

Waterfront Developments in Prince George's

Metropolitan Development Policy Committee May 14, 2008



Paivi Spoon

Special Assistant to DCAO
Office of the County Executive



Overview

I. Chesapeake Bay Critical Areas

II. Current developments



PORT TOWNS

III. Future

Chesapeake Bay Critical Area Overlay Zones

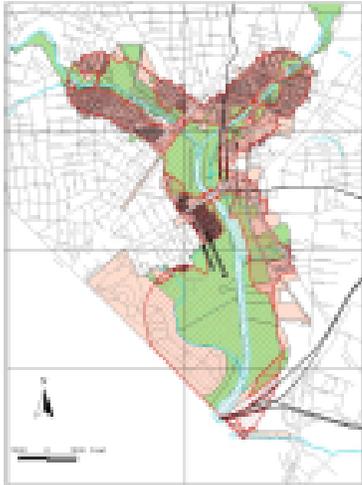
LEGEND

- Grid
- Major Roads
- Area of Interest
- Roads
- Critical Area**
 - Intense Development
 - Limited Development
 - Resource Conservation
- Water**
 - Water
- Property**
 - private
 - public

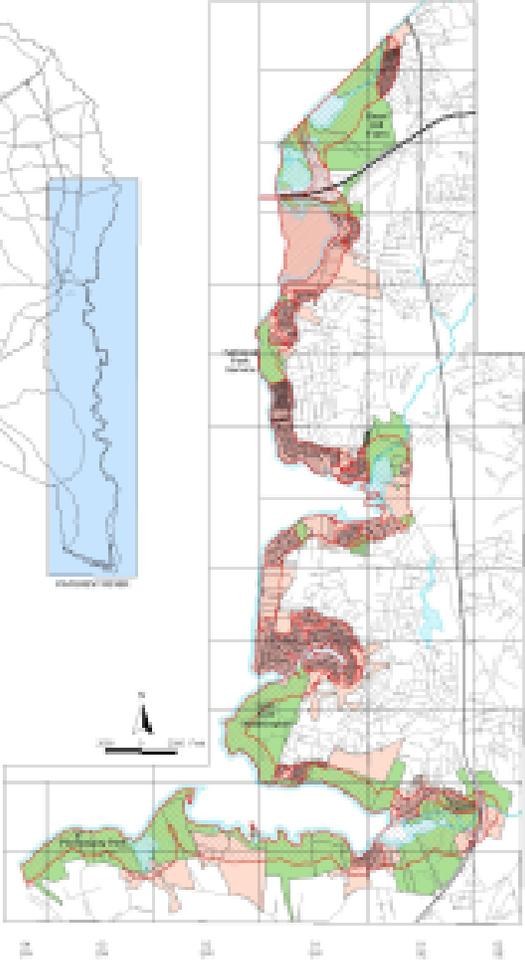
LOCATOR MAP



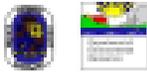
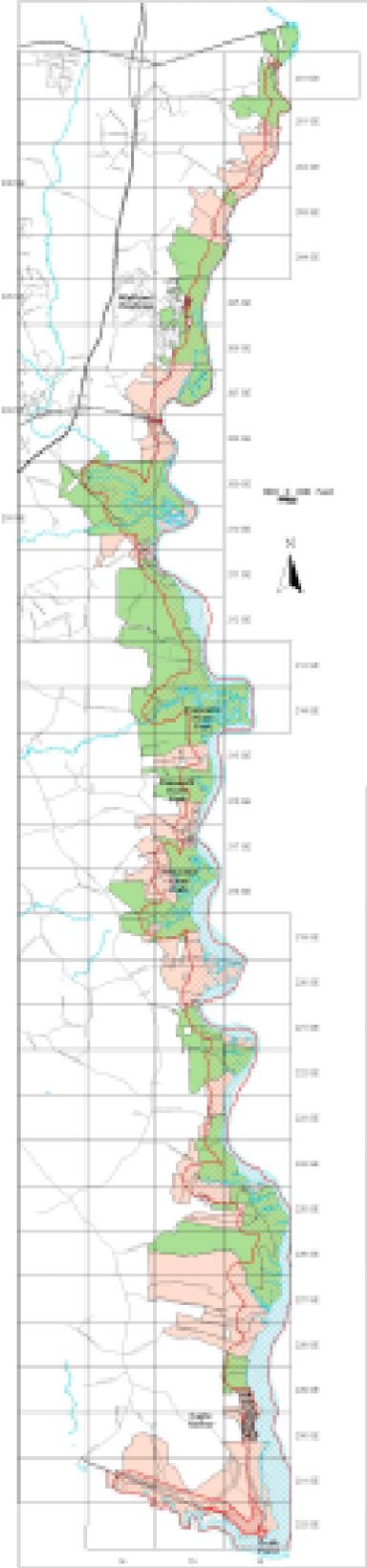
ANACOSTIA RIVER



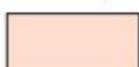
POTOMAC RIVER



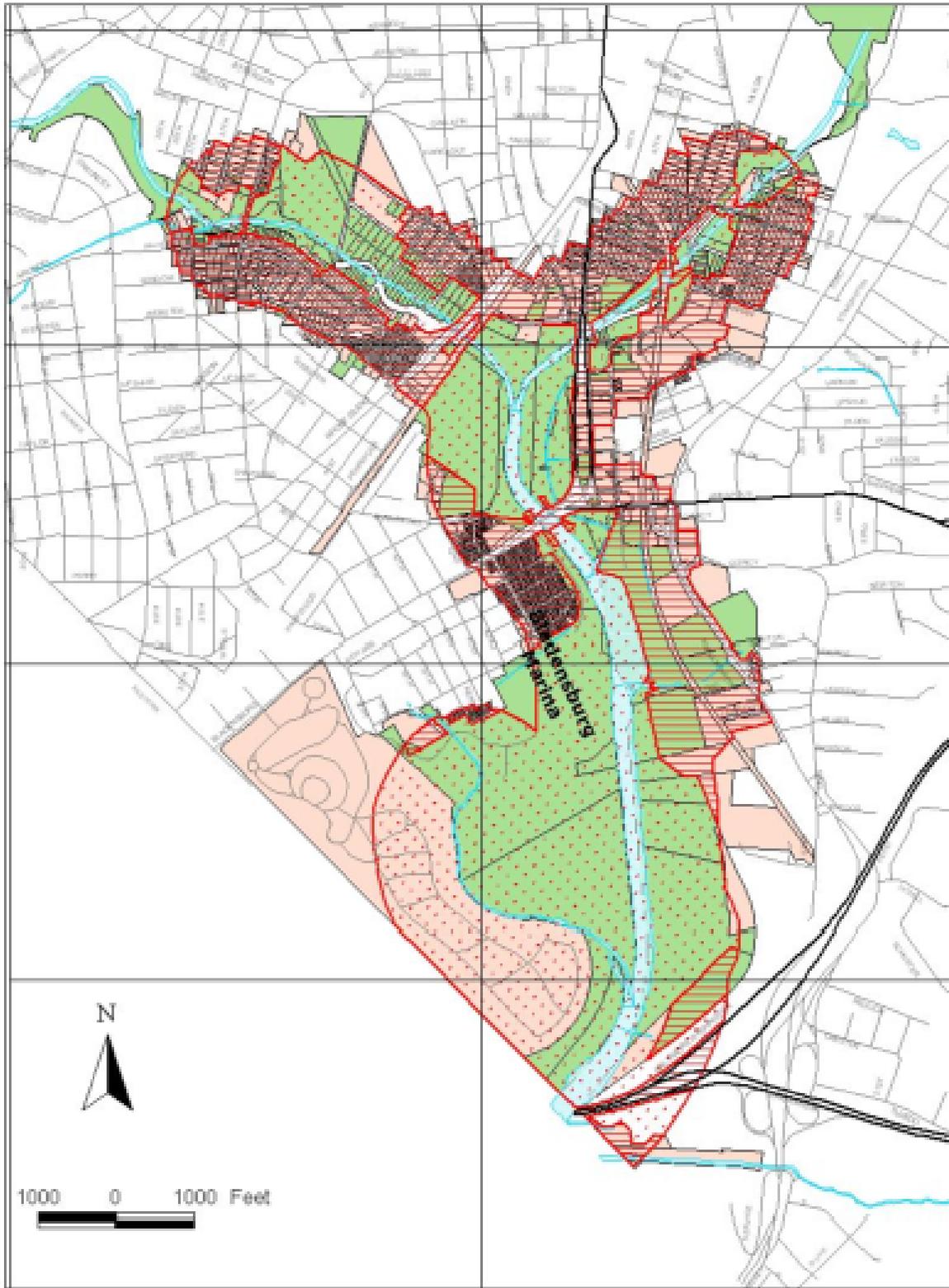
PATUXENT RIVER



LEGEND

-  Grid
-  Major Roads
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-  Roads
- Critical Area**
-  Intense Development
-  Limited Development
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-  Water
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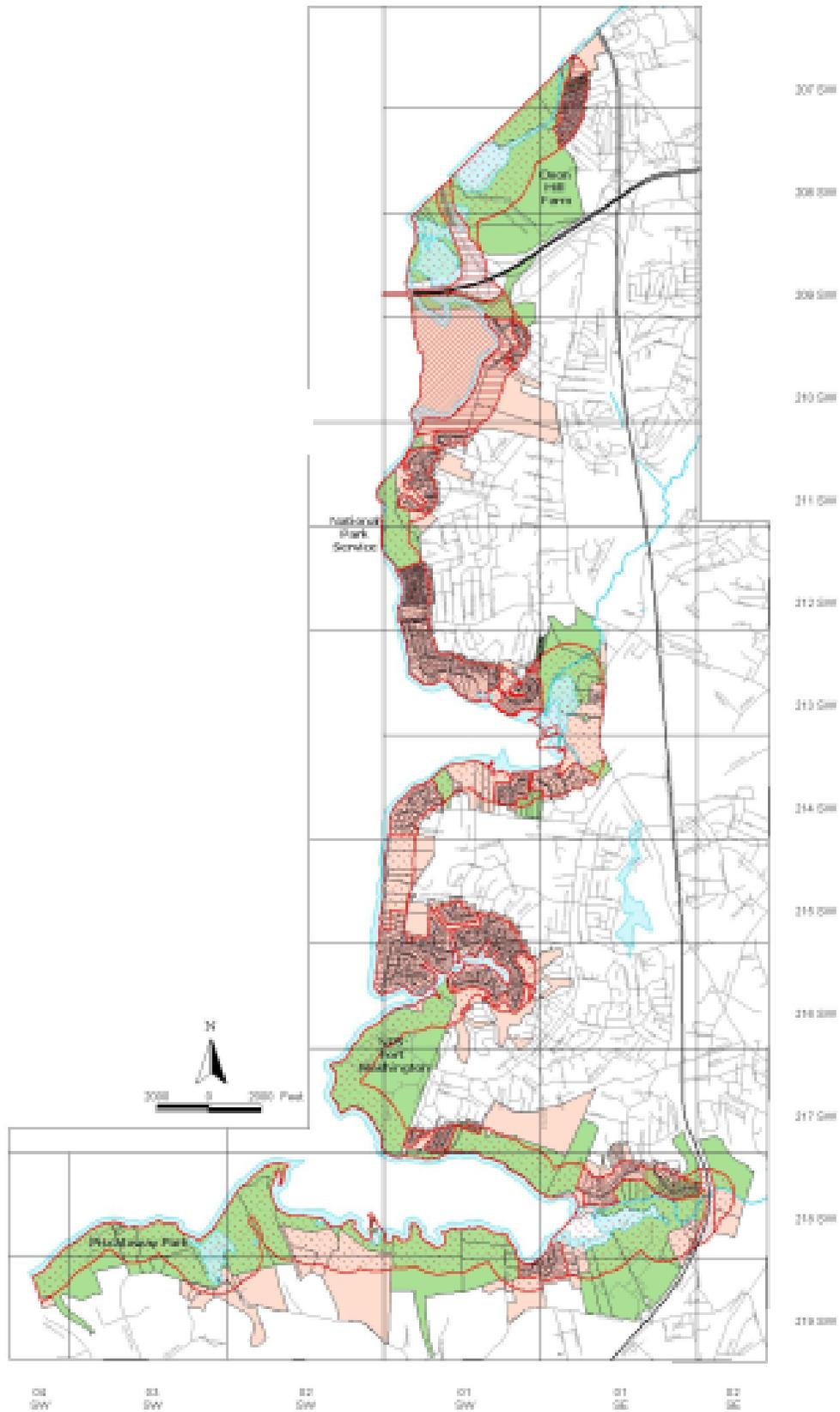
ANACOSTIA RIVER



03

04

POTOMAC RIVER





Port Towns at Anacostia

Four Towns – Historic Setting Redevelopment proposal

- Phase I – 175 waterfront residential units
- Phase II – Retail and Entertainment
- Phase III – Anacostia River Education Center

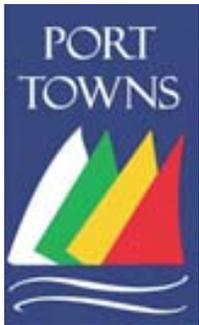




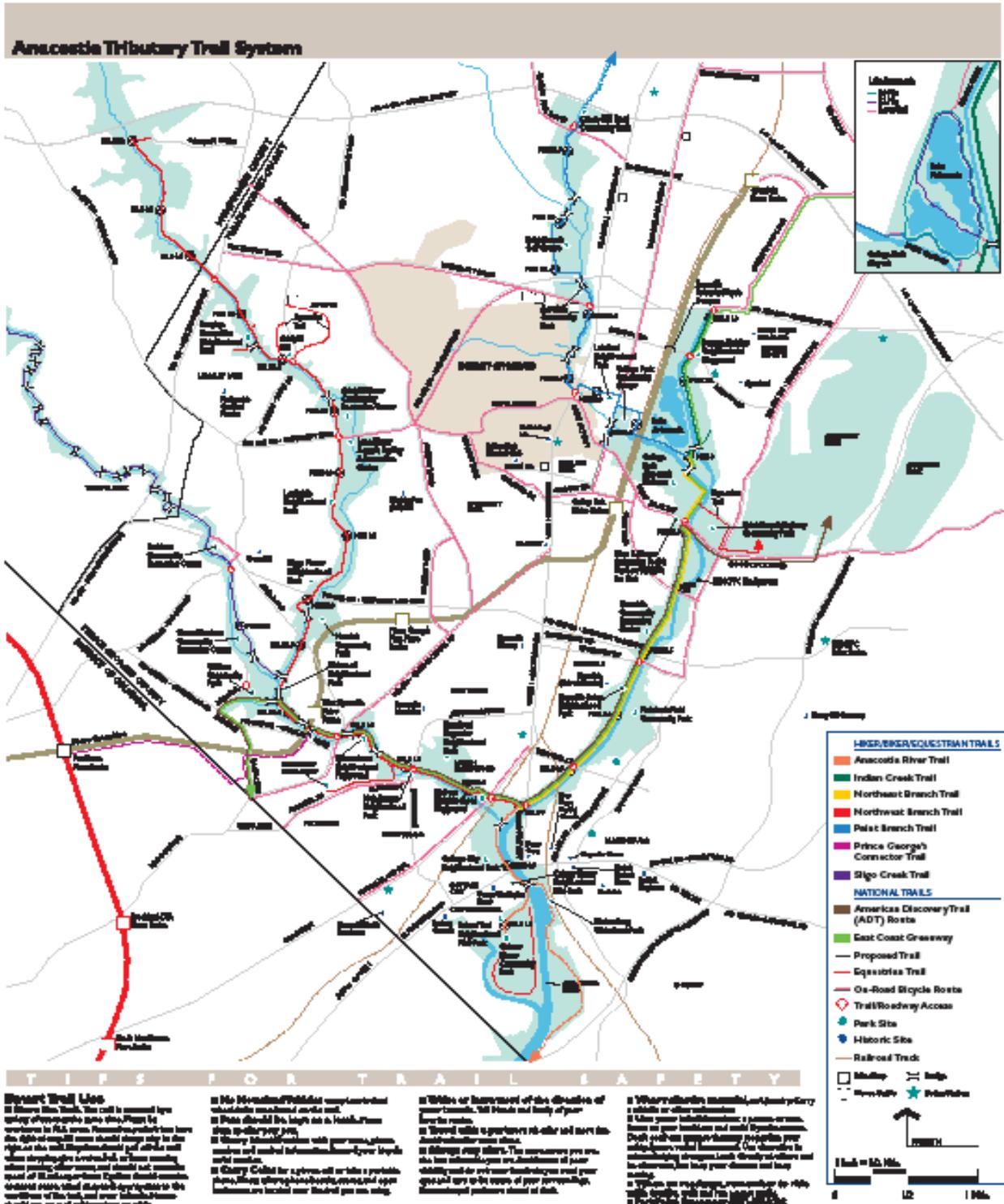
Waterway Traffic

- Bladensburg Marina
- New dock at the Arboretum
- Paddling workshops
- Paddling Regatta
- Rowing clubs
- Pontoon Boat tours





Anacostia Trails



★ NATIONAL HARBOR ★

A 7,300,000 square foot master plan mixed-use community

- *4,000 hotel rooms*
- *1 Million square feet of retail and entertainment space*
- *2,500 residential units*
- *500,000 square feet of Class A office space*
- *4 piers, two marinas*
- *10,000 parking spaces*



Waterway Traffic

- Hourly Water Taxi connection to Alexandria
- Washington Monuments Cruise
- Mount Vernon Cruise
- Marina
- Airport
- Stadium





- Trail connection on Woodrow Wilson Bridge to Virginia
- Trail connections north and south remain to be completed
- Connections to transit



Working Waterfronts

- MD State Law (SB676/HB612) authorized local governing bodies to create a property tax credit as of June 1, 2008
- Applies to waterfront property primarily used for fish operation, marina or marine repair facility.

In Summary

Waterfront Developments are happening – in a good way

- Assure sustainable development practices
- Provide better access to waterfront
- Assure connectivity: metro, trails and waterways



