



Approved Port Towns Sector Plan and Sectional Map Amendment

October 2009

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
www.mncppc.org/pgco



BLADENSBURG ♦ **COLMAR MANOR** ♦ **COTTAGE CITY** ♦ **EDMONSTON**



Plan Area

The sector plan area, which is located in portions of Planning Areas 68 and 69, generally comprises the properties contained within the municipal boundaries of Bladensburg, Colmar Manor, Cottage City, and Edmonston, as well as 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 sector 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.



Port Towns People's Harbor—Anacostia Waterfront



Publick Playhouse at Annapolis and Landover Roads



Edmonston Road Main Street



Port Towns Waterfront

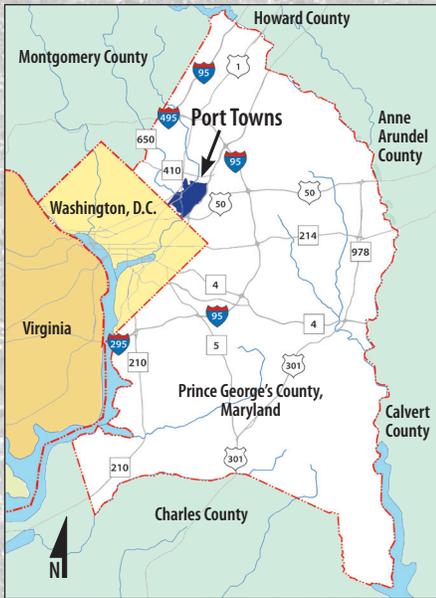


Plan Highlights

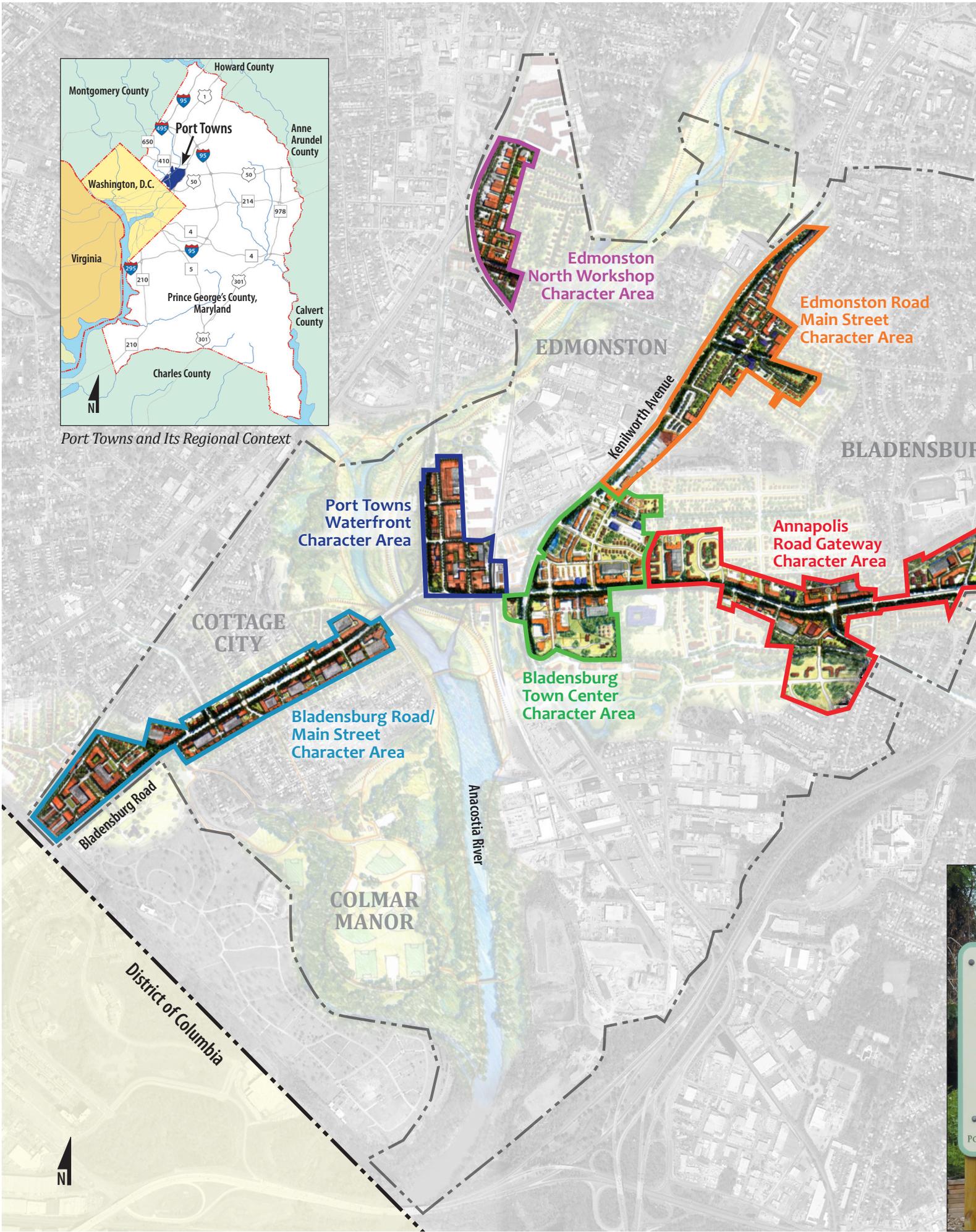
A number of development pattern, infrastructure, and community character recommendations are integral to realizing the plan vision for the Port Towns area. Key recommendations are to:

- Promote the Anacostia River as the “Port Towns People’s Harbor” by establishing strong links between the four Port Towns and the waterfront and by potentially developing key sites such as the People’s Harbor projects, Riverview on the Anacostia, and the Watershed Education Facility.
- Protect the green infrastructure network in the Port Towns, particularly the main stem of the Anacostia River, as designated by the 2005 *Approved Countywide Green Infrastructure Plan*, and enhance recreational and environmental assets as destination opportunities.
- Upgrade the intersection of Annapolis Road and Landover Road with a “T” intersection that promotes vertical mixed-use development to activate the street and encourage pedestrian activity.
- Incorporate urban design standards and guidelines into the physical restructuring of the Port Towns to create a high quality, mixed-use pedestrian- and transit-oriented environment.
- Provide a fully integrated, multimodal transportation network of vehicles, pedestrians, bicycles, and transit/bus systems.
- Retain vital existing industrial zoning and industrial uses.
- Create healthy food choices and recreational opportunities for residents.
- Apply appropriate and creative adaptive reuse strategies to historic resources.
- Support and encourage partnerships and resource sharing within public and private development communities.
- Provide a continuous and connected system of sidewalks throughout the Port Towns and enhance Edmonston Road and Kenilworth Avenue with safe sidewalks, since these are areas with high pedestrian traffic and bus riders.
- Ensure that future development and street improvements accommodate potential fixed, guided transit service that connects all the Port Towns to the greatest extent feasible to the Purple Line.





Port Towns and Its Regional Context



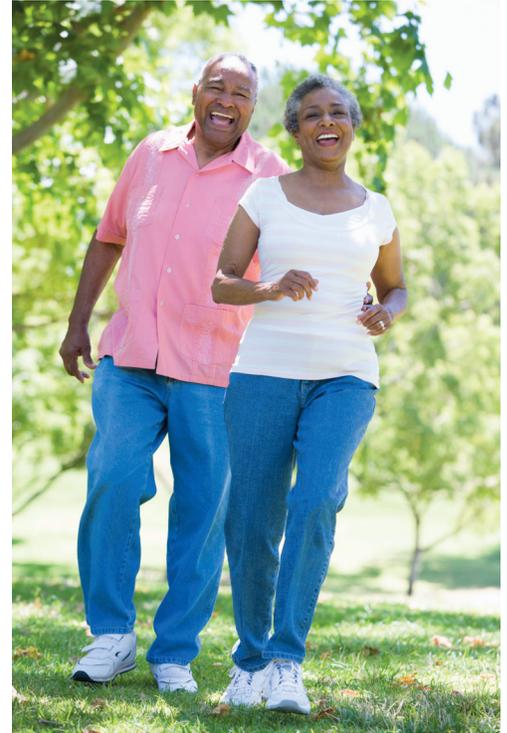


Health and Wellness

Development patterns of the last half century have emphasized suburban sprawl and the movement of cars over the needs of people. The Port Towns Sector Plan, which is the first in Prince George's County to incorporate health and wellness as an essential element of the plan, includes objectives, policies, and strategies that help to reverse these trends. The land use policies and implementation strategies of the sector plan intersect to place health considerations at the forefront of any future development patterns.

The wellness opportunity district will be created to focus on the physical, economic, and social factors that make a community a healthy place to live, such as walkability, healthy food choices, recreational opportunities, sustainability, and multiple modes of transportation. Policy and strategy recommendations in the sector plan address:

- How to establish health and wellness objectives through specific measures and targets.
- How to provide unbiased information about anticipated health benefits and costs of proposed development activities.
- How to develop public education and community participation to ensure involvement in making decisions that impact health and wellness.
- How to develop zoning tools that implement health and wellness concepts through the development review process.



Cottage City Community Garden established summer 2010. Photo courtesy Town of Cottage City.



Character Area Purpose

In order to achieve the overall vision for the Port Towns, the sector plan targets six areas for redevelopment. These areas have the potential to provide an urban framework that achieves a vertical mixed-use development, promotes walkability, creates a sense of place, and links the four Port Towns together. Design standards have been implemented to achieve the concepts of the character areas.

BLADENSBURG ♦ **COLMAR MANOR** ♦ **COTTAGE CITY** ♦ **EDMONSTON**

EDMONSTON NORTH WORKSHOP

The Edmonston North Workshop Character Area includes the Decatur Street corridor west of the Northwest Branch of the Anacostia River. This character area is currently a mix of light industrial, residential, and commercial uses. Redevelopment goals for this area are to:

- Establish an identity for Decatur Street through redevelopment and streetscape improvements.
- Create a mixed-use district that preserves viable industrial uses while providing a transition to other uses.
- Protect existing neighborhoods and add additional housing options.
- Enhance existing natural resources and parkland.





BLADENSBURG TOWN CENTER

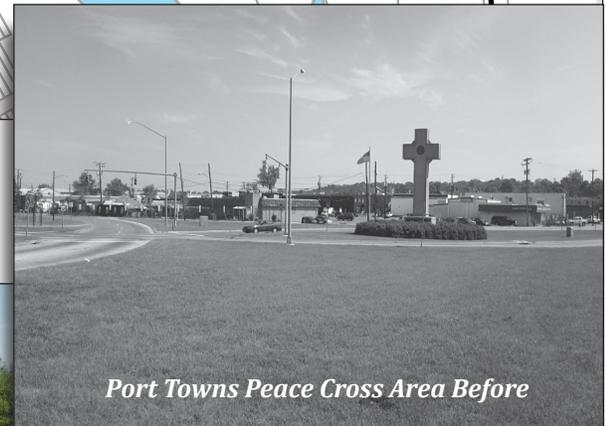
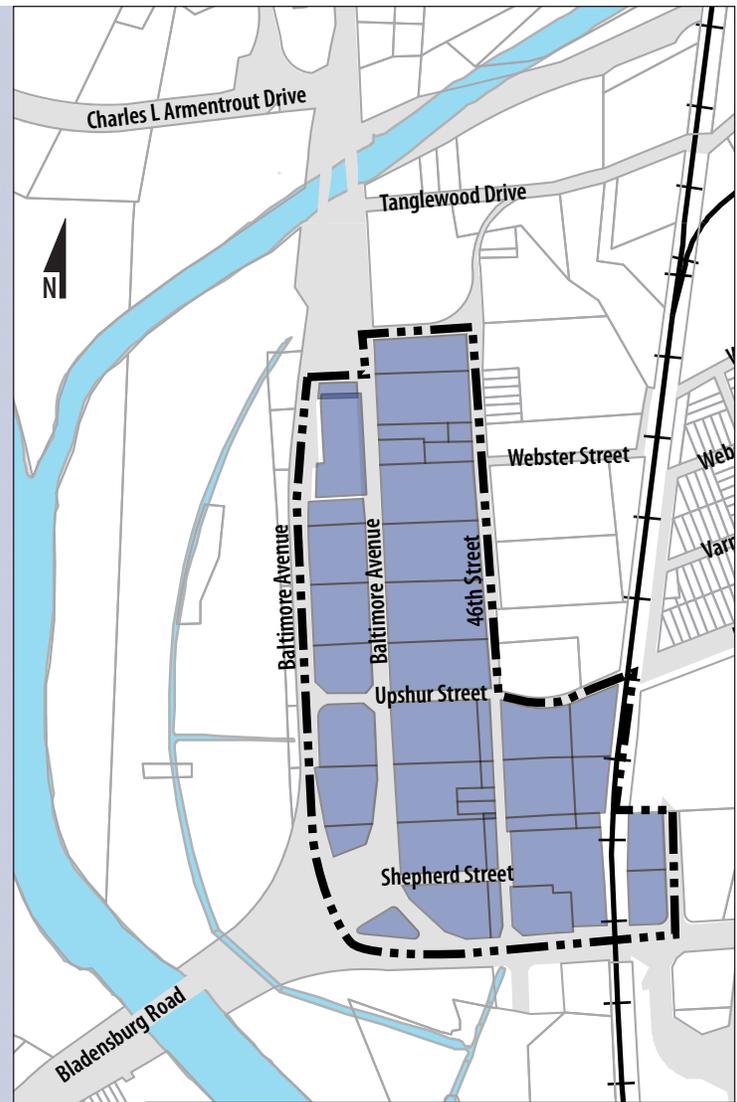
The Bladensburg Town Center Character Area includes the newly designed civic core and adjacent areas. This character area generally extends from the existing town hall site at Upshur Street on the north, the Port of Bladensburg Shopping Center on the east, Quincy Street on the south, and Kenilworth Avenue on the west. Redevelopment goals for this character area are to:

- Create a vibrant, walkable civic core that is safe and attractive.
- Relocate the town hall to the newly created civic core.
- Promote sustainable development and design practices within the character area.
- Expand and diversify housing and retail options.
- Establish a safe and attractive multimodal road network
- Restore and fully integrate historic resources into the character area.

PORT TOWNS WATERFRONT

The heart of the Port Towns Waterfront Character Area is the Peace Cross Memorial located at the crossroads of Annapolis Road, Bladensburg Road, and Baltimore Avenue. This character area includes the industrial areas adjacent to the intersecting roads and the riverfront area between the Bladensburg Waterfront Park and the Town of Bladensburg. Redevelopment goals for this area are to:

- Redesign the street network so that it restores the historic street grid and provides a safe pedestrian environment with improved access to the waterfront.
- Build mixed-use development overlooking waterfront parks with family-oriented entertainment and a regional appeal.
- Preserve, green, and adapt existing industrial uses.
- Introduce sustainable development and design practices highlighted by a new environmental education center.
- Introduce interpretive features that highlight the area's history.



Port Towns Peace Cross Area Before



Port Towns Peace Cross Area After



BLADENSBURG ROAD/ MAIN STREET

The Bladensburg Road Gateway/ Main Street Character Area is an important entryway into Prince George's County from Washington, D.C. This character area, which runs along Bladensburg Road and includes parts of Colmar Manor and Cottage City, is presently dominated by fast food, auto-related, and convenience store establishments.

Redevelopment goals for this area are to:

- Transform the existing auto-related corridor into a more pedestrian-friendly, mixed-use boulevard.



- Promote waterfront mixed-use development.
- Support the development of a new MARC station with mixed-use development.
- Preserve and enhance existing residential neighborhoods.
- Make historic resources in the area more accessible and visible, in part, through the improvement and expansion of the open space network.



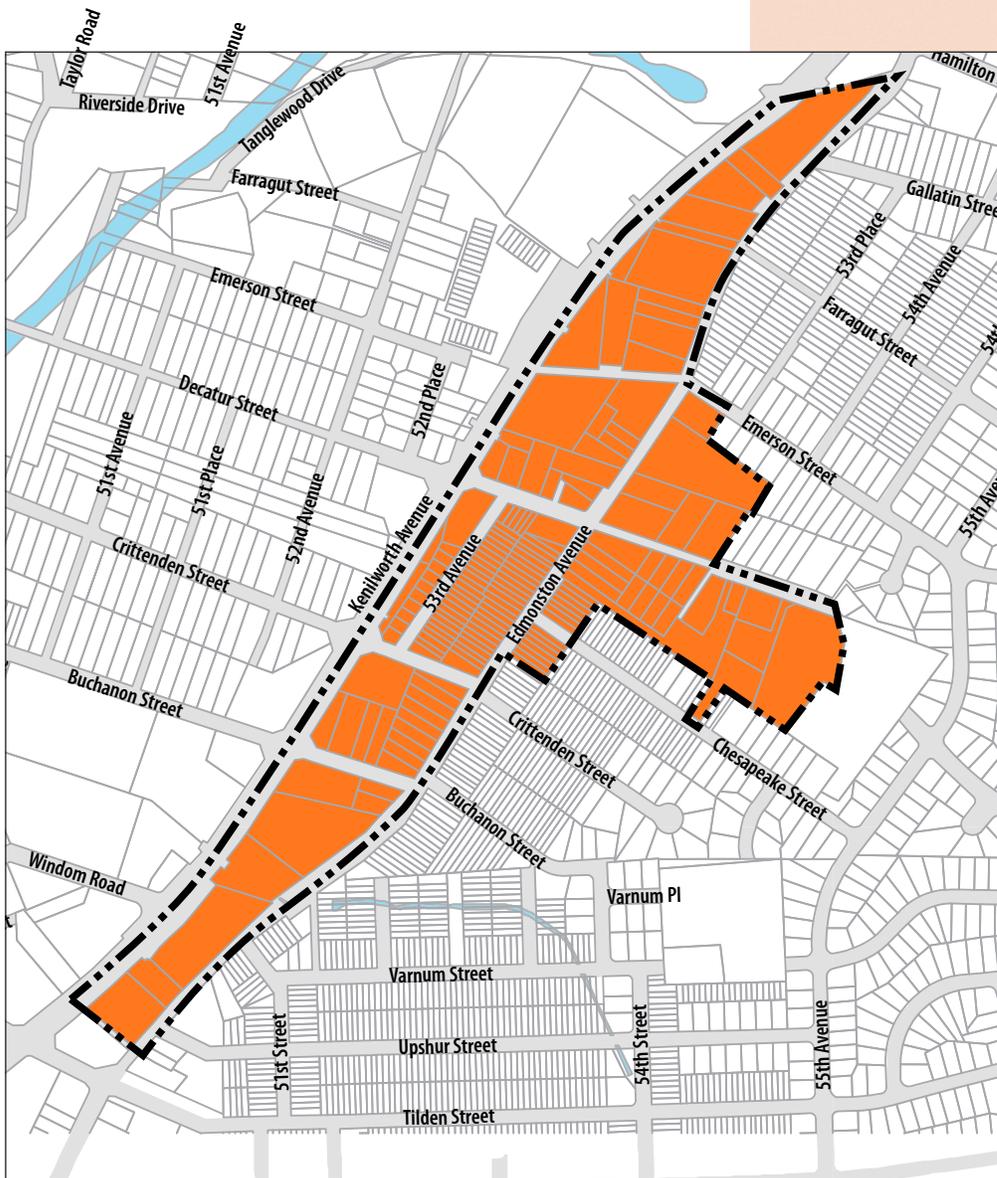
Decatur Green Street

Courtesy Town of Edmonston/Low Impact Development Center

EDMONSTON ROAD MAIN STREET

The Edmonston Road Main Street Character Area encompasses both the Edmonston Road and Kenilworth Avenue corridors. Existing land uses include a mix of residential, commercial, and institutional uses. Redevelopment goals for this area are to:

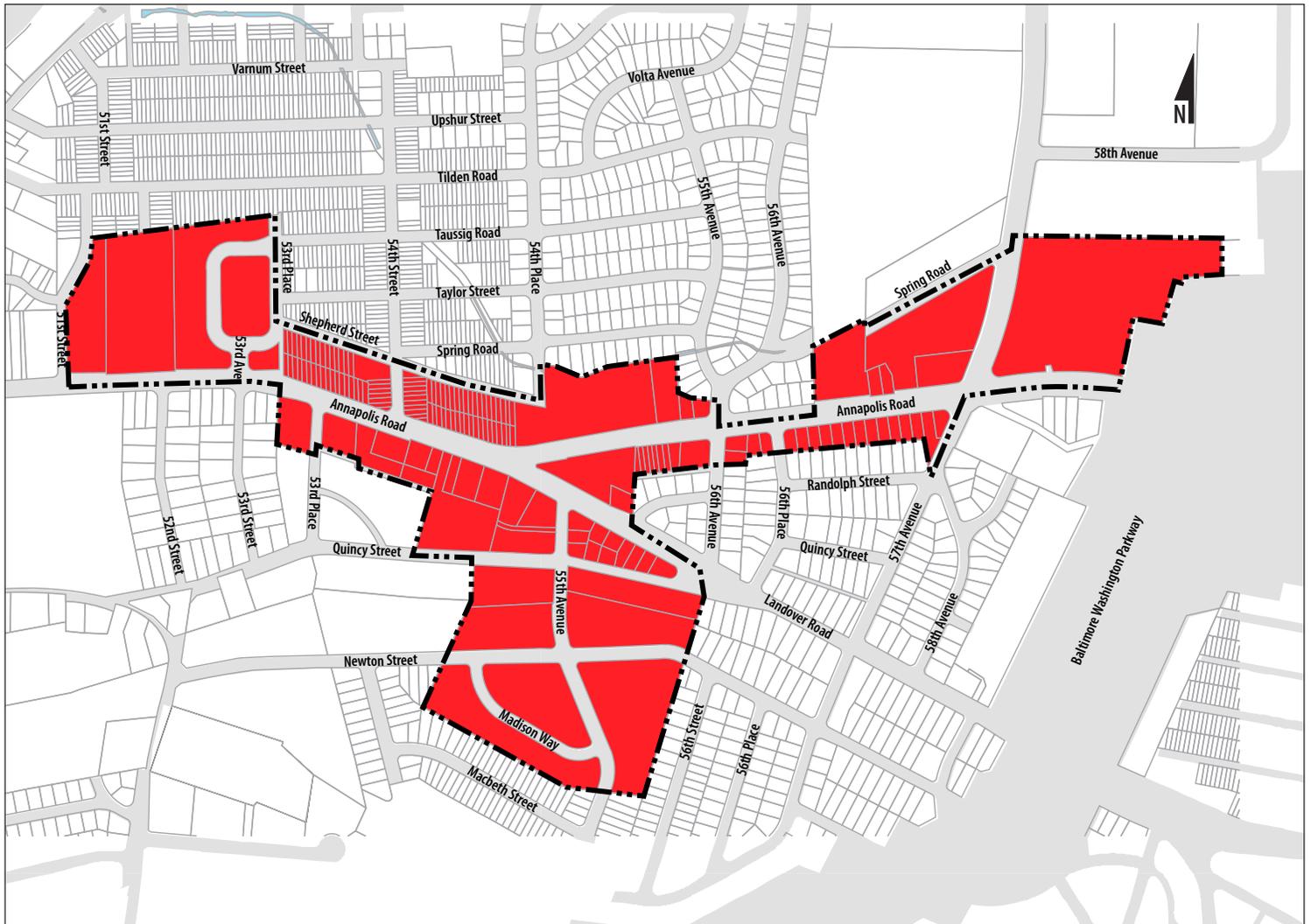
- Create a new town center at the intersection of Edmonston Road and Decatur Street.
- Enhance Kenilworth Avenue to create a parkway atmosphere.
- Promote retail frontage along Kenilworth Avenue and Edmonston Road.
- Improve roadways and street connectivity in order to create a pedestrian-friendly environment and preserve and enhance existing housing options.



ANNAPOLIS ROAD GATEWAY

The Annapolis Road Gateway Character Area acts as a connecting corridor between the Baltimore–Washington Parkway and the future Bladensburg Town Center Character Area along Annapolis Road. This character area, which includes the blocks immediately north and south of Annapolis Road between Spring and Shepherd Streets and Quincy Street, has the potential focal point of the M-NCPPC community theater, the Publick Playhouse. Redevelopment goals for this area are to:

- Establish the Publick Playhouse as the focus of a larger cultural and entertainment district.
- Reconfigure the intersection of Annapolis Road and Landover Road to improve pedestrian crossings.
- Establish new mixed-use residential development along Annapolis Road.
- Preserve and rehabilitate existing housing and the adaptive reuse of structures.





The Vision

Through an engaged and ongoing public participation process, the residents of the Port Towns of Bladensburg, Colmar Manor, Cottage City, and Edmonston envision their communities as a thriving social, economic, healthy, and pedestrian-friendly destination that celebrates and builds on the area's cultural diversity, strategic location, industrial base, and historic, recreational, and environmental assets. The four towns function as cohesive, interlinked communities with well-defined, yet distinctive, development nodes.

In the future, each of the Port Towns will have an active civic core that integrates a vibrant mix of residential, retail, and office development along its major commercial corridors. Rehabilitated housing and infill residential development will offer a diverse mix of housing types conveniently linked to transit stops by an efficient and safe pedestrian-friendly network. The unique historic buildings and sites in the community will enhance the sense of place and highlight the history of the town, drawing visitors and guests to new businesses. A revitalized, rehabilitated, and more accessible Anacostia waterfront will be better linked to surrounding communities through an improved and expanded network of public open spaces and trails. A wellness opportunity district created within the Port Towns, highlighted by sustainable design and development practices, will create a healthy environment that benefits residents, employees, employers, and visitors.

Partners in the Vision:

Town of Bladensburg, Town of Colmar Manor, Town of Cottage City,
Town of Edmonston, State Highway Administration, Kaiser Permanente,
Anacostia Watershed Society, Anacostia Trails Heritage Society,
Port Towns Youth Council

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