

Plan Progress Report

Approved Port Towns Sector Plan and Sectional Map Amendment

Date Plan Approved: October 6, 2009

Date of Progress Report: September 22, 2025

Councilmanic District: 5

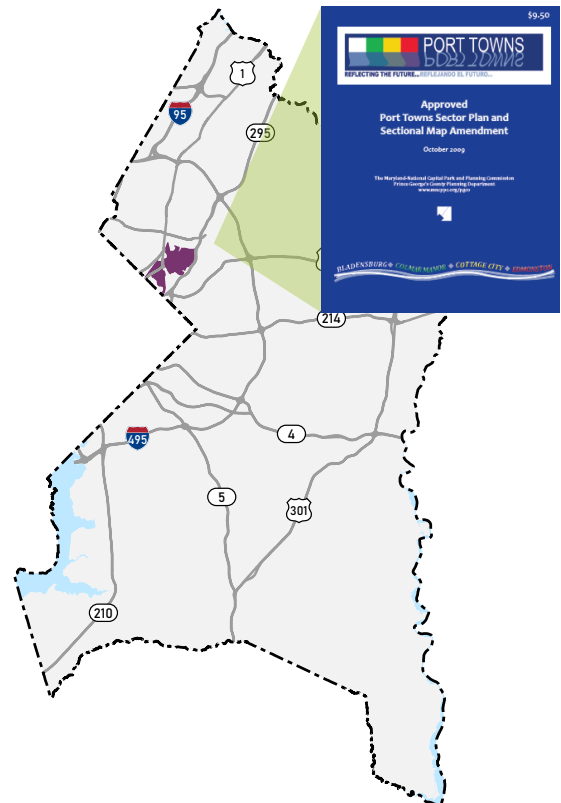
Progress Summary

The Approved Port Towns Sector Plan and Sectional Map Amendment contains 405 recommendations, primarily focused on transportation and mobility, land use, and the natural environment.

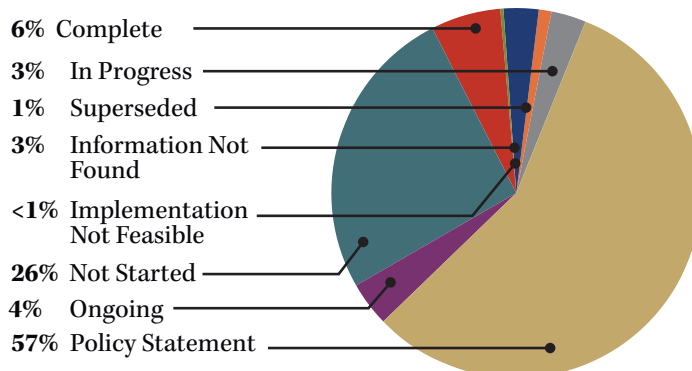
Since its adoption in 2009, approximately 6 percent (24) of the recommendations have been completed, 3 percent (11) are in progress, and 4 percent (18) are ongoing. Approximately 26 percent (106) have not yet had action taken.

Some highlights of completed recommendations include:

- Bikeway signage and bikeway improvements were installed along Decatur Street west of Kenilworth Avenue.
- A new Bladensburg Branch Library building opened in 2023.



Plan Recommendation Status



Suggested Next Step(s)

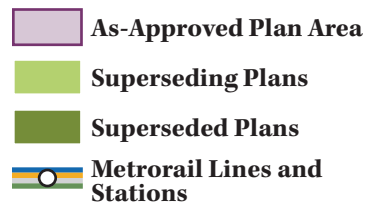
- ☐ Review in 2027
- ☐ Major/Minor Plan Amendment
- ☒ Replace
- ☐ Consolidate

More information about this recommendation can be found at the end of the report.

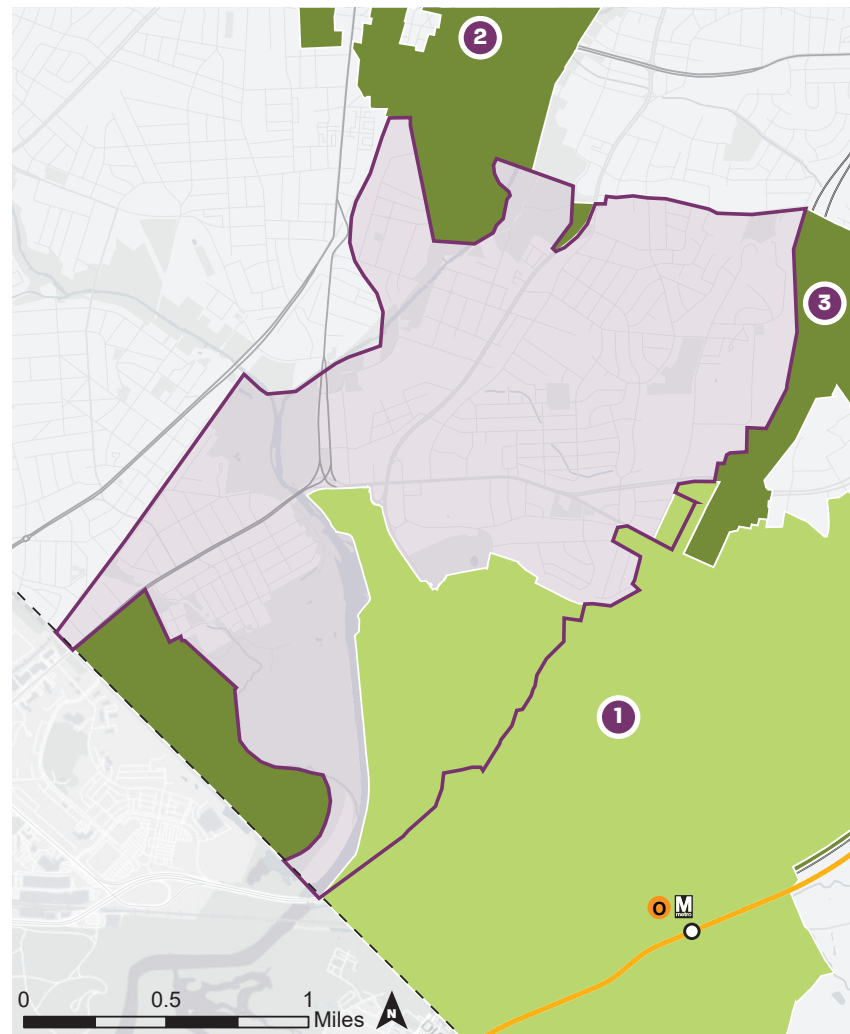
Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original approved borders of the Port Towns Sector Plan were bounded by the municipal boundaries of Cottage City and Edmonston to the northwest, Carters Lane to the north, the Baltimore-Washington Parkway (MD 295) to the east, and Washington, D.C., to the southwest. The plan area superseded multiple prior plans and has also been superseded by the Greater Cheverly Sector Plan, which carved out a portion of the original plan area.



As-Approved Plan Area and Related Plan Boundaries



Related Plans

The following plan supersedes a portion of the Port Towns Sector Plan:

- 1 Greater Cheverly Sector Plan (2018)

The Port Towns Sector Plan supersedes a portion of the following plans:

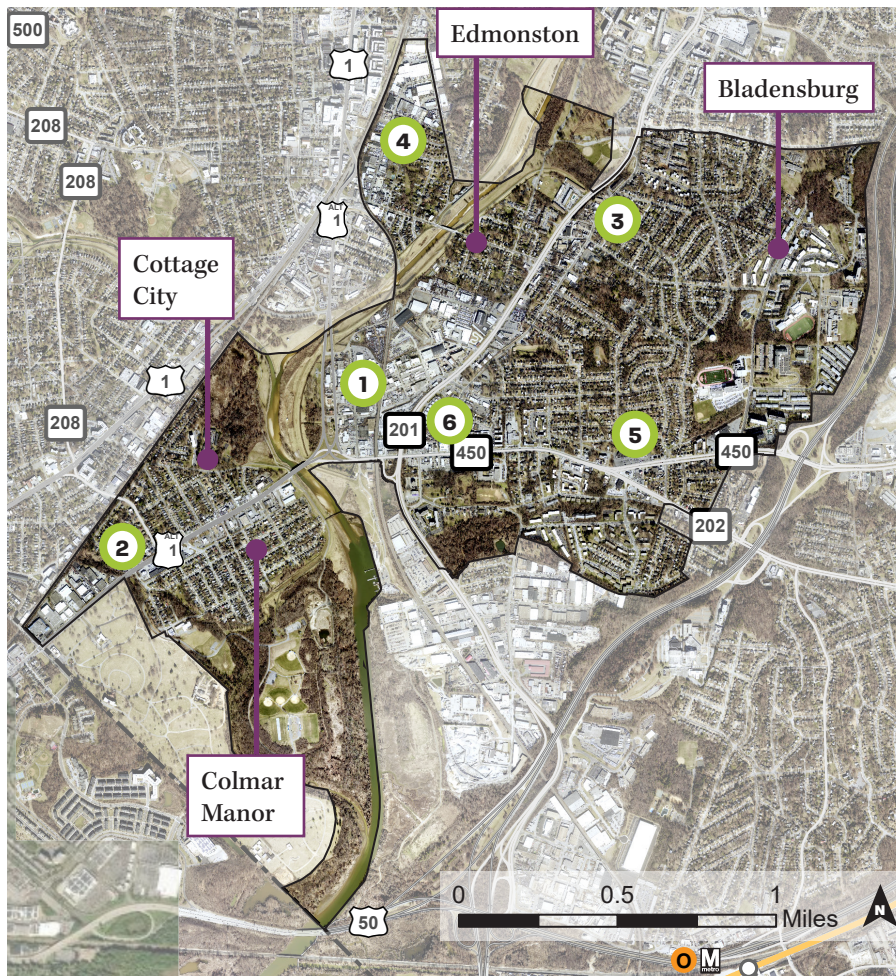
- 2 Planning Area 68 Master Plan (1994)
- 3 Bladensburg, New Carrollton and Vicinity Master Plan (1994)

Plan Area Summary

Plan Area

The approved sector plan area, being part of Planning Areas 68 (Hyattsville-Riverdale-Mt. Rainier-Brentwood) and 69 (Bladensburg-New Carrollton and Vicinity), generally comprises the properties contained within the municipal boundaries of Bladensburg, Colmar Manor, Cottage City, and Edmonston, as well as including properties south of the Bladensburg municipal boundary from the south side of Annapolis Road to the Baltimore–Washington Parkway (excluding the properties within the Cheverly municipal boundary) east to the Colmar Manor municipal boundary, and properties east of the Edmonston municipal boundary and north and west of the Bladensburg boundary to Carters Lane. The approved plan area is largely residential but also contains a mix of other uses, including several shopping centers, employment areas, and portions of the Northeast and Northwest Branches of the Anacostia River. The southwestern portion of the plan area is designated as a Plan 2035 Neighborhood Center, and the northeast portion of the plan is within a Neighborhood Reinvestment Area. The current, active plan boundary is highlighted in the map below; it has been reduced by superseding plans, as noted on the previous page.

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NOPPC AERIAL IMAGERY (MARCH 2024)

Focus Areas and Goals

- 1 Port Towns Waterfront:** The new, historical center for the Port Towns with a redesigned street network and mixed-use development.
- 2 Bladensburg Road Gateway / Main Street:** A pedestrian-friendly, mixed-use boulevard with a new MARC rail station and new and improved public open spaces.
- 3 Edmonston Road Main Street:** A new town center with improved pedestrian accommodations, and the expansion of housing options.
- 4 Edmonston-North Workshop:** A new mixed-use district that greens industrial uses, protects housing options, and enhances natural resources and open spaces.
- 5 Annapolis Road Gateway:** A new mixed-use district focused around the Publick Playhouse with the preservation and adaptive reuse of existing structures.
- 6 Bladensburg Town Center:** A walkable civic core with mixed-use residential, retail, and office development, open spaces, and a multimodal road network.

Plan Overview

Plan Vision

To achieve green, healthy, and pedestrian-friendly communities and destinations that celebrate and build upon the area's cultural diversity, strategic location, industrial base, and historical, recreational, and environmental assets.

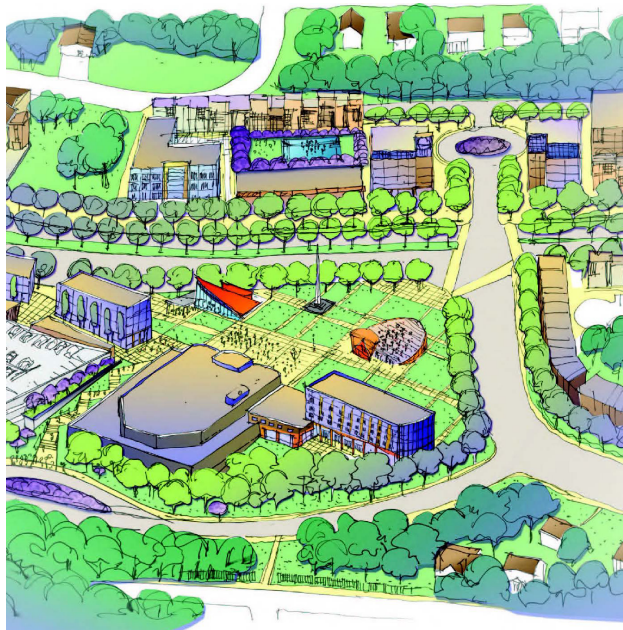


SOURCE: PORT TOWNS SECTOR PLAN

Plan Goals

- Enhance the unique character of each of the Port Town communities while developing strategies to link them as a regional center.
- Support the implementation of the wellness opportunity district and ensure community health and wellness are addressed as land use policies are developed.
- Improve community security and safety.
- Enhance pedestrian safety and mobility.
- Improve the multimodal connectivity of and service to the area.
- Preserve and enhance the industrial tax base while encouraging sustainable development and design.
- Address the appropriate scale, mix, and location of new development.
- Enhance the historic character of the Port Towns area.
- Integrate efforts proposed by the Anacostia Trails Heritage Area.
- Connect the communities to the Anacostia River and to the area's open space and environmental resources.
- Support Prince George's County green infrastructure goals.
- Provide a realistic implementation action plan, with both short- and longer-term goals and strategies.

Annapolis Gateway Character Area Visualization



SOURCE: PORT TOWNS SECTOR PLAN

Plan Highlights

One key recommendation is establishing Annapolis and Bladensburg Roads as the Port Towns' "main street" and provide mixed-use development to support a pedestrian- and transit-oriented corridor, as well as promoting the development potential of several key sites, especially the Peoples' Harbor projects, Riverview on the Anacostia, and the Watershed Education Facility.

The plan also focuses on providing a fully integrated, multimodal transportation network with a range of actions that include developing a pedestrian/bicycle loop, reconfiguring the street system to create a grid system, and establishing gateway elements in the character areas.

The plan also targets six Character Areas for redevelopment to achieve vertical mixed-use development that promotes pedestrianism, linking the Port Towns together to form a recognizable place.

Plan Overview

Illustrative Framework Vision Plan



SOURCE: PORT TOWNS SECTOR PLAN

Waterfront Character Area Visualization



SOURCE: PORT TOWNS SECTOR PLAN

Where Are We Now?

Population¹

PLAN AREA

2010: 18,334

2020: 20,355



+11.0%



COUNTY

2010: 863,420

2020: 967,201



+12.0%



Housing²

TOTAL UNITS

+0.9%



PLAN AREA

+9.7%



COUNTY

OCCUPANCY RATE (PLAN AREA)



+2.2%

91.6%

2010

93.7%

2020

HOMEOWNERSHIP RATE (PLAN AREA)



-12.2%

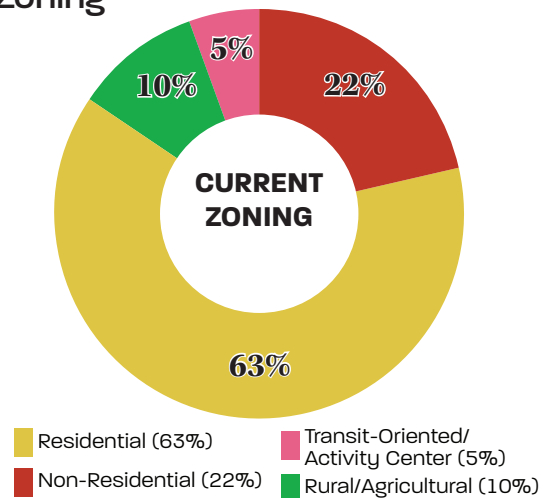
44.4%

2010

39.0%

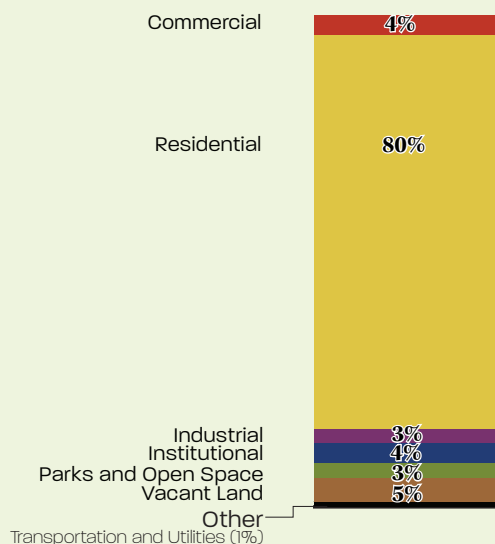
2020

Zoning³

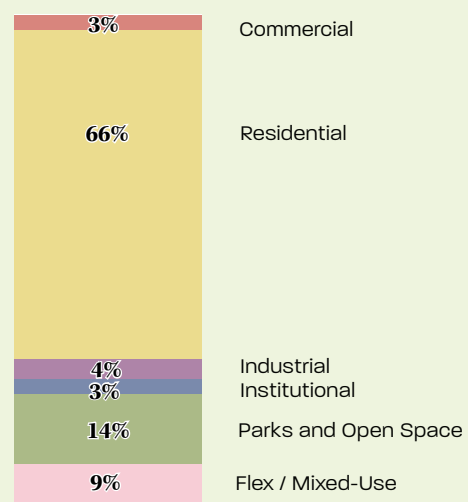


Land Use

CURRENT LAND USE⁴



PLANNED FUTURE LAND USE⁵



NOTE: CURRENT AND FUTURE LAND USE CATEGORIES MAY DIFFER DUE TO DIFFERENT SOURCES.

SOURCES: 1 — 2010 AND 2020 DECENNIAL CENSUS; 2 — 2010 AND 2020 DECENNIAL CENSUS; 3 — 2025 COUNTY DATA; 4 — 2025 COUNTY PARCEL DATA; 5 — 2025 COUNTY PLANNING DATA. ALL PLAN AREA DATA CALCULATED USING THE ACTIVE PLAN BOUNDARY AS OF THE DATE OF THE REPORT.

Development Activity

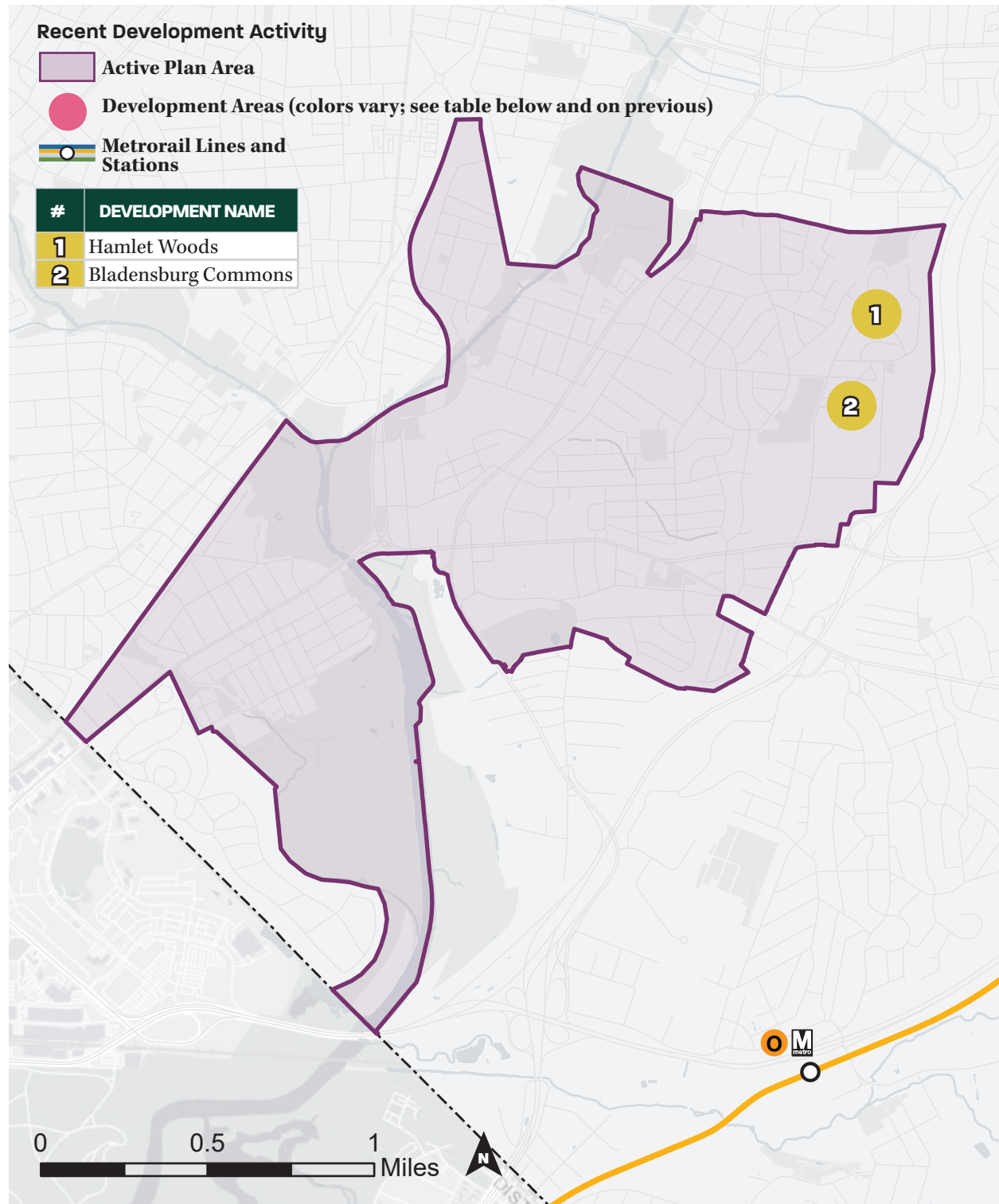
The plan calls for enhancing the existing road and transit network to better facilitate multimodal travel and mixed-use development, especially along Annapolis Road, Kenilworth Avenue, and Bladensburg Road. These infrastructure upgrades are meant to support the denser mixed-use nodes proposed along these corridors. Major industrial areas in the plan area following the rail corridor and Kenilworth Avenue are targeted for maintenance, revitalization, and adaptive reuse.

Some redevelopment activity has occurred in the plan area, but widespread redevelopment has not occurred. While sidewalks have been added to Kenilworth Avenue, greatly increasing the safety and comfort of pedestrians, the area is still relatively hostile to non-motorized transportation, making dense, mixed-use development patterns difficult to implement. Some industrial infill has occurred and areas adjacent to the plan area have seen more development activity, which could spill into the Port Towns in the future. Recent investment in institutional uses such as the new Bladensburg Branch Library are symbols of the County's attention to the area.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	Hamlet Woods	59 units under construction	
2	Bladensburg Commons	100 units constructed	

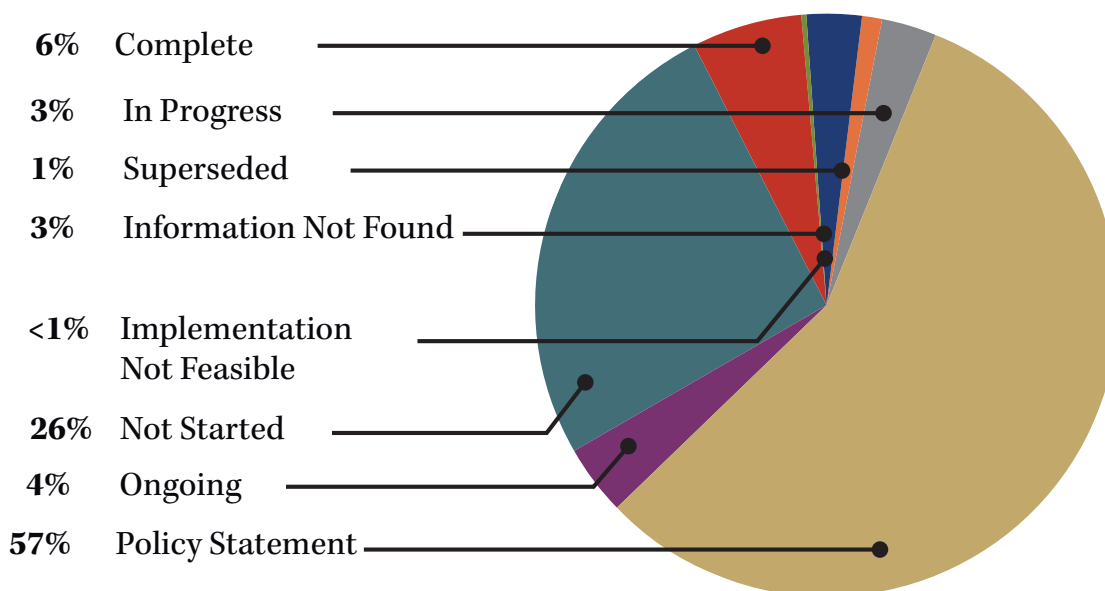
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE OF ALL DEVELOPMENT IN THE COUNTY AND MAY NOT REFLECT THE MOST UP-TO-DATE BUILDOUT INFORMATION. THE PRIMARY SOURCE OF DEVELOPMENT ACTIVITY INFORMATION IS THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT DEVELOPMENT PIPELINE DATASET, WHICH WAS UPDATED THROUGH AUGUST 2022. DEVELOPMENT PIPELINE VALUES INCLUDE THE NUMBER OF RESIDENTIAL UNITS AND THE GROSS FLOOR AREA IN SQUARE FEET OF COMMERCIAL DEVELOPMENT THAT HAVE BEEN BUILT, AS WELL AS THE AMOUNT LEFT TO BE BUILT. ADDITIONAL DATA SOURCES THAT WERE USED TO IDENTIFY DEVELOPMENT ACTIVITY INCLUDE THE COUNTY'S DEVELOPMENT APPLICATION REVIEW TRACKING SYSTEM (DARTS), LOCAL MUNICIPALITY WEBSITES, AND NEWS ARTICLES.

Development Activity



Implementation

Status of Plan Recommendations



KEY CONSTRUCTED PROJECTS¹



Prince George's County Department of Public Works and Transportation (DPW&T) completed a **green/complete streets** project along Edmonston Road that improves safety, functionality, and aesthetics.

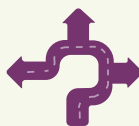


A new **Bladensburg Branch Library** building opened in 2023.



In 2024, Colmar Manor completed a **sidewalk improvement project** throughout town.

KEY UPCOMING PROJECTS



Maryland Department of Transportation State Highway Administration (MDOT SHA) has initiated the MD 202 from MD 450 to 57th Avenue **safety and intersection improvement project**. Design is expected to be complete in 2025.



Lariscy Park is a future park in Colmar Manor, currently in the design process.

Challenges

- **Plan Feasibility:** Many of the recommendations from the 2009 plan have not seen progress, likely because they were based on assumptions about the market that have proven unimplementable, were overly predicated on parcel assembly, and/or were been impacted by the COVID-19 pandemic.
- **Connectivity and Barriers:** The plan area is largely auto-centric. There are many multimodal improvement recommendations in the plan that have not been addressed. These include improving connections to the waterfront by all modes, addressing disconnected sidewalks and walkability in all of the towns, and addressing a lack of transit access and service.

¹ Constructed projects highlight infrastructure, community amenities, or other projects that have been built since plan approval.

Next Steps

Near-Term Opportunities

While the Port Towns plan is undergoing an extensive update, there are potential catalyst projects from the 2009 plan that should be considered for prioritization. Both of the opportunities below can support Plan 2035 Priority Strategies Policy 3: “Adequately fund neighborhood revitalization programs and coordinate resources to revitalize targeted neighborhoods.



New Town Hall: Under Policy 2 for the Bladensburg Town Center Character Area, the plan recommends developing a new town hall and surrounding block as a focal point. The City of Bladensburg has begun the concept development process for a new Town Hall. Continue to support this process and the development of a mix of uses and amenities on the block.

Responsible Parties:

- City of Bladensburg
- Property owners/developers
- Port Towns Community Development Corporation
- Planning Department
- Department of Parks and Recreation



Remove or Improve Barriers: One challenge in the plan area is that there are several barriers between the community and waterfront. Policy 5 for the Bladensburg Town Center Character Area recommends creating a safe and pleasurable passage for pedestrians and bicycles along Annapolis Road to the Bladensburg Waterfront Park entrance, modifying the Kenilworth Avenue tunnels to enhance the pedestrian experience and foster a sense of safety. This also provides an opportunity for placemaking.

Responsible Parties:

- City of Bladensburg

PLAN UPDATE RECOMMENDATION

Replace plan

NEXT SIX-YEAR UPDATE DUE DATE

October 2027

An updated Port Towns Sector Plan is underway. We recommend that update be finalized, with an updated progress report scheduled upon completion.