

HYDE LANDING



ZMA-2022-005

NEIGHBORHOOD MEETING APRIL 12, 2023

The background of the slide is a detailed architectural site plan. It shows a grid of streets with various building footprints, some colored in light blue, yellow, and pink. There are numerous trees represented by green and pink circular symbols. A white arrow in the top left corner points towards the top right. The overall style is a technical drawing with a light, semi-transparent overlay.

DEVELOPMENT TEAM INTRODUCTION

BASIC PLAN

ILLUSTRATIVE PLAN

COMMUNITY ORGANIZATIONAL FRAMEWORK

AMENITY PLAN

ROADWAY IMPROVEMENTS

PUBLIC PROCESS OVERVIEW

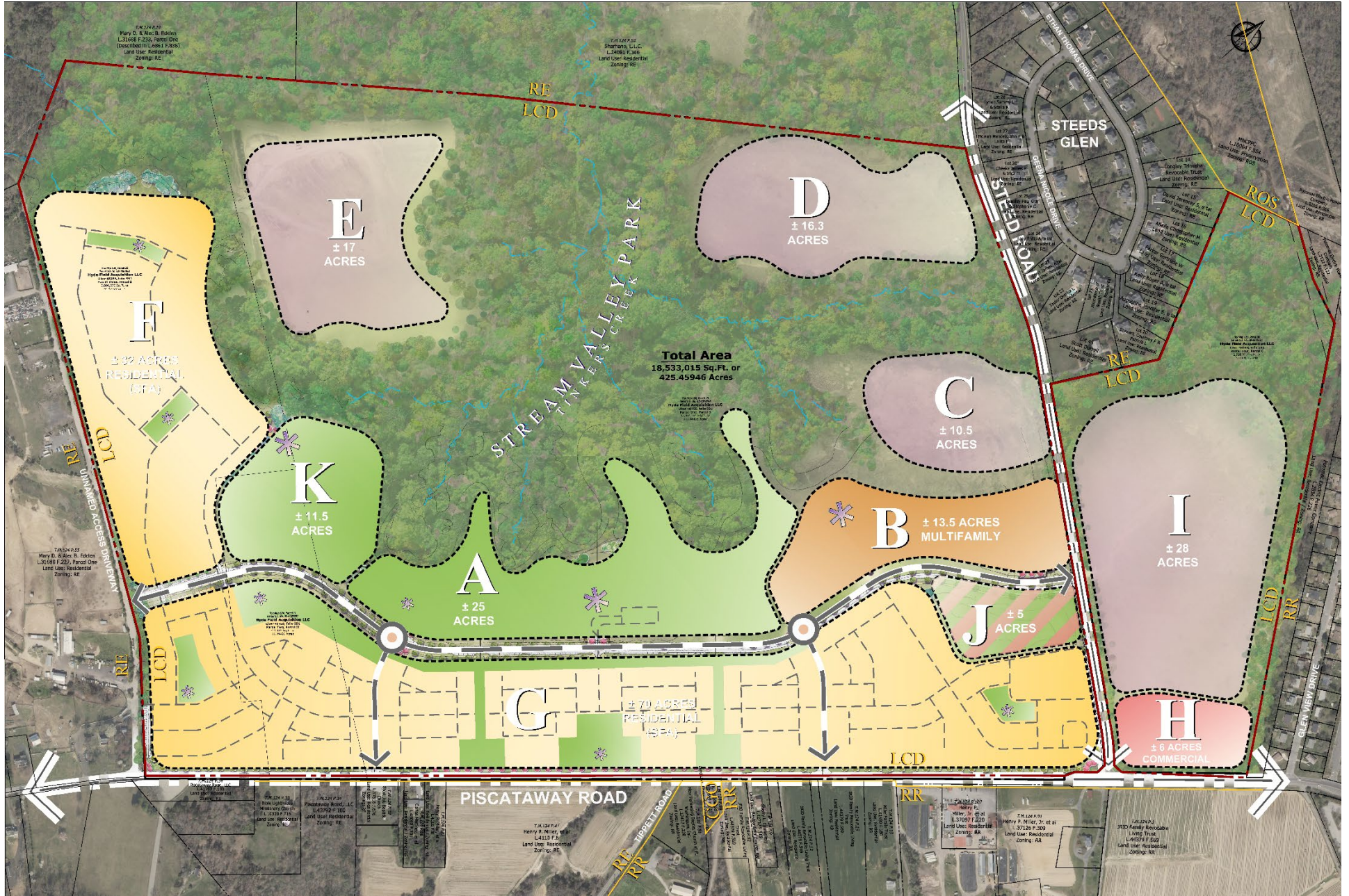
QUESTIONS

AGENDA

VICINITY MAP



BASIC PLAN



ILLUSTRATIVE



OBJECTIVES



ENERGY GENERATION

- To increase renewable energy output through the application of solar fields. Areas selected are primarily treeless, open spaces over a fill condition.
- Supports County Initiative/s.

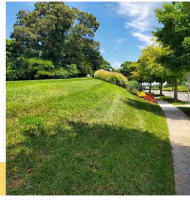


Prince Georges County Climate Action Plan, Action Area 1, CO-4
Commitment to Clean and Renewable Energy



COMPATIBILITY STRATEGY

- To increase the compatibility between existing and new residential homes with solar fields the design proposes installing an intervening mix of berms, new supplemental planting buffers, enhancing existing planting buffers, extensions of stream valley buffers when possible, configuration of entry drives, and increasing physical distance between the uses.
- To promote compact development forms to consolidate natural and programmed open spaces at a walkable pedestrian scale.
- To apply planting and amenity space designs along the Piscataway Road and Steed Road property frontage to establish a transition from an agrarian setting to a residential development.
- Supports County Initiative/s.



Prince Georges County Climate Action Plan
Commitment to Healthy Communities



- To preserve existing forests and stream valleys with minimal impact.
- To reconnect gaps in green corridors to improve the ecosystem, existing habitats and strengthen the food web.
- To uplift existing forest through the addition of strategically located applications of a tree canopy, supplemental forest at edge conditions, and apply a targeted removal of invasive species.
- Supports County Initiative/s.



Prince Georges County Climate Action Plan
Action Area 1, CO-5 | Action Area 2, M-1, A-3, A-5
Commitment to Healthy Communities
Commitment to Climate Resilience / GHG Reduction



GREEN INFRASTRUCTURE

- To catch, treat, absorb and/or slow release site stormwater runoff through the use of bio retention, gravel wetlands, and bio swales.
- To add street trees to increase site canopy and reduce heat island effect.
- Supports County Initiative/s.

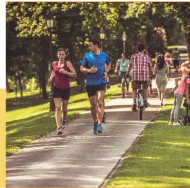


Prince Georges County Climate Action Plan
Action Area 2, A-2 and A-3
Commitment to Healthy Communities
Commitment to Climate Resilience & GHG Reduction



HEALTHY SYSTEMS

- To consolidate centrally located green spaces as a method for providing equitable access to site amenities for all residents.
- To create an interconnected trail network.
- To develop a lake path on Piscataway and Steed Roads.
- To connect residents to a local farm and food sourcing.
- Supports County Initiative/s.



Prince Georges County Climate Action Plan
Action Area 2, A-2 and A-3
Commitment to Healthy Communities
Commitment to Climate Resilience & GHG Reduction
Commitment to Clean Transportation

Prince Georges County Department of Park & Recreation Strategic Trails Plan
Implements Bike & Pedestrian Side Path

KEY

	AMENITY AREA		COMMERCIAL
	BERMING		TBD
	ENHANCED BUFFER		SOLAR ENERGY
	PROPERTY BOUNDARY		MAJOR AMENITY LOCATION
	STREAM CENTERLINE		GRAVEL WETLAND
	TRAIL		MICRO BIORETENTION
	MASTER PLAN SIDE PATH		TRAIL CONNECTION POINT
	CROSS CONNECTOR PATH		

This exhibit is a conceptual illustration of preliminary design intent. Features as shown represent current direction on the overall organizational framework and programming. Program features and designs are subject to change based on community feedback, engineering and environmental considerations and regulatory review and approvals.

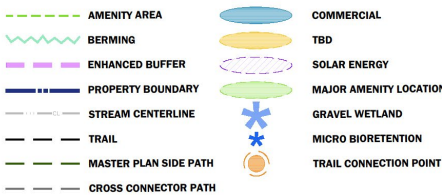


COMMUNITY ORGANIZATIONAL FRAMEWORK

OBJECTIVES

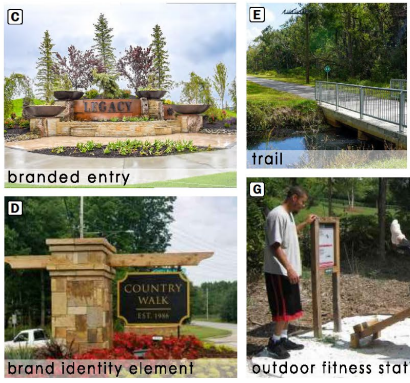
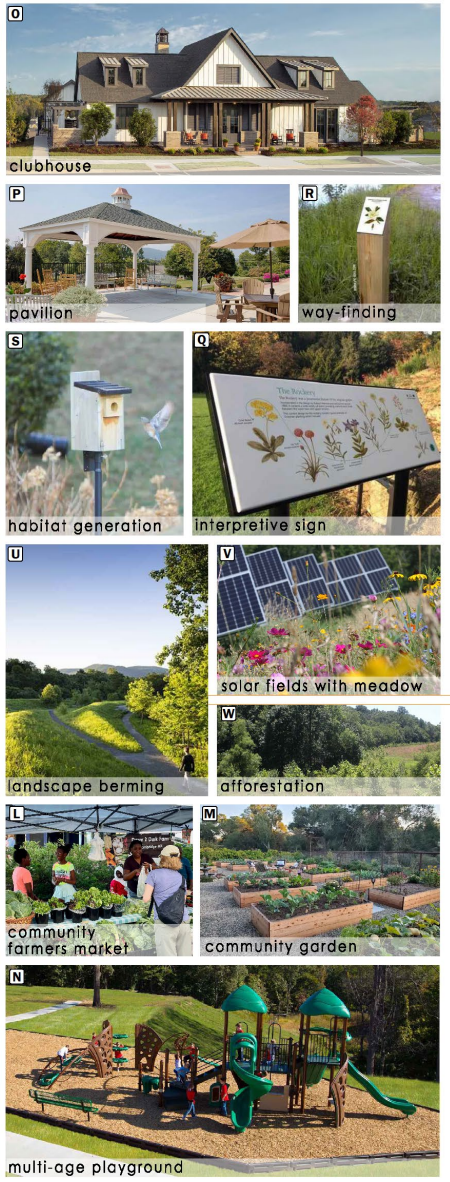
- ENERGY GENERATION**
 - To increase renewable energy output through the application of solar fields. Areas selected are primarily treeless, open spaces over a fill condition.
- COMPATIBILITY STRATEGY**
 - To increase the compatibility between existing and new residential homes with solar fields the design proposes installing an intervention mix of farming, new supplemental planting buffers, enhancing existing planting buffers, extension of stream valley buffers when possible, configuration of entry drives, and increasing physical distance between the uses.
 - To tactfully apply planting and amenity space designs along the Piscataway Road and Steed Road property frontage to establish a transition from an agrarian setting to a residential development.
- ENVIRONMENTAL ENHANCEMENTS**
 - To preserve existing forests and stream valleys with minimal impact.
 - To reconnect gaps in green corridors to improve the ecosystem, existing habitats and strengthen the food web.
 - To uplift existing forest through the addition of strategically located applications of a tree canopy, supplemental forest at edge conditions, and apply a targeted removal of invasive species.
- GREEN INFRASTRUCTURE**
 - To catch, treat, absorb and/or slow release site stormwater runoff through the use of bio-retention, gravel wetlands, and bio swales.
 - To add street trees to increase site canopy and reduce heat island effect.
- HEALTHY SYSTEMS**
 - To consolidate centrally-located green spaces as a method for providing equitable access to site amenities for all residents.
 - To create an interconnected trail network.
 - To develop a bike path on Piscataway and Steed Roads.
 - To connect residents to a local farm and food sourcing.

KEY



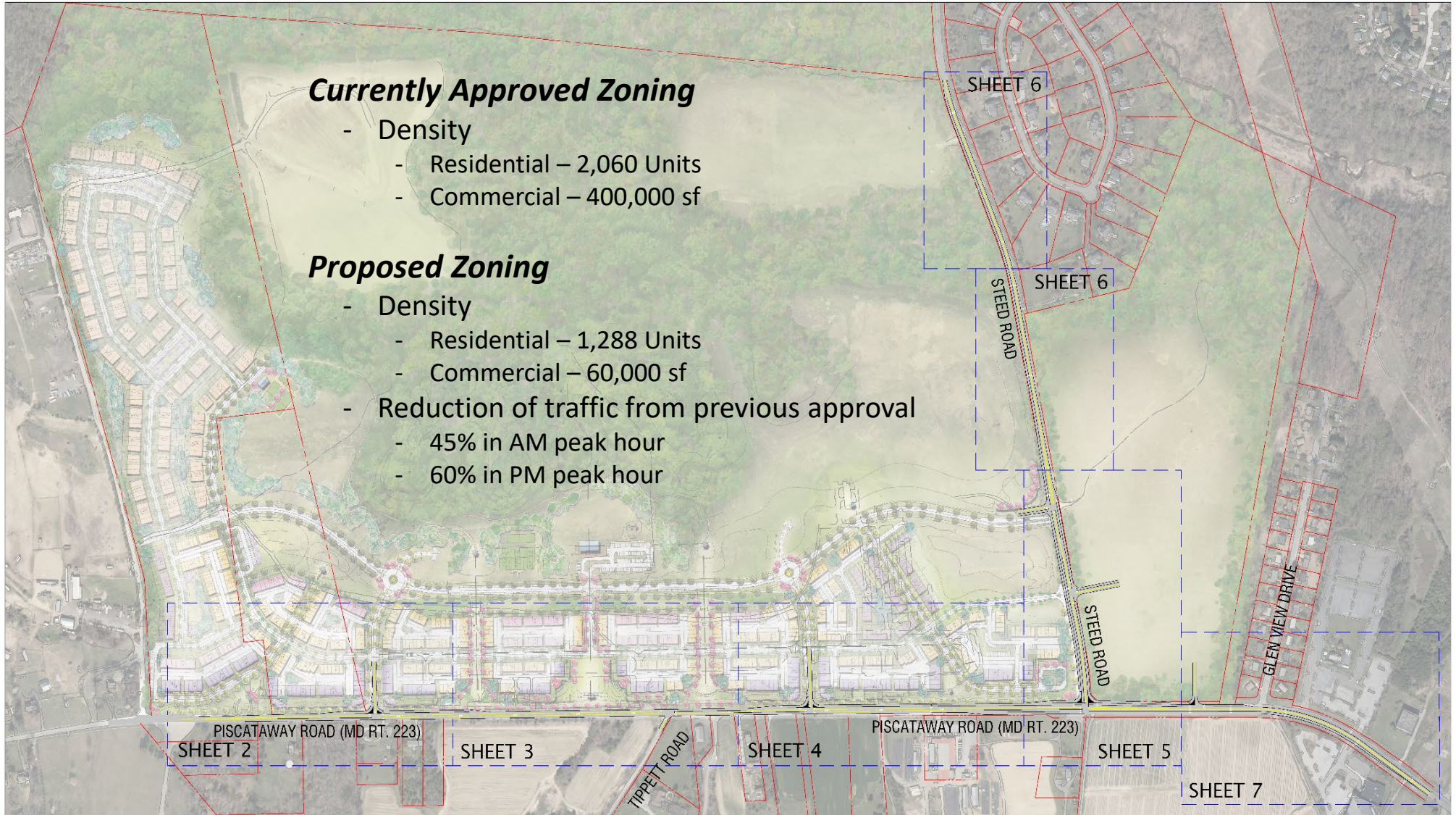
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AMENITY

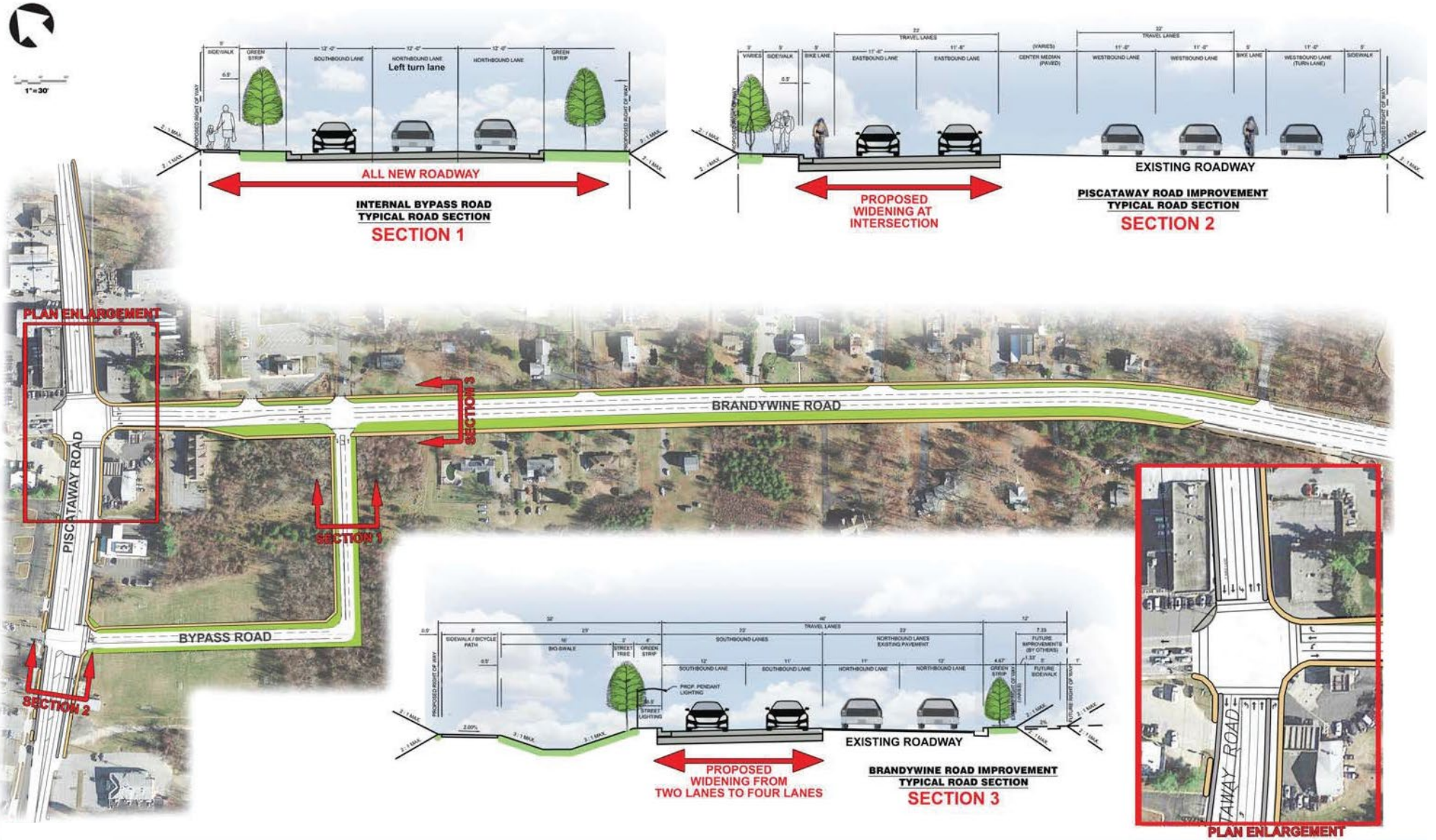


AMENITY PLAN

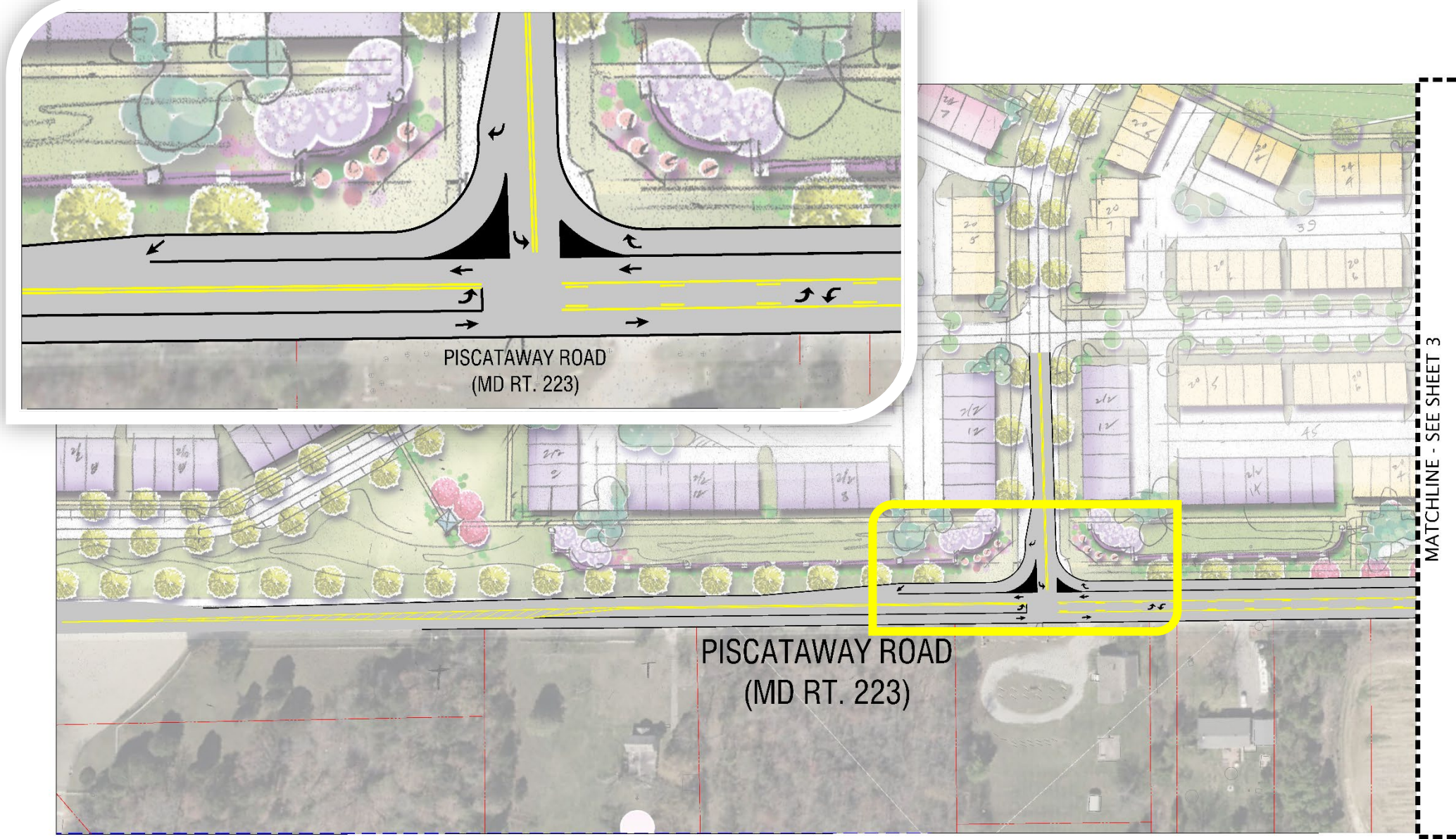
ROADWAY IMPROVEMENTS



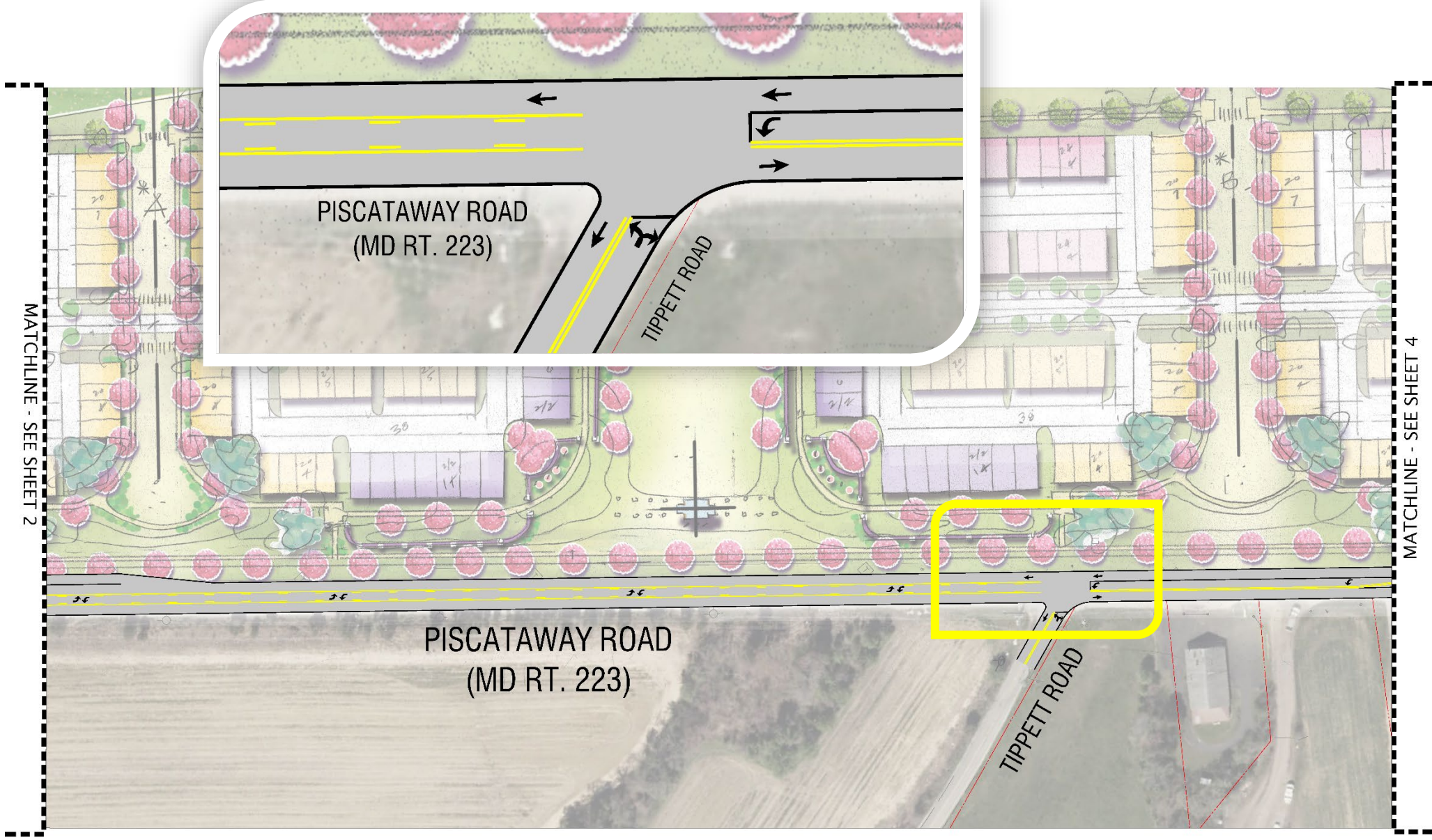
ROADWAY IMPROVEMENTS



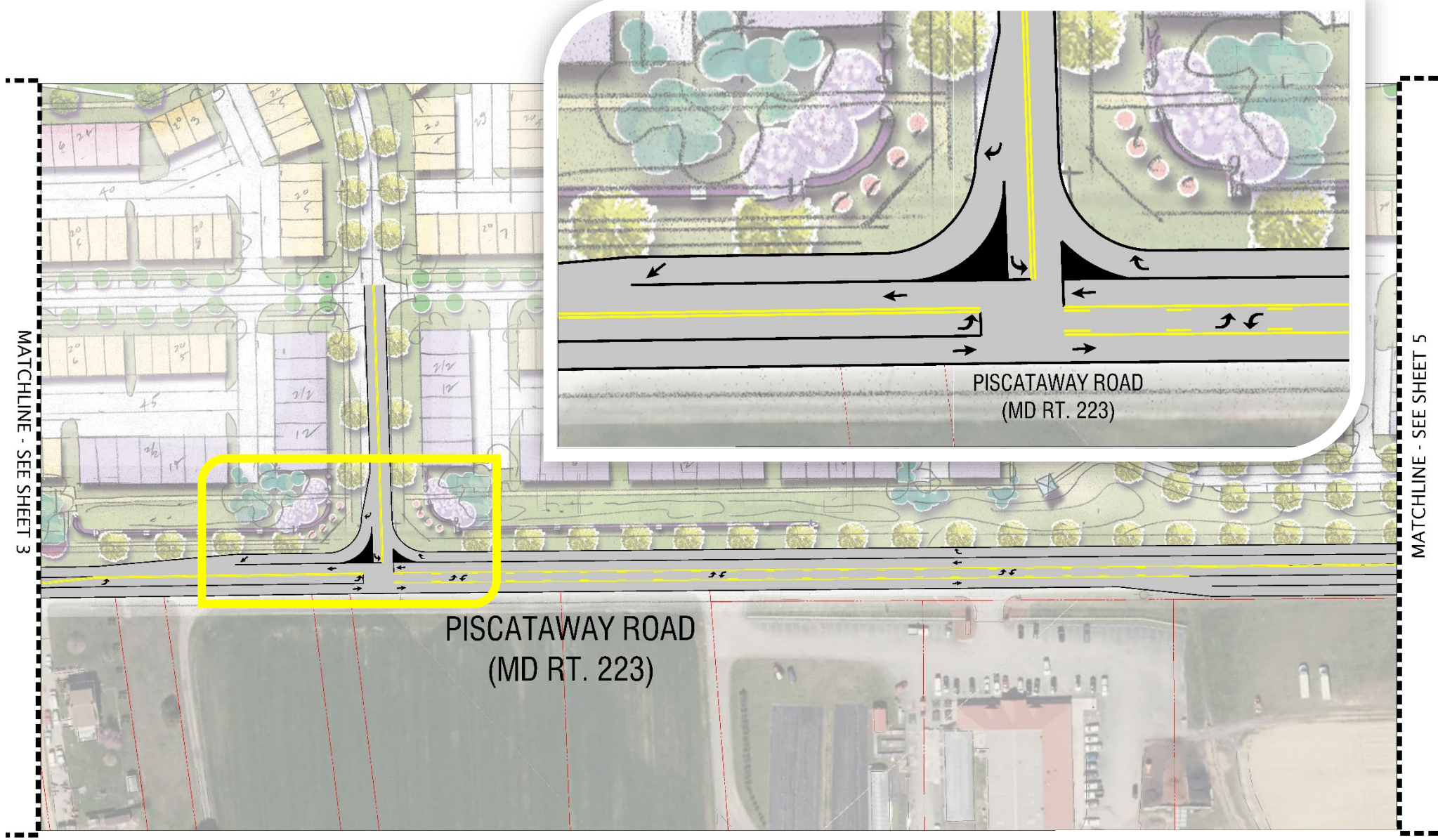
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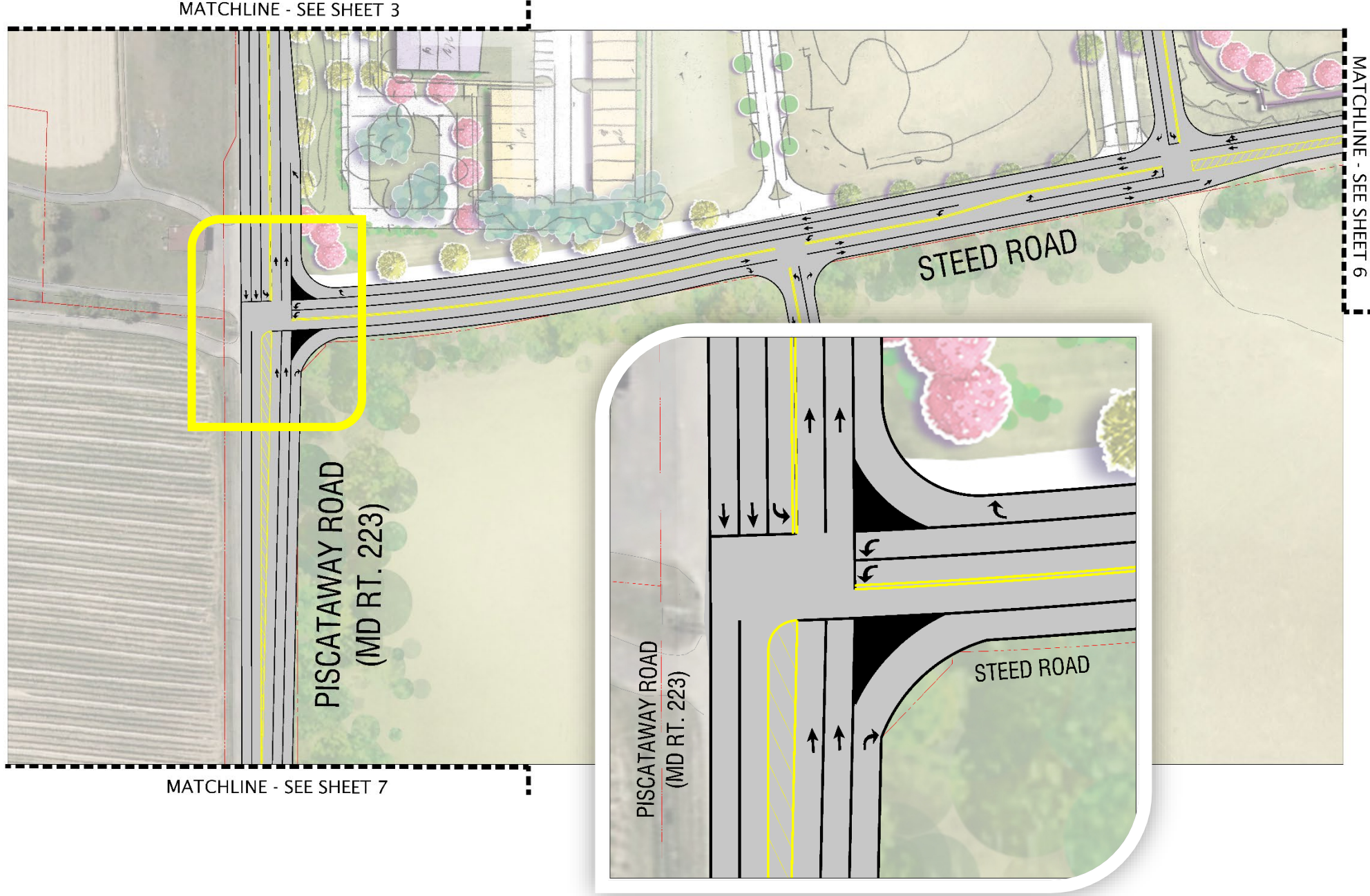
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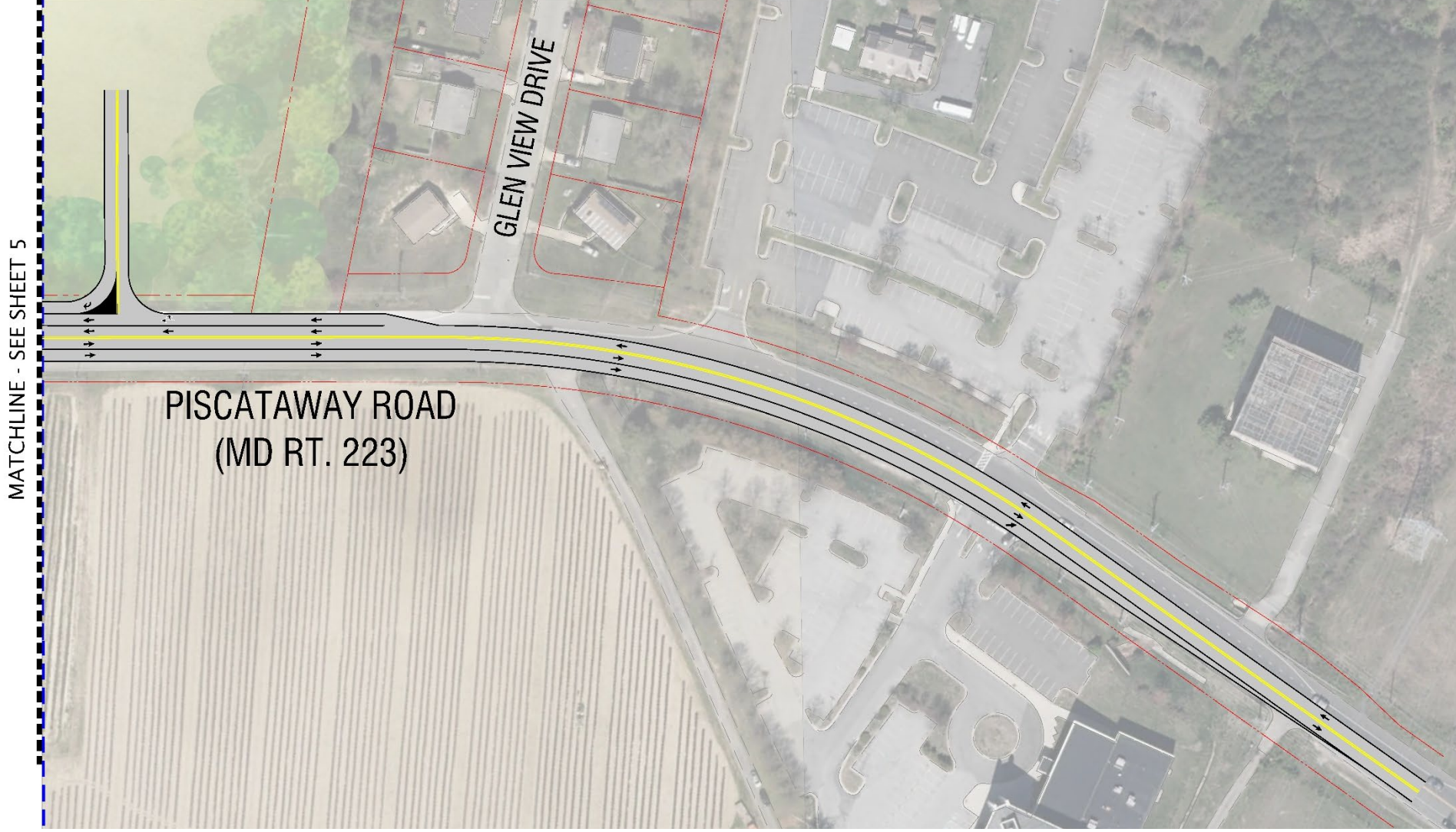
ROADWAY IMPROVEMENTS



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HYDE LANDING

the best journey takes you home

Thank you for your time.



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