

The Edgecombe Group, Inc.

Colmar Manor / Cottage City Corridor Enhancement and Heritage Destination Plan

Clients

The Maryland National Capital Park and Planning Commission, Town of Cottage City, Town of Colmar Manor, State of Maryland Department of Transportation

Location

Colmar Manor, Maryland
Cottage City, Maryland

Point of Contact

Sam Parker, Senior Planner,
The Maryland National Capital Park & Planning Commission
Upper Marlboro, MD.

Project Features:

- ▶ Public Streetscape Improvements
- ▶ Façade Improvements
- ▶ Commercial and Residential Infill
- ▶ Pedestrian Amenities
- ▶ Transportation Improvements

The Edgecombe Group, Inc.'s Role

- ▶ Long-Range Planning
- ▶ 3-D Computer Simulation
- ▶ Urban Design
- ▶ Historic Preservation
- ▶ Landscape Architecture
- ▶ Public Participation

Completion Date:

10-Year Long Range Plan

Project Setting

Urban Strip Commercial

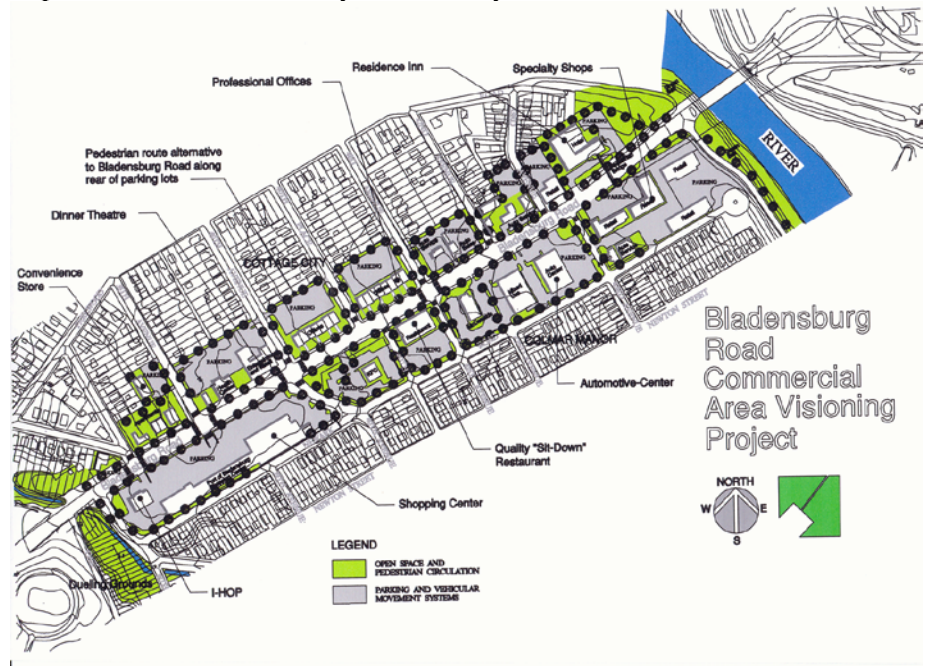
Project Cost:

\$25 Million

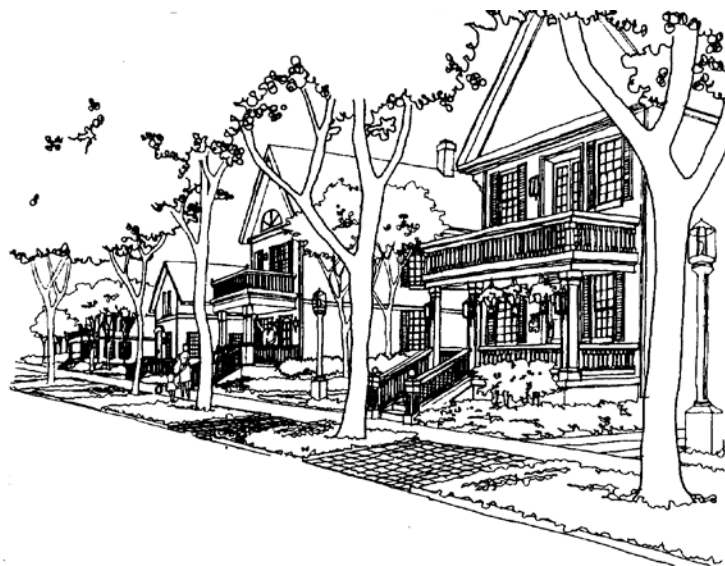
Key Personnel

Leland Edgecombe, AICP
Principal-In-Charge, Project Planner
Ralph Belton, RA
Mapping

This Neighborhood Revitalization and Commercial Corridor Enhancement Plan was intended to provide an exciting and attractive entryway into Prince George's County, Maryland through the historic Port Towns of Cottage City, Colmar Manor, and Bladensburg. Visitors from Washington, D.C. would enter under a welcoming ornamental archway and pass several historical markers and landscaped memorial parks commemorating patriot soldiers of the War of 1812. Overall, this plan involved a concentrated mix of architecturally compatible businesses, infill development, residential, and public uses unified to complement colonial and early 19th Century themes.



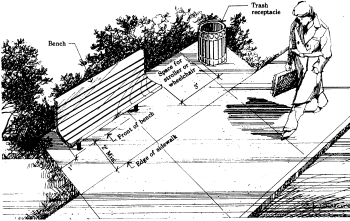
Comprehensive corridor enhancement plan to include a balance of adjacent land uses and State Highway transportation improvements



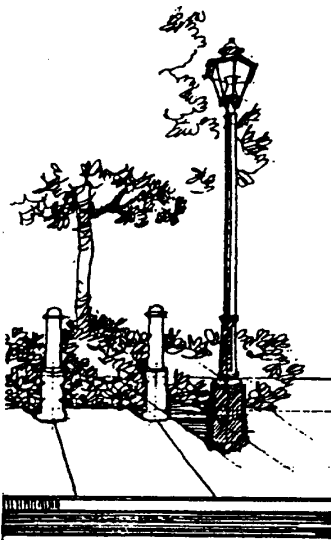
Recommended historic preservation of turn-of-the-century housing stock



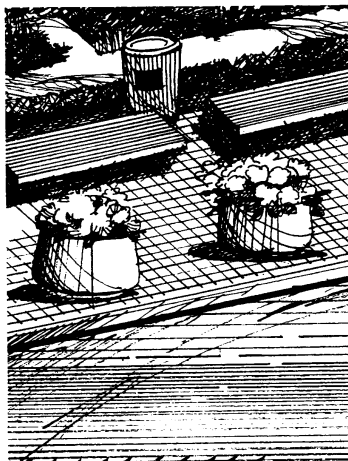
Facade Improvement Exercise



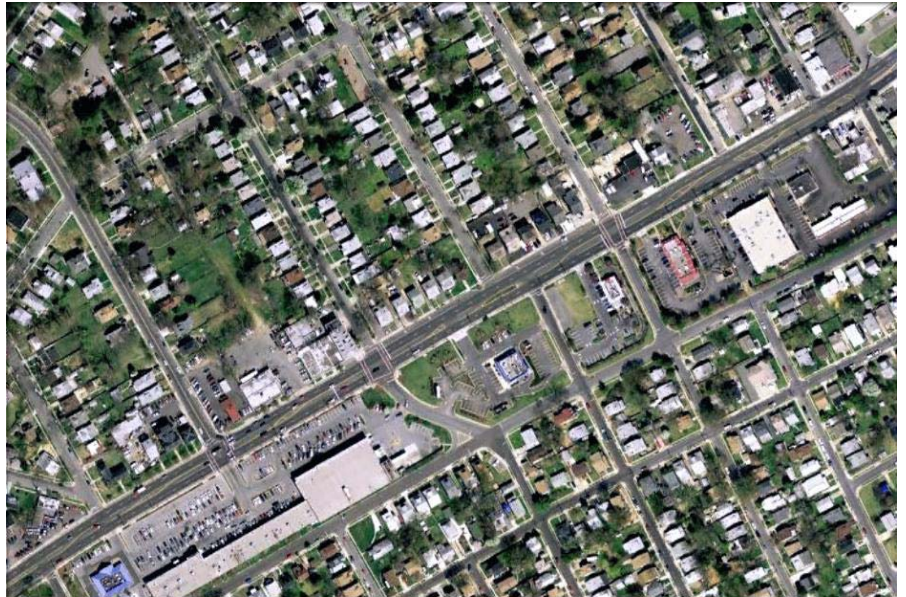
Pedestrian Amenity Standards



Historic Sidewalk Improvement Standards

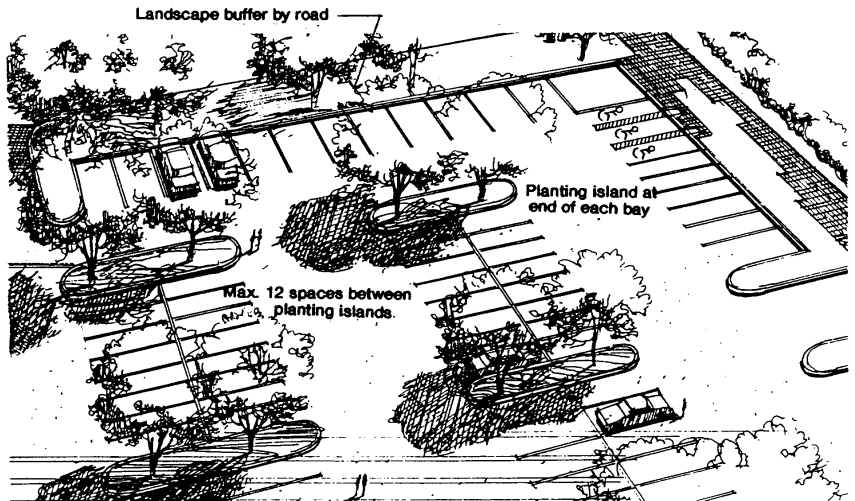


Sidewalk Improvement Standards



Extent of major streetscape and public improvements along the Bladensburg Road commercial corridor

Major development components consisted of a diverse mixture of commercial retail, local residential façade and property improvements, public and streetscape improvements, pedestrian amenities, improved signage and traffic signalization, new crosswalks, traffic lane improvements, road bed alterations and landscape buffering for existing surface parking.



Landscape buffer design standards for adjacent strip commercial parking lots to include lot perimeter and interior islands.