

PGCPB No. 2026-048

RESOLUTION

WHEREAS, a sector plan and concurrent sectional map amendment (SMA) were initiated by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on September 28, 2023, and authorized by the Prince George's County Council, sitting as the District Council, pursuant to CR-094-2023 on October 24, 2023; and

WHEREAS, the Preliminary Port Towns Sector Plan and its Proposed SMA were released for public review and comment on February 19, 2026, after permission to print was granted by the Planning Board on October 30, 2025; and

WHEREAS, the Planning Board, in conjunction with the County Council, pursuant to Section 27-3502(e)(1) of the Zoning Ordinance of Prince George's County, held a duly advertised joint public hearing on the Preliminary Port Towns Sector Plan and its Proposed SMA on May 11, 2026; and

WHEREAS, the Port Towns Sector Plan will amend the 2014 *Prince George's 2035 Approved General Plan* by defining the boundary of the Port Towns Neighborhood Center; amending the boundary of the Riverdale MARC Neighborhood Center; and amending Table 21 by eliminating vehicular level-of-service (LOS) requirements within the Port Towns Neighborhood Center; and

WHEREAS, the Port Towns Sector Plan will replace the 2009 *Approved Port Towns Sector Plan* in its entirety, the 1994 *Approved Master Plan for Planning Area 68* for the portion of Planning Area 68 within this Sector, and the 2018 *Approved Greater Cheverly Sector Plan* for the portion of Planning Area 69 within this Sector; and

WHEREAS, the Port Towns Sector Plan will amend the 2009 *Approved Countywide Master Plan of Transportation* and *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* for the portion of Planning Area 68 and Planning Area 69 within this Sector; and

WHEREAS, a sectional map amendment was prepared concurrently with this plan to implement the plan's zoning recommendations; and

WHEREAS, the plan area is located in the northwest part of Prince George's County, generally encompasses the municipal boundaries of Bladensburg and also includes properties south of MD 450 (Annapolis Road) to MD 295 (Baltimore-Washington Parkway); municipal boundaries of Cottage City; municipal boundaries of Edmonston, and some properties east of Edmonston's municipal boundary, west of Bladensburg municipal boundary, and south of Carter Lane; and the municipal boundaries of Colmar Manor and some properties north of the District of Columbia boundary and west of the Anacostia River, and includes portions of Planning Areas 68 and 69; and

WHEREAS, the Port Towns Sector Plan provides a new vision to guide growth and preservation for the Port Towns area; and

WHEREAS, on July 21, 2026, pursuant to Section 27-3502(f)(5) of the Zoning Ordinance, the District Council adopted CR-078-2026, approving the transportation and other public facilities within the Preliminary Port Towns Sector Plan for inclusion in the adopted plan; and

WHEREAS, on July 23, 2026, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record 2 pieces of testimony received by the Clerk of the County Council after the close of the public hearing record at 5:00 p.m. on May 26, 2026 (Exhibits T-1 through T-2); and

WHEREAS, on July 23, 2026, the Prince George's County Planning Board held a public work session to examine the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing held on May 11, 2026, and written testimonies (exhibits) contained within the joint public hearing record; and

WHEREAS, the Prince George's County Planning Board agrees to amend the Preliminary Port Towns Sector Plan based on its review of the record of the joint public hearing, including deletions and additions from the staff errata sheet provided at the Joint Public Hearing on May 11, 2026, as Exhibit 4 and updated June 26, 2026 (**Attachment A. Errata Sheet**), and incorporate the recommended staff changes as outlined;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Port Towns Sector Plan, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows:

Underline indicates language added to the preliminary plan.

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Plan Wide

1. Update cross references based on reorganization of policies and strategies.
2. Add cross references to new Appendix and strategies.

Table of Contents

3. Move Appendix B, C, F, G, and I to a new online Appendices.
4. Combine Appendix E with Appendix A.
5. Note online appendices as a new section in the Table of Contents.
6. Add new online Appendix XX. Port Towns Branding and Wayfinding Final Report.
7. Add new online Appendix XX. Opportunity Sites Characteristics.
8. Format Bibliography as its own section instead of as an Appendix.

How to Read this Plan

9. Add a new subheading named Appendices. Add paragraph stating that some appendices are available online and where to find them on the publications page.

Section II: Defining the Context

10. Incorporate rewording and technical edits for Dueling Grounds.

Dueling Grounds ([PGID] Historic Site.68-014) is [a designated historic site and] the scene of at least 26 recorded duels during the first half of the nineteenth century. The most famous was the 1820 duel between Commodores James Barron and Stephen Decatur, in which Decatur was mortally wounded. The public opinion against dueling reached a peak in the late 1830s, and the practice of dueling ended after the Civil War.

Section III: Port Towns Blueprint

11. Revise Section III to include references to the Port Towns Branding and Wayfinding Final Report.

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Opportunity Sites

- a. Move Tables 3-16 to online Appendix XX: Opportunity Sites Characteristics. Pull applicable data from these tables in final formatting and add cross reference to new appendix each opportunity site.

Opportunity Site A

- b. Update Map 9 with labels highlighting nearby significant locations identified in Map 5 and Appendix XX: Port Towns Branding and Wayfinding Final Report. Final formatting will determine the number of locations shown in each figure.
- c. Revise fourth bullet point under unique features on page 34:
~~[Near numerous significant resources as seen in]~~ Adjacent to proposed Cultural Heritage Trail entrance and numerous significant resources. See Cultural Heritage Trail callout box₁.~~[-See]~~ LU 3₁ and HD 3.
- d. Add new bullet point under unique features on page 34:
Serves as a prominent entrance to the Cultural Heritage Trail with destination signage (i.e. monument or gateway sign, destination sign, directional signage) consistent with Port Towns Wayfinding Signs and Fixtures catalog. See Map XX. Proposed Cultural Heritage Trail Wayfinding and Appendix XX: Port Towns Branding and Wayfinding Final Report.
- e. Revise Figure 6 to show Dueling Creek naturalization and proposed trail. See Transportation and Mobility for more information.

Opportunity Site B

- f. Update Map 10 with nearby significant locations identified in Map 5 and Appendix XX: Port Towns Branding and Wayfinding Final Report. Final formatting will determine the number of locations shown in each figure.
- g. Add new bullet point under unique feature on page 36:
Adjacent to proposed Cultural Heritage Trail and numerous significant resources. See Cultural Heritage Trail callout box, LU 3, and HD 3.
- h. Add new bullet point under unique feature on page 36:
Plazas and rights-of-way contain destination signage (i.e., monument or gateway sign, destination sign, directional signage) consistent with Port Towns Wayfinding Signs and Fixtures catalog that highlights cultural exhibition spaces and Maker District concept. See Appendix XX: Port Towns Branding and Wayfinding Final Report.
- i. Revise Figure 9 to include trail connections and proposed trail additions to Table 34. See Transportation and Mobility for more information.

Opportunity Site D

- j. Update Map 12 with nearby significant locations identified in Map 5 and Appendix XX: Port Towns Branding and Wayfinding Final Report. Final formatting will determine the number of locations shown in each figure.
- k. Revise first bullet point under unique features on page 41:
~~[Near numerous significant resources as seen in]~~ Adjacent to proposed Cultural Heritage Trail and numerous significant resources. See Cultural Heritage Trail callout box₁.~~[-See]~~ LU 3₁ and HD 3.
- l. Add new bullet point under unique features on page 34:

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Serves as a prominent component of the Cultural Heritage Trail with destination signage (i.e., monument or gateway sign, destination sign, directional signage) consistent with Port Towns Wayfinding Signs and Fixtures catalog. See Map XX. Proposed Cultural Heritage Trail Wayfinding and Appendix XX: Port Towns Branding and Wayfinding Final Report.

Opportunity Site E

- m. Update Map 13 with nearby significant locations identified in Map 5 and Appendix XX: Port Towns Branding and Wayfinding Final Report. Final formatting will determine the number of locations shown in each figure.
- n. Revise first bullet point under unique features on page 44:
Concept imagines this area as a multiuse, multigenerational community that serves as a prominent western gateway to Port Towns. See Map XX. Proposed Cultural Heritage Trail Wayfinding, HD 10.9, ~~and~~ HD 10.10 and Appendix XX: Port Towns Branding and Wayfinding Final Report.
- o. Revise sixth bullet point under unique features on page 44:
Includes pedestrian-friendly streetscapes with street furnishings, landscaping, lighting, public art, wayfinding, and signage consistent with Port Towns Wayfinding Signs and Fixtures catalog. See Appendix XX: Port Towns Branding and Wayfinding Final Report.
- p. Revise last bullet point under unique features on page 44:
~~[Near numerous significant resources as seen in]~~ Adjacent to proposed Cultural Heritage Trail and numerous significant resources. See Port Towns Cultural Heritage Trail callout box, ~~See~~ LU 3, and HD 3.

Opportunity Site F

- q. Update Map 14 with nearby significant locations identified in Map 5 and Appendix XX: Port Towns Branding and Wayfinding Final Report. Final formatting will determine the number of locations shown in each figure.
- r. Revise first bullet point under unique features on page 44:
Establishes an Eastern Gateway using thematic design elements, wayfinding, and placemaking consistent with Port Towns Wayfinding Signs and Fixtures catalog. See HD 10.8, ~~and~~ PM 6.4, Map XX. Proposed Cultural Heritage Trail Wayfinding, and Appendix XX. Port Towns Branding and Wayfinding Final Report.

Opportunity Site G

- s. Update Map 15 with nearby significant locations identified in Map 5 and Appendix XX: Port Towns Branding and Wayfinding Final Report. Final formatting will determine the number of locations shown in each figure.
- t. Revise fifth bullet point under unique features on page 48:
~~[Near numerous significant resources as seen in]~~ Adjacent to proposed Cultural Heritage Trail entrance and numerous significant resources. See Port Towns Cultural Heritage Trail callout box, ~~See~~ LU 3, and HD 3.
- u. Add new bullet point under unique features on page 48:
Includes pedestrian-friendly streetscapes with street furnishings, landscaping, lighting, public art, wayfinding, and signage consistent with Port Towns Wayfinding Signs and

Fixtures catalog. See Map XX. Proposed Cultural Heritage Trail Wayfinding and Appendix XX. Port Towns Branding and Wayfinding Final Report.

Redevelopment Feasibility Considerations Callout Box

- v. Add trail connections, wayfinding, and placemaking opportunities under subheading Planned Development Zone Applications for applicable opportunity sites.

Opportunity Site A:

Create a gateway and add applicable wayfinding for Dueling Creek Heritage Loop consistent with Port Towns Wayfinding Signs and Fixtures catalog. See Map XX. Proposed Cultural Heritage Trail Wayfinding and Appendix XX. Port Towns Branding and Wayfinding Final Report.

Opportunity Site B:

Partner with M-NCPPC to construct adjacent improvements to the Anacostia River Trail as seen in SUP-19c** in Table 34.

Opportunity Sites A-G:

Incorporate gateway, wayfinding, and placemaking features consistent with Port Towns Wayfinding Signs and Fixtures catalog. See Map XX. Proposed Cultural Heritage Trail Wayfinding and Appendix XX. Port Towns Branding and Wayfinding Final Report.

12. Revise the Opportunity Sites introduction reiterating the purpose of Section III: Port Towns Blueprint.

The Port Towns Sector Plan provides conceptual frameworks for seven opportunity sites to help visualize the plan's vision, goals, policies, and strategies. These sites were chosen because they are well-positioned to support higher-intensity development, create inviting public spaces, and improve connectivity to surrounding neighborhoods[–S] (see Map 8). The plan focuses on specific sites and nodes to serve as catalytic projects, warranting focused investment of time and resources. While this section examines only a few properties, other areas along major corridors, in the center boundary, and/or in proposed Maker Districts also have the potential for infill redevelopment. Partnerships and smaller scale infill development can also help carry forward some of the policy ideas shown in this section.

Realizing these conceptual opportunity sites along key corridors into thriving mixed-use hubs will take a combination of collaboration, strategic marketing, regulatory support, and financial incentives to attract investment and align redevelopment efforts.^{303,304} See Appendix F.

The following conceptual frameworks are based on what the project team heard from the community and the plan vision. The plan showcases a concept illustration for Opportunity Sites A-G to demonstrate how these ideas could be implemented. These concepts are not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

Section IV: Land Use

13. Revise LU 6.1 to remove mention of zoning reclassification and include language to reevaluate the area after countywide studies are completed.

Strategy LU 6.1 As redevelopment opportunities arise, develop context-sensitive medium-high residential uses in the designated Port Towns Transition Areas, between the Neighborhood Center and established communities, as shown in Map 18, Table 24, and Map 25. [Implement this strategy by reclassifying the properties listed in Table 24 and shown in Map 25 from

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~~Residential, Single-Family 65 (RSF-65) Zone to Residential, Single-Family Attached (RSF-A) Zone.]~~ If ongoing studies or countywide adoption of NAC edge standards occur, the boundary and zoning classification should be reevaluated to meet the intent of the Port Towns Transition Areas and countywide guiding documents. See HN 1.1 and HN 1.2.

14. Revise Port Towns Transition Areas callout box to include language based on revision to LU 6.1.

PORT TOWNS TRANSITION AREAS

Zoning Ordinance Sec. 27-4204 provides an edge around all Transit-Oriented/Activity Center Base Zones other than for the Neighborhood Activity Center. Edges are intended to accommodate less-intense development with more of a residential mix and less emphasis on commercial development.

The transition areas identified in this plan are intended to provide an “edge” around the Neighborhood Center by creating opportunities for a variety of housing types, like duplexes, ~~[quad]~~triplexes, townhomes, ~~[cottage courts]~~, and other alternatives beyond traditional single-family detached housing. In addition, this area is also intended to implement design concepts described in Sec. 27-61200 Neighborhood Compatibility Standards to create compatible transitions between high-intensity development and existing single-family detached neighborhoods.

If the Planning Department’s ongoing housing study ~~[determines]~~ or adoption of edge standards determines for the Neighborhood Activity Center (NAC) Zone ~~[whether]~~ a new zone or zoning tool is more appropriate, the area should be evaluated and rezoned accordingly to meet the intent of the transition extension.*

*The ongoing countywide study aims to develop a shared vision for the development of additional housing options throughout Prince George’s County that responds to both community needs and planning goals; identifies barriers to and opportunities for this type of development; identifies areas for a mix of residential uses; and determines feasible incentives and ongoing programmatic efforts that support development of a variety of housing types. See Section VIII: Housing and Neighborhoods for more information on this topic.

15. Revise Map 25 name to remove zoning reclassification language:

Properties in ~~[to be Reclassified to RSF-A per Strategy LU 6.1]~~ Port Towns Transition Area[s] per Strategy LU 6.1

16. Revise Table 24 name to remove zoning reclassification language:

Properties in ~~[to be Reclassified to RSF-A per Strategy LU 6.1]~~ Port Towns Transition Area[s] per Strategy LU 6.1

17. Add transition area properties in Bladensburg to Table 25 and Map 26

Address	Tax ID	Address	Tax ID
4005 52nd Street	0088112	5017 Quincy Street	0157925
5207 Annapolis Road	0093880	5019 Quincy Street	0157933
4007 52nd Street	0097808	4007 53rd Street	0160952
5203 Annapolis Road	0097816	4001 52nd Street	0164772
3907 52nd Street	0099085	3911 52nd Street	0164780
3900 52nd Street	0101493	3902 52nd Street	0165530
5001 Quincy Street	0109173	4901 Quincy Street	0165886
4913 Quincy Street	0109181	5202 Quincy Street	0166892
3908 52nd Street	0120386	3905 52nd Street	0166942
4000 52nd Street	0124982	3910 53rd Street	0167379

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Address	Tax ID	Address	Tax ID
3900 53rd Street	0126201	4006 53rd Street	0168385
4907 Quincy Street	0132811	4002 53rd Street	0168393
5303 Annapolis Road	0144345	5015 Quincy Street	0169383
3906 52nd Street	0148312	4905 Quincy Street	0172445
4002 52nd Street	0152017	4909 Quincy Street	0172452
5103 Annapolis Road	0152025	5005 Quincy Street	0174912
4003 52nd Street	0152033	3902 53rd Street	0177444
3908 53rd Street	0153247	3909 53rd Street	0180885
5108 Quincy Street	0153460	0 53rd Street	0181586
4000 53rd Street	0155267	4003 53rd Street	0181594
3904 52nd Street	0155291	5106 Quincy Street	2958031
4004 52nd Street	0156513		

18. Revise LU 4.6 to include wayfinding and public art as an example for NAC-PD.

Strategy LU 4.6 Encourage the use of the Neighborhood Activity Center Planned Development (NAC-PD) Zone (see Zoning Ordinance Section 27-4303(A)) to gain a superior level of development with features including, but not limited to, Green Building/LEED Certification, innovative and natural stormwater management facilities, public amenities, public art, wayfinding, and the provision of below-market-rate housing. See Planned Development (PD) Zones callout box, NE 7, NE 5, HN 7, ~~[and]~~HD 9.

19. Revise LU 7.4 to include wayfinding and public art as an example for PD Zones.

Strategy LU 7.4 Encourage the use of the Planned Development (PD) Zones within the opportunity sites to achieve desired amenities including, but not limited to, high-quality streetscapes, innovative stormwater management facilities, additional on-site tree preservation, public art, wayfinding, and the provision of below market-rate housing. See Planned Development (PD) Zones callout box.

20. Remove LU 6.3, Table 26, and Map 27 from the plan.

21. Revise Map 18 to change the industrial/employment FLU designation along 46th Avenue, Ingraham Street, Lafayette Place, and Decatur Street to Mixed Use FLU.

22. Revise Strategy LU 5.5, Table 23, and Map 24 to include Mixed Use FLU designation along 46th Avenue, Ingraham Street, Lafayette Place, and Decatur Street noted in Map 18 revisions above for revitalization to Maker Districts.

Section V: Economic Prosperity

23. Move Policy EP 3, Strategy EP 3.1, Strategy EP 3.2, Strategy EP 3.3, and place branding for economic growth callout box under the branding subheading in Section XII: Placemaking.

24. Move Strategy EP 3.4 under Policy EP 2 due to moving Policy EP 3 under Section XII: Placemaking.

25. Revise EP 4.5 to include references to Appendix XX: Port Towns Branding and Wayfinding Final Report.

Strategy EP 4.5 Improve streetscape retrofits with public art and cultural installations, landscaping, and lighting that reflect local history and identity, attract tourists, and enhance the community's sense of place. See TM 6, Table 55, PM X, PM X, and Appendix XX. Port Towns Branding and Wayfinding Final Report ~~[HD-6.5]~~.

26. Move Strategy PM 2.3 and Model Program callout box under Policy EP 4.

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27. Revise EP 4.6 to include references to Appendix XX: Port Towns Branding and Wayfinding Final Report.

Strategy EP 4.6 Create themed trails to connect attractions such as historic sites and food destinations that engage visitors and support local businesses. See HD 3, PM X, Map XX, Proposed Cultural Heritage Trail Wayfinding, and Appendix XX. Port Towns Branding and Wayfinding Final Report.

28. Add new strategy for youth workforce development pathway program.

Strategy EP 6.X Develop career pathways in environmental restoration, urban forestry, climate resilience infrastructure, small-scale manufacturing, artisanal production, and entrepreneurial activities by establishing a Green Jobs and Maker District Workforce Development Pathway program.

29. Revise Strategy EP 6.1 to include language for rooftop agriculture.

Strategy EP 6.1 Launch a targeted economic development initiative to advance hydroponics, rooftop agriculture, and vertical farming by engaging community partners, local businesses, and educational institutions. See NE 4.2, NE 5.1, HD 9.1, and Appendix F.

30. Add new strategy linking urban agriculture opportunities to youth workforce development pathway program.

Strategy EP 7.X Include brownfield remediation training as part of the proposed Green Jobs and Maker District Workforce Development Pathway program. See EP 6.X and Appendix F.

31. Revise Map 31 to either outline the parcel or create a larger dot and add a note that the extent of contamination is unknown and may extend beyond property lines.

32. Add new strategy to strengthen business anti-displacement policies for the area.

Strategy EP 2.X Advocate for commercial tenant protections, including rent stabilization measures, commercial Tenant Opportunity to Purchase/Community Opportunity to Purchase (TOPA/COPA) policies, and right-to-return provisions, to help small, local businesses remain in place during area redevelopment.

Section VI: Transportation and Mobility

33. Revise Table 33 to include a sidepath on the northern edge of Tanglewood Drive and update Map 42. See **Attachment 1**.

34. Revise Table 34 to include Cultural Heritage Trail additions. Update Map 47, 49, and 52. See **Attachment 1**.

35. Add crosswalks in Table 35 along the proposed Cultural Heritage Trail to ensure safe passage for bicyclists and pedestrians. Update Map 51 with additional recommended facilities.

Table 35. Existing Signals and Proposed Signal Warrant Studies

Project ID	Name	Cross Street/ Location	Intersection Type	New High Visibility Crosswalks at Existing Signals	New High-Visibility Crosswalks at Potential New Signals
<u>INT-56</u>	<u>Cottage Terrace</u>	<u>40th Avenue</u>	<u>Existing Stop Controlled</u>	<u>East Leg</u>	
<u>INT-57</u>	<u>Crittenden Street</u>	<u>51st Avenue</u>	<u>Existing Stop Controlled</u>	<u>West Leg</u>	
<u>INT-58</u>	<u>52nd Avenue</u>	<u>Emerson Street</u>	<u>Existing Stop Controlled</u>	<u>East and West Legs</u>	

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Project ID	Name	Cross Street/ Location	Intersection Type	New High Visibility Crosswalks at Existing Signals	New High-Visibility Crosswalks at Potential New Signals
<u>INT-59</u>	<u>Lafayette Place</u>	<u>Gallatin Street</u>	<u>Existing Stop Controlled</u>	<u>West Leg</u>	
<u>INT-60</u>	<u>Lafayette Place</u>	<u>Hamilton Street</u>	<u>Existing Stop Controlled</u>	<u>West Leg</u>	
<u>INT-61</u>	<u>Lafayette Place</u>	<u>Ingraham Street</u>	<u>Existing Stop Controlled</u>	<u>West Leg</u>	
<u>INT-62</u>	<u>46th Avenue</u>	<u>Ingraham Street</u>	<u>Existing Stop Controlled</u>	<u>East Leg</u>	
<u>INT-63</u>	<u>46th Avenue</u>	<u>Hamilton Street</u>	<u>Existing Stop Controlled</u>	<u>East Leg</u>	
<u>INT-64</u>	<u>Gallatin Street</u>	<u>47th Avenue</u>	<u>Existing Stop Controlled</u>	<u>East and West Legs</u>	
<u>INT-65</u>	<u>52nd Avenue</u>	<u>Newton Street</u>	<u>Existing Stop Controlled</u>	<u>North and South Legs</u>	

36. Add mid-block crossing on Bladensburg Road connecting the Dueling Creek Heritage Loop idea identified in Appendix XX. Port Towns Branding and Wayfinding Final Report and shown in Map 72. Update Map 51 with additional recommended facilities.

Table 37. Proposed Mid-Block Crossings

Project ID	Location	From	To
<u>MB-7</u>	<u>US 1 Alt. (Bladensburg Road) connecting Dueling Creek Heritage Loop as depicted in Map 72.</u>	<u>US 1 Alt. (Bladensburg Road)</u>	<u>Near where 38th Avenue and 37th Avenue intersect US 1 Alt. (Bladensburg Road)</u>
<u>MB-8</u>	<u>37th Avenue</u>	<u>Northeastern terminus of SUP-17** at 37th Avenue</u>	<u>Northeastern side of 37th Avenue to connect to sidewalk</u>

37. Revise TM 2.13 to include cross reference to Cultural Heritage Trail.

Strategy TM 2.13 Develop a comprehensive wayfinding and signage strategy for easy access to and from existing and new trails, public spaces, and destinations in the Port Towns area. Install a combination of signs, from directional signs to mile markers, to facilitate navigation for people walking and biking. See Map XX. Proposed Cultural Heritage Trail Wayfinding and Appendix XX. Port Towns Branding and Wayfinding Final Report.

38. Revise TM 7.3 to explore future connections between Opportunity Site B and ECO-City Farms in Table 34 and Map 52. See **Attachment 1**.

Strategy TM 7.3 Conduct a feasibility study to determine a connection between the “Maker” District and ECO-City Farms to advance “farm-to-table” options. See Table 34 and Map 52.

39. Revise Map 52 to add a connection from the area next to the intersection of Lawrence and Monroe Street to the Anacostia River Trail near to the Bladensburg Waterfront Park pedestrian bridge and add SUP-XX** in Table 34. See **Attachment 1**.
40. Revise Table 34 name to remove the word trail. See **Attachment 1**.
41. Remove the word trails in trails/shared-use paths subheading in Table 34. See **Attachment 1**.
42. Add a footnote to Table 34 referencing *Department of Parks and Recreation Facility Design Guidelines*. See **Attachment 1**.

43. Add a footnote to Table 34 referencing the ongoing project to develop traffic calming guidelines for park access roads. See **Attachment 1**.

Section VII: Natural Environment

44. Add strategy for a unified and coordinated plan between the four towns.
Strategy NE 1.X1 Develop a Port Towns Climate Action Plan to unify the four municipalities' sustainability efforts (i.e. green streets, bioswales, etc.) and implement the ideas within this plan.
45. Add new strategy under NE 1 for the towns to implement and/or look into when developing a Climate Action Plan.
Strategy NE 1.X2 Explore the creation of a Port Towns Green Bank and Environmental Microloan Program.

Section IX: Community Heritage, Culture, and Design

46. Revise HD 3.1 to include references to Appendix XX: Port Towns Branding and Wayfinding Final Report.
Strategy HD 3.1 Connect the Star-Spangled Banner National Historic Trail to the proposed cultural heritage trail and key sites with interpretive signage depicting the Battle of Bladensburg and linking to historic buildings. See Port Towns Cultural Heritage Trail callout box, Map 72, Map XX. Proposed Cultural Heritage Trail Wayfinding, and Appendix XX: Port Towns Branding and Wayfinding Final Report.
47. Revise HD 3.4 to include reference to Appendix XX: Port Towns Branding and Wayfinding Final Report and to finalize the PALS project.
Strategy HD 3.4 Finalize [Conduct] a wayfinding and signage study to identify a cohesive and unified marker and signage catalog with proposed locations along the proposed cultural heritage trail based upon the Appendix XX: Port Towns Branding and Wayfinding Final Report. See Port Towns Cultural Heritage Trail callout box, Map 72, Map XX. Proposed Cultural Heritage Trail Wayfinding, and PM 2.4
48. Revise HD 3.5 to include reference to Appendix XX: Port Towns Branding and Wayfinding Final Report.
Strategy HD 3.5 Once the study is complete, install historical markers and interactive signage at key sites and along the cultural heritage trail to enhance visibility and public understanding of their significance. See Port Towns Cultural Heritage Trail callout box, Map 72, Map XX. Proposed Cultural Heritage Trail Wayfinding, PM 2.4, and Appendix XX: Port Towns Branding and Wayfinding Final Report.
49. Revise the Cultural Heritage Trail callout box to include findings from Appendix XX: Port Towns Branding and Wayfinding Final Report.
 Port Towns' cultural heritage trail ~~[would be]~~ is an interconnected network of historic sites and culturally significant resources joined through trail connections and pedestrian, bicycle, and sidepath streetscape enhancements~~[trail connections; streetscape enhancements; and transit access improvements]~~. The proposed trail combines four loop networks studied by University of Maryland's Spring 2026 LARC 648 Graduate Studio IV which [would] guides visitors through wayfinding and interactive signage providing[e] historical context~~[through interactive signage]~~. Map 72 is a starting point for the community to finalize and build from. See also Map XX. Proposed Cultural Heritage Trail Wayfinding and Appendix XX: Appendix XX: Port Towns Branding and Wayfinding Final Report
50. Update Map 72 to include PALS Project routes. See **Attachment 6**.

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51. Move Policy HD 4 and associated strategies HD 4.1 – HD 4.7 to Section XII: Placemaking.
52. Move Policy HD 5 and associated strategies HD 5.1 – HD 5.2 to Section XII: Placemaking.
53. Move Policy HD 6 and associated strategies HD 6.1 – HD 6.11 to Section XII: Placemaking.
54. Move Site Activation callout box to Section XII: Placemaking.
55. Revise strategy HD 10.3 under Opportunity Site B to include references to the PALS Project.

Strategy HD 10.3 Create cultural exhibition spaces along Buchanan Street and Tanglewood Drive to support the “maker” area concept with art installations, exhibitions, and collaborative spaces. See PM 3.4, Wayfinding Hierarchy Catalog callout box, Map XX. Proposed Cultural Heritage Trail Wayfinding, and Appendix XX: Port Towns Branding and Wayfinding Final Report.

56. Remove Strategy HD 10.8 under Opportunity Site E because it is a duplicate strategy to PM 6.3.
57. Add strategy to establish practices for indigenous tribal engagement during the development review process.

Strategy HD 7.X Encourage consultation with indigenous stakeholders from Maryland-recognized tribal organizations in the development review process for sites affecting indigenous heritage resources, when deemed appropriate.

58. Add a strategy to incorporate future opportunities for this collaboration as part of identifying new locally significant sites per HD 1.

Strategy HD 1.X Explore opportunities to expand the identification and designation of cultural resources by considering more flexible approaches to evaluating significance, including sites of the recent past, places of cultural and social meaning, and resources with diminished physical integrity.

59. Change legend in Map 71 to say County Historic Site and County Historic Resource. Currently it is called Historic Site and Historic Resource.
60. Revise Strategy HD 1.3 to incorporate Historic Preservation Commission comments.

Strategy HD 1.3 ~~[Designate newly identified landmarks and resources within Port Towns as locally significant.]~~ Identify, document, and pursue historic site evaluation of properties within Port Towns having high potential significance, including the Ernest Maier Building, the Kinjiro Matsudaira House, and others identified through ongoing survey work and community input.

61. Revise Strategy HD 1.4 to clearly identify municipality roles.

Strategy HD 1.4 ~~[Create local ordinances to protect newly identified landmarks and resources for future generations.]~~ Support Port Towns municipalities in adopting local ordinances or programs to recognize and protect locally significant resources through flexible mechanisms that reflect local priorities and complement County designation under Subtitle 29. See LU 3.

62. Add suggested Historic Preservation Commission strategy.

Strategy HD 1.X1 Develop additional historic context statements, including a Hispanic and Latino Historic Context Statement, to establish a baseline for evaluating sites, traditions, and cultural resources associated with all groups that have shaped the Port Towns area and to guide future survey and designation priorities.

63. Add suggested Historic Preservation Commission strategy.

Strategy HD 1.X2 Conduct a Historic Site Evaluation of Fort Lincoln Cemetery (Historic Resource 68-015) to determine whether it should be designated as a Prince George’s County Historic Site or deleted from the Inventory of Historic Resources.

Section XI: Public Facilities

Underline indicates language added to the preliminary plan.

[Brackets] indicate language deleted from the preliminary plan.

64. Revise and add applicable wayfinding suggestions to Table 55 to support the ideas in Appendix XX. Port Towns Branding and Wayfinding Final Report. See **Attachment 2**.
65. Add reference to SUP-19 for Peace Cross Park in Table 55. See **Attachment 2**.
66. Revise introduction to acknowledge Edmonton in Police and Fire/Emergency Medical Services (EMS).

The Bladensburg Fire Department has been serving the ~~[citizens]~~ residents of Bladensburg, Edmonston, and other surrounding Prince George's County areas since 1922.

Section XII: Placemaking

67. Remove the last three paragraphs in the Existing Conditions Summary. Deleted text will be revised and added to a new callout box under PM 3. See below for more information. See **Attachment 3**.
68. Move Map 81 to a new callout box under PM 3.
69. Revise PM 1.1 to include cross reference to Place branding for Economic Growth callout box. See **Attachment 3**.
70. Add Policy EP 3 Strategies EP 3.1, EP 3.2, and EP 3.3. Move Strategy PM 1.3 under EP 3. Update strategy numbering in plan element and in implementation matrix. See **Attachment 3**.
71. Add Policy HD 5, Strategy HD 5.1, Strategy HD 5.2, Strategy HD 6.9, Strategy HD 6.1, and Strategy HD 4.2. Update strategy numbering in plan element and in implementation matrix. See **Attachment 3**.
72. Move Place Branding for Economic Growth callout from the EP section and combine with Strategy in Action callout box. See **Attachment 3**.
73. Move Policy PM 2 under placemaking subheading.
74. Add Strategy HD 6.3, Strategy HD 6.4, and Strategy HD 6.5 under Policy PM 2. Combine Strategy PM 2.2 and HD 6.10. Update strategy numbering in plan element and in implementation matrix. See **Attachment 3**.
75. Add Policy HD 6, Strategy HD 6.2, Strategy HD 6.11, Strategy HD 6.6, Strategy HD 6.8 under placemaking sub-heading. Update strategy numbering in plan element and in implementation matrix. See **Attachment 3**.
76. Add a new policy utilizing language from Strategy PM 3.1. Remove PM 3.1 from plan and implementation matrix and update cross references to new policy number. Add a new strategy for implementing the PALS project, Strategy PM 2.1, and combine Strategy PM 3.2/Strategy PM 2.4 under new policy. Update strategy numbering in plan element and in implementation matrix. See **Attachment 3**.
77. Add a new callout box supplementing the new policy and its associated strategies, describing what a wayfinding and fixtures catalog is in addition to providing examples of what this could look like based on the Port Towns Branding and Wayfinding PALS project. See **Attachment 3**.
78. Add a new map and table highlighting a proposed wayfinding system for the Proposed Cultural Heritage Trail. See **Attachment 4** and **Attachment 8**.
79. Add Strategy HD 4.1 and Strategy HD 6.7 under PM 3. See **Attachment 3**.
80. Revise Map 81 to include both the original existing conditions analysis and PALS project placemaking locations. Move map to Site Activation Callout Box. See **Attachment 3** and **Attachment 7**.
81. Add Table X1. Proposed Wayfinding for Cultural Heritage Trail noting placemaking locations shown in Map 81. See **Attachment 4**.

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82. Add a new callout box titled PM 3 in Action, which combines the information from HD's site activation callout box, deleted text from the existing conditions summary, and placemaking opportunities noted in Appendix XX. Port Towns Branding and Wayfinding Final Report. Final name for callout box will need to reference updated policy number for PM 3 based on reorganization. See **Attachment 3**.
83. Move Policy HD 4, Strategy HD 4.3, Strategy HD 4.4, and Strategy HD 4.5 to under subheading programming. Update strategy numbering in plan element and in implementation matrix. See **Attachment 3**.

Section XIII: Implementation Framework

84. Update Strategy LU 6.1 in implementation matrix based on rewording.
85. Update strategy numbers based on the reorganization of policies and strategies moving from Economic Prosperity and Community Heritage, Culture, and Design to Placemaking.
86. Remove PM 3.1 since this was reworded as a policy.
87. Remove HD 10.8 since this is a duplicate strategy to PM 6.3
88. Add Strategy HD 7.X to the implementation matrix with M-NCPPC as lead entity and Maryland-recognized tribal organizations and developers as partner entities.
89. Add Strategy HD 1.X to the implementation matrix with M-NCPPC and HPC as lead agencies, and Port Towns municipalities, Maryland-recognized tribal organizations, and culturally significant groups as partner entities.
90. Remove LU 6.3 from the Implementation Matrix.
91. Add EP 6.X to the implementation matrix with BCCE as the lead entity and Prince George's County Public Schools, local universities, Port Towns, PGCEDC, and nonprofits as partner entities.
92. Revise EP 6.1 in Implementation Matrix to include ECO City Farms as a partner entity.
93. Add EP 7.X to the implementation matrix with Green Jobs and Maker District Workforce Development Pathway program as the lead entity and BCCE, Port Towns, and EPA as partner entities.
94. Add NE 1.X1 to the implementation matrix with BCCE and the Port Towns as lead agency. Include ATHA, DOE, and nonprofits as partner agencies.
95. Add NE 1.X2 to the implementation matrix with BCCE and the Port Towns as lead agency. Include nonprofits and TBD as partner agencies.
96. Revise HD 1.3 the implementation matrix with updated strategy language and M-NCPPC (Planning) as the lead entity, and the municipalities and owners/developers as partner entities.
97. Revise HD 1.4 the implementation matrix with updated strategy language and M-NCPPC (Planning) and the municipalities as the lead entities.
98. Add HD 1.X1 to the implementation matrix with M-NCPPC (Planning) as the lead entity and the Maryland Historical Trust (part of the Maryland Department of Planning) as a partner entity.
99. Add HD 1.X2 to the implementation matrix with M-NCPPC (Planning) as the lead entity and the Historic Preservation Commission and property owner as partner entities.
100. Add HPC as a partner entity to the following strategies: HD 1.3, HD 2.1, HD 2.2, HD 2.3, HD 2.4, HD 3.6, HD 3.7, HD 6.6, HD 6.7, HD 6.8, HD 7.1, HD 10.5, HD 10.9, TM 1.2, TM 6.2, TM 7.13, HN 8.6, PF 5.6, PM 3.8, and LU 7.10.
101. Add M-NCPPC Planning as a partner entity to HD 1.2.

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102. Add HPC to the acronym table (Table 56).
103. Add EP 2.X to the implementation matrix with County Council and PGCEDC as lead entities and Owners/Developers, Bladensburg, Colmar Manor, Cottage City, and Edmonston as partner entities.

Section XIV: Monitoring and Evaluation

104. Update acreage for indicator “Acres of RSF-A parcels to allow for transitional housing types” in Table 58 to 16.33 acres.
105. Update “Miles of new pedestrian, bicycle, and park trail facilities” indicator in Table 58 to include length of added shared lanes and shared-use paths.

Section: Appendices

106. Move Appendix B, C, F, G, and I to a new online Appendices.
107. Combine Appendix E with Appendix A
108. Add new online Appendix XX. Port Towns Branding and Wayfinding Final Report. The appendix will include a brief summary of the PALS project, next steps/considerations for the towns to consider in finalizing the report, and permanent link to an online copy of the final report.
109. Add new online Appendix XX. Opportunity Sites Characteristics and move Tables 3-16 here.
110. Add new map to Appendix I. Map Citations.
111. Revise name of Map 81 in Appendix I. Map Citations.
112. Remove Map 27 from Appendix I. Map Citations.
113. Add EPA Brownfield funding under United States Environmental Protection Agency (EPA) subheading in Appendix F.

[Grants and Funding for Brownfields and Land Revitalization:](#) The United States Environmental Protection Agency offers a variety of funding opportunities at different scales and stages of development for communities navigating polluted brownfield sites. Applicant communities can work individually or in small coalitions to seek funding for projects ranging from brownfield assessment and remediation to jobs training and technical assistance.

114. Add a new subheading for Social Conservation programs and resources in Appendix F.

PRINCE GEORGE’S COUNTY SOIL CONSERVATION DISTRICT

[Urban Development and Agricultural Conservation Resources:](#) The Prince George’s County Soil Conservation District has compiled extensive resources for information, technical assistance, and funding for conservation in the County.

115. Add a new subheading for Prince George’s County Historic Preservation Commission and add their Non-Capital Grant Program in Appendix F.

PRINCE GOERGE’S COUNTY HISTORIC PRESERVATION COMMISSION

116. [Prince George's County Historic Preservation Commission's Non-Capital Grant Program](#) provides funding for research, planning, and public education projects—such as surveys, studies, tours, exhibits, and publications—that help document, share, and support Prince George’s County’s historic, cultural, and architectural resource.

Attachment 1. Table 33 and 34 Excerpts Showing Amendments Only

Table 33. Recommended Master Plan of Transportation Facilities, Functional Classification, and USDS Designations²⁰⁷

Project ID	Facility Name	From	To	Min. ROW (ft.)	ROW Type	Multimodal Elements	Lanes	Notes
I-206*	Tanglewood Drive	US 1 Alt (Baltimore Avenue)	Buchanan Street	70'	Industrial	10' Sidepath (West Side) [Shared Lane Markings] 6' Sidewalk ([Both] East Side[s])	2	ROW constraints will need additional study to evaluate safe CSX crossing. Coordinate with municipalities, agencies and private landowners for facility redesign. Landscaping standards to include GI, like bioretention and planting.

* Priority bicycle and pedestrian infrastructure

Table 34. Recommended Countywide Master Plan of Transportation Pedestrian, Bicycle, and [Trails/] Shared-Use Paths Facilities

Project ID	Facility Name	From	To	Facility Improvements	Notes
[Trails and] Shared-Use Paths ¹					
SUP-1	Dueling Creek Heritage Loop: Segment C	US 1 Alt (Bladensburg Road)	Anacostia River Trail in Colmar Manor Park	[40-42'] 6'-10' Shared-Use Path, variable width	[To be constructed by M-NCPPC] Implemented through a partnership between the Town of Colmar Manor, Anacostia Trails Heritage Area, and M-NCPPC Dept. of Parks and Recreation. Construction is planned in phases.
SUP-4		Colmar Manor Community Park Access Road	Trail terminus of basketball court parking lot	[40-42'] 6'-10' Shared-Use Path, variable width	To be constructed by M-NCPPC
SUP-5		Colmar Manor Community Park Access Road	Trail terminus at tennis court	[40-42'] 6'-10' Shared-Use Path, variable width	To be constructed by M-NCPPC
SUP-6	Community Garden Connector Path	Trail terminus at Cottage City Park Basketball Court	Northeastern terminus of Cottage Terrace	[42' Shared-Use Path] 5'-6' Natural Surface Trail	To be constructed by M-NCPPC
SUP-8	Quincy Run Street Trail [[Newton St trail]]	[Cheverly Avenue] 52nd Avenue	50th Avenue Terminus in Bladensburg South Park	10-12' Shared-Use Path	

¹ Shared-Use Path facility improvements are based upon the Department of Parks and Recreation Facility Design Guidelines. This guidance recommends that path width vary depending on the expected volume and modal mix of path users.
Underline indicates language added to the preliminary plan.
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Project ID	Facility Name	From	To	Facility Improvements	Notes
SUP-9	Greenway-Blueway Corridor: Segment A	MD 769 B (Edmonston Road)	[53rd Place] <u>Buchanan Street</u> near 53rd Place	[40-12' Shared-Use Path] 8' <u>Shared-Use Path</u>	The right-of-way is primarily owned by WSSC. To be implemented by the Town of Bladensburg. See Table 41 and Table 44 in Section VII: Natural Environment
SUP-10**	Anacostia River Levee Trail Extension Alternative	[Anacostia River Trail] US 1 Alt. <u>(Bladensburg Road)</u>	[Buchanan Street] Decatur Street	10-12' Shared-Use Path	[See Table 55 in Section XI: Public Facilities and Section III: Port Towns Blueprint (Opportunity Site B). Include fencing and edge treatments to enhance safety.] As an alternative to SUP-11, study potential Anacostia River trail on the west side of the levee. Innovative partnerships and funding opportunities are required to extend the Anacostia River trail along riverbank and create a CSX underpass. [Include fencing and edge treatments to enhance safety.] Study an alternative connection along the Anacostia River levee connecting ECO-City Farms and proposed Maker District to Eco-City Farms. This connection will require innovative partnerships and funding opportunities based on private ownership. To be completed by the Town of Edmonston and M-NCPPC DPR and in phases. As part of the trail connection feasibility study, examine location and feasibility of an overlook demonstrated in Opportunity Site B.
SUP-11**	Crittenden Link to Northeast Branch Trail	Anacostia River Trail/Decatur Street	[Crittenden Street] <u>Tanglewood Drive</u>	8-12' Shared-Use Path, <u>variable width</u>	[Include fencing and edge treatments to enhance safety.] Study an alternative connection along the Anacostia River levee connecting ECO-City Farms and proposed Maker District to Eco-City Farms. This connection will require innovative partnerships and funding opportunities based on private ownership. To be completed by the Town of Edmonston and M-NCPPC DPR and in phases. As part of the trail connection feasibility study, examine location and feasibility of an overlook demonstrated in Opportunity Site B.
SUP-12a	Northeast Branch Trail Neighborhood Link	48th Avenue	[Anacostia River Trail] <u>Northeast Branch Trail on Levee Top</u>	[40-12' Shared-Use Path] 6' <u>Shared-Use Path</u>	Existing informal paths are already in use. Appears to be in public ROW. To be implemented by the Town of Edmonston and M-NCPPC DPR. Include fencing and edge treatments to enhance safety.
SUP-12b	Northeast Branch Trail Neighborhood Link	49th Avenue	<u>Northeast Branch Trail on Levee Top</u>	6' Shared-Use Path	Existing informal paths are already in use. Appears to be in public ROW. To be implemented by the Town of Edmonston and M-NCPPC DPR. Include fencing and edge treatments to enhance safety.
SUP-13	Link to Edmonston Community Center Park	Tanglewood Drive/52nd Avenue	Fountain Park Apartment Parking Lot	[40-12' Shared-Use Path] 6' <u>Shared-Use Path</u>	[To be constructed by M-NCPPC] Path across the open lawn requested by the community. Controlled access gate provided by the apartment complex at the parking lot.
SUP-14	Link between East Bank Levee Trail and Kenilworth Avenue	Anacostia River Trail near intersection of 52nd and Tanglewood Drive	MD 201 (Kenilworth Avenue)	10[-12'] Shared-Use Path	[To be constructed by M-NCPPC] The path would be on the levee top. To be implemented by the Town of Edmonston and M-NCPPC DPR.
SUP-15a	Jefferson Street Greenway-Blueway Corridor Segment D	56th Avenue	57th Avenue	8-10[-12'] <u>Shared-Use Path</u>	See Table 41 and Table 44 in Section VII: Natural Environment. To be implemented by PGC DPW&T.

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Project ID	Facility Name	From	To	Facility Improvements	Notes
SUP-15b	Jefferson Street Greenway-Blueway Corridor Segment D	59th Avenue	60th Avenue	8-10[-12]' Shared-Use Path	See Table 41 and Table 44 in Section VII: Natural Environment. To be implemented by PGC DPW&T.
SUP-16a	Templeton ES/Templeton Knolls Park Link	[57th Avenue northern terminus 60th Avenue	[Path in] Templeton Knolls Park	[40-12' Shared- Use Path] Traffic Calmed Shared Roadway and 6'-10' Shared Use Path	Future capital improvement project for the Templeton Knolls Elementary School which is currently under construction.
SUP-16b		57th Avenue	Templeton Elementary School	6-10' Shared- Use Path	Additional neighborhood connection to Templeton ES and park. A feasibility study for steep slopes and forest cover would be required. Coordination between a private developer, M-NCPPC, and PGPS is also required.
SUP-17**	Opportunity Site E Connection	37th Avenue	Opportunity Site E	10-12' Shared- Use Path and Bridge over Dueling Creek	Examine a connection between Opportunity Site E and adjacent neighborhood over the Dueling Creek greenway-blueway corridor identified in Table 41 and Table 44 in Section VII: Natural Environment. Responsible party for construction to be determined. M-NCPPC land along Dueling Creek has no public access covenant, requiring an additional feasibility study for this connection.
SUP-18**	[Edmonston Connection to Riverdale/MARC Plan 2035 Center Link from Edmonston to Riverdale Park	Industrial park in Edmonston	Rhode Island Avenue Trolley Trail	Shared-Use Path overpass or tunnel	Study a connection between the commercial neighborhood node in Edmonston to the Riverdale/MARC designated center. [Study should examine safe crossings over the CSX Railroad tracks] Feasibility study should examine safe crossing by under- or over-pass of the CSX Railroad tracks. An alternative bikeway route on Lafayette Avenue in Riverdale Park can be examined to provide a link to the MARC Station and Trolley Trail.
SUP-19a**	Peace Cross Park Connection	US 1 Alt. (Bladensburg Road)	Bladensburg Waterfront Park Entrance	10-12' Shared- Use Path	Study a SUP connection as part of SHA Peace Cross road realignment and/or Peace Cross Park improvements noted in Table 55. SUP should connect US 1 Alt (Bladensburg Road) sidepath to the intersection of 48th Street and MD 450 (Annapolis Road) (Bladensburg Waterfront Park entrance). This street right-of-way will be located, depending on final location/alignment, of SHA Peace Cross redesign.
SUP-19b**	Peace Cross Park Connection	US 1 Alt. (Bladensburg Road)	Bladensburg Waterfront Park	10-12' Shared- Use Path	Study a SUP connection as part of SHA Peace Cross road realignment in Bladensburg Memorial Grove Park. SUP should connect the intersection of US 1 Alt (Bladensburg Road) and MD 450 (Annapolis Road) to the Bladensburg Waterfront Park office building parking lot. See Table 55.

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Project ID	Facility Name	From	To	Facility Improvements	Notes
<u>SUP-XX**</u>		Intersection of Lawrence and Monroe Street	Anacostia River Trail near to the Anacostia River Trail pedestrian bridge	TBD	<u>Examine a connection between Colmar Manor (near intersection of Lawrence and Monroe Street) and Anacostia River Trail pedestrian bridge as seen in Appendix XX. Port Towns Branding and Wayfinding Final Report. Feasibility study should examine if a connection is feasible while also maintaining integrity of the levee. Innovative partnerships and funding opportunities are required to implement this SUP segment.</u>
Shared Lane (Sharrows) and Sidewalk Improvements (To be implemented by Facility Owner or as redevelopment occurs)²					
<u>SL-1</u>	Cottage Terrace	[Banker Hill Road] <u>37th Avenue</u>	Terminus at Anacostia River Stream Valley Park	<u>Shared Lane Markings</u>	
<u>[SUP-2] SL-X1</u>	<u>Colmar Manor Park Entrance Road</u>	[Dueling Creek Heritage Loop Segment C] <u>Colmar Manor Park Entrance Road</u>	[Eastern terminus of Colmar Manor Community Park Access Road] <u>Parking Lot terminus at Colmar Manor Park</u>	[10-12' Shared Use Path] <u>Traffic Calmed Shared Roadway</u>	[To be constructed by M-NCPPC] <u>To be implemented by M-NCPPC DPR.</u>
<u>[SUP-3] SL-X2</u>	<u>Colmar Manor Park Maintenance Roads and Paths</u>	Colmar Manor Community Park Access Road	Sidewalk north of baseball fields parking lot	[10-12' Shared Use Path] <u>Traffic Calmed Shared Roadway</u>	[To be constructed by M-NCPPC] <u>To be implemented by M-NCPPC DPR.</u>
<u>SL-X3</u>	<u>Colmar Manor Park Maintenance Roads and Paths</u>	<u>Colmar Manor Park Access Road</u>	Sidewalk north of soccer fields parking lot	<u>Traffic Calmed Shared Roadway</u>	<u>To be implemented by M-NCPPC DPR.</u>
<u>[SUP-7] SL-X4</u>	<u>Park Entrance Road to Parking Lot at Bladensburg Waterfront Park (BWP)</u>	[Trail terminus in Bladensburg Waterfront Park] <u>Parking Lot at the Park Office Building</u>	MD 450 (Annapolis Road)	[10-12' Shared Use Path] <u>Traffic Calmed Shared Roadway</u>	[To be constructed by M-NCPPC] <u>To be implemented by M-NCPPC DPR.</u>

² The Department of Parks and Recreation is in the process of developing new traffic calming guidelines for park access roads that are on M-NCPPC park property. These guidelines will describe how DPR intends to stripe, mark, sign, and regulate speed on select park roads so that the existing road width can be used safely for pedestrians, bicyclists, motorists, and maintenance vehicles.

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Project ID	Facility Name	From	To	Facility Improvements	Notes
SL-51	[<u>Quincy Run Trail</u> (Newton St trail)] <u>Newton Street (part of Quincy Run Trail)</u>	[Cheverly Avenue] <u>52nd Avenue</u>	[50th Avenue Terminus in Bladensburg South Park] <u>Eastern plan boundary</u>	6' Sidewalk (Both Sides) Shared Lane Markings	
<u>SL-55</u>	<u>37th Avenue</u>	<u>Cottage Terrace</u>	<u>US 1 Alt. (Bladensburg Road)</u>	<u>Shared Lane Markings</u>	

** Further feasibility studies are required for implementation

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Attachment 2. Table 55 Excerpts Highlighting Amendments Only

Table 55. Recommended Parks, Recreation, and Open Space Facilities

Name	Location	No Fixed Location	Fixed Location	Park Type	Park Ownership	Recommended Facility Functions and Notes
Areawide						
Dueling Creek Greenway-Blueway Corridor: Segment C	Anacostia River Tributary from CSX Railroad to Colmar Manor Park on Tax Accounts: 0184432, 0145193, 0184531, 0146183, 0145367, 0102467, 0145433, 0184523, 0184556, 0184564, 0145425, 0123547		X	Greenway & Linear Park	M-NCPPC	This is an enhancement to an existing park and paper street (38th Avenue south of Newton Street). Enhancements include naturalizing Dueling Creek, as part of the greenway-blueway corridor identified in Table 41, Table 44, and Map 69, which connects to the West Branch of the Anacostia River in Colmar Manor Park. Park enhancements will overlap partially with Dueling Branch Park, Newton Street Park, and Colmar Manor Park. <u>[W#H+]Include interpretative/wayfinding signage as part of the Cultural Heritage Trail that is consistent with Port Towns Wayfinding Signs and Fixtures catalog. Signage should include suggestions mentioned in Appendix XX: Port Towns Branding and Wayfinding Final Report and highlight stormwater management (SWM) features.</u>
Anacostia River Stream Valley Park Enhancement	Anacostia River Stream Valley Park and intersection of Buchanan Street and Tanglewood Drive (Tax Account 1812031)		X	Greenway & Linear Park	M-NCPPC	This is an enhancement to an existing park. Park enhancements include public plaza with riverfront walkways, ramps, viewing platform, and trail connections. See HD 4, PM 2.1, PM 3.2, TM 1.1, TM 2.1, TM 7.3, TM 7.4, and HC 2.1. Integrate interpretative/wayfinding signage, storytelling, and placemaking as part of the Cultural Heritage Trail that is consistent with Port Towns Wayfinding Signs and Fixtures catalog. Signage should include suggestions mentioned in Appendix XX: Port Towns Branding and Wayfinding Final Report and highlight cultural exhibit spaces showcasing the Maker District concept. See HD 6.6 and PM 3.2. As the Maker District concept is implemented in this area (see Opportunity Site B), explore partnerships to utilize the Industrial/Employment Planned Development (IE-PD) Zone public benefits to help implement these improvements. See Opportunity Sites callout box.
Colmar Manor Community	4105 Lawrence St (Tax Account 0146142)		X	Community Park	M-NCPPC	This is an enhancement to an existing park and would include: Segment C of Dueling Creek Heritage Loop (SUP-3);

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Park Enhancement					Internal trail connections (SUP-4, SUP-5, SUP-6, SUP-7, and SUP-9); Pedestrian walkway/boardwalk/bridge connecting to Bladensburg Waterfront Park (SUP-8); Continuation of Dueling Creek greenway-blueway corridor's stream naturalizing projects identified in Table 41, Table 44, and Map 69; and Work with M-NCPPC to install <u>[4]</u> interpretative/wayfinding signage, storytelling, and placemaking along SUP-1 which is a part of the Cultural Heritage Trail. Signage and informational kiosks should be consistent with Port Towns Wayfinding Signs and Fixtures catalog and include suggestions mentioned in Appendix XX: Port Towns Branding and Wayfinding Final Report. See HD 6.6 and PM 3.2.
Anacostia River Stream Valley Park Enhancement	<u>Anacostia River Stream Valley Park adjacent to Colmar Manor Park</u>	<u>X</u>		<u>Greenway & Linear Park</u>	<u>M-NCPPC</u> <u>Work with M-NCPPC to assess feasibility for the ideas in the PALS project such as adding benches, picnic tables, lookouts, and signage to improve the park space in the Anacostia River Stream Valley Park, across the River from the Bladensburg Waterfront Park.</u>
Neighborhood Center					
Bladensburg Balloon Park Historic Site Enhancement	4401 Upshur Street (Tax Accounts 0151829 and 0088435) Tax Account 0086587 <u>This street right-of-way will be located, depending on final location/alignment, of SHA Peace Cross redesign.</u>	<u>X</u>		Special Facility	M-NCPPC This is an enhancement to an existing park. As the Sponge City concept is implemented (see Opportunity Site D), explore partnerships to utilize the NAC-PD Zone public benefits to create a pilot stormwater park between the development and Anacostia River. See Stormwater Park callout box. Enhancements include daylighting and naturalizing an Anacostia River tributary as part of the greenway-blueway corridor identified in Table 41, Table 44, and Map 69, and connecting to Opportunity Site D's greenway-blueway corridor. Integrate storytelling and placemaking throughout the site's public amenities. See HD 6.6 and PM 3.2. See Table 34 for bicycle and pedestrian improvements and connections.
Gateway to Port Towns Neighborhood Center	Intersections of MD 201 (Kenilworth Avenue) and 47th Street, and 48th Street off-ramps.	<u>X</u>		Street	SHA Will include right-of-way improvements as recommended in Table 33. Incorporate gateway features in public amenities and along streetscape to signal entrance into Port Towns Neighborhood Center. Explore treatment to MD 201 (Kenilworth Avenue)

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	<u>[This street right-of-way will be located, depending on final location/alignment, of SHA Peace Cross re-design.]</u>					overpass per Appendix XX: Port Towns Branding and Wayfinding Final Report. See also HD 6.5 and PM 2.1. Add seating, public art, wayfinding, and interpretative signage consistent with Port Towns Wayfinding Signs and Fixtures catalog and suggestions mentioned in Appendix XX: Port Towns Branding and Wayfinding Final Report. Location and dedication/easement/covenant should be shown on preliminary plan of subdivision.
Opportunity Sites						
Maker District Plaza	Corner of Buchanan Street and Tanglewood Drive 4901 Buchanan Street (Tax Account 1811462)	X	Plaza	Private with public use easement		Develop a public plaza at the corner of Tanglewood Drive and Buchanan Street and add high visible crosswalks to connect to trails along Anacostia riverfront. See PF 11, TM 7.3, and TM 7.4. Incorporate CPTED and universal design features. See HD 8.1 and HD 8.2. Integrate seating, public art, storytelling, innovative stormwater management features, and trees. See HD 9.1, PF 3, and PM 9.1. Install interpretative/wayfinding signage and placemaking as part of the Cultural Heritage Trail that is consistent with Port Towns Wayfinding Signs and Fixtures catalog. Signage should include suggestions mentioned in Appendix XX: Port Towns Branding and Wayfinding Final Report and highlight cultural exhibit spaces showcasing the Maker District concept. See Opportunity Site B. Location and dedication/easement/covenant should be shown on preliminary plan of subdivision. Plaza will be shown on Detailed Site Plan for any development at 4901 Buchanan Street (Tax Account 1811462).
Peace Cross Park	Intersection of Bladensburg Road, MD 450 (Annapolis Road), and US 1 Alt (Baltimore Avenue) near Peace Cross (Tax Account 0145946). This street right-of-way will be located, depending on final location/alignment, of SHA Peace Cross re-design.	X	Plaza and/or Special Facility	TBD		Will include Urban Center-Mixed-Use Boulevard (B) right-of-way improvements as recommended in Table 33. See TM 7.7 for proposed realignment of intersection. Improvements should also include SUP-19a to connect this area to Bladensburg Waterfront Park entrance (see Table 34). Construct a pilot 'stormwater park' and/or plaza with a historic thematic design with excess land from the Peace Cross intersection realignment. See Sponge Parks callout box, NE 7.4, and NE 7.7.

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						Improvements should include seating, public art, storytelling, placemaking, innovative stormwater management features, and trees. See HD 9.3 and PM 6.2. Plaza or pilot park will be shown on Detailed Site Plan for any development at corner of realigned intersection and show connections to broader greenway/blueway corridor network. See Opportunity Site D. <u>Install interpretative/wayfinding signage as part of the Cultural Heritage Trail that is consistent with Port Towns Wayfinding Signs and Fixtures catalog. Signage should include suggestions mentioned in Appendix XX: Port Towns Branding and Wayfinding Final Report and highlight cultural exhibit spaces showcasing the pilot stormwater park concept.</u> <u>Alignment and dedication/ easement/ covenant should be shown on preliminary plan of subdivision.</u>
<u>Anacostia River Stream Valley Park Enhancement</u>	<u>Anacostia River Stream Valley Park and intersection of Buchanan Street and Tanglewood Drive (Tax Account 1812031)</u>	<u>X</u>			<u>Special Facility</u>	<u>M-NCPPC</u>
Peace Cross Greenway-Blueway Corridor: Segment B	Anacostia River tributary from Bladensburg Historic Balloon Park to CSX Railroad located on Tax Accounts: 0088351, 0090563, 0155309, 0088377, 0108985, 0088419, 0122317, 0139691, 0169748, 0155283, 0088427, 0155275, 0088435, 0090605, 0118885		X		Greenway and Linear Park	TBD
						Create public linear parks by daylighting and naturalizing streams throughout the site as identified in Peace Cross Greenway-Blueway Segment B. Will include interpretative/ wayfinding signage, and stormwater management (SWM) features. 46th Street and Upshur Street improvements and adjacent linear park include Urban Center- Urban Industrial A and trail segment SUP-7. See TM 1.1 and HD 9.9. Improvements include stormwater management features and wayfinding/interpretative signage highlighting nearby historic sites and culturally significant sites as part of the Cultural Heritage Trail. Wayfinding and public fixtures should be consistent with Port Towns Wayfinding Signs and Fixtures catalog and suggestions mentioned in Appendix XX: Port Towns Branding and Wayfinding Final Report. See also HD 9.3 and PM 3.2.

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						Integrate storytelling and placemaking throughout the site's public amenities. See HD 6.6 and PM 2.2. Location and dedication/easement/covenant should be shown on preliminary plan of subdivision.
Eastgate Plaza	3570 Bladensburg Road (Tax Account 0139352)	X		Plaza	Private with public use easement	Create a public plaza, trailhead, and trail connection to proposed greenway-blueway corridor and <u>Cultural Heritage Trail</u> . See NE 1.6 and HD 4.3. Explore utilizing the NAC-PD zone to include bridge crossing of Dueling Branch as a public benefit that connects Opportunity Site E and adjacent neighborhood in Cottage City. See trail segment SUP-17. Include interpretative/wayfinding signage, seating, public art, trees, stormwater management (SWM) features, universal design, and CPTED features. See HD 8.1, PF 3, PF 3.1, HD 3, PM 2.2, [and] PM 2.4, <u>Port Towns Wayfinding Signs and Fixtures catalog</u> , and <u>Appendix XX: Port Towns Branding and Wayfinding Final Report</u> . <u>See Opportunity Site E.</u> Location and dedication/easement/covenant should be shown on preliminary plan of subdivision. Plaza will be shown on Detailed Site Plan for any development at 3570 Bladensburg Road (Tax Account 0139352).
Publick Square	Intersection of MD 450 (Annapolis Road), MD 202 (Landover Road), 55th Place, and 55th Avenue This street right-of-way will be located, depending on final location/alignment, on portions of the following properties as they exist on the date of approval of this sector plan: Near Publick Playhouse (Tax Account 0125864)	X		Special Facility	M-NCPPC	This is an enhancement to an existing M-NCPPC property, Publick Playhouse. Will include UM-218 and UM-260 right-of-way improvements as recommended in Table 33. See TM 1.2 for proposed realignment of intersection. Construct a plaza with an arts and culture thematic design, landscaping, pedestrian-scaled lighting, benches, public art, and shade structure with the realignment of MD 450 (Annapolis Road) and MD 202 (Landover Road). See PM 6.6, TM 7.13, and PF 11.1. Incorporate gateway features in public amenities and along streetscape to signal entrance into Port Towns. See PM 3.3 and PM 6.4. Integrate storytelling and placemaking throughout the site's public amenities and as part of the Cultural Heritage Trail. See HD 3, HD 10.9 [and] <u>PM 2.2, Map 72, Map X, and PM X.</u> <u>See Opportunity Site F.</u>

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						Alignment and dedication/easement/covenant should be shown on preliminary plan of subdivision. Plaza will be shown on Detailed Site Plan for site improvements with excess land from intersection realignment.
TBD	4918 Annapolis Road (Tax Account 0091439)		X	Plaza	Private with public use easement	Develop an outdoor public space near the intersection of US 1 Alt (Bladensburg Road), MD 450 (Annapolis Road), and MD 769 B (Edmonston Road), leveraging the site's proximity to the new library to create a family-friendly community amenity with family friendly outdoor activities for residents and visitors, areas for relaxation, and library programming. See PF 3, PF 11, and PF 11.1. Integrate seating, public art, and trees. See EP 4.5, NE 2.2, HD 4.3, HD 6.7, PF 3, PF 3.2, PM 3.7, and PM 4.1. <u>Include interpretative/wayfinding signage as part of the Cultural Heritage Trail that is consistent with Port Towns Wayfinding Signs and Fixtures catalog. Signage should include suggestions mentioned in Appendix XX: Port Towns Branding and Wayfinding Final Report.</u> <u>Incorporate CPTED and universal design features. See HD 8.1.</u> See Opportunity Site G. Location and dedication/easement/covenant should be shown on preliminary plan of subdivision. Plaza will be shown on Detailed Site Plan at the intersection of MD 450 (Annapolis Road) and MD 769 B (Edmonston Road) for any development at 4918 Annapolis Road (Tax Account 0091439)

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Attachment 3. Section XII: Placemaking Chapter Excerpts Highlighting Specific Amendments

Existing Conditions Summary

Location

Port Towns, located near the nation's capital, benefits from access to cultural amenities, job facilities, and transportation networks. The area boasts a rich history and several historic sites, offering opportunities for economic development and attracting businesses and residents seeking affordable alternatives to Washington, D.C. Proximity to the Gateway Arts District, including Hyattsville, Mount Rainier, and Brentwood, provides access to a vibrant cultural scene with art galleries and studios.

While each town has undertaken initiatives to distinguish itself, there remains an absence of a coordinated and strategic framework to present Port Towns as a cohesive and integrated entity and place that is recognized both locally and regionally. Public spaces are underutilized and lack the unified elements needed to create a strong sense of place. Leveraging the area's rich history and cultural assets can help build a stronger sense of place and community pride.

Placemaking Efforts

The historic sites and cultural artworks documented in the Community Heritage, Culture, and Design section demonstrate that placemaking is already in progress within the plan area. Municipalities have implemented several initiatives to generate interest and activity, including street cleanups, art installations, free Wi-Fi access, and various programming and branding efforts.

Colmar Manor has been awarded a Community Health and Safety Works Grant of \$81,500 to improve intersections with enhanced lighting and a street mural. The street mural was completed in October 2025.²³¹ Edmonston has implemented sustainability practices, such as planting rain gardens to manage stormwater and enhance green spaces, striving to create an eco-friendly identity.²⁷⁰ The waterfront and historic resources in Bladensburg are significant assets of the town. Efforts and studies are underway to improve the connection between Bostwick and the waterfront through the neighborhood.⁴³ Cottage City and Colmar Manor are known for their historical significance and early twentieth-century architectural buildings.

Prince George's County Planning Department has created a Prince George's County Wayfinding Process Manual to ensure well-coordinated and effective wayfinding projects.²⁷² The Anacostia Trails Heritage Area (ATHA), a certified cultural tourism district, spans over 100 square miles, including parts of Bladensburg and the majority of other towns in the plan area.¹⁰⁷ In 2020, ATHA developed a sign strategy for recreational and cultural destinations within a 21-square mile area in its southwest quadrant. Prince George's County Department of Parks and Recreation is now working on the Anacostia River Trail System Wayfinding Sign Plan, with implementation expected in 2025.²⁵⁹

While each town's initiatives have sought to highlight unique local characteristics, the absence of an integrated and strategic approach has hindered the development of a cohesive identity and shared sense of place across the broader Port Towns area.

~~[As part of the existing conditions analysis, an inventory of vacant land underutilized spaces was conducted. These locations can support additional placemaking initiatives. Placemaking in rights-of-way may support wayfinding, traffic calming, and provide visual cues of entry and exit to the Port Towns area. Placemaking in vacant lots supports the activation of the area and invites property owners and the community to imagine the possibilities for creating community identity, providing public gathering spaces, and exploring alternative uses for a site.]~~

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Three vacant lot sites along US 1 Alt (Bladensburg Road) and one along MD 450 (Annapolis Road) were identified in the plan area, as shown in Map 81. These vacant lot placemaking sites are located within the proposed Neighborhood Center boundary in the Neighborhood Activity Center (NAC) Zone, where the vision is to create a vibrant, main street style mixed-use development (see Section III: Port Towns Blueprint). These currently vacant, privately owned sites are situated in a prime corridor and, if activated, could significantly enhance the vision for the corridor.

In addition, three right-of-way sites for placemaking efforts were identified near the Peace Cross within the plan area, as shown in Map 81. These right-of-way placemaking sites were selected around the Peace Cross because they are one of the identified opportunity sites and fall within the proposed Neighborhood Center boundary (see Section II: Defining the Context and Section III: Port Towns Blueprint). The other two sites outside the plan boundary are entry points from Cheverly along MD 202 (Landover Road), adjacent to the identified opportunity site Publick Playhouse, just a few minutes' drive away. The site along MD 201 (Kenilworth Avenue) has the proposed USDS classification of Urban Mixed Use Boulevard (see Section VI: Transportation and Mobility). Placemaking efforts along the identified site can align well with the Urban Mixed Use Boulevard Street designation by creating vibrant, walkable, and community-oriented spaces. The right-of-way placemaking site to the north just outside the boundary is along US 1 Alt (Baltimore Avenue), an industrial road, where placemaking efforts could enhance visual appeal and make the industrial area more inviting.

Map 81. ~~Map of Locations of Potential Right-of-Way and Vacant Lot Placemaking Sites]~~

Map 82. Existing Wayfinding Signage

Policies and Strategies

Areawide

Branding

Policy PM 1 Position Port Towns as a vibrant and inclusive destination by developing a compelling brand and branding strategy that reflects the area's unique character, values, and cultural identity.

Strategy PM 1.1 Establish a unified brand and branding strategy for the Port Towns area that complements each municipality and honors and reflects the area's identity, rich heritage, and present culture. The branding should include a signature color palette, logo, slogan, and cohesive and unified design elements. See Place Branding for Economic Growth callout box.

Strategy PM 1.2 Partner with public and private stakeholders to create place branding campaigns to build awareness of the brand and showcase the area's cultural diversity, rich history, heritage, infrastructure, and business environment.

Policy [EP-3] PM X Foster economic prosperity through unified marketing and branding initiatives to elevate the visibility of Port Towns. See PM 1.

Strategy [PM-1.3] PM X.1 Collaborate with economic development professionals to make use of place branding in investment attraction and marketing strategies.

Strategy [EP-3.1] PM X.2 Generate marketing materials and targeted campaigns highlighting local businesses to draw in investment opportunities. See PM 1.

Strategy [EP-3.2] PM X.3 Develop a strong media presence—both digital and print—for the BCCE Port Towns Collaborative to educate the public on its mission and progress.

Strategy [EP-3.3] PM X.4 Launch a public relations campaign to share updates on the sector plan and its implementation, ensuring the community stays informed and engaged.

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PLACE BRANDING FOR ECONOMIC GROWTH: A cohesive, recognizable community brand is critical to attracting new residents, investors, businesses, and visitors to an area. Creating a brand takes time and requires careful coordination and balancing of opinions. Port Towns acts as a gateway into Prince George's County and is the union of four towns, which share a rich history while each having something unique to offer. The municipalities, stakeholders, property and business owners, and residents must work collaboratively, over time, to identify the best brand that will market this area to the next generation of residents, workers, businesses, students, and visitors.

STRATEGY IN ACTION: The Port Towns' green initiatives, including community gardens and ECO-City Farms, can serve as a gateway to place branding. The cultural diversity, rich history, historic sites, and waterfront will further enhance the destination branding. Combining place branding and destination branding will create a unique identity for the Port Towns area resulting in the promotion of sustainable and heritage tourism.

Policy [HD-5] PM X Promote Port Towns as an economic generator that fosters extant art and cultural value of the community and supports synergies among artists and arts-related business opportunities.

Strategy [HD-5.1] PM X.1 Investigate the feasibility of creating an Arts and Entertainment District Boundary for Port Towns.

Strategy [HD-5.2] PM X.2 Explore the feasibility of and receptiveness to building partnerships with Hyattsville, North Brentwood, Brentwood, and Mount Rainier to amend Prince George's, Maryland Gateway Arts District to include Port Towns.

Strategy [HD-6.9] PM X.3 Strengthen the cooperation between Prince George's County Economic Development Corporation (EDC) and Prince George's Arts and Humanities Council (PGAHC) and partner with BCCE, artists, and local government to lead the coordination, funding, and implementation of public art initiatives across the Port Towns.

Strategy [HD-6.1] PM X.4 Create a formal body to guide public art investments, review proposals, and ensure alignment with community values and goals.

Strategy [HD-4.2] PM X.5 Continue to fund, promote, and add programs that foster cultural engagement and creative initiatives by supporting and empowering artists, through the Prince George's County Arts & Humanities Council and Economic Development Corporation.

Placemaking

Policy PM [2] X Enhance and reinforce the distinct identity and brand of Port Towns through improvements to the built environment.

Strategy [PM 2.2/HD-6.10] PM X.1 During the development review process, work with developers to incorporate art ~~[encourage new developments]~~ and improvements to the built environment to reflect the branding initiative and complement the area's character, history, and sense of place.

Strategy [HD-6.3] PM X.2 Offer incentives to developers for projects that incorporate public art or cultural amenities.

Strategy [HD-6.4] PM X.3 Provide grants, technical assistance, and streamline permitting for community-driven art projects, especially those led by local artists, youth, and cultural groups.

Strategy [HD-6.5] PM X.4 Incorporate artistic elements into infrastructure and streetscape, such as benches, lighting, crosswalks, and bus shelters, to enhance the public realm and promote walkability.

Policy [HD-6] PM X Promote the integration of art into public and private spaces to foster a strong sense of place. See PM 4.

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Strategy [HD-6.2] PM X.1 Create an inventory of spaces and property owners interested in adding art.

Strategy [HD-6.4] PM X.2 Prioritize partnerships with artists and community organizations to identify needs, secure funding, and implement projects that enhance visibility and sustainability for the local creative community.

Strategy [HD-6.6] PM X.3 Use art to tell the stories of the community's heritage, traditions, and diverse population, reinforcing a shared sense of belonging and pride.

Strategy [HD-6.8] PM X.4 Enlist artists and cultural groups to help communicate Port Towns' history, culture, and heritage.

[Strategy PM 3.1] Policy PM X. [Develop and implement] Establish a comprehensive placemaking strategy that incorporates cultural, natural, historic, and architectural elements unique to Port Towns. See HD 3.

Strategy PM X.1 Develop a cohesive and comprehensive wayfinding and fixtures catalog to create a unified look throughout the Port Towns. Integrate the unifying branding elements - such as a consistent logo, color scheme, and locally commissioned artwork - to support a distinct and recognizable identity. See Appendix XX. Port Towns Branding and Wayfinding Final Report.

CREATING A COHESIVE AND COMPREHENSIVE WAYFINDING AND FIXTURES CATALOG: A wayfinding and fixtures catalog is a reference guide that combines agreed upon wayfinding standards like colors, symbols, and sign hierarchy, with physical fixtures like signs, light posts, bus stops, and benches. Sign hierarchy refers to how wayfinding information is prioritized from broad welcoming gateways to specific street signs or place markers. Equipped with a wayfinding and fixtures catalog, a community can easily design streets, paths, and public spaces to feel unique while still being cohesive with the surrounding area and making it easy to understand where you are. Public engagement for this plan revealed a desire from residents to build a clearer and more well-rounded identity for Port Towns. A catalog like this would contribute to this vision by setting a unified style for improved placemaking and branding, while maintaining the identities of Bladensburg, Colmar Manor, Cottage City, and Edmonston.

Sample Catalog and Hierarchy: Gateway > Kiosk and Destination Signs > Directional Signs > Streetscape Fixtures

Strategy PM [2.4] X.2 Implement the Port Towns branding initiative across public spaces that includes streetscape and public space furnishings. Install or rebrand streetscape elements, such as benches, trash receptacles, signage, and decorative lighting along major corridors to reinforce brand identity through a more cohesive look.

Strategy [PM 3.2/PM 2.4] X.3 Design and [I]install a cohesive, ADA-compliant, and multilingual wayfinding signage, interpretive elements, and public art in natural areas, including the greenways and blueways along the Anacostia River and its tributaries, to improve accessibility, inclusivity, [enhance the] visibility, and identity of Port Towns' unique environmental features. [Integrate the unifying branding elements - such as a consistent logo, color scheme, and locally commissioned artwork - to support a distinct and recognizable identity.] See Map 81, Cultural Heritage Trail callout box, HD 3, EP 3, Appendix XX. Port Towns Branding and Wayfinding Final Report.

Map XX. Proposed Wayfinding System for Cultural Heritage Trail

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Policy [PM-3] PM X Employ placemaking strategies to transform underutilized, uninviting, or vacant spaces, lots, and rights-of-way into vibrant, functional spaces that reinforce and enhance a distinct sense of place, visual identity, and community character for all of Port Towns.

Strategy [PM-3.3] PM X.1 Convert the bridges and underpasses located at MD 202 (Landover Road) and MD 450 (Annapolis Road) into vibrant gateways adorned with mural art and paintings. Utilize a strategic blend of color and light to emphasize the area’s unique identity and enhance place and destination branding.

Strategy [PM-3.4] PM X.2 Develop and implement creative projects in rights-of-way to beautify the area, increase public space for pedestrians, and calm traffic. This may include reimagining complicated intersections and slip lanes with artistic paintings and landscaping with right turns that will slow cars down. See Map 81.

Strategy [PM-3.5] PM X.3 Transform vacant lots into multi-functional spaces with flexible layouts and community-centric designs for activities like markets, performances, and gatherings. Use thematic designs that include murals, sculptures, or landscaping that reflect the place branding. Activate these lots through short-term projects, including events like food festivals, art installations, or outdoor movie nights to draw attention to the area (see Map 81).

Strategy [PM-3.6] PM X.4 Activate public amenities, like the Publick Playhouse, underutilized parking lots, and vacant properties as community hubs by regularly offering arts, cultural activities, and public gatherings to foster community engagement. See LU 1.2 and PF 3.2.

Strategy [PM-3.7] PM X.5 Develop partnerships with local businesses and nonprofits to activate underutilized historic and culturally significant properties for community-serving uses, such as event spaces, galleries, or cultural centers.

Strategy [PM-3.8] PM X.6 Integrate landscaping, seating, and play areas into underutilized historic and public spaces (including community “third places” and the Bostwick House) to convert them into active community gathering areas. See Third Place callout box.

Strategy [HD-4.1] PM X.7 Repurpose underutilized buildings and integrate flexible community spaces for artistic expression. See PM 3.

Strategy [HD-6.7] PM X.8 Activate vacant and historic properties with festivals, holiday celebrations, community events, farmers’ markets, and establish public-private partnerships to include local artists as part of each activation. See LU 1.2 and PM 3.2.

Map 81. ~~[Map of Locations of]~~Potential Right-of-Way and Vacant Lot Placemaking Sites

[SITE ACTIVATION] PM 3 IN ACTION:

Site activation is a part of the larger concept of tactical urbanism that looks to create interactive uses in the space between buildings and the street’s edge. Communities across the world have transformed dormant, underutilized, or vacant land with temporary, semi-permanent, or permanent fixtures within the community. Activations help encourage social interaction and help create interest in a place. ~~[Most site activation occurs on publicly owned land such as existing sidewalks, alleys, and courtyards, but can also occur on private land.]~~^{74, 240}

Locating placemaking and site activations within the proposed Neighborhood Center boundary, opportunity sites, or industrial areas could significantly enhance the vision for major corridors and make industrial parks more inviting.

Right-of-Way Activation (Strategies PM X.1 [PM-3.3] and PM X.2 [PM-3.4])

Placemaking in rights-of-way may support wayfinding, traffic calming, and provide visual cues of entry and exit to the Port Towns area. Efforts along major thoroughfares can align well with the Urban Mixed-Use Boulevard Street designation by creating vibrant, walkable, and community-oriented spaces.

Vacant Lot Activation (Strategy PM X.3 [PM-3.5])

Placemaking in vacant lots supports the activation of the area and invites property owners and the community to imagine the possibilities for creating community identity, providing public gathering spaces, and exploring alternative uses for a site.

Underutilized Building Activation (Strategies PM X.5 [PM-3.7], PM X.6 [PM-3.8], PM X.7 [HD 4.1], and PM X.8 [HD-6.7])

In addition to existing public spaces, site activation can be achieved through working with local businesses, private landowners, or developers to activate ground-level private spaces. Flexible ground floors that allow for independent and pop-up uses limit area vacancies and create sites that maintain high levels of activity.²⁴⁰

Residential Neighborhood Activation

In residential neighborhoods, private front yards can be activated through community block parties, and the development of housing that uses features like porches and stoops as gathering spaces for neighbors.²⁴⁰

Programming

Policy PM 4 Strengthen and support placemaking efforts by integrating arts programming into Port Towns' community life.

Strategy PM 4.1 Establish a rotating public art program to showcase local artists and engage the community.

Strategy PM 4.2 Create artist-in-residence programs that provide dedicated spaces for artists to develop site-specific public artworks, supported by local businesses, philanthropic organizations, and arts councils.

Strategy PM 4.3 Leverage existing community events such as the Port Towns Festival, Cottage City Day, Cinco de Mayo celebration, and Bladensburg Farmers' Market to integrate public art installations and recurring community art initiatives.

Strategy PM 4.4 Expand and enhance park programming with community-driven activities such as fitness classes, cultural events, and arts and youth workshops.

Policy [HD 4] PM X Promote dedicated spaces and programming for community expression, including all forms of artistic creativity, visual, and performing arts. See PM 2 and 3.

Strategy [HD 4.3] PM X.1 Partner with local artists to create murals, sculptures, and interactive installations that foster social interaction in public spaces, and host annual art festivals to showcase local talent, supported by a sustainable public art fund and partnerships with local arts organizations. See PM 4.

Strategy [HD 4.4] PM X.2 Create a year-round calendar of community events, including outdoor performances, cultural festivals, and markets to foster inclusivity and social interaction.

Strategy [HD 4.5] PM X.3 Launch online platforms and apps to promote arts programming and collaborations.

Attachment 4. Proposed Wayfinding for Cultural Heritage Trail Table

Table X1. Proposed Wayfinding for Cultural Heritage Trail*

Project ID	Sign Type	Location	Note
<u>1</u>	<u>Directional</u>	<u>Near MD 202 (Landoner Road) and Baltimore-Washington Parkway off-ramp.</u>	<u>Along Quincy Run segment of Cultural Heritage Trail, see Map 72.</u>
<u>2</u>	<u>Gateway</u>	<u>Realignment of intersection of MD 450 (Annapolis Road) and MD 202 (Landoner Road).</u>	<u>See facility recommendations in Table 55. See Table 33 and Map 44 for right-of-way improvements.</u>
<u>3</u>	<u>Directional</u>	<u>Intersection of Newton Street and 52nd Avenue.</u>	<u>Along Quincy Run segment of Cultural Heritage Trail, see Map 72.</u>
<u>4</u>	<u>Informational Map Kiosk</u>	<u>Quincy Street near the entrance of Bostwick House.</u>	<u>Start of Route of Memory segment of the Cultural Heritage Trail, see Map 72.</u>
<u>5</u>	<u>Directional</u>	<u>Intersection of 48th Street and MD 450 (Annapolis Road).</u>	<u>Along Route of Memory segment of the Cultural Heritage Trail, see Map 72.</u>
<u>6</u>	<u>Gateway</u>	<u>Entrance of Bladensburg Waterfront Park.</u>	<u>See placemaking and sign suggestions in Appendix XX: Port Towns Branding and Wayfinding Final Report. Along Route of Memory segment of the Cultural Heritage Trail, see Map 72.</u>
<u>7</u>	<u>Directional</u>	<u>Bladensburg Memorial Grove Park and realignment of US 1 Alt (Bladensburg Road).</u>	<u>Along Route of Memory segment of the Cultural Heritage Trail, see Map 72. See Tables 33 and 34 and Map 42 for right-of-way improvements.</u>
<u>8</u>	<u>Informational Point of Interest</u>	<u>Ropewalk Pavilion in Bladensburg Waterfront Park.</u>	<u>Along Route of Memory segment of the Cultural Heritage Trail, see Map 72.</u>
<u>9</u>	<u>Informational Map Kiosk</u>	<u>Dock at Bladensburg Waterfront Park.</u>	<u>Starting point of Cultural Heritage Trail coming in from the Anacostia River. Along both Route of Memory and River Stories segments of the Cultural Heritage Trail, see Map 72.</u>
<u>10</u>	<u>Informational Point of Interest</u>	<u>B&O Caboose at Bladensburg Waterfront Park.</u>	<u>Along Route of Memory segment of the Cultural Heritage Trail, see Map 72.</u>
<u>11</u>	<u>Waterway Gateway</u>	<u>Along the Anacostia River in Colmar Manor.</u>	<u>Acts as gateway when traveling by boat. Additional studies are needed to determine feasibility of this location. Along River Stories segment of the Cultural Heritage Trail, see Map 72.</u>
<u>12</u>	<u>Directional</u>	<u>Intersection of Anacostia River Trail in Colmar Manor and Anacostia River Trail pedestrian bridge.</u>	<u>Along both Route of Memory and River Stories segments of the Cultural Heritage Trail, see Map 72.</u>
<u>13</u>	<u>Directional</u>	<u>Intersection of 42nd Avenue, Lawrence Street, and Anacostia River Trail.</u>	
<u>14</u>	<u>Informational Point of Interest</u>	<u>Along SUP-1 near Kearney Road.</u>	<u>History of Dueling Creek kiosk. Along Dueling Creek Loop in the Cultural Heritage Trail, see Map 72.</u>
<u>15</u>	<u>Informational Point of Interest</u>	<u>Along SUP-1 near Newton Street.</u>	<u>Decatur vs. Barron Kiosk. Along Dueling Creek Loop in the Cultural Heritage Trail, see Map 72.</u>
<u>16</u>	<u>Informational Point of Interest</u>	<u>Along SUP-1 in Dueling Grounds.</u>	<u>History of Dueling Creek kiosk. Along Dueling Creek Loop in the Cultural Heritage Trail, see Map 72.</u>

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<u>17</u>	<u>Informational</u> <u>Map Kiosk</u>	<u>At the intersection of US 1 Alt (Bladensburg Road) and SUP-1.</u>	<u>Start of Dueling Creek Loop in the Cultural Heritage Trail, see Map 72. See facility recommendations in Table 55.</u>
<u>18</u>	<u>Gateway</u>	<u>US 1 Alt (Bladensburg Road) near Washington, D.C. border.</u>	<u>See facility recommendations in Table 55 and Opportunity Site E.</u>
<u>19</u>	<u>Directional</u>	<u>Intersection of 38th Avenue and Cottage Terrace.</u>	<u>Along Dueling Creek Loop in the Cultural Heritage Trail, see Map 72.</u>
<u>20</u>	<u>Directional</u>	<u>Intersection of Cottage Terrace and Bunker Hill Road.</u>	<u>Along Dueling Creek Loop in the Cultural Heritage Trail, see Map 72.</u>
<u>21</u>	<u>Directional</u>	<u>Northeast terminus of Cottage Terrace near Cottage City Community Garden.</u>	<u>Along Dueling Creek Loop in the Cultural Heritage Trail, see Map 72.</u>
<u>22</u>	<u>Directional</u>	<u>Intersection of Bunker Hill Road and trail entrance at Cottage City Park.</u>	<u>Along Dueling Creek Loop in the Cultural Heritage Trail, see Map 72.</u>
<u>23</u>	<u>Informational</u> <u>Point of Interest</u>	<u>Along trail at Cottage City Park.</u>	<u>Battle of Bladensburg informational kiosk. Along Dueling Creek Loop in the Cultural Heritage Trail, see Map 72.</u>
<u>24</u>	<u>Informational</u> <u>Map Kiosk</u>	<u>Anacostia River Trail near US 1 Alt (Bladensburg Road) and eastern terminus of Bunker Hill Road.</u>	<u>Along both River Stories and Dueling Creek Loop segments of the Cultural Heritage Trail, see Map 72.</u>
<u>25</u>	<u>Waterway</u> <u>Gateway</u>	<u>Along the Anacostia River near the intersection of the Northwest Branch and Northeast Branch of the Anacostia River.</u>	<u>Additional studies are needed to determine feasibility of this location. Along River Stories segment of the Cultural Heritage Trail, see Map 72.</u>
<u>26</u>	<u>Directional</u>	<u>Intersection of Tanglewood Drive and US 1 Alt (Baltimore Avenue)</u>	<u>Part of connector segment to link ECO Loop and Route of Memory segment of the Cultural Heritage Trail, see Map 72.</u>
<u>27</u>	<u>Informational</u> <u>Map Kiosk</u>	<u>Intersection of Tanglewood Drive and Buchanan Street.</u>	<u>Starting point for ECO Loop segment of Cultural Heritage Trail, see Map 72. See facility improvement recommendations in Table 55, Table 34, and Opportunity Site B.</u>
<u>28</u>	<u>Kiosk</u>	<u>Intersection of Tanglewood Drive and Buchanan Street.</u>	<u>Maker District informational kiosk. Along ECO Loop segment of Cultural Heritage Trail, see Map 72. See Opportunity Site B.</u>
<u>29</u>	<u>Directional</u>	<u>Intersection of Buchanan Street and 51st Avenue.</u>	<u>Along ECO Loop segment of Cultural Heritage Trail, see Map 72.</u>
<u>30</u>	<u>Kiosk</u>	<u>Near 4913 Crittenden St, Hyattsville, MD.</u>	<u>Kiosk for Edmonston's largest tree along ECO Loop segment of Cultural Heritage Trail, see Map 72.</u>
<u>31</u>	<u>Directional</u>	<u>Intersection of Emerson Street and 52nd Avenue/Tanglewood Drive.</u>	<u>Along ECO Loop segment of Cultural Heritage Trail, see Map 72.</u>
<u>32</u>	<u>Informational</u> <u>Map Kiosk</u>	<u>Intersection of Tanglewood Drive and Anacostia River Trail near Edmonston Recreation Center.</u>	<u>Starting point for ECO Loop segment of Cultural Heritage Trail, see Map 72.</u>
<u>33</u>	<u>Directional</u>	<u>Intersection of Decatur Street and Taylor Road.</u>	<u>Along ECO Loop segment of Cultural Heritage Trail, see Map 72.</u>
<u>34</u>	<u>Directional</u>	<u>Intersection of Decatur Street and 47th Avenue.</u>	<u>Along ECO Loop segment of Cultural Heritage Trail, see Map 72.</u>
<u>35</u>	<u>Directional</u>	<u>Intersection of Ingraham Street and Lafayette Place.</u>	<u>Along ECO Loop segment of Cultural Heritage Trail, see Map 72.</u>
<u>36</u>	<u>Waterway</u> <u>Gateway</u>	<u>Along the Northeast Branch of the Anacostia River near Riverside Drive Park.</u>	<u>Additional studies are needed to determine feasibility of this location. Along River Stories segment of the Cultural Heritage Trail, see Map 72.</u>

Underline indicates language added to the preliminary plan.

[Brackets] indicate language deleted from the preliminary plan.

Attachment 5. Potential Right-of-Way and Vacant Lot Placemaking Sites Table

Table X2. Potential Right-of-Way and Vacant Lot Placemaking Sites

Project ID	Location	Note
<u>Right-of-Way Placemaking</u>		
<u>ROW-1</u>	<u>Intersection of Cheverly Avenue and MD 202 (Landover Road) (near current “Cheverly” town sign)</u>	<u>Along Quincy Run Trail segment in the Cultural Heritage Trail, see Map 72. Outside of plan boundary.</u>
<u>ROW-2</u>	<u>Underpass of MD 202 (Landover Road) and Baltimore-Washington Parkway</u>	<u>Along Quincy Run Trail segment in the Cultural Heritage Trail, see Map 72. Outside of plan boundary.</u>
<u>ROW-3</u>	<u>Realignment of intersection of MD 450 (Annapolis Road) and MD 202 (Landover Road).</u>	<u>See facility recommendations in Table 55 and right-of-way improvements in Table 33 and Map 44.</u>
<u>ROW-4</u>	<u>MD 201 Kenilworth Avenue and pedestrian tunnels of MD 450 (Annapolis Road) and MD 201(Kenilworth Avenue)</u>	<u>See placemaking opportunities for MD 201 (Kenilworth Avenue) overpass in Appendix XX: Port Towns Branding and Wayfinding Final Report. Along Route of Memory Trail segment in the Cultural Heritage Trail, See Map 72.</u>
<u>ROW-5</u>	<u>Underpass of the train tracks between 46th Street and 47th Street and MD 450 (Annapolis Road)</u>	<u>See placemaking opportunities for MD 201 (Kenilworth Avenue) overpass in Appendix XX: Port Towns Branding and Wayfinding Final Report to apply similar concepts here. Along Route of Memory Trail segment in the Cultural Heritage Trail, See Map 72.</u>
<u>ROW-6</u>	<u>Intersection of Kenilworth Ave, 49th Avenue and Monroe Street in Bladensburg</u>	<u>See right-of-way placemaking opportunities in Appendix XX: Port Towns Branding and Wayfinding Final Report.</u>
<u>ROW-7</u>	<u>Along levee in Colmar Manor adjacent to Colmar Manor Park.</u>	<u>Along Dueling Creek Loop segment in the Cultural Heritage Trail, see Map 72. See placemaking opportunities along levee in Appendix XX: Port Towns Branding and Wayfinding Final Report.</u>
<u>ROW-8</u>	<u>Pedestrian bridge connecting Bladensburg Waterfront Park to Colmar Manor.</u>	<u>See placemaking opportunities for bridges in Appendix XX: Port Towns Branding and Wayfinding Final Report. Along River Stories Trail segment in the Cultural Heritage Trail, see Map 72.</u>
<u>ROW-9</u>	<u>Near Peace Cross and Balloon Park</u>	<u>Along Route of Memory Trail segment in the Cultural Heritage Trail, See Map 72. See facility recommendations in Table 55 and right-of-way improvements in Table 33, Table 34, and Map 42.</u>
<u>ROW-10</u>	<u>US 1 Alt (Bladensburg Road) bridge over Anacostia River.</u>	<u>See placemaking opportunities for bridges in Appendix XX: Port Towns Branding and Wayfinding Final Report.</u>
<u>ROW-11</u>	<u>Anacostia River Trail in Cottage City.</u>	<u>See placemaking suggestions for levee in Appendix XX: Port Towns Branding and Wayfinding Final Report. Along River Stories Trail segment in the Cultural Heritage Trail, see Map 72.</u>

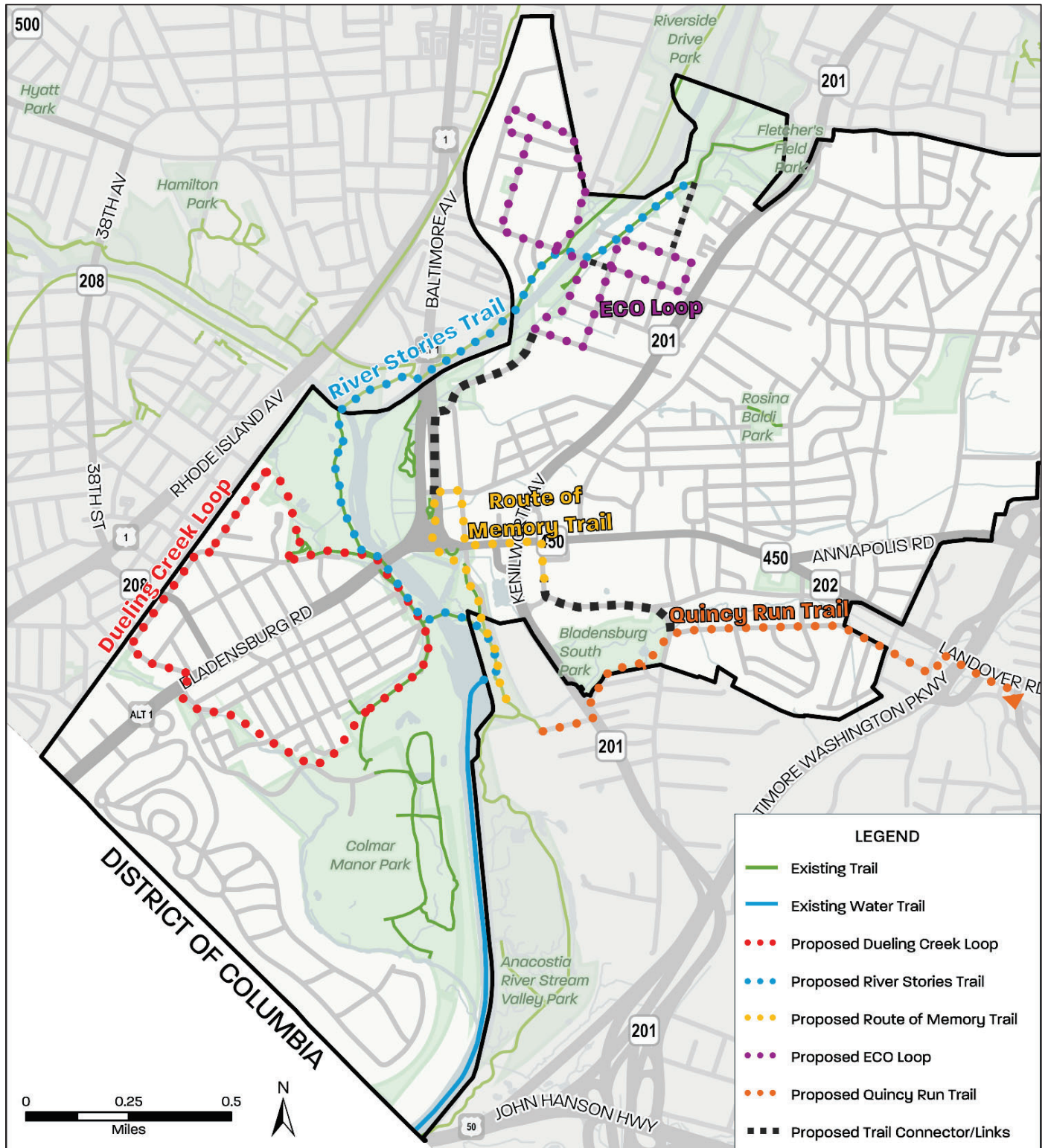
Underline indicates language added to the preliminary plan.
[Brackets] indicate language deleted from the preliminary plan.

<u>ROW-12</u>	<u>Decatur Street bridge over Anacostia River</u>	<u>See placemaking opportunities for bridges in Appendix XX: Port Towns Branding and Wayfinding Final Report. Along ECO Loop segment in the Cultural Heritage Trail, see Map 72.</u>
<u>ROW-13</u>	<u>Intersection of US 1 Alt (Baltimore Avenue) and Decatur Street</u>	<u>Outside of plan boundary.</u>
<u>ROW-14</u>	<u>US 1 Alt (Bladensburg Road) near Washington, D.C. border.</u>	<u>See facility recommendations in Table 55 and Opportunity Site E.</u>
<u>Vacant Lot Placemaking</u>		
<u>VL-1</u>	<u>5303 Annapolis Road in Bladensburg</u>	<u>Privately owned</u>
<u>VL-2</u>	<u>4101 Bladensburg Road in Colmar Manor</u>	<u>Privately owned</u>
<u>VL-3</u>	<u>4017 Bladensburg Road in Colmar Manor</u>	<u>Owned by Town of Colmar Manor and intended to turn into a park. See Appendix C for pop-up workshop in collaboration with M-NCPPC Prince George's County Planning Department's Placemaking Section.</u>
<u>VL-4</u>	<u>3800 Bladensburg Road in Cottage City</u>	<u>Privately owned</u>

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Attachment 6. Cultural Heritage Trail

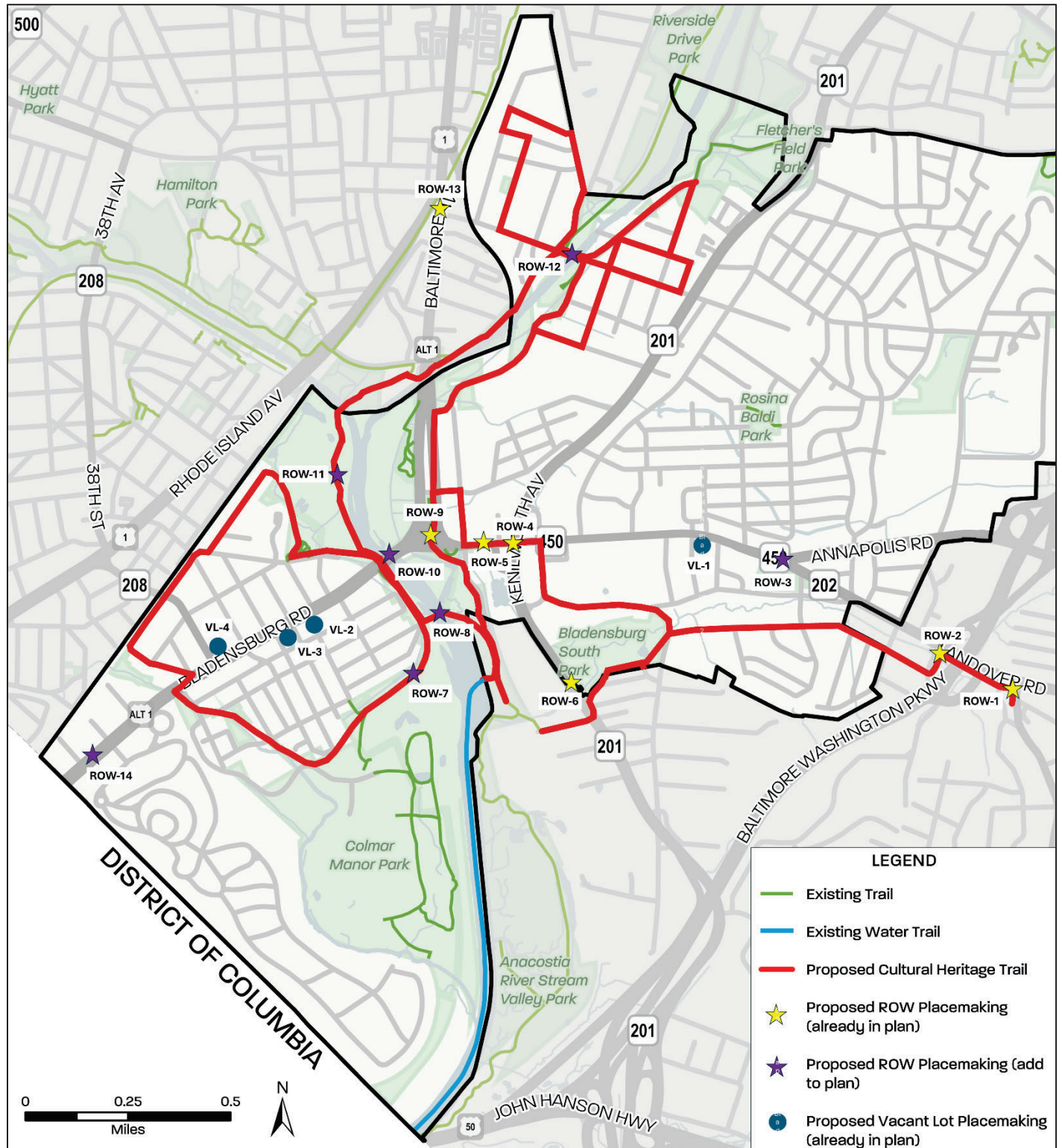
Map 72. Cultural Heritage Trail



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Attachment 7. Potential Right-of-Way and Vacant Lot Placemaking Sites Map

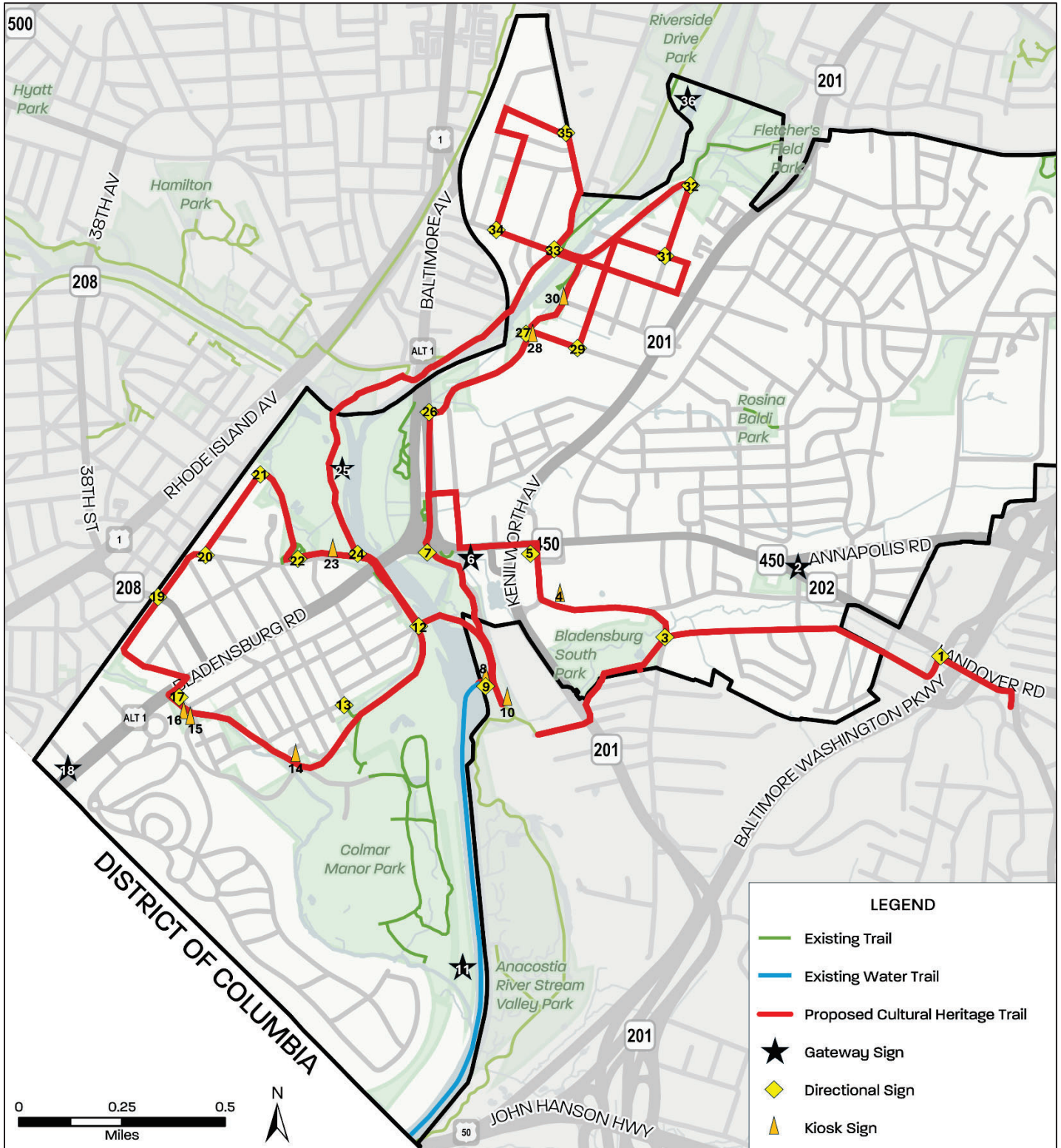
Map 81. Potential Right-of-Way and Vacant Lot Placemaking Sites



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Attachment 8. Proposed Wayfinding System for Cultural Heritage Trail Map

Map XX. Proposed Wayfinding System for Cultural Heritage Trail



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NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Port Towns Sector Plan, amending the 2014 *Prince George's 2035 Approved General Plan* by defining the boundary of the Port Towns Neighborhood Center; amending the boundary of the Riverdale MARC Neighborhood Center; and amending Table 21 by eliminating vehicular level-of-service (LOS) requirements within the Port Towns Neighborhood Center; and will replace the 2009 *Approved Port Towns Sector Plan* in its entirety, the 1994 *Approved Master Plan for Planning Area 68* for the portion of Planning Area 68 within this Sector, and the 2018 *Approved Greater Cheverly Sector Plan* for the portion of Planning Area 69 within this Sector; and amend the 2009 *Approved Countywide Master Plan of Transportation and Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* for a portion of Planning Area 68 and Planning Area 69 within this Sector; and

BE IT FURTHER RESOLVED that the adopted plan comprises the Preliminary Port Towns Sector as amended by this resolution; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince George's County Zoning Ordinance, a copy of this adopted plan and its concurrent SMA will be transmitted to the County Executive and to each municipality within one mile of the area of the SMA; and

BE IT FURTHER RESOLVED that an attested copy of the adopted plan, and all parts thereof, shall be transmitted to the District Council of Prince George's County for its approval pursuant to the Land Use Article, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the plan recommendations, as heretofore described, are in conformance with the principles of orderly comprehensive land use planning and staged development, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that Prince George's County Planning Board staff is authorized to make appropriate text and graphical revisions to the plan to correct errors, reflect updated information and revisions, and incorporate the changes reflected in this Resolution.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Vice Chair Okoye, seconded by Commissioner Matthews, with Chair Anderson, Vice Chair Okoye, and Commissioners Matthews and Lawlah voting in favor of the motion, and Commissioner Jenkins not participating, at its regular meeting held on Thursday, September 3, 2026, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 3rd day of September 2026.

Kevin A. Anderson
Chair


By Jessica Jones
Planning Board Administrator

Laura Talerico

Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

08/07/2026

Attachment A. Errata Sheet

2026 Preliminary Port Towns Sector Plan Errata Sheet

Revision No.	Issue/Error	Correction/Clarification	Page #
1	Misspelling of name under “Consultants – Kittelson & Associates”	Yolanda Takesian	387
2	Misspelling of name under “Core Project Team – Community Planning Division”	Lynda Ramirez-Blust	385
3	Numbering error in the implementation matrix where EP 1.4 is labeled as EP 1.5	EP 1.5	273
4	Numbering errors in the implementation matrix where EP 2.5 - EP 2.9 is off by one and currently labeled as EP 2.6 - 2.10.	Renummer strategies from EP 2.6-2.10 to EP 2.5-2.9	274
5	HN 3.1 missing from Implementation Matrix	Add strategy HN 3.1 after HN 2.5 with DHCD as a lead agency and County Council, M-NCPPC Planning Department, and BCCE as partner agencies. Time is ongoing.	287
6	HC 6.1 is missing from the Implementation Matrix	Add strategy HC 6.1 after HC 5.4 with County Council, M-NCPPC Planning Department, and BCCE as lead agencies, and Bladensburg, Colmar Manor, Cottage City, Edmonston, SHA, and MTA as partner agencies.	300
7	Cottage City left out of list for Tree City USA designation	Revise sentence in “since the 2009 Plan” graphic to: Edmonston, Bladensburg, Colmar Manor, and Cottage City are Tree City USA communities.	162
8	SMA Resolution paragraph 14 it references ZC 49 but should reference ZC 46	Replace “supporting the zoning recommendation under Zoning Change 49 below; and” for “supporting the zoning recommendation under Zoning Change 46 below; and”	2
9	Description of St Paul's Baptist Church states Sarah Miranda Plummer's family had been enslaved laborers but should only reference her father.	Change St Paul's Baptist Church summary to "(PGID 69-005-06) was built in 1818 to house the Presbyterian congregation of Bladensburg. The church was later sold to a black Baptist congregation established by Sarah Miranda Plummer, whose father was an enslaved laborer for the Calvert family at Riversdale, and is the only remaining resource associated with the historic African-American community in Bladensburg."	11
10	Map 36 incorrectly references shared-use paths rather than shared bicycle lanes	Change Map 36's name to “Existing Bicycle and Trail Facilities”	109
11	Paragraph under Map 36 again incorrectly references shared bicycle lanes and shared-use paths.	Change text to say “Map 36 shows existing bike facilities and trails in the Port Towns area.	109

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Revision No.	Issue/Error	Correction/Clarification	Page #
12	Change Map 36 name in Appendix I: Map Citations to match correction on page 109.	Change Map 36's name to "Existing Bicycle and Trail Facilities"	373
13	Map 48 erroneously included shared bicycle lane labels.	Remove SL labels from Map 48. Recommended Pedestrian Network with Sidewalk Priority Areas	136
14	Condensing the "European Colonization (1608) - American Civil War (1861-1865)" section into a short summary, left out significant historical context creating inaccuracies and oversimplification.	1) Remove the sentence "While indentured servants and enslaved Africans were a vital component of Port Towns during this time, there are few known traditions and little knowledge to highlight the cultural significance of this population." 2) Replace the last paragraph in the EUROPEAN COLONIZATION (1608)–AMERICAN CIVIL WAR (1861–1865) section with the first paragraph in the POST AMERICAN CIVIL WAR (1865)–URBAN RENEWAL 1955 section. The POST AMERICAN CIVIL WAR (1865)–URBAN RENEWAL 1955 section would start with paragraph: "After the Civil War, African-American settlements concentrated on the east side of the Anacostia River. The African-American population expanded during the late-nineteenth century and several churches and a Freedmen's Bureau school were built in the vicinity of the plan area.253 St. Paul's Church, sold in 1874 to a Black Baptist congregation established by Sarah Miranda Plummer, is the only surviving historic structure associated with the historic African-American community in Bladensburg." 3) Add concluding sentence to the last paragraph in The POST AMERICAN CIVIL WAR (1865)–URBAN RENEWAL 1955 section: The remaining churches in the area are a testament to the survival of traditions and culture through music, religious worship, and education.	204-205
15	Photo caption of St Paul's Baptist Church states Sarah Miranda Plummer's family had been enslaved laborers but should only reference her father.	Change caption from whose family to "...whose father was an enslaved laborer for the Calvert family at Riversdale."	205
16	Capitalization error in history timeline	Change "Native People" to "Native (or Indigenous) people"	9

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Revision No.	Issue/Error	Correction/Clarification	Page #
17	Capitalization error in history timeline	Change “Enslaved Africans” to “enslaved Africans”	9
18	Broken link pointing to the data for Map 57. Tree Canopy Coverage, Appendix I: Map Citations	Re-insert link: https://gisdata.pgplanning.org/opendata/downloadzip.asp?FileName=/data/ShapeFile/Tree_Canopy_Change_2009_2021_UVM_Py.zip	378
19	Department of Parks and Recreation Staff added by mistake	Remove “Don Herring Planner III (Lead Park Planner for Southern Area)” from the Acknowledgments section	386
20	Incorrectly references PGID instead of Historic Site	Replace PGID with Historic Site for all historic sites in the significant locations section	11-13
21	Incorrect name for Rural Cottage at the Highlands	Replace Rural Cottage Highlands to “Rural Cottage at the Highlands”	11
22	D.C. Boundary Marker N.E. #7 was incorrectly labeled as a County historic site.	Remove (PGID 68-019) from boundary marker description.	11
23	George Washington House has an incorrect ID number	Change ID number from 60-005-002 to 69-005-002.	11
24	Incorrect name for Rural Cottage at the Highlands	Replace Rural Cottage Highlands to “Rural Cottage at the Highlands”	12
25	Does not specify type of historic district	Change “and one historic district” to “and one National Register Historic District”	204
26	Erroneously included Prince George’s County historic district in legend of Map 71 when there are none displayed.	Remove Historic District, PG from Map 71’s legend.	207
27	Incorrectly says historical rather than historic.	Change “historical” to “historic”	208
28	Publication referenced in strategy HD 2.1 should be italics	Italicize “Standards for the Treatment of Historic Properties”	209
29	Mis-capitalization of historic resources in strategy HD 2.4.	Change “Historic Resources” to “historic resources”	209
30	Incorrectly included “septic system” to the last sentence on this page.	Remove “(i.e., well and septic system)”	243
31	Strategy PF 2.1 erroneously left out LPPRP, which looks at outdoor recreation facilities. It	Revise PF 2.1 to say “Adopt Level of Service (LOS) guidelines and continue to evaluate adequate access to indoor and outdoor recreational facilities for all Port Towns residents.”	246

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Revision No.	Issue/Error	Correction/Clarification	Page #
	also mentioned a 15-minute watershed instead of within a 15-minute drive.		
32	Table 54 incorrectly references special facility park types as special use.	Change references from special use to special facilities throughout Table 54.	237-239
33	Table 54 incorrectly labels Bladensburg Balloon Park Historic Site's park type as a historic site. Historic sites are not a park type in Formula 2040.	Change the park type for Bladensburg Balloon Park Historic Site from historic site to special facility.	237
34	The recreational facilities incorrectly calls Dinosaur Park an archaeological site when it is a paleontological site.	Change the last sentence under historic sites to say "Others include sites preserved as museums (such as Marietta House) and paleontological sites (such as Dinosaur Park)."	242
35	Historic Property Grant Program (HPGP) web link is incorrect	Change linked text (Historic Property Grant Program (HPGP)) with this link: https://pgplanning.org/focus-areas/historic-preservation/grants/	336
36	Table 54 incorrectly states SUP-4 connects at Oak Street.	Change SUP-4 description to "Colmar Manor Community Park Access Road."	129
37	Table 54 incorrectly states SUP-5 connects at Oak Street.	Change SUP-5 description to "Colmar Manor Community Park Access Road."	129
38	Pages 262, 312, and 314 have an incorrect footer which says "Chesapeake Beach Rail Trail Segment Feasibility and Design Study"	Change the footers on pages 262, 312, and 314 to Preliminary Port Towns Sector Plan.	262, 312, 314
39	Policy HD 2 and Strategy HD 2.1 use the wrong terminology (restoration vs rehabilitation) based on the Secretary of the Interior's Standards.	Change Policy HD 2 to say "Highlight the history of Port Towns' communities through the preservation, rehabilitation, and adaptive reuse of the area's historic and cultural resources." Change strategy HD 2.1 to say "Secure funding to support rehabilitation efforts and ensure that renovations adhere to best practices outlined by the National Park Service (NPS) and the Secretary of the Interior's <i>Standards for the Treatment of Historic Properties</i> ."	209
40	Policy HD 7 uses the incorrect hierarchy when references historic sites and resources.	Change Policy HD 7 from "Integrate historic resources and sites..." to "Integrate historic sites and resources..."	214
41	Source 94 has the incorrect link.	Change link in source 94 to https://pgplanning.org/focus-areas/historic-preservation/grants/ .	368

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Revision No.	Issue/Error	Correction/Clarification	Page #
42	Significant locations section uses PGID as an identifier for historic sites, but there are numerous types of identifiers for Historic Sites, Historic Districts, Historic Resources, and Documented Properties.	Change PGID to Historic Site followed by number identifier throughout this section.	11 & 13
43	Remove references to Formula 2040 and LPPRP LOS standards since they do not comply with Subdivision Regulations.	Remove the sentence “The County’s current LOS standards are defined in the DPR Land Preservation Park and Recreation Plan (LPPRP). In many cases, Formula 2040 modifies or refines the standards in the 2022 Land Preservation, Parks, and Recreation Plan.” in the Level of Service callout box.	246
44	Remove references to Formula 2040 and LPPRP LOS standards since they do not comply with Subdivision Regulations.	Delete “the LOS standard of” in the first sentence under subheading Formula 2040.	240
45	Remove references to Formula 2040 and LPPRP LOS standards since they do not comply with Subdivision Regulations.	Change the word measures to evaluates in the first sentence of the second paragraph under subheading Parks Classification and Level of Service.	236
46	Table 54 incorrectly labels Peace Cross Historic Site’s park type as a historic site. Historic sites are not a park type in Formula 2040.	Change the park type for Peace Cross Historic Site from historic site to special facility.	239
47	Implementation matrix should reference revised wording of PF 2.1 based on error noted in row 31.	Change action for PF 2.1 to say “Adopt Level of Service (LOS) guidelines and continue to evaluate adequate access to indoor and outdoor recreational facilities for all Port Towns residents.”	302
48	Misspelling of word	Change “Centre” to “Center” in TM 3.5 of the implementation matrix.	278
49	Incorrect FLU designation noted in SMA. Map 18 in the preliminary plan notes this area as mixed-use FLU to implement the Maker District Concept.	Change “The Future Land Use Map in the Adopted Sector Plan recommends industrial/employment uses...” to “The Future Land Use Map in the Adopted Sector Plan recommends mixed-use uses...” in the first paragraph of the SMA (Zoning Change 48: IH to IE)	134
51	Subheadings for Sidepaths and Shared Lanes are swapped	Swap subheadings for sidepaths and shared lanes in Table 34.	130
52	The plan erroneously refers to ATHA as Maryland Milestones throughout the implementation matrix.	Replace references to Maryland Milestone to ATHA throughout the implementation matrix.	291, 292, 294,

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Revision No.	Issue/Error	Correction/Clarification	Page #
			300, 301, 303, 304, 305,
53	The preliminary plan uses the term “side path” whereas Go Prince George’s uses the term “sidepath”. Spelling should be consistent in M-NCPPC plans.	Replace “side path” with “sidepath” throughout the plan.	Various

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