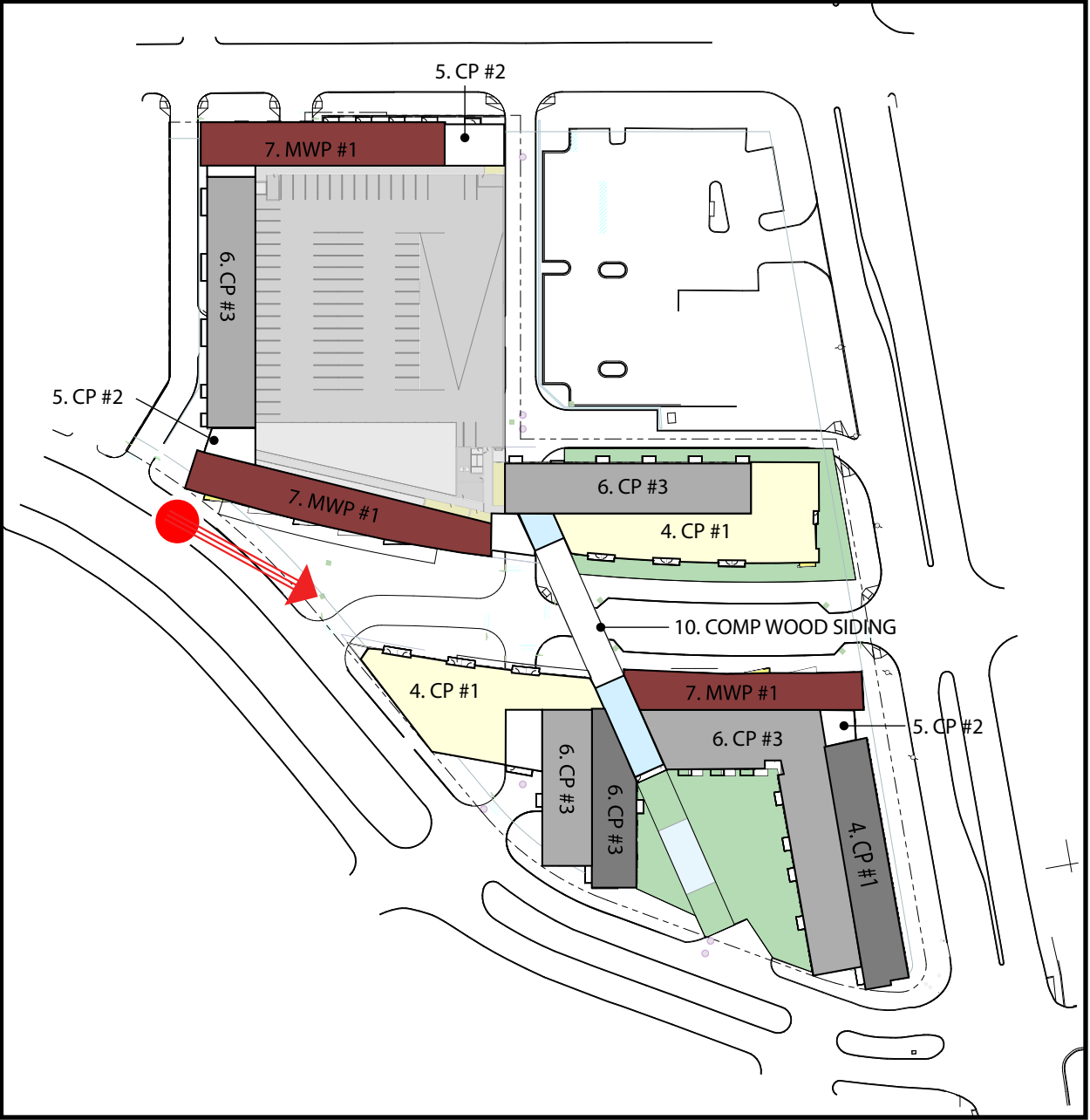










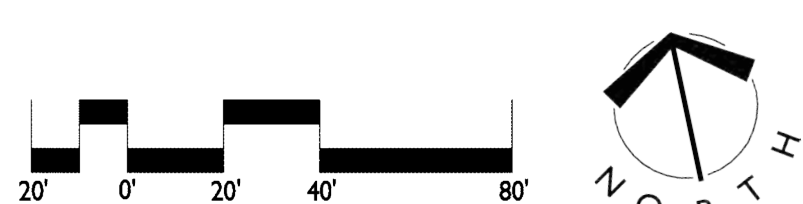




An aerial photograph of a city, likely San Francisco, showing a mix of urban development, green spaces, and hills in the background. The entire image is covered with a semi-transparent blue filter. The text 'PLACEMAKING & LANDSCAPE' is centered in white, bold, sans-serif capital letters.

PLACEMAKING & LANDSCAPE

ILLUSTRATIVE SITE PLAN



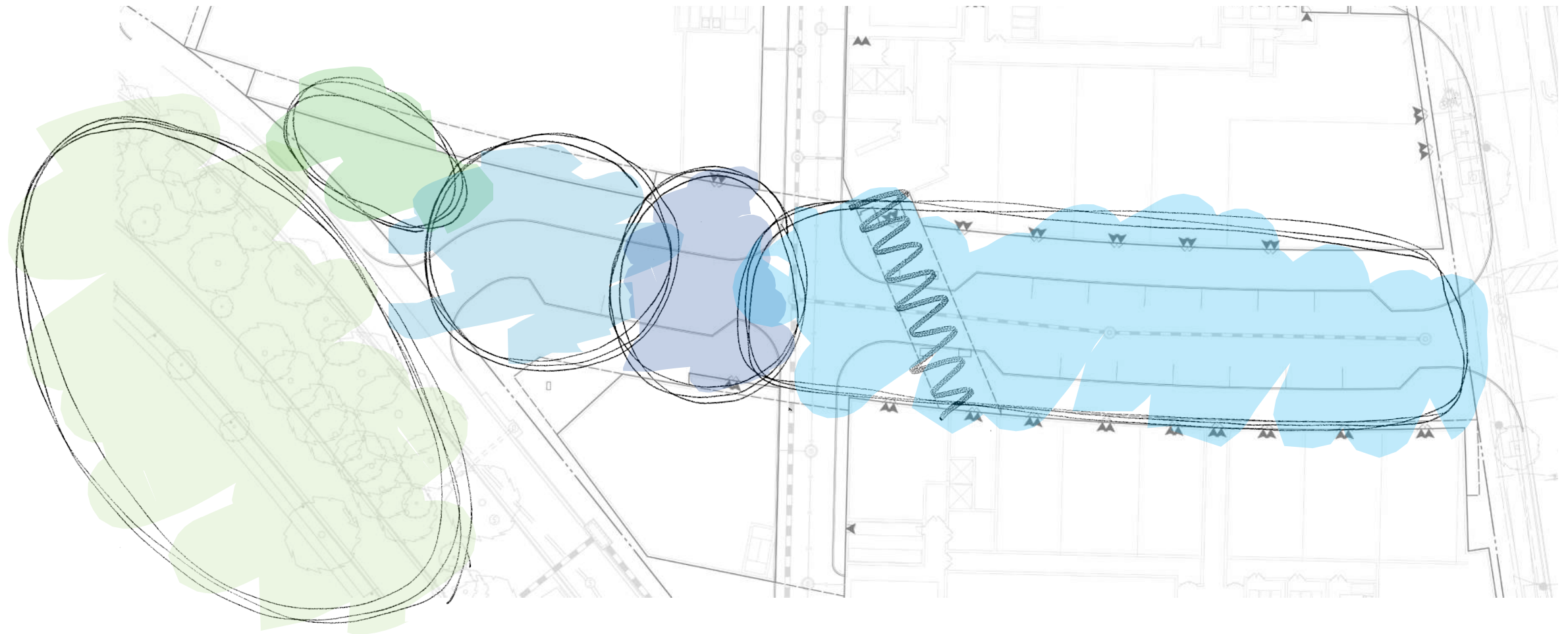
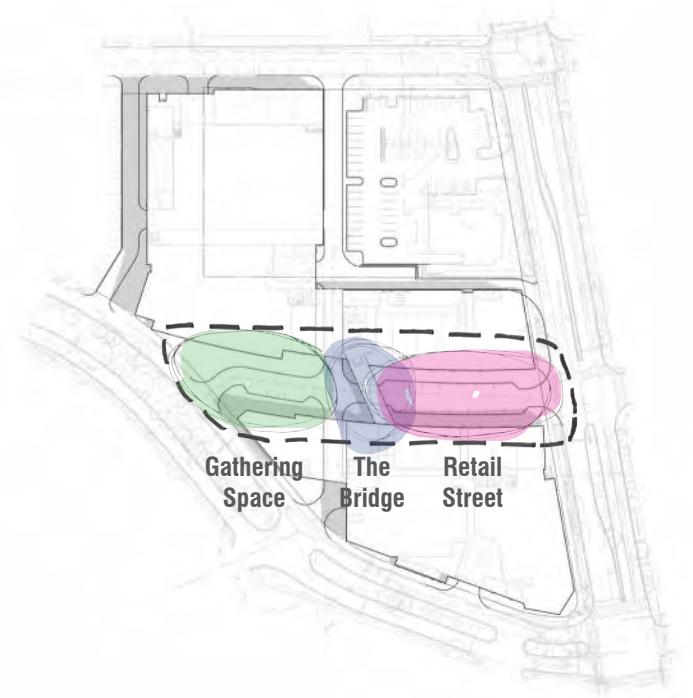
COLLEGE PARK QUALITY INN SITE

CITY MEETING EXHIBITS | NOVEMBER 2, 2017

LDH#2016127

BOZZUTO | WILLARD | LANDDESIGN | DCI | BOHLER





COLLEGE PARK QUALITY INN SITE

STREETSCAPE VISION | JANUARY 12, 2016

LDH2016127

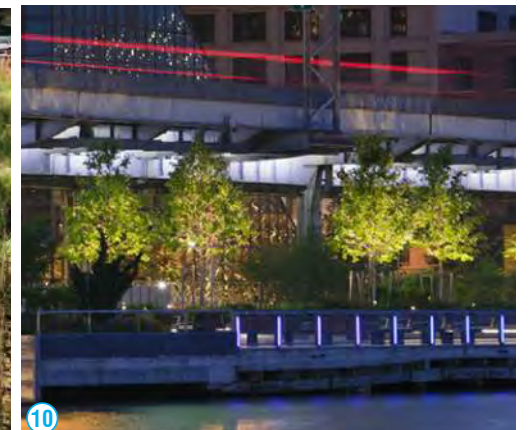
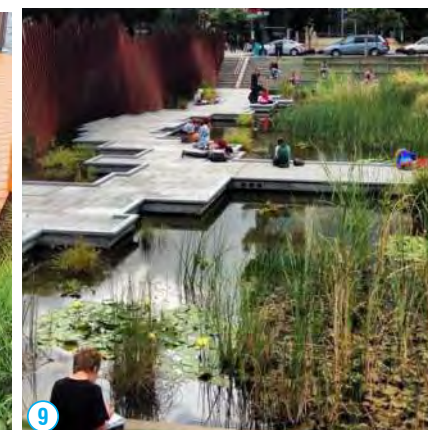
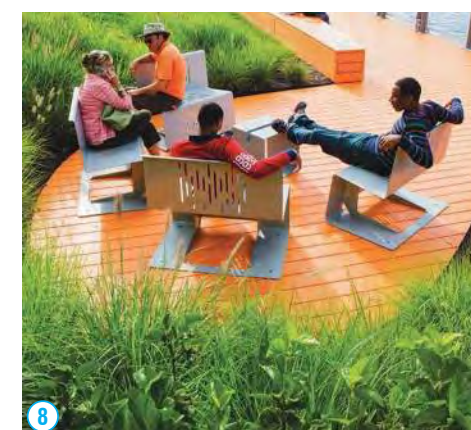
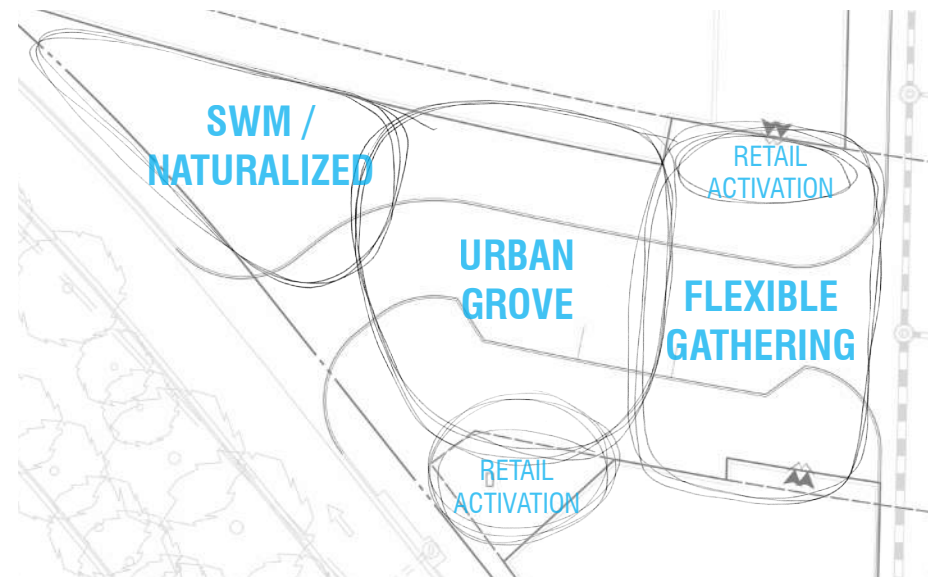
CALVERT ROAD IDEA

BOZZUTO | WILLARD | LANDDESIGN



LEGEND

- ① Retail-branded outdoor dining space activates and animates corner
- ② Flexible and open hardscape gathering area with lots of movable tables and chairs
- ③ Curbless vehicular drive with paving expression that carries across entire plaza
- ④ Seating area under canopy grove of trees. Can serve as activity zone for fun, temporary furniture or programming events (ex. hammock grove in summer or game area)
- ⑤ Wall treatment provides visually striking backdrop behind tree grove and acts as a destination (photo opportunity, mural, lights, etc)
- ⑥ Seating cascades down from hardscape to SWM pond creating opportunity to approach water and sit in a more naturalized setting
- ⑦ Bridge across SWM pond provides direct access to grocer and focuses SWM as an amenity and experience
- ⑧ Bridge opens to seating area
- ⑨ SWM pond as amenity and is located functionally in the floodplain
- ⑩ Uplighting of SWM trees is focal element seen through frame of residential bridge
- ⑪ Realign Calvert Road to allow for larger space on north side of drive



COLLEGE PARK QUALITY INN SITE

STREETSCAPE VISION | JANUARY 12, 2016

LDH2016127

CONCEPT 2 | FLEXIBLE OPEN SPACE

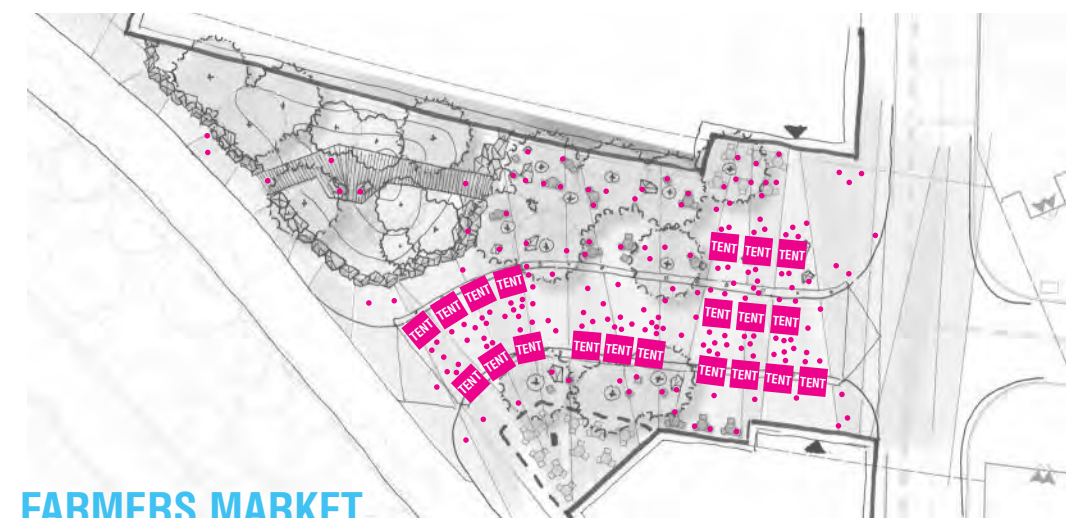
BOZZUTO | WILLARD | LANDDESIGN



FOOD TRUCK FESTIVAL



STAGE EVENT



FARMERS MARKET



COLLEGE PARK QUALITY INN SITE

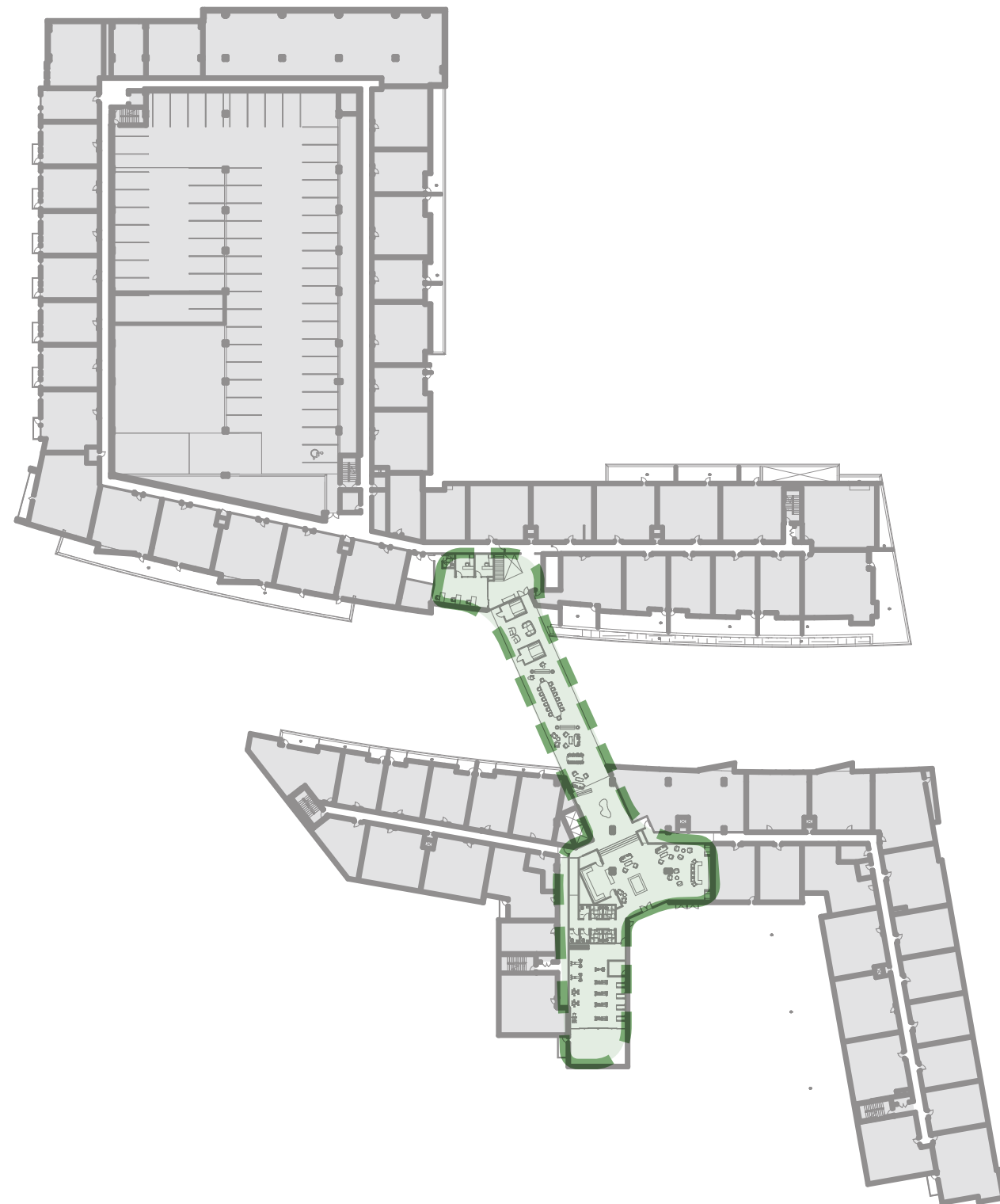
STREETSCAPE VISION | JANUARY 12, 2016

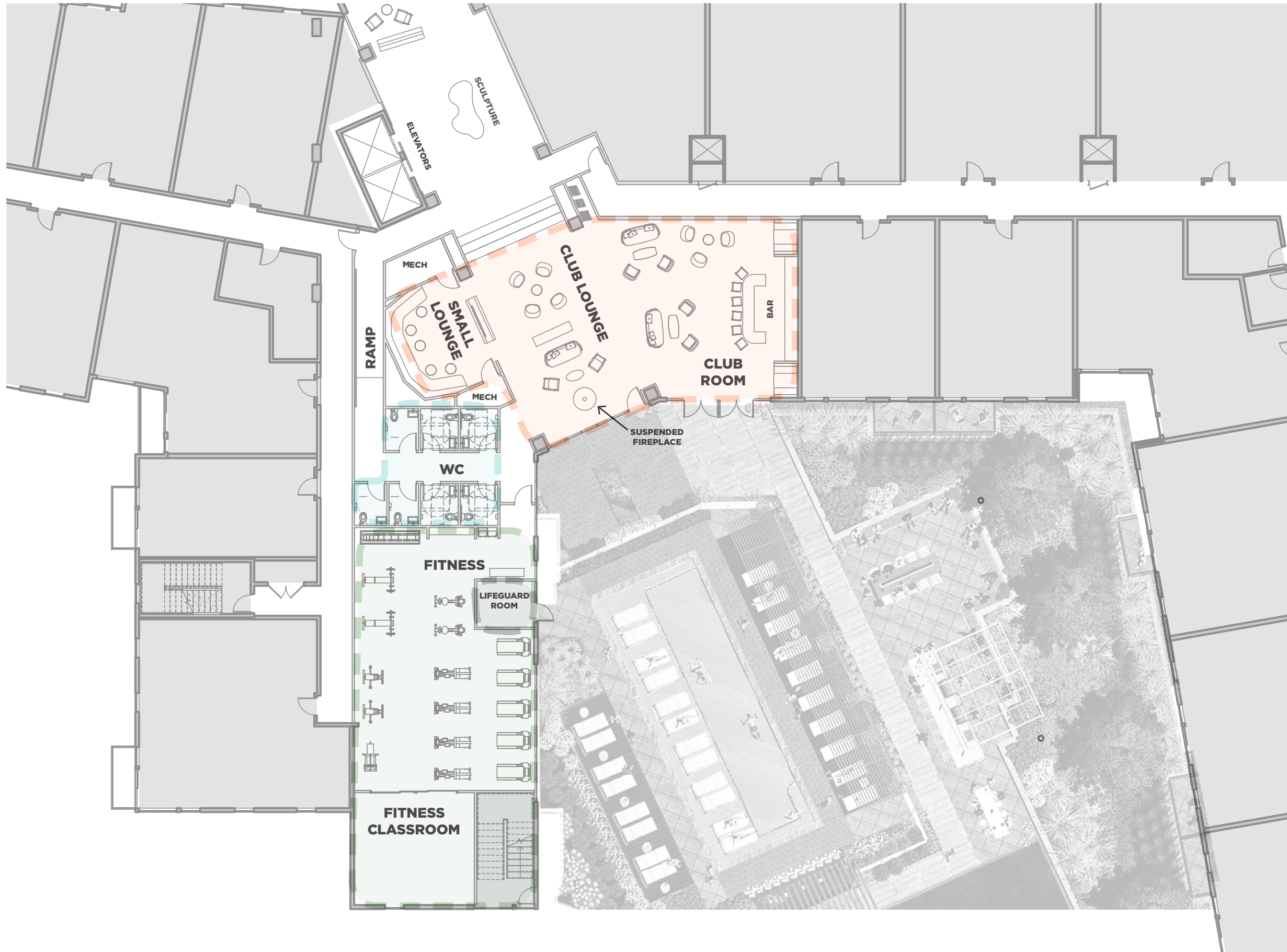
LDM2016127

CONCEPT 2 | FLEXIBLE OPEN SPACE

BOZZUTO | WILLARD | LANDDESIGN







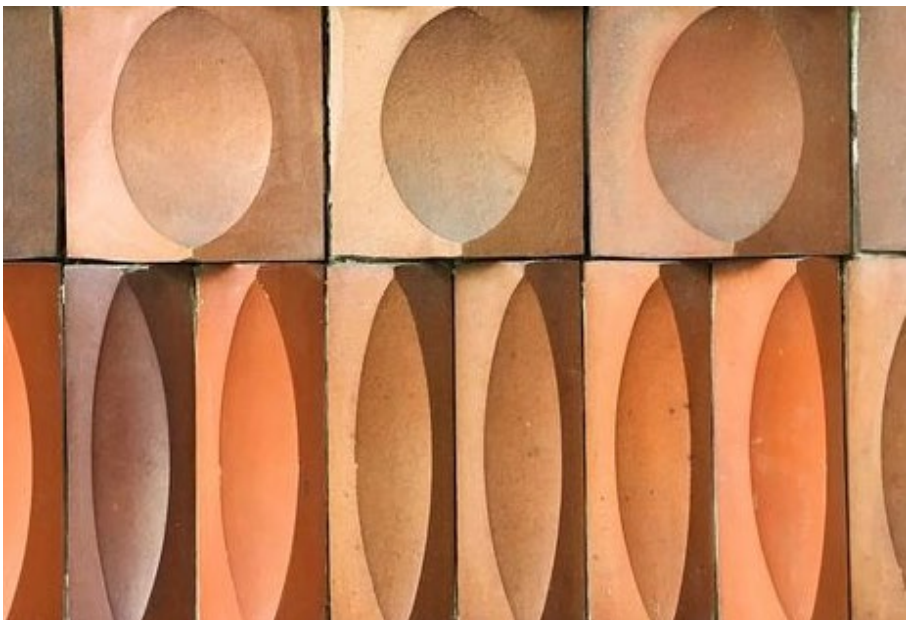


For all the requirements of a leasing center, an often overlooked quality is how they feel for prospective residents. More than anything else, we want visitors to this space to see it as a place they want to live, with personal touches and an intimate scale.





Varying levels of visual and acoustic privacy offers users a setting to suit their work style, while rolling artwork panels keep the eye active and spaces flexible. An enormous table sits across the glassy center span of the bridge, the all-day social heart of the building.



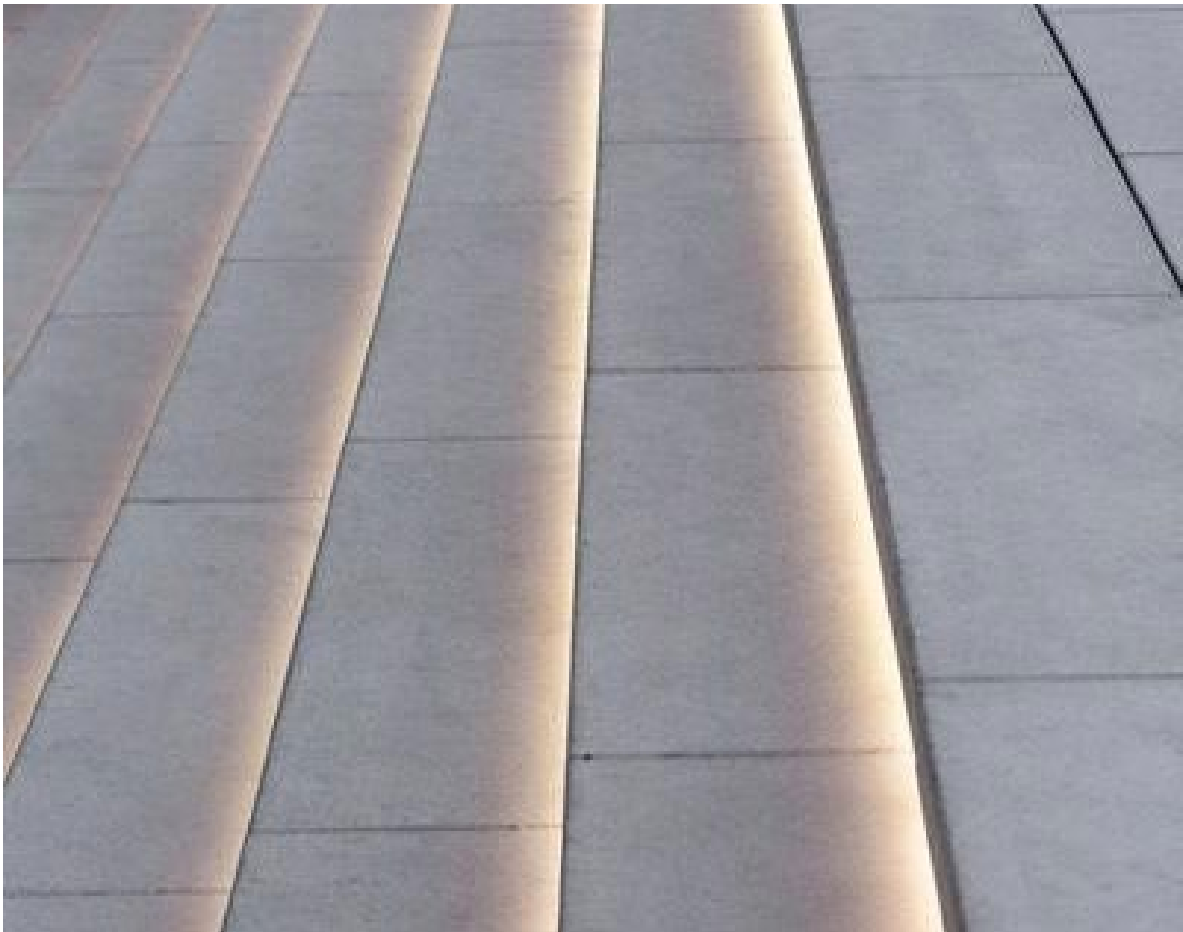


The coworking spaces work on a gradient from north to south - more enclosed and focused spaces near the leasing, looser lounge seating closer to the club room. Each area is created with a hospitality approach to support the broadest variety of uses.





The club lounge is an open passage to the courtyard and pool deck, and it should feel like the beginning of the courtyard. Furniture is low to maintain views, it serves as a moment of respite and shade for pool users, it can be combined with the club room for larger events.



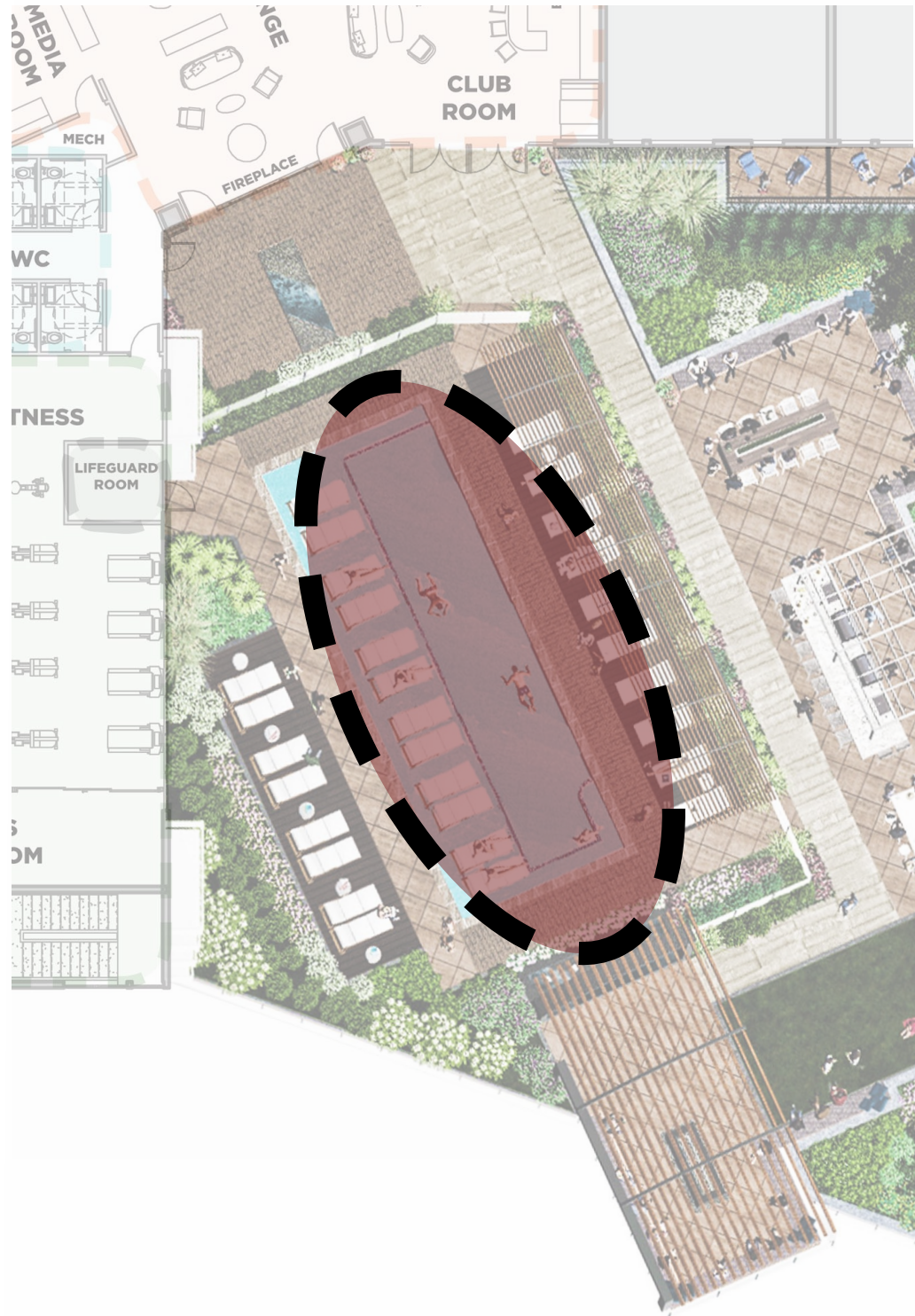


Tucked away to the side of the club lounge, the club room is a bit more protected but has just as much engagement with the courtyard. With a bar anchoring the room, it can support outdoor functions or its own private events. Varied repositionable seating supports all manner of uses.





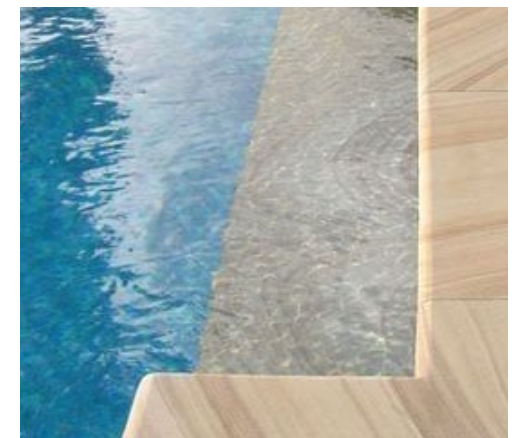
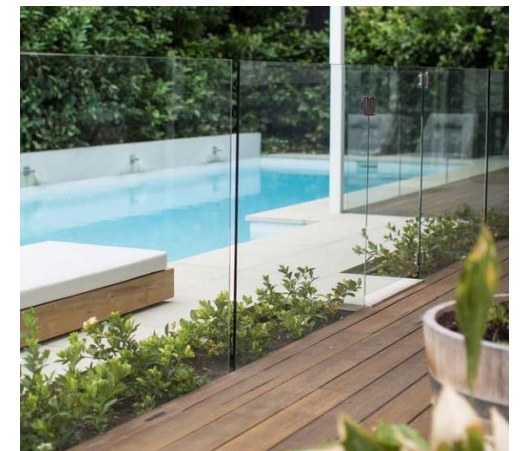
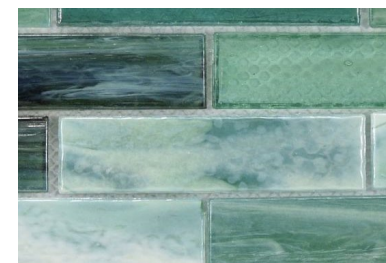
the POOL



CONCEPTUAL DESIGN

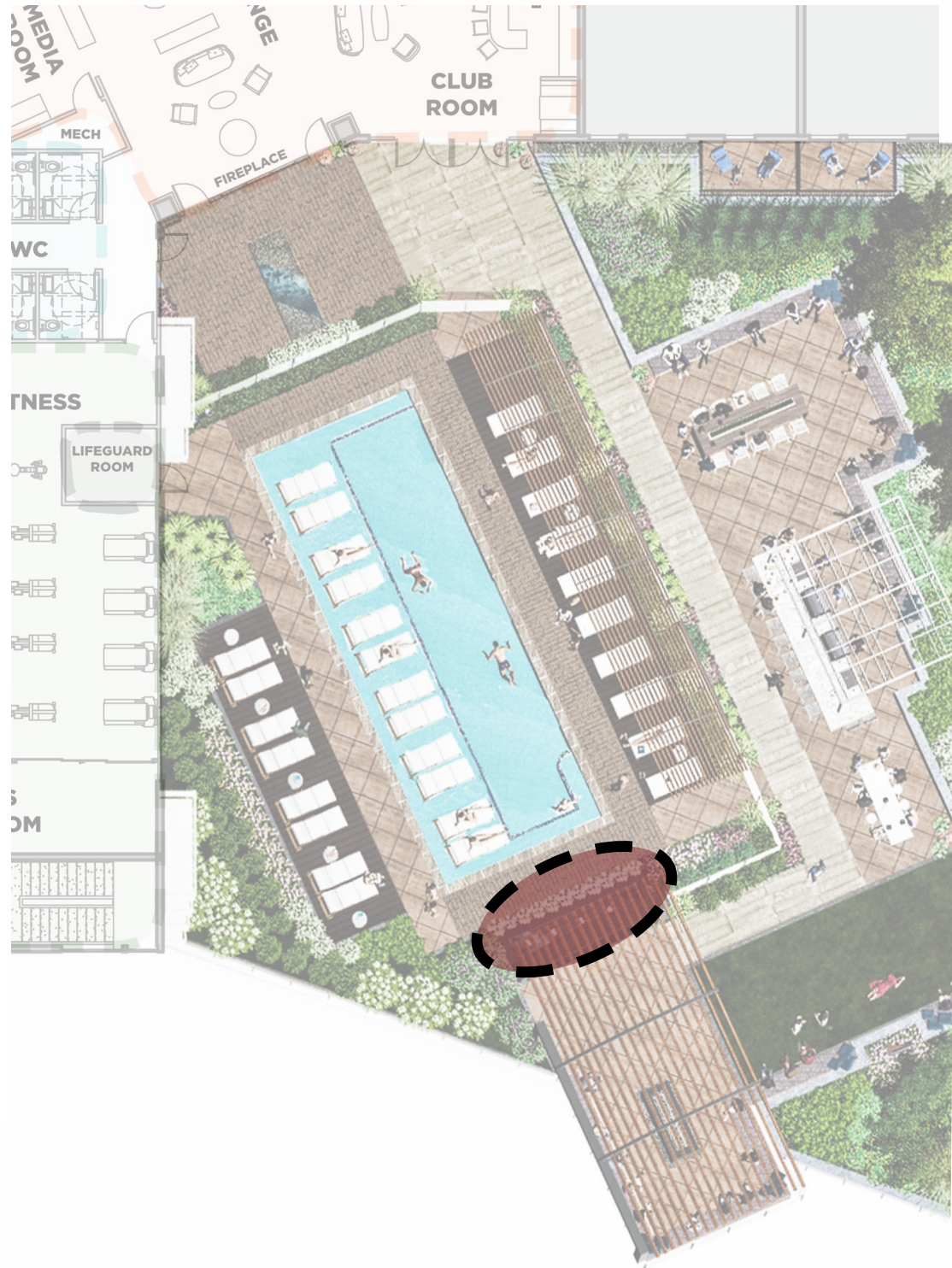
COLLEGE PARK QUALITY INN COLLEGE PARK, MD • ROOFTOP AMENITY CONCEPT PROGRESS

PN 2016127/2019016 | 04.11.2019 | BOZZUTO



LandDesign.

FOCAL WATER FEATURE



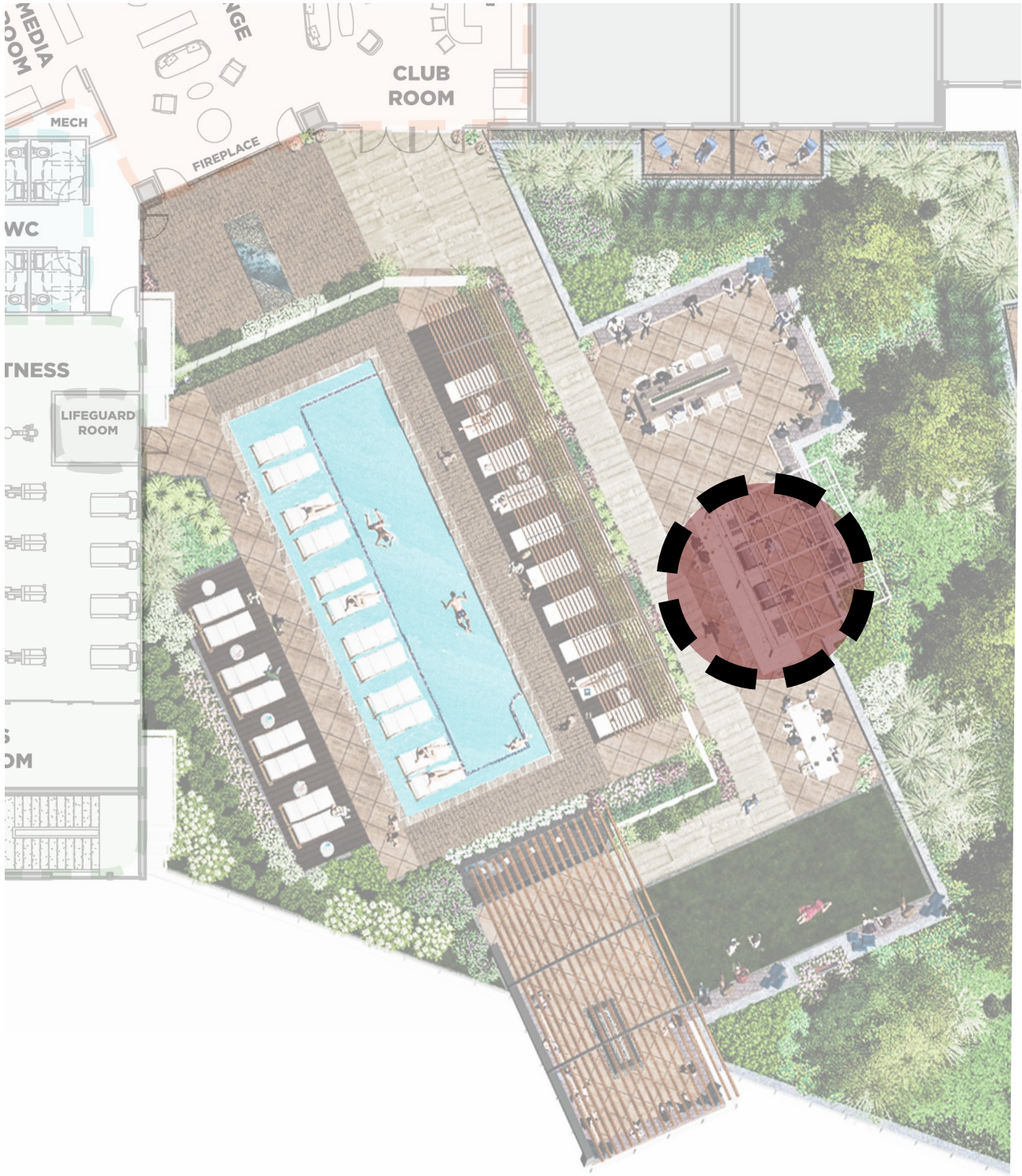
CONCEPTUAL DESIGN

COLLEGE PARK QUALITY INN COLLEGE PARK, MD • ROOFTOP AMENITY CONCEPT PROGRESS

PN 2016127/2019016 | 04.11.2019 | BOZZUTO

LandDesign.

the KITCHEN



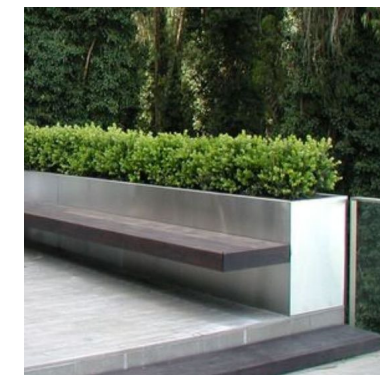
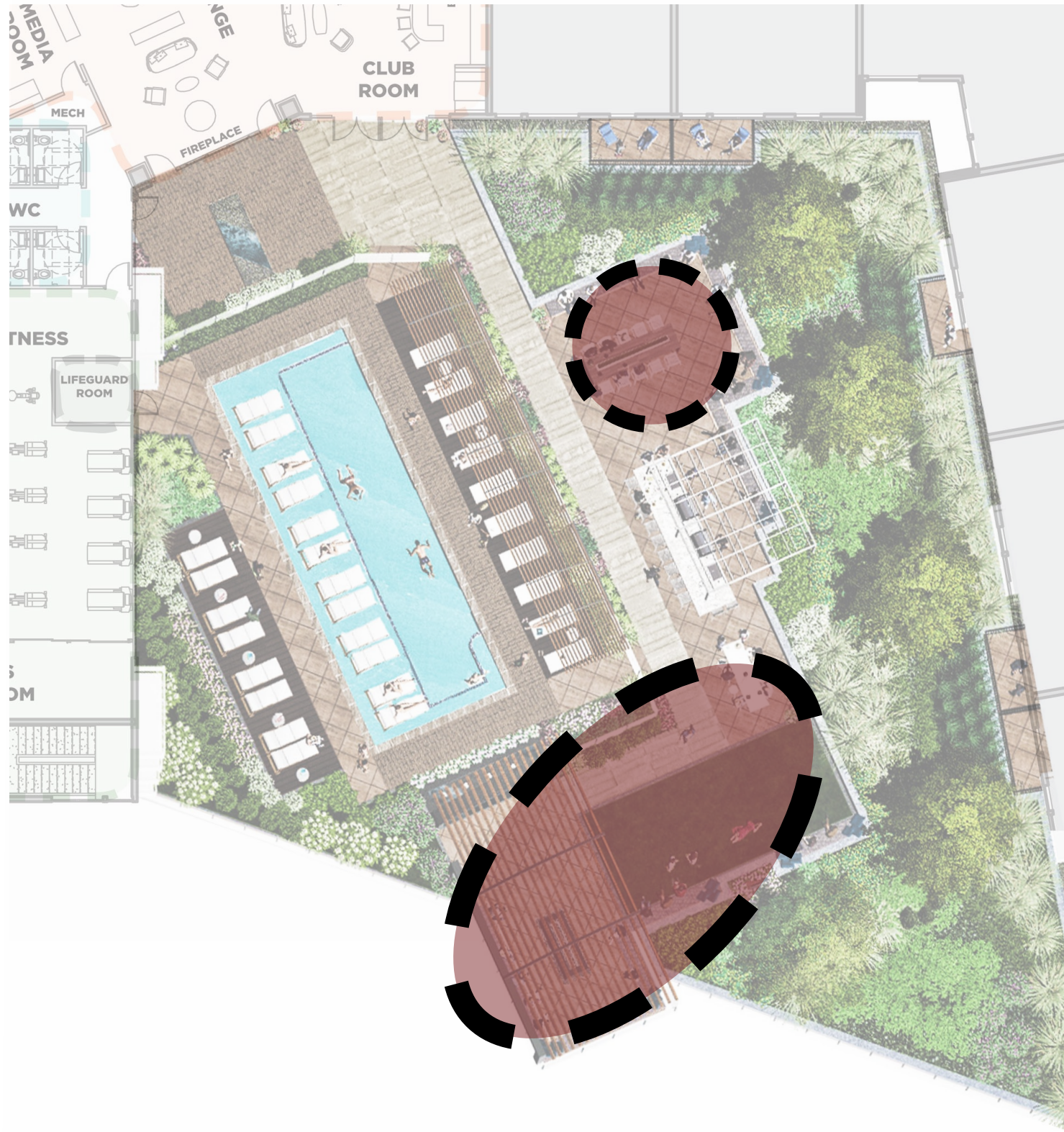
CONCEPTUAL DESIGN

COLLEGE PARK QUALITY INN COLLEGE PARK, MD • ROOFTOP AMENITY CONCEPT PROGRESS

PN 2016127/2019016 | 04.11.2019 | BOZZUTO

LandDesign.

the SOCIAL LOUNGE



CONCEPTUAL DESIGN

COLLEGE PARK QUALITY INN COLLEGE PARK, MD • ROOFTOP AMENITY CONCEPT PROGRESS

PN 2016127/2019016 | 04.11.2019 | BOZZUTO

LandDesign.



CONCEPTUAL DESIGN

COLLEGE PARK QUALITY INN COLLEGE PARK, MD ▪ ROOFTOP AMENITY CONCEPT PROGRESS

PN 2016127/2019016 | 04.11.2019 | BOZZUTO

LandDesign.