



Prince George's County Planning Board
Office of the Chairman

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

(301) 952-3561

September 28, 2023

The Honorable Thomas E. Dernoga
Chair, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive, 2nd Floor
Largo, MD 20774

Dear Chair Dernoga:

This letter requests the District Council initiate an area sector plan and concurrent sectional map amendment for approximately 1,935 acres located in and around the municipal boundaries of Bladensburg, Colmar Manor, Cottage City, and Edmonston, all within Councilmanic District Five. On September 28, 2023, the Prince George's County Planning Board approved this request and reviewed and approved for transmittal the Recommended Goals, Concepts, Guidelines, and Public Participation Program for the Port Towns Sector Plan. The Planning Board is pleased to transmit to the District Council the recommended Goals, Concepts, Guidelines, and Public Participation Program and a draft Resolution of Initiation for this sector plan and sectional map amendment (SMA).

To allow adequate time for the development of a sector plan and concurrent SMA that addresses all of the major issues, engages stakeholders and partner agencies, and maximizes opportunities for public outreach and participation, the Planning Board requests the District Council grant a nine-month extension of the timeframe to prepare the Staff Draft Sector Plan and its SMA. More information regarding the necessity of this request can be found within the enclosed Goals, Concepts, Guidelines, and Public Participation Program.

The approved FY 2023 and FY 2024 Planning Department work programs included the preparation of a sector plan and concurrent sectional map amendment based on Plan 2035, the County's General Plan, for the Port Towns area. Once this sector plan is approved, it will replace the 2009 *Approved Port Towns Sector Plan and SMA* and portions of the 1994 *Approved Master Plan for Planning Area 68* and the 2018 *Approved Greater Cheverly Sector Plan*, and amend applicable county functional master plans.

The sector plan will focus on those areas likely to experience development or redevelopment pressure over a 25-year period, including the Plan 2035 designated Port Towns Neighborhood Center. It will also focus on defining updated, achievable, and realistic vision, goals, policies, and strategies for the Towns of Bladensburg, Colmar Manor, Cottage City, and Edmonston, and their surrounding unincorporated areas. The key goals of this sector plan will be to develop implementable strategies and recommendations to enhance land use; economic prosperity; transportation and mobility; the natural environment; housing and neighborhoods; community heritage, culture and design; public facilities; and

healthy communities. In addition, the boundaries of the Neighborhood Center will be defined. The key goal of the SMA is to implement the land use recommendations in the sector plan through zoning.

For more information and updates about the sector plan and SMA, please visit the project website: <https://www.mncppc.org/5388/Port-Towns-Sector-Plan-and-SMA-Update>

The Planning Board looks forward to working with the District Council to complete the sector plan and SMA for the Port Towns area. If the Planning Board can be of further assistance to you regarding this matter, please contact me or Josephine Selvakumar, Project Manager, at Josephine.Selvakumar@ppd.mncppc.org.

Sincerely,



Peter A. Shapiro
Chair

Enclosures: (1) Recommended Goals, Concepts and Guidelines and Public Participation Program
(2) Draft District Council Resolution of Initiation

cc: Suzann King, Acting Planning Director
Derick Berlage, AICP, Acting Deputy Director of Operations
Tony Felts, AICP, Chief, Community Planning Division
Sarah Benton, AICP, Supervisor, Long-Range Planning Section, Community Planning Division
Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division
Josephine Selvakumar, Planner III, Master Plans and Studies Section, Community Planning Division
Arnaldo Ruiz, Planner II, Long-Range Planning Section, Community Planning Division
David Warner, Principal Counsel
Angie Rodgers, Deputy Chief Administrative Officer for Economic Development, Office of the County Executive
Project file