

Artist Walk

Hyattsville Arts District

Amory + Aylin + Chase + Maya + Zeynep
ARCH700 | Fall 2023

The Essence of Hyattsville



Vibrant

Historic

Artistic

Diverse

Colorful

Issues

1. Lack of diversity in housing (typology and affordability)
2. Discontinuity of Route 1
3. Lack of welcoming pedestrian spaces
4. The essence of Hyattsville is diluted
5. The justice center is uninviting due to existing program

Existing FG

City Scale



EXISTING FIGURE GROUND 1:250

0 50 100 150

Proposed FC

City Scale



Proposed FG

City Scale



PROPOSED FIGURE GROUND 1:2500

Green Space

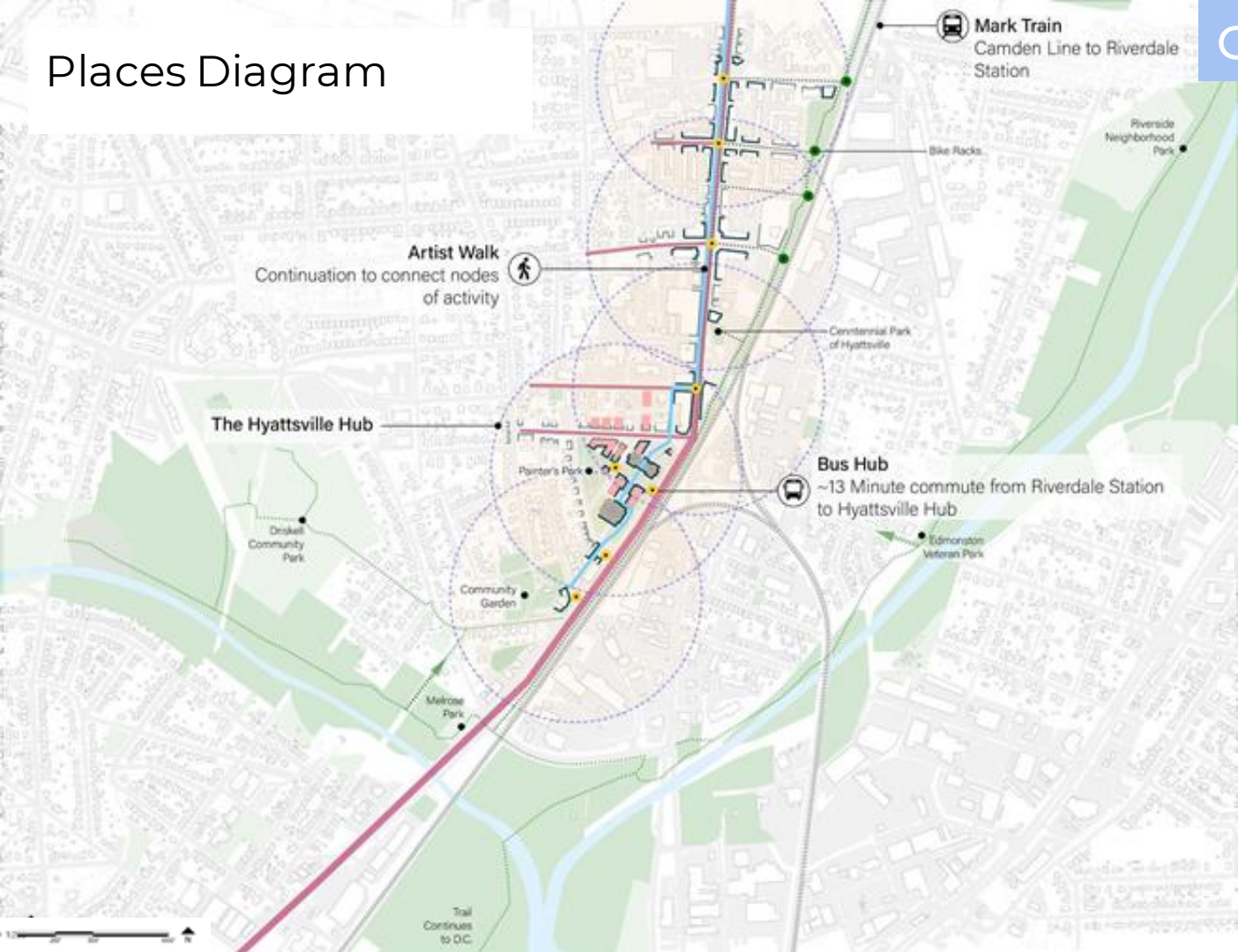
City Scale



GREEN SPACE FIGURE GROUND 1:250,000

Places Diagram

City Scale



Key	
Proposed Development	
Existing	
Natural Node	
Built Node	
Parks	
Node Definition	
Street Definition	
Bike Trail	
Park Walking Trail	
Artist's Walk	
Main Roads	
1250' Radius (5 ft)	

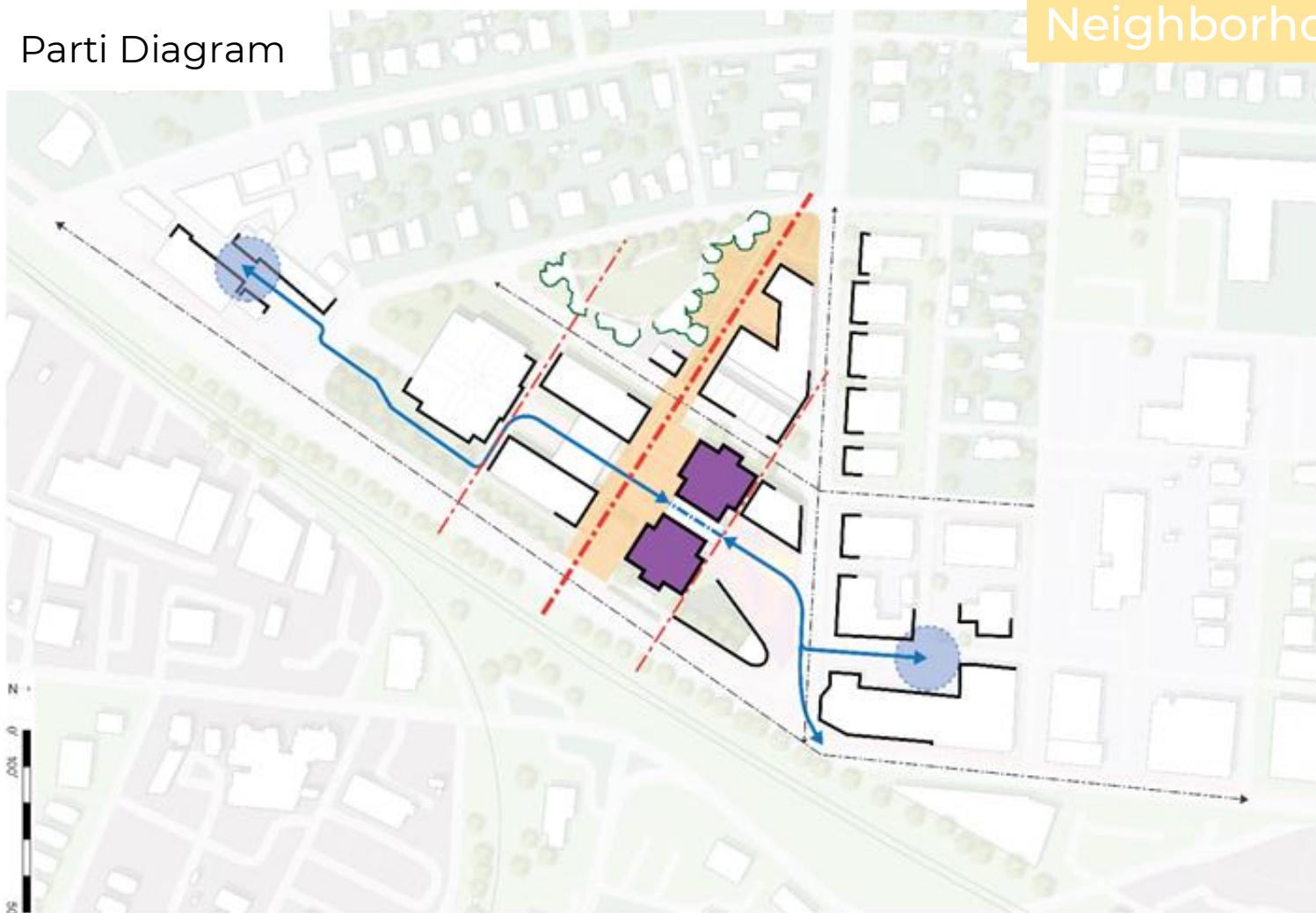
Site Plan

Neighborhood Scale



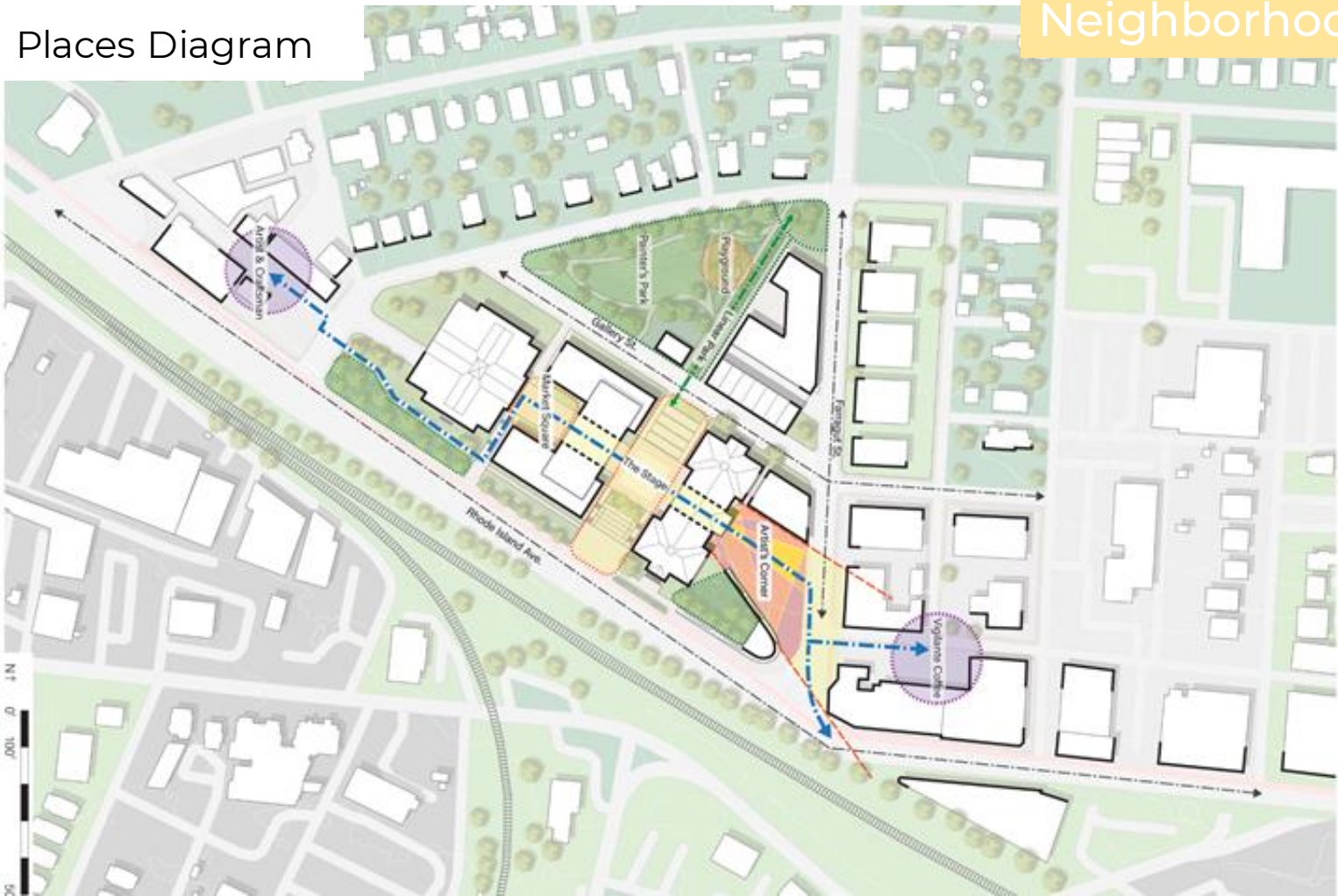
Parti Diagram

Neighborhood Scale



Places Diagram

Neighborhood Scale



Site Sections



1. Section West-East



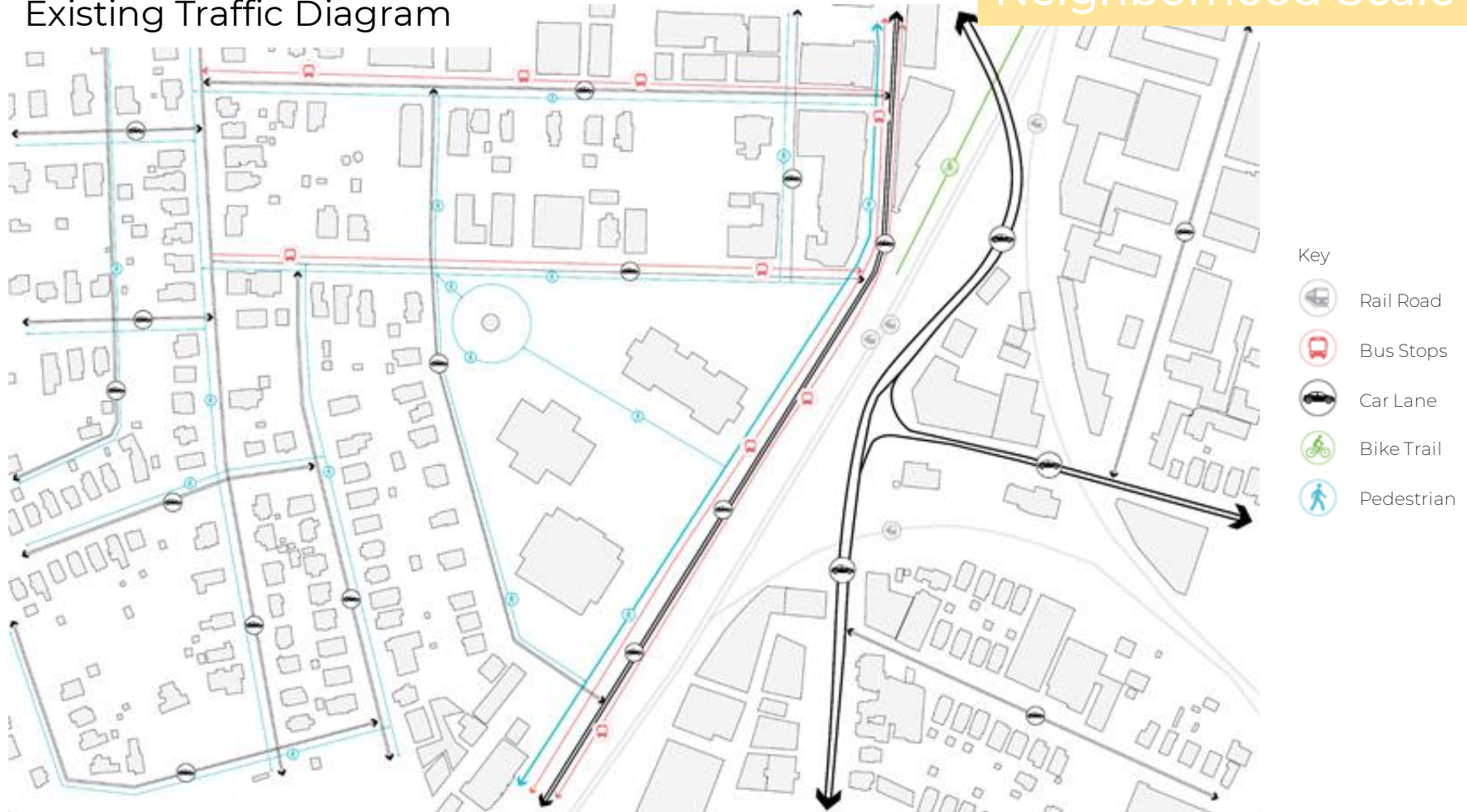
2. Section South-North

0' 50' 100' 200'



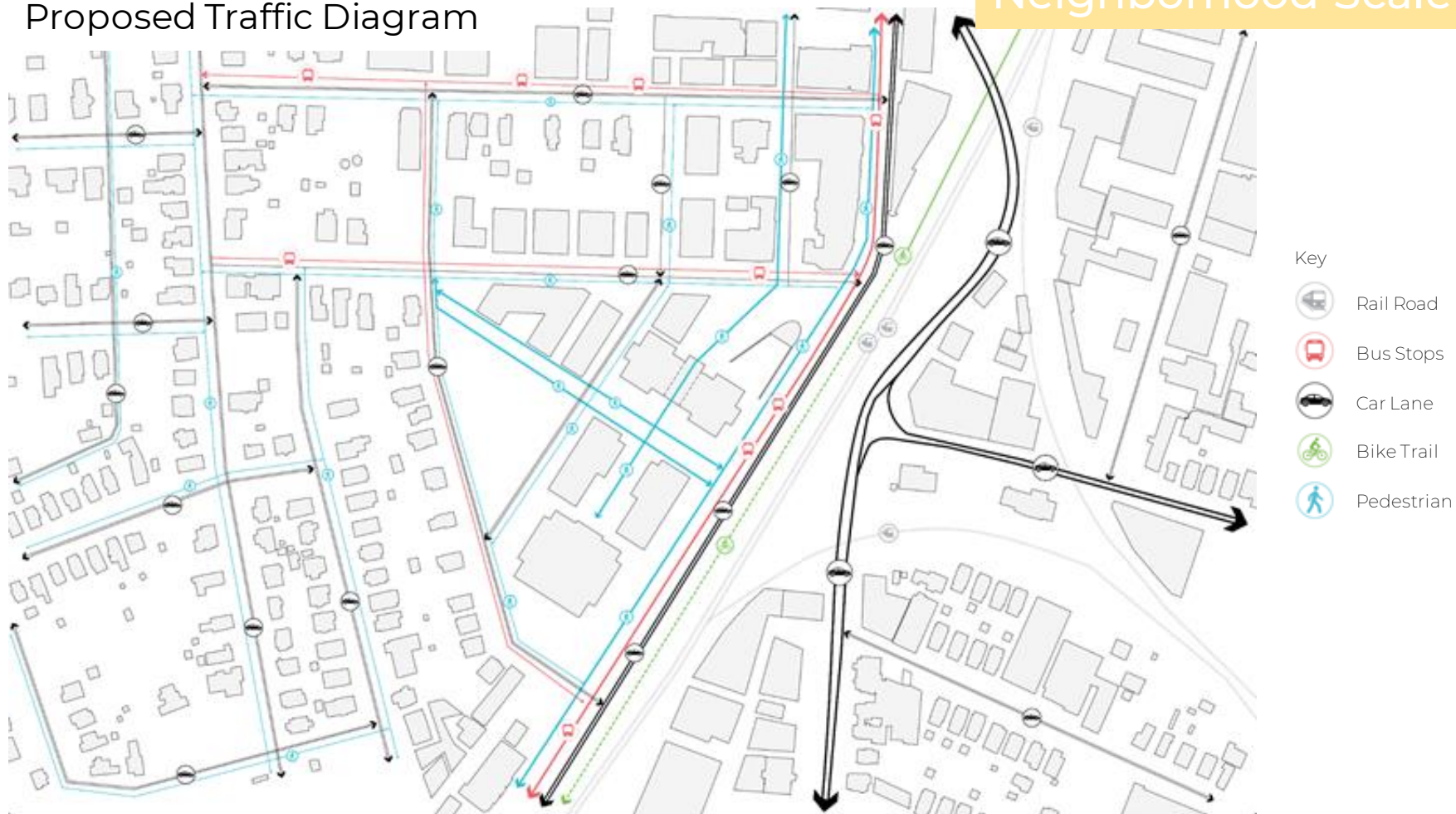
Existing Traffic Diagram

Neighborhood Scale



Proposed Traffic Diagram

Neighborhood Scale



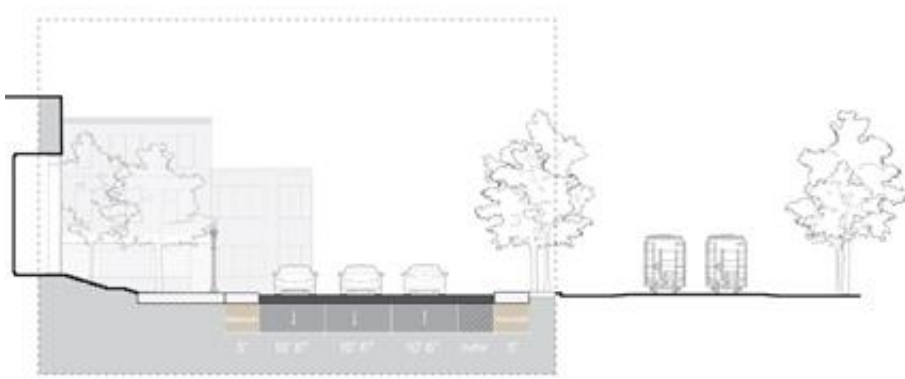
Street Sections



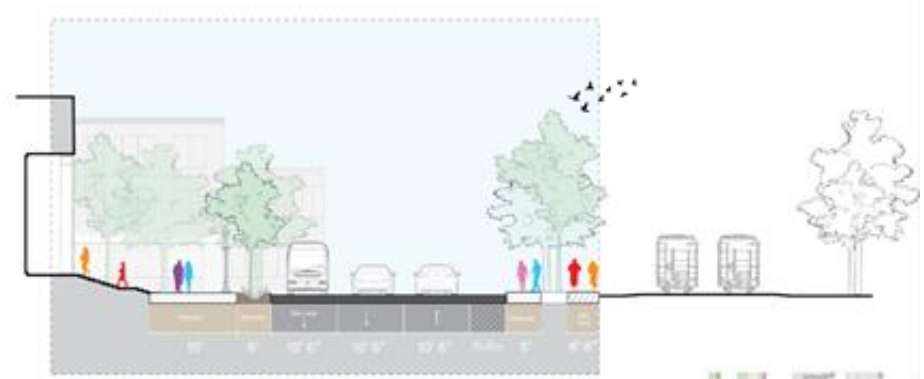
Gallery Street Proposed



Street Sections



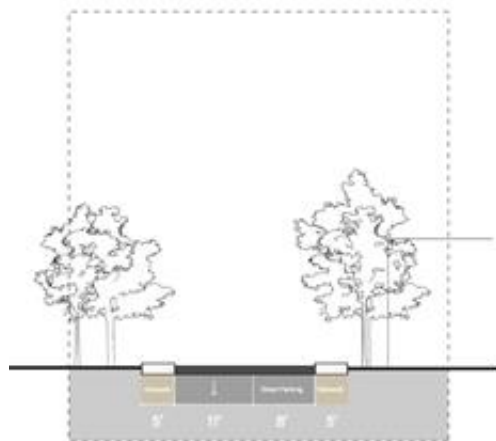
Rhode Island Avenue



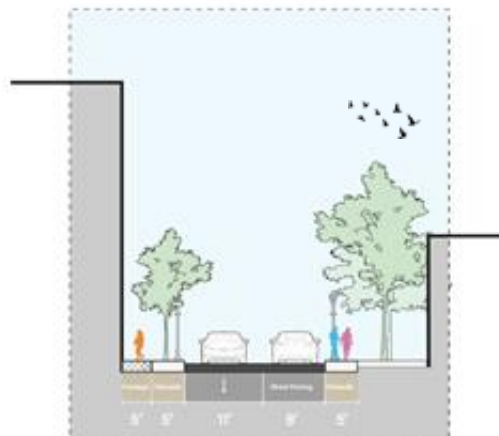
Rhode Island Avenue Proposed



Street Sections



Farragut Street

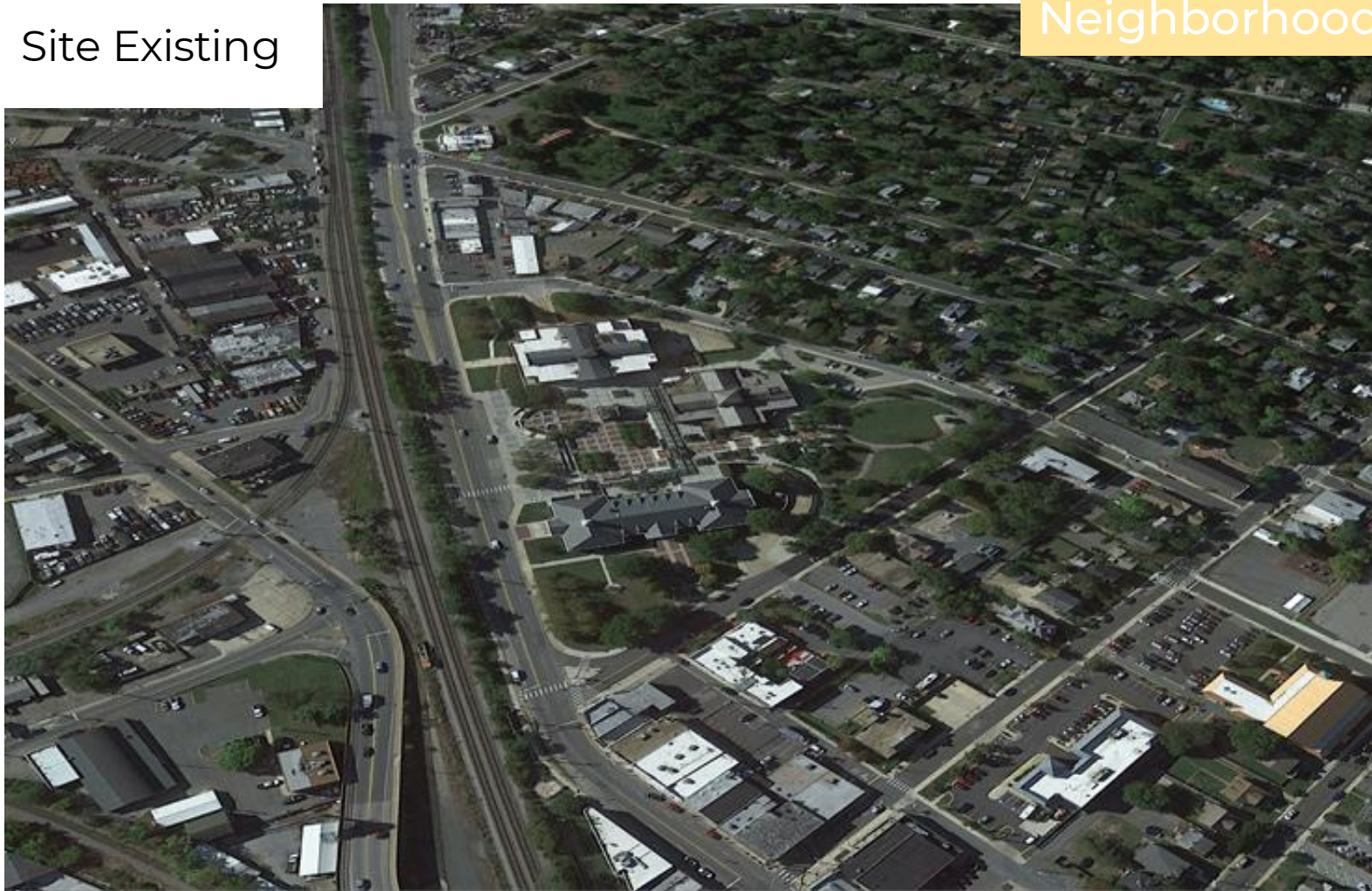


Farragut Street Proposed



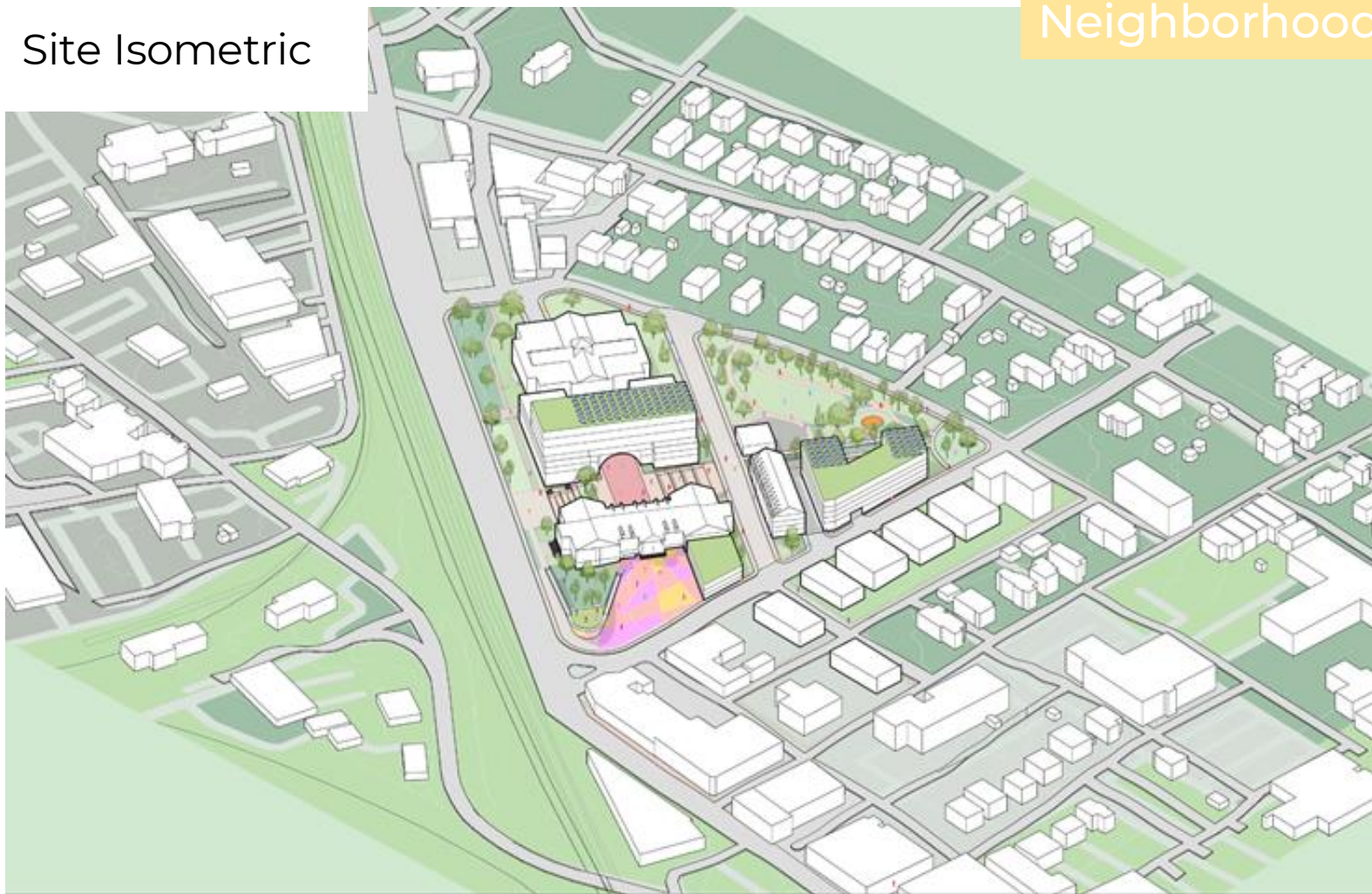
Site Existing

Neighborhood Scale



Site Isometric

Neighborhood Scale



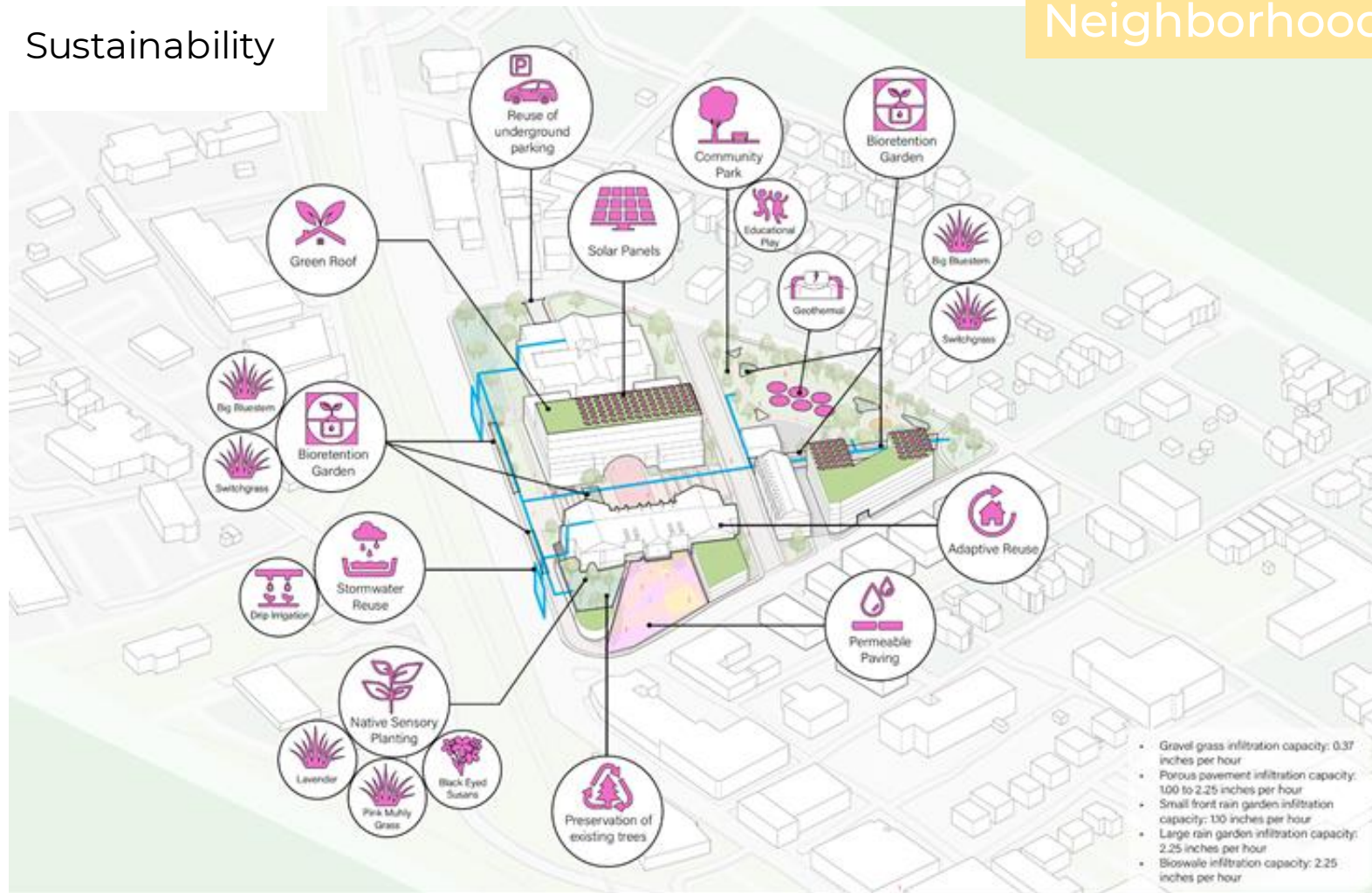
Site Axon | Typology & Program

Neighborhood Scale



Sustainability

Neighborhood Scale



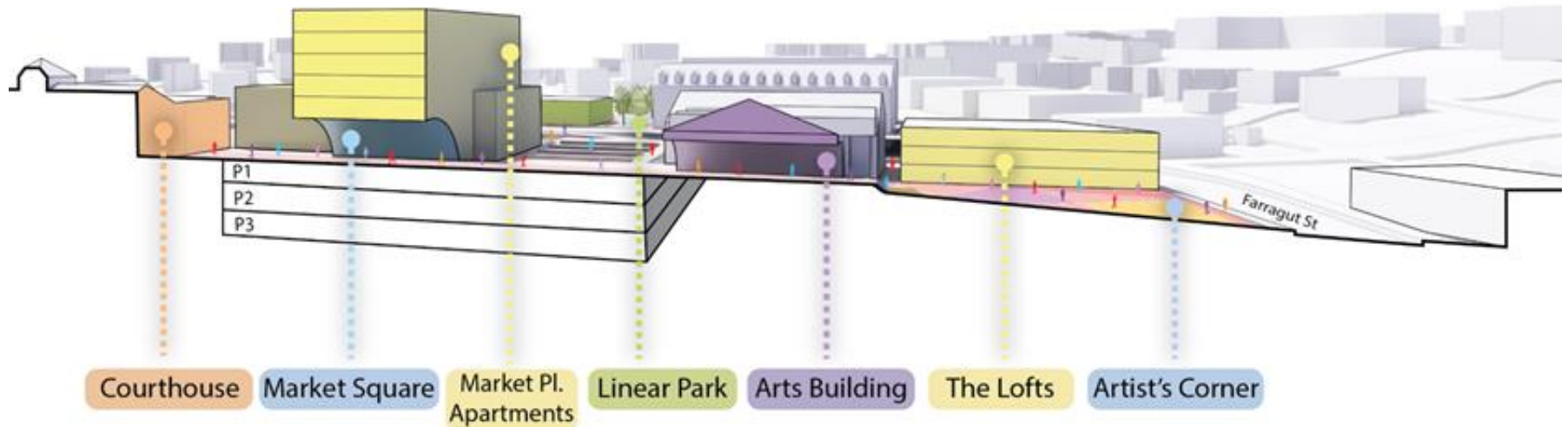


Accessibility

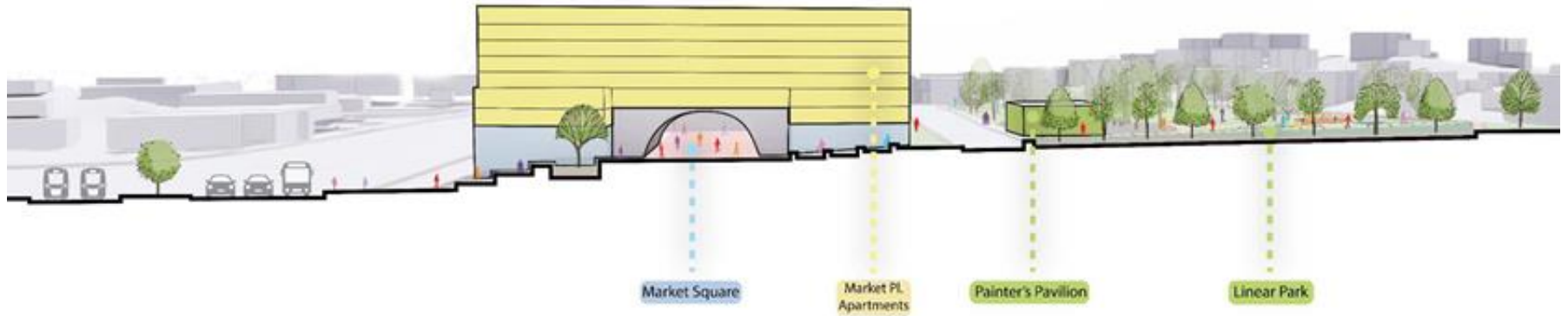
Neighborhood Scale



Section Perspective (artist walk)



Section Perspective (linear park)

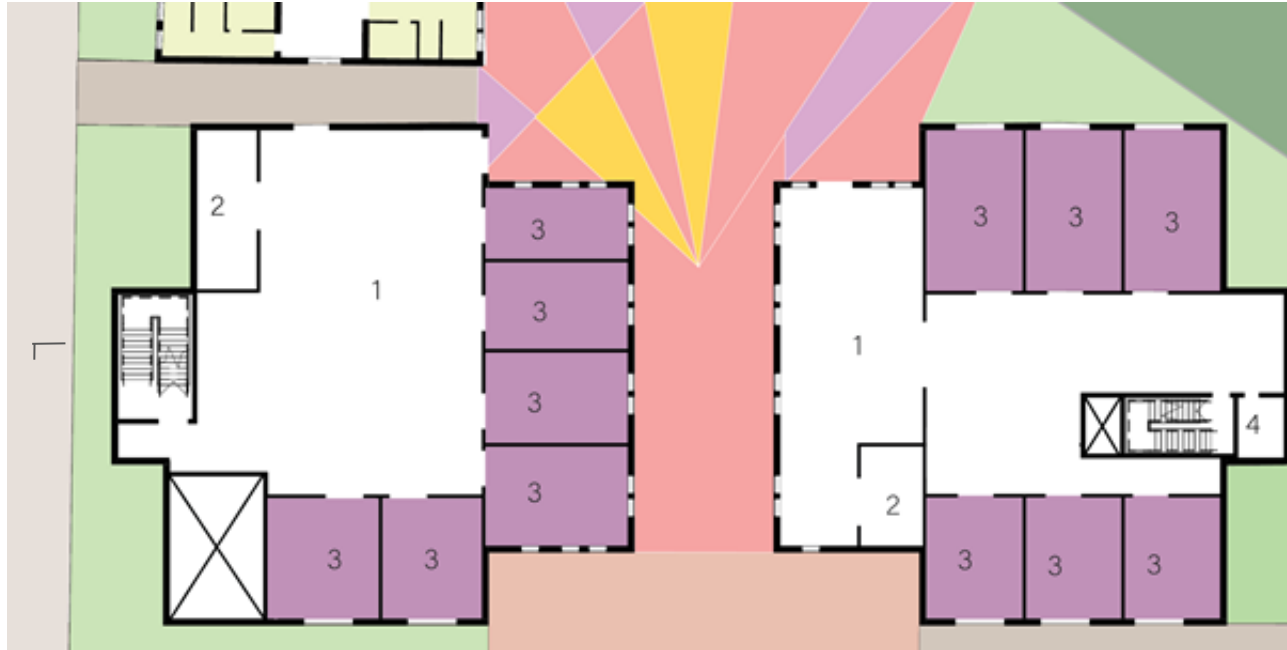


Nolli Plan

Neighborhood Scale



Building Orthographics (Arts Building)



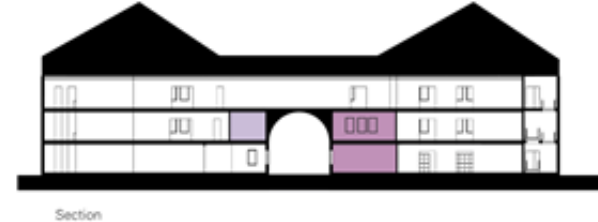
- 1. Lobby
- 2. Restrooms
- 3. Studios
- 4. Janitor Closet



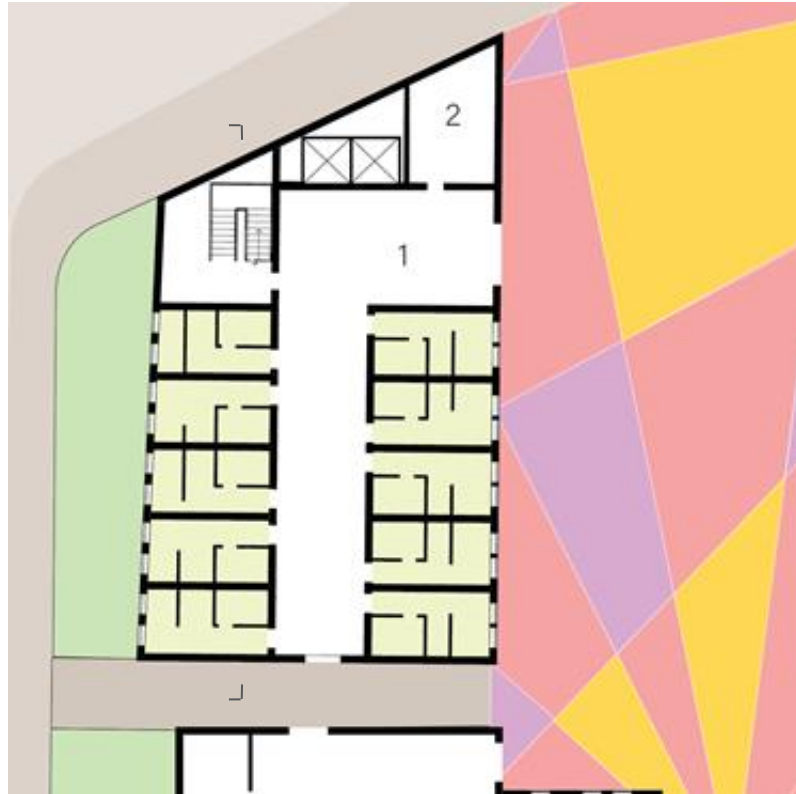
Building Orthographics (Arts Building)



- 1. Exhibit Spaces
- 2. Studio Spaces
- 3. Dark Room
- 4. Restrooms
- 5. Storage
- 6. Classroom
- 7. Admin. Space



Building Orthographics (The Lofts- 30 units)

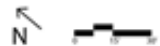
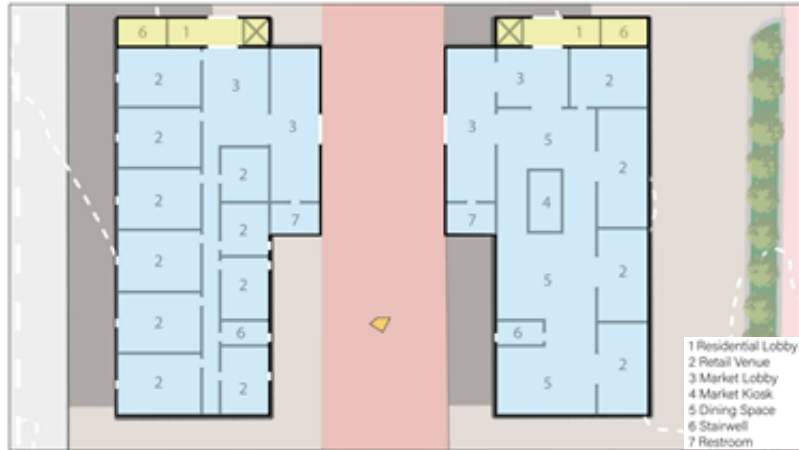


- 1. Lobby
- 2. Trash room



Section

Building orthographics (Market Place Apartments-72 units)

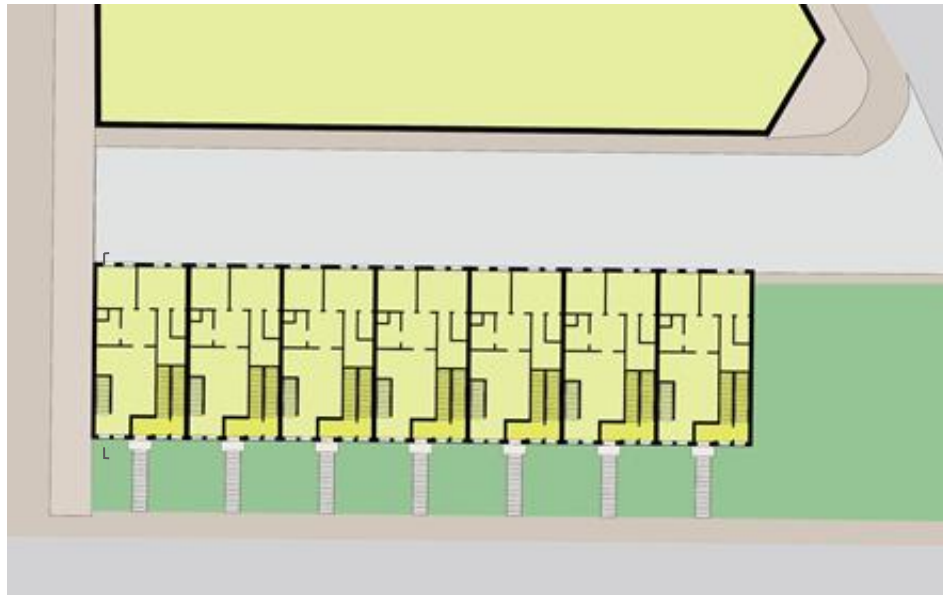


Ground Floor



Typical Floor

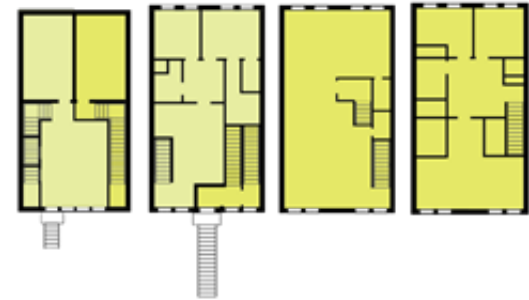
Building Orthographics (Gallery Residences-14 units)



Ground Floor

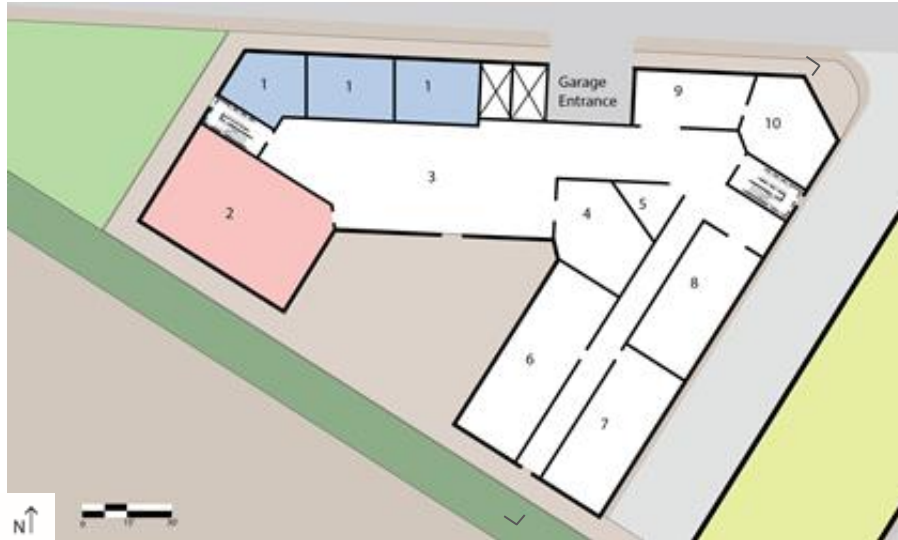


Section

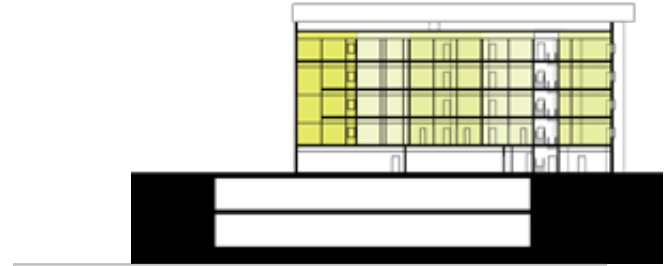


Floor Plans

Building Orthographics (Palette Apartments- 52 units)



Ground Floor



Section



Typical Floor

1. Storefronts
2. Daycare
3. Lobby
4. Leasing
5. Trash
6. Community Room
7. Gym
8. Loading
9. Mailroom
10. Package Storage

Visualizations



Perspective- Artist's Corner



Perspective- Artist's Corner



Perspective - The Stage



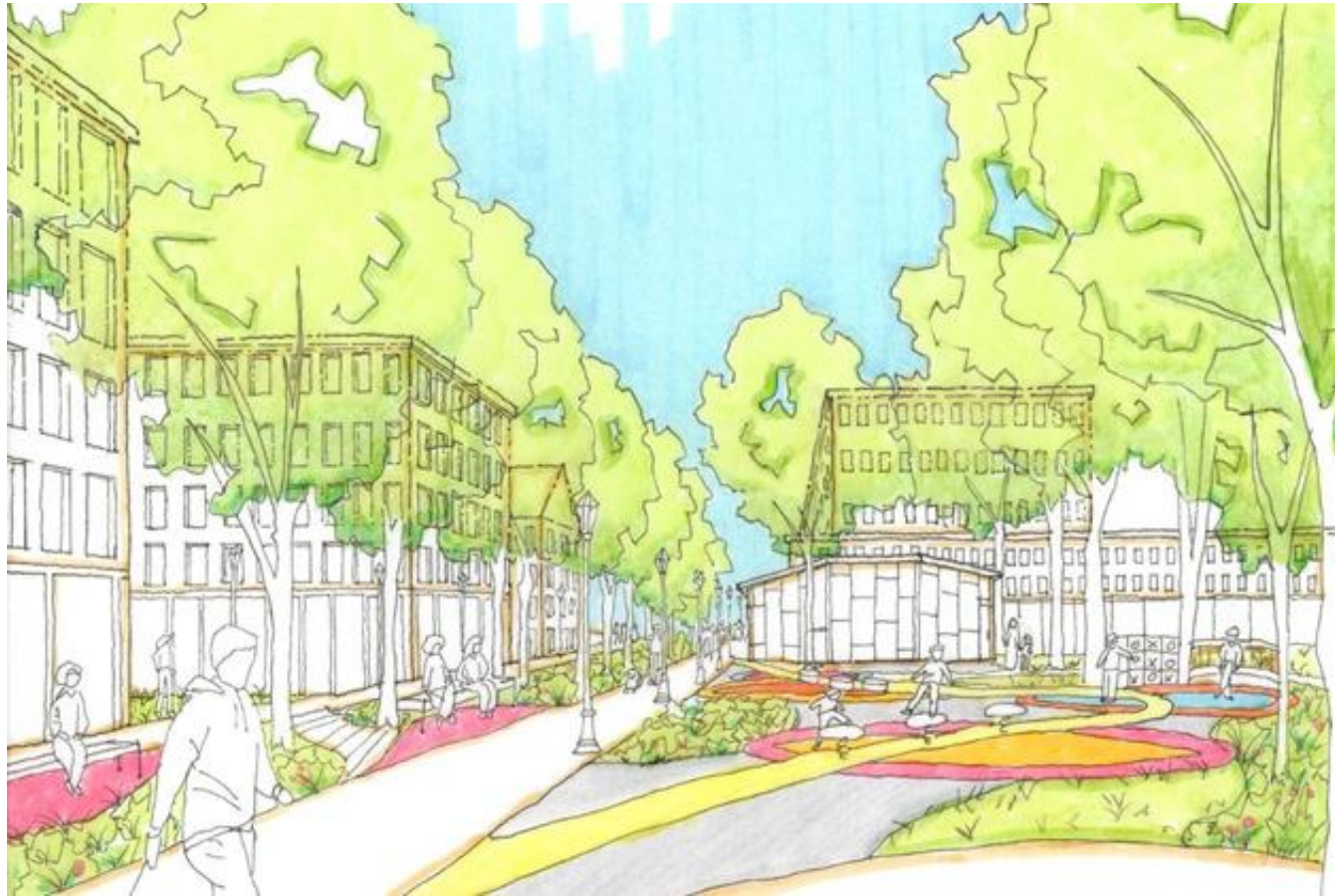
Perspective- The Stage



Perspective - Painter's Park



Perspective- Painter's Park



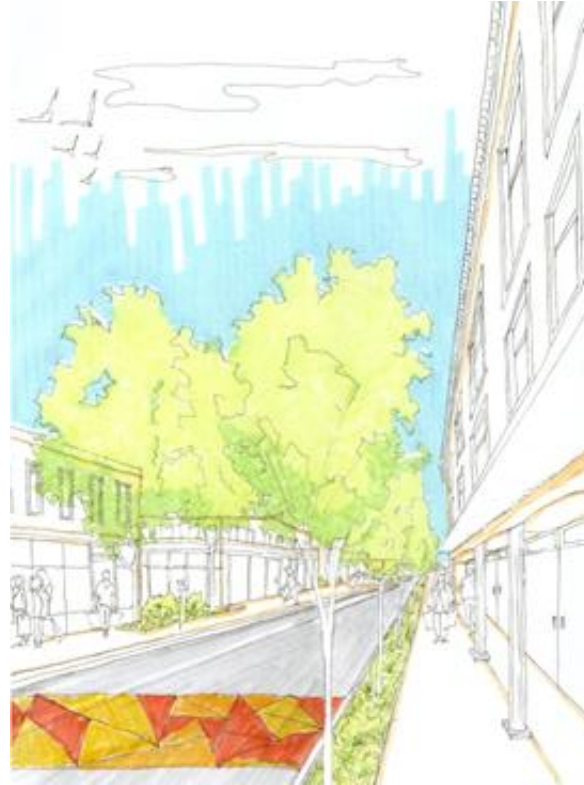
Process Visualizations

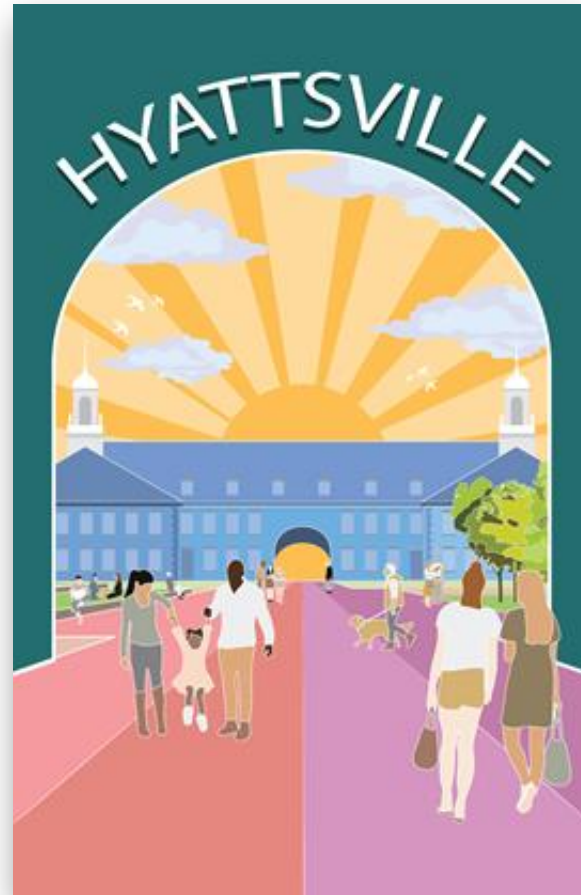



Process Visualizations



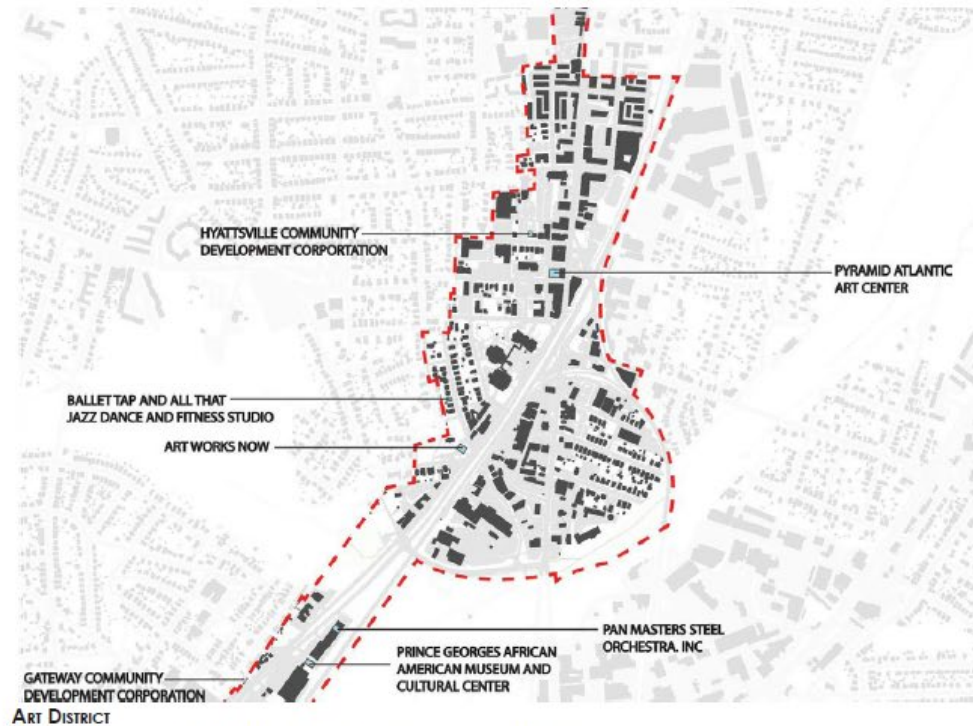
Process Visualizations



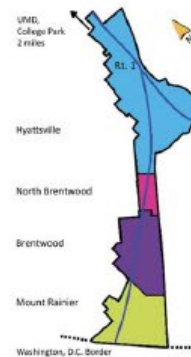


An aerial photograph of a suburban area. A multi-lane highway with a curved interchange runs diagonally from the bottom left towards the top right. To the left of the highway, there are residential streets with houses and trees. To the right, there are more houses and some commercial buildings, including what appears to be a large parking lot or industrial site. The text is centered over the highway and surrounding areas.

The County Service Center and The Torpedo Factory



The Gateway Arts District extends across multiple neighborhoods along Route 1, connecting College Park, Hyattsville, North Brentwood, Brentwood, and Mount Rainier. It ends at the Washington D.C. border. Important buildings throughout the Hyattsville portion of the Arts District include the Hyattsville Community Development Corporation, Pyramid Atlantic Art Center, Ballet Tap and All That Jazz Dance and Fitness Studio, Art Works Now, Pan Masters Steel Orchestra Inc, and Prince Georges African American Museum and Cultural Center. In addition, there are various murals, sculptures, and vibrant statues of birds throughout the Hyattsville art district. Local businesses such as Vigilante Coffee Company add to the vibrant feel of the Arts District.



JUSTICE CENTER SITE CONDITIONS

Three government-owned buildings comprise the Justice Center site, including the Service, Court, and PG County Police Building. Although these are public buildings, public activity is minimal, particularly for Hyattsville Residents. An existing park on the northwest portion of the site is an opportunity for more community activity, as is the paved plaza between the three buildings. The underutilization of the Justice Center site is the main issue to be solved in this project.

1. Service Building



2. Court Building



3. PG County Police Building





HYATTSVILLE SITE PLAN



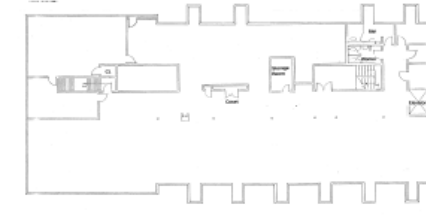
TORPEDO FACTORY SITE PLAN



GROUND FLOOR PLAN



1ST FLOOR PLAN



3RD FLOOR PLAN

County Services Building Plans



FIRST FLOOR



SECOND FLOOR



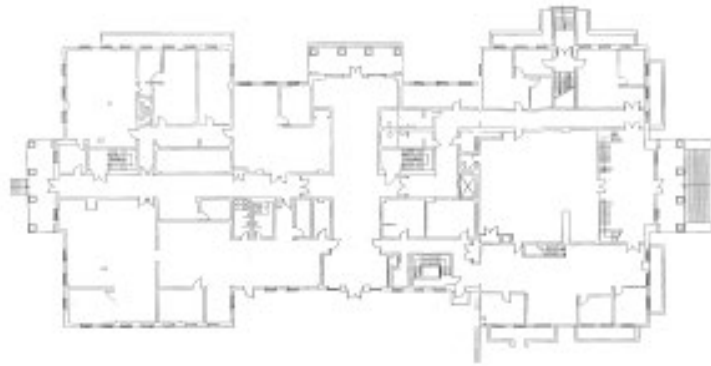
THIRD FLOOR

Torpedo Factory Plans

Opportunities for the County Service Building

The Torpedo Factory in Alexandria, Virginia, serves as a tangible precedent for the currently vacant County Services building, potentially enriching the area with an arts center to connect to Hyattsville's growing art district. Although somewhat different in overall size (about 58,000gsf on two floors for the Torpedo Factory vs 40,500gsf on two floors for the County Service Building), the building footprint is similar in size to the existing Service building. Additionally, the interior of the Service building can be repurposed to have a similar configuration as the Torpedo Factory, with small artist studios open to the public.

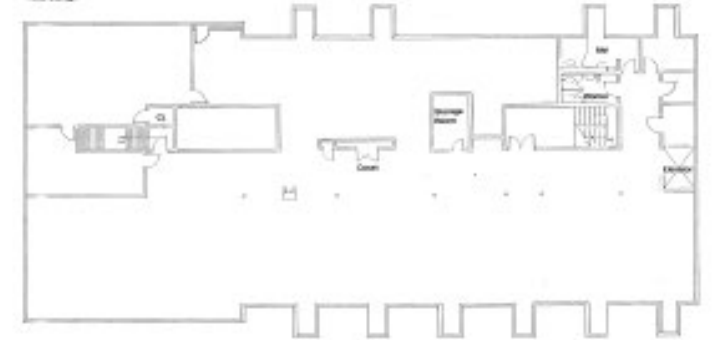
Like the Torpedo Factory, the central axis of circulation could be enlarged to open the building up to the public. Consideration should be given to exterior alterations to the County Service Building that would make it more possible to see inside, appear more inviting, and open the interior activities. Additions to the building could make it closer to the width of the Torpedo Factory, which is about 115' in width at its narrowest point vs 77' for the County Service Building. This exciting opportunity of adaptive reuse can potentially serve as the hub for the Hyattsville art district and support a wide range of emerging artists in the area.



GROUND FLOOR PLAN



1ST FLOOR PLAN



3RD FLOOR PLAN

County Services Building Plans



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Torpedo Factory Plans

Scale Comparison- Both shown at the same scale



**THE BATTERSEA ARTS CENTRE,
LONDON, UNITED KINGDOM**
The Battersea Arts Center, located near Clapham Junction railway station in Battersea, is a performance space featuring theatre productions. The building is also used for weddings, filming, photo shoots, and meetings. Before it was restored, it used to be called the Battersea Town Hall, which was originally opened in 1893.



In 1974, this historic building became a community arts center. During renovation work in March 2015, a severe fire damaged the Grand Hall. Luckily, about 70% of the theatre was revived from the fire and is open today. The renovation was overseen by the firm Haworth Thompkins, who helped transform the building for over a decade.



In this site plan, the footprint of the Battersea Arts Center is replaced with the footprint of the County Services building in the Hyattsville Justice Center. This adaptive reuse project serves as a precedent for the opportunity to transform the services building into an art center.



**TORPEDO FACTORY ART CENTER,
ALEXANDRIA, VA, 1974**
The Torpedo factory is located on the Potomac River in Old Town, Alexandria, Virginia. It was formerly the U.S. Naval Torpedo Station and was converted into an arts center in 1974. The original torpedo station was constructed in 1918 and then converted into government storage in 1945.

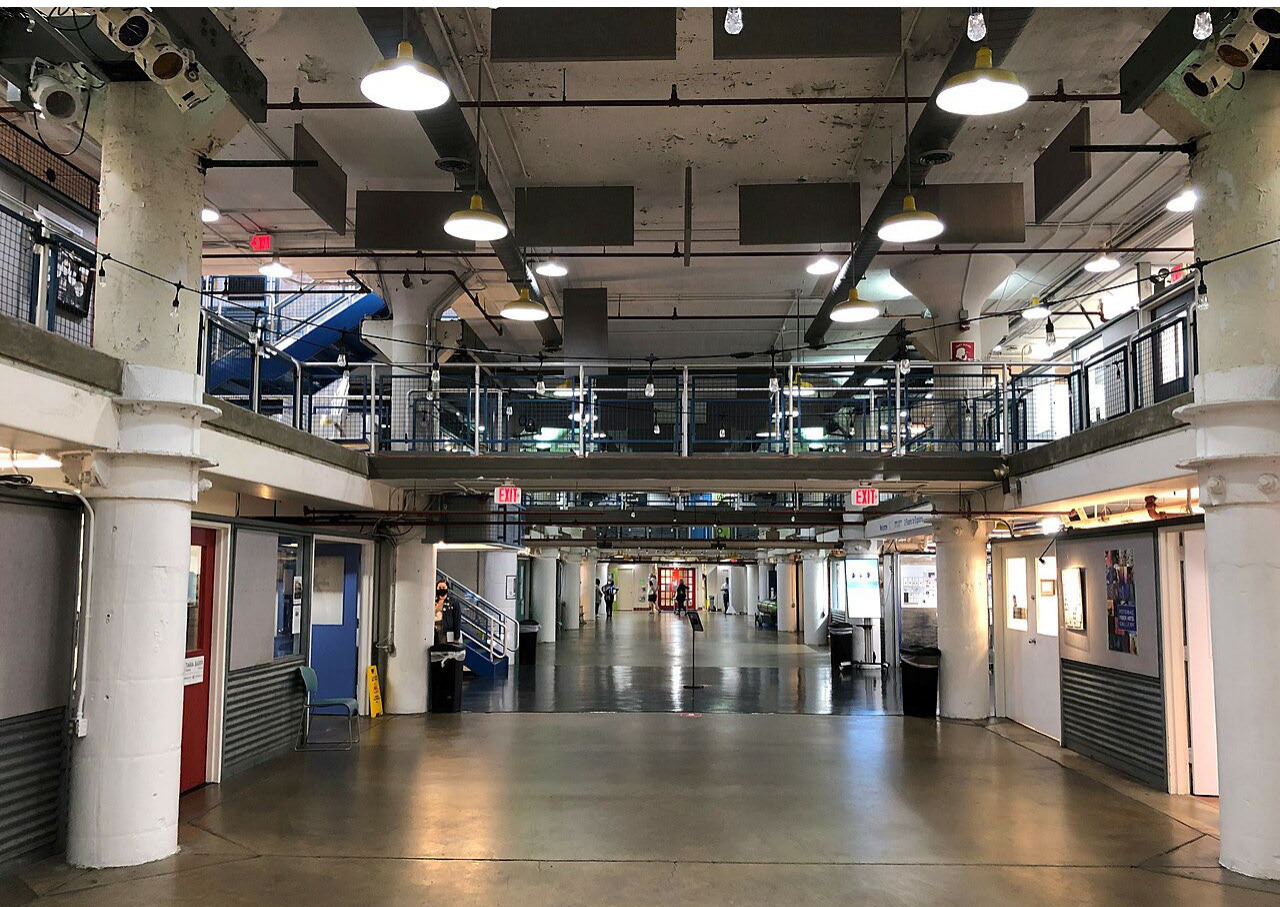


The Torpedo Factory Art Center houses a large number of artist studios that the public can view. The visitors can interact with local artists who work in different art styles, including ceramics, jewelry, fiber, painting, photography, printmaking, stained glass, and sculpture. The factory contains eight interactive galleries, workshops, and 82 artists' studios.



The Torpedo Factory serves as a place-making element for the Old Town area, engaging the local community through public art exhibits and events. This also serves as a precedent for the reuse of the County Services building in Hyattsville.





Artist Crossing



Sandra, Ploy, Abdu, Kevin

Agenda

- Project Overview
- Site Conditions
- Justice Center
- Artist Row
- Additional Strategies

Project Overview

- Initial Project Scope

Propose a **new design for the Justice Center block** amid the continuous growth of the city of Hyattsville and its Art's District.

Initial observations revealed a **lack of available programming or activities** for residents and visitors. The disconnect between the site and neighboring town of Edmonston was another clear challenge/issue of the site.

- Refined Project Goals

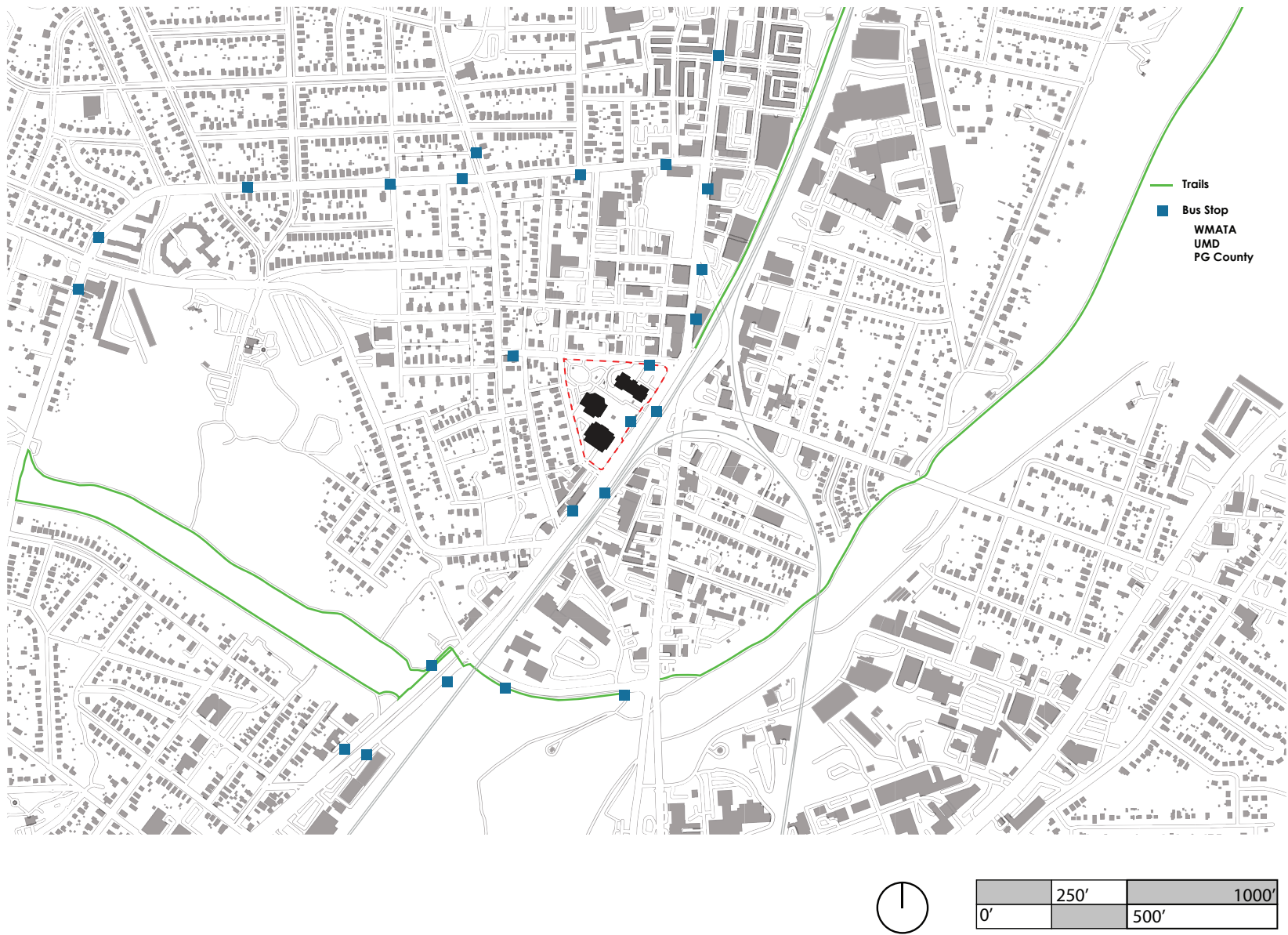
1. Re-Activate the vacant County Service Building
2. Bridge the gap between the site and Edmonston
3. Improve visitor accessibility
4. Propose development along Baltimore Avenue

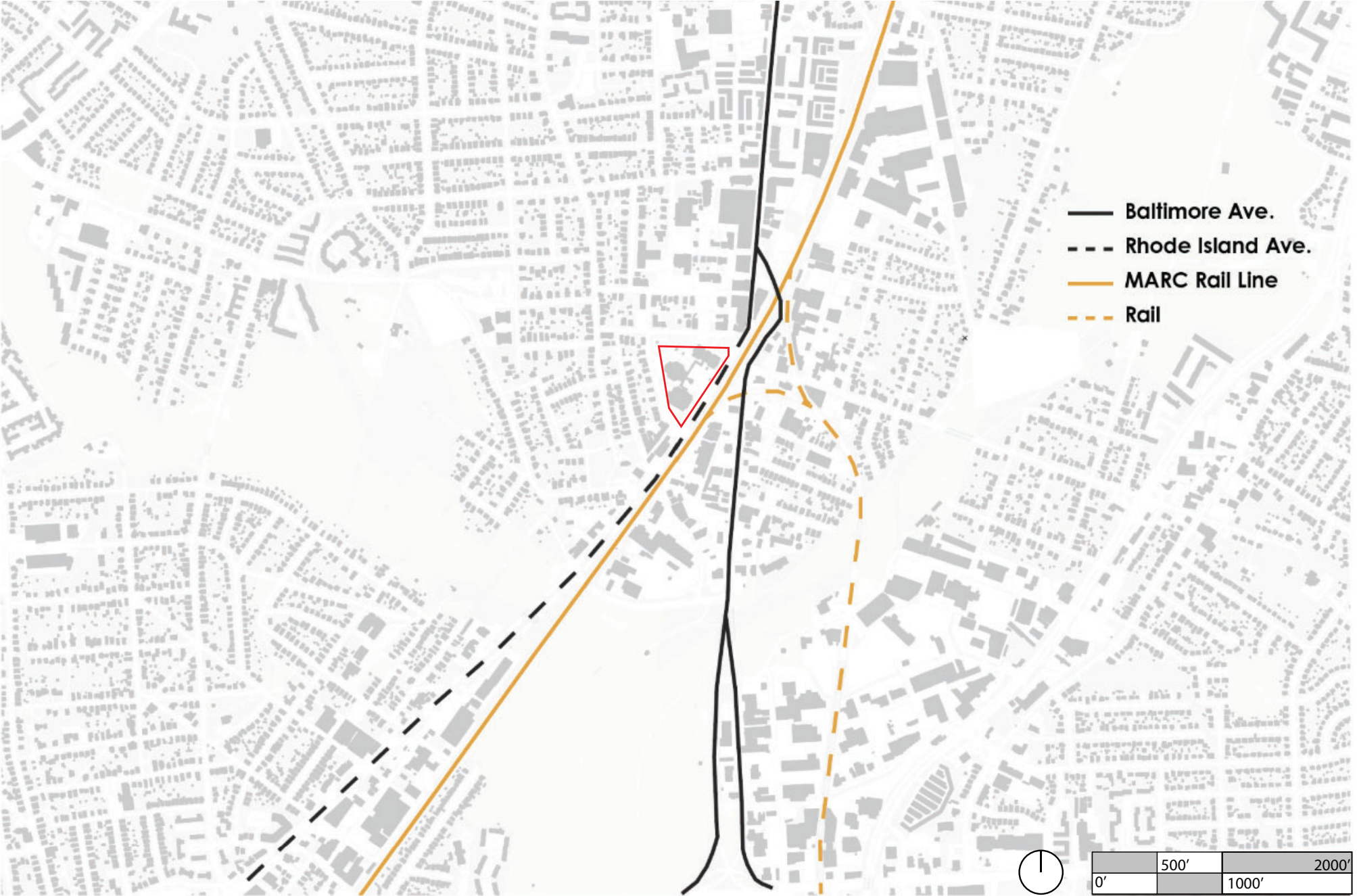


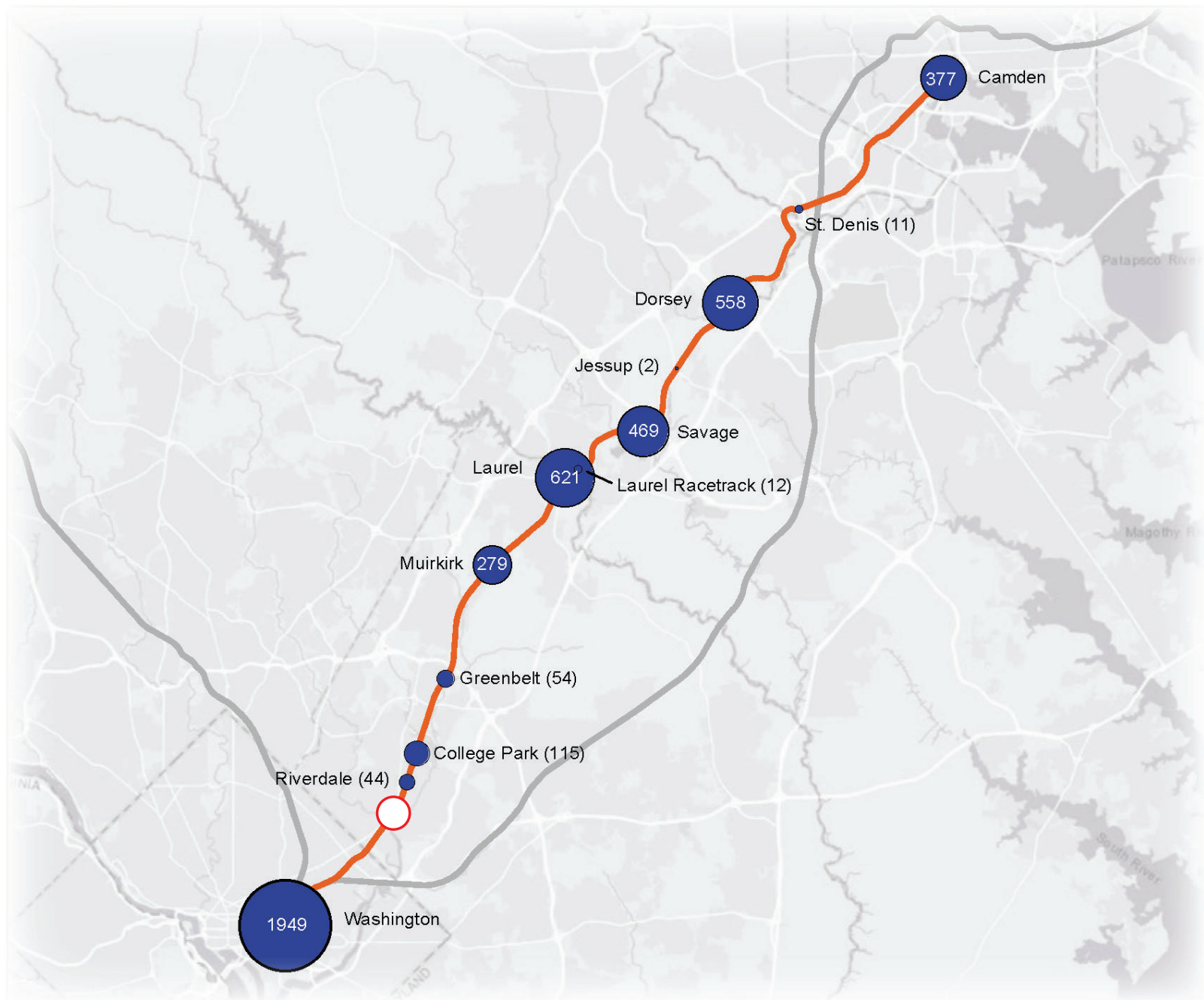


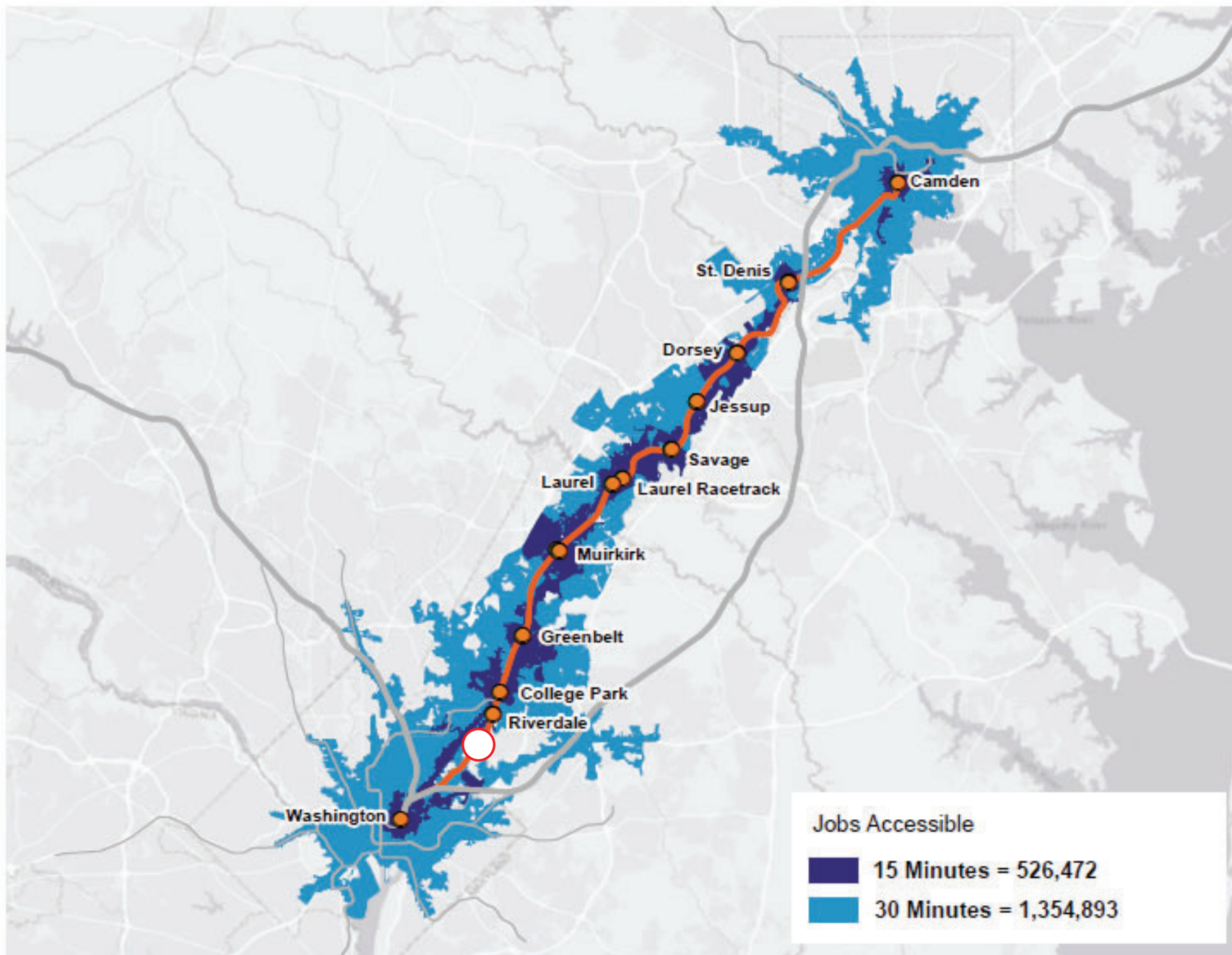
	1000'	4000'
0'		2000'





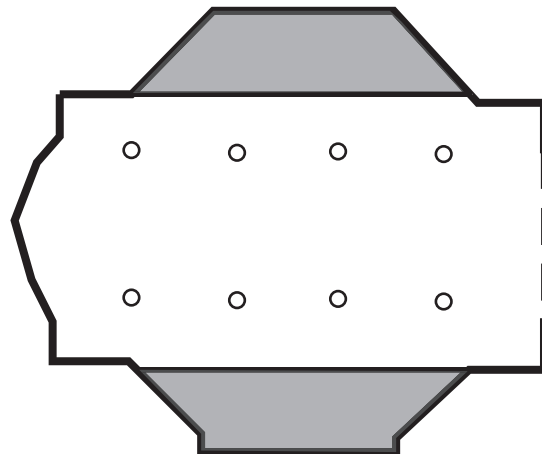
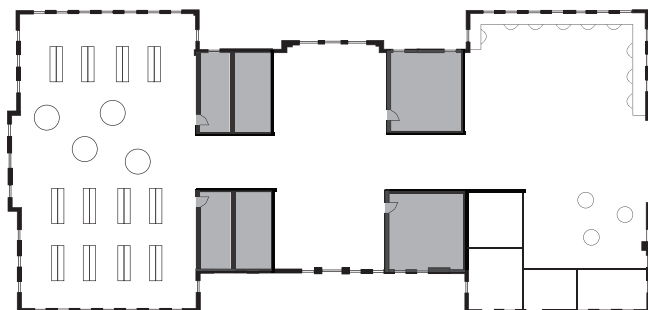
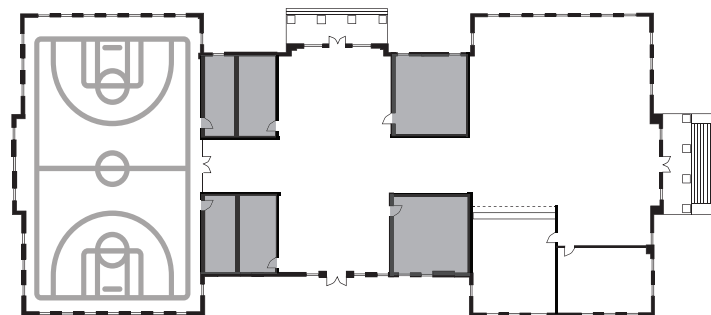








Justice Center





SITE SECTION A



SITE SECTION B

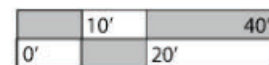




Existing Figure Ground



Current Rhode Island Ave. Street Section



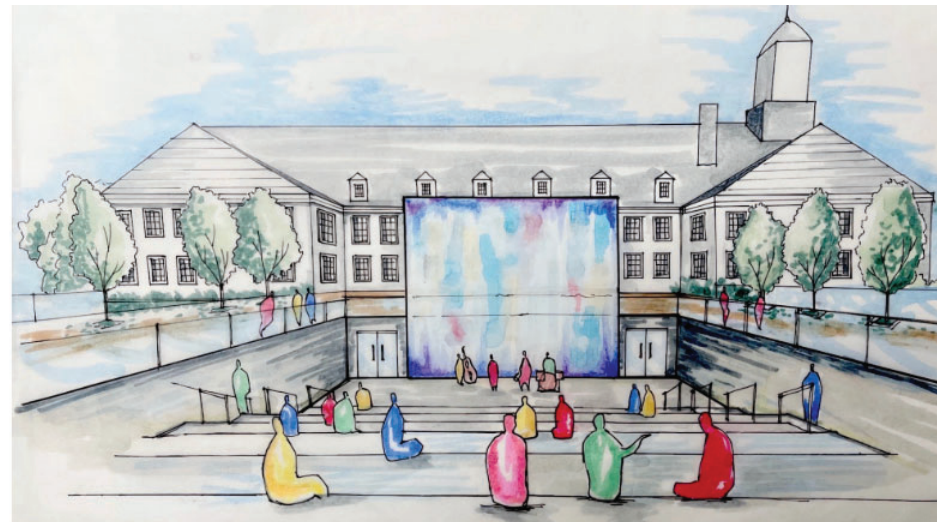


Illustrative Site Plan



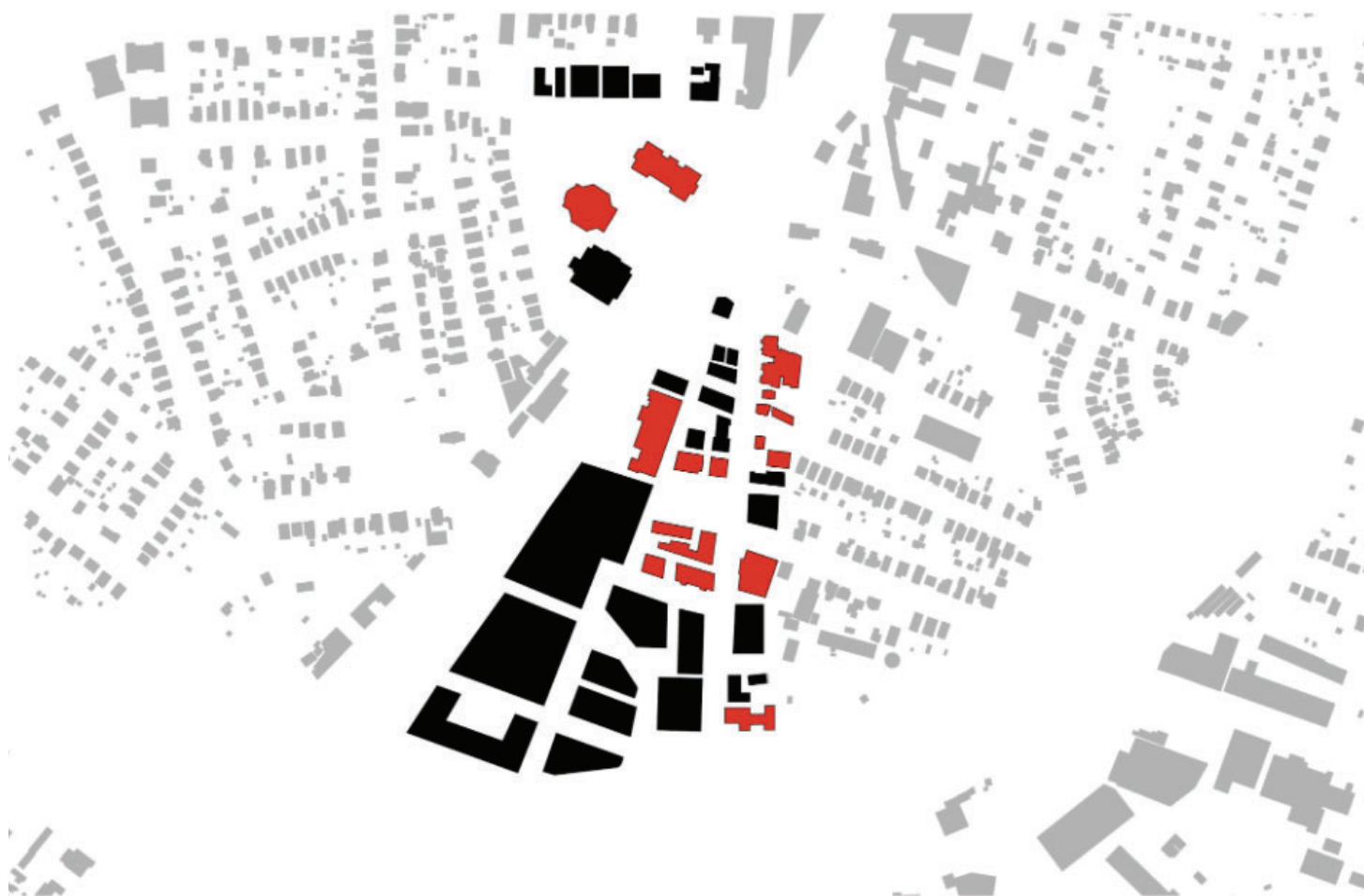
Proposed Rhode Island Ave. Street Section

	10'	40'
0'	20'	

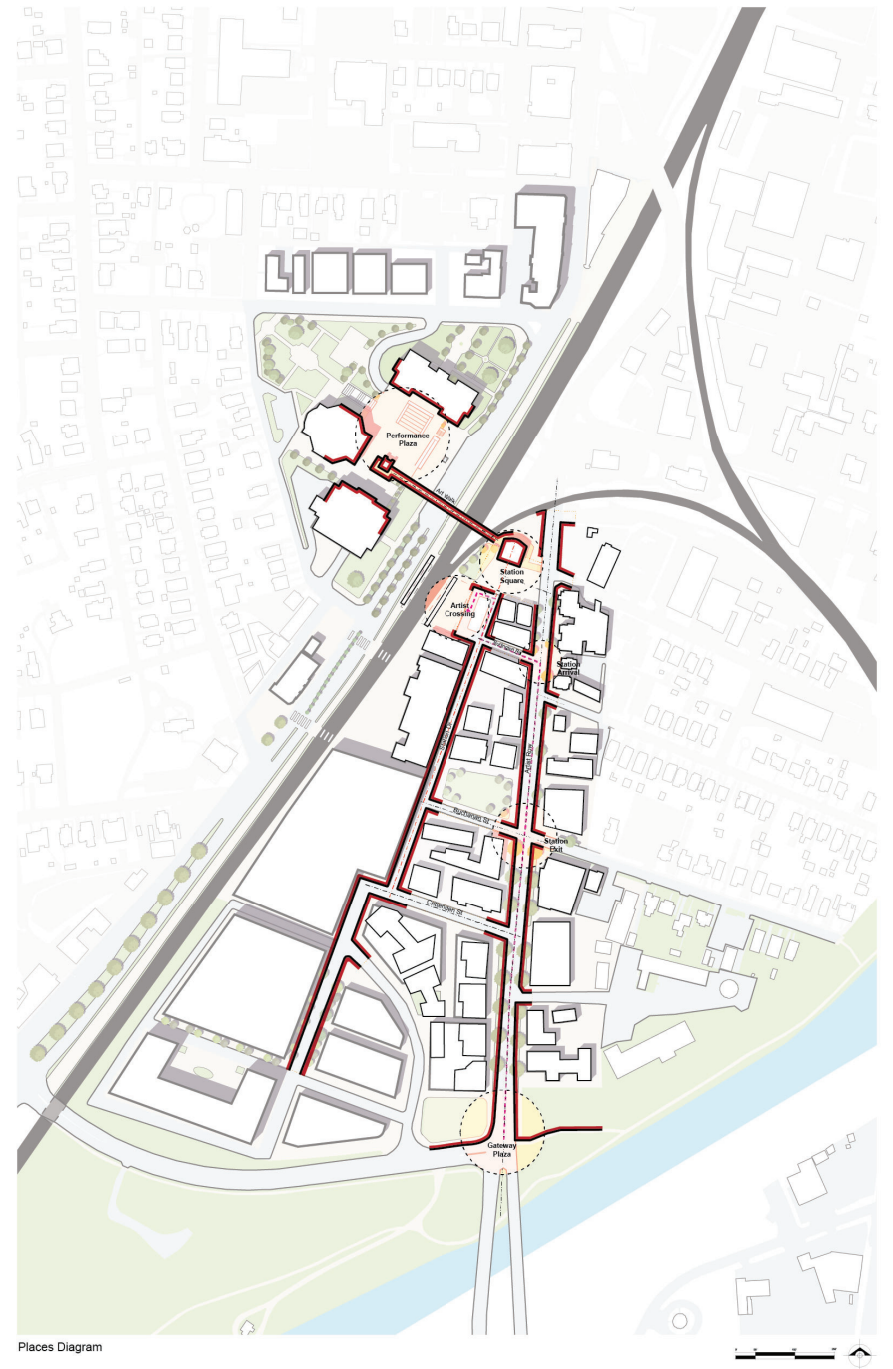




Artist Row

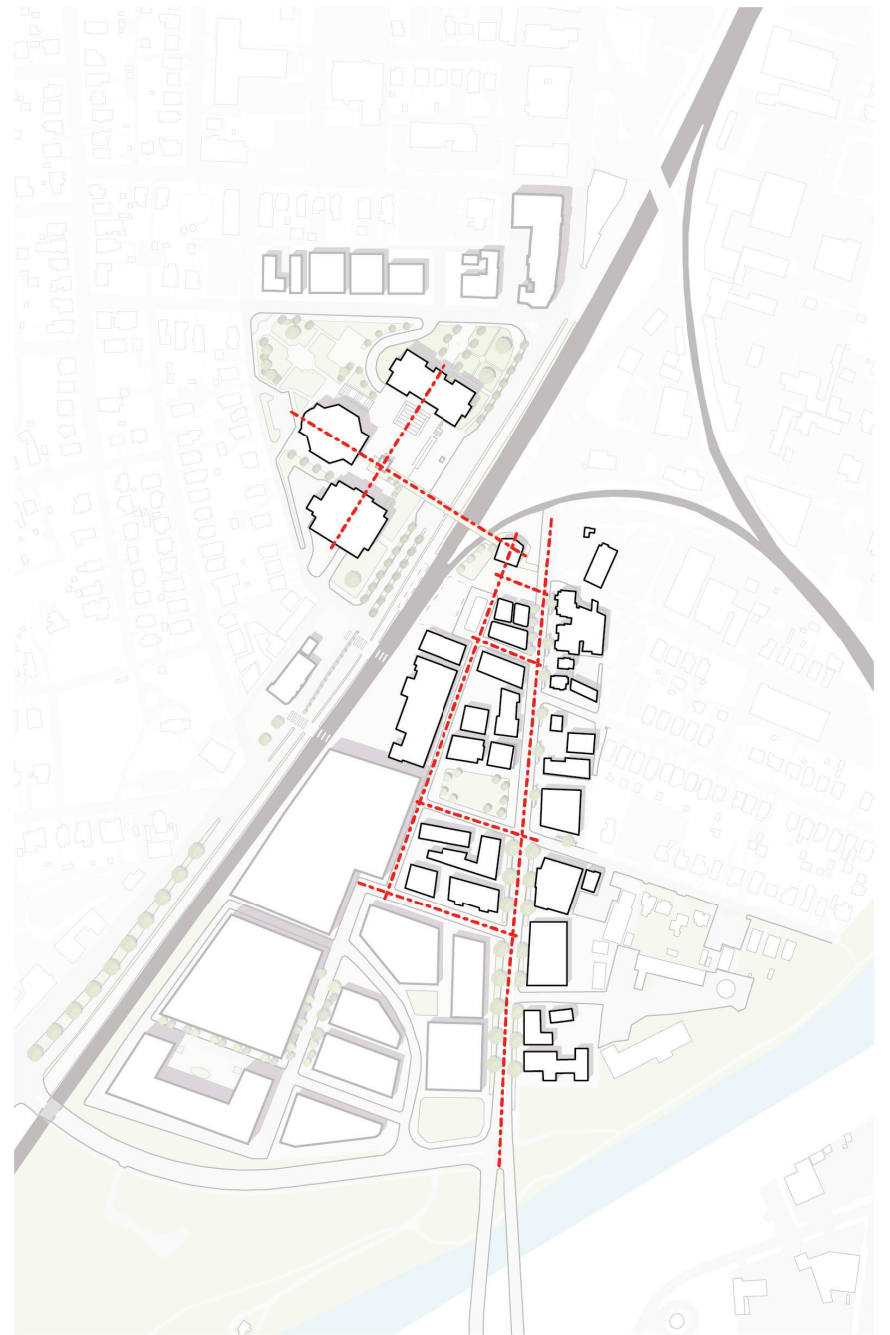


- Proposed
- Existing
- Adopted





Connectivity Diagram



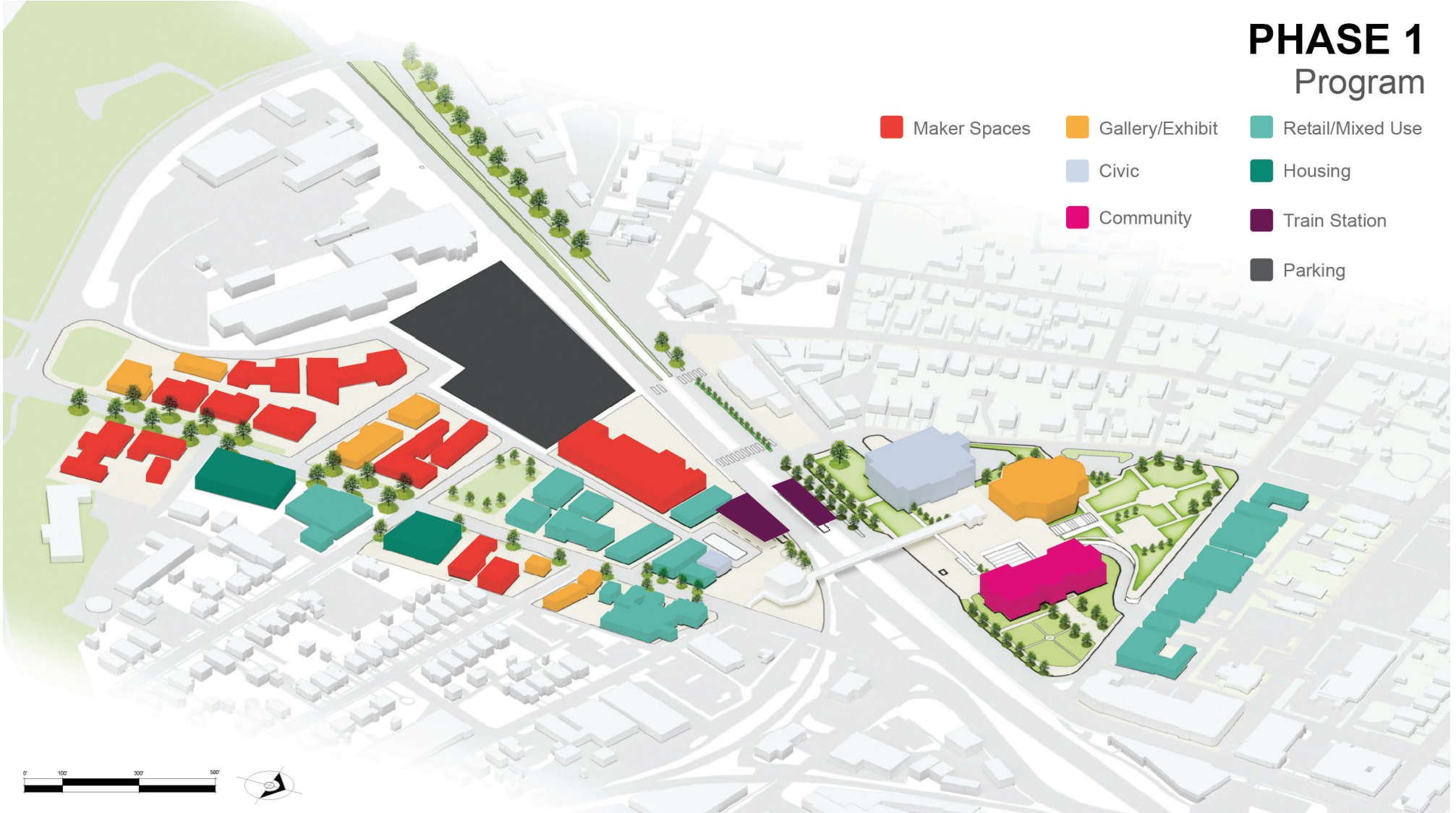
Organization Diagram



PHASE 1

Program

- Maker Spaces
- Gallery/Exhibit
- Retail/Mixed Use
- Civic
- Housing
- Community
- Train Station
- Parking



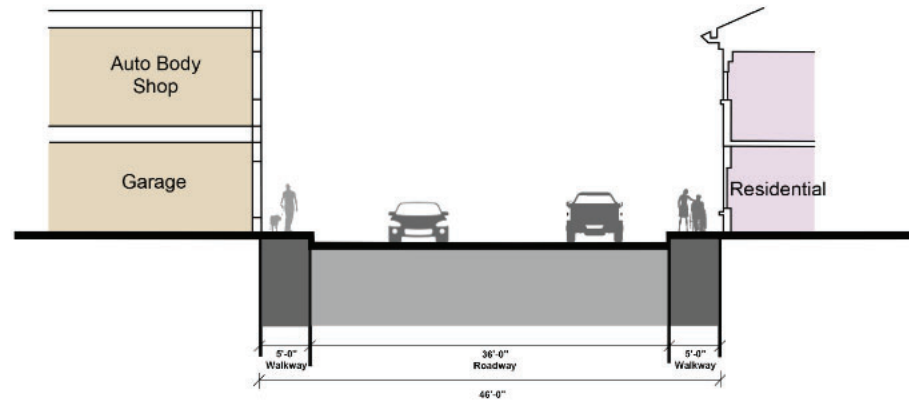
0' 100' 300' 500'



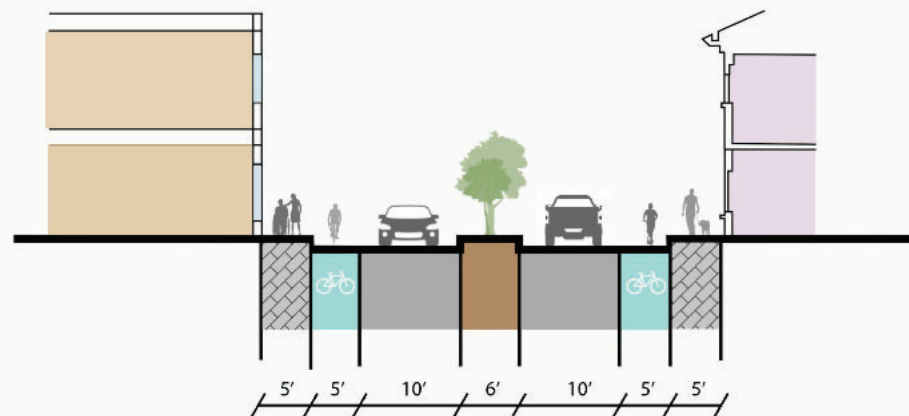
PHASE 2 Program

- Maker Spaces
- Gallery/Exhibit
- Retail/Mixed Use
- Civic
- Community
- Train Station
- Grocery & Parking
- Housing





Current Old Baltimore Ave. Street Section



Proposed Old Baltimore Ave. Street Section





Sustainable Strategies



Solar Energy



Geothermal Wells



Green Roof



Vegetation



Permeable Surfaces



Bioswale



Public Transportation



