



## Concept Plan

This sector plan is based on the community’s vision and a concept plan that reflects the intended character of the Arts District. The community’s vision describes 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. The Arts District concept plan builds upon the unique characteristics of the four municipalities to allow the development of more lively commercial and mixed-use centers via seven character areas (see Map 2, Character Areas). A description of each character area is presented below.



*Town center character areas bustling with activity will achieve the Arts District vision.*

### TOWN CENTER

The town center character areas are bustling with residential and business life. They overlay historic commercial centers along US 1 and adjacent redevelopment areas in the municipalities of Hyattsville, Brentwood, and Mount Rainier. Development district standards emphasize the creation of a pedestrian-oriented streetscape that will welcome residents and visitors, establish a build-to line to ensure a common street wall that creates a comfortable sense of enclosure, and minimize total parking requirements while encouraging shared parking. The town center character areas development district

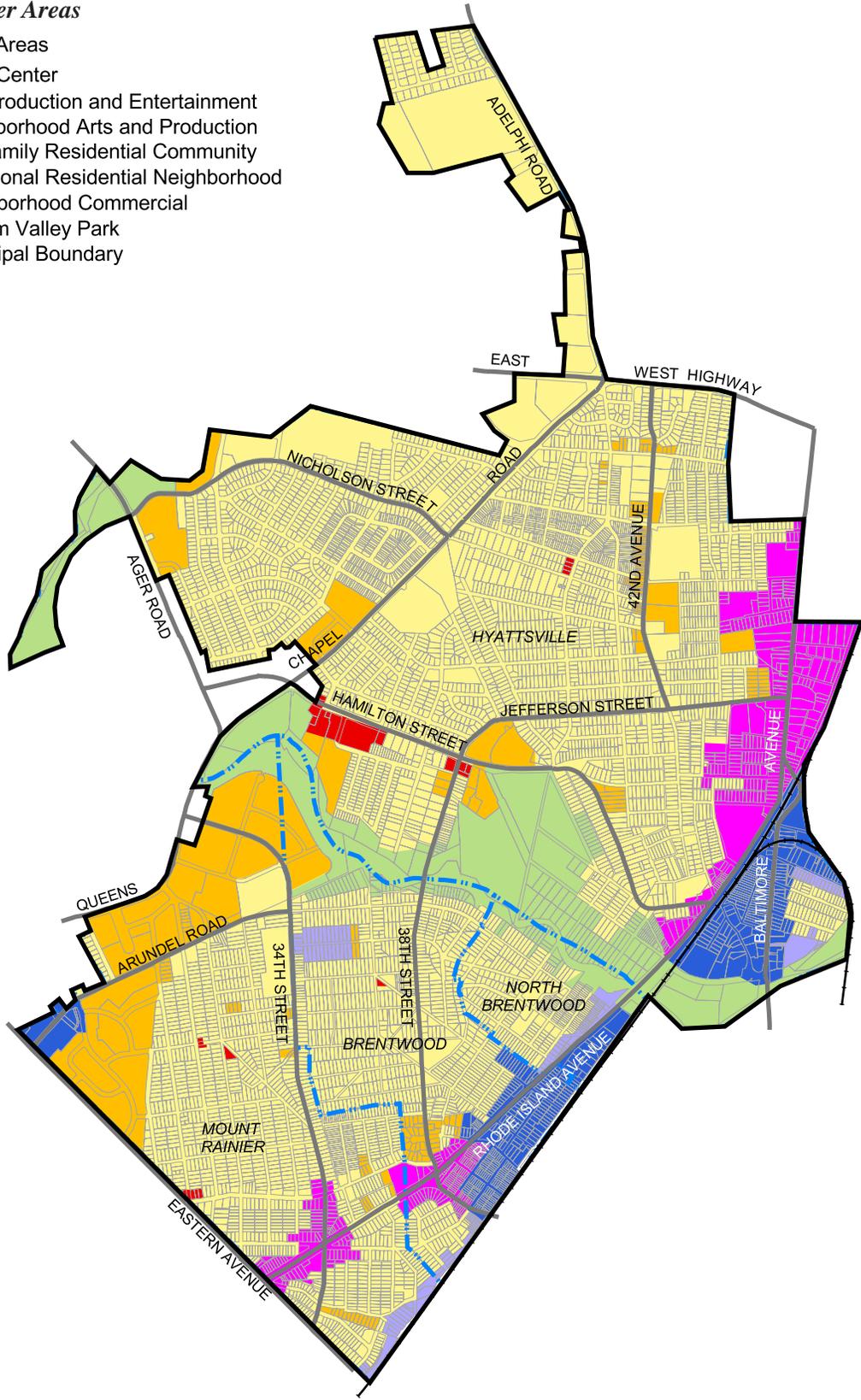
standards do not apply in the M-U-TC Zone where the county-adopted development plan design guidelines prevail.

This development character supports both a horizontal and vertical mix of uses (commercial, residential, civic, arts and entertainment). In particular, residential uses above first-floor retail or commercial uses are desired in the town centers to infuse the areas with new residents who can enliven the streets and support commercial retail. Middle- to high-end housing with structured parking is encouraged. Since these areas are envisioned as active community and arts centers, arts-related commercial, artist live/work space, art studios, craft studios, restaurants, cafés, municipal, civic, and entertainment uses are supported in the town centers.



**Map 2: Character Areas**

- Character Areas
- Town Center
  - Arts Production and Entertainment
  - Neighborhood Arts and Production
  - Multifamily Residential Community
  - Traditional Residential Neighborhood
  - Neighborhood Commercial
  - Stream Valley Park
  - Municipal Boundary





*Arts production and entertainment character areas overlay existing industrially zoned land and provide artists with large-scale production facilities.*

## **ARTS PRODUCTION AND ENTERTAINMENT**

The arts production and entertainment character areas are lively centers of production, industry, and entertainment. They overlay land that is zoned as heavy and light industrial. Two of the three locations identified as arts production and entertainment character areas are on the east side of US 1. The first is between Bunker Hill Road and the Northwest Branch stream valley (Wilens Heights industrial area); the second is on the west side of Alternate US 1 and the east side of the railroad tracks, north of Armentrout Drive (Melrose industrial area). The third area is located in the vicinity of Varnum Street and Eastern Avenue. The US 1 and Alternate US 1 locations currently contain a number of industrial or quasi-industrial uses. Since many artists require welding, iron works, kilns, and similar industrial-like facilities, an arts production and entertainment character is a necessary element to provide a vital and fully functional Arts District.

This development character supports a mix of arts, entertainment, artist live/work space, artist heavy-production space, small-scale retail and commercial business and entertainment uses. These areas will primarily provide the production facilities for large-scale artistic endeavors within the Arts District and a location for noisier entertainment venues. Attractive residential loft space with small-scale retail on the first floor, especially on US 1 and Alternate US 1 (the main streets of the Art District), can also provide an enhanced first impression of the Arts District.

## **NEIGHBORHOOD ARTS AND PRODUCTION**

Neighborhood arts and production character areas are largely occupied by artist studio space and limited industrial uses. They overlay land zoned light industrial located in the middle or on the edge of single-family residential neighborhoods within the municipalities of Mount Rainier, Brentwood, North Brentwood and Hyattsville.

This development character supports arts production space, artist live/work space, and small-scale technical research and development flex-space in underutilized, aging industrial buildings that suffer from functional obsolescence. This character area discourages industrial and quasi-industrial uses that are incompatible to the abutting traditional residential neighborhood character areas.

*The neighborhood arts and production character areas on the edge of residential neighborhoods provide compact artist production space compatible with abutting neighborhoods.*



## MULTIFAMILY RESIDENTIAL COMMUNITY

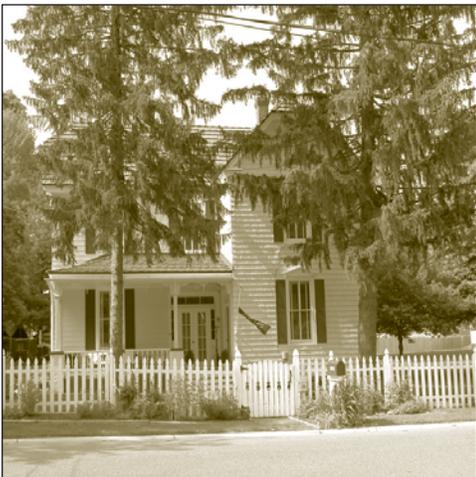
The multifamily residential community character areas are comfortable high-quality apartment neighborhoods. They overlay existing R-30, R-18, and R-10-zoned land in the municipalities of Hyattsville, Brentwood, and Mount Rainier that is developed as multifamily apartment buildings, generally within three-quarters of a mile or less from Metro stations or a commercial center. This character area may also include underutilized land adjacent to a town center.

This development character supports mixed-income, multifamily residential spaces. It allows accessory buildings to be used as studio space for artists, which creates a market niche for artist apartment homes with separate studios.



## TRADITIONAL RESIDENTIAL NEIGHBORHOOD

In many ways, the traditional residential neighborhood character areas suggest a glimpse of small town Americana. They overlay land zoned for single-family housing (attached and detached). The historic houses and streetcar suburban pattern of interconnecting narrow streets and shaded sidewalks within easy access to town centers and Metro are assets to be



*In many ways the traditional residential neighborhood character areas suggest a glimpse of small-town Americana.*

protected from encroachment or significant loss of integrity.

This development character reinforces the existing single-family detached residential neighborhoods as calm, low-traffic, and child-safe. Although the area is residential, fine art and handcraft home occupations are permitted. Development district standards retain the block face and scale of residential streets, as well as prohibit the paving-over of front yards and the construction of overly wide driveway aprons. For the bulk of land within the district, this development character protects the existing traditional pattern of single-family homes built close together on narrow streets laid out in a grid.

*Multifamily residential community character areas provide attractive residential alternatives to single-family homes and offer the ability to provide artist studio space as well.*



*Neighborhood commercial character areas allow residents to easily walk to buy sundries.*

## **NEIGHBORHOOD COMMERCIAL**

Neighborhood commercial character areas overlay a large concentration of commercially zoned land on Hamilton Street and scattered properties already developed with commercial uses located throughout Hyattsville, Brentwood, and Mount Rainier.

This development character provides limited retail services such as specialty or convenience grocery stores, dry cleaners, and similar services within walking distance of neighborhoods. It requires compatibility with adjacent residential neighborhoods for new development. This character area also allows for second story retail, office, art studio, or residential uses above first- floor commercial uses.

## **STREAM VALLEY PARK**

The stream valley park character area provides a green oasis in the center of the Arts District, allowing for recreation, contemplative spaces, and arts programming in open-air venues. The stream valley park character area overlays land generally located in the floodplain that has been reserved to protect the tributaries to the Anacostia River and is a part of the Anacostia Trails Heritage Area (ATHA). This character area bisects the Arts District and US 1.



*The stream valley, as it exists, is barren and uninviting. With appropriate improvements, the stream valley park can become a destination point in the center of the Arts District.*



