

# EXISTING LAND USE AND CURRENT ZONING POLICIES

## KEY FINDINGS

- Port Towns is a **primarily residential-single family land use area** followed closely by parks and open space.
- The predominant zone class for the area is the **Residential, Single-Family-65 (RSF-65)** followed by **Reserved Open Space (ROS)**.
- Most of the parks and **open spaces are located adjacent to the Anacostia River and are not well integrated with the residential areas.** M-NCPPC parks are distributed throughout the area providing residents walkable access to parks and open space.
- The majority of residential single-family land use is in the northeast and most of the parks and open space is in the southwest. **The two areas are separated by an industrial corridor.**
- The commercial component is located primarily along the principal corridors of Kenilworth Avenue, Baltimore Avenue, Bladensburg Road, Edmonston Road, and Annapolis Road.
- Another **strong presence in the area is the Agricultural and Preservation (AG) zone class.**

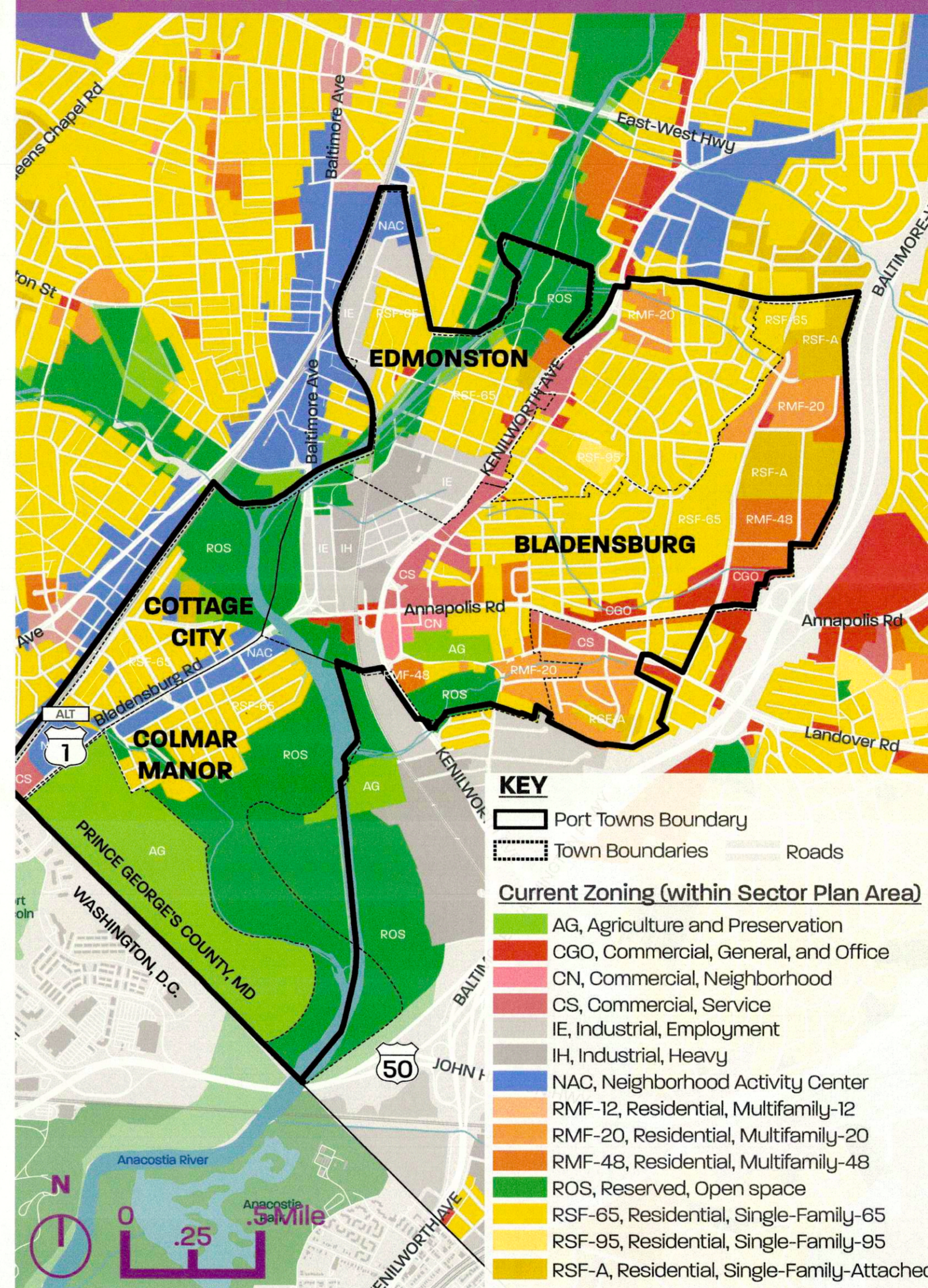
*Seems like problem to have so much heavy industry dirty vehicular industry so*

*close to the watershed NE Branch Anacostia Capital*

## EXISTING LAND USE



## CURRENT ZONING



Colmar Manor Park  
Source: M-NCPPC



Bladensburg Waterfront Park  
Source: M-NCPPC



Single-Family Detached Homes in Colmar Manor  
Source: M-NCPPC



Single-Family Attached Homes in Bladensburg  
Source: RHI



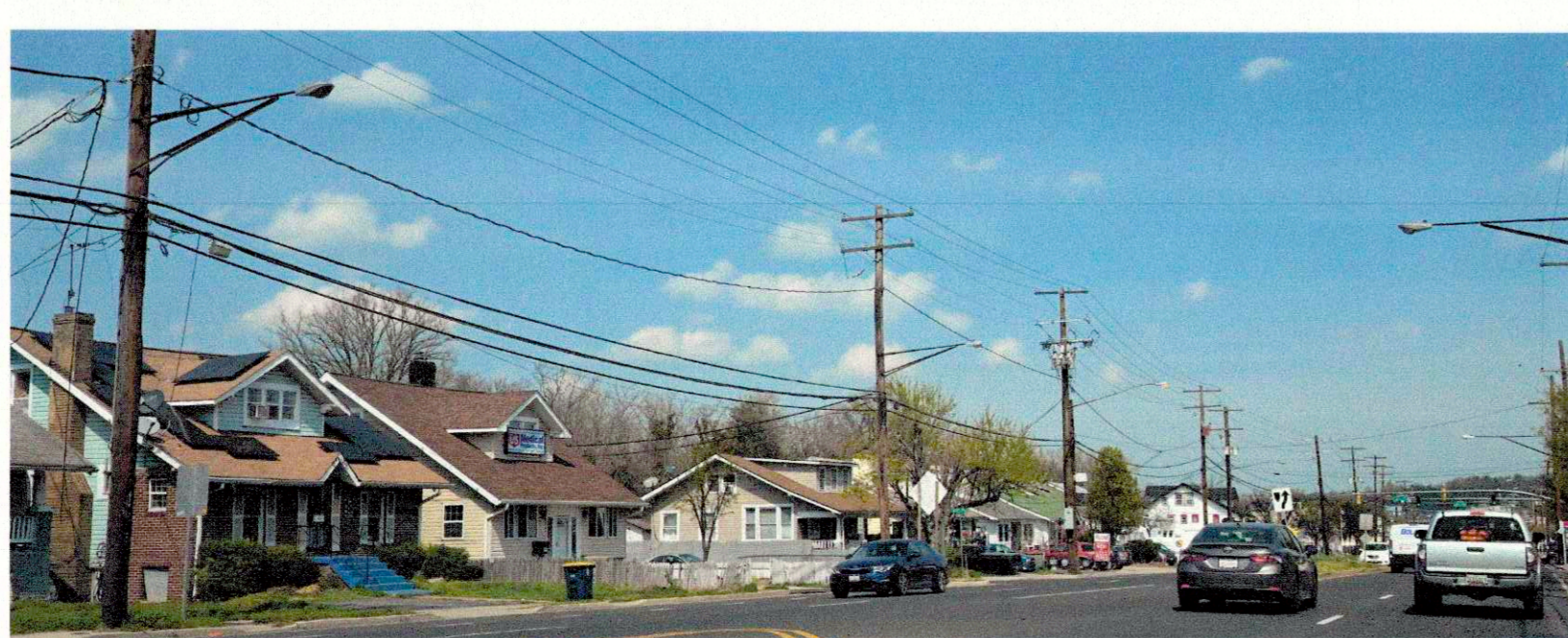
Multi-Family Residences in Bladensburg  
Source: RHI



Mixed-Use Development in North Brentwood  
Source: M-NCPPC



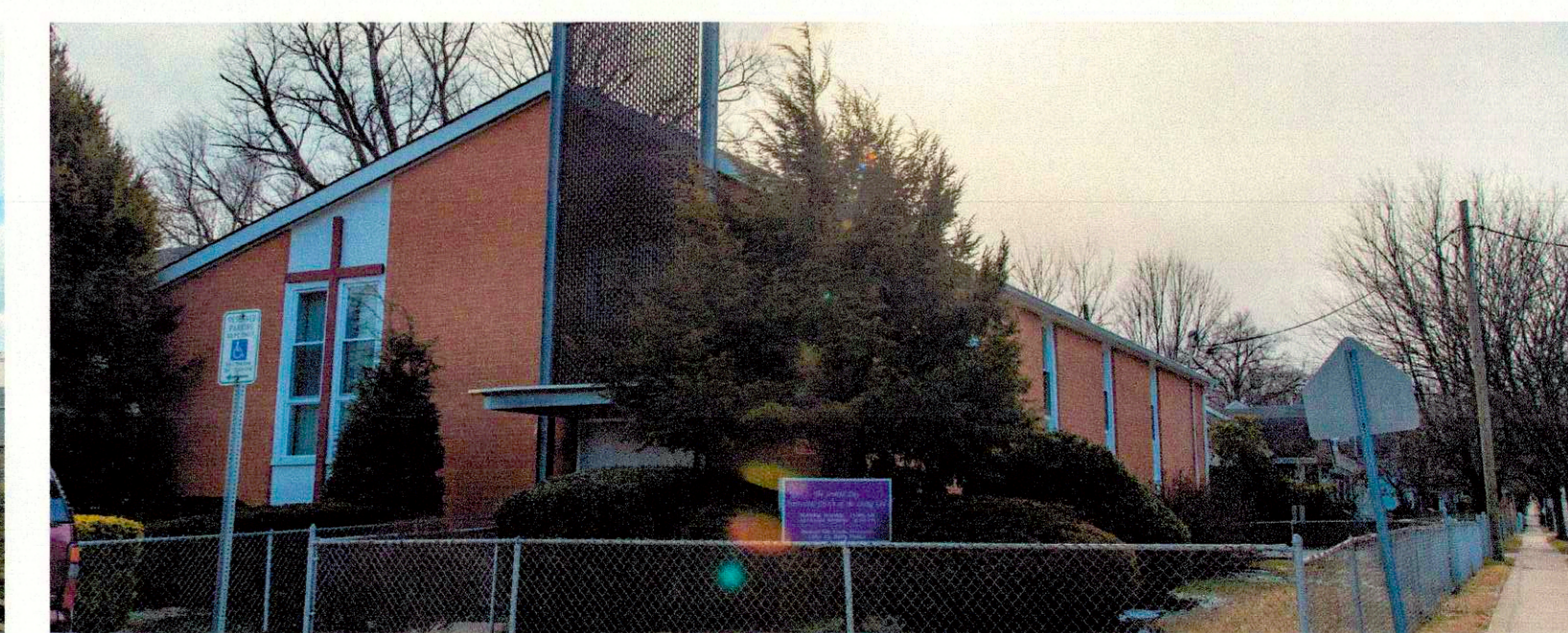
Annapolis Road Commercial Corridor  
Source: M-NCPPC



Bladensburg Road Commercial Corridor  
Source: M-NCPPC



Industrial Corridor in Edmonston  
Source: M-NCPPC



A Place of Worship in Cottage City  
Source: M-NCPPC

# MARKET SECTOR: INDUSTRIAL

## KEY FINDINGS

Port Towns' **Industrial areas are valuable because of their proximity to potential regional markets.**

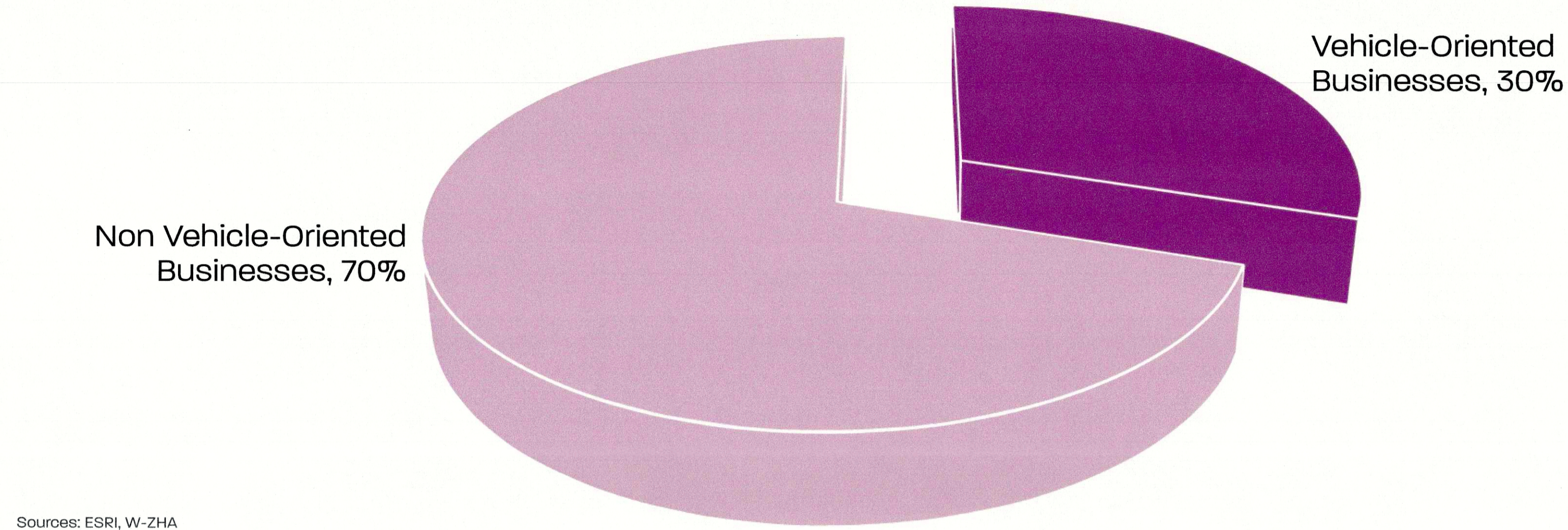
### WITHIN THE EDMONSTON INDUSTRIAL AREAS

- Of the 70 businesses, **43% serve a regional market.** These are businesses in the construction, manufacturing, transportation/warehousing, wholesale, and professional services industries.
- Vehicle-related businesses account for 30% of all businesses** here.
- Edmonston's industrial area is more diverse** with more retail, recreation, and miscellaneous businesses.

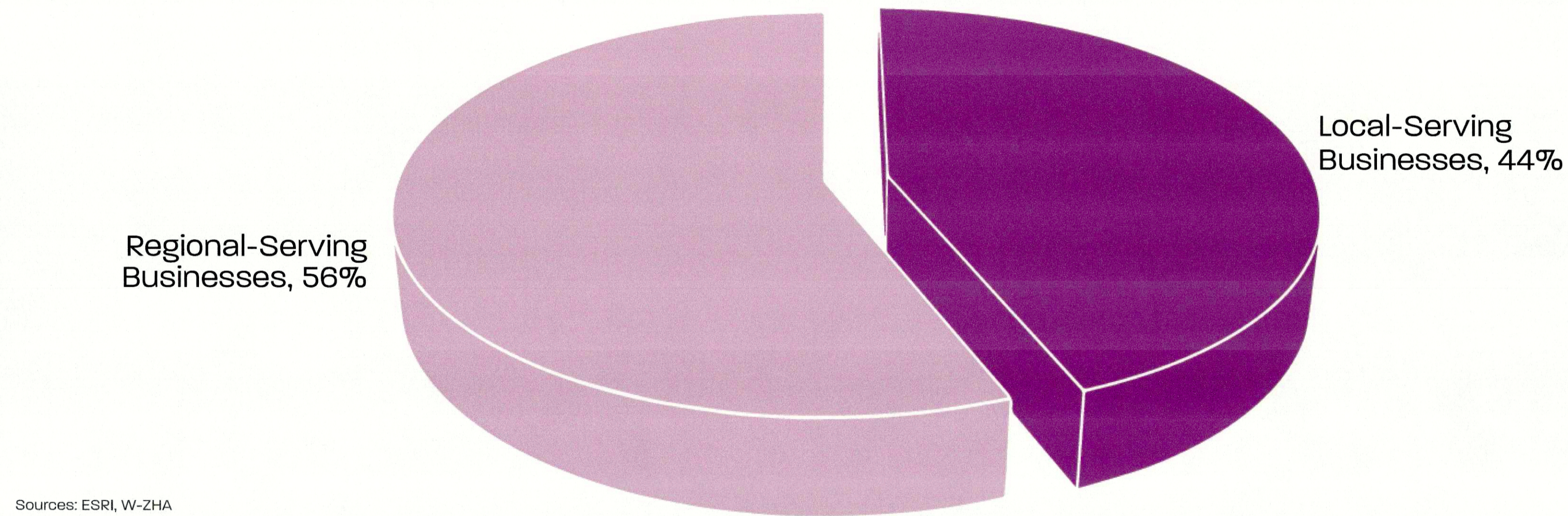
### WITHIN THE BLADENSBURG INDUSTRIAL AREAS

- Of the 105 businesses, **56% of businesses serve a regional market.** These are businesses in the construction, manufacturing, transportation/warehousing, wholesale, and professional services industries.
- Vehicle-related businesses account for 30% of all businesses** here.
- Businesses in the construction industry represent a quarter** of all businesses.

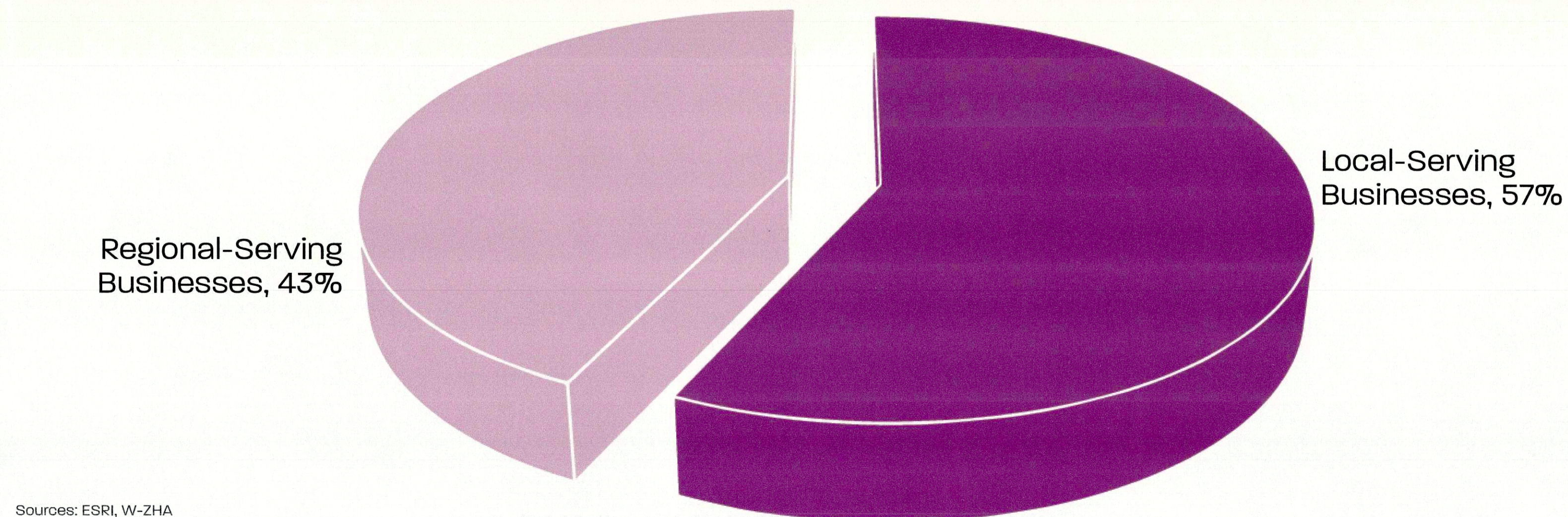
## VEHICLE-ORIENTED & NON VEHICLE-ORIENTED BUSINESSES WITHIN THE INDUSTRIAL AREAS



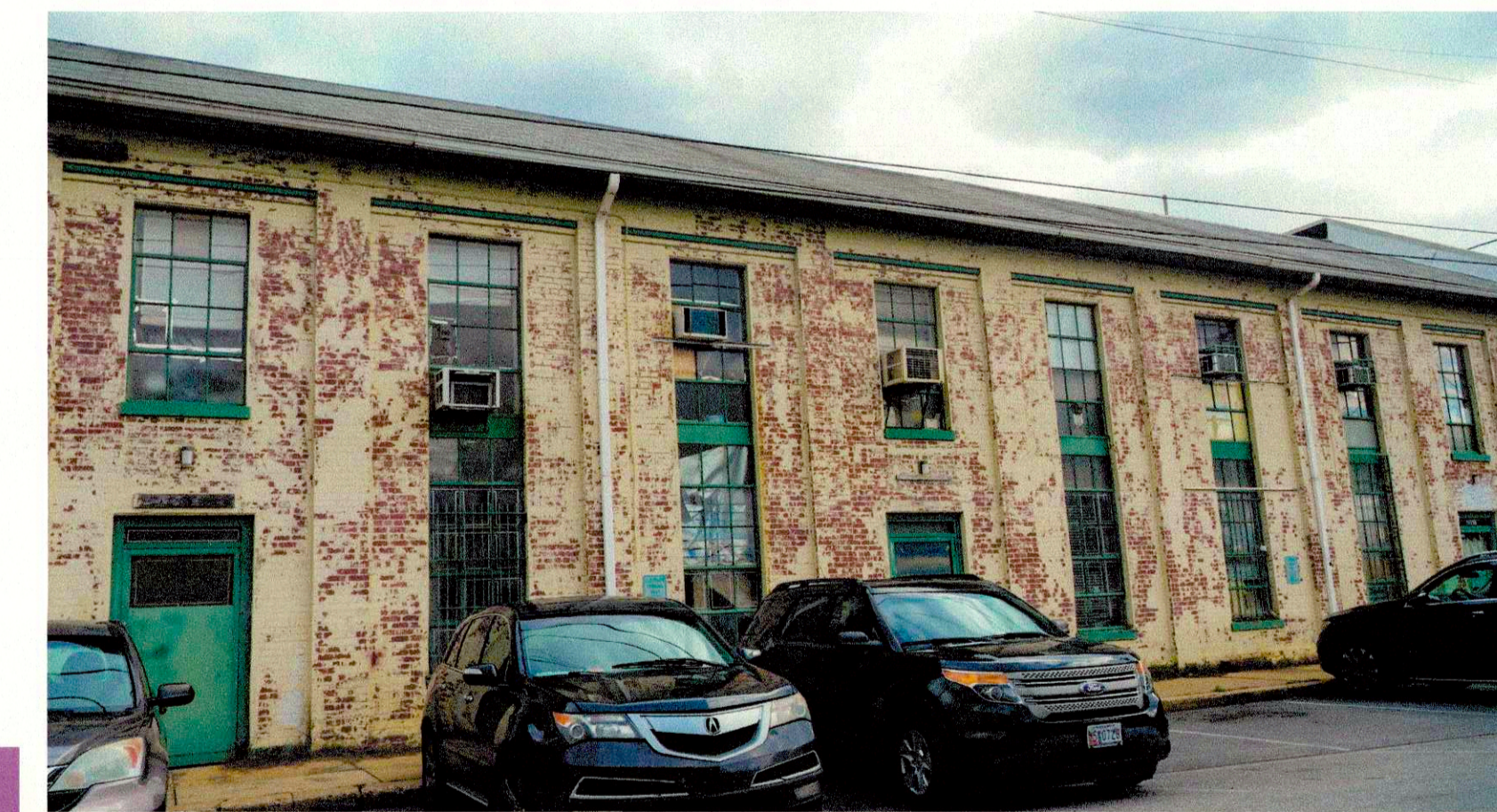
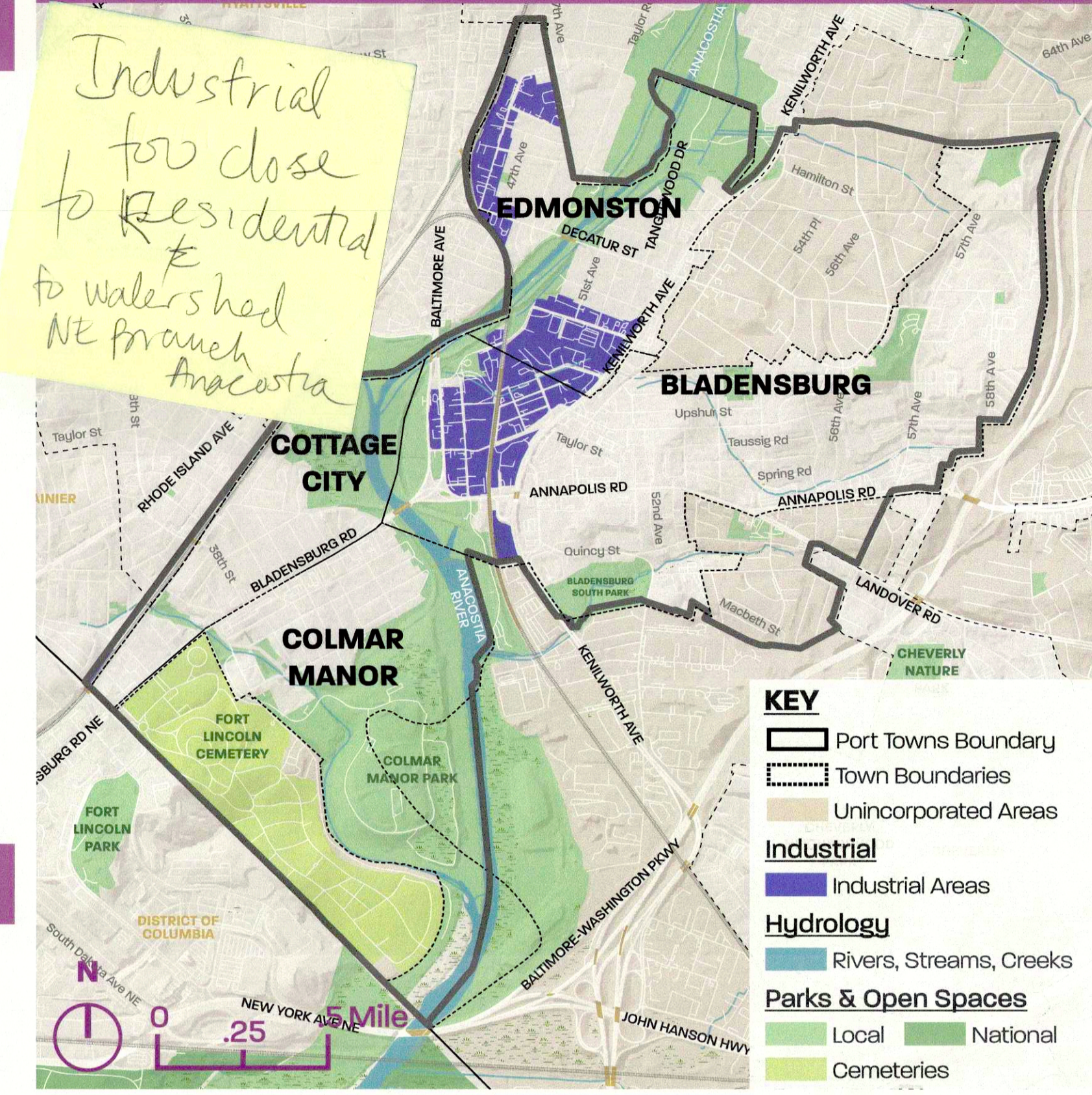
## LOCAL & REGIONAL-SERVING BUSINESSES, BLADENSBURG



## LOCAL & REGIONAL-SERVING BUSINESSES, EDMONSTON



## PORT TOWNS' INDUSTRIAL AREAS



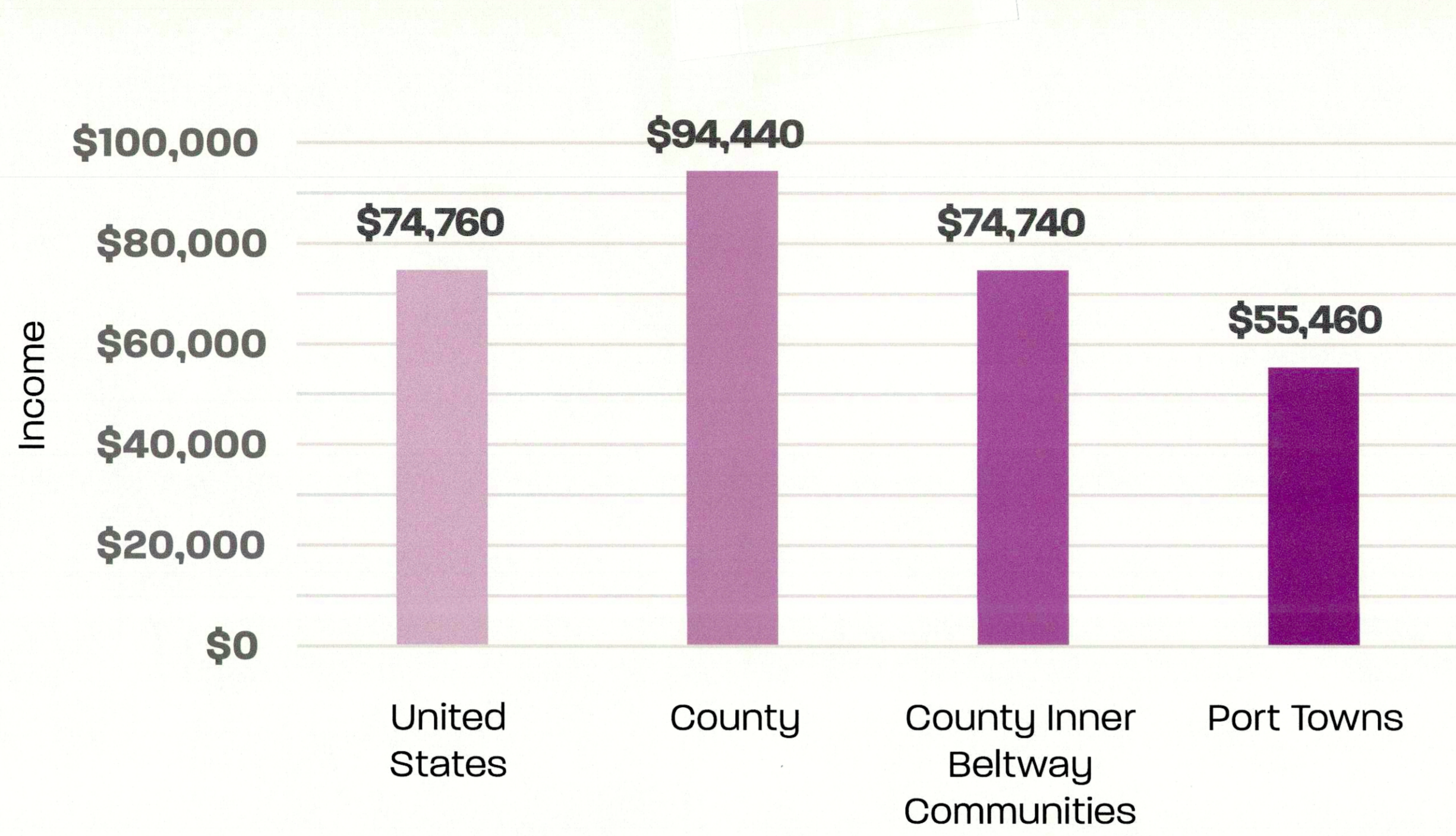
# MARKET: AN OVERVIEW

PRINCE GEORGE'S COUNTY  
Planning Department  
Household income ↓

## KEY FINDINGS

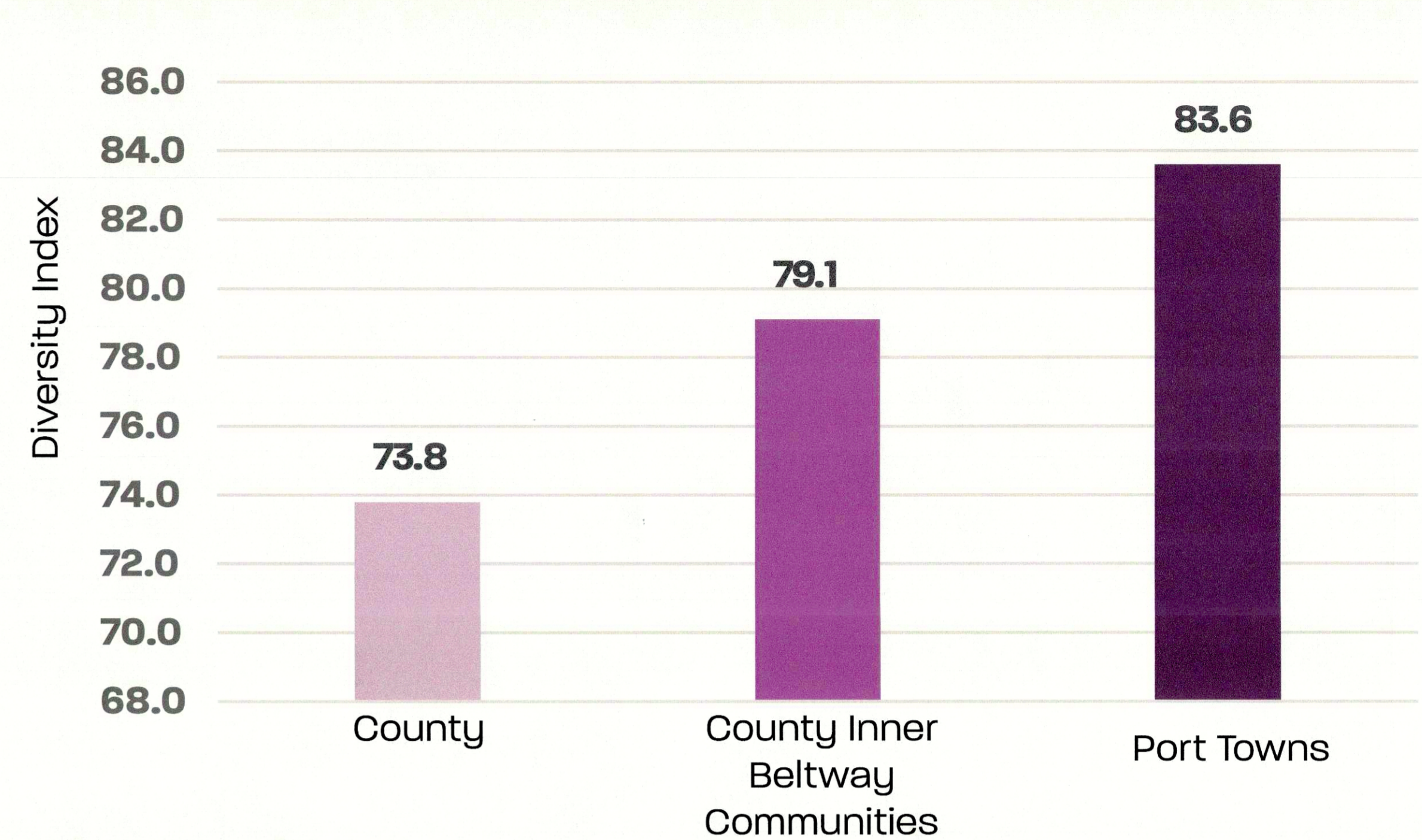
- Port Towns **median household income** is **below national and County averages.**
- **Valuable location** in a **strong regional market.**
- **Day-to-day goods and services,** recreational/cultural/civic amenities **are available** within Port Towns.
- **Relatively affordable residential location.**
- Port Towns **population is relatively young,** and one-third of households have children at home.
- **Minimal larger-scale private investment** over the last 10-years.
- **Low vacancy and high land values.**
- **Physical appearance of corridors** (streetscape and buildings) **hurts market image** and **compromises economic development potential.**

## MEDIAN INCOME



Source: ESRI

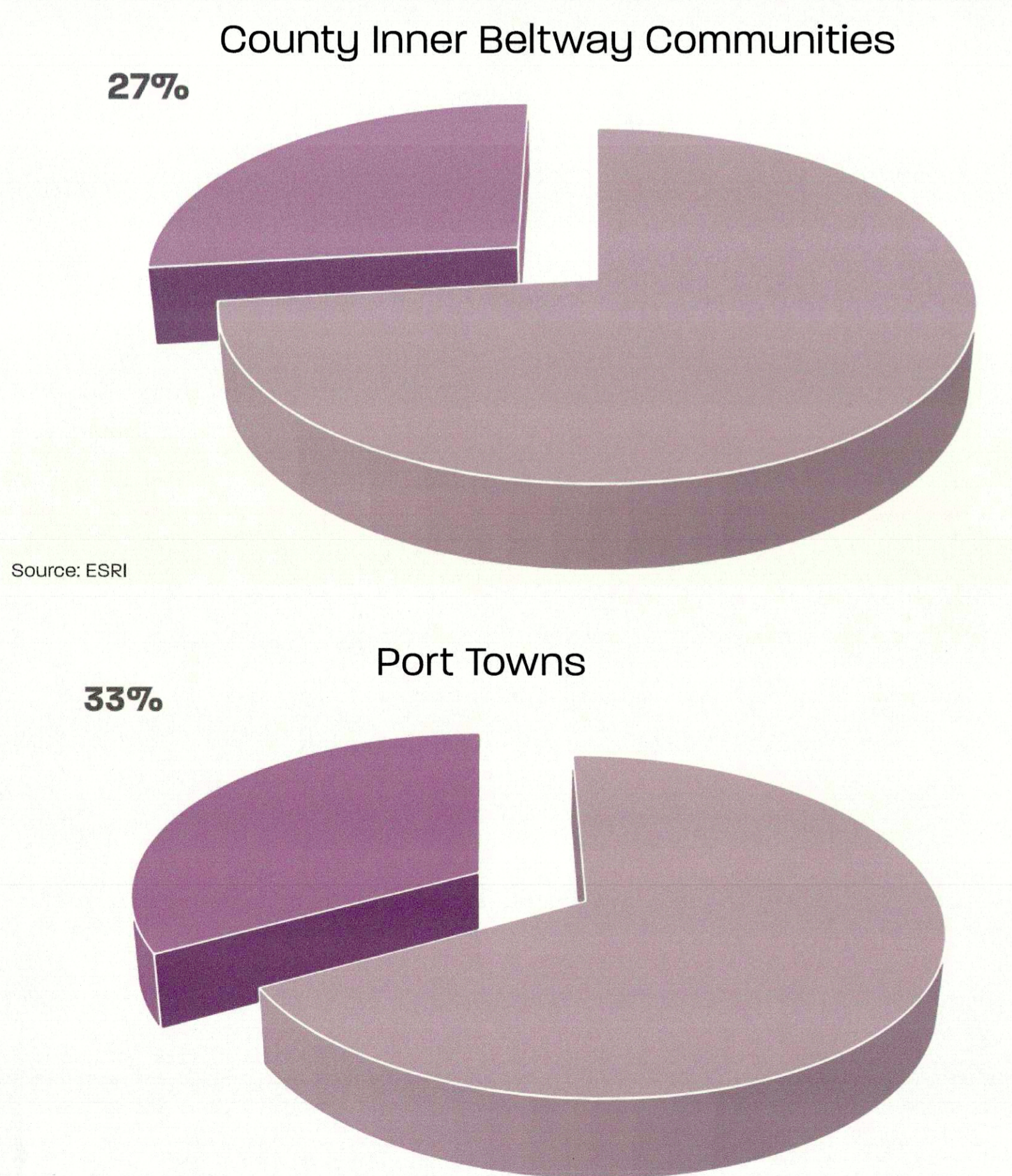
## DIVERSITY INDEX<sup>1</sup>



Source: Sources: W-ZHA, ESRI

1. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

## PERCENTAGE OF HOUSEHOLDS WITH CHILDREN UNDER 18 AT HOME



Source: ESRI

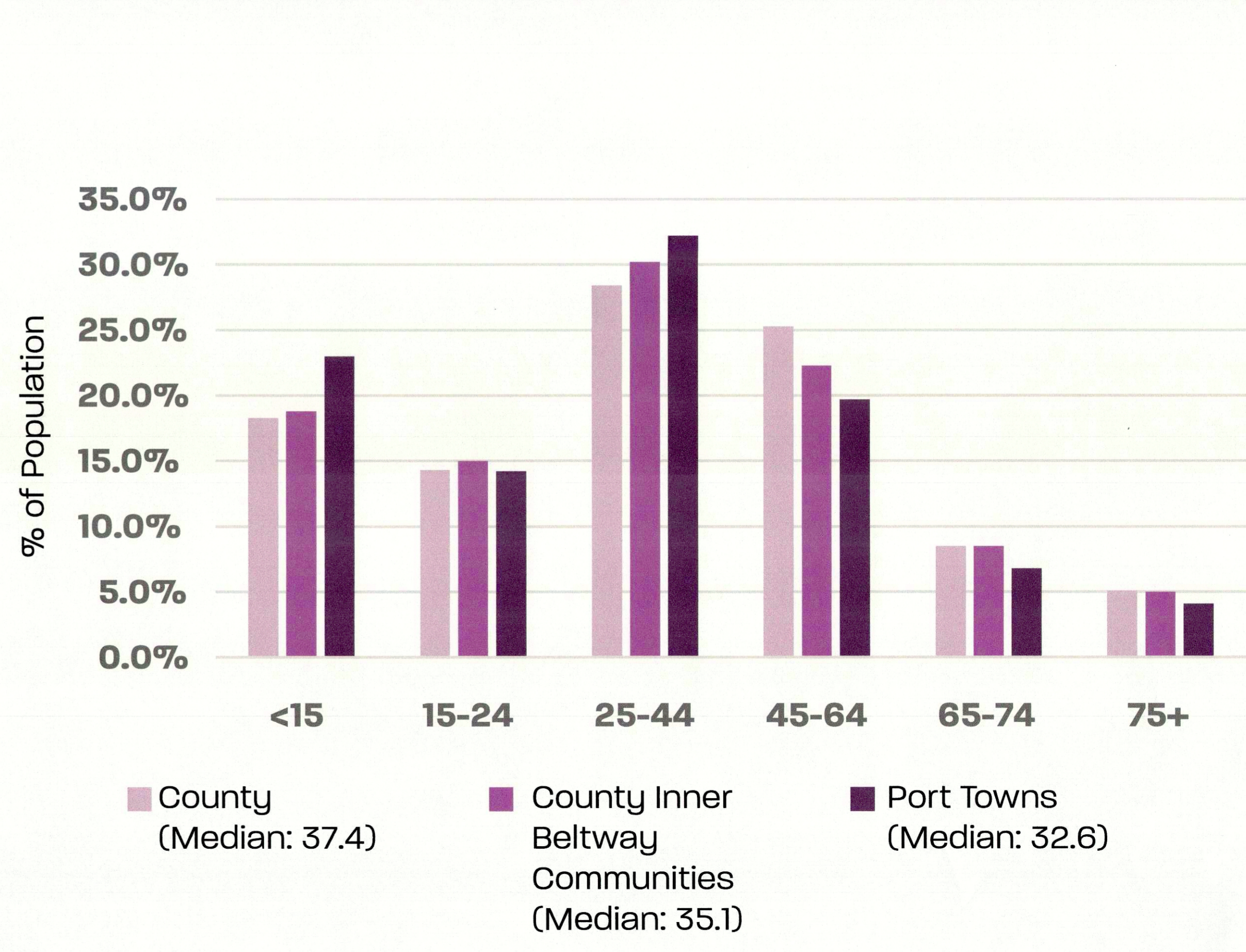
Source: ESRI

## RECENT SINGLE-FAMILY HOME SALES MEDIAN PRICE



Source: Redfin

## POPULATION BY AGE



Source: ESRI