

TOWN OF BLADENSBURG, MARYLAND

**ANNEXATION PLAN
Resolution 07 - 2025**

FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING A SEGMENT OF THE RIGHT OF WAY OF KENILWORTH AVENUE (MD 201) AND ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION (PARCEL 156) AND THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND A SEGMENT OF THE RIGHT OF WAY OF THE BALTIMORE-WASHINGTON PARKWAY (MD 295) GENERALLY FROM THE INTERSECTION OF MD. ROUTE 201 NORTH TO THE VICINITY OF MONROE STREET AND LAND OWNED BY PRINCE GEORGE'S COUNTY (PARCELS 117, 122, 126, AND 184, AND LOTS 101 THROUGH 144 AND LOTS 55 THROUGH 70, SAID LOTS HAVING 28 SEPARATE TAX IDENTIFICATION ACCOUNTS, SITUATED ALONG INWOOD STREET (UNDEVELOPED)), AND LAND OWNED BY THE REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY (PARCEL 28) CONTAINING A TOTAL OF 113 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.

WHEREAS, the Mayor and Town Council of the Town of Bladensburg (the "Town") has initiated a resolution (Annexation Resolution 01-2025) proposing to annex certain property contiguous and adjoining to the boundaries of the Town (the "Annexation Area"), comprised of the following parcels, lots and public roadways or rights of way (ROW):

Lands to be Annexed

Parcel/ Lot/ ROW	Ac.	Tax ID No.	Address	Tax Map/ Grid No.	Owner
P. 156	11.43	02-0184416	4141 LLOYD ST, HYATTSVILLE, MD 20781	50/D4	WASHINGTON SUB. SANITARY COMM
P. 155	7.78	02-0184218	KENILWORTH AVE, BLADENSBURG, MD 20710	50/D4	M-NCPPC
MD 201	-	n/a	n/a	50/D4	SHA
MD 295	-	n/a	n/a	50/D4	NPS
P. 184	.63	02-0161760	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOT 55	.06	02-0161356	INWOOD ST, HYATTSVILLE, MD	58/F1	PRINCE GEORGE'S COUNTY

			20781		
LOTS 56-58	.17	02-0161711	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 59-62	.23	02-016144	INWOOD ST, HYATTSVILLE, MD 20781	58/F1	PRINCE GEORGE'S COUNTY
LOTS 63-66	.23	02-0161745	INWOOD ST, HYATTSVILLE, MD 20781	58/F1	PRINCE GEORGE'S COUNTY
LOTS 67-68	.11	02-0161513	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 69-70	.17	02-0161505	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 101-104	.23	02-0161661	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 105-107	.17	02-0161695	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 108-109	.11	02-0161463	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGES COUNTY
LOTS 110-112	.17	02-0161687	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 113-114	.11	02-0161638	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 115-116	.11	02-0161620	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 117-119	.17	02-0161562	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 120-121	.11	02-0161554	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 122-123	.11	02-0161422	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 124-125	.11	02-0161539	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY

LOT 126	.05	02-0161737	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 127-128	.11	02-0161588	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 129-130	.11	02-0161570	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 131-132	.11	02-0161729	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 133-134	.11	02-0161471	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOT 135	.05	02-0161646	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 136-137	.11	02-0161547	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 138-139	.11	02-0161489	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 140-141	.11	02-0161455	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOTS 142-143	.11	02-0161612	INWOOD ST, HYATTSVILLE, MD 20781	58/E1	PRINCE GEORGE'S COUNTY
LOT 144	.05	02-0161430	INWOOD ST, HYATTSVILLE, MD 20781	58/F1	PRINCE GEORGE'S COUNTY
Pepsi Place	-	n/a	n/a (0380)	58/E1	PRINCE GEORGE'S COUNTY
Hospital Drive	-	n/a	n/a (CO 4852)	58/F1	PRINCE GEORGE'S COUNTY
View-point Place	-	n/a	n/a (PVT)	58/F1	PRINCE GEORGE'S COUNTY
Mercy Lane	-	n/a	n/a (CO 4853)	58/F1	PRINCE GEORGE'S COUNTY
P. 122	3.22	02-0161802	3011 HOSPITAL DR., LANDOVER, MD 20785	58/E1	PRINCE GEORGE'S COUNTY
P. 117	5.35	02-0161786	3007 HOSPITAL DR	58/E1	PRINCE GEORGE'S

			LANDOVER 20785		COUNTY
P. 126	3.22	02-0161794	3005 HOSPITAL DR LANDOVER 20785	58/E1	PRINCE GEORGE'S COUNTY
P. 28	23.09	02-0161810	3001 HOSPITAL DR LANDOVER 20785	58/F1	REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

; and

WHEREAS, Charles P. Johnson & Associates Inc. has prepared a Map of the 2024 Extension of the Town of Bladensburg dated October 2024 along with a Description of Area to be Annexed by the Town of Bladensburg (Prince George's County, Maryland – 16 pages), attached hereto and incorporated herein as exhibits, which shall be interpreted to control as the official description of the area proposed to be annexed by said Annexation Resolution and this Annexation Plan; and

WHEREAS, said Annexation Resolution will be initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code; and

WHEREAS, §4-415 of the LG Art. states that in addition to, but not as part of, an annexation resolution, the legislative body of the municipality shall adopt an annexation plan for the area to be annexed, and that the annexation plan shall be open to public review and discussion at the public hearing on the annexation resolution; and

WHEREAS, the Annexation Area currently has no known qualified voters or residents presently residing as residential occupants or tenants upon the premises, or parcels owned and maintained by said public entities; therefore, the Mayor and Council further finds and concludes that there are no qualified voters residing in the Annexation Area and the property owners of tax-exempt lands are not entitled to vote, petition, consent to, or otherwise participate in a municipal annexation referendum.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Town Council of the Town of Bladensburg hereby adopts, and approves the following:

A. Introduction. This Annexation Plan has been prepared by the Town pursuant to Section 4-415 of the Local Government Article, of the Annotated Code of Maryland. Pursuant to State law, said plan is not intended to be formally part of, but is approved contemporaneously thereto to compliment and be read together with Annexation Resolution 01-2024, along with any exhibits referenced therein, which is hereby incorporated by reference herein as if written herein word for word.

B. Land Use and Zoning Pattern for the Annexation Property.

(1) The Annexation Area, which includes exclusively public lands, as listed by each property (i.e., ROW, lot or parcel) and as described in the first recital of this Resolution and Plan and incorporated herein by reference is located approximately along the southern boundary of the

Town's corporate limits near and including land situated along or near Kenilworth Avenue (MD Route 201), and the Baltimore-Washington Parkway (MD 295). The Annexation Area shall be referenced as the "Bladensburg Overlook Site Annexation (2024 Extension)." The Annexation Area is specifically shown or described in a Map of the 2024 Extension of the Town of Bladensburg dated October 2024 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072), which is attached hereto and incorporated herein by reference as Exhibit A, along with a Description of Area to be Annexed by the Town of Bladensburg, Prince George's County, Maryland (16 pages) prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibit B. The Annexation Area is further located in Subregion II, Planning Area 69 (Bladensburg-New Carrollton & Vicinity).

(2) The Annexation Area is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") and the Prince George's County Council sitting as the Regional District Council. The Annexation Property area comprising of five parcels (Parcels 28, 117, 122, 126, & 184) and approximately 57 lots (Lots 101-144 & Lots 55-70) located near Hospital Drive and the Prince George's Hospital Center is currently zoned CGO (Commercial, General and Office). The purposes of the Commercial, General and Office (CGO) Zone are: (A) To provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness; (B) To incorporate development with multiple uses, shared parking, and coordinated signage and landscaping; and (C) To accommodate higher-density residential uses as part of vertically or horizontally mixed-use development. Upon annexation into the Town, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

(3) The Annexation Property area comprising of Parcel 156 near Lloyd Street is zoned IE (Industrial, Employment). Said parcel is also classified as I-D-O (Intense Development Overlay) in the Chesapeake Bay Critical Area. Upon annexation into the Town, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

(4) The Annexation Property area comprising of Parcel 155 near 49th Avenue is zoned ROS (Reserved Open Space). Said parcel is also classified partially as I-D-O (Intense Development Overlay) in the Chesapeake Bay Critical Area. The purposes of the Reserved Open Space (ROS) Zone are: (i) To encourage the preservation of large areas of agriculture, trees, and open spaces; (ii) To protect scenic and environmentally-sensitive areas; (iii) To ensure the retention of certain areas for non-intensive, active, or passive recreation uses; and (iv) To provide for a limited range of public, recreational, and agricultural uses. The use of the ROS Zone is intended to facilitate the permanent maintenance of certain areas of the County, both publicly and privately owned, in an undeveloped state. Upon annexation into the Town, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

C. **Availability of Land for Public Facilities.** There are no existing or pending agreements between the Town and the public landowners concerning dedication of portions of the Annexation Area for public facilities. Land use, zoning, subdivision, building construction and

storm water regulations are generally administered by the County, the Washington Suburban Sanitary Commission (the “WSSC”), or the Maryland-National Capital Park and Planning Commission. All necessary infrastructure and improvements, including road access, sidewalks, storm water management systems, water and sewer systems and/or extensions and utility delivery systems, and all other facilities necessary to service the Annexation Area shall be installed and maintained in accordance with sound engineering principles, and shall be subject to location, design and construction approvals and/or Mandatory Referrals or permits reviewed by Prince George’s County, M-NCPPC, WSSC, the Prince George's Soil Conservation District or the County Planning Board.

D. Public Water and Sewer. Public water and sewer service is or will be supplied by the Washington Suburban Sanitary Commission for the Annexation Area. The sewer basin is basin ID: 09, basin name: Lower Anacostia. The current water and sewer categories are as follows: sewer category, sewer code: S-3, sewer description code: Community System and the Sewer Envelope Availability: Planned or Existing Community System. The water category is water code: W-3, water description code: Community System. According to the County’s 2018 Water and Sewer Plan, Category 3 - Community System means the property is or will be served by public water and sewer.

E. Other Municipal or Related Services.

(1) **Police Service.** As permitted by law, the Annexation Property is to be concurrently served by the United States Park Police, the Prince George’s County Police Department, the M- NCPPC Park Police and the Bladensburg Police Department for purposes of police protection. Certain police services may be provided by either of the aforementioned police departments, or any of the four agencies, pursuant to any applicable state law, memoranda of understanding regarding jurisdictional police services or any mutual aid agreements as permitted by law and previously or subsequently entered into between the Town, the U.S.A., the County and bi- regional district governments. The Bladensburg Police Department will serve as a secondary, or otherwise a supporting law enforcement agency having concurrent police jurisdiction over the Annexation Area. Such services will commence after annexation, using existing personnel and equipment, at a limited or similar level of service now being provided to the Town in areas where police protective services are provided on a concurrent basis with other police agencies.

(2) **Emergency Service.** The Bladensburg Volunteer Fire Department & Rescue Squad presently provides fire protection and emergency medical services to the Annexation Area. Such services will continue after annexation, using existing personnel and equipment, at the same or similar level of service now being provided.

(3) **Street Maintenance.** The Annexation Area contains no thorough streets or highways under the jurisdiction of the Town of Bladensburg for the general use of the travelling public. Any existing public streets or roadways located within, nearby or adjoining the Annexation Area will continue to be maintained for public use by the County, or State governments into the foreseeable future. Non-private driveways or access roads to land within the Annexation area will continue to be maintained by the County or other public entity.

(4) **Refuse Collection.** The Town presently offers only residential trash collection. The Public Works Department picks up all litter and debris on town-maintained streets. If litter or debris is on private property, removal is the responsibility of the property owner. There is no residential development or occupancy within the Annexation Area and presently there are no municipal trash collection services proposed for the Annexation Area unless such services are deemed necessary by the current or subsequent property owners, or the Town finds that it is necessary for public health and safety. Any waste or trash generated by the public amenities located with the Annexation Area will continue to be collected by the County.

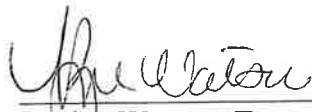
F. **Financing Services.** Financing for any municipal services extended to the Annexation Property will be provided through the general fund as currently provided to the Town. The largest source of tax revenues collected by the Town is attributable to the municipal property tax which is levied against taxable property of which portions of the Annexation Area owned by a tax-exempt entity may in the future contain such taxable property especially where portions of the premises are leased to taxable entities; however, the Town may fund certain extended services by way of intergovernmental grants and/or memoranda of understanding.

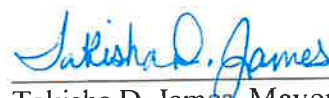
APPROVED: By the Mayor and Council of the Town of Bladensburg, Maryland.

I HEREBY CERTIFY that the above Annexation Plan was passed by the required yeas and nays vote of the Mayor and Council of the Town of Bladensburg on the 24th day of October 2024.

BE IT FURTHER RESOLVED that this Resolution be and is hereby adopted this 24th day of October 2024 may be signed by the Mayor on behalf of the governing body and shall take effect immediately upon its adoption.

Attest:


Regine Watson, Town Clerk


Takisha D. James, Mayor