



**Approved  
Port Towns Sector Plan and  
Sectional Map Amendment**

*October 2009*

**BLADENSBURG** ◆ **COLMARMANOR** ◆ **COTTAGE CITY** ◆ **EDMONSTON**

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)



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The Maryland-National Capital Park and Planning Commission is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission’s geographic authority extends to the great majority of Montgomery and Prince George’s Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- The acquisition, development, operation, and maintenance of a public park system; and
- In Prince George’s County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George’s County Department of Planning (M-NCPPC):

- Our mission is to help preserve, protect and manage the county’s resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and adoption of zoning map amendments.

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**REFLECTING THE FUTURE... REFLEJANDO EL FUTURO...**

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## FOREWORD

The Prince George's County Planning Board is pleased to make available the *Approved Port Towns Sector Plan and Sectional Map Amendment*. The approved plan contains recommendations on future land uses and development for a new Port Towns destination center focused on the Anacostia waterfront that links the four Port Towns of Bladensburg, Colmar Manor, Cottage City, and Edmonston. Policy guidance for this plan came from the 2002 Prince George's County Approved General Plan. The plan is a continuation of the community efforts begun over a decade ago to encourage reinvestment and redevelopment in the Port Towns. The plan contains recommendations for future development within targeted areas of the Port Towns and development standards specifically tailored to meet the goals and objectives of the Port Towns.

Community participation and input were vital to the development of this plan. Fourteen focus group meetings were held prior to a planning charrette process to provide the community with the opportunity to share visions and proffer feedback on planning issues. The pre-charrette held in April 2008 was an opportunity for key stakeholders to refine and define the issues and opportunities and begin developing the vision for the area. A six-day charrette was held in June 2008 to allow the community, along with the planners, designers, and elected officials, to craft a vision for the Port Towns. The results of these efforts were presented to the community on September 17, 2008.

The Port Towns of Bladensburg, Colmar Manor, Cottage City, and Edmonston envision their communities as thriving with social and economic revitalization. Through collective thinking, these cities pioneered a plan to answer the needs of their communities—enhancing quality of life. Today, the Port Towns are reviving their communities using their wealth of diversity and historic uniqueness to build an even stronger community for tomorrow's generation. We are continuing this effort countywide through an Envision Prince George's initiative to engage a broad cross section of stakeholders in developing a shared vision for the county's future direction and growth. We invite you to visit the Envision Prince George's web site at [www.mncppc.org/Envision](http://www.mncppc.org/Envision) to learn more about how to participate in this exciting initiative.

On April 14, 2009, the District Council and the Planning Board held a joint public hearing on the preliminary sector plan. The Planning Board held a work session June 11, 2009, to review testimony and adopted the plan June 25, 2009, through PGCPB Resolution 09-99. The District Council held a work session September 15, 2009 and approved the plan October 6, 2009, through Council Resolution 72-2009.

Sincerely,



Samuel J. Parker, Jr., AICP  
Chairman  
Prince George's County Planning Board

