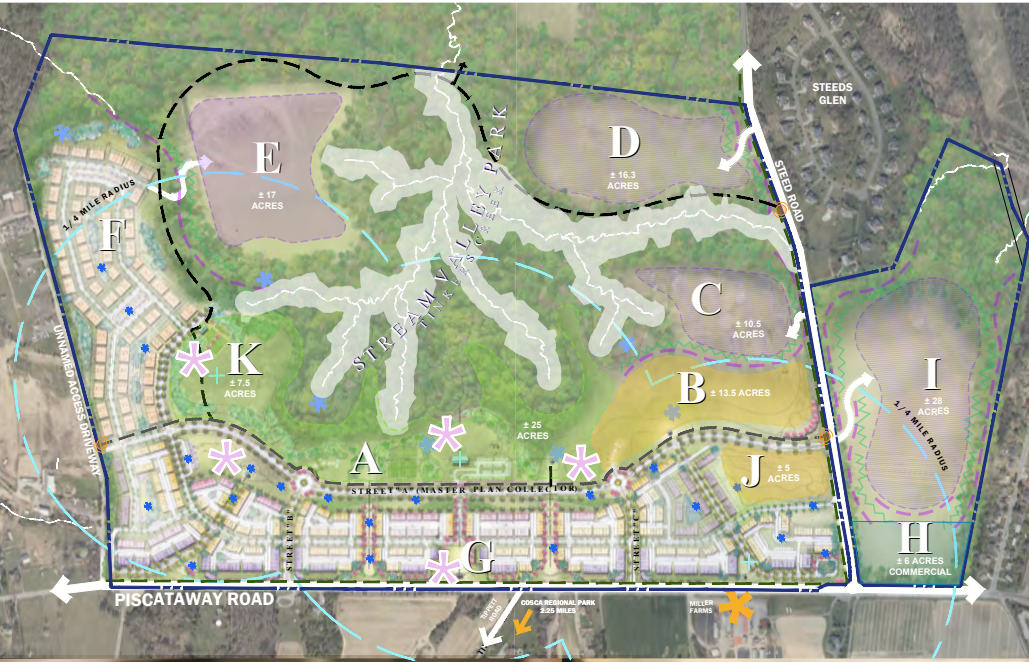


# HYDE LANDING

the best journey takes you home



## A REGIONAL MODEL OF RESPONSIBLE GROWTH

HYDE LANDING, Clinton, Maryland

Hyde Landing breathes new life into a 425-acre subdivision that will create regional benefits for southern Prince George's County.



Hyde Landing is a highly innovative, transformative, and strategically important mixed-use neighborhood for the immediate Clinton community, and a model of responsible growth for Prince George's County. Site of the former Washington Executive Airport and an obsolete sand and gravel mine, this site has long been contemplated in the Clinton Master Plan as an ideal candidate for redevelopment to a more productive and compatible use. Hyde Landing presents an economically viable opportunity to provide solutions to address significant site constraints and key community concerns, and does so with a creative mix of uses, programs, amenities, and design.

[www.hydelanding.com](http://www.hydelanding.com)

## NEW LIFE, NEW SOLUTIONS, SMART GROWTH

Hyde Landing breathes new life into a 425-acre subdivision that will include modern residences, ample green space, 60,000 square feet of neighborhood retail, green energy through an expansive solar farm, infrastructure improvements for the surrounding area, as well as abundant amenities.

## REGIONAL BENEFITS FOR SOUTHERN PRINCE GEORGE'S COUNTY



Through a carefully planned and balanced mix of compatible uses and intensities, Hyde Landing is an economically viable project that will bring attention and long-needed improvements to the needs of the Clinton area.

As well as expanded commercial opportunities through mixed-use component, Hyde Landing is estimated to produce\*:

**+\$420M**

IN DIRECT OUTLAYS

**1,500**

WORKERS HIRED FOR THE PROJECT

*a majority of which will be local*

**\$93.9M**

IN DIRECT EARNING FOR PROJECT WORKERS

**+\$55.6M**

PER YEAR, IN INCREASED CONSUMER SPENDING

**420**

LOCAL, FULL-TIME JOBS WILL BE CREATED

**\$2.5M**

towards improvement of the intersection at Brandywine Rd & MD 223

**≈5 mi**

of additional Master Planned Roads (travel lanes constructed)

**≈4 mi**

of off-site public trails, on-street bike lanes, and sidewalks

**≈140 acres**

of combined parks (passive and active) and open spaces

**3,500**

over 3,500 trees will be planted



Hyde Landing will beautify and add value to the community, permanently create and protect green infrastructure, and create an economically viable prototype for Climate Action through renewable green energy solutions.

In addition to the brownfield voluntary cleanup program, Hyde Landing meets the following Climate Action Plan goals:

### SOLAR/RENEWABLE ENERGY

- plan for a large-scale solar renewable energy farm
- potential for community solar local subscription availability

### WATER QUALITY & FLOOD CONTROL IMPROVEMENTS

- through innovative environmental design techniques
- natural resource areas restored to reduce flood risk

### EV INFRASTRUCTURE

- charger-ready housing units

### LEGACY GREEN INFRASTRUCTURE

- Tinkers Creek Stream Valley Park dedication
- potential for future forest banking & increased tree planting



Hyde Landing will provide diversity in housing, so that residents, young professionals and families have local choices to purchase their first home, move-up, or to age-in-the place where they were raised.

**▶ 1,288**

HOUSING UNITS

- a net reduction of 772 housing units from prior approvals
- includes units with first-floor living & universal design

**▶ 60,000**

SQ FT

- of supportive mixed-use commercial services
- potential accessory uses include a daycare site

\*The content provided herein is based upon the rezoning Basic Plan, NRI, and other preliminary regulatory documents, studies, conceptual land plans, preliminary engineering, and programming. These items, including but not limited to types, quantities and locations, reflect the current design intent, however, due in part to the inherently dynamic regulatory and community-based planning process, are subject to change as the plans proceed to future reviews, approvals, and construction.