



# Agenda Item Summary Report

**Meeting Date:**  
March 9, 2026

**Submitted by:**  
Emily Lutz, MNCPPC  
Michelle Bailey Hedgepeth, Town Administrator

**Item Title: INFORMATION MEMO | Port Town Sector Plan Update – March 2025**

This is a briefing on the Port Towns Sector Plan and an overview of the recently completed document

**Work Session Item [X]**  
**Council Meeting Item [X]**

**Documentation Attached:**  
Briefing Item

**Recommended Action:**

Review, comment, and provide direction to the MNCPPC on the Port Town Sector Plan

Presentation by Emily Lutz, Maryland-National Capital Park and Planning Commission (M-NCPPC)

The Town Council will receive a briefing from Emily Lutz of the Maryland-National Capital Park and Planning Commission (M-NCPPC) regarding the Draft Port Towns Sector Plan, a comprehensive planning document currently under review by the Prince George's County Planning Board.

The draft plan is a 388-page document that outlines a long-term vision, policies, and implementation strategies for the Port Towns area, which includes the municipalities of Bladensburg, Colmar Manor, Cottage City, and Edmonston.

**Background**

The Port Towns Sector Plan was last adopted in 2008/2009, and the current draft represents the first comprehensive update in more than a decade. The new plan is intended to replace the previous sector plan and portions of earlier planning documents affecting the area.

The updated plan has been developed over approximately two years of planning, analysis, and community engagement, incorporating feedback from residents, business owners, municipal leaders, and regional stakeholders.

The sector plan area encompasses approximately 1,900 acres and includes major transportation corridors, established residential neighborhoods, commercial areas, employment centers, and environmental assets along the Anacostia River.

**Purpose of the Sector Plan**

- Sector plans are long-range planning documents used by Prince George's County to guide:
- Land use and zoning recommendations
- Economic development and redevelopment opportunities
- Housing preservation and development
- Transportation and mobility improvements
  
- Environmental protection and open space planning
- Infrastructure investments and public facilities

The Port Towns Sector Plan is designed to implement the goals of Plan Prince George’s 2035, which designates the Port Towns area as a Neighborhood Center, encouraging targeted growth and revitalization while preserving existing communities.

**Key Themes in the Draft Plan**

The draft plan identifies several strategic priorities for the Port Towns:

- Economic Development and Revitalization
- Encourage reinvestment along major corridors such as Bladensburg Road, Annapolis Road, and Kenilworth Avenue
- Support redevelopment of underutilized commercial and industrial sites
- Strengthen local business districts and attract new mixed-use development
- Housing and Neighborhood Stability
- Preserve existing housing stock
- Encourage context-sensitive infill development
- Promote a mix of market-rate and workforce housing options
- Transportation and Mobility
- Improve pedestrian and bicycle connectivity
- Address safety and accessibility along major roadways
- Expand multimodal transportation options
- Environmental and Recreational Assets
- Enhance access to the Anacostia River and regional trails
- Protect natural resources and green infrastructure
- Expand parks and open space connections
- Placemaking and Community Identity
- Strengthen the unique character of each Port Town municipality
- Improve gateway corridors and community entrances
- Promote walkable civic and commercial centers

The overall vision of the draft plan is to create healthy, walkable, and environmentally sustainable communities that leverage the historic, cultural, and economic assets of the Port Towns while supporting coordinated regional growth.

**Next Steps**

Following review by the Planning Board, the draft sector plan will move through the County’s legislative approval process, including public hearings and review by the Prince George’s County Council sitting as the District Council.

The Council briefing will provide an opportunity for Town officials to:

- Receive an overview of the draft plan
- Understand potential implications for Bladensburg
- Provide feedback during the review process
- Identify priorities and opportunities for future redevelopment and infrastructure investment

**Staff Recommendation** \ This briefing item is for information and discussion only. Staff recommends that the Mayor and Council receive the presentation and provide feedback as appropriate during the sector plan review process.

<b>Budgeted Item:</b> Yes [ X ] No [ ] <b>Budgeted Amount:</b> \$ NA <b>One-Time Cost:</b> NA <b>Ongoing Cost:</b> Monthly Cost	<b>Continued Date:</b>
<b>Council Priority:</b> Yes [ ] No [ ]	<b>Approved Date:</b>