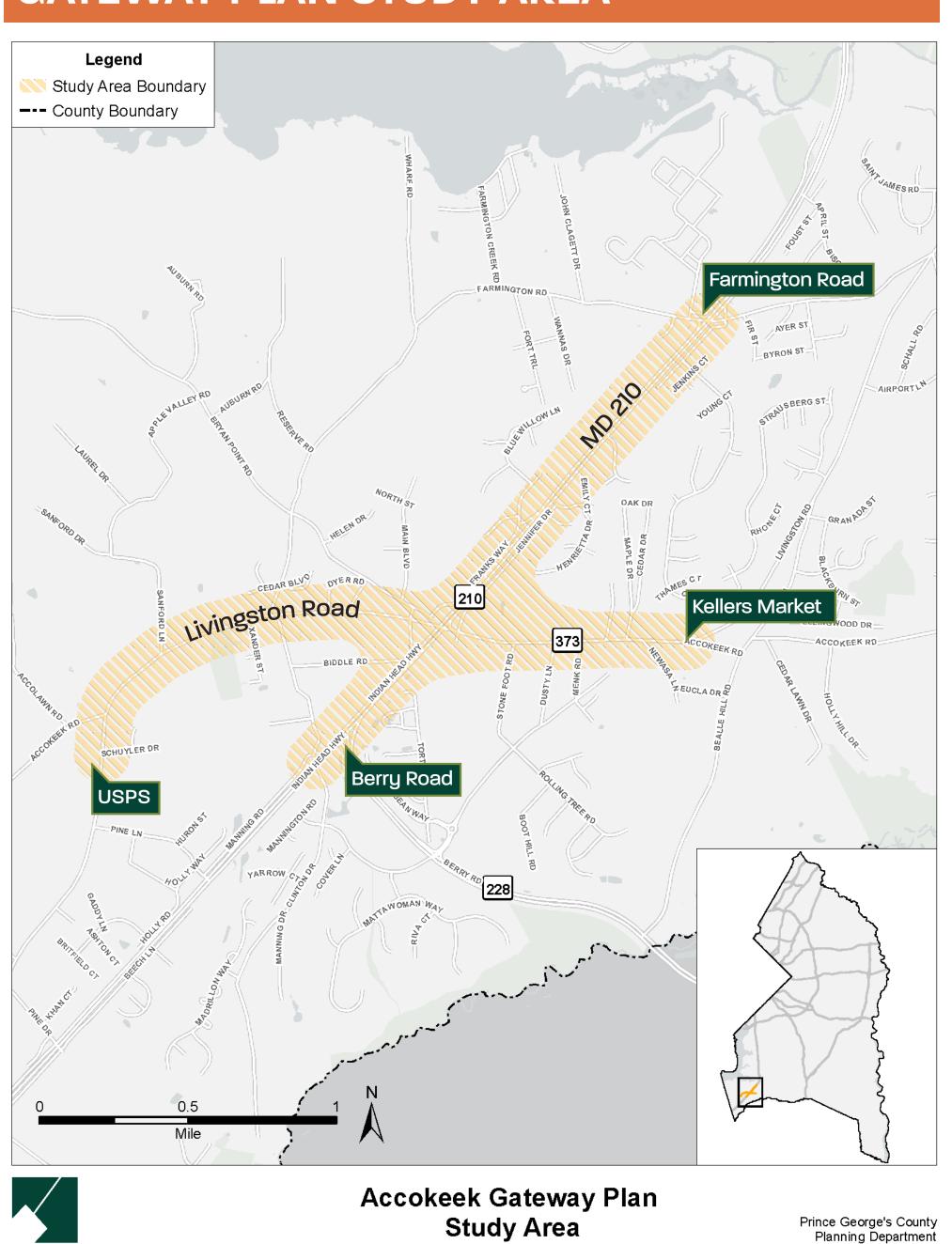


ACCOKEEK GATEWAY PLAN COMMUNITY MEETING

NOVEMBER 19, 2025

GATEWAY PLAN STUDY AREA



TODAY'S ACTIVITIES

SIGN IN

(SEE HANDOUT & INSTRUCTIONS)

ATTEND PRESENTATION

(Q&A AT EXHIBIT STATIONS)

PROVIDE FEEDBACK

(ACTIVITIES AT EXHIBIT STATIONS)

LIST OF STATIONS

- PROJECT BACKGROUND AND CONTEXT An explanation of the project and findings to date.
- 2 GATEWAY FRAMEWORK & TOOLKIT

Overall approach for establishing gateways in key locations; examples of potential tools and strategies for creating gateways.

GATEWAY NODES: PRELIMINARY IDEAS

Preliminary gateway improvement ideas to consider, plus an opportunity to share your own ideas.

4 NEXT STEPS AND ADDITIONAL FEEDBACK

MEETING AGENDA

7:00 - 7:30PM: SIGN-IN +

BROWSE EXHIBITS

7:30 - 7:40PM: GACA MEETING

7:40 - 8:00PM: PRESENTATION

(Q&A AT STATIONS)

8:00 - 9:00PM: BROWSE

EXHIBITS + PROVIDE INPUT AT

ACTIVITY STATIONS

CONTACT THE PROJECT TEAM FOR MORE INFORMATION

Anusree (Anu) Nair

Neighborhood Revitalization Section | Community Planning Division tel: 301-780-2233 | email: anusree.nair@ppd.mncppc.org

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Associate Principal | Urban Planner

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PROJECT BACKGROUND

STATION 1 | PROJECT BACKGROUND AND CONTEXT

PROJECT BACKGROUND

The Greater Accokeek Civic Association (GACA) received funding from the M-NCPPC Prince George's County Planning Department's Planning Assistance to Municipalities and Communities (PAMC) Program to prepare an Accokeek Gateway Plan. This work builds on the 2023 PAMC-funded Accokeek Heritage Tourism Study, which identified the need for a gateway plan.

GOALS OF THE PROJECT

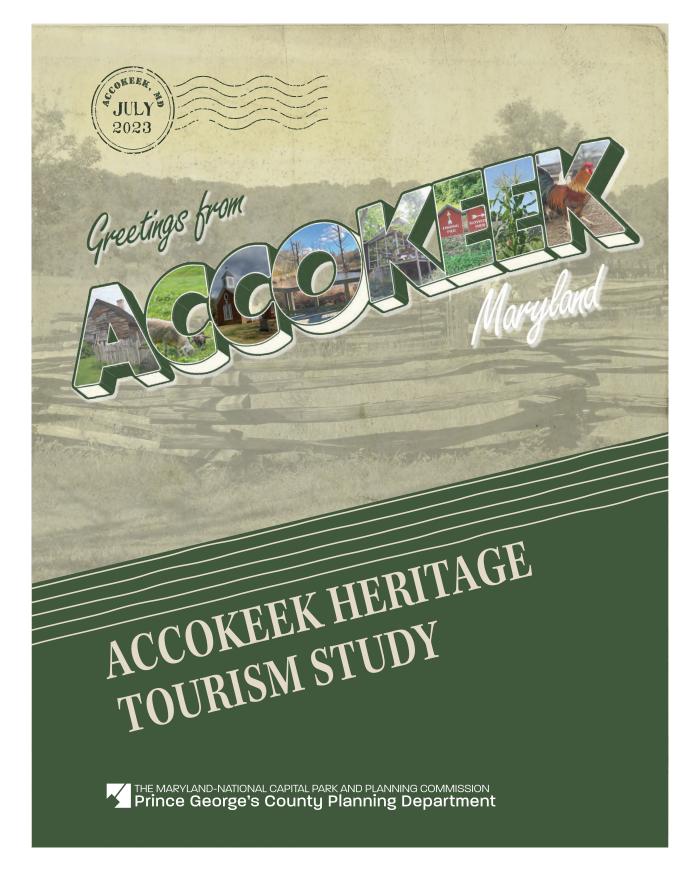
- Identify ways in which a gateway to the community can be established
- Implement a key recommendation of the Accokeek Heritage Tourism Study
- Improve aesthetics and sense of place
- Enhance transportation safety, particularly for pedestrians
- Identify appropriate signage and plantings
- Guide potential improvements to private properties adjacent to roadways

PURPOSE OF TODAY'S MEETING

- 1. Learn more about the Accokeek Gateway Plan and ways to create a gateway for Accokeek
- 2. Provide input to guide the preparation of the plan:
 - Feedback on preliminary ideas and options for improvements to the two corridors
 - Additional ideas for improvements

Recommendations from the

Accokeek Heritage Tourism Study (2023)



From Action Step W1: "Develop a Gateway Plan" (Page 57)

"Communicate to visitors that they have arrived in a special place and that their presence is welcome"

"A 'gateway' as envisioned for Accokeek would take the form of understated landscape and signage that are compatible with Accokeek's character"

"Improve the overall appearance of the streetscape while adding to the safety of visitors"

"Signage should have a uniform look to help create a sense of place"



WHAT IS A GATEWAY?

STATION 1 | PROJECT BACKGROUND AND CONTEXT

GATEWAYS CAN BE:

- A single point of arrival OR an arrival sequence and approach
- Experienced at different scales and speeds e.g., by motorists or pedestrians

WHAT IS THE PURPOSE OF A GATEWAY?

- Highlight entrance points and approaches to a community
- Welcome those arriving in a community
- Enhance visitors' sense of arrival and orientation
- Provide visual cues that signal changes and transitions—e.g., changes in character or travel speeds
- Visually express the community's character, identity, and sense of place
- Improve the aesthetics of a community or corridor

ELEMENTS THAT CAN CREATE A GATEWAY:



Plantings and landscaping



Signs



Art



Streets and streetscapes



Paving



Buildings and other structures



Walls and fencing



Landmarks

GATEVVAY:

"[A]n entrance corridor that HERALDS the approach of a new landscape and DEFINES the arrival point as a destination.

The goal of gateway planning is to arrange this landscape so that it rewards the viewer with a sense of arrival and a positive image of the place."

Source: Michael Barrette, "Planning Basics for Gateway Design," Zoning News (December 1994).

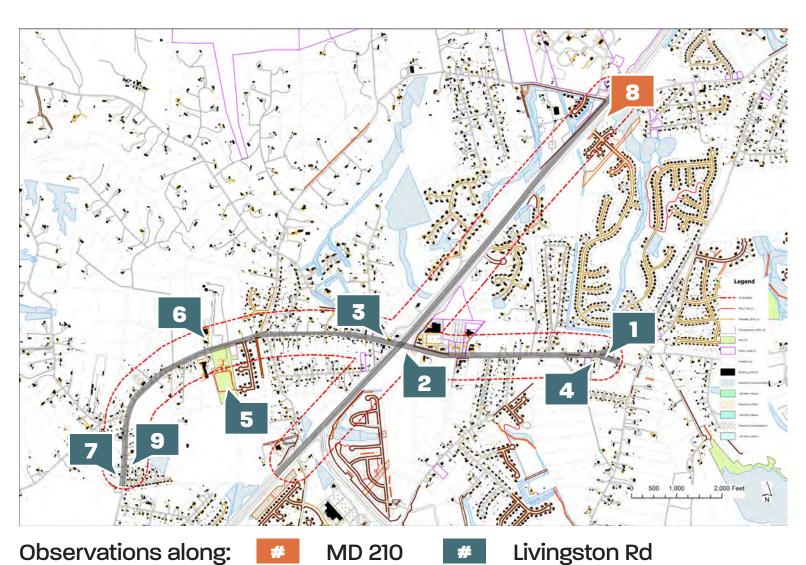


ACCOKEEK TODAY

STATION 1 | PROJECT BACKGROUND AND CONTEXT

LAND USE AND BUILT FORM

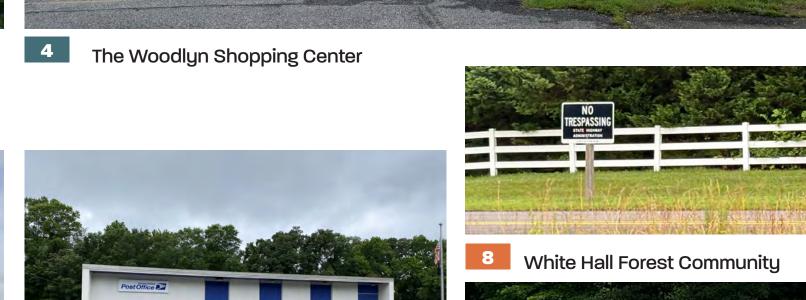
- Open spaces along MD 210 at intersections with Farmington Road, Livingston Road, and Berry Road
- Visible development along MD 210 at west side of Livingston Road intersection only
- Livingston Road as "Accokeek's main street"; links community assets and destinations
- Village-scale commercial character and large curb cuts at east end of Livingston Road
- Commercial and civic destinations along Livingston Road divided by MD 210
- Variety of wood fences accentuate rural and historic character

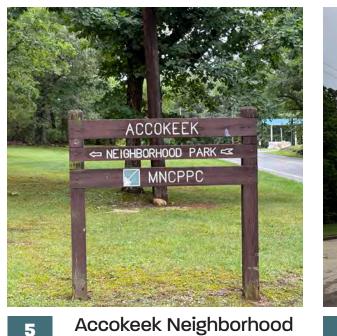


















2 Livingston Road (west)

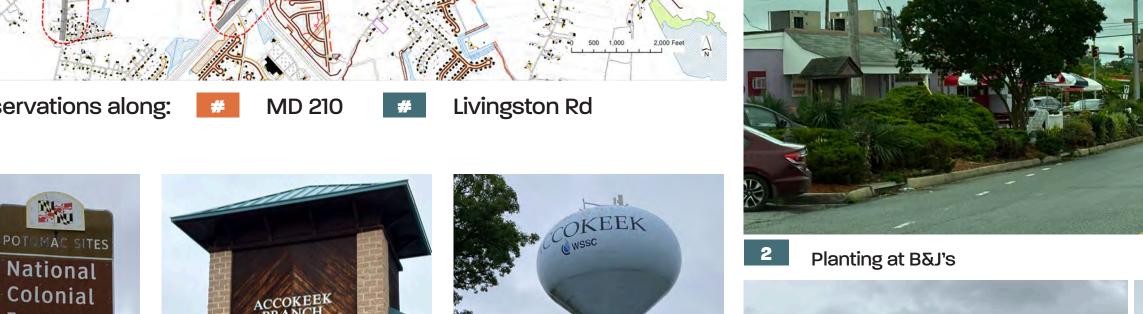
PLANTING

- Mixed deciduous forest edge along roads
- Plantings have been implemented in the past by GACA/SHA and private property owners
- Some plantings along roadways have been inadvertently mowed
- Crape Myrtles used along MD 210, both within and outside of the study area

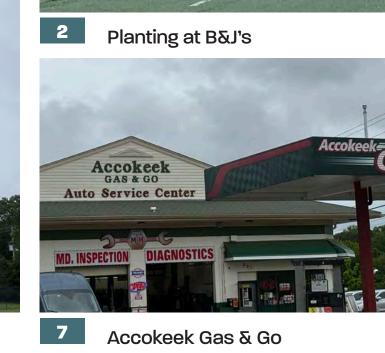
SIGNAGE AND PLACEMAKING

- Few signs with the word 'Accokeek'
- Limited visibility of Piscataway Park; some SHA signs in deteriorating conditions
- No features to create a sense of arrival, express Accokeek's character and identity





















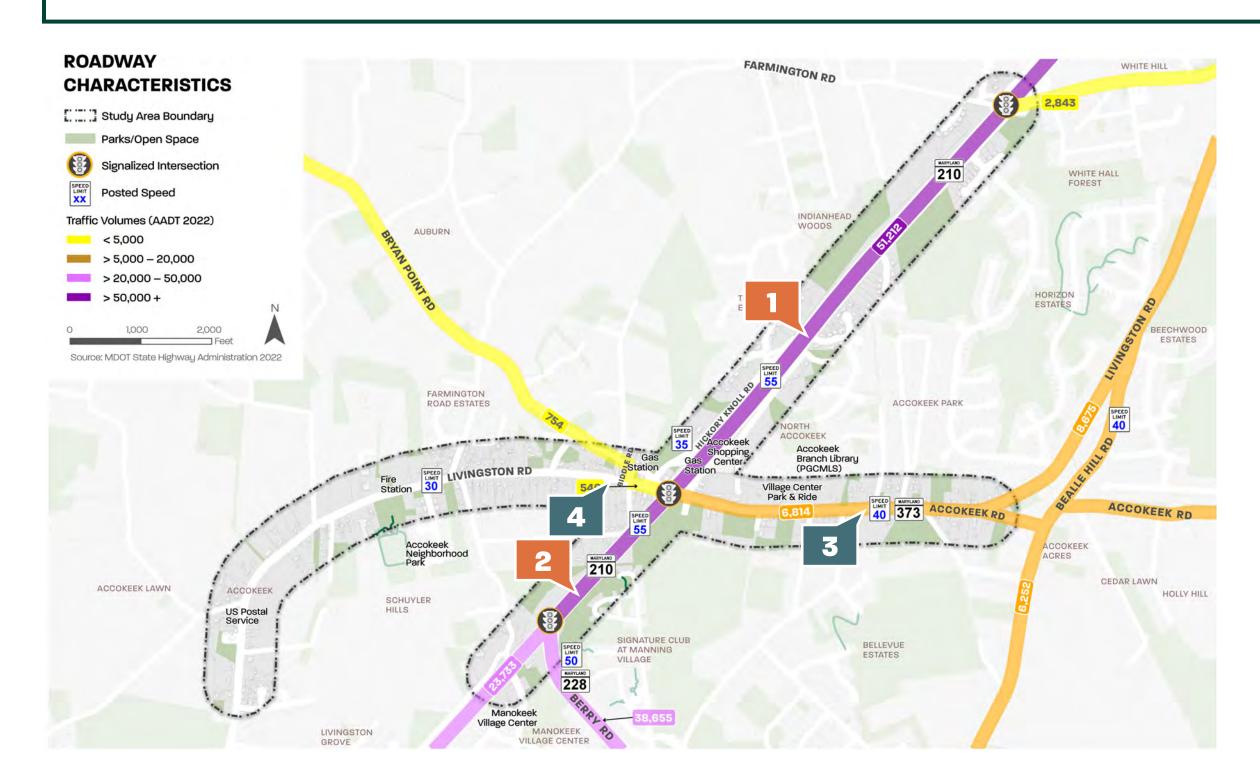
Sign on library building 6 Water tower

ACCOKEEK TODAY

STATION 1 | PROJECT BACKGROUND AND CONTEXT

ROADWAY CHARACTERISTICS

- MD 210 is an eight-lane road with high traffic volumes and a posted speed limit of 55 MPH.
- MD 373 (Livingston Road) is wider to the east of MD 210 and narrows as it transitions to the west.
- The context along MD 373 (Livingston Road) shifts from urban to rural east to west, with the speed limit dropping from 40 to 30 MPH.
- MD 210 connects to service roads into neighborhoods.
- MD 210 incorporates grass median with guardrail north of Livingston Road and concrete median to the south.



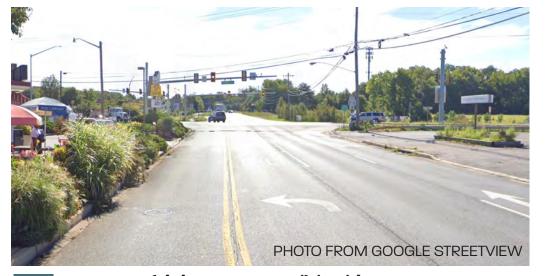




Typical conditions along MD 210 (north of Livingston)

Median along MD 210 South of Livingston





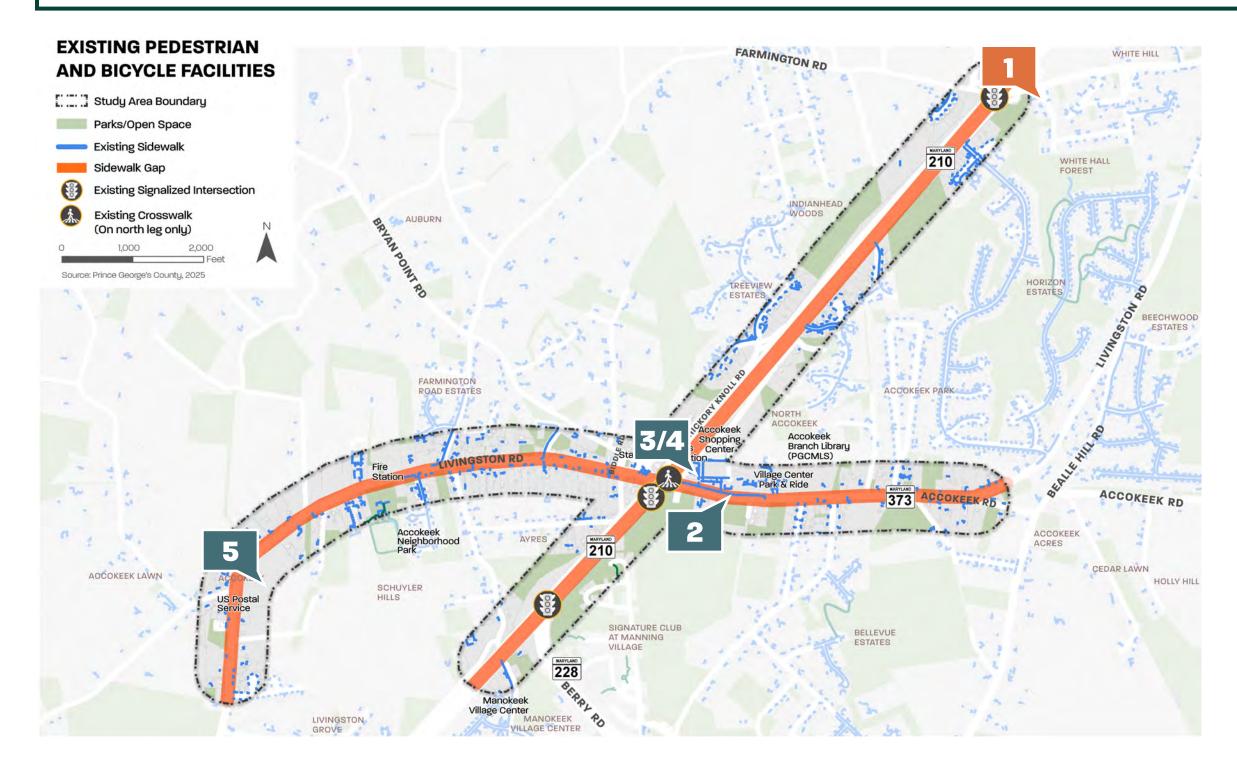
Livingston Road (east)

MD 373 (Livingston Road) looking east; runs east-west and serves key destinations in the study area.

PRINCE GEORGE'S COUNTY Planning Department

EXISTING PEDESTRIAN AND BICYCLE FACILITIES

- On MD 373 (Livingston Road) the sidewalk network is limited on the east side of MD 210, except near the shopping center. On the western segment, there are no sidewalks on either side of the road.
- There is only one marked crosswalk at the intersection of MD 210 at MD 373 (Livingston Road). Marked crosswalks, curb ramps, and ADA-compliant features are largely absent.
- There are no dedicated bike facilities on MD 373 (Livingston Road) as well as MD 210 within the study area. There is a lack of pedestrian facilities and safety.









1 Crash site

Sidewalk by Accokeek Shopping Center

Disconnected sidewalk & crosswalks





Only one marked crosswalk at MD 210

5 Livingston Road (west)

OPPORTUNITIES TO CONSIDER

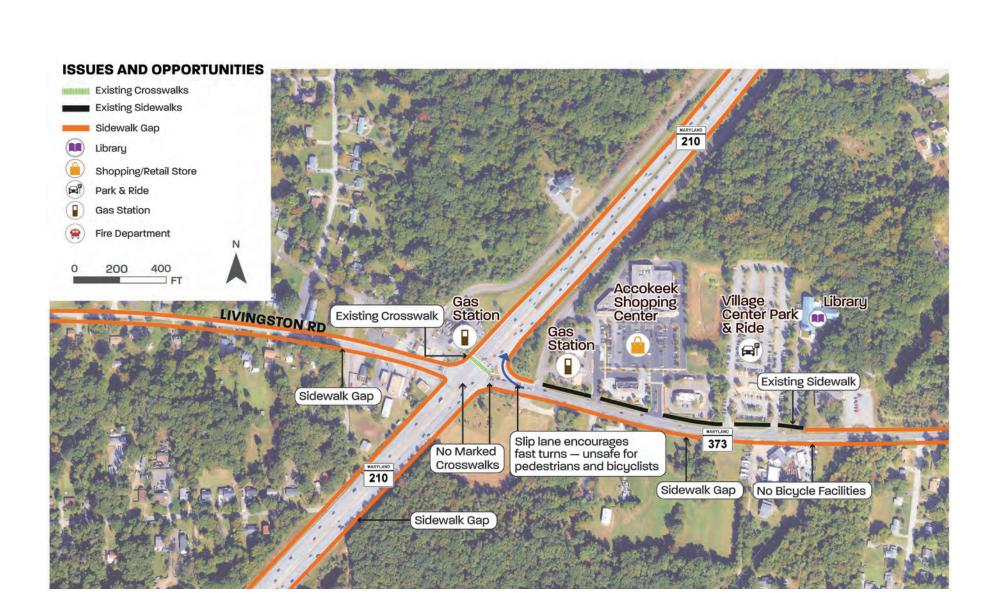
STATION 1 | PROJECT BACKGROUND AND CONTEXT

PEDESTRIAN AND BICYCLE CONNECTIONS BETWEEN DESTINATIONS

- Safety improvements
- New pedestrian and bicycle connections

UNDERUTILIZED SPACES ALONG ROADWAYS

- Medians, traffic islands, buffers
- Curb cuts
- Open spaces and vacant land



Livingston Rd

PLACEMAKING

- Visual cues to signal arrival and slow traffic (signs, plantings, fences/walls, etc)
- Art
- Gathering spaces and community amenities
- Interpretive elements (historic, cultural, environmental)

POTENTIAL ENHANCEMENTS TO PRIVATE PROPERTIES

• Landscaping, façades and signage, potential future development/redevelopment







Right turn slip lane at intersection of MD 210 and MD 373 (Livingston Road)



Open space at Farmington Road East (SHA)



Original Park & Ride site (SHA)



Median & side buffer along MD 210 north of Livingston



Vacant property @ MD 210 and Livingston Road



North of Accokeek Gas & Go (PRIVATE/SHA)



Parcel for sale @ MD 210 and Livingston Road (PRIVATE)



Median at MD 210 & Berry Road (SHA)





Front of USPS site (PRIVATE)



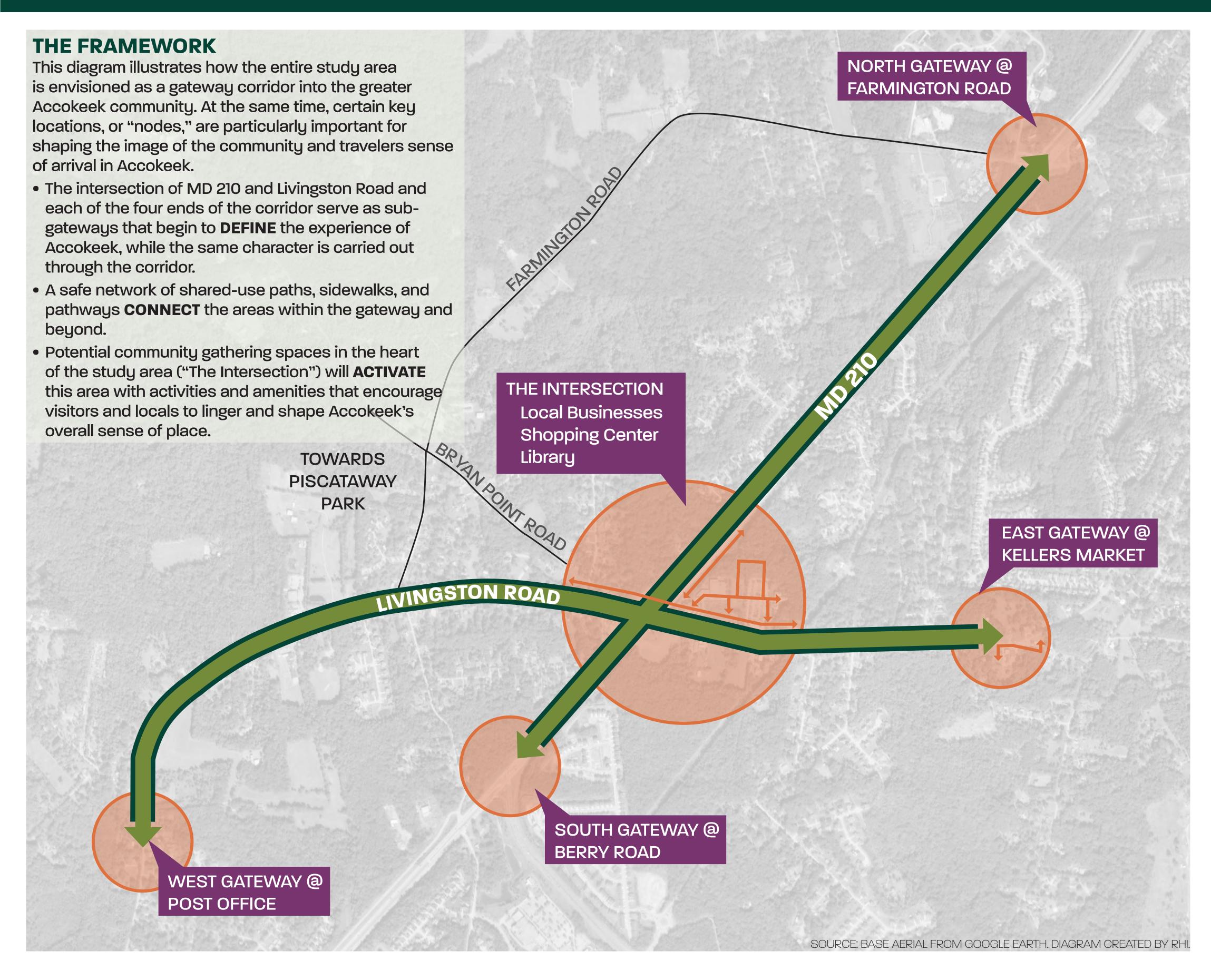
The Woodlyn Shopping Center (PRIVATE)



Kellers Market corner, green space, curb cuts (PRIVATE)

GATEWAY FRAMEWORK

STATION 2 | GATEWAY FRAMEWORK & TOOLBOX



DEFINE

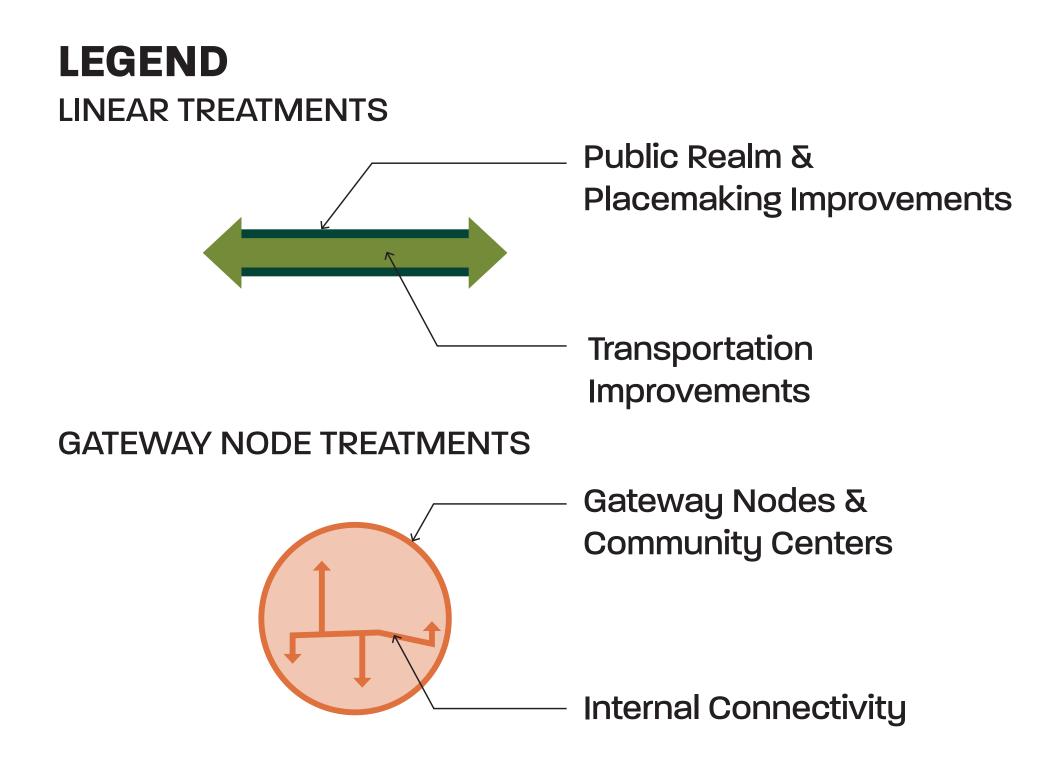
- Entrances & sense of arrival
- Accokeek's sense of place
- Transition in character

CONNECT

- Safe and welcoming roads
- Interconnected destinations
- Green corridors

ACTIVATE

Community gathering spaces





STATION INTRODUCTION

STATION 2 | GATEWAY FRAMEWORK & TOOLBOX

The exhibits that follow provide examples of a range of potential tools and approaches for creating a gateway. Creating a gateway is not a one-size-fits-all solution: not every approach will be appropriate in every location, and some may be more appropriate for Accokeek than others.

ACTIVITY:



Think about the following:

- How could these tools be applied in Accokeek?
- Are there specific examples that you particularly like? (Place a dot next to the examples you like.)
- What do you like or dislike about these examples?
 Are there particular locations in Accokeek where similar approaches would make sense? (Write your thoughts on a sticky note.)



SOLIDOE: DUI



GATEWAY TOOLBOX - SIGNAGE & WAYFINDING

STATION 2 | GATEWAY FRAMEWORK & TOOLBOX



Place a dot on any images that you LIKE.

If you would like to share what you LIKE or DISLIKE, please feel free to add your comments on a post-it note and place it next to the relevant image.

> GENERAL COMMENTS



National

Colonial

SOURCE: RH

Farm

Maryland State Highway Administration

Wayfinding Sign



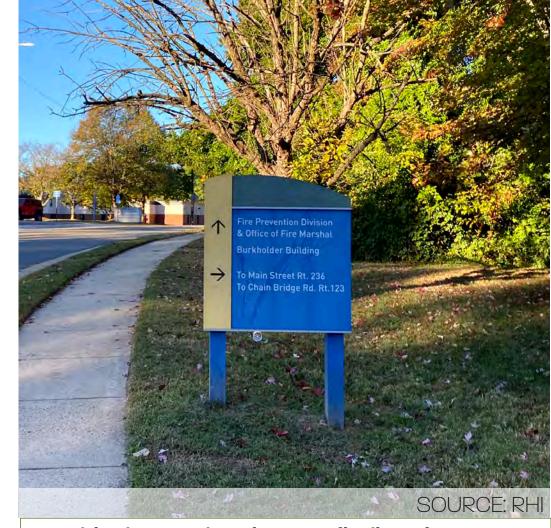
SOURCE: PENVALLEYCIVIC.ORG



Small gateway sign







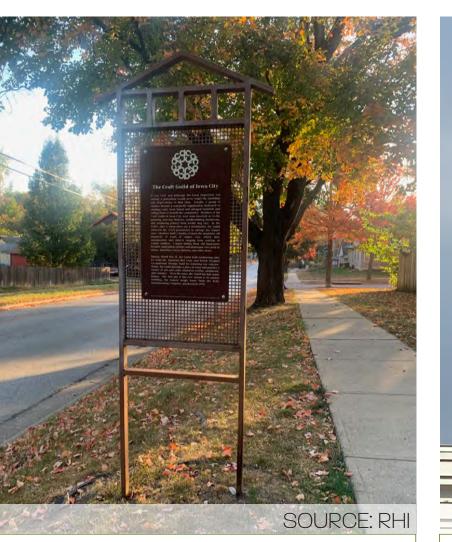




Pedestrian-oriented wayfinding sign



Vertical gateway sign



Vehicular / pedestrian wayfinding sign



Pole banners



GATEWAY TOOLBOX - PLANTING CHARACTER

STATION 2 | GATEWAY FRAMEWORK & TOOLBOX

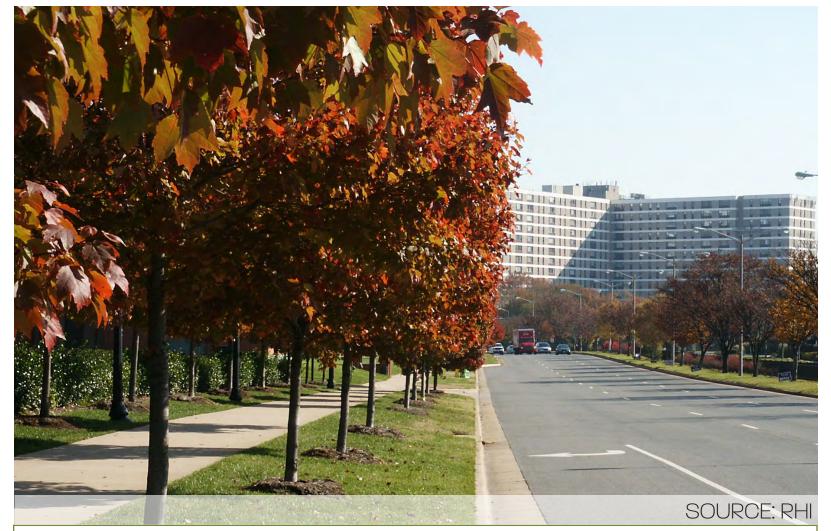


ACTIVITY

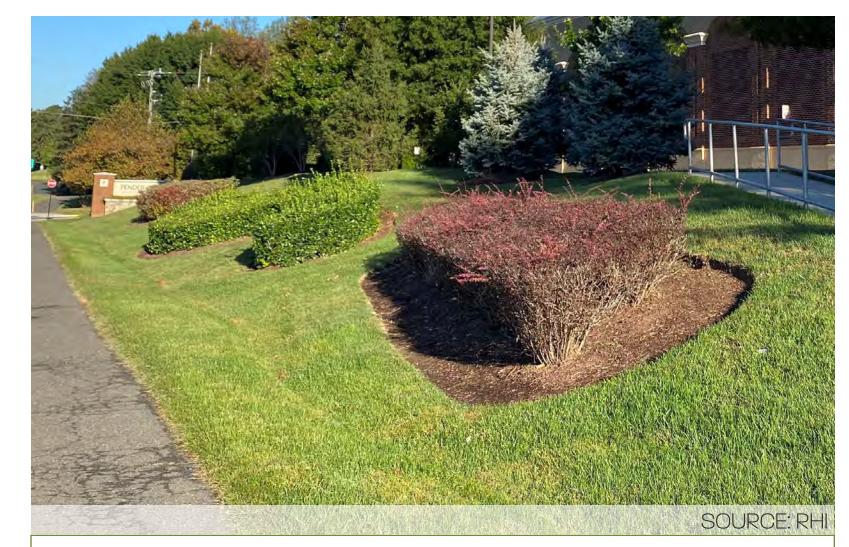
Place a dot on any images that you LIKE.

If you would like to share what you LIKE or DISLIKE, please feel free to add your comments on a post-it note and place it next to the relevant image.

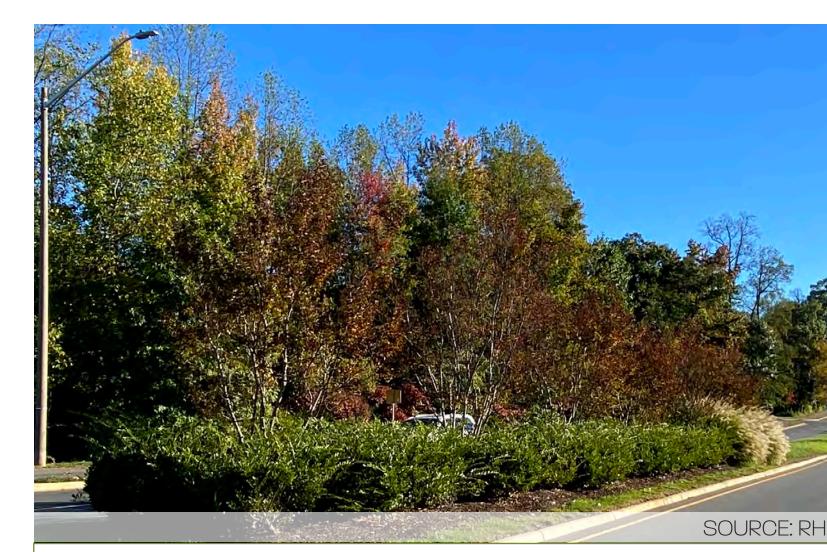
GENERAL COMMENTS



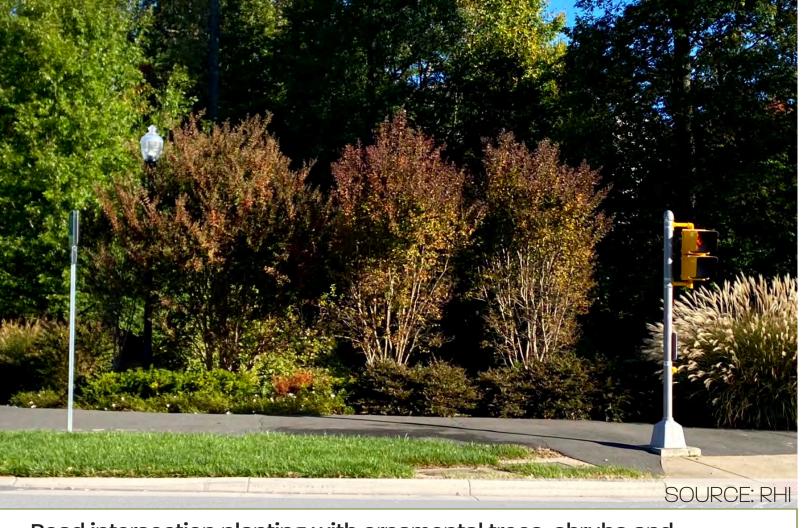
Tree planting in rows



Shrub islands with trees behind



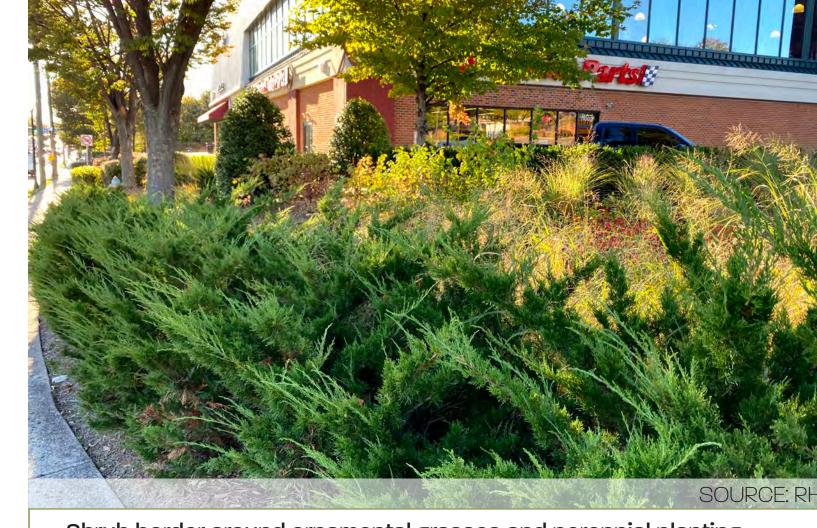
Median planting with shrubs and small trees



Road intersection planting with ornamental trees, shrubs and ornamental grasses



Curb cut / bioretention planting



Shrub border around ornamental grasses and perennial planting







GATEWAY TOOLBOX - PLACEMAKING ELEMENTS

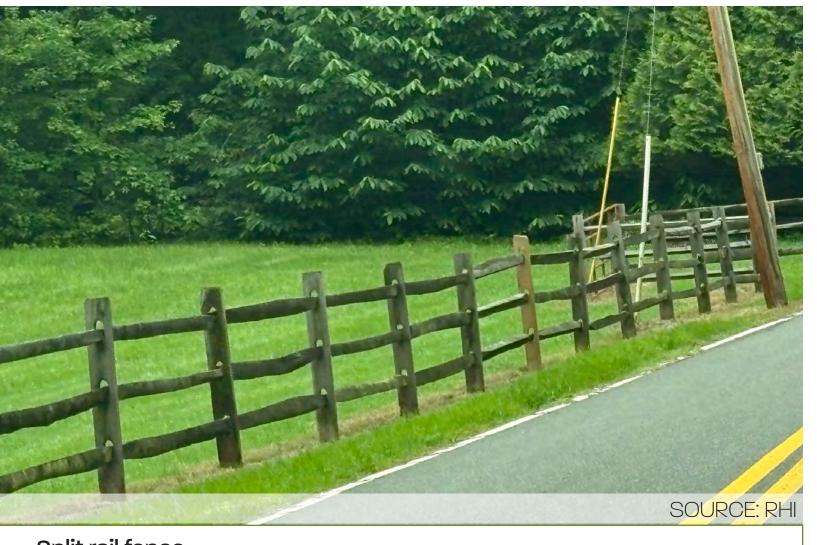
STATION 2 | GATEWAY FRAMEWORK & TOOLBOX



Place a dot on any images that you LIKE.

If you would like to share what you LIKE or DISLIKE, please feel free to add your comments on a post-it note and place it next to the relevant image.









White wood fence with crossing midrails



Virginia worm fence











GATEWAY TOOLBOX - PLACEMAKING ELEMENTS

STATION 2 | GATEWAY FRAMEWORK & TOOLBOX



Place a dot on any images that you LIKE.

If you would like to share what you LIKE or DISLIKE, please feel free to add your comments on a post-it note and place it next to the relevant image.





Gateway information kiosk and outdoor seating



Small-scale gathering space



Shaded rest area







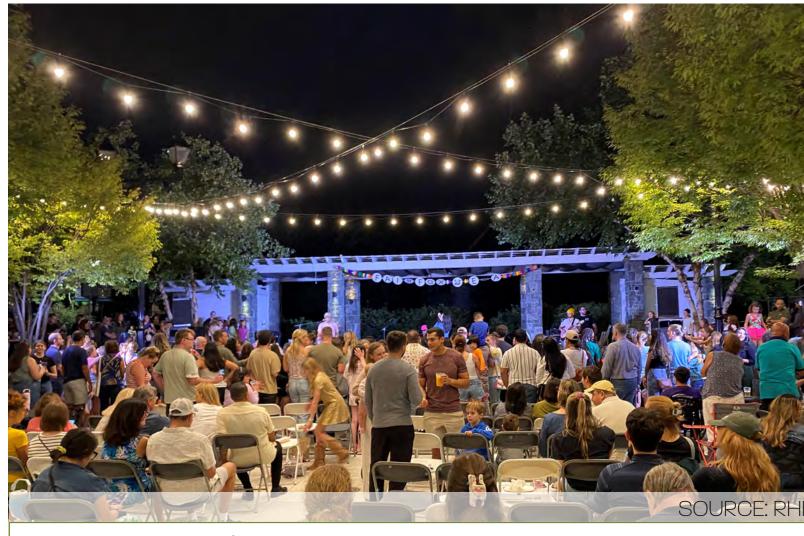
Stormwater detention park



Interpretive signage







Outdoor community event space



GATEWAY TOOLBOX - ART

STATION 2 | GATEWAY FRAMEWORK & TOOLBOX



Place a dot on any images that you LIKE.

If you would like to share what you LIKE or DISLIKE, please feel free to add your comments on a post-it note and place it next to the relevant image.













Mural



Roadside art



Roadside art



Roadside art







Utility box art

GATEWAY TOOLBOX - TRANSPORTATION ENHANCEMENTS

STATION 2 | GATEWAY FRAMEWORK & TOOLBOX



ACTIVITY

Place a dot on any images that you LIKE.

If you would like to share what you LIKE or DISLIKE, please feel free to add your comments on a post-it note and place it next to the relevant image.

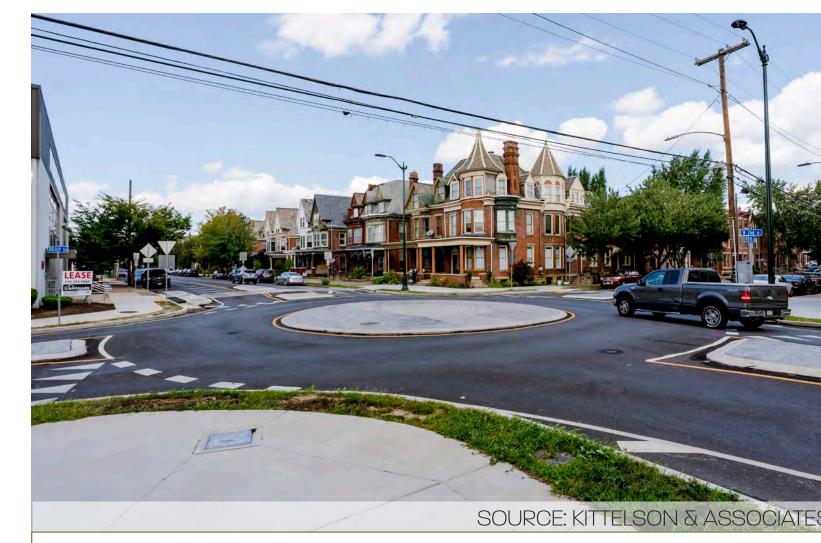
> GENERAL COMMENTS







Roundabout with sculpture



Mini-roundabout



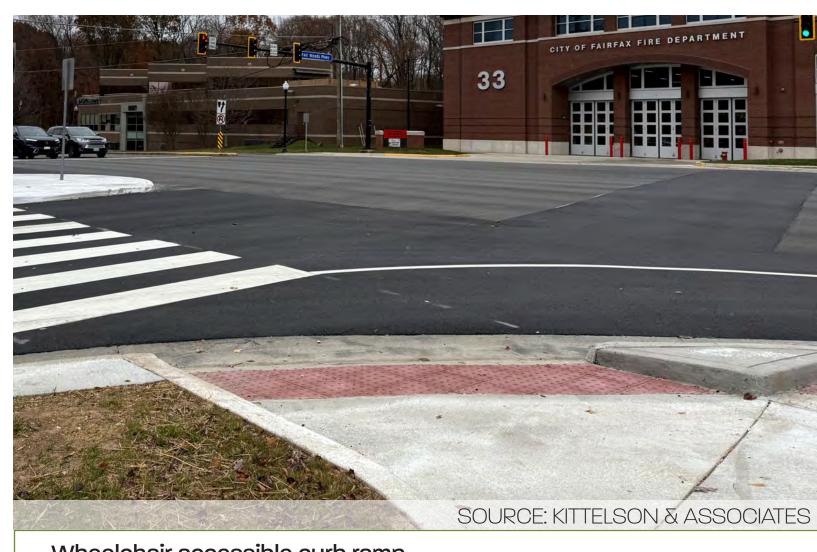
Slip-lane removal



Shared-use path







Wheelchair accessible curb ramp

GATEWAY TOOLBOX - PRIVATE SITE IMPROVEMENTS

STATION 2 | GATEWAY FRAMEWORK & TOOLBOX



ACTIVITY

If you would like to share what you LIKE or DISLIKE, please feel free to add your comments on a post-it note.

GENERAL COMMENTS



Rendering of potential site and building improvements to an existing commercial property. Improving the visual character of private sites can help create a more welcoming gateway.

This is an example from a different community but many of the same approaches can be applied to Accokeek to help define a gateway.

DESIGN ELEMENTS

Outdoor Amenity Space

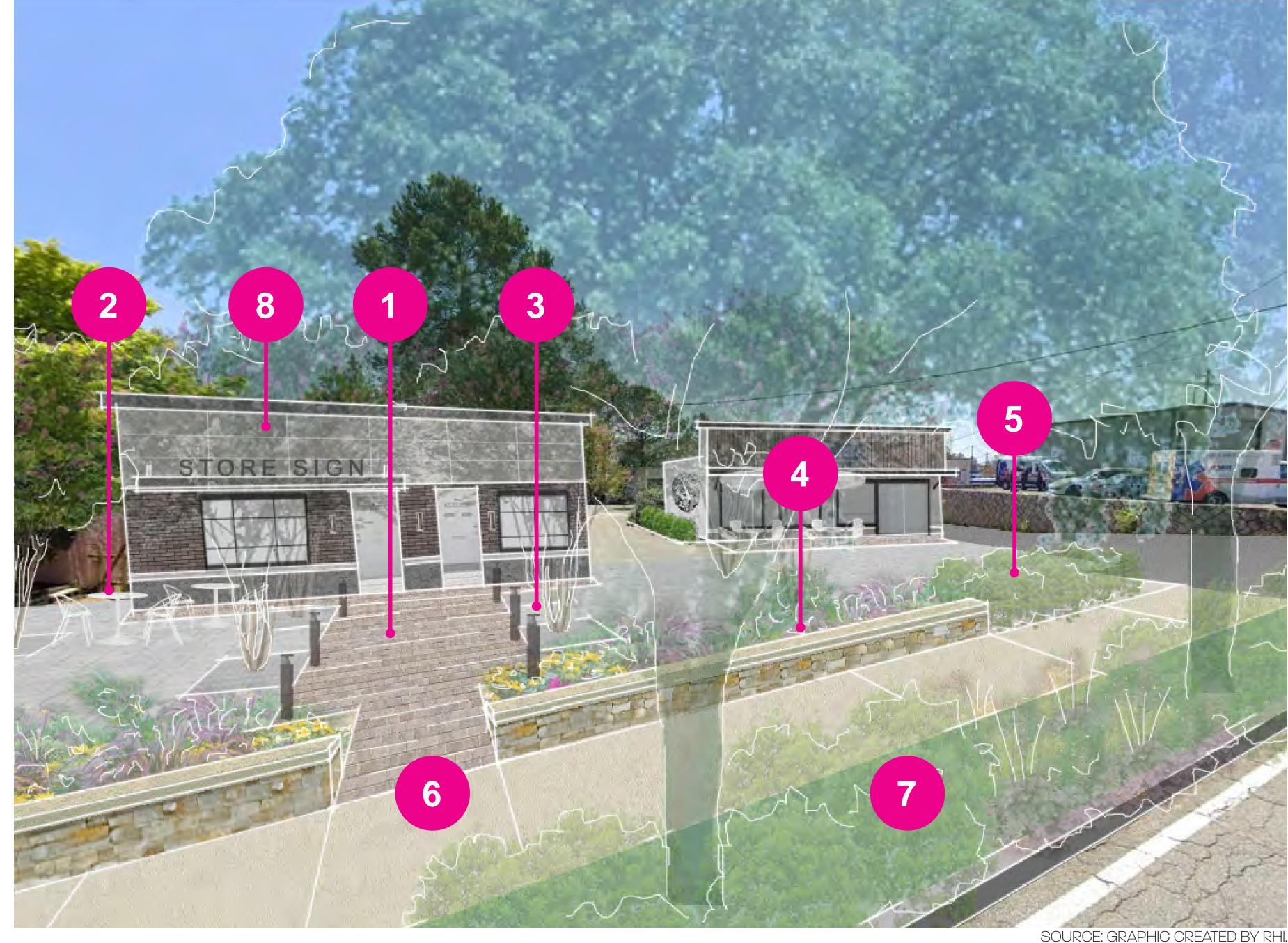
- 1. Paving Materials
- 2. Site Furnishing
- 3. Lighting

Definition of Space

- 4. Wall
- 5. Site Planting
- 6. Pedestrian Access & Safety
- 7. Street Planting

Buildings

8. Facade & Sign Improvements







WHAT IS ACCOKEEK'S VISUAL CHARACTER?

STATION 2 | GATEWAY TOOLBOX



Please help us define the character of Accokeek by providing your thoughts on the questions below. Responses can be written on sticky notes and pasted onto the board.

- SPECIAL PLACES: Are there particular places in Accokeek that you think best express Accokeek's physical and visual character?
- 2. ACCOKEEK'S IMAGE: What would you like people to see or think about when they arrive in Accokeek? How can physical elements along or near major roadways help tell Accokeek's story and let people know that they have arrived in the community?
- ACCOKEEK'S DESIGN CHARACTER: Are there particular materials, colors, features, shapes, or themes that you think are distinctly Accokeek and should be highlighted more prominently as part of gateway improvements?



STATION INTRODUCTION

STATION 3 | GATEWAY NODES: PRELIMINARY IDEAS

The exhibits that follow offer some preliminary ideas of how the tools in the Gateway Toolbox could be applied at key locations—or "gateway nodes"— along MD 210 and Livingston Road.

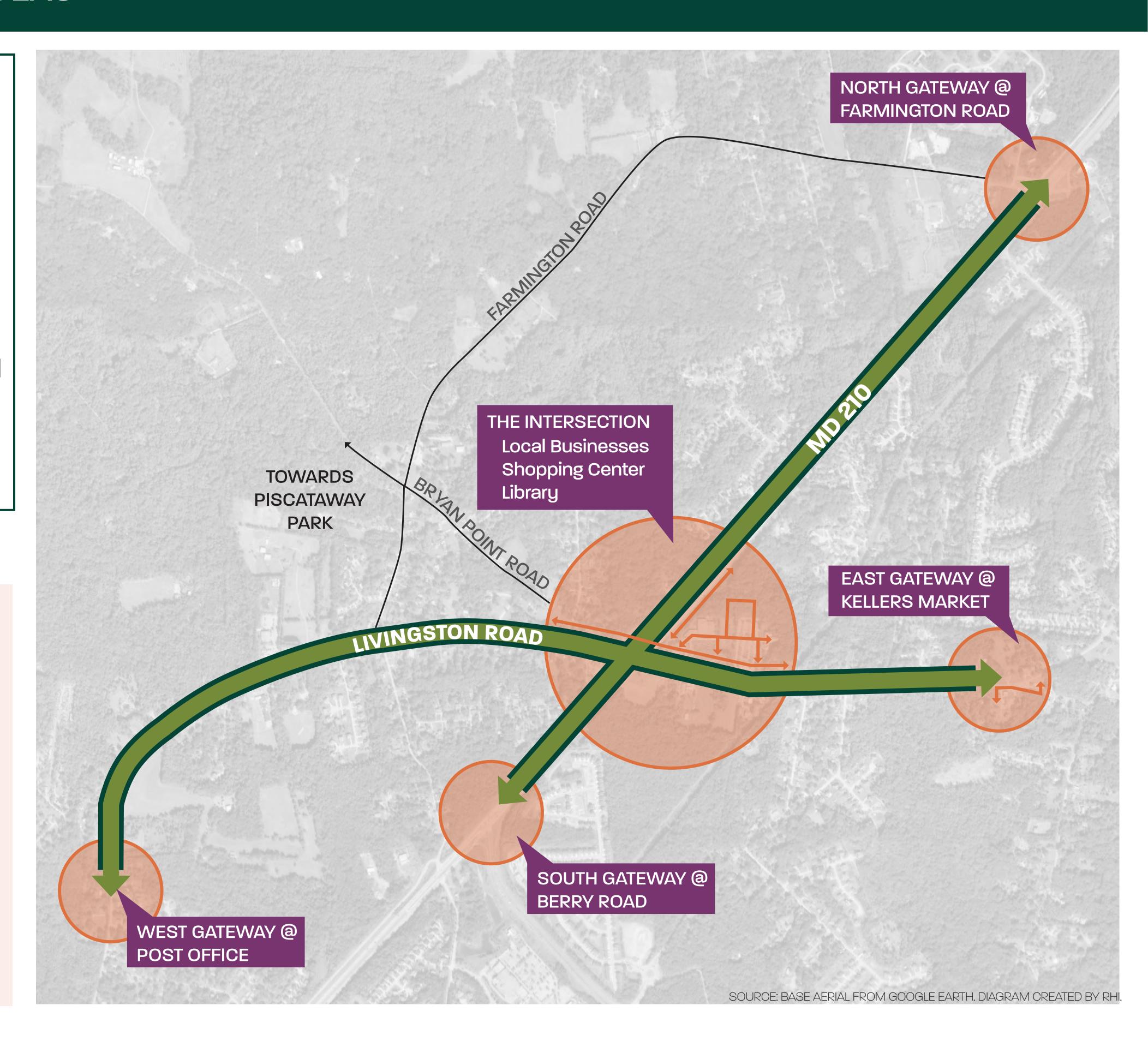
- These ideas are not intended as recommendations; rather, they should serve as a starting point for our conversation about what is possible in Accokeek.
- Each diagram illustrates a set of potential options to consider; these improvements do not need to happen all at once, or at all.

In a subsequent exhibit, you will be asked to share your own ideas about ways to improve Accokeek's gateways.

ACTIVITY:

- Which of the ideas presented in each diagram do you like and dislike?
- Which ideas do you think will be most effective or appropriate for Accokeek?
- Do you have concerns about any of these ideas?
- Are we missing anything? Are there other locations where improvements are needed?

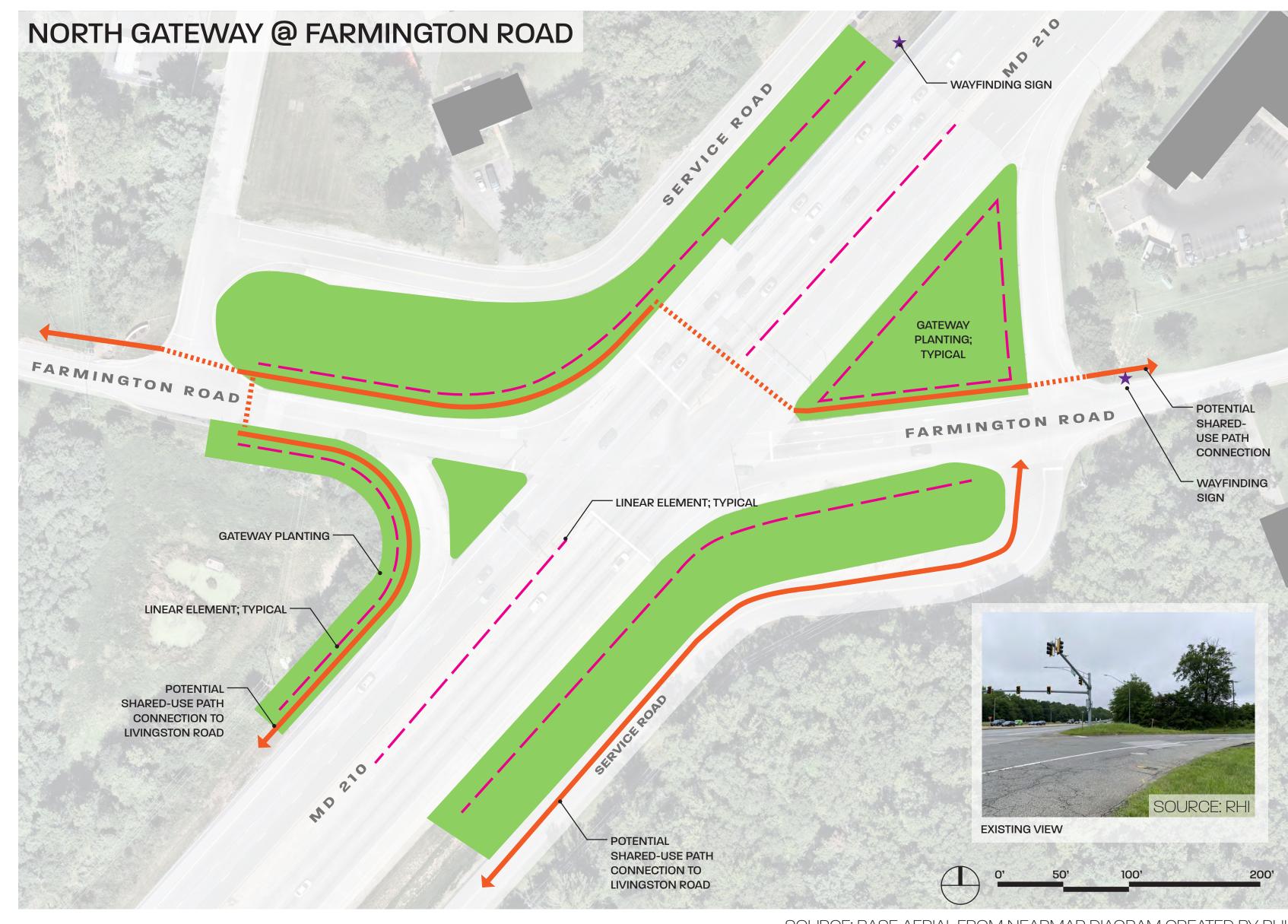
Share your ideas on the table map or on a sticky note!





MD 210 GATEWAYS

STATION 3 | GATEWAY NODES: PRELIMINARY IDEAS



LINEAR ELEMENT; TYPICAL ERR SOURCE: BASE AERIAL FROM NEARMAP. DIAGRAM CREATED BY RHI

SOURCE: BASE AERIAL FROM NEARMAP. DIAGRAM CREATED BY RHI

THE IDEA

To highlight the entrance into Accokeek, there are numerous opportunities for improvements where MD 210 intersects with Farmington Road (north) and Berry Road (south). Opportunities include unique plantings with seasonal interest; wayfinding and gateway signage; and linear elements, such as fences or walls, to visually introduce the character of Accokeek in the limited space available within the road right-of-way.









SOUTH GATEWAY @ BERRY ROAD



LINEAR / ART

SOURCE:

DES MOINES PARKS AND

RECREATION





LIVINGSTON ROAD GATEWAYS

STATION 3 | GATEWAY NODES: PRELIMINARY IDEAS

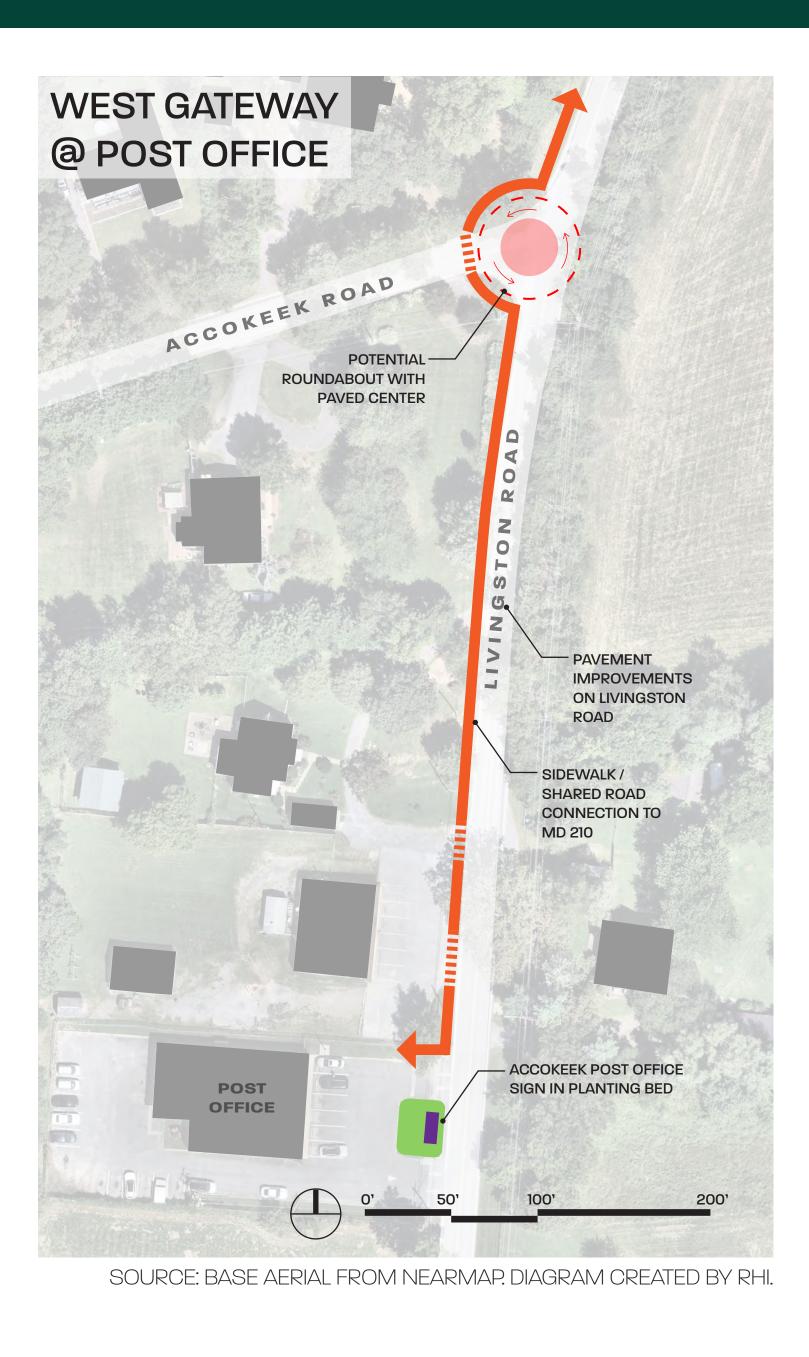
THE IDEA

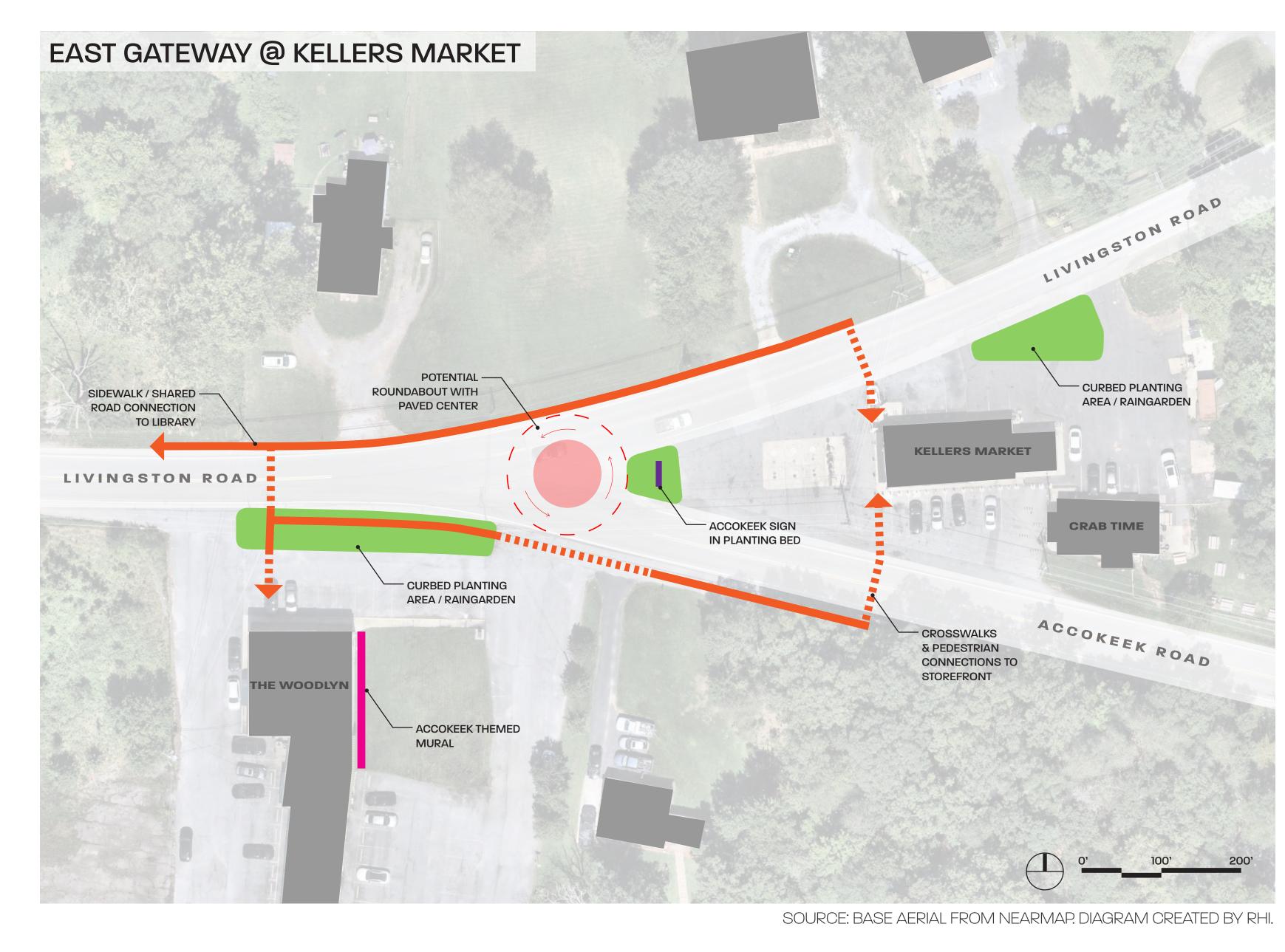
The Livingston Road Gateways are anchored on either end by recognizable community destinations. Plantings and small-scale signage define the entry into Accokeek. Road conditions for vehicles and pedestrians can be improved to create a welcoming environment, including potential mini-roundabouts that could slow traffic and serve as a recognizable points of arrival.



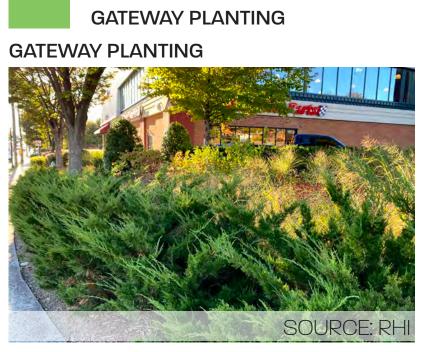


SOURCE: RHI













— PLACEMAKING ELEMENT





EXISTING VIEW (LOOKING EAST)



EXISTING VIEW (LOOKING WEST)



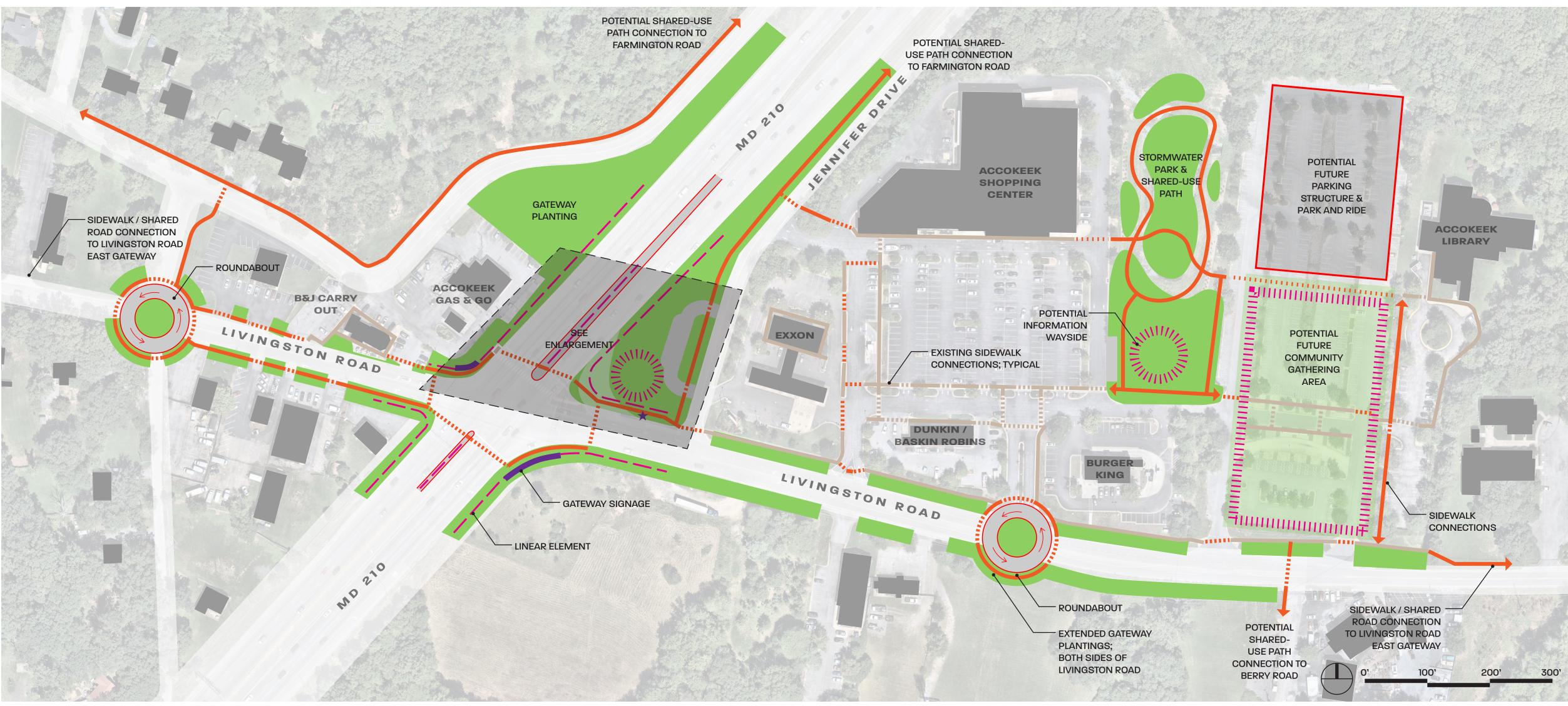
THE INTERSECTION

STATION 3 | GATEWAY NODES: PRELIMINARY IDEAS

THE IDEA

The intersection at MD 210 and Livingston Road is the most developed area within the study area and heart of Accokeek, including numerous community destinations. In this location, the character of Accokeek can be expressed at scales visible to both vehicles and pedestrians. This diagram highlights multiple opportunities to create a sense of arival and introduce visitors to the story of Accokeek. Given the central location and proximity to the library and shopping center, there are a variety of opportunities to create community gathering spaces.

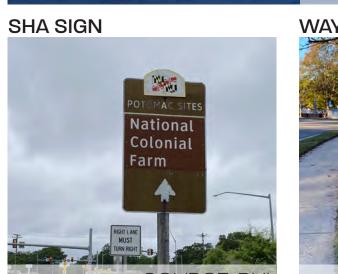




SOURCE: BASE AERIAL FROM NEARMAP. DIAGRAM CREATED BY RHI

KEY GATEWAY SIGN















LINEAR - FENCE













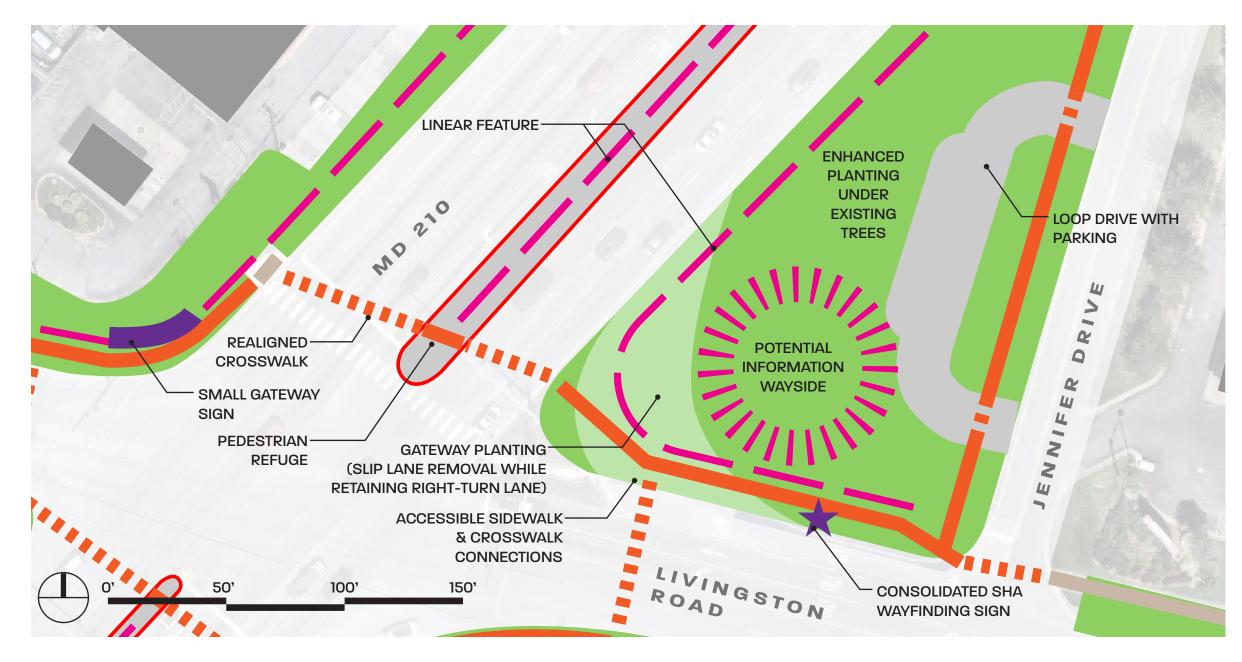


EXISTING SIDEWALK



THE INTERSECTION (DETAILED VIEW)

STATION 3 | GATEWAY NODES: PRELIMINARY IDEAS



SOURCE: BASE AERIAL FROM NEARMAP. DIAGRAM CREATED BY RHI.

THE IDEA

This close-up from the previous diagram highlights opportunities to enhance the eastern half of the intersection of MD 210 and Livingston Road. Opportunities include potential removal of the slip lane (turning lane) and improved pedestrian connections to the shopping center as well as opportunities for signage and plantings in this highly-visible location.



KEY★ SIGNAGE











PLACEMAKING ELEMENT - LINEAR







PLACEMAKING SPACE



TRANSPORTATION ENHANCEMENT







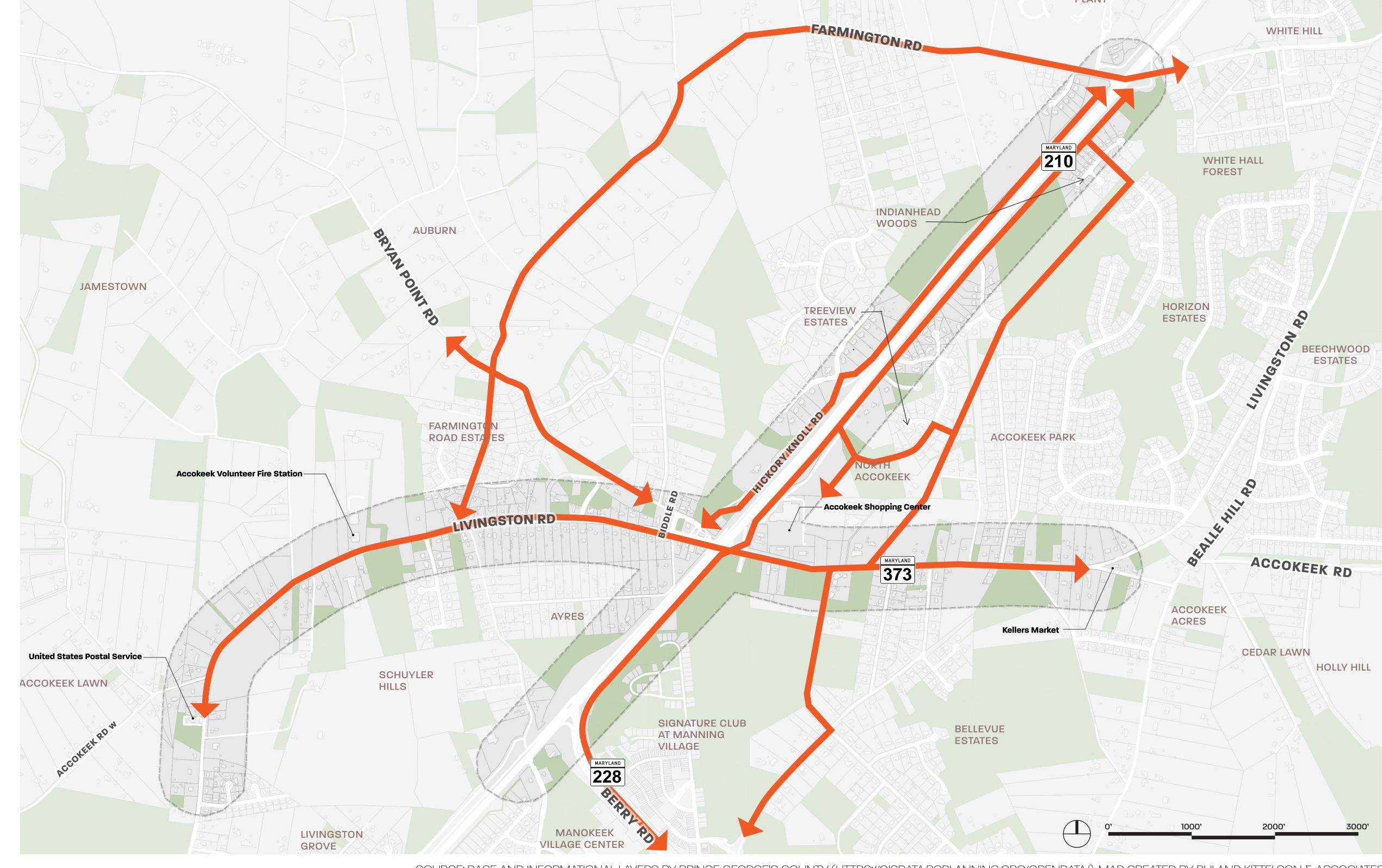


AREA-WIDE CONNECTIONS

STATION 3 | GATEWAY NODES: PRELIMINARY IDEAS

THE IDEA

The Accokeek Gateway area is currently autooriented with limited bike and pedestrian
connectivity. In order to create a more
welcoming environment for residents and
visitors alike, a broader network of shared-use
path connections can be imagined based on
the opportunities noted for each of the gateway
nodes. Such connections could improve safety
and connect the gateway nodes to one another
and to other area destinations.





EXISTING VIEW





TREATMENT

YOUR IDEAS

STATION 4 | NEXT STEPS AND ADDITIONAL FEEDBACK

ACTIVITY:



What are **your ideas** for the Accokeek Gateway?

 Add your ideas to the map on the table or on a sticky note on this board.



ADDITIONAL THOUGHTS

STATION 4 | NEXT STEPS AND ADDITIONAL FEEDBACK

ACTIVITY:



What additional thoughts do you have?

- Which locations would you prioritize?
- Which types of improvements would you prioritize?
- Anything else?



NEXT STEPS

STATION 4 | NEXT STEPS AND ADDITIONAL FEEDBACK

NEXT STEPS

- Compile feedback from this meeting
- Prepare draft plan (Late 2025/Early 2026)
- Share draft plan for feedback from the Gateway Plan steering committee and M-NCPPC (tentatively Winter/Spring 2026)
- Revise plan and publish final plan (tentatively Late Spring/Early Summer 2026)



SOURCE: RHI

Additional thoughts? Do you know someone who could not attend today's meeting?

Exhibit materials will be posted on the project webpage at:

https://pgplan.org/AGPlan

