Bladensburg Town Hall Project

EXISTING CONDITIONS REPORT

TOWN OF BLADENSBURG MARYLAND 1742

the Neighborhood DesignCenter

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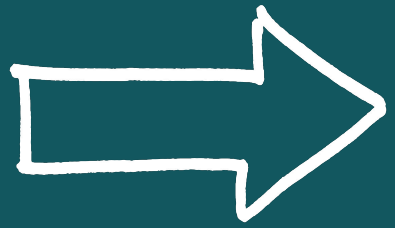
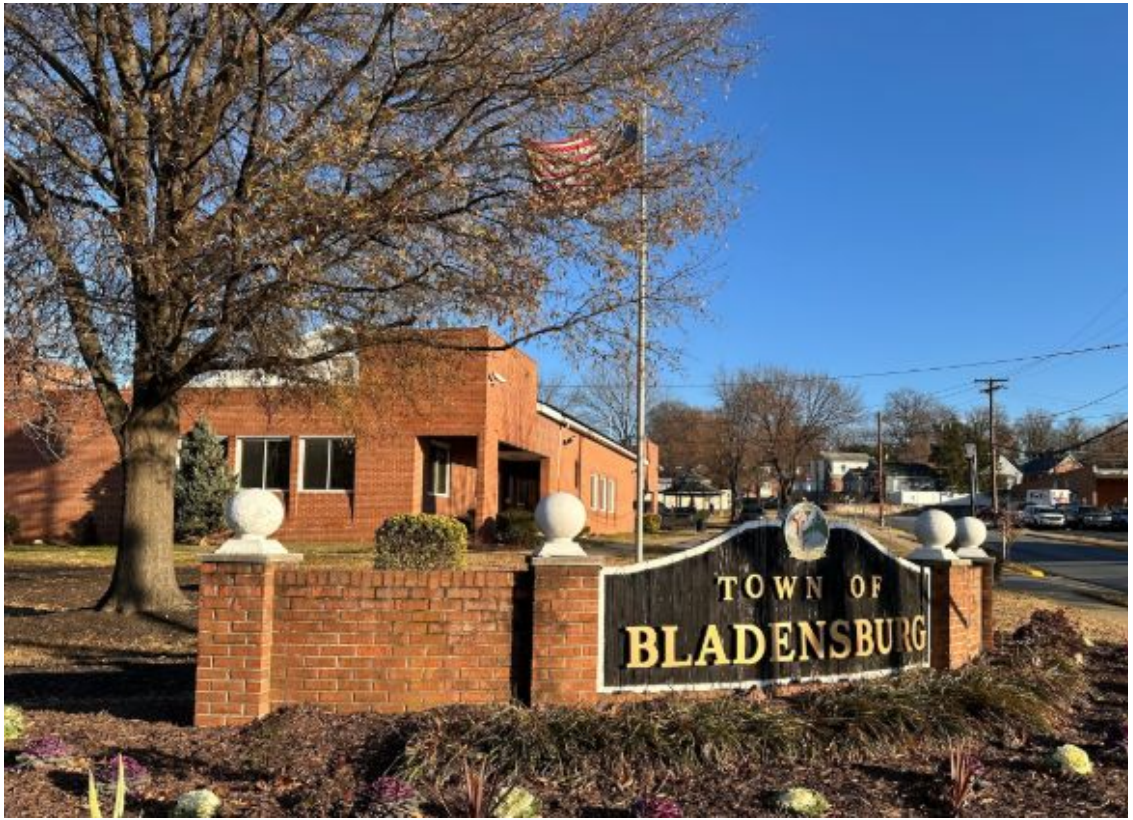
PROJECT CONTEXT



PROJECT INFORMATION

This project will explore design concepts for a new Bladensburg Town Hall, estimated at around 29,000 sq. ft. (to be confirmed).

The building will provide spaces for both Town Hall administration services, as well as operation space for the Bladensburg Police Department .



TOWN CONTEXT

- Bladensburg's proximity to Washington D.C. and tributaries of the Chesapeake Bay Watershed have established the area as a **Port Town**. Additional port towns of Prince George's County include Colmar Manor, Cottage City, and Edmonston.

- The largest percentage of the population is Black or **African-American (65%),** followed by **Hispanic or Latino (25%).**

- Nearly *half* of residents speak **a non - English language** at home, as the most common languages are English, followed by Spanish.

- As of the 2020 census, Bladensburg has a population of about **9,657 people.**

Bladensburg Waterfront Park Pavilion

COMMUNITY AMENITIES

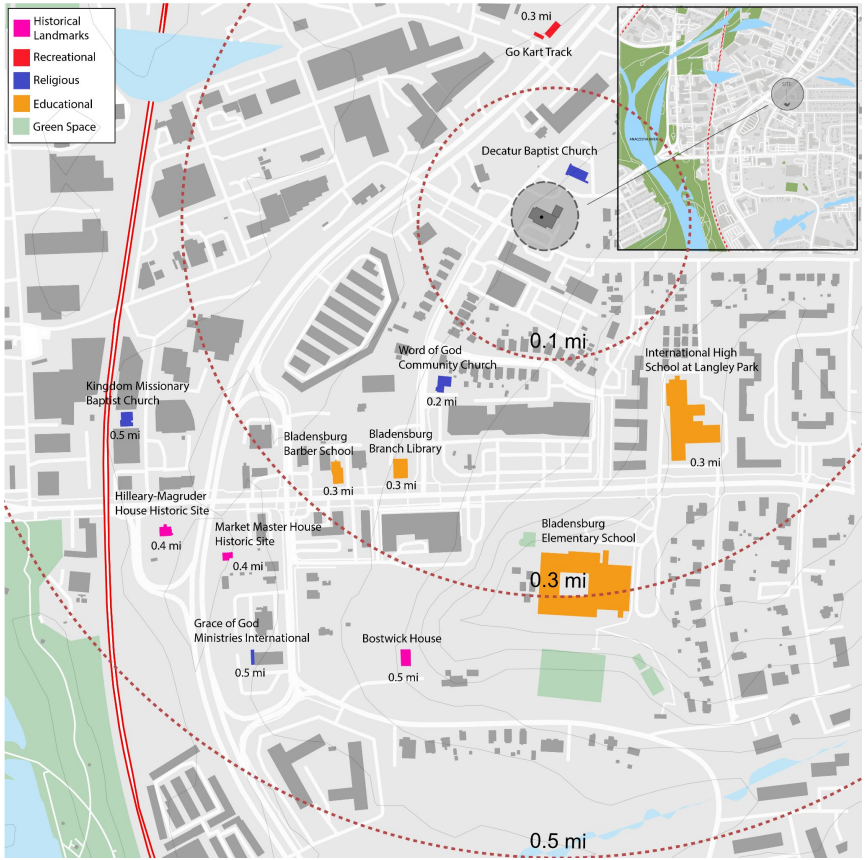
Bladensburg features a scenic Bladensburg Waterfront Park, a modern public library, historic landmarks like the Bostwick and Magruder House, convenient access to parks, schools, and public transportation, making it a vibrant and well-connected community.

Bostwick House

Bladensburg Waterfront Park

Bladensburg Public Library

Bladensburg Fire Station



FUTURE PLANS

Future plans for Bladensburg's development are outlined in the 2009 Port Towns Sector Plan, which is currently being amended into the Port Towns Sector Plan and Sectional Map Amendment.

The Town of Bladensburg's Legislative Priorities of 2025 and the Maryland-National Capital Park and Planning Commission's 2035 General Plan for Prince George's County are additional plans in place.

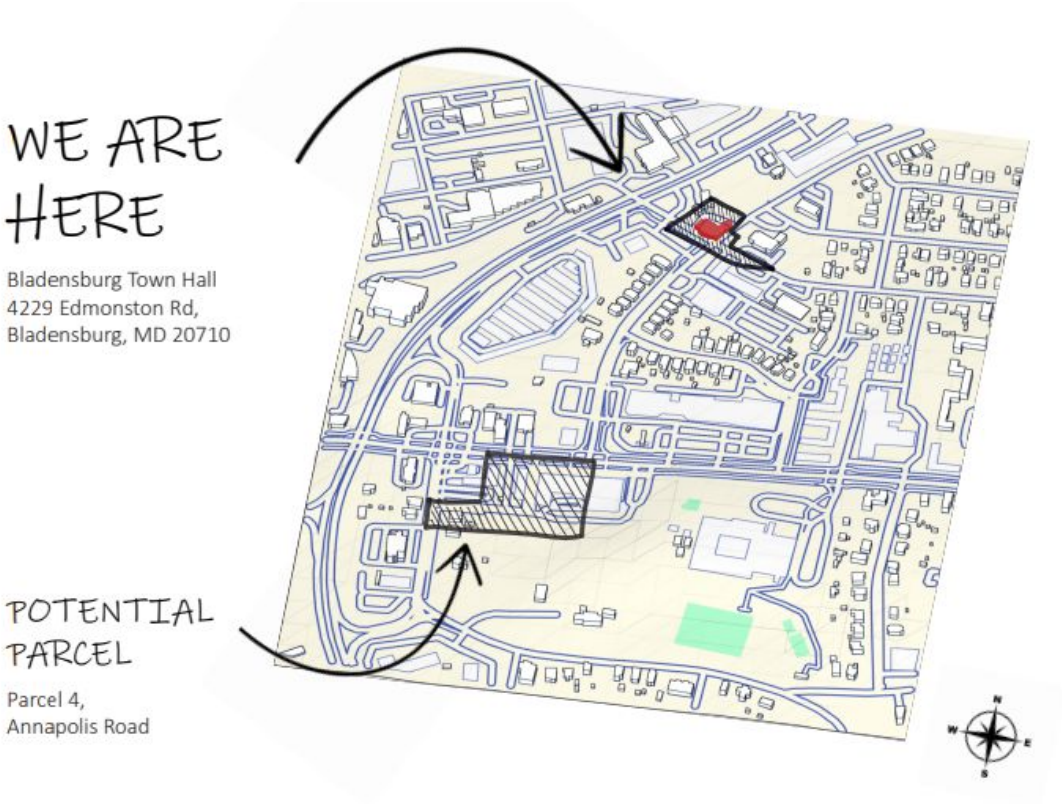
These plans describe overarching goals to achieve increased access to clean air, fresh food, water, public transit, etc.

POTENTIAL SITES

There are two potential parcels for the development of the new town hall building, the existing site of the Bladensburg Town Hall, and a potential parcel, Parcel 4, on Annapolis Road.

The existing site is within the Commercial, Service (CS) zoning district.

Parcel 4 is within an Agriculture and Preservation (AG) zoning district.



SITE 1 ANALYSIS: EXISTING TOWN HALL

SITE 1: EXISTING TOWN HALL

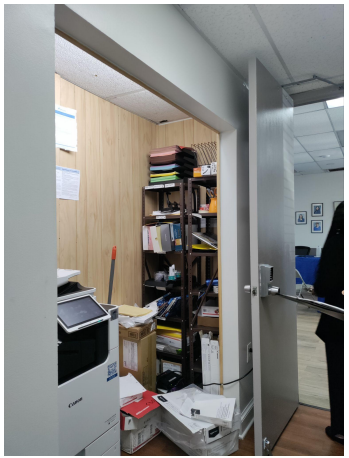
CONTEXT

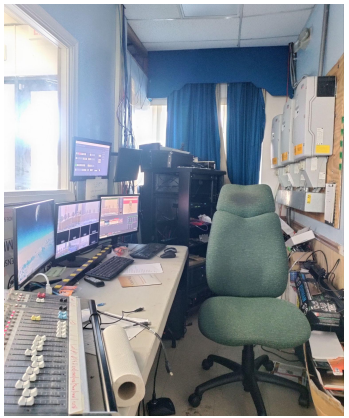
The existing town hall and police department are located at 4229 Edmonston Road.

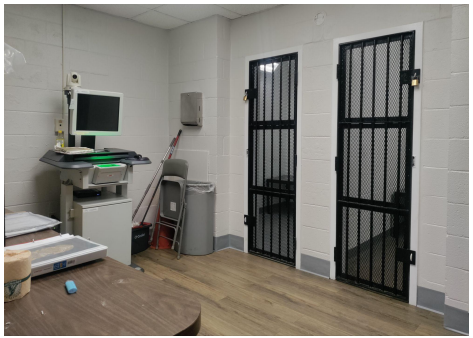
SITE 1: EXISTING TOWN HALL

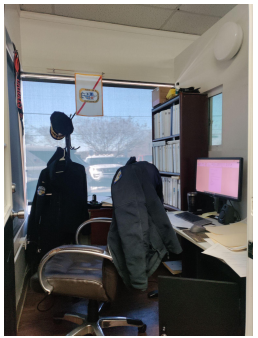
INTERIOR

- **Operational Challenges**: Lack of communal spaces
- **Privacy Concerns**: Existing layout compromises individual workspace privacy especially in police station.
- **Space & Storage Needs**: The existing Town Hall and police department require additional space and storage.
- **Improved Circulation**: A more efficient layout is needed for better workflow and accessibility.
- **Future Expansion**: The new facility must accommodate operational growth and evolving community needs.









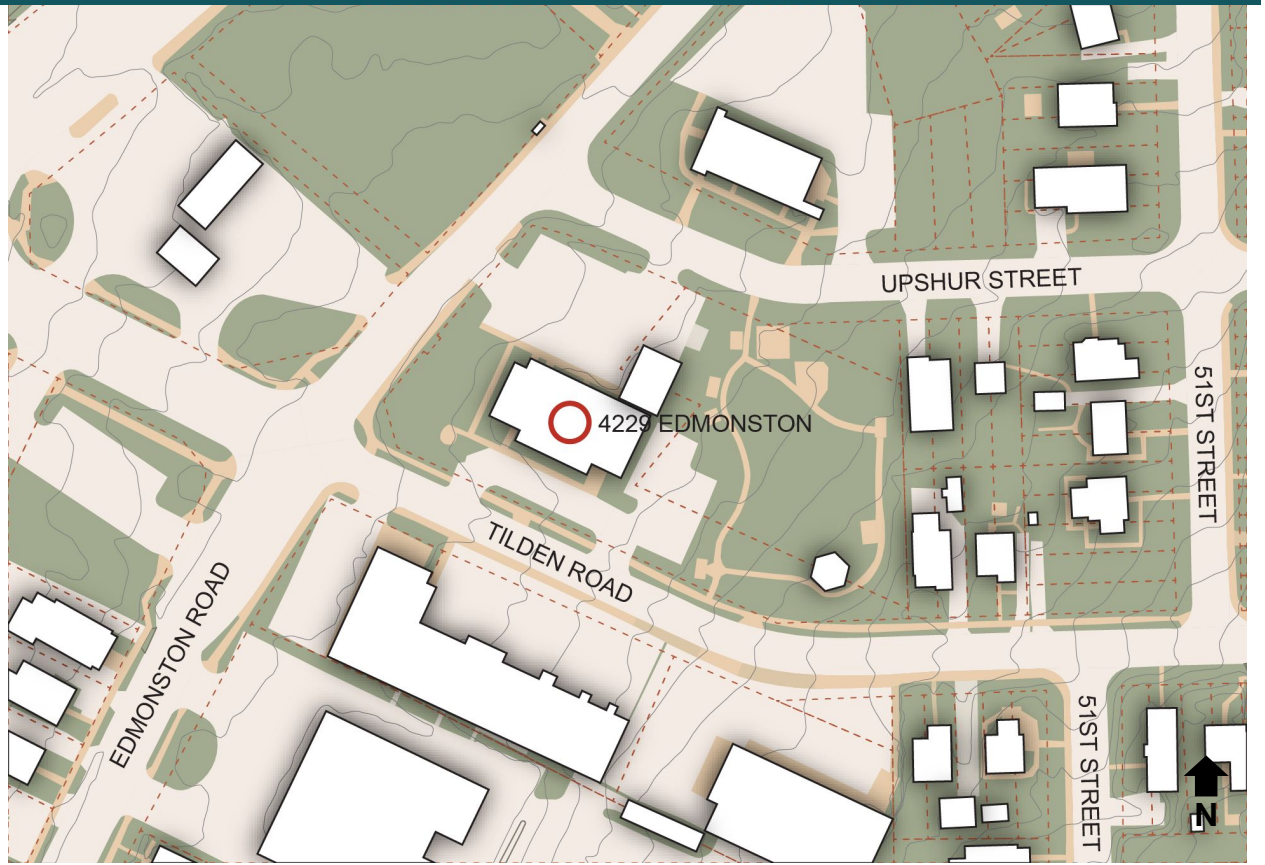
SITE 1: EXISTING TOWN HALL

CONTEXT

LEGEND

Property line

Contour Lines

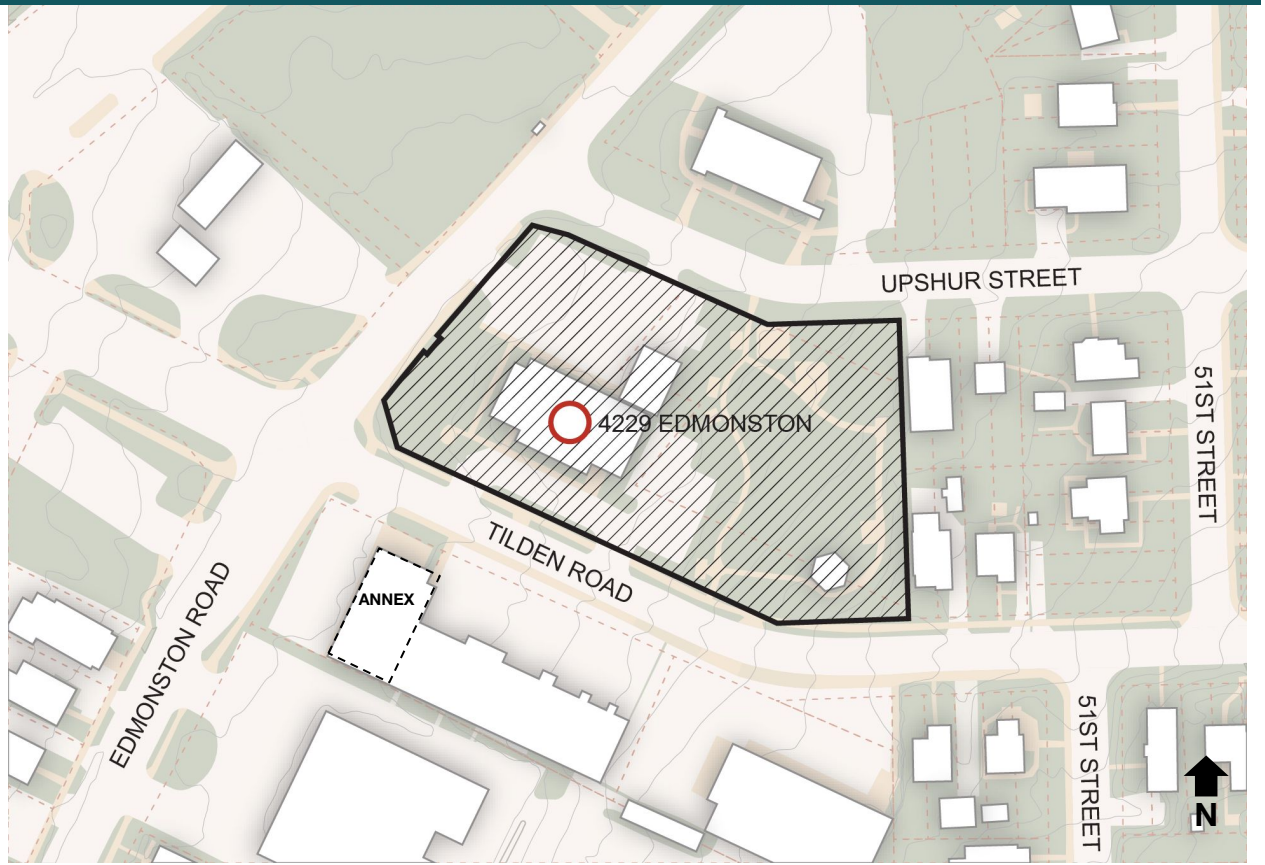


SITE 1: EXISTING TOWN HALL

DEVELOPMENT POTENTIAL

Potential development site including adjacent park.

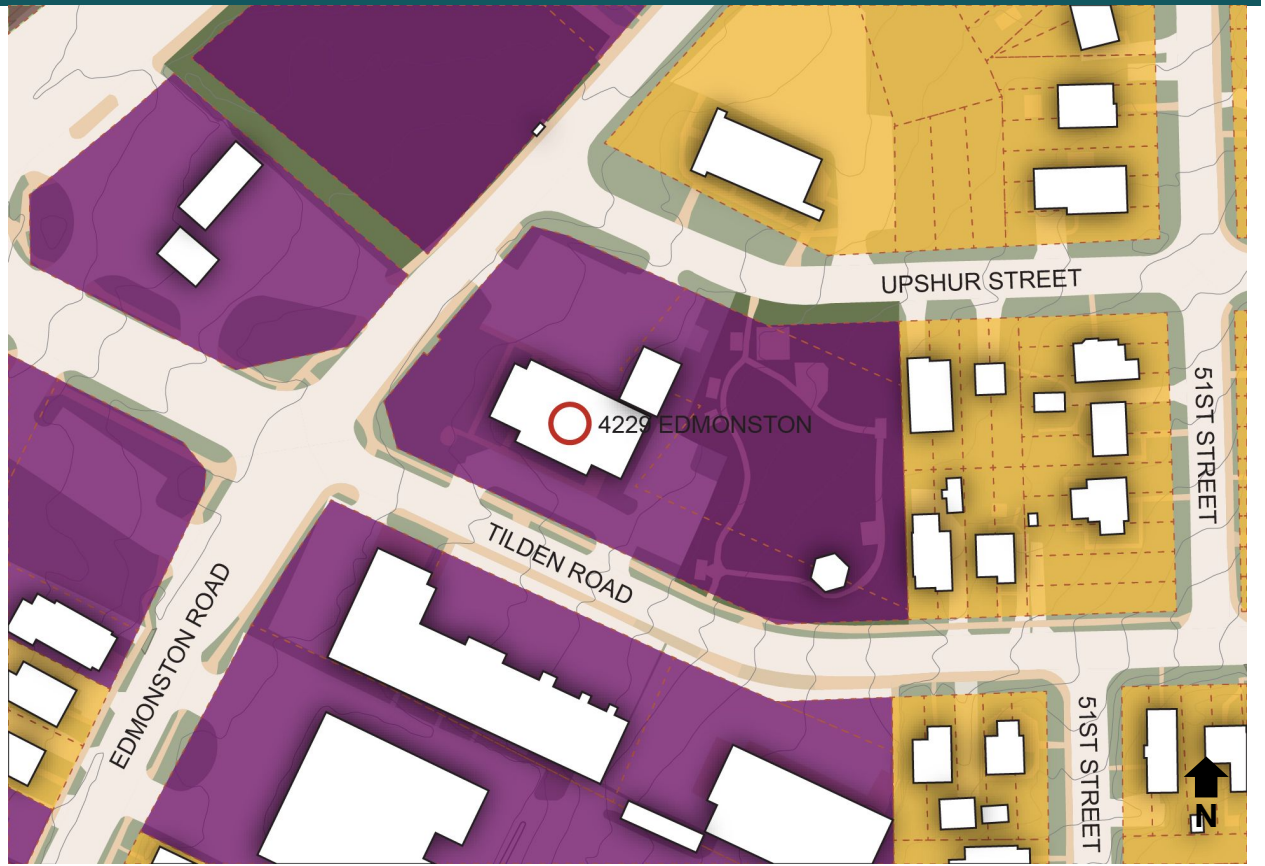
Potential to move some uses to Annex Building



SITE 1: EXISTING TOWN HALL

ZONING

The existing site is Commercial Service surrounded by Residential.



LEGEND

Commercial, Service (CS)

Residential Single Family 65 (RSF-65)

SITE 1: EXISTING TOWN HALL

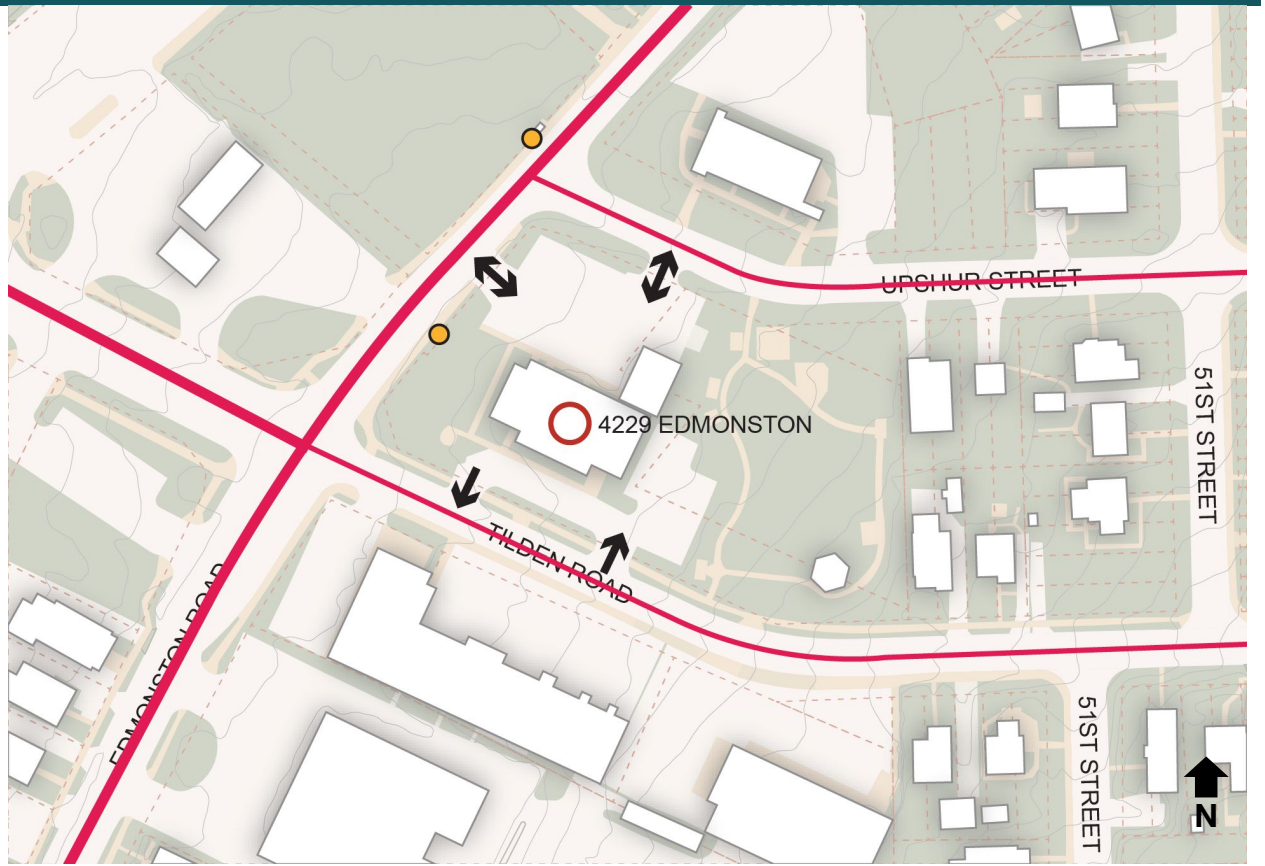
ACCESS

Convenient vehicular access from Kenilworth Ave., a major artery through Bladensburg, connecting the neighborhood to 495.

Residential areas neighbor the site to the east. Potential pedestrian traffic from the east on Upshur, Tilden, and also Edmonston to the west.

LEGEND

- Collector road
- Local road
- Bus stop on T14 route



SITE 1: EXISTING TOWN HALL

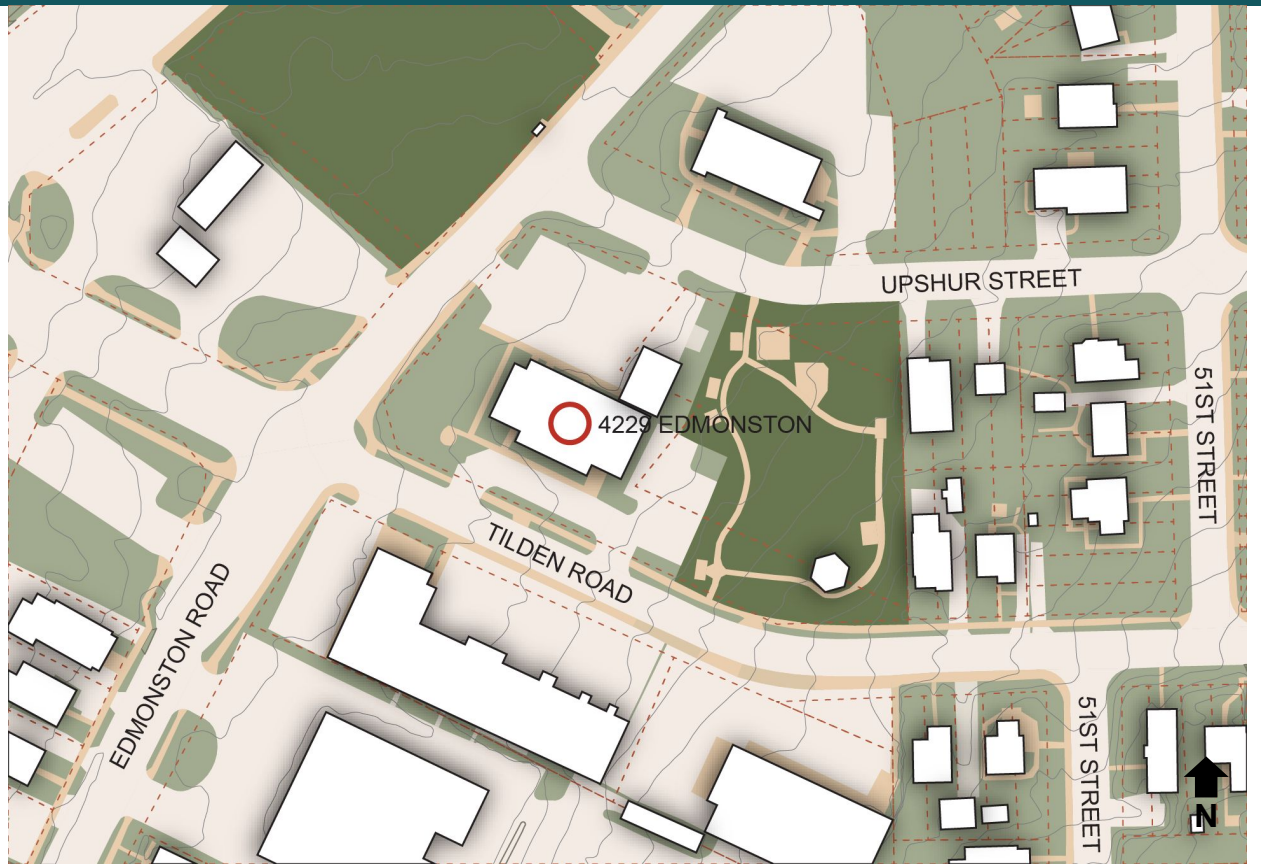
GREENSPACE

This site is adjacent to a public park and future potential development of greenspace.

The undeveloped land across Edmonston Road can be used to set up temporary offices if the project requires phasing.

LEGEND

Existing park, natural area or undeveloped land



SITE 1: EXISTING TOWN HALL

SUN DIAGRAM

- Southern façade facing **Tilden Street** will be best for large openings, providing ample natural light and passive solar heating in winter while allowing for effective shading in summer.
- Openings on the south and east can maximize views to park while maintaining energy efficiency and comfort.
- Western façade may have openings but may require shading to reduce afternoon heat gain.
- Northern façade: Ideal for indirect, glare-free daylighting with consistent illumination.

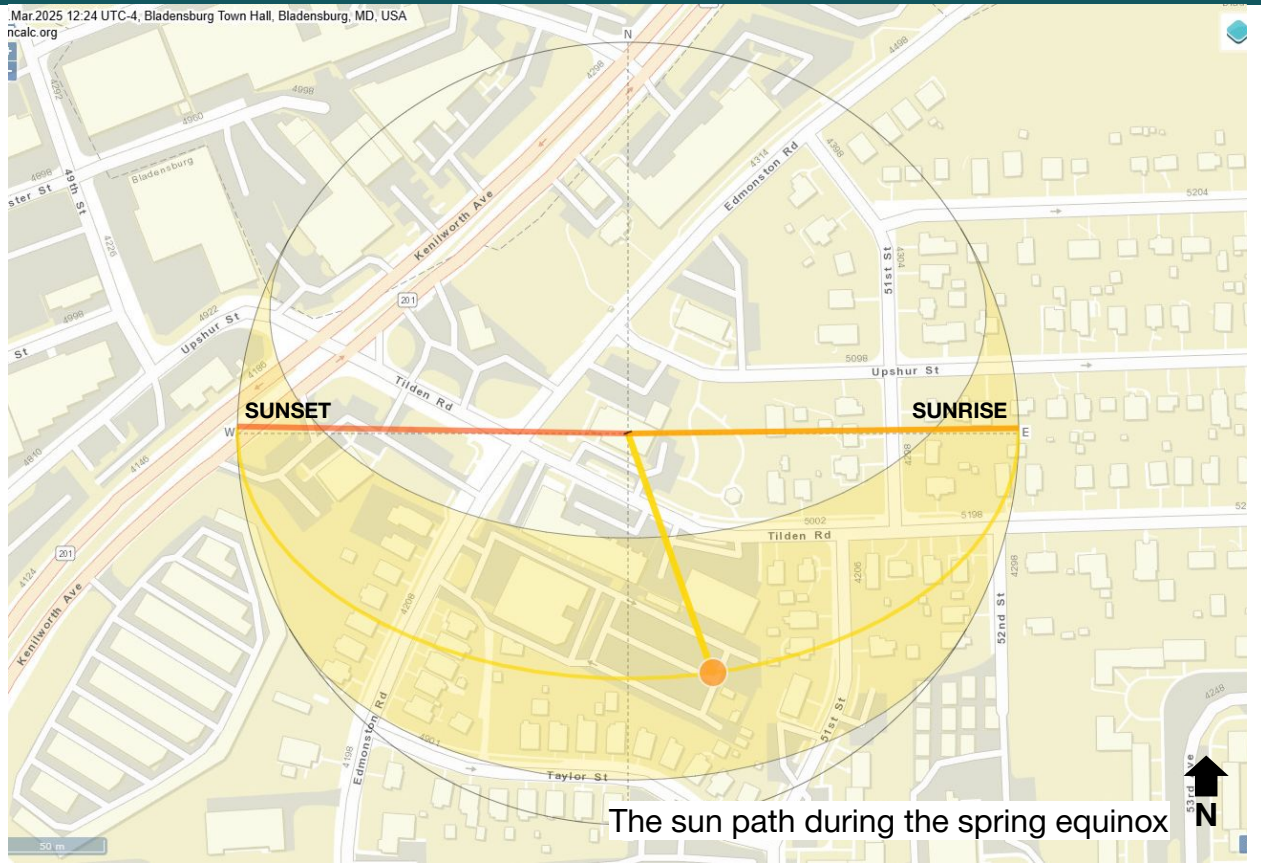


Image adapted from suncalc.org

SITE 1: EXISTING TOWN HALL

ADVANTAGES

- ➔ Good location: along main corridor - better visibility and community engagement
- ➔ Prominent intersection
- ➔ Proximity to greenspace and public park
- ➔ No zoning amendments required
- ➔ Less site work compared to Site 2: Bostwick Site

DISADVANTAGES

- ➔ Requires phased construction and relocation of existing operations

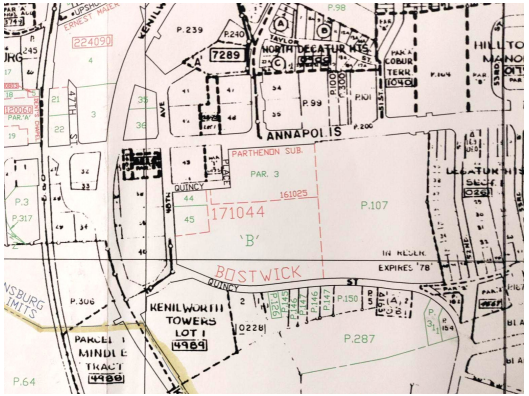
SITE 2: BOSTWICK HOUSE HISTORIC SITE

SITE 2: BOSTWICK HOUSE SITE

CONTEXT

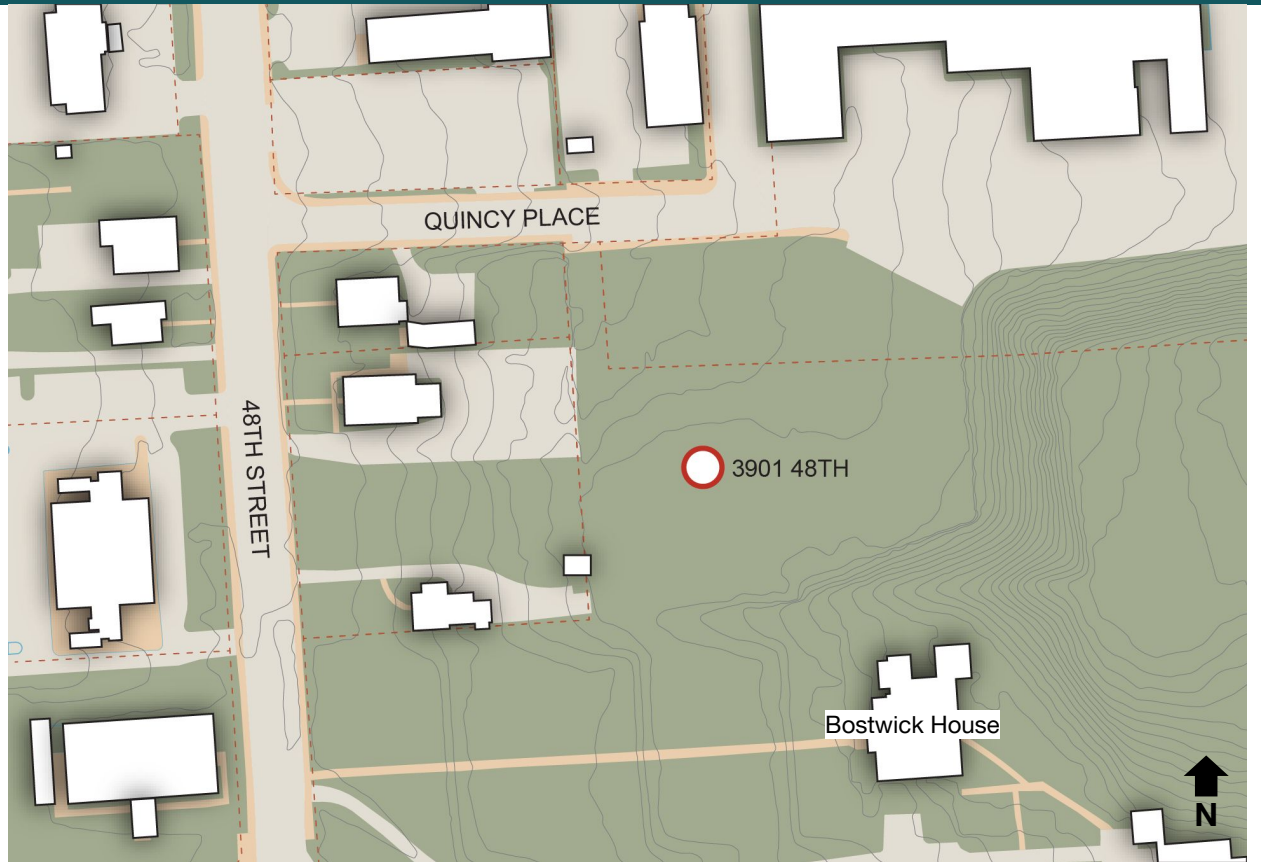
This site is located adjacent to the Bostwick House, home of 18th-century merchant, Christopher Lowndes.

As recognized by the University of Maryland, the site dually represents “the early African-American experience” through the ownership of enslaved people and reflects “Maryland’s colonial elite”.



SITE 2: BOSTWICK HOUSE SITE

CONTEXT



LEGEND

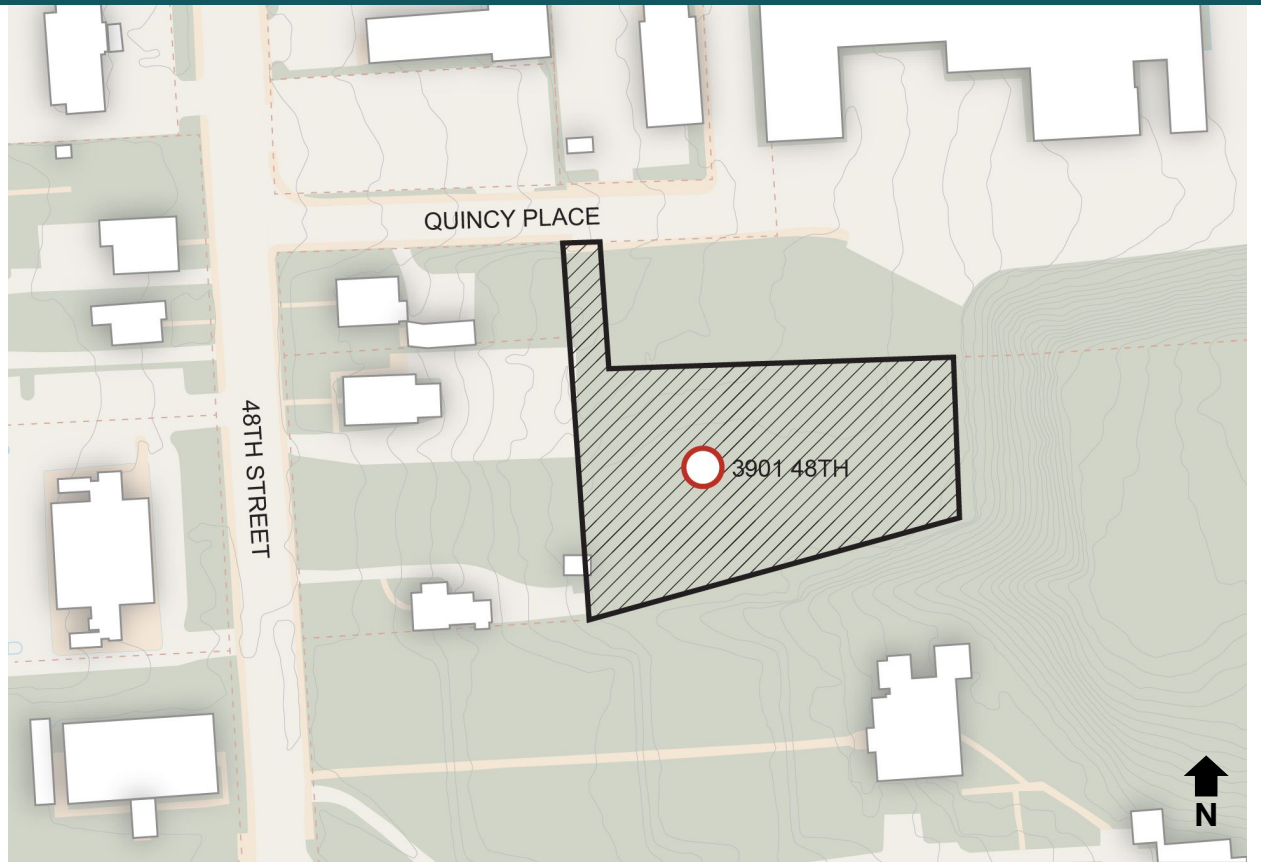
Property line

Contour LInes

SITE 2: BOSTWICK HOUSE SITE

DEVELOPMENT POTENTIAL

Potential Development Site



SITE 2: BOSTWICK HOUSE

ZONING

LEGEND

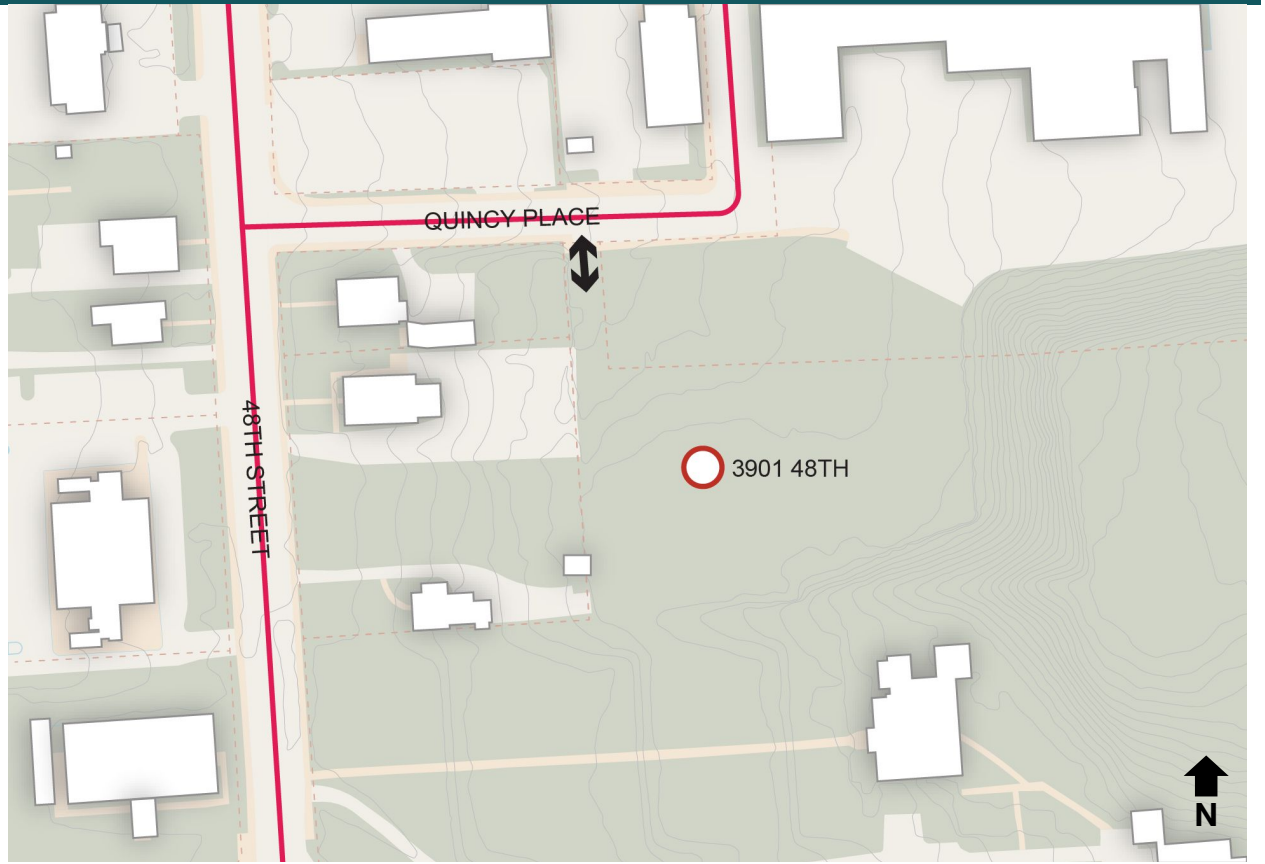
Agriculture and Preservation (AG)

Commercial, Neighborhood (CN)

SITE 2: BOSTWICK HOUSE SITE

ACCESS

Vehicular and pedestrian access to the Bostwick House site is more private, via Quincy Place.



LEGEND

Local road

SITE 2: BOSTWICK HOUSE SITE

GREENSPACE

LEGEND

Natural areas

SITE 2: BOSTWICK HOUSE SITE

SUN DIAGRAM

- The southern façade of a new building will be best for large openings, providing ample natural light and passive solar heating in winter while allowing for effective shading in summer.
- Openings on the south can also maximize views to Bostwick House.
- Northern façade: Ideal for indirect, glare-free daylighting with consistent illumination. Faces back of adjacent commercial lots.

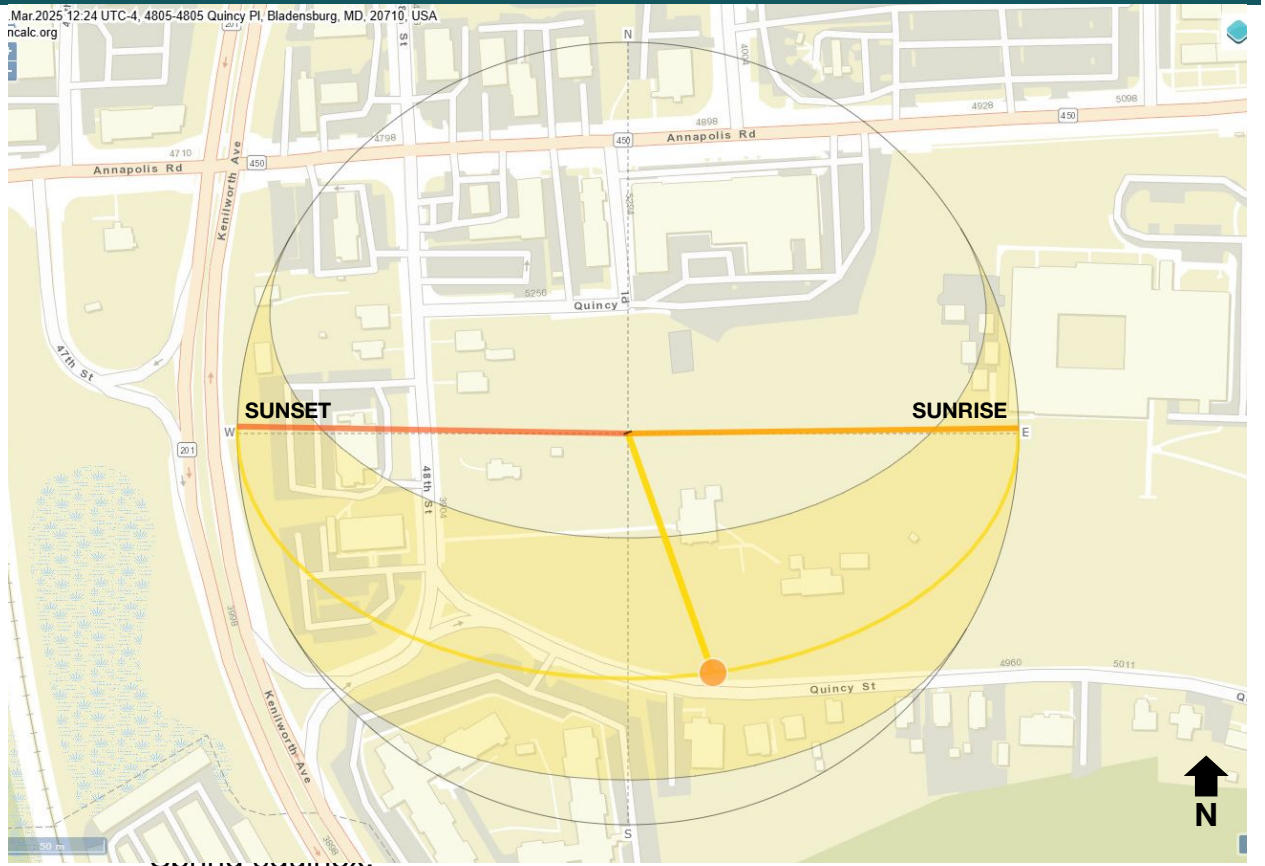


Image adapted from suncalc.org

Spring equinox.

SITE 2: BOSTWICK HOUSE

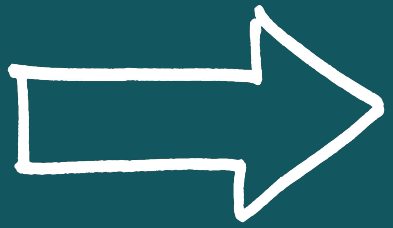
ADVANTAGES

- ➔ Proximity to cultural site
- ➔ New Construction - no need for phasing

DISADVANTAGES

- ➔ Currently Zoned as Agriculture and Preservation (AG) will require amendment to zoning
- ➔ Will require tree removal and more site preparation
- ➔ Access is hidden and site lacks visibility
- ➔ Smaller constrained site
- ➔ More difficult to address parking requirements

PROGRAM ANALYSIS



PROGRAM - Town Hall

COMMUNITY (SHARED)

- Training Room(1000)
- Huddle Room (200) x2
- Restrooms (750)
- Lactation Room (80)
- Public Kitchen (300)
- Phone Booth Space (100) x2
- Vestibule (250)
- Server Room (200)
- Janitorial Closet (75)
- Storage - Building (400)

COUNCIL

- Council Chambers Flex (2500)
- Council Recess Space (400)
- Cable/AV Room (200)

TOWN ADMIN

- Town Administrator - Huddle (250)
- Assistant TA Clerk (150)
- Treasurer (200)
- Financial Anaylst (120)
- Deputy Clerk (120)
- Events (120)
- Growth Financial /Analyst (120)
- Council Flex Office Space (250)
- Flex shared office (200)
- Growth Manager - HR (150)
- Huddle Room (2) - Staff / Council (200)
- Conference Room- Shared (400)
- Open Huddle Area (200)
- Reception Area - Shared (180)
- Phone Booth Space (2) 100
- Open Workstation(s) - Cubes (600)
- Mini/Coffee Area (80)
- Copy/Printer (100)
- Clerk Storage Room (200)
- Supply Storage (100)
- Events Storage Room (150)
- HR Storage (100)
- Finance Storage (100)

Information provided by Bladensburg Town Hall Staff

PROGRAM - Police

POLICE GENERAL

- PD Roll Call Area (1000)
- PD Training Room (800)
- Huddle Rooms (300) x3
- Restrooms (750)
- Lactation Room (80)
- PD Kitchen (500)
- PD Locker Rooms (1500)
- PD Gym (800)
- PD Equipment (1000)
- Interview Rooms (200) x2
- Hotel Workstations (10) 350
- PD Information Desk/waiting (400)
- Printer/ Copier (80)
- Phone Booth (200) x4

DISPATCH

- Dispatch Center - Open (1000)
- Supervisor (120)
- Huddle Room (120)
- Mini/Coffee (80)
- Printer/Copier (80)
- Storage (150)
- Phone Booth (100)x2

CID

- LT (150)
- SGT (120)
- SGT (120)
- Open Workspace - Cube (300)
- Copy/Printer (80)
- Records Storage (150)

CODE ENFORCEMENT

- Supervisor (150)
- Officer (120)
- Officer (120)
- Open Workspace - Cubes (300)
- Storage (150)
- Copy/Printer (80)

POLICE PATROL

- LT (150)
- LT (150)
- SGT (120)
- SGT (120)
- Open Workspace- Cubes (800)
- Hotel Space (350)
- Printer/Copier (80)
- Mini/Coffee (80)
- Phone Booth (100) x2

POLICE LEADERSHIP

- Chief of Police - Huddle (250)
- Deputy Chief (175)
- Major (150)
- LT (150)
- Communications Manager (150)
- Executive Assistant (120)
- Growth PD - Analyst (120)
- Growth PD (150)
- Huddle Room (200) x2
- PD Lead Conference Room (240)
- Reception Area (175)
- Open Workstation(s) - Cubes (200)
- Deluxe/Coffee Area (120)
- Growth - extra (150)
- Records Storage Room (400)
- Supply Storage (100)
- Open Huddle (200)

COMMUNITY ACTION

- SGT (120)
- Admin (120)
- Open Workspace - Cube (300)
- Records Storage (150)
- Copy/Printer (80)

Information provided by Bladensburg Town Hall Staff

PROGRAM - POLICE

Information provided by Bladensburg Town Hall Staff

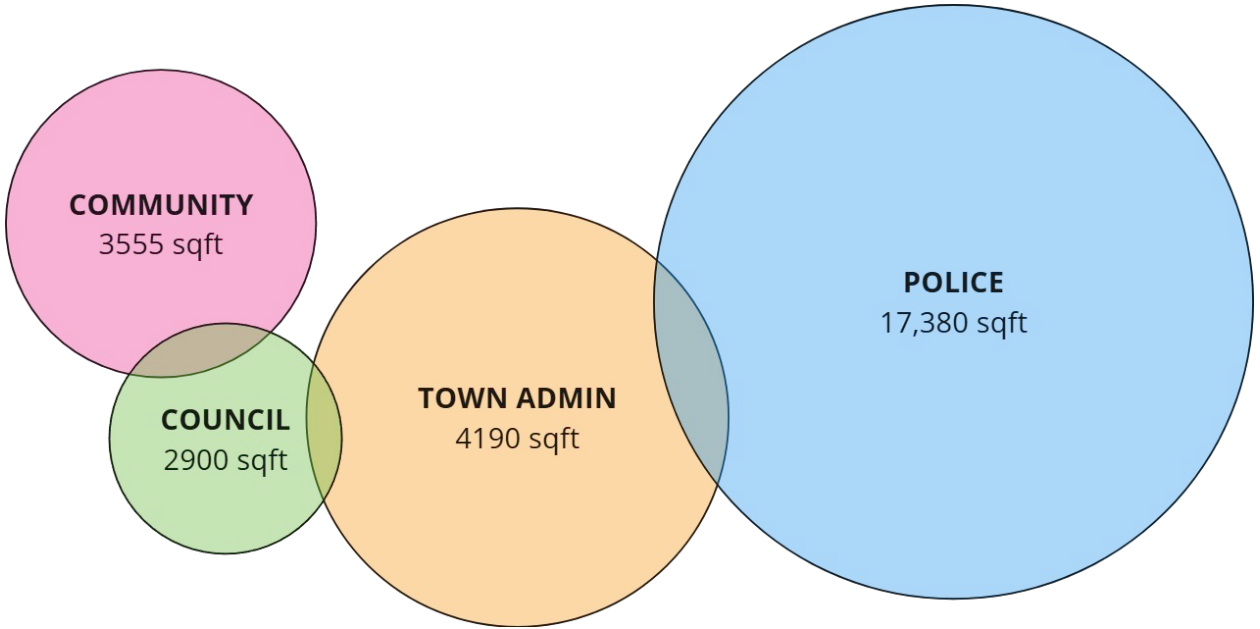
TOWN HALL

Community	3555
Town Admin	4190
Council	3100
TOTAL	**10,645 sqft**

POLICE

Police General	8120
Police Patrol	1950
Dispatch	1650
Police Leadership	3050
CID	920
Code Enforcement	920
Community Action	770
TOTAL	**17,380 sqft**

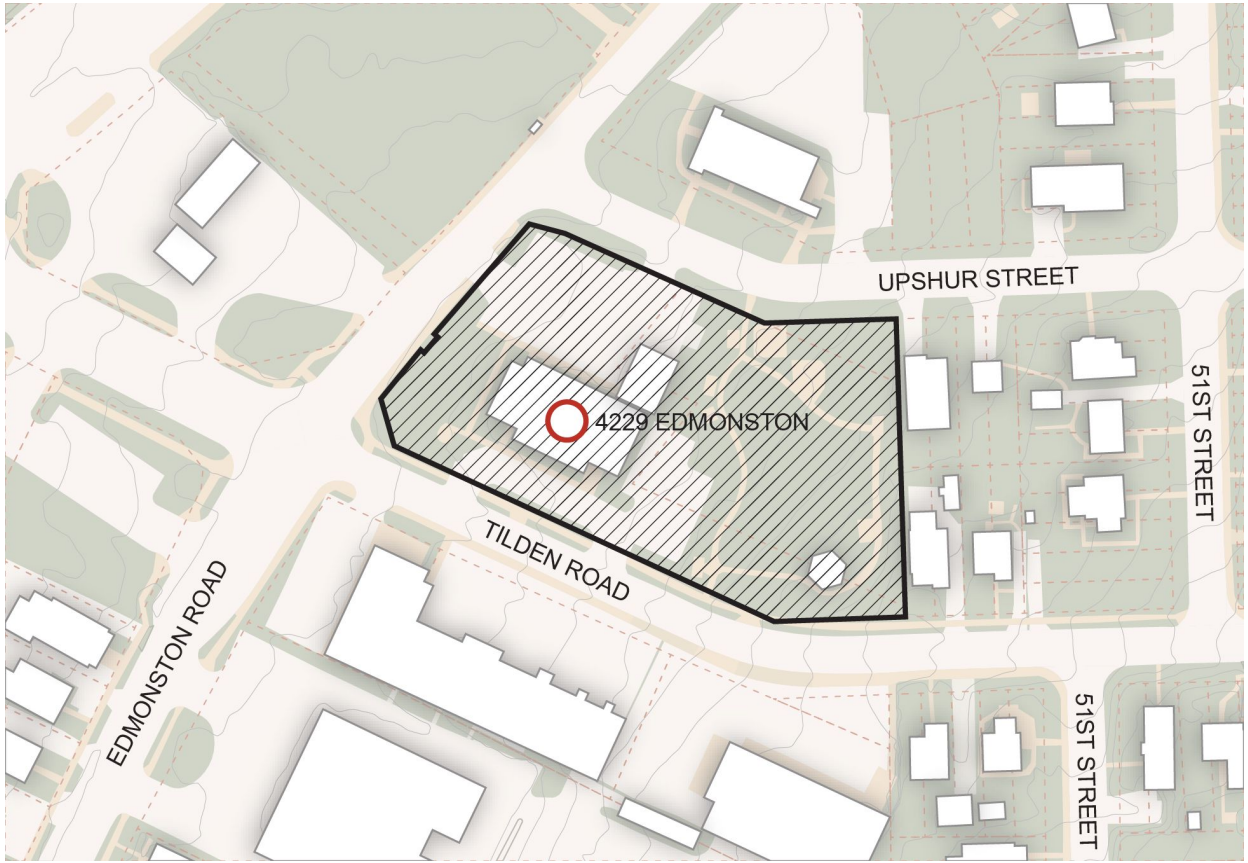
PROGRAM



TOTAL BUILDING AREA:

28,025 sqft

PROGRAM - TOWN HALL SITE

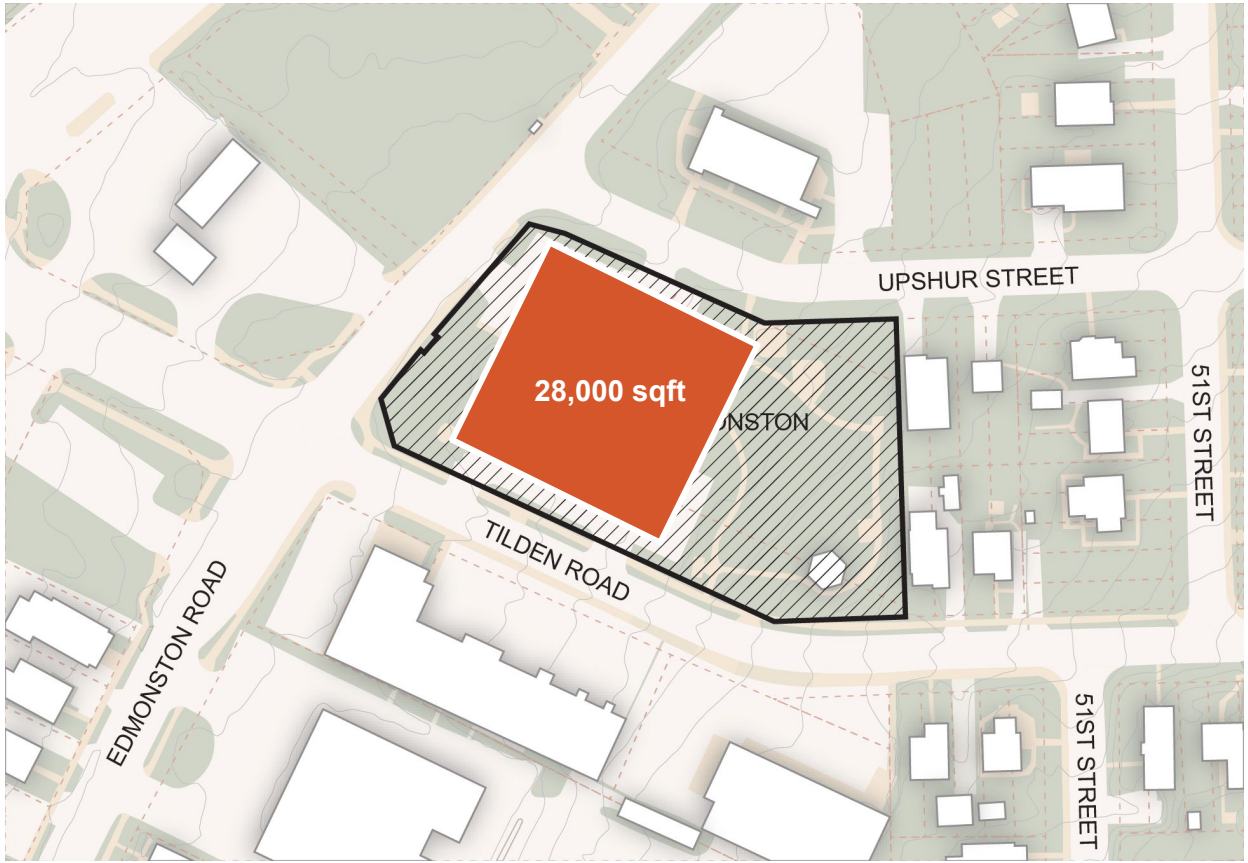


- **Existing Town Hall Building**

  ~ 7000sqft

- **Not feasible for renovation/ re-configuration**

PROGRAM - TOWN HALL SITE

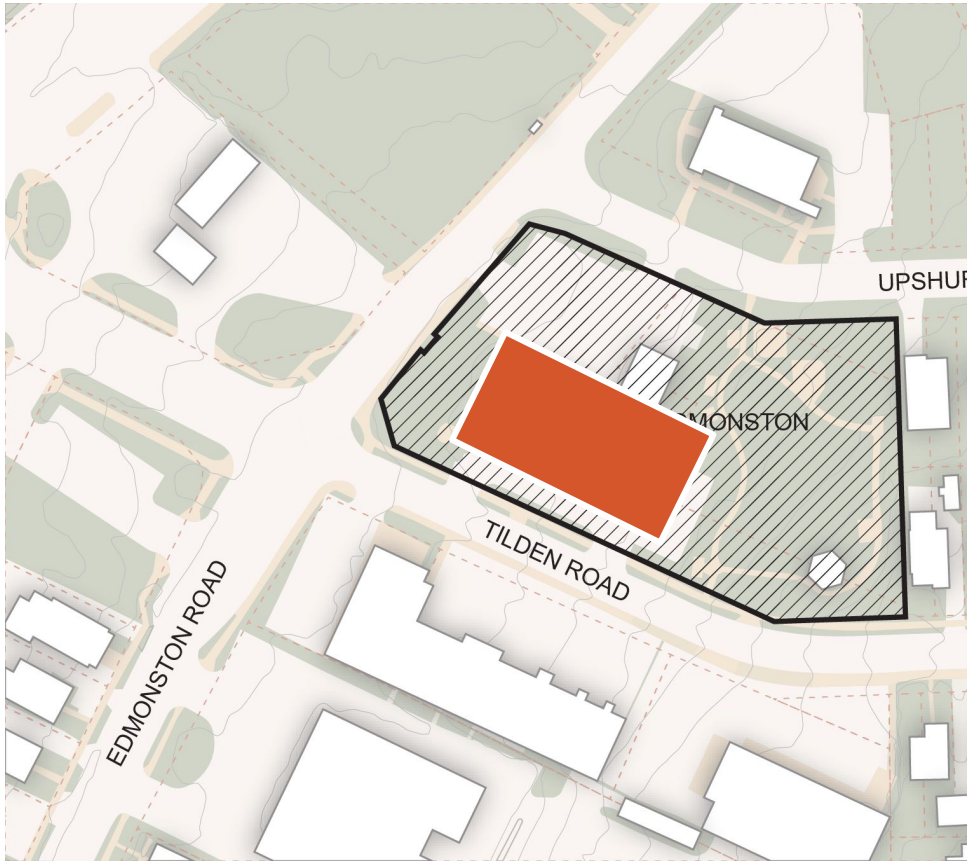


If the desired 28,000 sq.ft. of program is contained to one-story, the building would consume a large portion of the site.

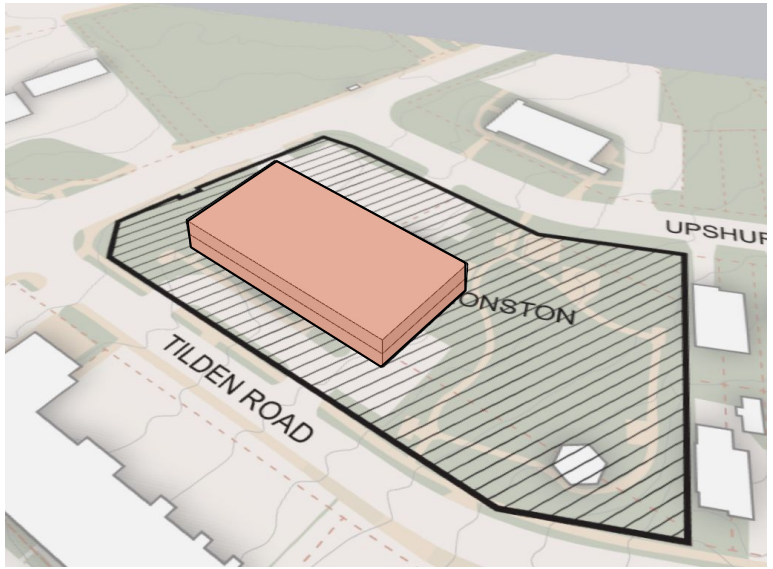
If the park's square footage remains as it is, little area remains room for parking.

PROGRAM - TOWN HALL SITE

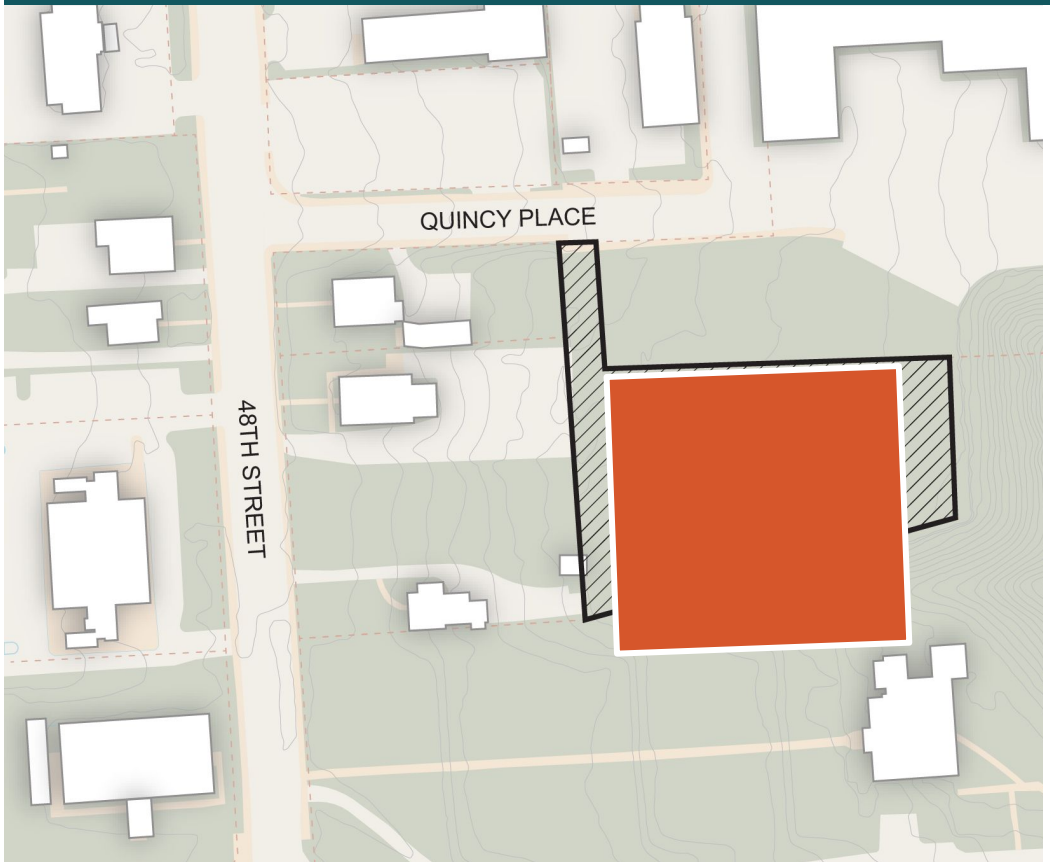
2 STORY BUILDING



If the program is proposed as a two story building, there is more room for parking and efficient building access.



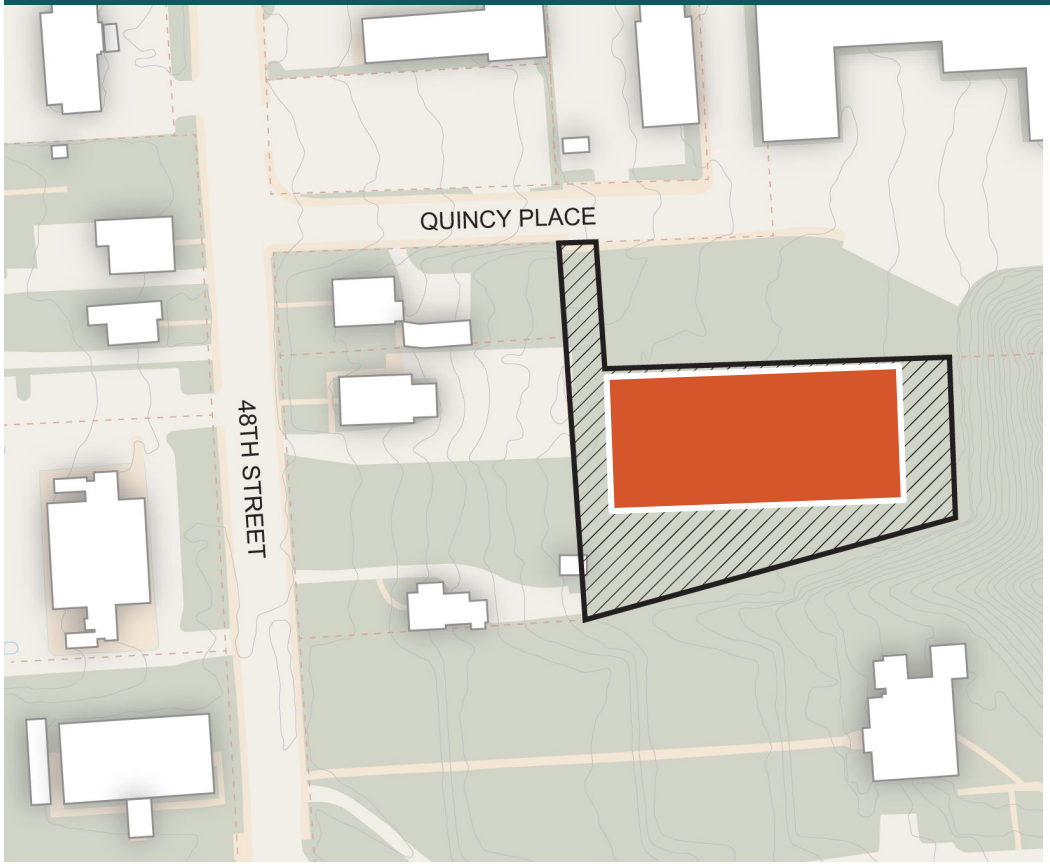
PROGRAM: BOSTWICK HOUSE SITE



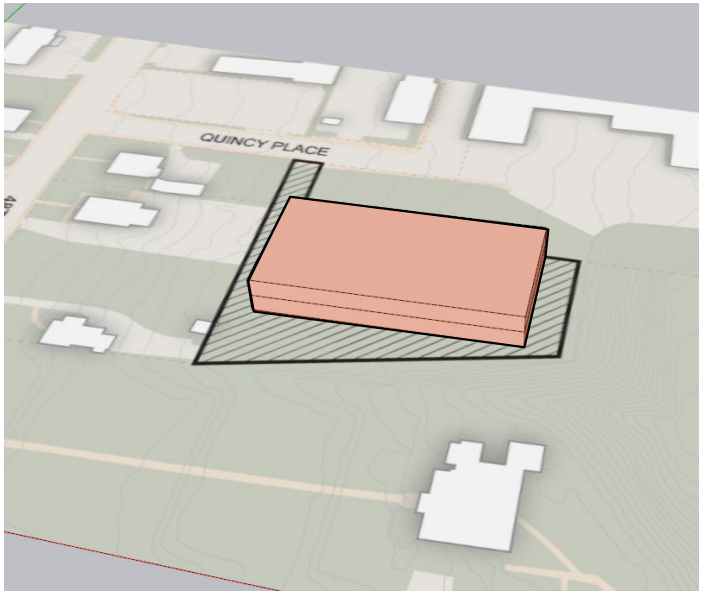
Similarly, if all program is laid out on the site the proposed building area of about 28,000 sqft, the building program is larger than the proposed lot size.

PROGRAM: BOSTWICK HOUSE SITE

2 STORY BUILDING

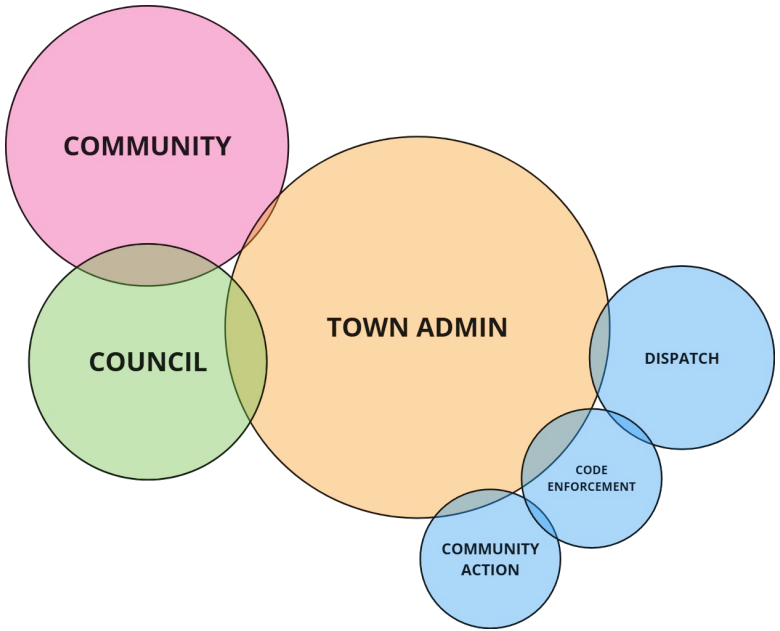


If the program is proposed as a two story building, the program would fit on site, but leave little room for parking. For a more efficient use of the site, there is need for multiple stories.

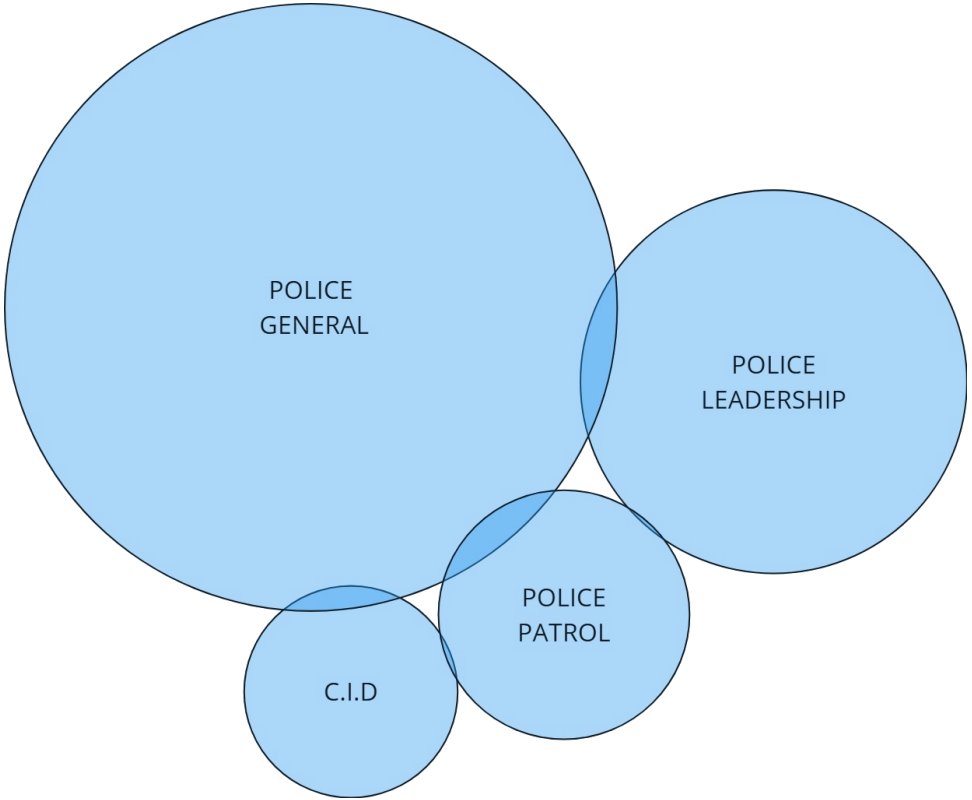


POSSIBLE PROGRAM DISTRIBUTION

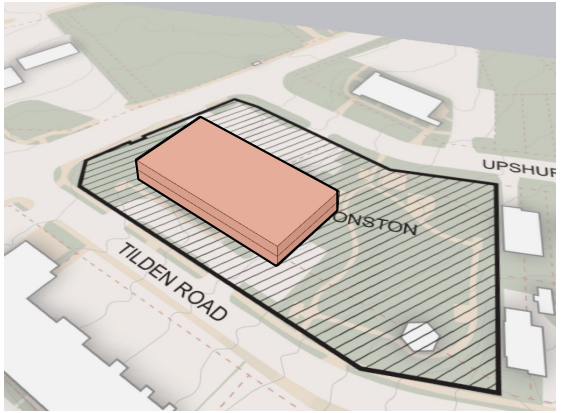
FIRST FLOOR



SECOND FLOOR



SITE + PROGRAM ANALYSIS SUMMARY



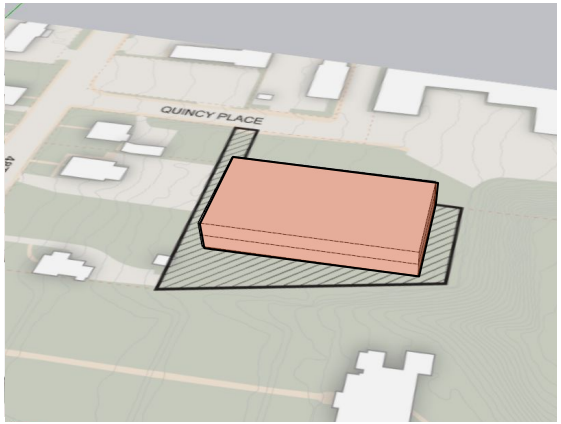
EXISTING TOWN HALL SITE

- **Strategic Location:** Situated along a main corridor, ensuring high visibility and strong community engagement.
- **High Accessibility:** Located at a prominent intersection, making it easy to find and access.
- **Nearby Amenities:** Close to a public park and greenspace, enhancing the site's appeal and potential for outdoor events.
- **Zoning Advantage:** No rezoning required, streamlining the approval process.
- **Site Efficiency:** Requires less site preparation compared to the Bostwick House site, reducing initial development costs.
- **Phased Development:** Project may need to be completed in phases, potentially extending the timeline.

SITE + PROGRAM ANALYSIS SUMMARY

BOSTWICK HOUSE

- **Cultural Connection:** Close to a cultural site, which could enhance community and historical ties.
- **Streamlined Construction:** No need for phased development, allowing for a more straightforward build.
- **Zoning Challenge:** Currently designated as Agriculture and Preservation (AG), requiring a zoning change.
- **Extensive Site Work:** More preparation needed, including tree removal and land development.
- **Limited Visibility:** Site is less accessible and not easily seen from main roads.



Thank you!

the Neighborhood DesignCenter

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Karla Brent — kbrent@ndc-md.org
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Facebook.com/NeighborhoodDesignCenter

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1 Vision

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3 Programming + Floor Plan

4 Town Hall Feedback

5 Final Conceptual Design

NDC believes

- ➔ Everyone deserves access to good design.
- ➔ The more inclusive and community-driven the process, the better the design.
- ➔ Well-designed places enhance healthy cultural and democratic life in our neighborhoods.
- ➔ Healthy places are built with consideration of social justice, environmental sustainability, and the true character of a place and the people who live, work, worship and do business there.

NDC’s Process

NDC partnered with several organizations, including lorem ipsum dolor amet tiempos consectetur adipiscing elit, sed eiusmod tempor incididunt.

Stakeholders

NDC partnered with several organizations, including lorem ipsum dolor amet tiempos consectetur adipiscing elit, sed eiusmod tempor incididunt.

Capacity Building

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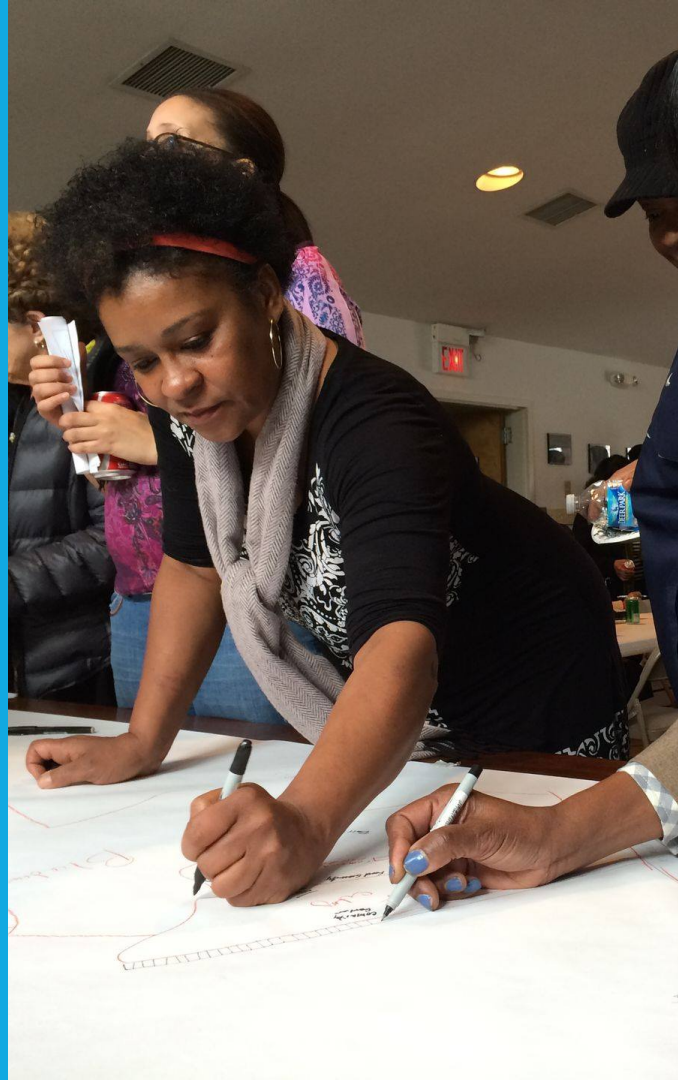

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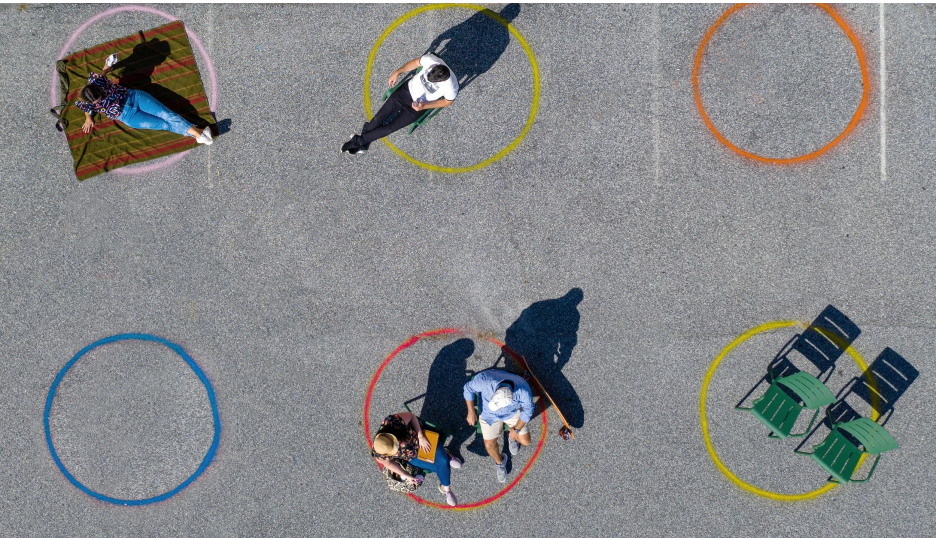

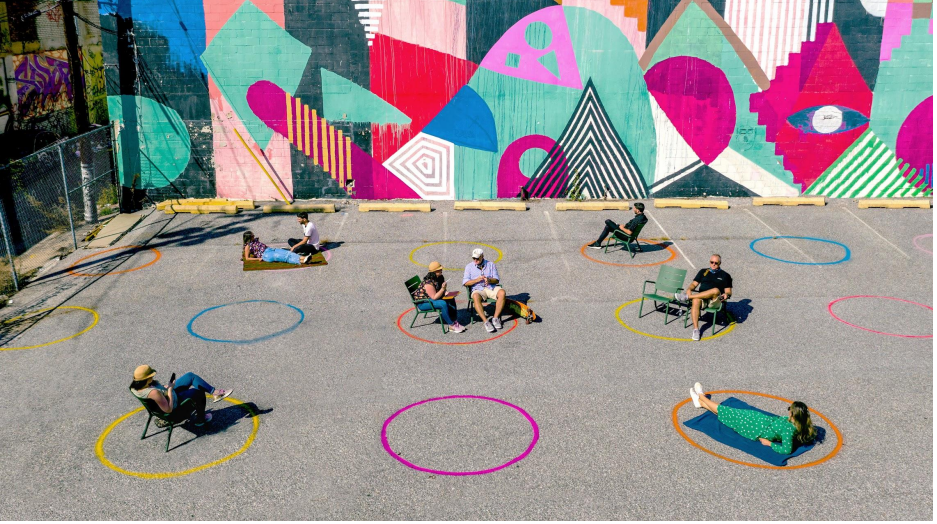

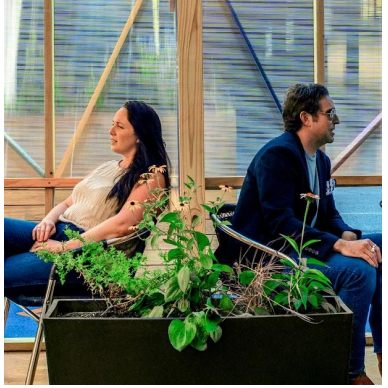

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How to easily replace images

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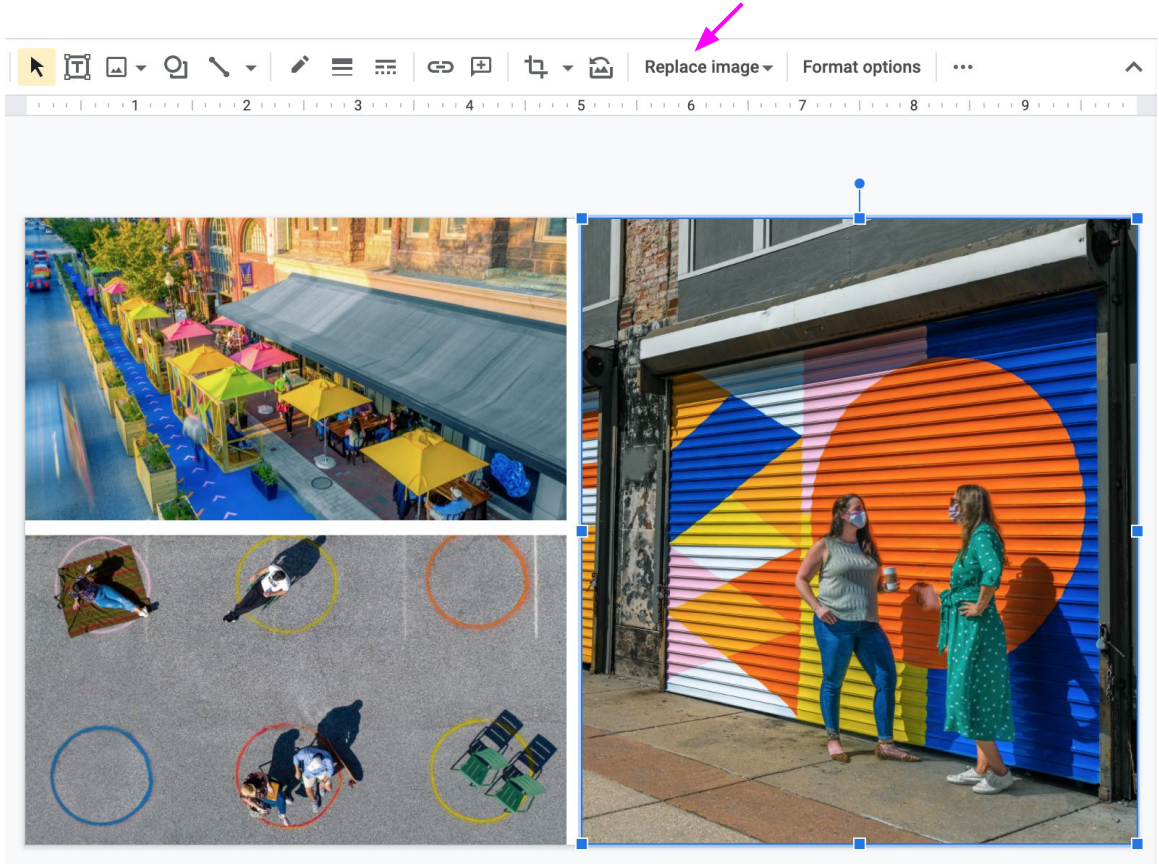

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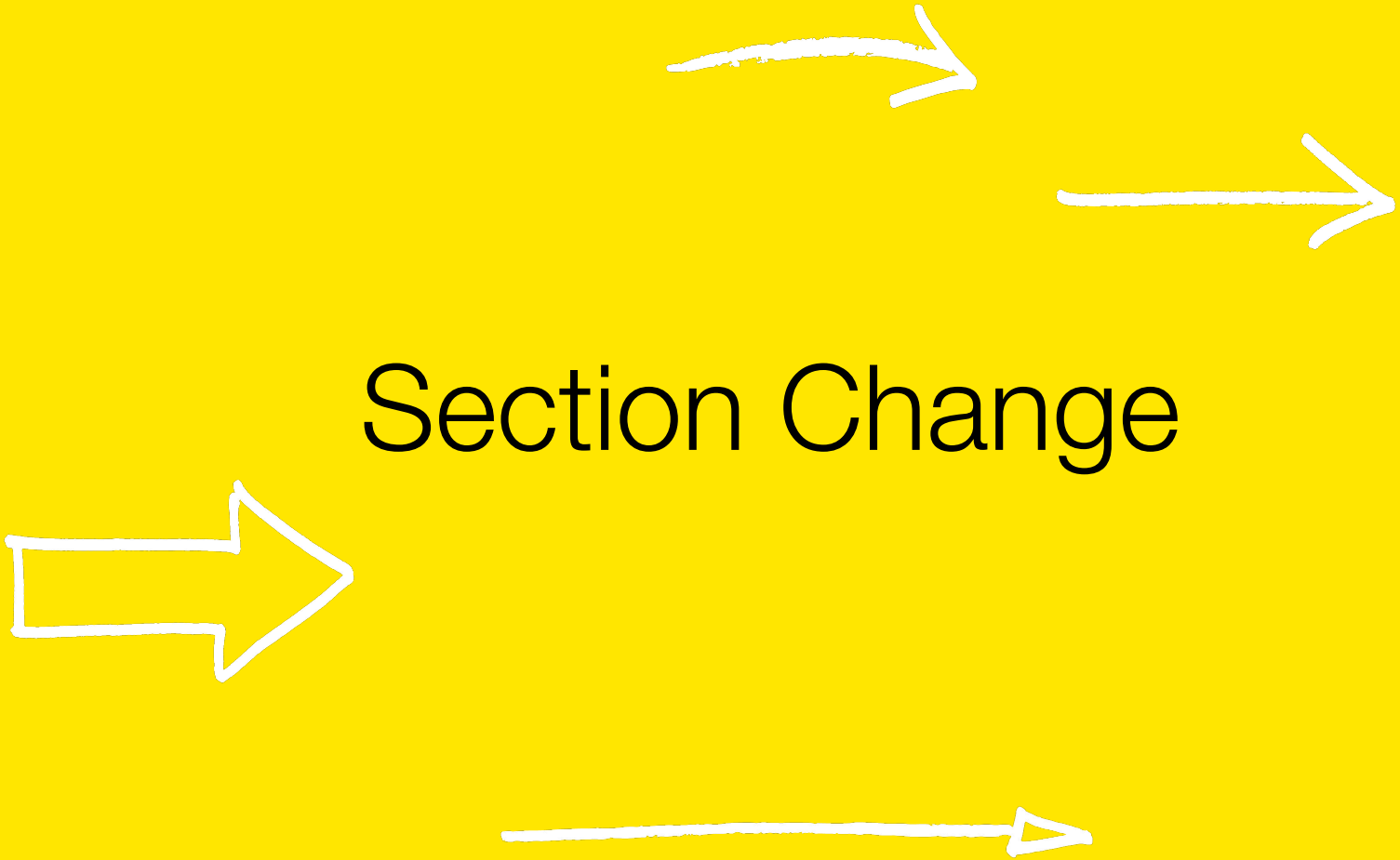

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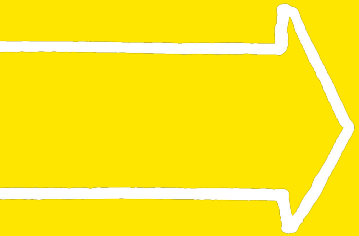

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- ➔ **Who do you already know?**
- ➔ **Who do you need to know?**
- ➔ **Who else is already working there?**
- ➔ **Who are the decision makers and gatekeepers we should engage?**
- ➔ **Lorem ipsum dolor**
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- ➔ **Who do you already know?**
- ➔ **Who do you need to know?**
- ➔ **Who else is already working there?**
- ➔ **Who are the decision makers and gatekeepers we should engage?**

Project Goals

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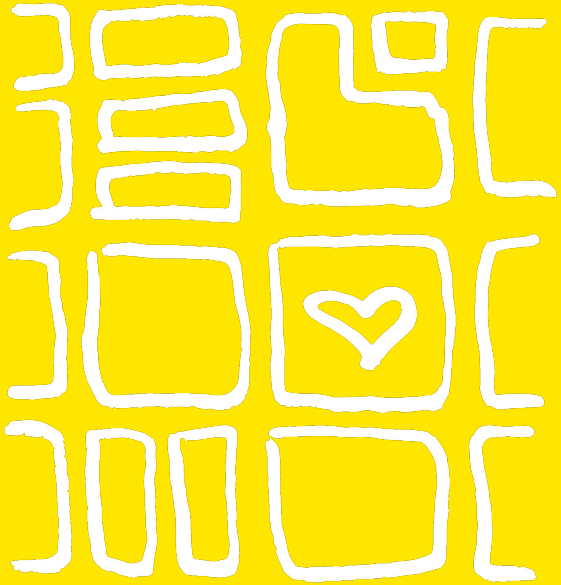

What is collaborative design?

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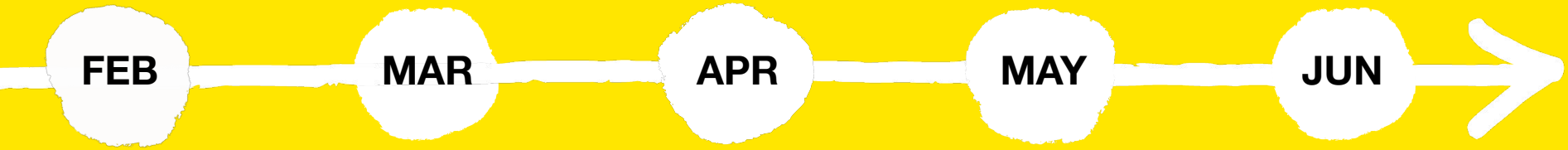
Partnership in 3 parts

1. **How to Assess & Establish Partnerships**
2. **How to Kick off a Partnership**
3. **How to Build Trust & Maintain a Partnership**

Project Timeline



Visions and Goals

By meeting's end, the group will:
understand each participants' relationship to Bostwick, unique contribution to the group, and aspirations for Bostwick in the future.

Community Wants and Needs

By meeting's end, the group will:
have outlined values for the area and community assets with a particular focus on what can influence the focus of the future for Bostwick.

Scenario Planning

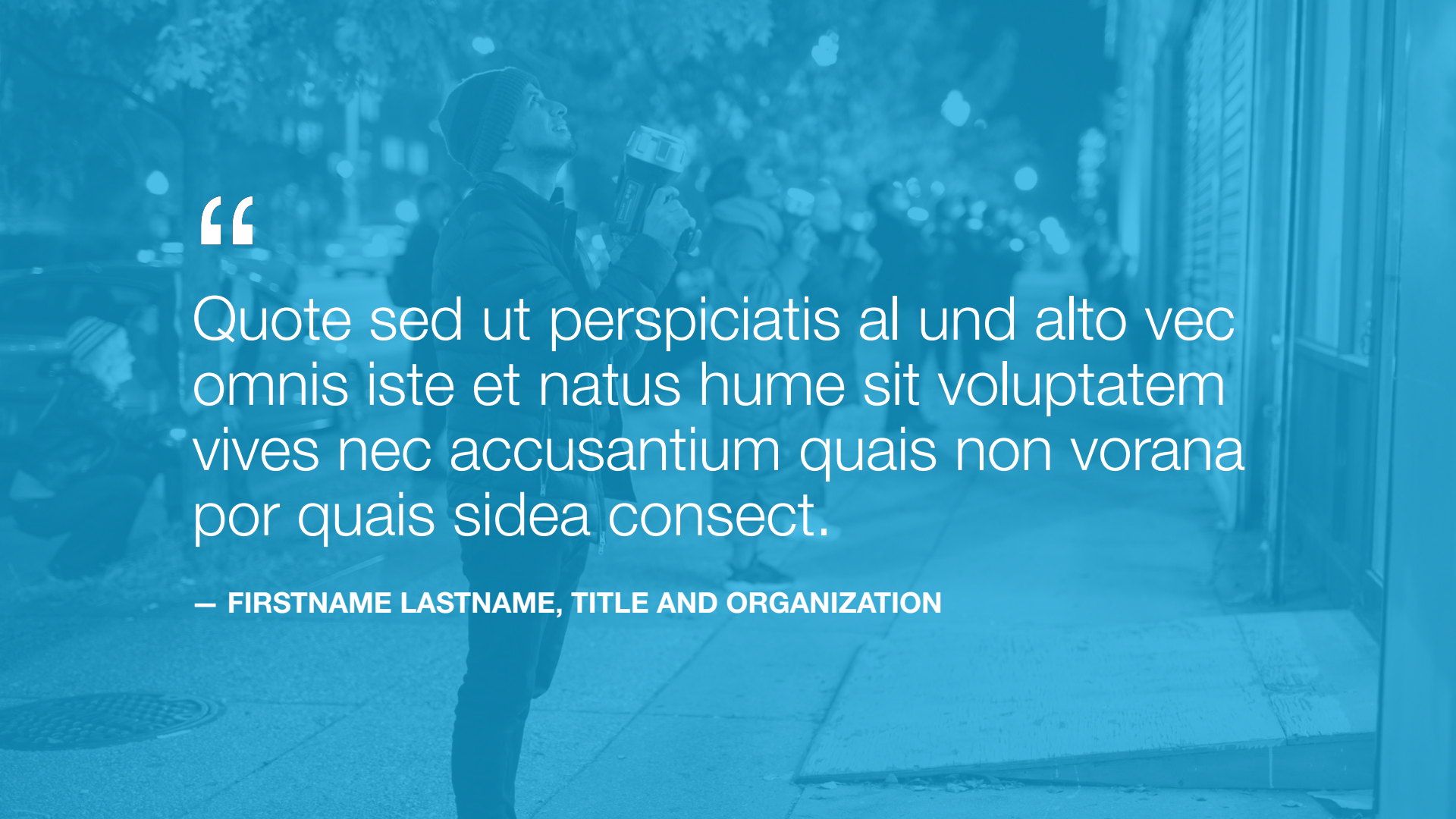
By meeting's end, the group will:
have a refined sense of possible redevelopment scenarios, understand obstacles, and will have additional scenarios to assess.

Scenario Presentation

By meeting's end, the group will:
have outlined values for the area and community assets with a particular focus on what can influence the focus of the future for Bostwick.

Draft Plan

By meeting's end, the group will:
have a clear understanding of the adaptive reuse strategy and short-term steps to achieve it.



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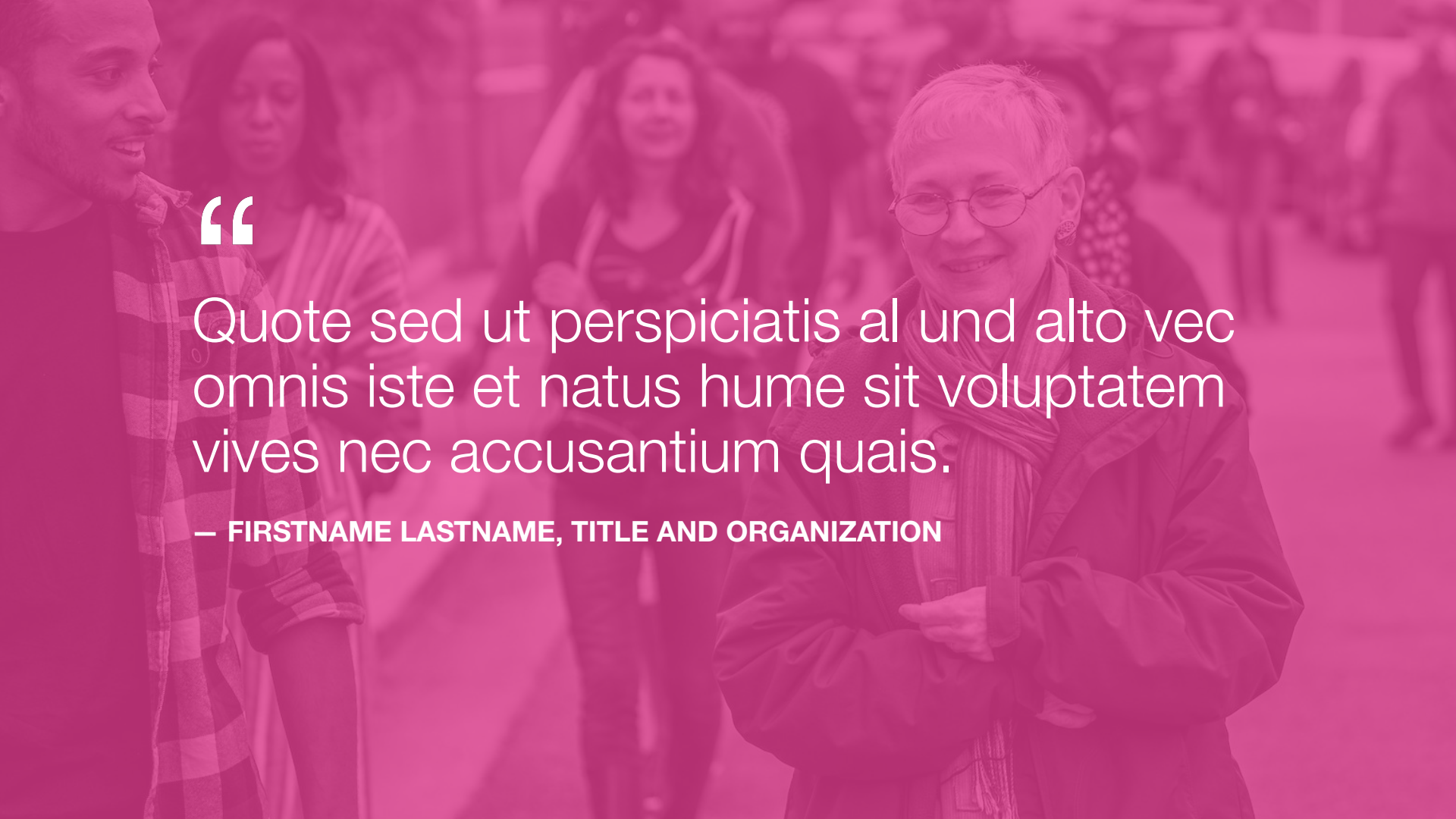
— FIRSTNAME LASTNAME, TITLE AND ORGANIZATION



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— FIRSTNAME LASTNAME, TITLE AND ORGANIZATION

the Neighborhood DesignCenter

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Instagram: @NeighborhoodDesignCenter
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Thank you!

the Neighborhood DesignCenter

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Katryna Carter — kcarter@ndc-md.org
Sophie Morley — smorley@ndc-md.org

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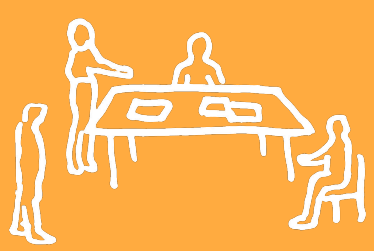
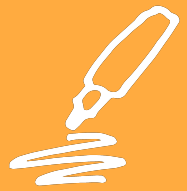
DESIGN / FORMAT NOTE (this is not an actual layout slide)

The following pages contain extra illustrations for you to pull from.

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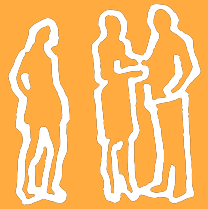

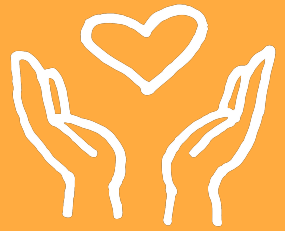
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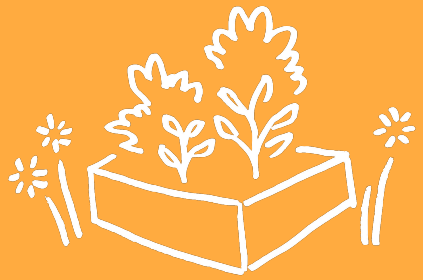

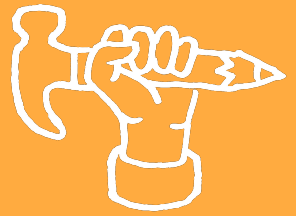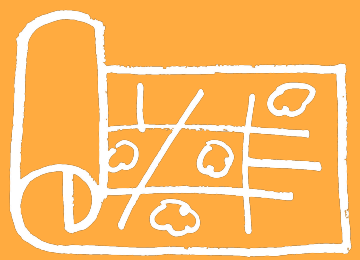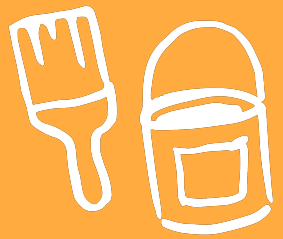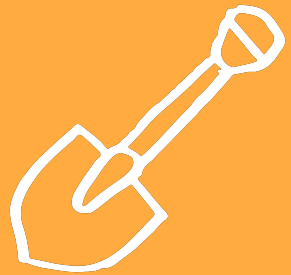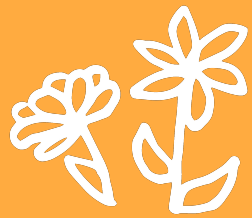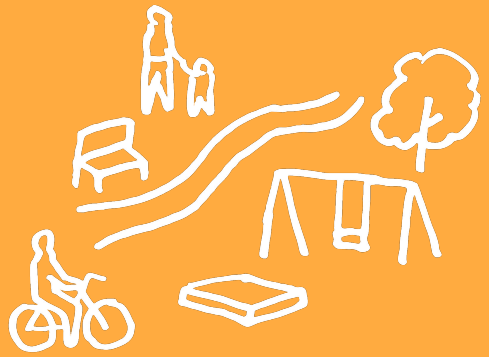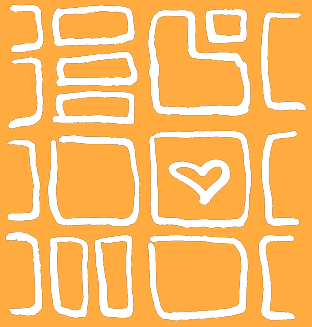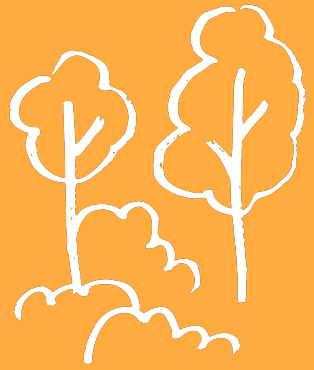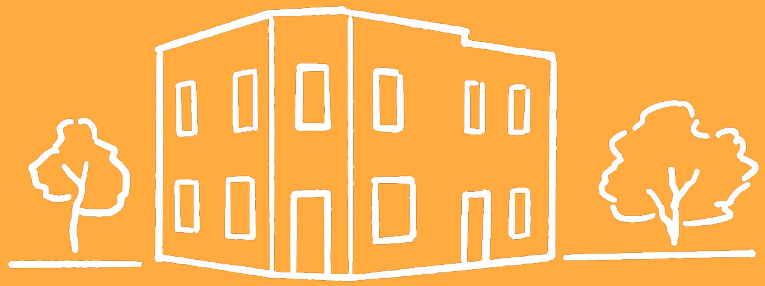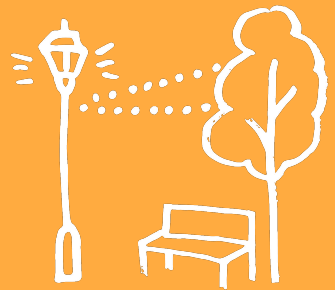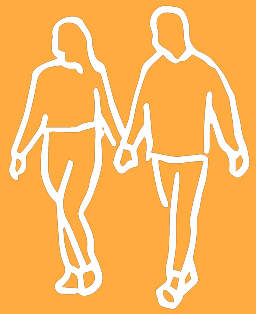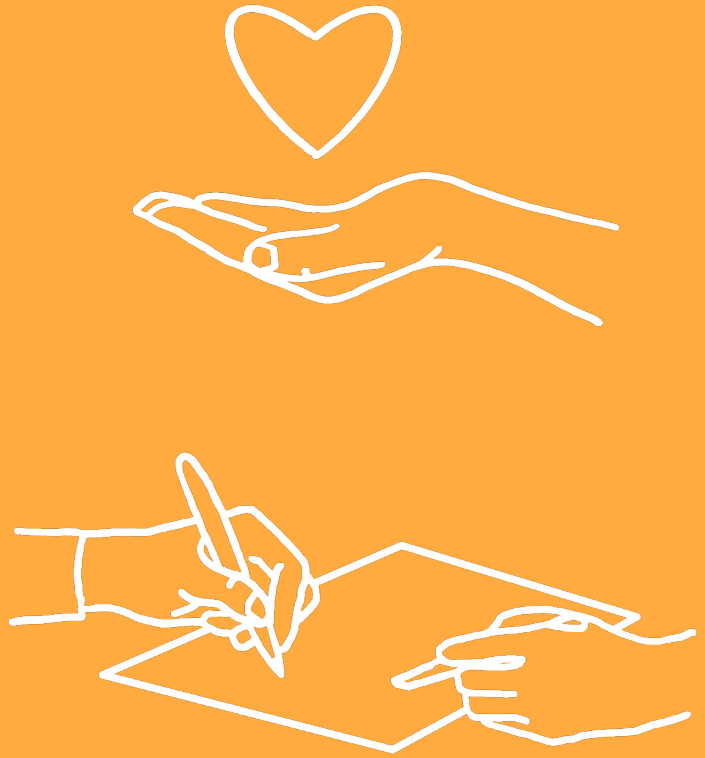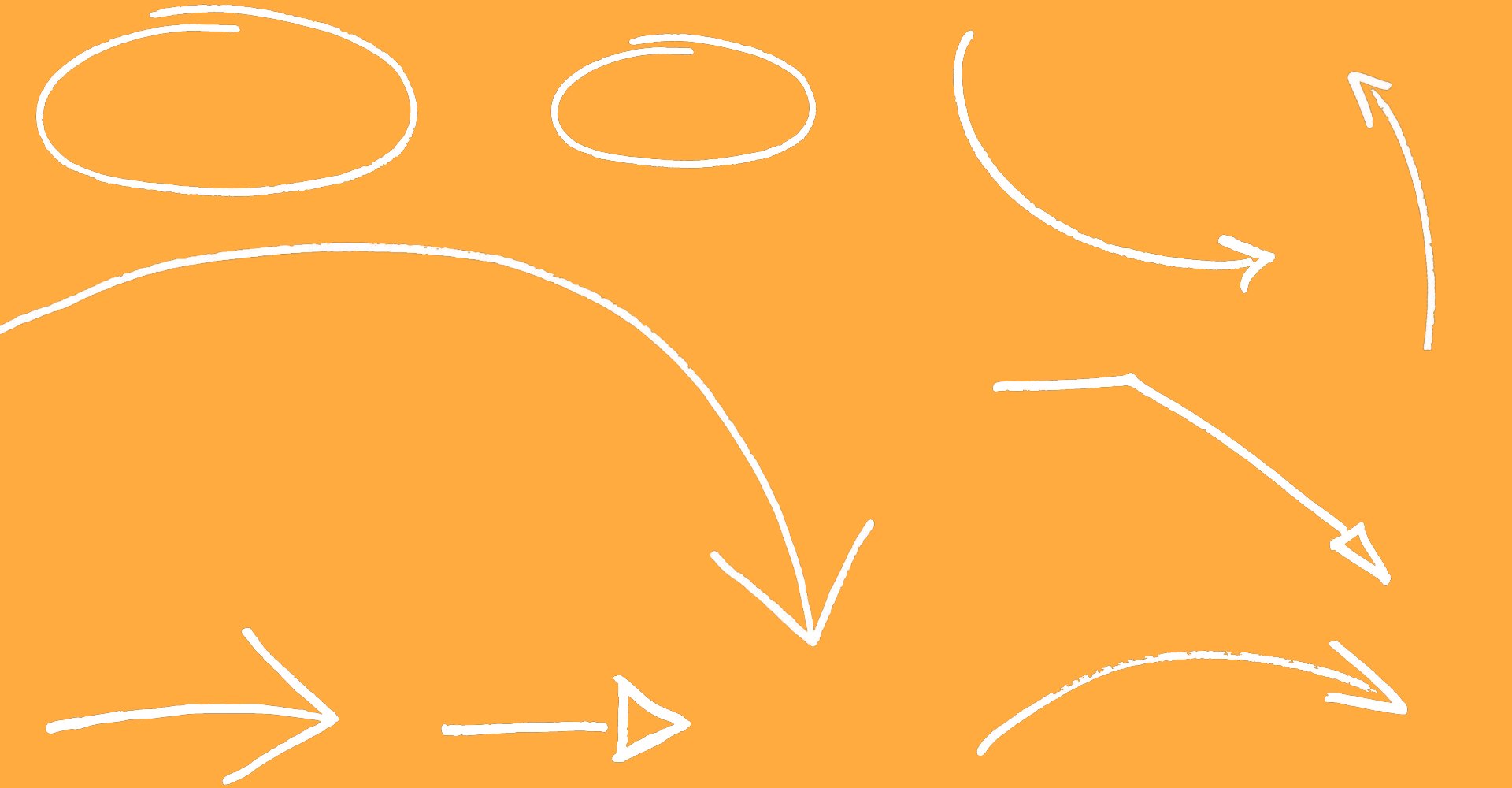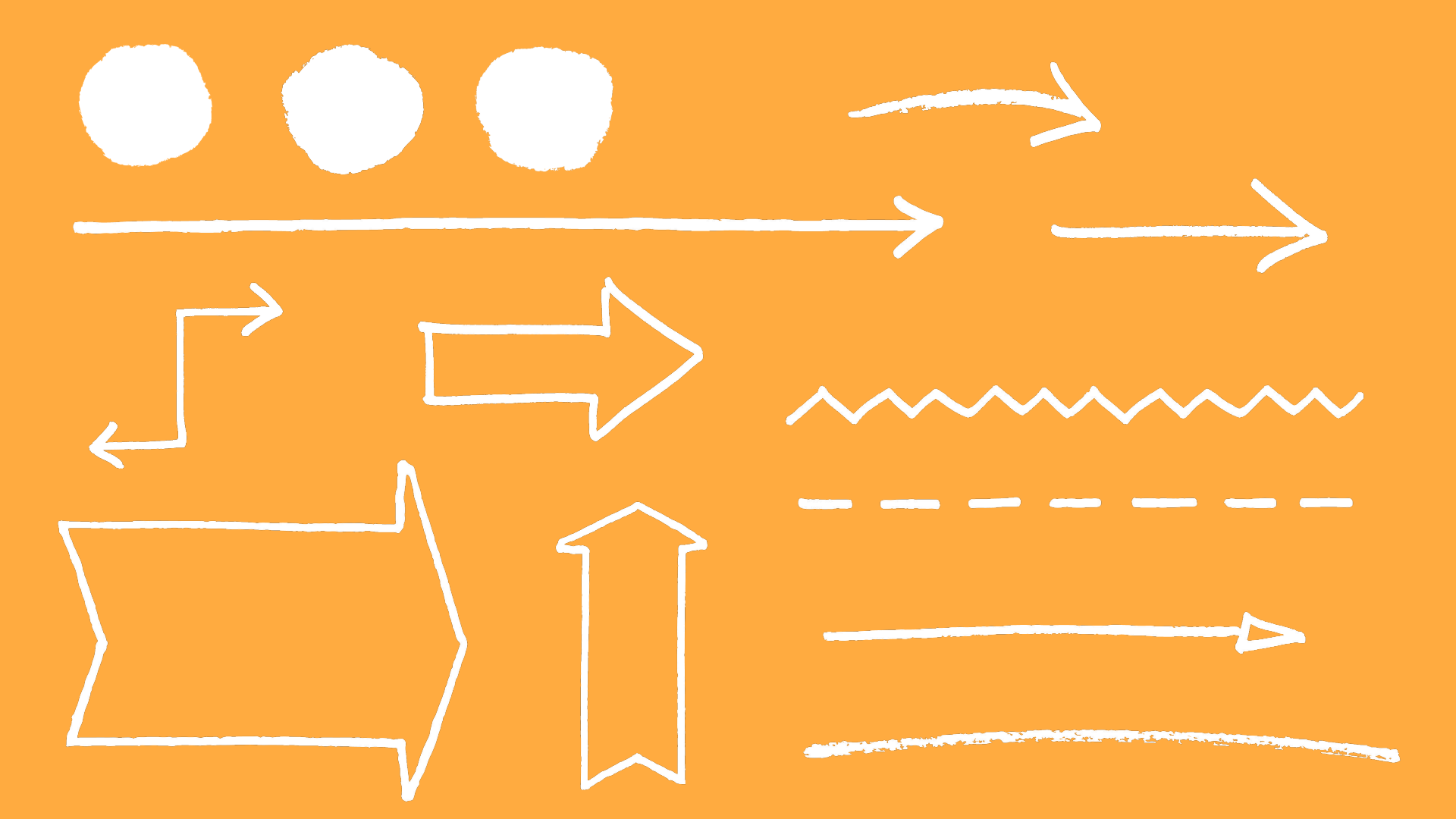
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