

# Success Story: Mixed-Use Infill & Redevelopment

# Hyattsville



Hyattsville, a state-designated Sustainable Community and Arts & Entertainment District, is an eclectic neighborhood located on the edge of Washington, D.C. Many good things are happening in Hyattsville, but the most prominent development is Arts District Hyattsville, a \$213 million, 25-acre project that has become a cornerstone of Hyattsville's revitalization efforts. Located on Route 1 and close to part of the Hyattsville Historic District, the mixed-use project includes new row homes, condominiums, live-work units, shops, and the Lustine Center, a 1950s automobile showroom that now serves as a community and fitness center. When complete, the development will feature 500 new homes.

Through innovative site planning, unique architecture, quality building materials and a mix of uses, the project creates an attractive pedestrian-oriented community with an artistic vibe. The design combines industrial and main street elements and serves as a model for high density redevelopment enhancing the appeal and functionality of an aging neighborhood.

In keeping with the artsy, socially and environmentally conscious ethos that Hyattsville and the Gateway Arts District has cultivated, many of retail tenants come with environmental and social ethos, including Yes Organic Market, Busboys and Poets (a restaurant serving organic and local foods and advocates for green policies), and Big Bad Woof, an organic pet store acclaimed for sustainable practices. The retail portion of the development features a green roof.

Also a model for public-private partnerships, Arts District Hyattsville reflects a nearly \$2 million investment in infrastructure improvements from state, county and local government partners.

#### More information:

- [Hyattsville Development Projects](#)
- [Arts District Hyattsville](#)

