

# Prince George's County

## Smart Growth Successes



Maryland Department  
of Planning



*Smart, Green & Growing*

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



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*Cover photo: Hyattsville Arts District  
Page 1 photo: University Town Center*

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## Smart Growth Successes

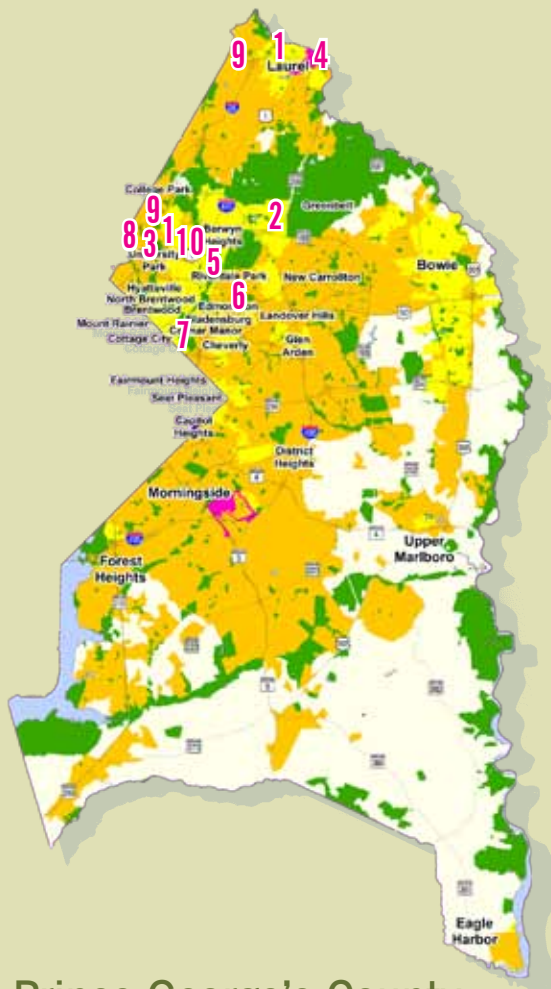
Prince George's County has been busy pursuing transit-oriented development, also known as TODs. The county has focused Smart Growth efforts around Metro and MARC stations.

The goal is to encourage more people to travel to and from work without relying on their cars.

Smart Growth projects in Prince George's are not limited to the TOD Centers, however. The Hyattsville Arts District and the Port Towns are examples of other sustainable growth projects directed at reducing dependency on automobiles, at promoting pedestrian-friendly development and at supporting infill and redevelopment in underutilized communities.



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## Prince George's County Priority Funding Areas & Protected Lands

The map above illustrates the promotion of Smart Growth in Priority Funding Areas and the protection of land outside of the Priority Funding Areas. It illustrates where to grow and where not to grow to adhere to environmentally sound Smart Growth principles.

The map is indexed to examples in this booklet:

- |                                 |                            |
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| 1. Transit-Oriented Development | 6. Edmonston Green Streets |
| 2. Vansville Elementary School  | 7. Port Towns              |
| 3. Arts District Hyattsville    | 8. Renaissance Square      |
| 4. BRAC Zone & Laurel Commons   | 9. Walkable Communities    |
| 5. Brentwood Arts Center        | 10. University Town Center |



*(Top) Mosaic at Metro Apartments is a prime example of transit-oriented development.*

*(Left) A TOD project will also surround the historic Laurel MARC station.*

## 1. Transit-Oriented Development

The goal of transit-oriented development, or TODs, is to foster high-density development near significant points of public transportation. Plans for a mixed-use development and commuter garage will bring better use to roughly four acres of surface parking surrounding the Laurel MARC station. The historic Queen Anne-style structure is listed in the National Register of Historic Places. Another leading example of TOD is Mosaic at Metro, the first privately financed project at a Metro station in Prince George's County. The project, with 260 "Class A" rental units at the Prince George's Plaza Metro Center on the Green line, is the first financed by the U.S. Department of Housing and Urban Development at a Metro Transit Center in the Washington metropolitan area.



*Planting green landscaping at Vansville Elementary School.*

## 2. Vansville Elementary L.E.E.D. School

Vansville Elementary School is the first L.E.E.D. Silver Certified public school in Prince George's County. It is co-located with the Vansville Community Center, which serves the greater Beltsville community and is also the first L.E.E.D. certified "green" community center in the county. The facility incorporates the latest in environmental design and construction methods, heated and cooled using a geothermal collection system buried under the parking lot. The building features waterless urinals, dual-flush toilets and low-flow faucets that will assist in reducing the overall water use in the building by more than 40 percent.



*The 25-acre Arts District Hyattsville along Route 1 will include more than 500 new residential units, retail and hip eateries.*

### 3. Arts District Hyattsville

The Arts District has become a cornerstone of Hyattsville's revitalization efforts. Located on Route 1 and close to the Metro and the Hyattsville Historic District, this mixed-use community features row homes, condominiums, live-work units, shops and a new community center. Gov. Martin O'Malley selected Arts District Hyattsville as one of Maryland's 15 "Smart Sites." The designation commends projects that follow green building standards and that result from public-private investments. It's meant to encourage mixed-use, revitalization projects and to coordinate state, local and private investment in a variety of areas from BRAC zones to Main streets. Arts District Hyattsville is a project of EYA, a developer known for creating high-quality, lifestyle-friendly residential communities in the D.C. area. The development has been named Best Urban Smart Growth Community by the National Association of Home Builders, the Best Mixed-Use Design by Monument Awards and the Best Green Building by the Maryland-National Capital Building Industry Association.



*Laurel Commons Town Center is one of the focal points for the City of Laurel's BRAC Zone (right).*



## 4. Laurel BRAC Zone and Laurel Commons Town Center

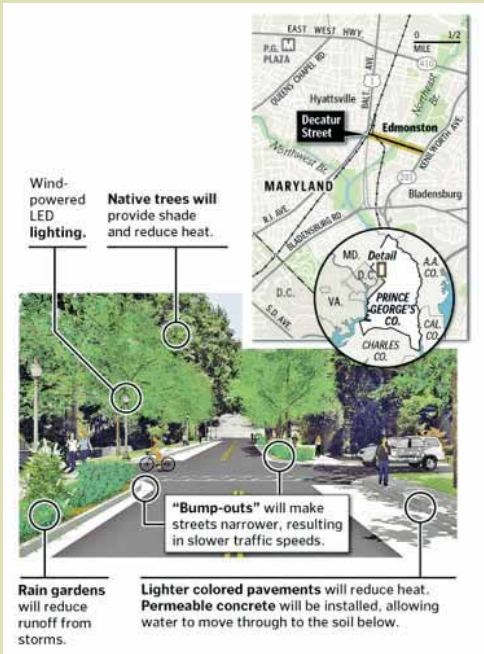
The City of Laurel BRAC Zone, established as part of Maryland's Base Realignment and Closure Program, makes the City of Laurel eligible for funds from the State to leverage public infrastructure improvements. The purpose is to foster BRAC- related growth with Smart Growth principles. Local jurisdictions and business entities within the BRAC Zone also receive priority for financing assistance for projects or operations from various State agencies. One of the focal points for the City's BRAC Zone is the Laurel Commons Town Center. The aging Laurel Mall site is being transformed from a "Greyfields" property into a striking mixed-use facility with theaters, restaurants, retail and housing. Redevelopment of the site will have a positive environmental impact by improving storm water runoff and adding green space. The plan also calls for 3 percent of the units to be reserved for workforce or moderately priced housing.



*Before and after photos of the Brentwood Arts Center.*

## 5. Brentwood Arts Center

In recent years, the structure at 3901 Rhode Island Avenue, vacant and neglected, detracted from community efforts to revitalize the area. Using the Maryland Heritage Structure Rehabilitation Tax Credit Program, the Gateway Community Development Corp. refurbished the circa-1945 former auto showroom and repair shop to include an art gallery, a classroom dedicated to art instruction and roughly a dozen affordable studios for artists. Today, the studio spaces are attracting successful and innovative artists. The Brentwood Arts Center has become not only a destination arts facility for the region, but a prominent building in the Brentwood Town Center. It is located within a Target Investment Zone of the Anacostia Trails Heritage Area.



## 6. Edmonston’s “Green Streets”

The Green Street project will transform Decatur Street, Edmonston’s main residential street, into an environmentally sensitive thoroughfare. The project will utilize the best in sustainability practices -- from the tree canopy overhead to the storm water system underground – to become the first street project of its kind in Maryland. By virtue of the town’s location, straddling the Anacostia River, and having experienced years of devastating flooding from poor environmental practices, the Mayor, Council and residents came to a consensus to reverse these trends and build a “Green Street.” The completed project will make a positive contribution to the environment, especially local rivers and the Chesapeake Bay.



*Redevelopment efforts such as Port Towns promote Smart Growth by focusing on infill development that helps revitalize historic communities.*

## 7. Port Towns

Over the past decade, the Port Towns Community Development Corp. initiated the Port Towns Business Façade Program, Project Impact and a youth mural project and completed a five-year strategic plan utilizing grants from the Community Legacy and Livable Communities programs. The Port Towns are comprised of Bladensburg, Colmar Manor, Cottage City and Edmonston at the head of the Anacostia River. The towns encompass an array of recreational, environmental and historical resources to explore, including the Bladensburg Waterfront Park and Publick Playhouse. With the Bladensburg Waterfront Park at its center, contiguous parks include the Anacostia River Park, the Colmar Manor Ballfields, Bladensburg Memorial Gardens, Fletcher's Field, the Kenilworth Aquatic Garden and the National Arboretum. Most of these parks are connected by the Anacostia Heritage Trails System. Visitors can reach the Kenilworth Aquatic Gardens and National Arboretum by boat from the Bladensburg Waterfront Park.



*Designed for artists, the building is rented to households earning between \$20,650 and \$44,300.*

## 8. Renaissance Square

The development provides affordable housing for artists and features artistry throughout the building. The development also features several green features including low-flow plumbing, green roofs and a variety of recycled materials. Located on the site of the former City building, Renaissance Square is a residential 44-unit development that was completed by the Housing Initiative Partnership. The project was a partnership that received funding from the Maryland State Department of Housing and Community Development and federal assistance secured by House Majority Leader and U.S. Rep. Steny Hoyer. The property was donated by the City of Hyattsville.



*The Villages at College Park (top right) has become the newest convenience center in*

*College Park. Westchester at Contee Crossing (left) provides ample opportunities for residents to leave their cars behind when shopping, dining or going out for the evening.*

## 9. Walkable Communities

Two of the newest developments in the area help further the goal of more walkable communities. The Villages at College Park boasts over 25,000 square feet of retail, 21,000 square feet of office, town homes and apartments. This site takes less desirable uses from a Smart Growth perspective such as an existing stand-alone “big box” store and adds residential, commercial and office buildings to create a mixed-use community. The University of Maryland Shuttle system serves the community and provides easy access to those attending and working at the university. Elsewhere in the county, Westchester at Contee Crossing is a major investment in Laurel’s revitalization. Located on the southern edge of the city at Contee Road and U.S. 1, the development is within walking distance of shops, banks and a supermarket serving this part of the City. A project of the real estate investment trust Archstone Smith, it was recently recognized with the Club House Interior Design Award of the Great American Living Awards (GALA).



*The focal point of University Town Center will be a landscaped pedestrian plaza with cafés, restaurants and specialty retail.*

## 10. University Town Center

University Town Center is a 1.4-million square foot mixed office, commercial and residential complex located a block from a Metro station with direct Green Line connection to the nation's capital. It is also minutes from the Capital Beltway, the Baltimore-Washington Parkway and the New Carrollton Amtrak station. On-site amenities include a day care center, post office, police substation, restaurants, news stand and health club. Major tenants include the National Center for Health Statistics, Prince George's Community College, Kaiser Permanente, the University of Maryland University College, and Washington Hospital Center. The UTC also includes a 16-story, 910 bed student building housing students from University of Maryland as well as 11 other universities in the immediate area. The development is approved for more than 1 million square feet of additional office space, up to 250,000 square feet of retail space including a movie theater, up to 2,600 residential apartment units and structured parking garages.



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