

Plan Progress Report

Approved Sector Plan and Sectional Map Amendment for the Gateway Arts District

Date Plan Approved: November 30, 2004

Date of Progress Report: September 22, 2025

Councilmanic Districts: 2, 5

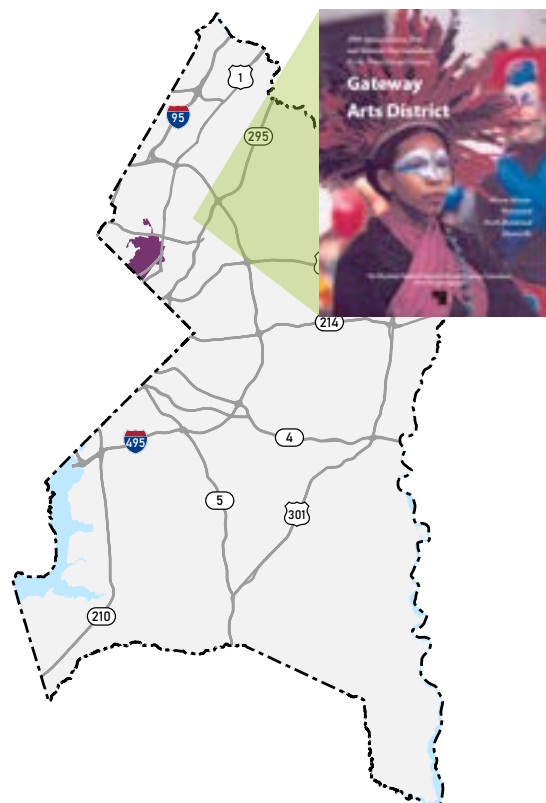
Progress Summary

The Gateway Arts District Approved Sector Plan and Sectional Map Amendment contains 174 recommendations, primarily focused on transportation and mobility, public facilities, and land use.

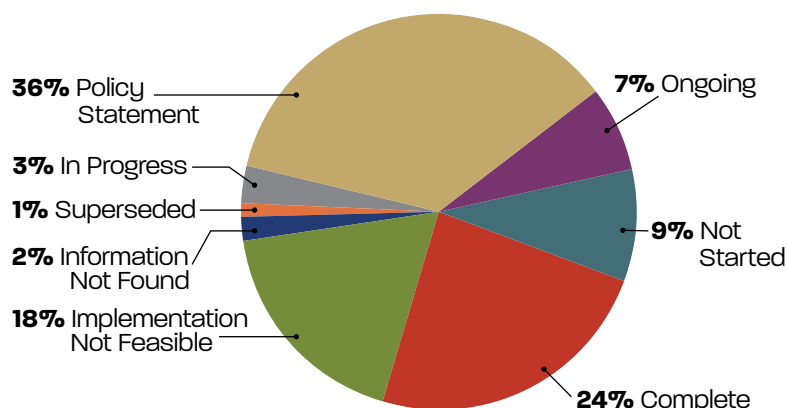
Since its adoption in 2004, approximately 24 percent (42) of the recommendations have been completed, 3 percent (6) are in progress, and 7 percent (12) are ongoing. Approximately 9 percent (15) have not yet had action taken.

Some highlights of completed recommendations include:

- Several recommendations related to pedestrian and bicycle facilities have been completed, including the addition of pedestrian activated overhead signals, bike lanes, and widened sidewalks.



Plan Recommendation Status



Suggested Next Step(s)

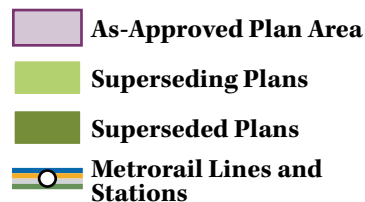
- ☒ Review in 2028
- ☐ Major/Minor Plan Amendment
- ☐ Replace
- ☒ Consolidate

More information about this recommendation can be found at the end of the report.

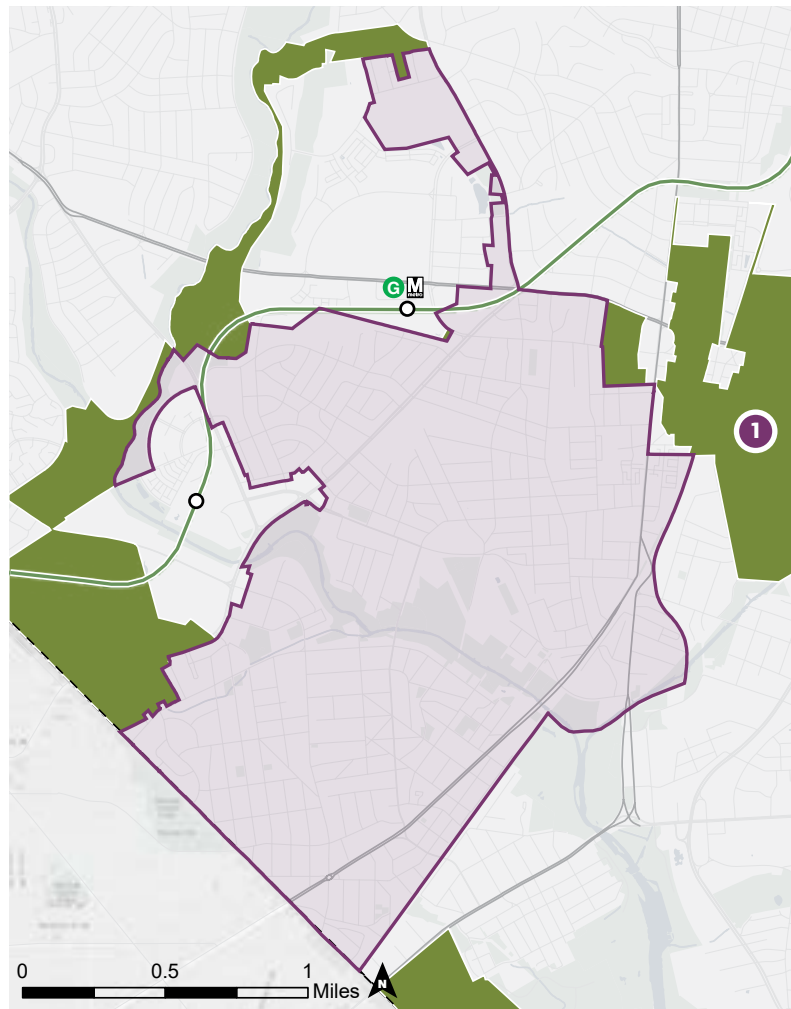
Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original approved borders of the Gateway Arts District Sector Plan were bounded by Queens Chapel Road and Ager Road to the west, East West Highway to the north with a narrow sliver extending north along Adelphi Road, Baltimore Avenue (US 1) to the east, CSX/MARC Camden Line tracks to the southeast, and Washington, D.C., to the southwest. The plan area superseded a portion of the Planning Area 68 Master Plan upon adoption.



As-Approved Plan Area and Related Plan Boundaries



Related Plans

The Gateway Arts District Sector Plan supersedes a portion of the following plan:

- 1 Planning Area 68 Master Plan (1994)

Plan Area Summary

Plan Area

The boundary of the Prince George's County Gateway Arts District sector plan area (hereafter called the Arts District) encompasses the municipalities of Mount Rainier, Brentwood, North Brentwood, and Hyattsville but excludes the Prince George's Plaza and West Hyattsville transit districts. The sector plan covers an area larger than that of the Gateway Arts and Entertainment District designated by the State of Maryland to accommodate the artists who live and work in these residential communities.

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NOPPC AERIAL IMAGERY (MARCH 2024)

Focus Areas and Goals

Three Artways transform ordinary streets into unique, dynamic forms of artistic expression to enhance east/west connections along the US 1 corridor and celebrate the Arts District. In general these routes should be designated as truck-restricted routes. Modifications to these roadways should include safe, adequate sidewalks, protected and highly visible pedestrian crossings, unified and unique street signage, street and sidewalk lighting, and landscape and street tree planting. The following three routes connect the West Hyattsville Metro Station to US 1:

- 1** Artway South, Chillum Road/34th Street
- 2** Artway Central, The Northwest Branch Stream Valley Park Trail
- 3** Artway North, Hamilton Street/Gallatin Street

Plan Overview

Plan Vision

An area that is a focal point for art activities of all types and a place for entertainment, socializing, dining, shopping and living, but retains at its core the heart of four small municipalities—Mount Rainier, Brentwood, North Brentwood, and Hyattsville.

Plan Goals

- **Town Center Character Areas:** Enhance the walkability of the town centers by creating a framework for high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, an attractive streetscape, landscaping, and small parks.
- **Arts Production and Entertainment Character Areas:** Promote the development of a mix of arts-related studio and workshop production uses or mixed-use residential loft-style buildings with scattered small-scale commercial development.
- **Neighborhood Arts and Production Character Areas:** Develop small-scale arts production, live/work spaces and start-up business flex-space with minimal design restrictions that do not create a nuisance to adjacent neighborhoods.
- **Multifamily Residential Community Character Areas:** Promote development of high-quality multifamily residential housing with auxiliary buildings that will include artist studios for the residents. Promote renovation and/or redevelopment and to increase the variety of multifamily housing options, especially for artists and their families. Enhance safety through the implementation of development district standards that increase natural surveillance. Encourage multimodal transportation options.
- **Traditional Residential Neighborhood Character Areas:** Preserve the single-family residential neighborhood character as anchor of the Arts District, while supporting artists who produce and teach from their homes.
- **Stream Valley Park Character Area:** Maximize the potential of the stream valley park as a green anchor of the Arts District by enhancing the natural habitat, landscaping, and recreational and cultural facilities.

Artspace in Brentwood



SOURCE: GATEWAY ARTS DISTRICT SECTOR PLAN

Plan Highlights

The sector plan implements the applicable goals, objectives, policies, and strategies of the 2002 Prince George's County Approved General Plan and provides comprehensive guidance for future development and redevelopment.

In addition to the three Artways, the concept plan describes seven character areas, each with unique issues and opportunities: town center, arts production and entertainment, neighborhood arts and production, multifamily residential community, traditional residential neighborhood, neighborhood commercial, and stream valley park.

A photograph of a street scene. In the foreground, a concrete sidewalk curves from the bottom left towards the center. To the right of the sidewalk is a paved road with a white dashed line. A utility pole stands on the sidewalk. In the background, there is a building with a flat roof and a large tree. The sky is overcast.

Concept Plan

The map illustrates the campus layout with various buildings and areas labeled. Key features include:

- Old East Building** (top left)
- Old South Building** (middle left)
- Old West Building** (bottom left)
- Main Campus Road** (central vertical road)
- Surrounding Areas** (dashed lines indicating boundaries)

The map is oriented with North at the top.

Prince George's County Planning Department

Where Are We Now?

Population¹

PLAN AREA

2010: 24,145

2020: 26,167



+8.4%



COUNTY

2010: 863,420

2020: 967,201



+12.0%



Housing²

TOTAL UNITS

+6.8%

2010:
9,183

2020:
9,807

PLAN AREA

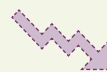
+9.7%

2010:
328,182

2020:
359,957

COUNTY

OCCUPANCY RATE (PLAN AREA)

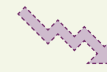


-0.6%

90.6%
2010

90.0%
2020

HOMEOWNERSHIP RATE (PLAN AREA)

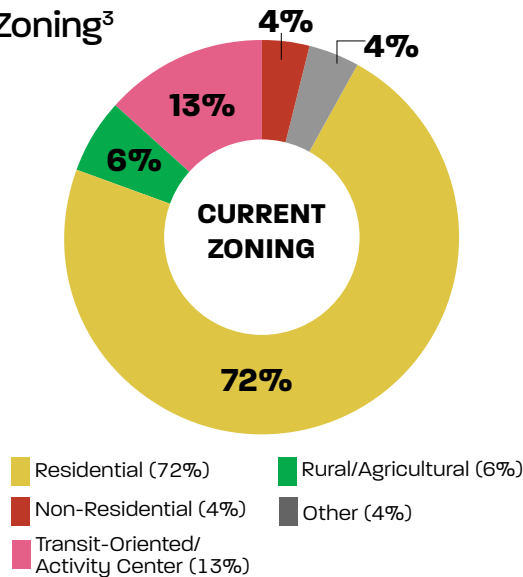


-12.2%

53.7%
2010

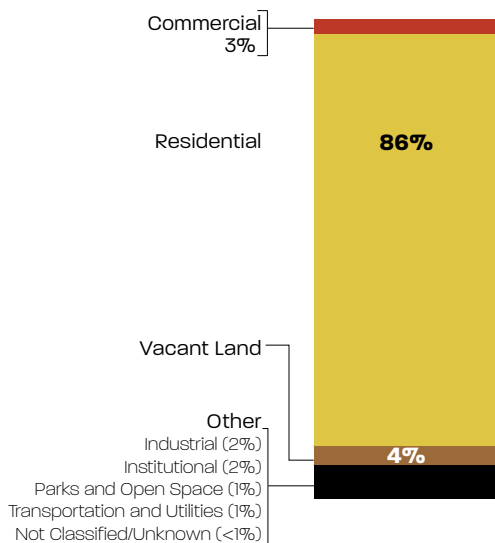
47.2%
2020

Zoning³

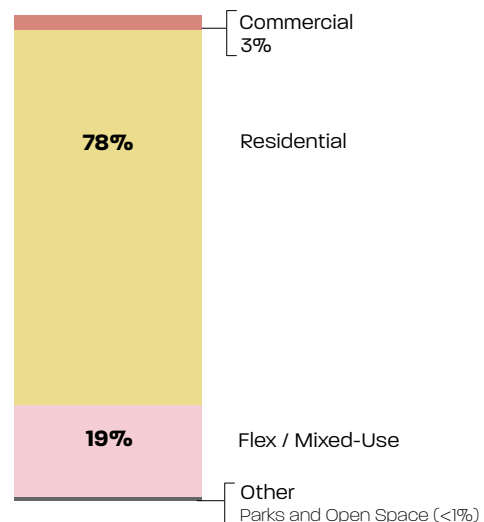


Land Use

CURRENT LAND USE⁴



PLANNED FUTURE LAND USE⁵



NOTE: CURRENT AND FUTURE LAND USE CATEGORIES MAY DIFFER DUE TO DIFFERENT SOURCES.

SOURCES: 1 — 2010 AND 2020 DECENNIAL CENSUS; 2 — 2010 AND 2020 DECENNIAL CENSUS; 3 — 2025 COUNTY DATA; 4 — 2025 COUNTY PARCEL DATA; 5 — 2025 COUNTY PLANNING DATA. ALL PLAN AREA DATA CALCULATED USING THE ACTIVE PLAN BOUNDARY AS OF THE DATE OF THE REPORT.

Development Activity

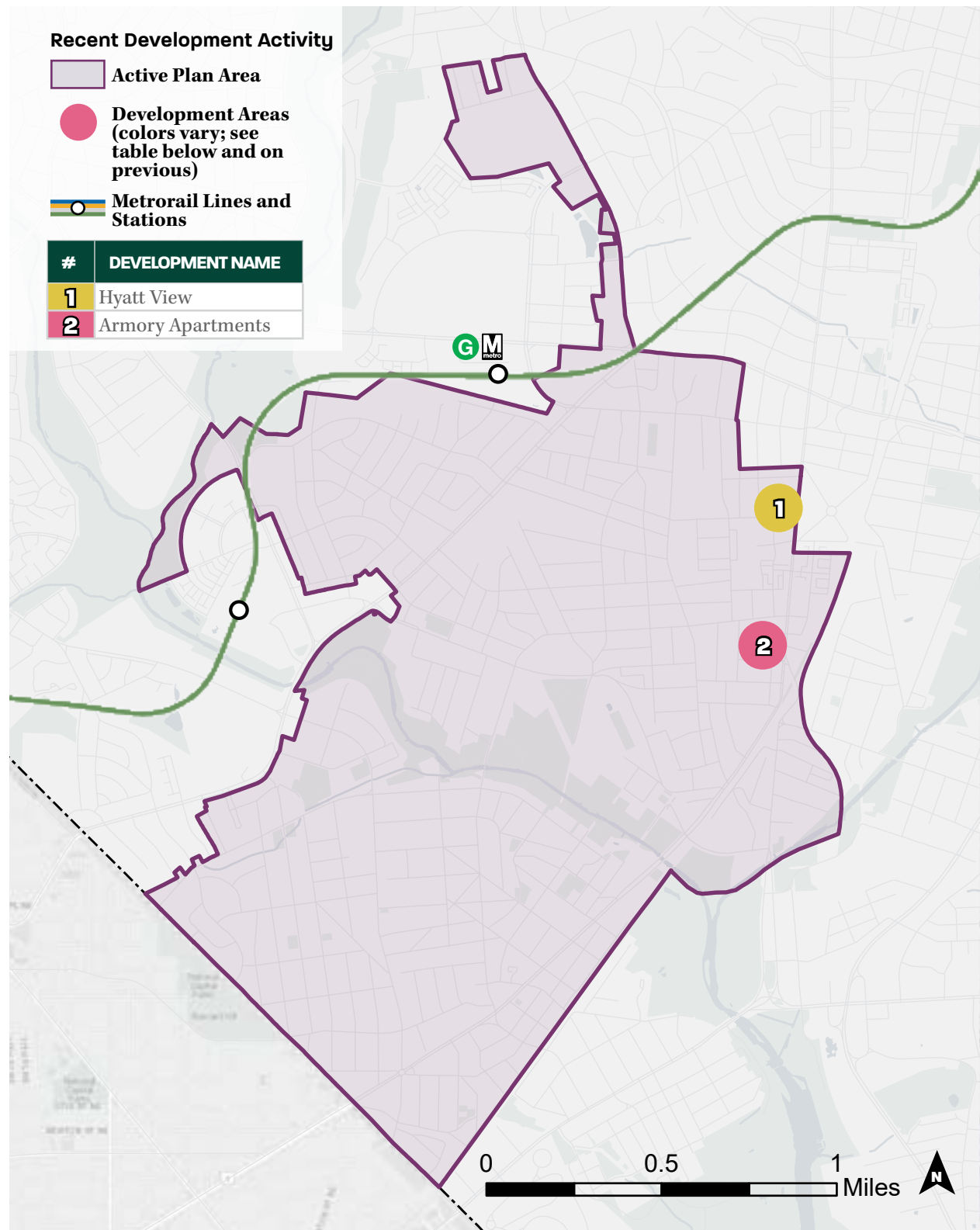
The plan seeks to provide better structure to the plan area and help to define the Arts District as a destination for residents and visitors alike. Seven character areas establish an identity for different parts of the plan area, including town centers, centers for arts production and entertainment, and for residential neighborhoods. Mixed-use town centers are planned for along Rhode Island Avenue across the plan area, interspersed with areas for arts production centered in areas with industrial character.

Some development has occurred since the adoption of the plan, with portions of Rhode Island Avenue being significantly transformed. Hyattsville has seen the most significant transformation. Development has been varied, with housing built at a range of densities and commercial uses generally integrated into the urban fabric.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	Hyatt View	8 units constructed	
Mixed-Use/Flex			
2	Armory Apartments	329 units constructed	33,000 SF constructed

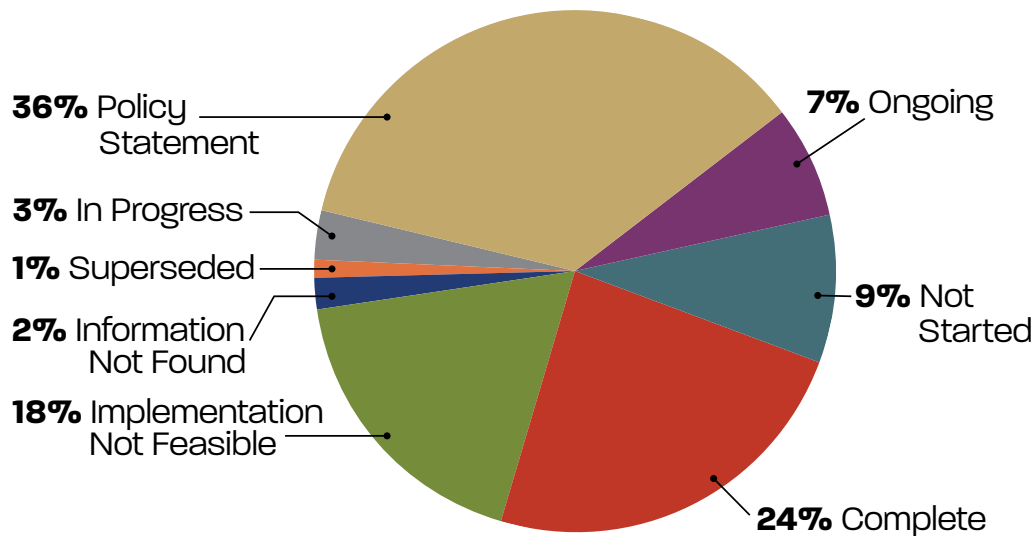
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE OF ALL DEVELOPMENT IN THE COUNTY AND MAY NOT REFLECT THE MOST UP-TO-DATE BUILDOUT INFORMATION. THE PRIMARY SOURCE OF DEVELOPMENT ACTIVITY INFORMATION IS THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT DEVELOPMENT PIPELINE DATASET, WHICH WAS UPDATED THROUGH AUGUST 2022. DEVELOPMENT PIPELINE VALUES INCLUDE THE NUMBER OF RESIDENTIAL UNITS AND THE GROSS FLOOR AREA IN SQUARE FEET OF COMMERCIAL DEVELOPMENT THAT HAVE BEEN BUILT, AS WELL AS THE AMOUNT LEFT TO BE BUILT. ADDITIONAL DATA SOURCES THAT WERE USED TO IDENTIFY DEVELOPMENT ACTIVITY INCLUDE THE COUNTY'S DEVELOPMENT APPLICATION REVIEW TRACKING SYSTEM (DARTS), LOCAL MUNICIPALITY WEBSITES, AND NEWS ARTICLES.

Development Activity



Implementation

Status of Plan Recommendations



KEY CONSTRUCTED PROJECTS ¹



Mount Rainier Artist Lofts were constructed in 2005.



The Prince George's **County African-American Heritage Cultural Center** opened in 2010.



The new **Hyattsville Branch Library** opened March 30, 2022.



The **Rhode Island Avenue Trolley Trail** was completed in 2023.

KEY UPCOMING PROJECTS



The **Allison St. Levee Project** is in construction. This includes Allison Street Levee reconstruction work and 34th Street bridge reconstruction.



M-NCPPC is bidding Design/Build services for a **Multigenerational Center** to be located at 6700 Adelphi Road.



Hyattsville Elementary School is being replaced. Construction began in the summer of 2025.

Challenges

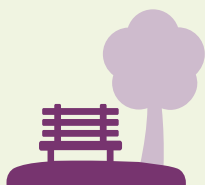
- **Transit access and walkability:** While the Arts District is relatively close to several Metro stations, transit service and walking/biking connections to and from stations are limited in many locations.
- **Stakeholders:** There are many different municipal areas that operate within the Arts District area, which can complicate coordination and investment.

¹ Constructed projects highlight infrastructure, community amenities, or other projects that have been built since plan approval.

Next Steps

Near-Term Opportunities

Many actions from the plan have been completed or are in progress. Some remaining items to support the plan's vision are included below. These also can support implementation of Plan 2035.



Artways: The plan calls for designating three Artway routes that transform ordinary streets into unique, dynamic forms of artistic expression (Artways Recommendation 1). Review the recommended routes and consider ways to prioritize an initial project or community engagement to solicit ideas. This opportunity can help implement Plan 2035 Community Heritage, Culture, and Design Policy 8, to “support the established Gateway Arts District, as well as future arts and cultural districts, to foster synergies among artists and arts-related business opportunities and promote the districts as destinations and economic generators in the County.”

Responsible Parties:

- Gateway Community Development Corporation
- Municipalities
- Department of Public Works and Transportation (DPW&T)



Connected Sidewalks: The plan supports improved and continuous sidewalks and trails (Sidewalks, Trails and Bikeways Recommendation 3). There are several locations where sidewalks are disconnected or inaccessible due to infrastructure such as utility poles. Consider ways to address these issues as part of pilot/temporary projects, or during other infrastructure projects. This can support Plan 2035 Transportation and Mobility Policy 4, to “use complete and green street practices to design, operate, maintain, and retrofit the transportation network in order to improve travel conditions for pedestrians, bicyclists, transit riders, and vulnerable populations consistent with the surrounding area's character.”

Responsible Parties:

- Municipalities
- DPW&T

PLAN UPDATE RECOMMENDATION

- Review for updates as scheduled
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

November 2028

The plan has been amended several times since approved in 2004. During the next progress report update, confirm if there are emerging issues or strategies that should be explored as part of an amendment.

We also recommend consolidating several plans in this area to reduce fragmentation, including: Gateway Arts District Sector Plan, Planning Area 68 Master Plan, Prince George's Plaza TDDP and TDOZMA, College Park-Riverdale Park TDDP, and the portion of East Riverdale-Beacon Heights Sector Plan located west of MD 295 (Baltimore-Washington Parkway).