2. Existing Site Development and Facilities

2.1 Existing Site

Total Area of HPL Property: 847 Acres
Total GSF: 226,435 S.F.
Building NASF: 153,201 S.F.
Total Number of Structures: 51

Located on the tidal waters of the Choptank River in Dorchester County approximately eight miles from the Chesapeake Bay, the Horn Point property consists of 846.86 acres of forest stands, farmland, and two small tidal ponds, DuPont Cove and Lakes Cove. The site has around 375 acres of fields, 436.86 acres are in woodlands, and 35 acres are in lakes, ponds and marshes. The cleared land consists of landscaped lawns, gardens, and roadways. The open fields include a private airport with three grass runways. A pier on the property provides access for moderate-size (60-80') marine research vessels. Twenty ponds on the campus are used for finfish aquaculture and submerged aquatic vegetation studies. A hatchery is devoted to aquaculture and algal research. (Illustration 2.1 Site Plan)

Most of the HPL site sits inside the Chesapeake Bay Critical Area zone under Limited Development (LDA). The HPL falls into the LDA designation since the site does meet the “institutional” feature of the LDA category. This designation offers the HPL greater flexibility to expand its facilities. In addition, since the state owns the land, future critical area development must comply with the State’s mandated criteria. (Illustration 2.4 Critical Areas Map)

Currently there is a total of 4.6 miles of roads on the HPL campus. (Illustration 2.1 Site Plan) Primary access to both UMCES Center Administration and HPL is from Horns Point Road onto DuPont Lane. (Figure 2) The Horns Point Road bisects the campus into two parcels. Secondary access from a service road is available to the east of DuPont Lane and provides access to the major research complex and indirect access to the Environmental Education complex. To the west of DuPont Lane is another service road that provides access to the aquaculture ponds. To the north of the service road is a right-of-way and another service road that provides access to the residential property and boat basin facilities. Morris Lane is another access point for the Environmental Education complex off Horns Point Road further east of DuPont Lane. A service drive extends to the river for access to the campsites and cove trail.
Access to the Maintenance Complex to the south of Horns Point Road is via Lovers Lane. Lovers Lane also provides the connection to Hudson Road from Horns Point Road and is the only paved vehicular campus road or service lane on the southern portion of the campus.

Excluding the 41 spaces for the storage of boats, tractors, and large equipment at the Maintenance Complex, HPL has a total of 228 parking spaces on a combination of paved and gravel services. Approximately 67 percent of the authorized parking spaces (156) are on a paved/striped surface. Parking lot locations, capacities, and surface material are located as follows. (Illustration 2.6 HPL Parking Map)
The diagram illustrates the central drive and access point for the Horn Point campus. Original to the DuPont estate, it is lined with large mature holly trees. It is simple, long and dramatic; ending at the house which now serves as Center Administration. Many of the major facilities of the campus are just off of this main drive. This main drive is a powerful landscape design element that should be emphasized and better developed to give the campus a sense of identity and place. As future projects and building sites are developed they should include work to develop and improve the edge of the main drive. Design and planning recommendations that reinforce the main drive are provided in Illustration 3.1.
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PARKING COUNT:
General Parking: 148
Handicap Parking: 8
TOTAL: 156

Illustration 2.6
HPL Parking Map

NOT TO SCALE

KEY MAP