



SOURCE: RHI

AGENDA

- Accokeek Gateway Plan: Background + Process
- Accokeek Today
- Today's Activities
- Next Steps



SOURCE: RHI

PROJECT MANAGEMENT



PAMC PROJECT PARTNER

Greater Accokeek
Civic Association

STEERING COMMITTEE

Community & Agency
Representatives

CONSULTANTS



Planning
Landscape Architecture
Urban Design



Transportation Planning &
Engineering

Planning Assistance to Municipalities & Communities

- Funding from the Prince George's County Planning Department, M-NCPPC
- Assists in protecting and implementing the County's approved plans and studies
- PAMC projects benefit communities that may have limited planning resources but are committed to revitalization and enhancement of the appearance and function of their communities



M-NCPPC

BACKGROUND + PROCESS

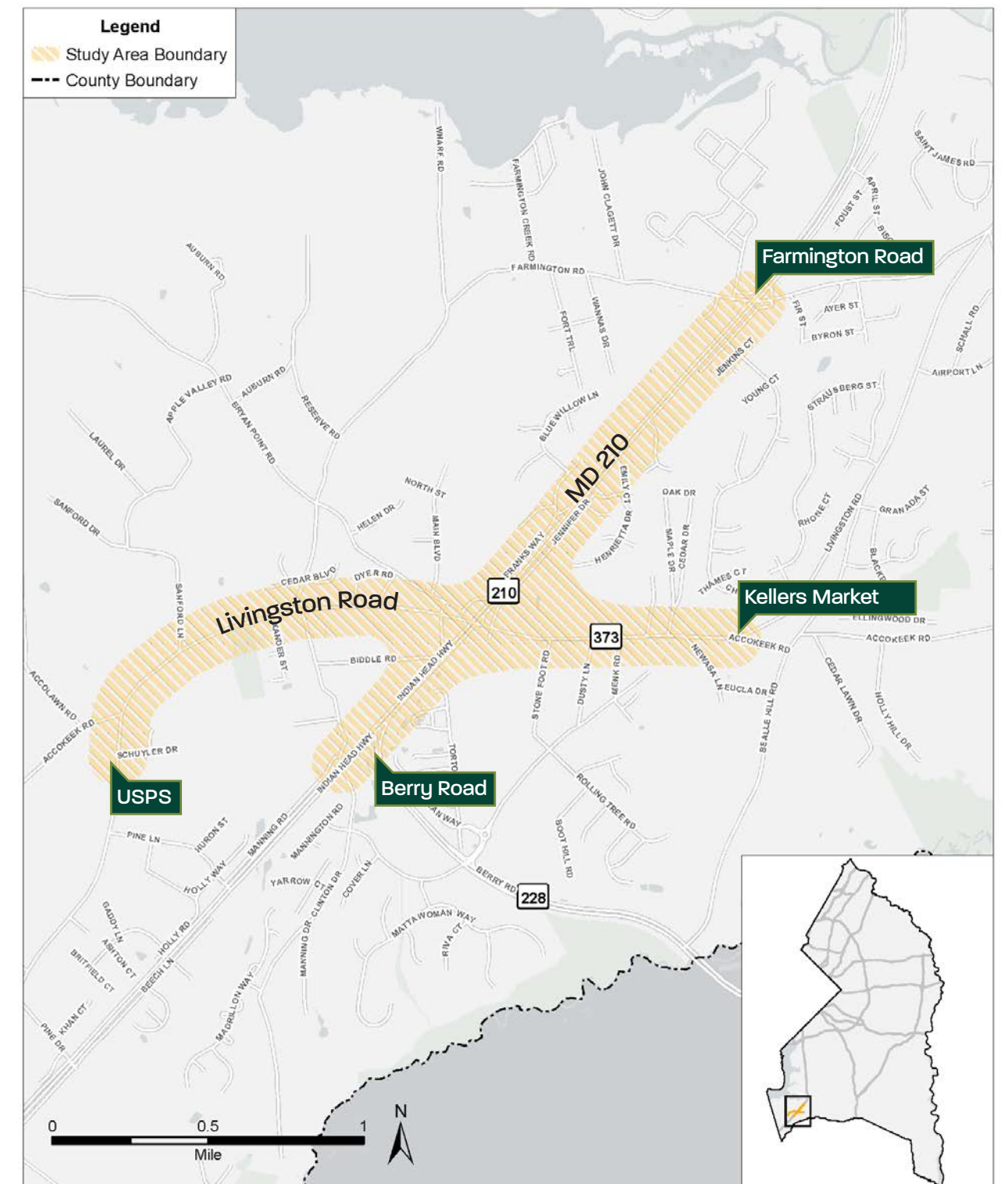
PURPOSE OF TODAY'S MEETING

- 1. Learn** more about the Accokeek Gateway Plan
- 2. Explore** potential approaches for creating a gateway for Accokeek
- 3. Provide input** to guide the preparation of the plan:
 - Feedback on preliminary ideas and options for improvements to the two corridors
 - Your ideas for improvements

PROJECT GOALS

- 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 + GOALS



M-NCPP

Accokeek Gateway Plan Study Area

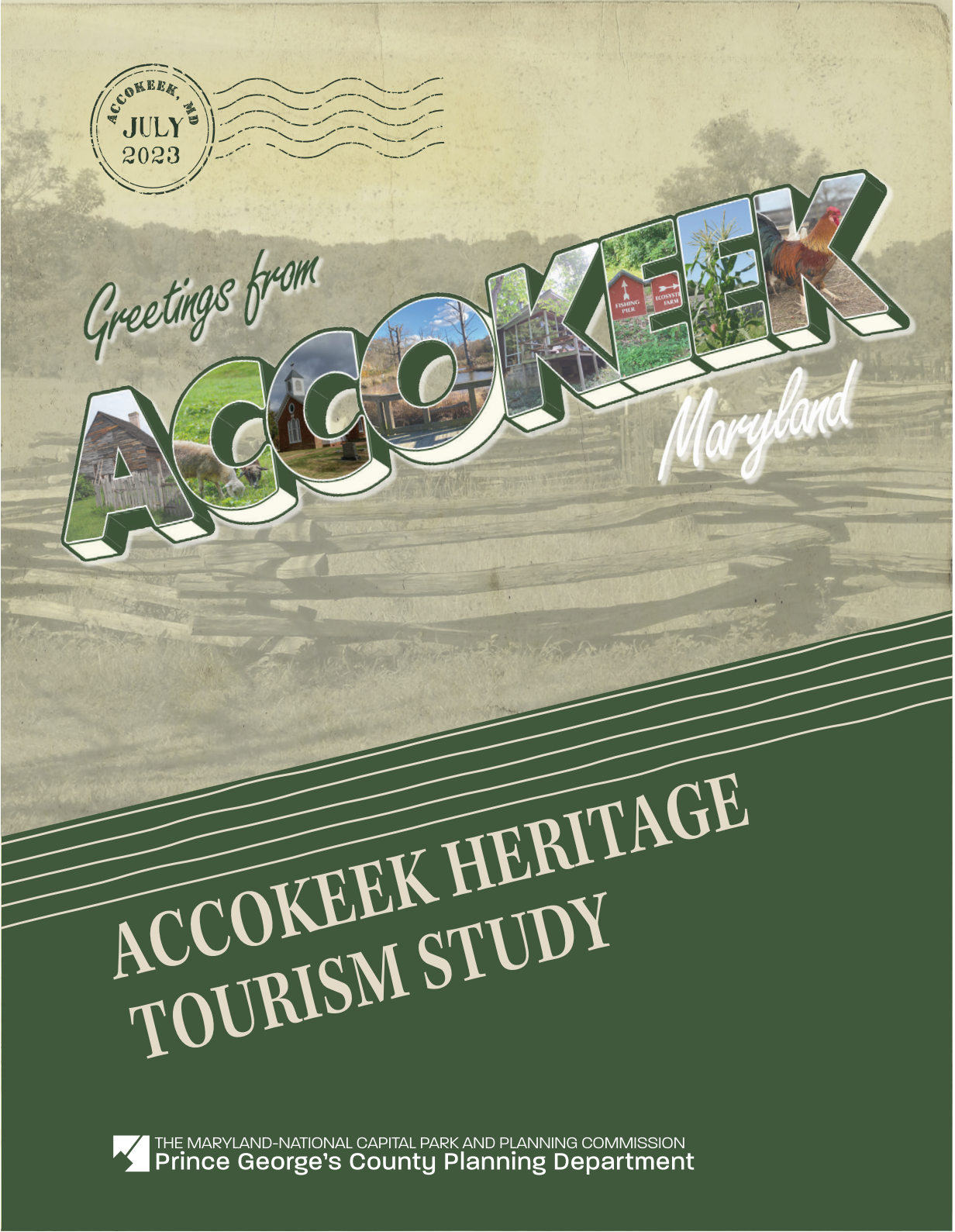
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Prince George's County
Planning Department
Job #4341

IMAGE BY PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

BACKGROUND + PROCESS

ACCOKEEK HERITAGE TOURISM STUDY (2023)



“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”

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

BACKGROUND + PROCESS

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

WHAT IS A GATEWAY?

GATEWAY:

*“[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).

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

ELEMENTS THAT CAN CREATE A GATEWAY:



Plantings and landscaping



Signs



Art



Streets and streetscapes



Paving



Buildings and other structures



Walls and fencing



Landmarks

BACKGROUND + PROCESS

PROGRESS TO DATE:

- Site visits
- Review of existing conditions
- Steering committee meeting
- Stakeholder interviews
- Development of preliminary ideas



SOURCE: M-NOPPO

PROGRESS TO DATE



SOURCE: RHI

ACCOKEEK TODAY

LAND USE + BUILT FORM

MD 210



Open space at Farmington Road East



MD 210 and Hickory Knoll Road



Accokeek Gas & Go



Building for lease at Livingston Road



Parcel for sale @ MD 210 and Livingston Road



Typical MD 210

ALL PHOTOS THIS PAGE BY RHI

LIVINGSTON ROAD



Kellers Market



Post Office



Library & Park and Ride



B&J Carry-Out



The Woodlyn Shopping Center



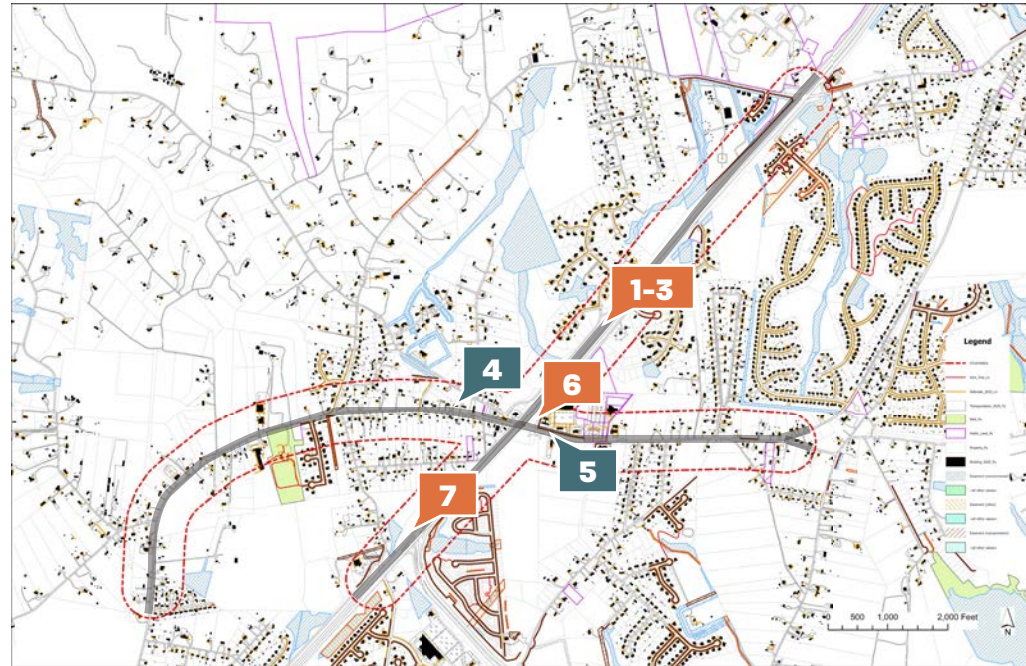
Accokeek Neighborhood Park



Accokeek Volunteer Fire House



Accokeek Shopping Center



Observations along: ■ MD 210 ■ Livingston Rd

- Mixed deciduous forest edge along roads
- Plantings implemented by GACA/SHA and private property owners
- Perennials get mown down
- Crape Myrtles used along MD 210 inside and outside of project area



1 Crape Myrtles & Sargent's Cherry



2 Perennial plantings mostly gone



3 Weeds



4 Planting at B&J's



5 Planting at Accokeek Shopping Center



6 Mixed tree planting at original Park and Ride



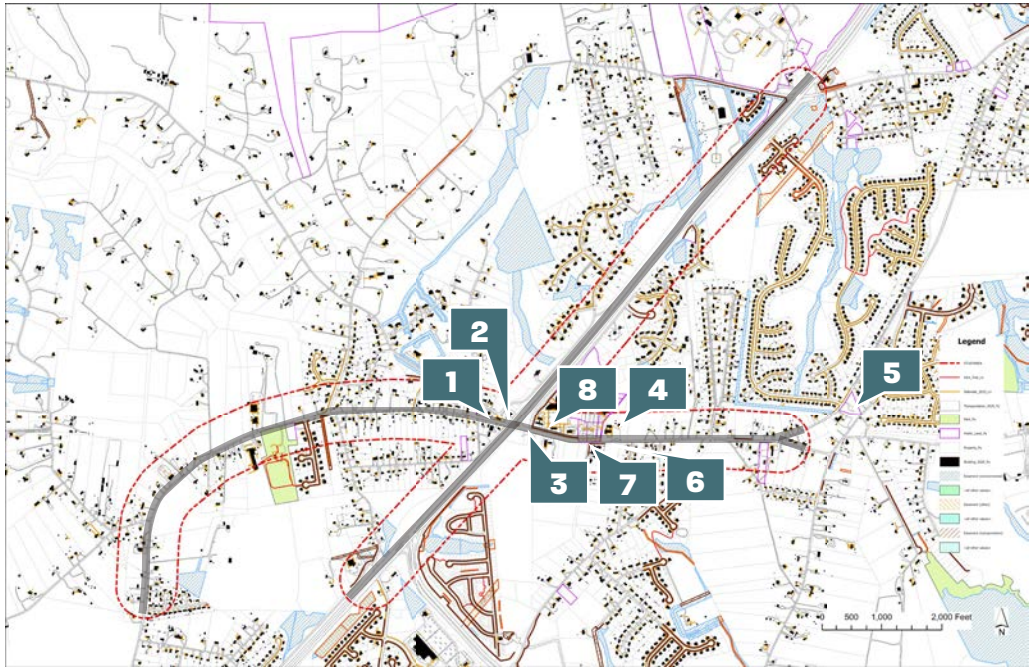
7 Typical woodland along MD 210

*ALL PHOTOS THIS PAGE BY RHL

MAP SOURCE: BASE AND INFORMATIONAL LAYERS BY PRINCE GEORGE'S COUNTY (<https://gisdata.pgplanning.org/opendata/>). MAP CREATED BY RHL

ACCOKEEK TODAY

SIGNAGE



Observations along: # MD 210 # Livingston Rd

- Few signs with the word 'Accokeek'
- Limited visibility of National Colonial Farm & Piscataway Park; some SHA signs in deteriorating conditions
- No features to create a sense of arrival



1 Bulletin board @ B&J's



2 Accokeek Gas & Go



3 Nat. Colonial Farm sign



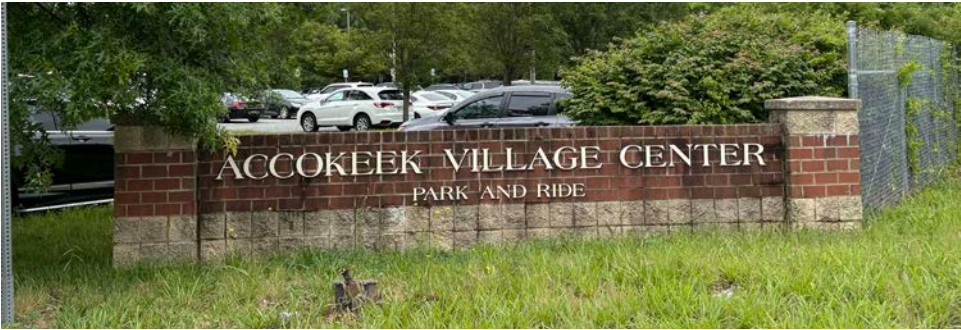
4 Sign on library building



5 Water tower



6 Accokeek Branch Library



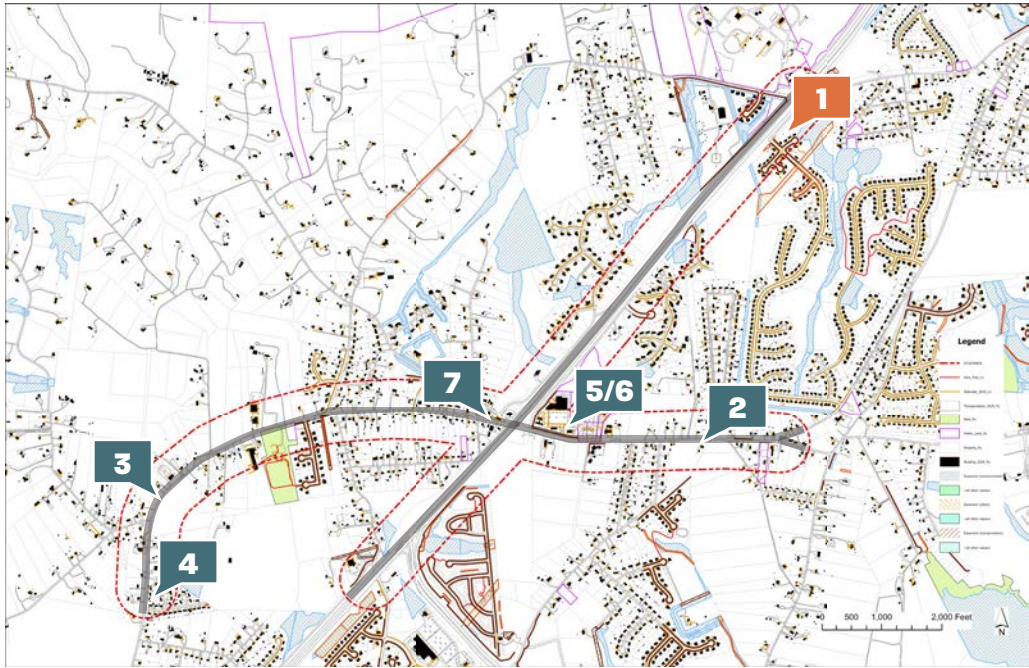
7 Park and Ride



7 Accokeek Shopping Center

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ACCOKEEK TODAY



Observations along: MD 210 Livingston Rd

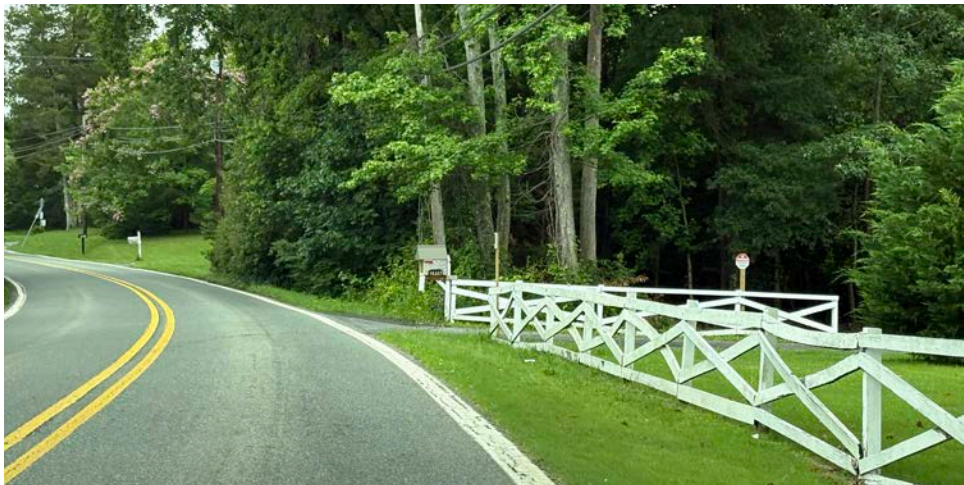
Variety of wood fences accentuate rural and historic character



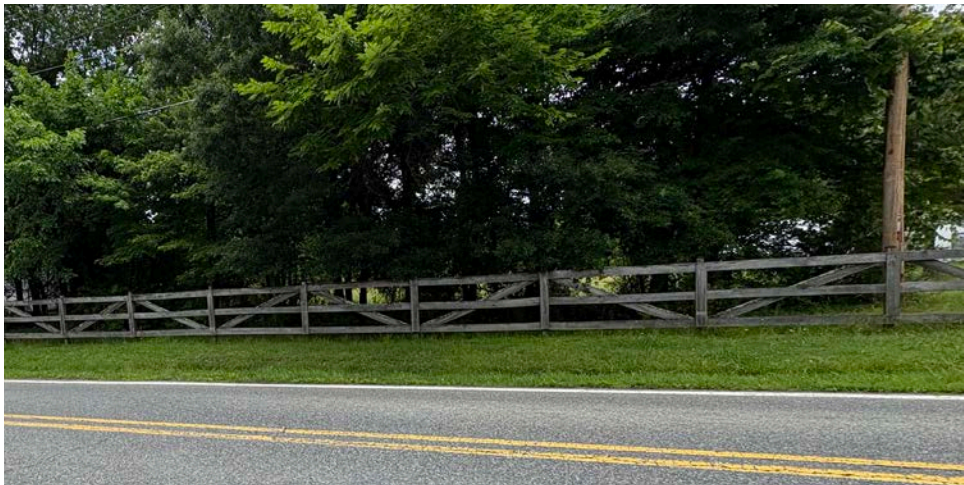
1 White Hall Forest Community



2 Livingston Road (east)



3 Livingston Road (west)



4 Livingston Road (west)



5 Accokeek Branch Library



6 Accokeek Park and Ride



7 B & J Carry Out

*ALL PHOTOS THIS PAGE BY RHI.
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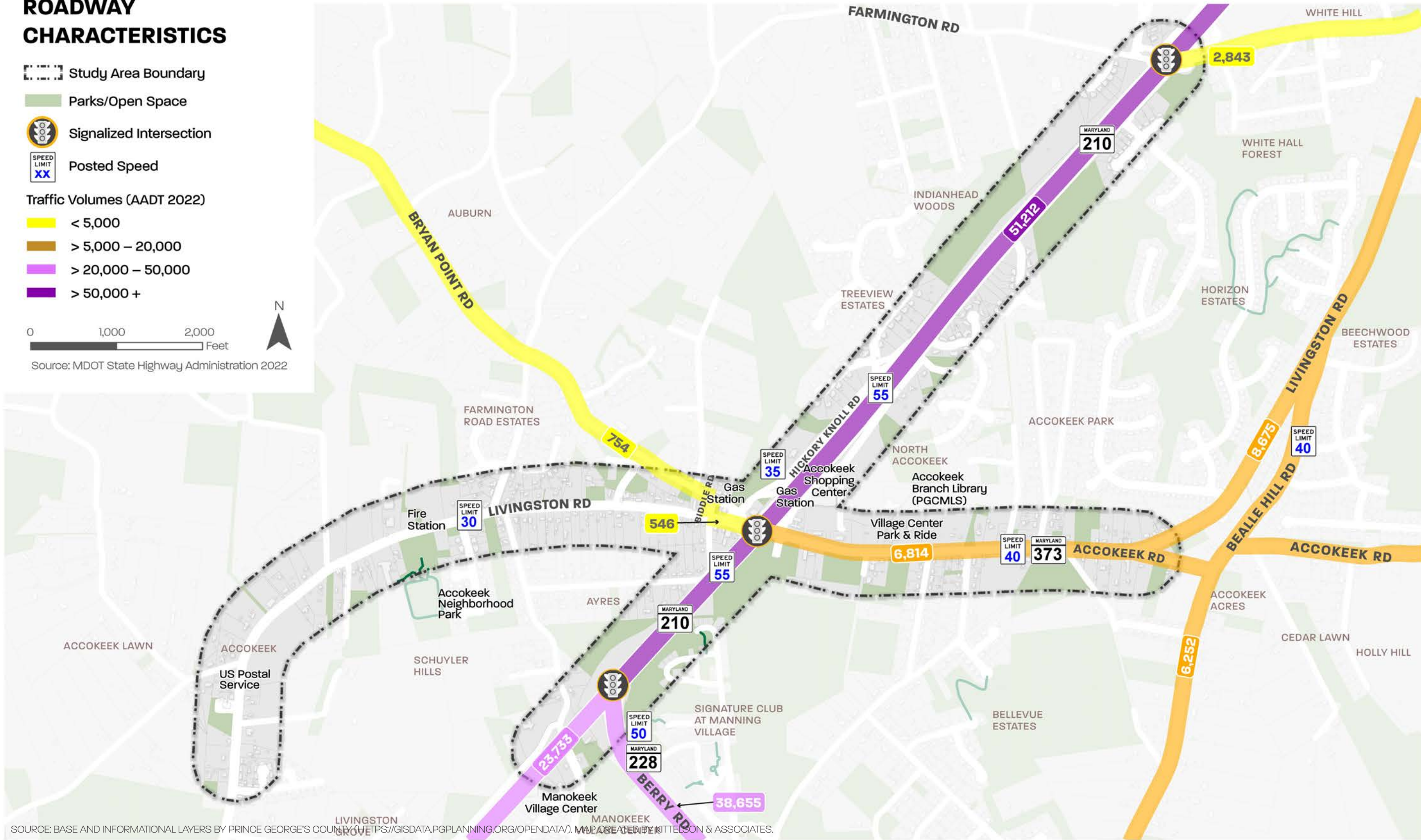
EXISTING DESIGN ELEMENTS

ROADWAY CHARACTERISTICS

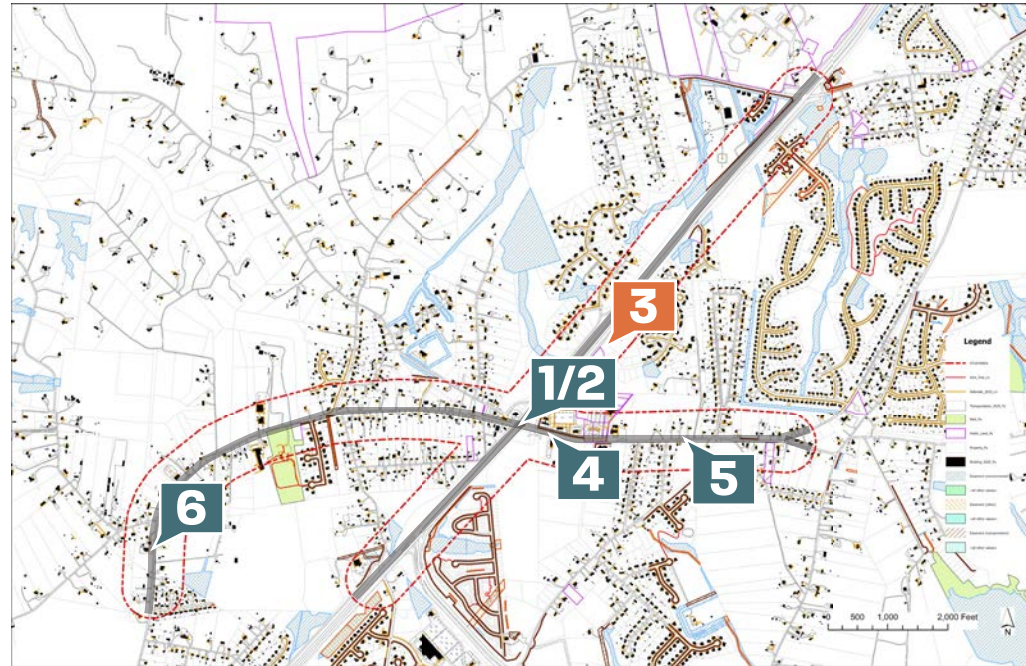
- Study Area Boundary
- Parks/Open Space
- Signalized Intersection
- Posted Speed
- Traffic Volumes (AADT 2022)
 - < 5,000
 - > 5,000 – 20,000
 - > 20,000 – 50,000
 - > 50,000 +

0 1,000 2,000 Feet

Source: MDOT State Highway Administration 2022



SOURCE: BASE AND INFORMATIONAL LAYERS BY PRINCE GEORGE'S COUNTY (HTTPS://GISDATA.PGPLANNING.ORG/OPENDATA/). MAP CREATED BY KITTELSON & ASSOCIATES.



Observations along: # MD 210 # Livingston Rd

- Sidewalk gaps and lack of connections between destinations
- Only one marked crosswalk
- Long crossings and wide turns
- No bicycle facilities
- Limited space along Livingston Road



1 Disconnected sidewalk & crosswalks



2 Disconnected sidewalk & crosswalks



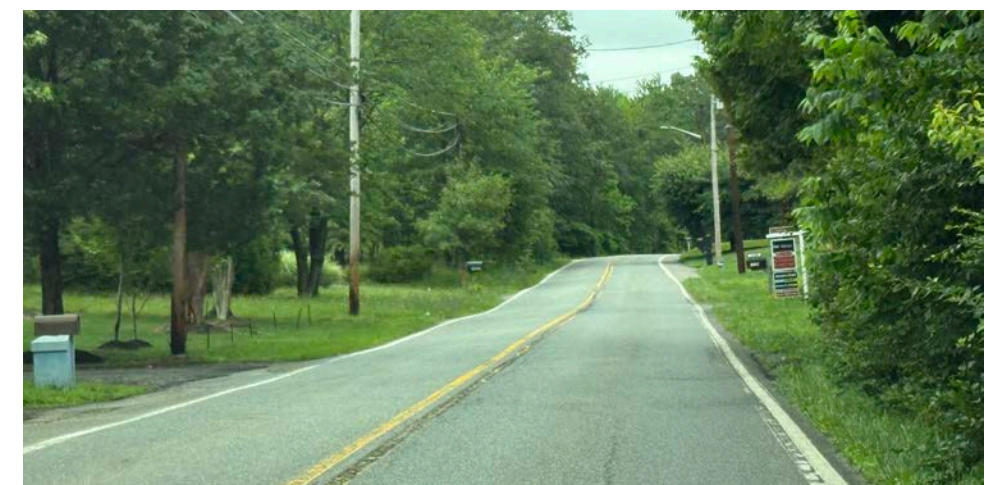
3 Typical conditions along MD 210



4 Sidewalk by Accokeek Shopping Center



5 Livingston Road (east)



6 Livingston Road (west)

*ALL PHOTOS THIS PAGE BY RHL

MAP SOURCE: BASE AND INFORMATIONAL LAYERS BY PRINCE GEORGE'S COUNTY (<https://gisdata.pgplanning.org/opendata/>). MAP CREATED BY RHL

ACCOKEEK TODAY

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

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

OPPORTUNITIES



Open space at Farmington Road West (SHA)



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



Open space at Farmington Road East (SHA)



Front of USPS site (PRIVATE)



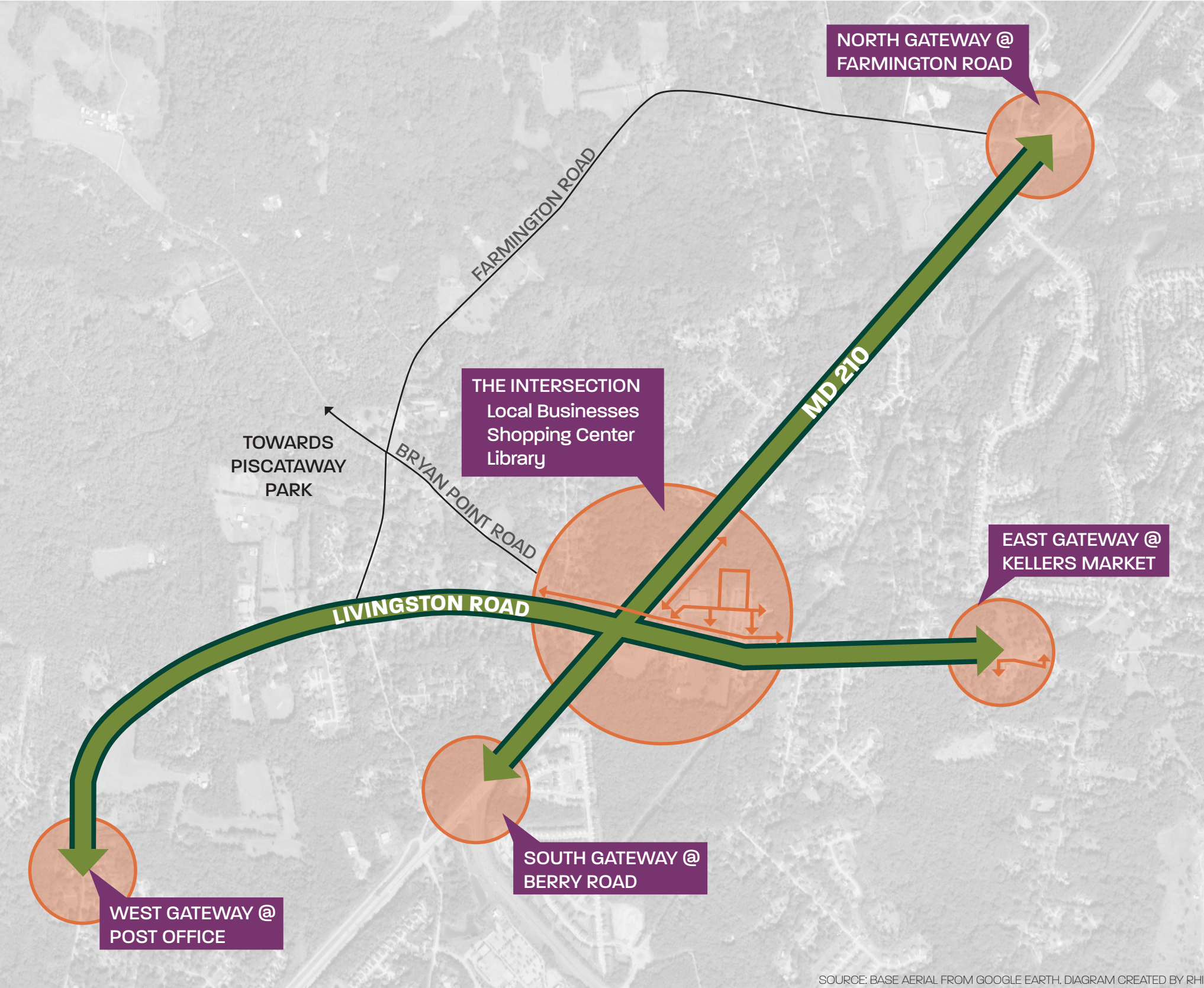
The Woodlyn Shopping Center (PRIVATE)



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

PHOTOS BY RHI

TODAY'S ACTIVITIES



GATEWAY FRAMEWORK

DEFINE

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

CONNECT

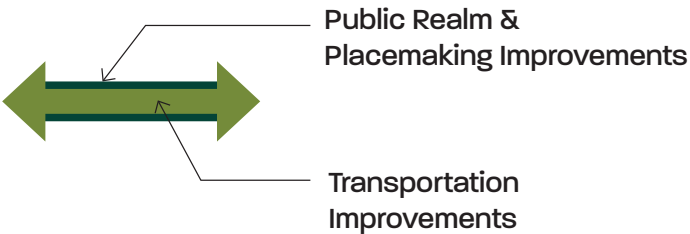
- Safe and welcoming roads
- Interconnected destinations
- Green corridors

ACTIVATE

- Community gathering spaces

LEGEND

LINEAR TREATMENTS



GATEWAY NODE TREATMENTS



TODAY'S ACTIVITIES

SIGNAGE + WAYFINDING



GATEWAY TOOLBOX

ART



PLANTING CHARACTER



TRANSPORTATION ENHANCEMENTS



PLACEMAKING ELEMENTS



PRIVATE SITE IMPROVEMENTS

- | 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 |

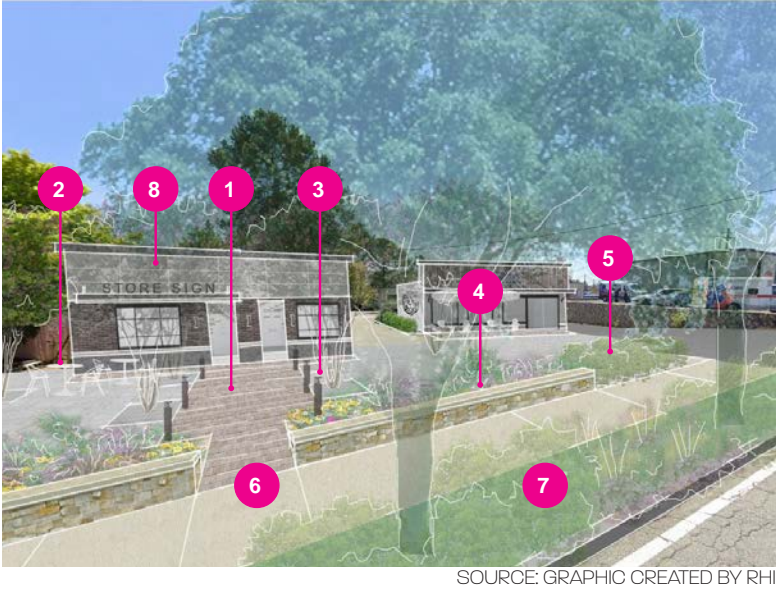


IMAGE SOURCES: RHI UNLESS OTHERWISE NOTED

TODAY'S ACTIVITIES

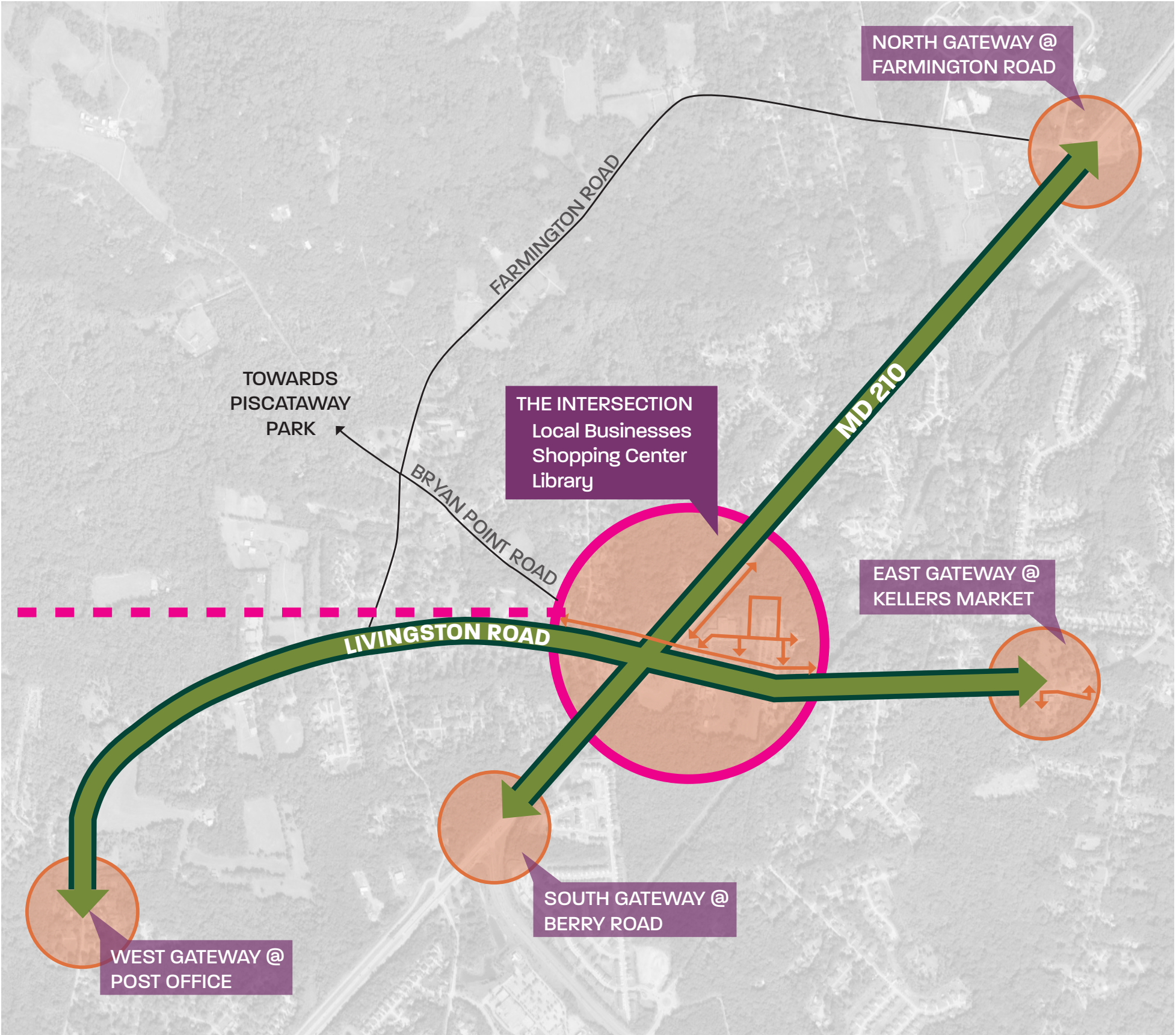
Share your thoughts on how the toolbox could be applied at different locations.



LIVINGSTON ROAD & MD 210 INTERSECTION

SOURCE: RHI.

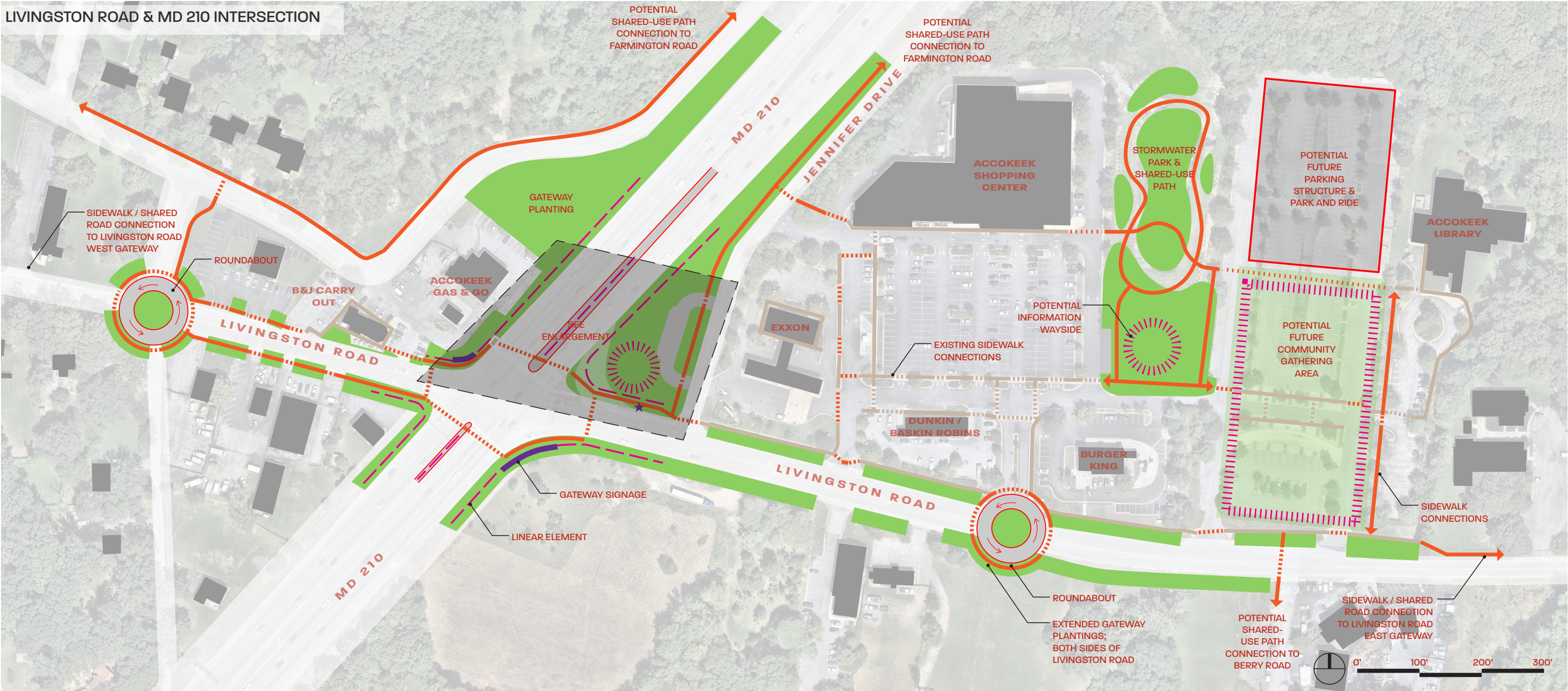
GATEWAY NODES: PRELIMINARY IDEAS



SOURCE: BASE AERIAL FROM GOOGLE EARTH. DIAGRAM CREATED BY RHI

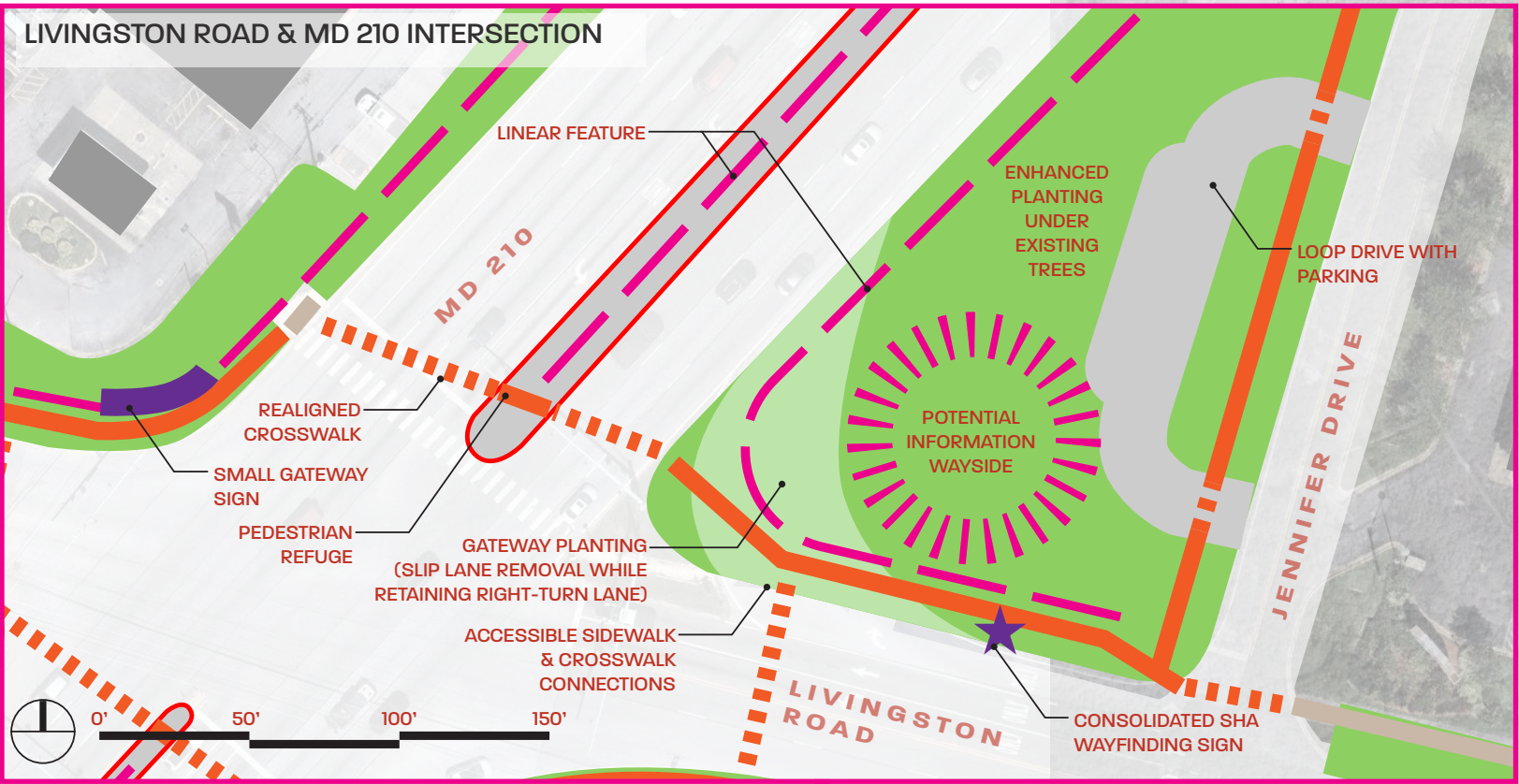
TODAY'S ACTIVITIES

GATEWAY NODES: PRELIMINARY IDEAS



SOURCE: BASE AERIAL FROM NEARMAP. DIAGRAM CREATED BY RHI

TODAY'S ACTIVITIES



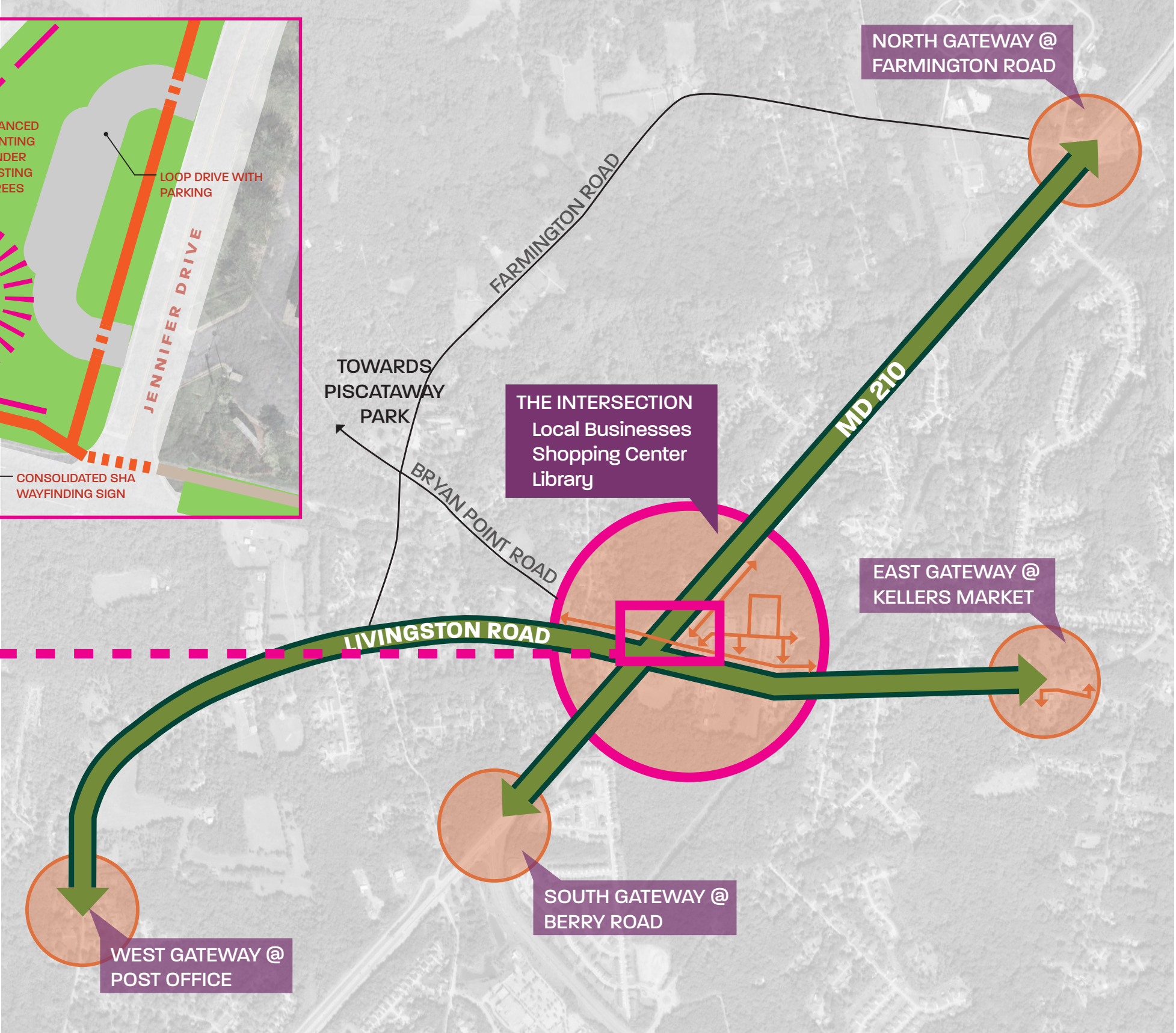
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LIVINGSTON ROAD & MD 210 INTERSECTION

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GATEWAY NODES: PRELIMINARY IDEAS

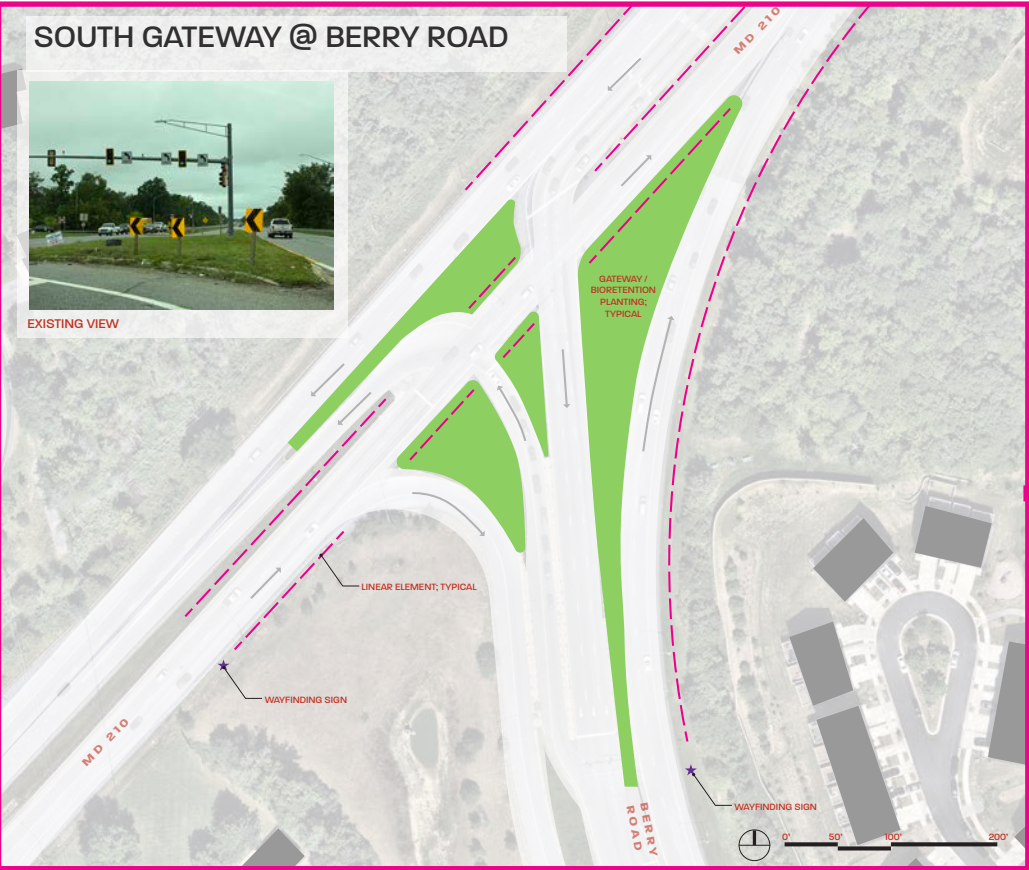


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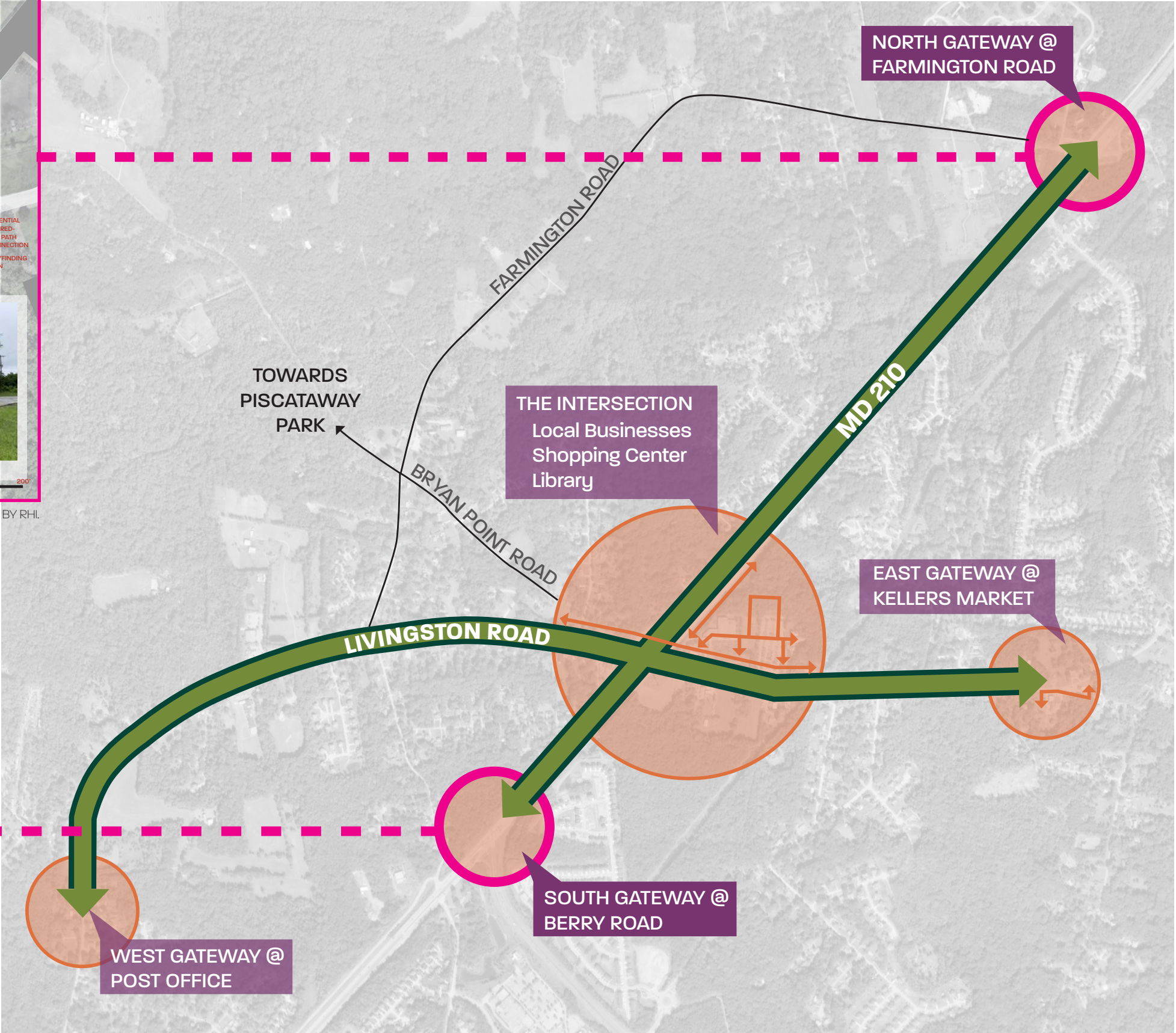


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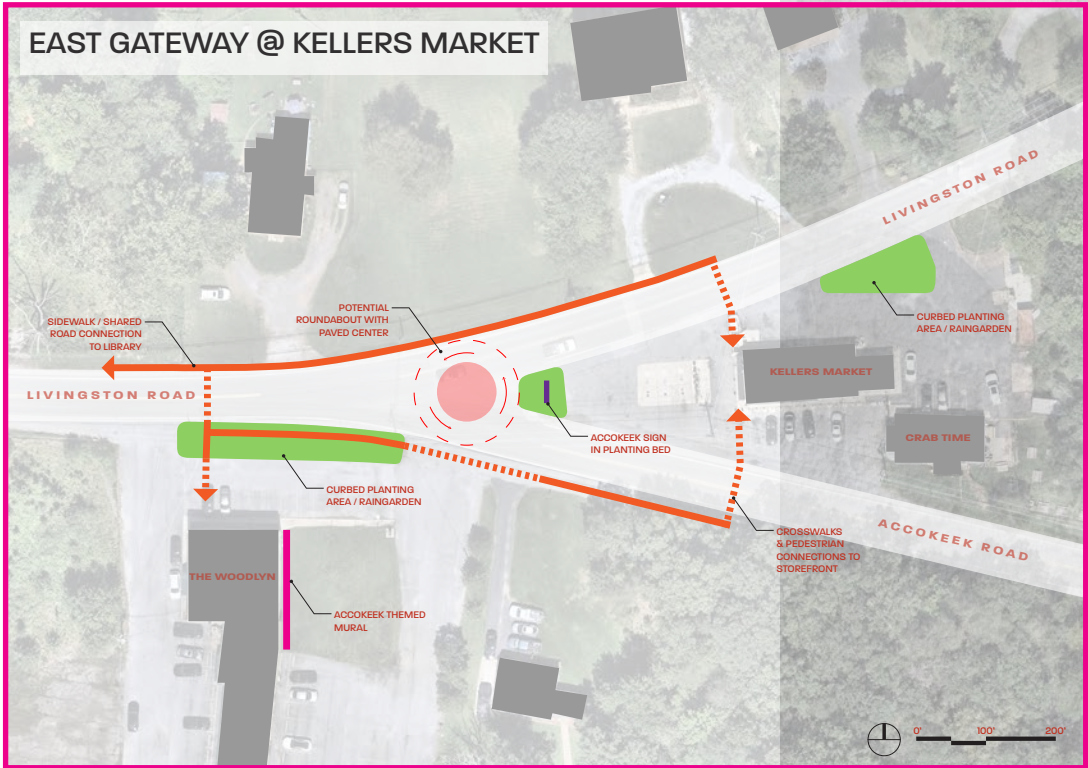
GATEWAY NODES: PRELIMINARY IDEAS



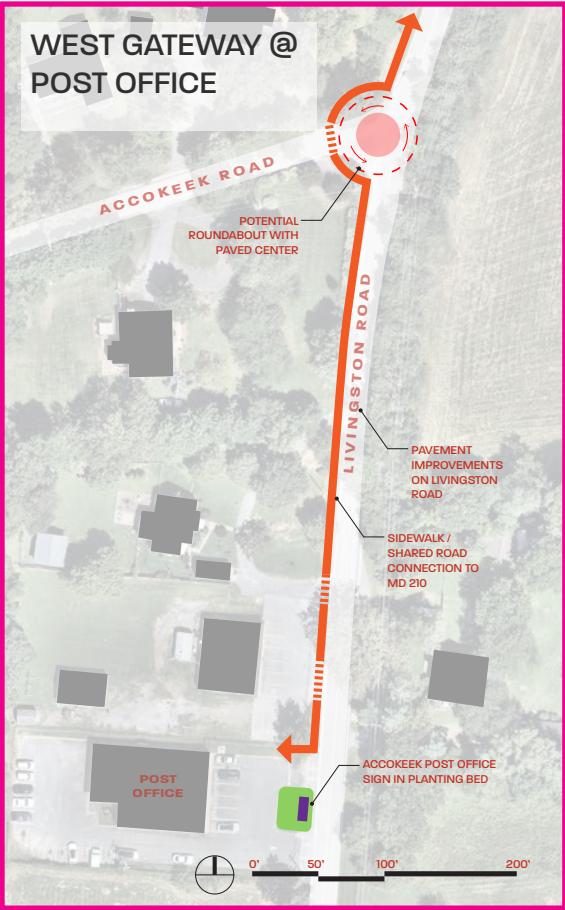
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TODAY'S ACTIVITIES

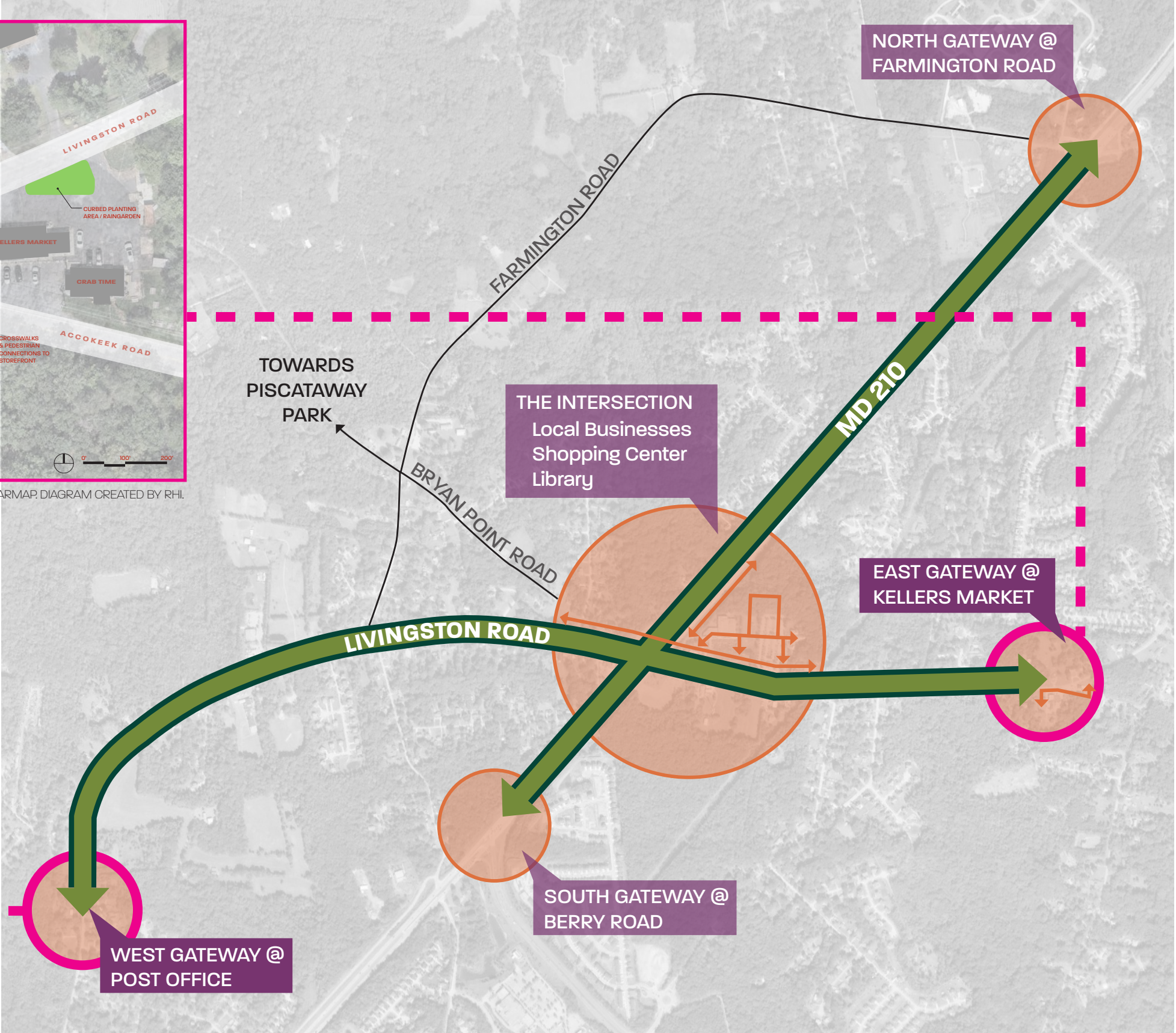
GATEWAY NODES: PRELIMINARY IDEAS



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SOURCE: BASE AERIAL FROM GOOGLE EARTH. DIAGRAM CREATED BY RHI.

NEXT STEPS

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)

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

Exhibit materials will be posted on the project webpage:

<https://pgplan.org/AGPlan>





SOURCE: RHI

Contact:

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THANK YOU!!