

THIS PRESENTATION WAS AN INTRODUCTION TO
THE COMMUNITY PARTICIPATION PROCESS FOR THE
REDEVELOPMENT OF THE GLENARDEN APARTMENTS
SITE.

PLANS AND IDEAS PRESENTED HEREIN SHOULD BE
CONSIDERED CONCEPTUAL AND SUBJECT TO FUTURE
MODIFICATION AND REFINEMENT.

THE GLENARDEN APARTMENT REDEVELOPMENT



COMMUNITY PARTICIPATION MEETING #1

GLENARDEN CITY GOVERNMENT OFFICES
MARCH 30TH, 2015

WHO WE ARE

PENNROSE PROPERTIES, LLC Co-Developer and Property Management

B & W ENGINEERS Co-Developer

MARKS, THOMAS ARCHITECTS Architect and Master Planner

AREL ARCHITECTS Architect

FIRST BAPTIST CHURCH OF GLENARDEN Community Partner

SHABACH! MINISTRIES, INCORPORATED Community Partner

HARKINS BUILDERS General Contractor

MARENBERG ENTERPRISES INCORPORATED Real estate developers

BLACO CONSTRUCTION Homebuilder

BEN DYER ASSOCIATES, INC. Civil Engineer

PENNROSE



FIRST BAPTIST CHURCH OF
GLENARDEN



COMMUNITY INPUT



LEARN FROM THE COMMUNITY

- Resident focus groups
- Stakeholder interviews
- Community forum

ESTABLISH A SHARED VISION

- Open houses
- Informal resident meetings
- Quarterly project meetings
- Website communication and social media outlets

INFORM & ENGAGE COMMUNITY

- Public workshops and vision charrettes
- Job fairs for potential employees from the community and local vendors/companies

OUR PROCESS: GATHERING PUBLIC INPUT

PHASE	DATE
I. DATA COLLECTION & ANALYSIS	January - March
II. DEVELOPMENT OF PLAN ALTERNATIVES	March - April
III. DEVELOPMENT OF PREFERRED PLAN	May - June
IV. IMPLEMENTATION & PHASING STRATEGY	July - August



I. DATA COLLECTION, PUBLIC INPUT & ANALYSIS

MEETING OUTLINE

1) SITE ANALYSIS

- DEFINING TERMS
- ANALYSIS MAPPING
- QUESTIONNAIRE

2) DESIGN PARAMETERS

- LANDOVER SECTOR PLAN
- M-X-T ZONING REQUIREMENTS
- HUD COVENANTS
- REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY REQUIREMENTS

3) SITE ALTERNATIVE #1

4) COMMUNITY INPUT

- STRENGTHS, WEAKNESSES, VISION & SITE ALTERNATIVE
- VISUAL PREFERENCES
- SUMMARY

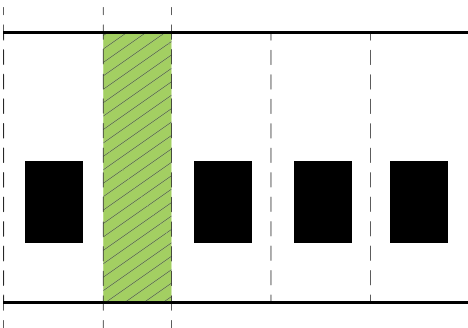


1) SITE HISTORY & ANALYSIS

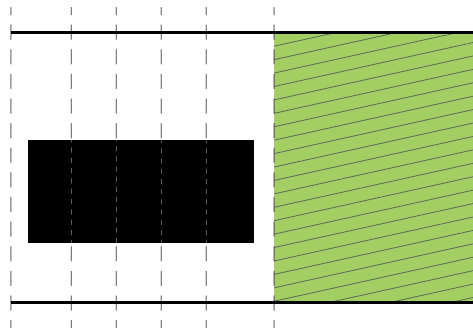
DEFINING TERMS

1) DENSITY: In reference to housing, DENSITY measures the number of dwelling units or people in a given area.

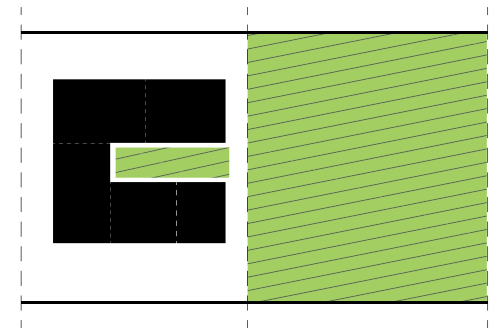
LOW-DENSITY
SINGLE-FAMILY DETACHED



MEDIUM-DENSITY
SINGLE-FAMILY ATTACHED



HIGH-DENSITY
MULTI-FAMILY



2) LAND USE: Planning designations that determine how certain areas of land can be developed, and what types of activities can take place on it.

Land Use categories include:

- | | |
|-----------------------------|---|
| <i>RESIDENTIAL</i> | For residential buildings |
| <i>INSTITUTIONAL</i> | For use by schools, colleges, military installations, churches, medical facilities, correctional facilities and other government buildings. |
| <i>COMMERCIAL</i> | Retail and wholesale services. Areas used primarily for the sale of products and services. |
| <i>INDUSTRIAL</i> | Manufacturing and industrial parks, including warehouses, laboratories, parking areas and storage yards. |
| <i>MIXED-USE</i> | An area designated to allow two or more land uses to coexist. |

3) OPEN SPACE:

In planning, OPEN SPACE refers to a piece of land that has no buildings or built structures on it and is accessible to the public.

Open space can include:

- PARKS
- TOT LOTS
- BOULEVARDS
- PLAZAS



4) SUSTAINABILITY:

For buildings, SUSTAINABILITY means the design and construction of buildings that are based on low-energy use.

For land development, SUSTAINABILITY means designing the landscape such that it stays in harmony with the natural ecosystem services and cycles, such as: plant life, soil compositions, the climatic system, the hydrological cycles.

5) LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED):

A set of rating systems used to quantify and monitor the Sustainability of buildings, homes and neighbourhoods.



6) TRADITIONAL NEIGHBORHOOD DEVELOPMENT (NEW URBANISM):

An urban design strategy that promotes:

- walkability
- diversity of people, jobs, and buildings
- compactness
- creation of a sense of “community”
- the use of public transportation



1) SITE ANALYSIS



SITE CONTEXT



SITE AERIAL



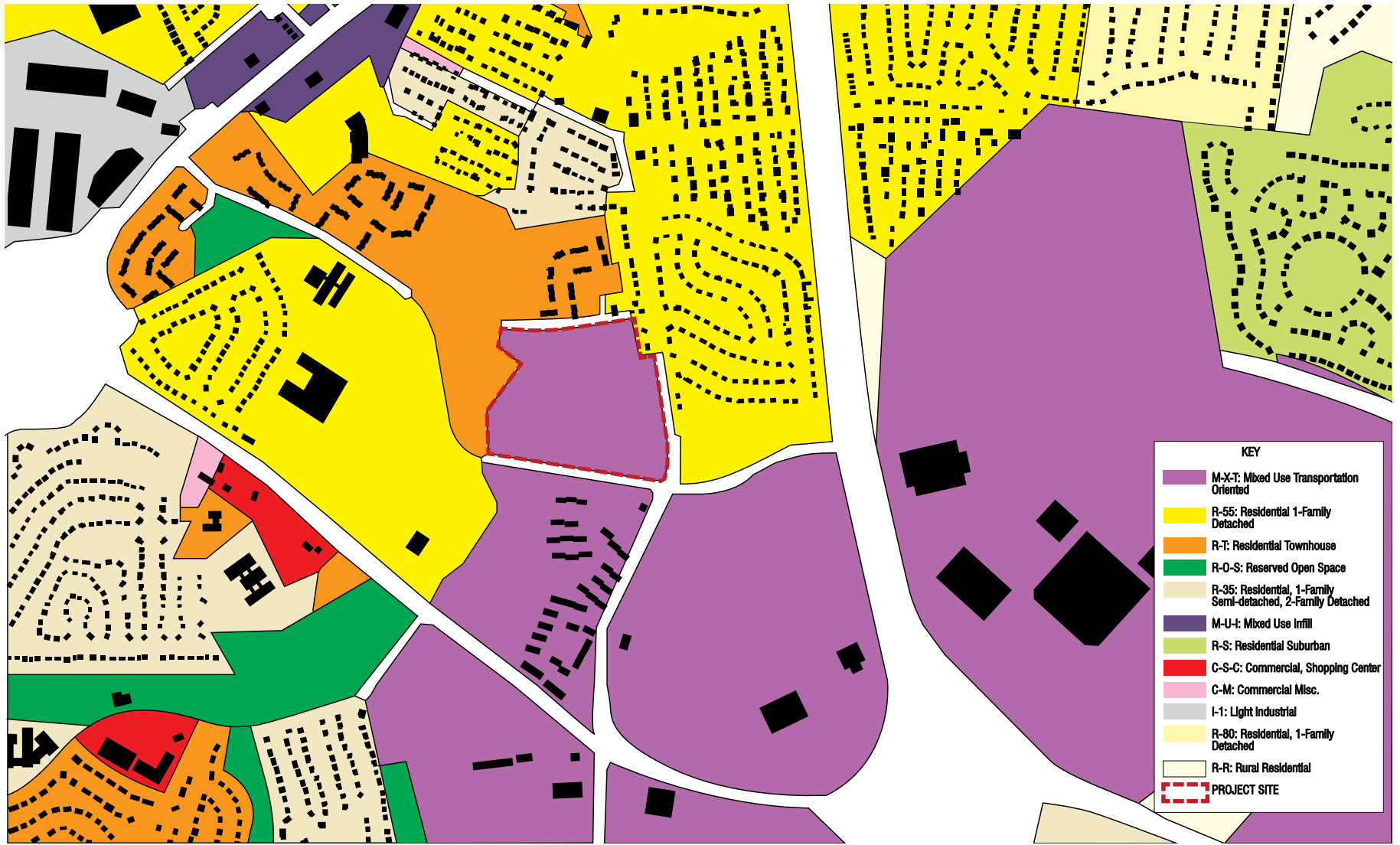
PROJECT SITE



LOCAL STREET PATTERN






BUILDING FOOTPRINTS



LAND USE / ZONING



KEY	
	Treed Open space
	Open Space
	Project Site

OPEN SPACE

2) DESIGN PARAMETERS

LANDOVER GATEWAY SECTOR PLAN, 2009



LANDOVER GATEWAY SECTOR PLAN, 2009



- A “Gateway North” neighborhood, consisting of moderate-density residential
- Mixed-use development at corner of Evarts St. and Brightseat Rd.
- Provide easy access to major transportation systems
- Established pedestrian-oriented street network
- Single-family attached townhomes:
 - 2-3 stories
 - Rear alleys
 - On-street parallel parking
- Public open space at entry & center
- Green promenades to Cattail Creek
- Land Use mix:
 - 2-5% Retail
 - 95-98% Residential
- 2-4 stories (Typical building height)
- Density projection: approx. 394 dwelling units

M-X-T MIXED USE ZONING REQUIREMENTS

WHAT IS AN M-X-T ZONE ?

Mixed Use - Transportation Oriented:

- Provides for the development of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers.
- Creates a 24-hour environment to enhance the economic status of the County and promote a desirable environment for living and working.



PLANNING REQUIREMENTS:

- Implement recommendations of the Sector Plan:
 - COMPACT
 - WALKABLE
 - MIXED USE (residential, commercial, recreation & open space)
- Base parking requirements for each land use will be determined by the Planning Department

HUD COVENANTS



HUD = THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

- ESTABLISHES AFFORDABLE HOUSING REQUIREMENTS FOR EACH COUNTY

AMI = AREA MEAN INCOME

- IS THE MEANS FOR DETERMINING ELIGIBILITY FOR SUBSIDIZED HOUSING PROGRAMS

HUD COVENANTS - Income Limits, 2015
Prince George's County

Median Income	FY 2015 Income Limit Category	4 Persons in Family
\$109,200	Very Low (50%) Income Limits (\$)	54,600
	Extremely Low Income Limits (\$)	32,750
	Low (80%) Income Limits (\$)	68,000

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY



- Commercial/retail development at Brightseat Road
- Affordable housing units (305 minimum)
- 3 acres of open space
- Better connected streets
- Smaller neighborhood blocks
- Use NEW URBANISM principles:
 - walkability, green design, and building fronts at the street
- Reduce housing density (currently 578 units on the site)
- Achieve Energy Star or LEED Silver certification
- Incorporate Sustainable Sites Initiaves and Eco-District Planning Principles

3) CONCEPTUAL SITE ALTERNATIVE #1



CONCEPTUAL SITE RENDERING



4) COMMUNITY INPUT



We need your help!

TONIGHT'S CHARRETTE:

- STRENGTHS, WEAKNESSES, VISION & SITE ALTERNATIVE
- VISUAL PREFERENCES
- SUMMARY OF COMMENTS

THANK YOU !