

Summary

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Plan Overview

02.

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Recommendations

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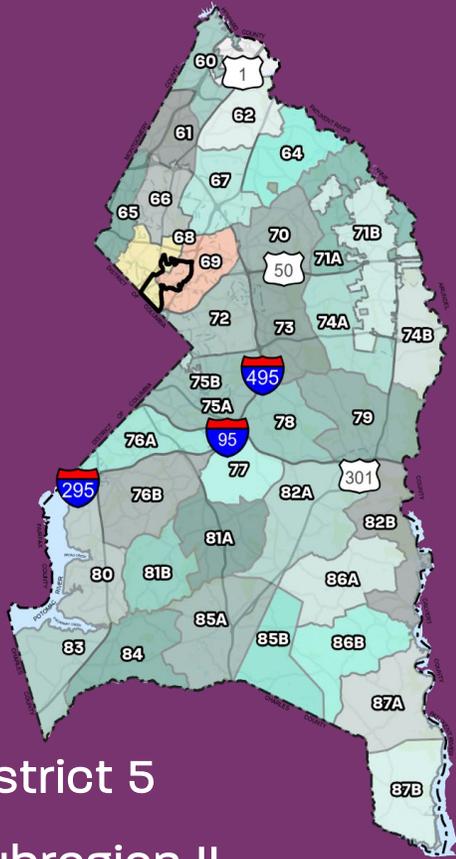
Proposed Zoning
Changes

06.

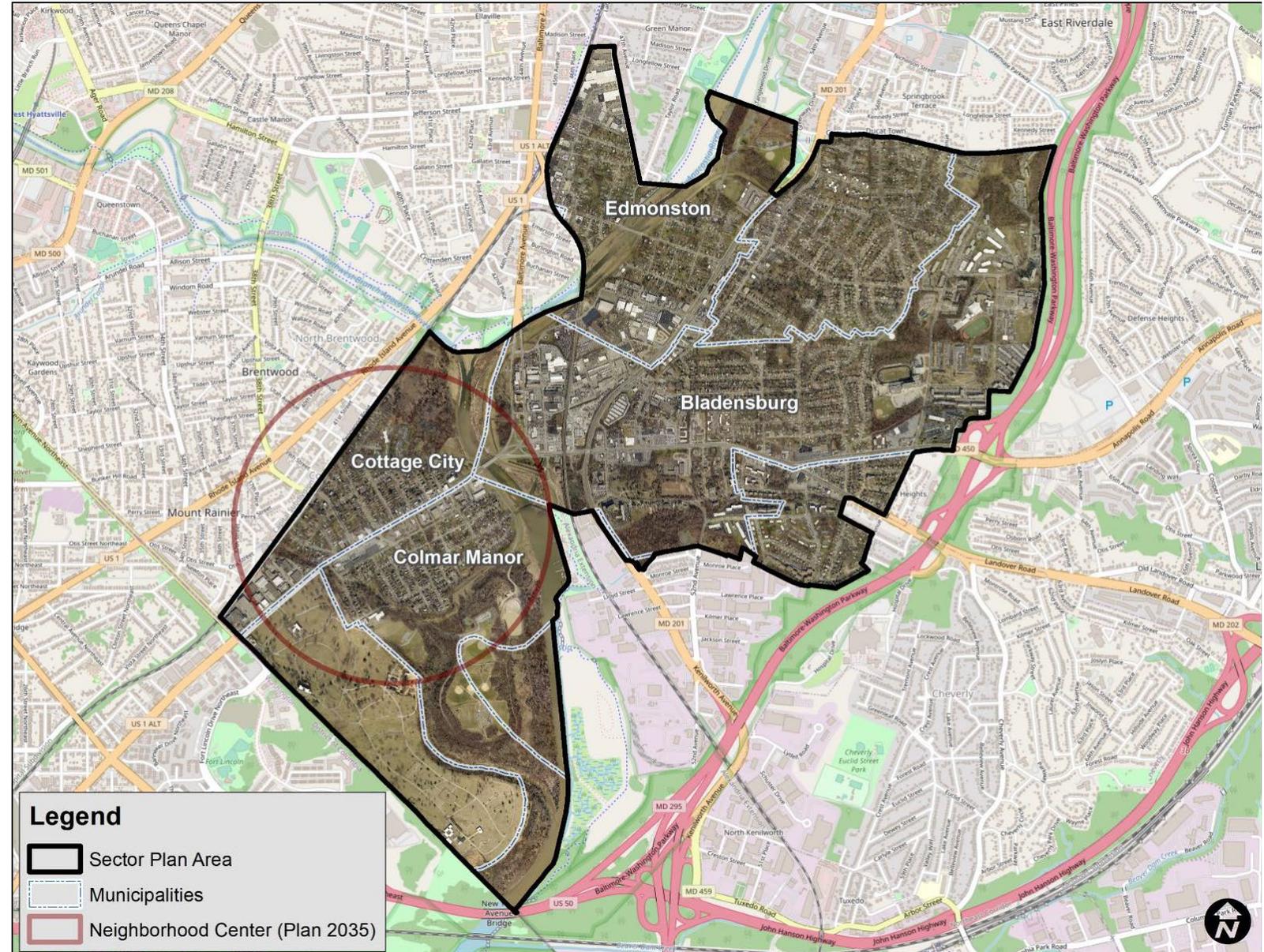
Next Steps &
Schedule

Plan Overview

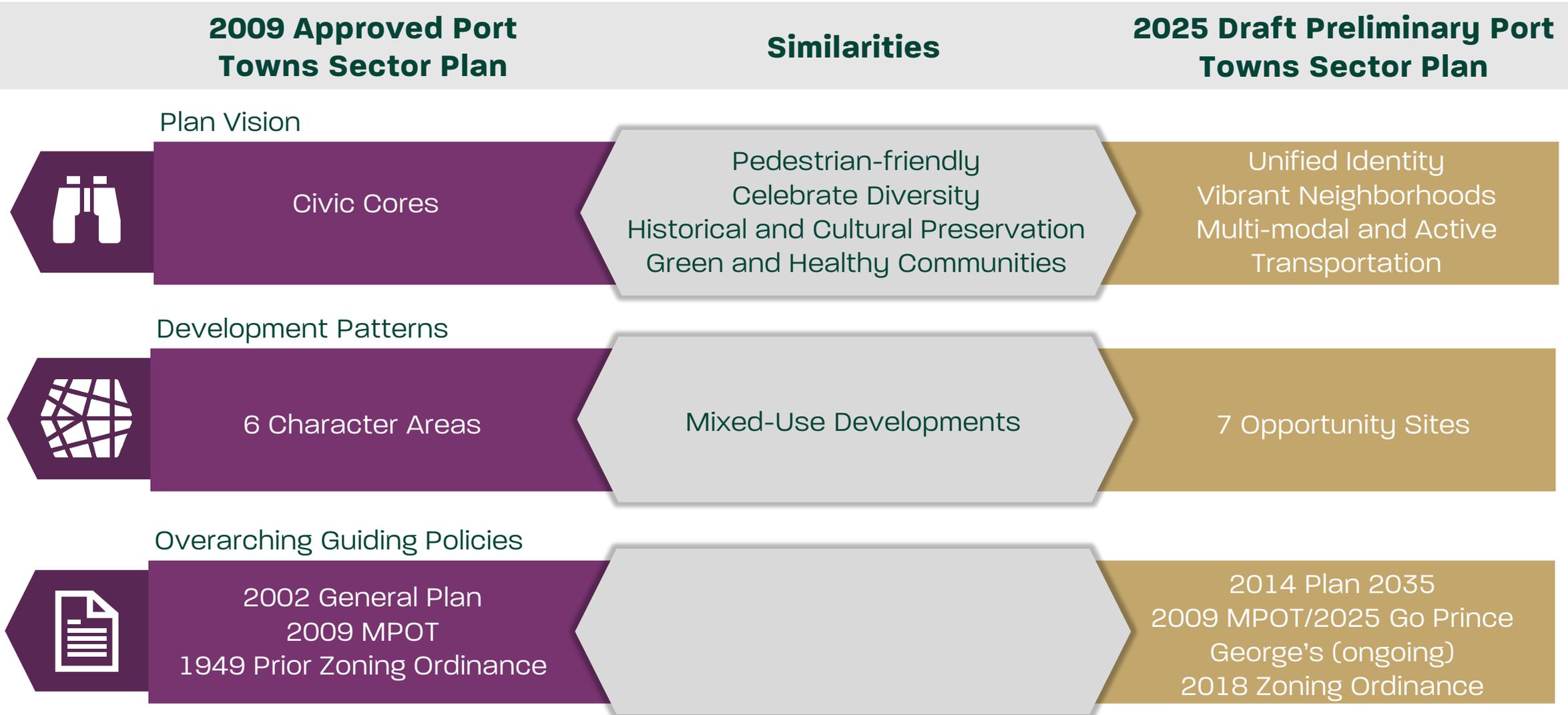
Sector Plan Area



- District 5
- Subregion II
- Planning Areas 68 and 69



Overview of Changes



Community Engagement Snapshot

Community Engagement Events Summary

Notable Event Dates



TOWN HALL

December 6, 2023
Public Kickoff Meeting
Colmar Manor



OPEN HOUSE

March 20, 2024
Open House
Edmonston



WORKSHOP

June 8, 2024
Lariscy Spark Event/Workshop
Colmar Manor



OPEN HOUSE/ WORKSHOP

September 26, 2024
Final Interactive Open House
Cottage City



STEERING COMMITTEE

January 25, 2024
Steering Community Meeting
Virtual

July 24, 2024
Steering Community Meeting
Virtual



POP-UPS

August 1, 2024
Coffee with Planners
Hyattsville

August 8, 2024
Autumn Woods
Bladensburg



YOUTH OUTREACH

December 19, 2023
Colmar Manor Youth Council
Colmar Manor

May 21, 2024
Teen Action Group (TAG) Meeting
Bladensburg

September 19, 2024
End Time Harvest Ministries
Youth Council
Riverdale



BRIEFINGS

February 8, 2023
Edmonston Council Briefing
Edmonston

May 10, 2023
Cottage City Council Briefing
Cottage City

September 18, 2023
Port Towns Quarterly Briefing
Cottage City

January 30, 2024
Port Towns Quarterly Briefing
Bladensburg

March 14, 2024
Colmar Manor Council Briefing
Colmar Manor

March 26, 2024
Port Towns Quarterly Briefing
Bladensburg

July 10, 2024
Cottage City Council Briefing
Cottage City

September 24, 2024
Port Towns Quarterly Briefing
Cottage City



FOCUS GROUPS

April 24, 2024
CHCD and Public Facilities
Focus Group
Virtual

April 24, 2024
Land Use, Housing and
Neighborhoods, and Economic
Prosperity Focus Group
Virtual

April 25, 2024
Natural Environment and
Healthy Communities
Focus Group
Virtual

April 25, 2024
Transportation and Mobility
Virtual

August 15, 2024
Senior Focus Group
Bladensburg

September 5, 2024
Artist Focus Group
Publick Playhouse



WALK AUDIT

June 4, 2024
TAG Walk Audit
Bladensburg



COMMUNITY EVENTS

July 22, 2023
International Day
Bladensburg

August 1, 2023
National Night Out
Edmonston

August 11, 2023
Town Visioning Day
Colmar Manor

September 7–10, 2023
Prince George's County Fair
Upper Marlboro

September 9, 2023
Mexican Independence
Day Festival
Bladensburg

September 16, 2023
Hispanic Heritage Month
Bladensburg

September 29, 2023
Senior Day
Bladensburg

September 30, 2023
Festival del Rio Anacostia
Bladensburg

52 stakeholder meetings
(Winter 2022- Spring 2025)

October 28, 2023
Bladefest
Bladensburg

February 10, 2024
Black History Month Event
Bladensburg

May 4, 2024
Cinco de Mayo
Bladensburg

June 1, 2024
Centennial Celebration
Edmonston

July 5, 2024
Bladensburg Fireworks:
The American Frontier
Bladensburg

August 6, 2024
National Night Out
Bladensburg

August 24, 2024
Cottage City Day
Cottage City

Community Engagement

2023

2024



Community Events



Youth Outreach



Focus Groups



Notable Events

COMMUNITY ENGAGEMENT

International Day
Bladensburg



JUL



AUG

Town Visioning Day
Colmar Manor



FEB

Black History Month Event
Bladensburg

TAG Meeting
Bladensburg



DEC

Youth Council Meeting
Colmar Manor



MAY



JUN

TAG Walk Audit
Bladensburg

Senior Focus Group
Bladensburg



AUG

Artist Focus Group
Publick Playhouse



SEP



DEC

Public Kickoff Meeting
Colmar Manor



MAR

Open House
Edmonston



JUN

Lariscy Park Workshop
Colmar Manor



SEP

Final Open House
Cottage City

Feedback Themes that Shaped the Plan



Design
Complete and
Connected
Streets



Experience a
Diverse Small-
Town
Community



Create
Sense of
Place



Promote
Affordable
Housing + Age
in Place



Invest in
Youth



Create Mixed-
Use Areas



Encourage
Healthy Food
and
Environment

Draft Sector Plan Recommendations



Draft Plan Vision

Port Towns is an attractive community for residents of all ages and backgrounds, as well as an inviting destination for visitors from throughout the region. It exemplifies a thriving and collaborative relationship between communities showcasing a **unified identity** that respects and honors the area's **rich heritage**—its history, diversity, and natural assets. By harnessing its vibrant neighborhoods with **diverse residential options**, a robust commercial and industrial base, and expansive open spaces, Port Towns focuses change within its **mixed-use hubs** and corridors. This focus, combined with compatible infill development, strengthens the vibrancy and success of its neighborhoods. With a commitment to **multi-modal transportation** including enhanced pedestrian, bicycle, and transit connections—Port Towns provides seamless access to regional destinations and jobs, while ensuring that all communities enjoy abundant green spaces, trails, and the Anacostia River. As it looks ahead, Port Towns prioritizes resilience to climate change, implementing a sustainable long-range plan that enables **future generations** to thrive and prosper.

Opportunities and Recommendations

Land Use



Transportation and Mobility



Housing and Neighborhoods



Healthy Communities



Placemaking



Economic Prosperity



Natural Environment



Community Heritage, Culture, and Design



Public Facilities



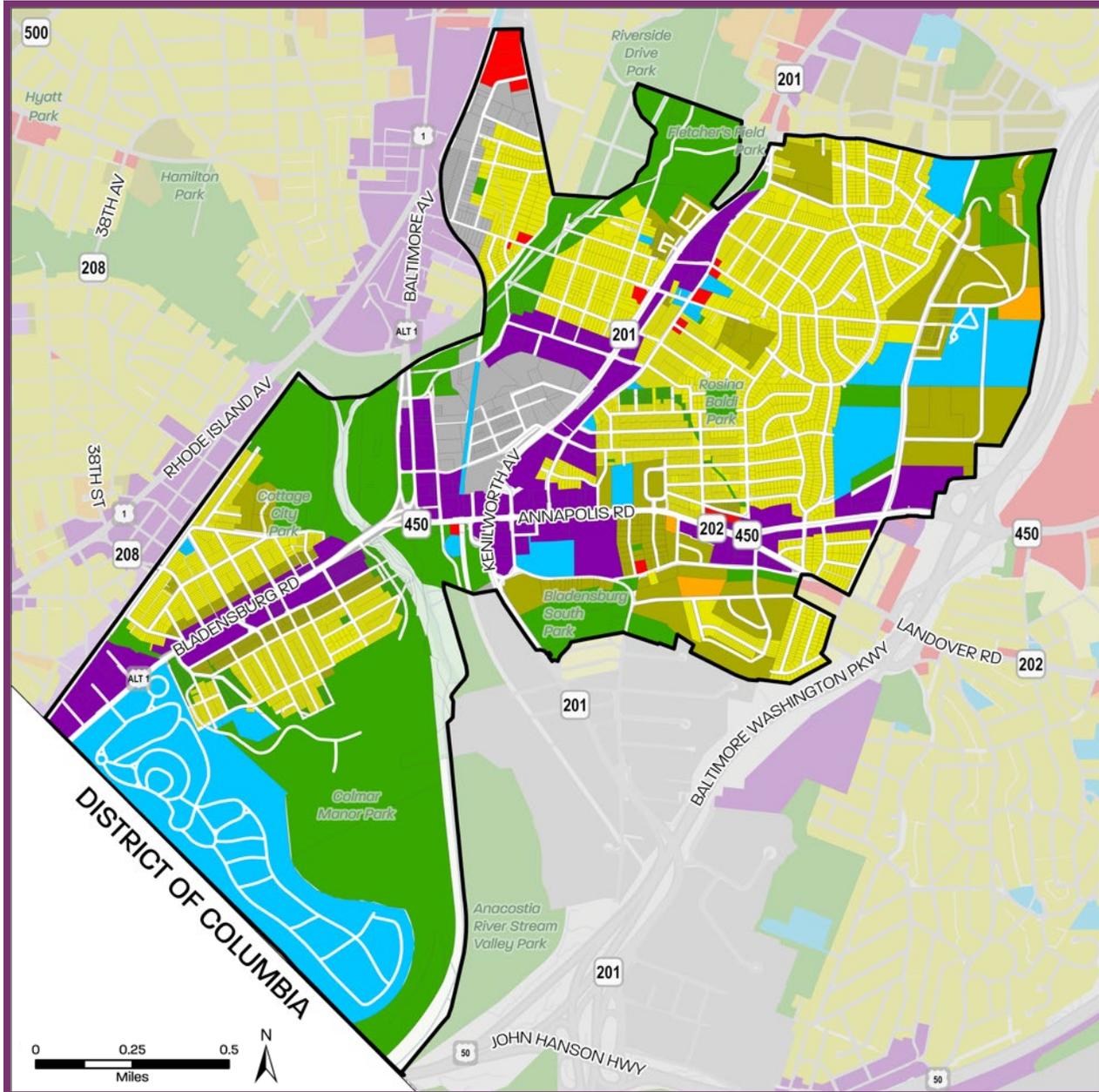
LAND USE

- » Well Connected Neighborhoods
- » Vibrant Focal Areas



ECONOMIC PROSPERITY

- » Attract and Support Small Businesses
- » Reimagine Industrial Areas



Proposed Future Land Use Map

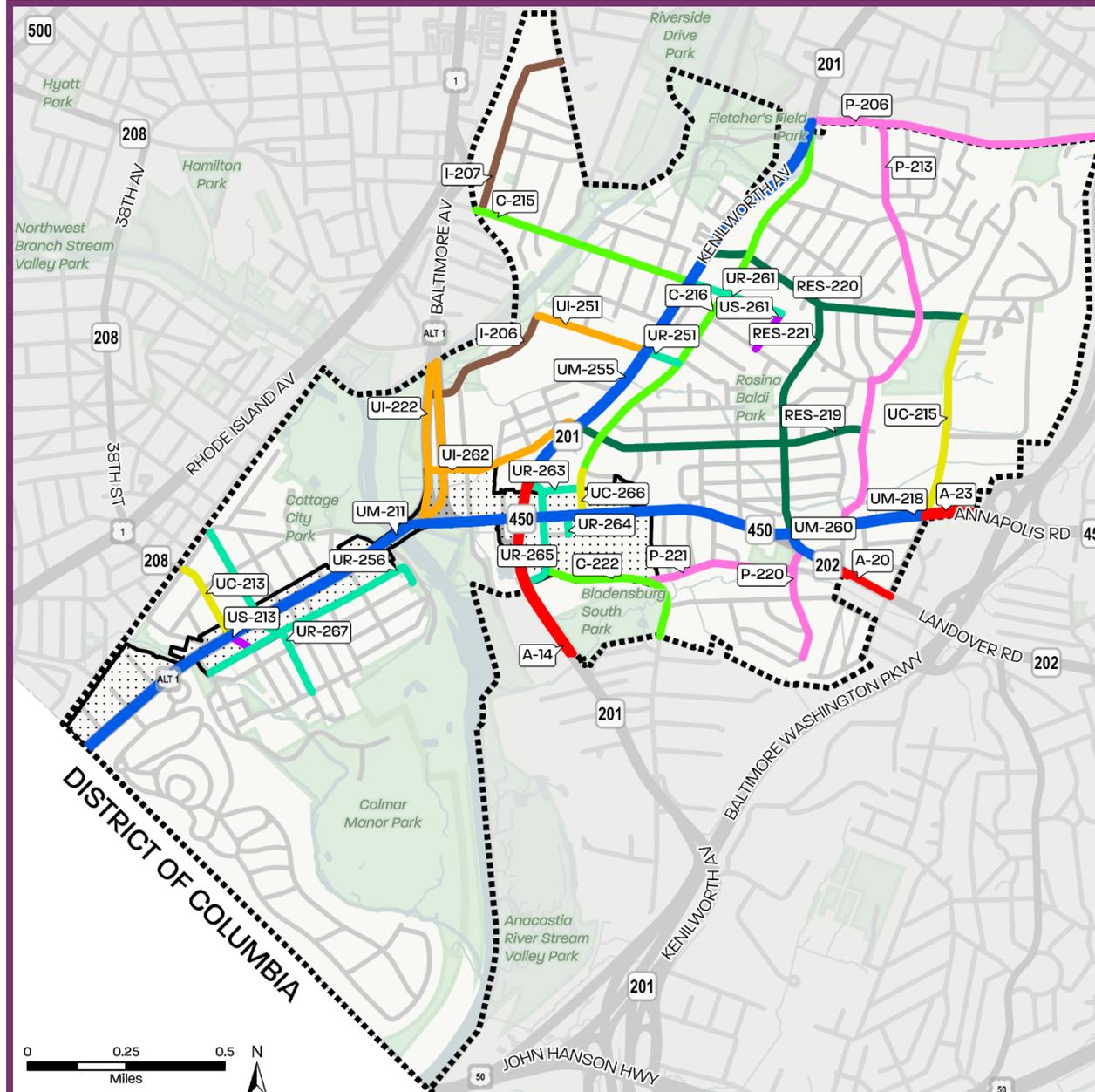
Map Legend

- Port Towns Sector Plan Boundary
- Parks and Open Space
- Residential Medium
- Residential Medium-High
- Residential High
- Mixed Use
- Commercial
- Institutional
- Industrial/Employment



TRANSPORTATION AND MOBILITY

- » Multimodal Connectivity
- » Active Transportation



Proposed MPOT Facilities and USDS Designations Map

Map Legend

- Port Towns Sector Plan Boundary
- Neighborhood Center
- Arterial
- Collector
- Industrial
- Neighborhood Connector
- Neighborhood Residential
- Primary
- Residential
- Mixed-Use Boulevard
- Urban Industrial
- Shared Street



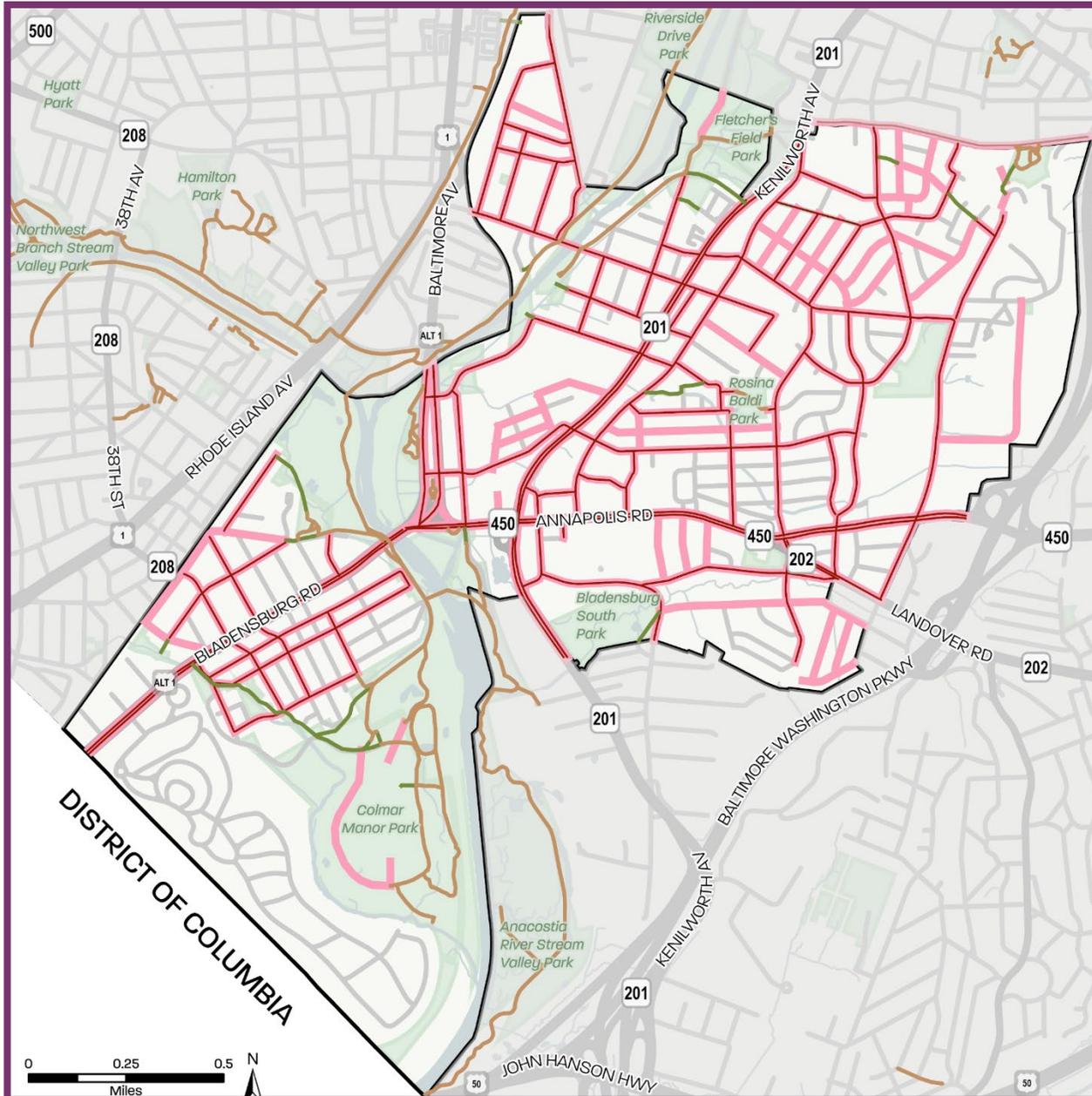
HEALTHY COMMUNITIES

- » Expand Access to Healthy Food
- » Invest in Social Infrastructure



HOUSING AND NEIGHBORHOODS

- » Housing Choices & Affordability
- » Emphasis on Anti-Displacement



Proposed Active Transportation Network

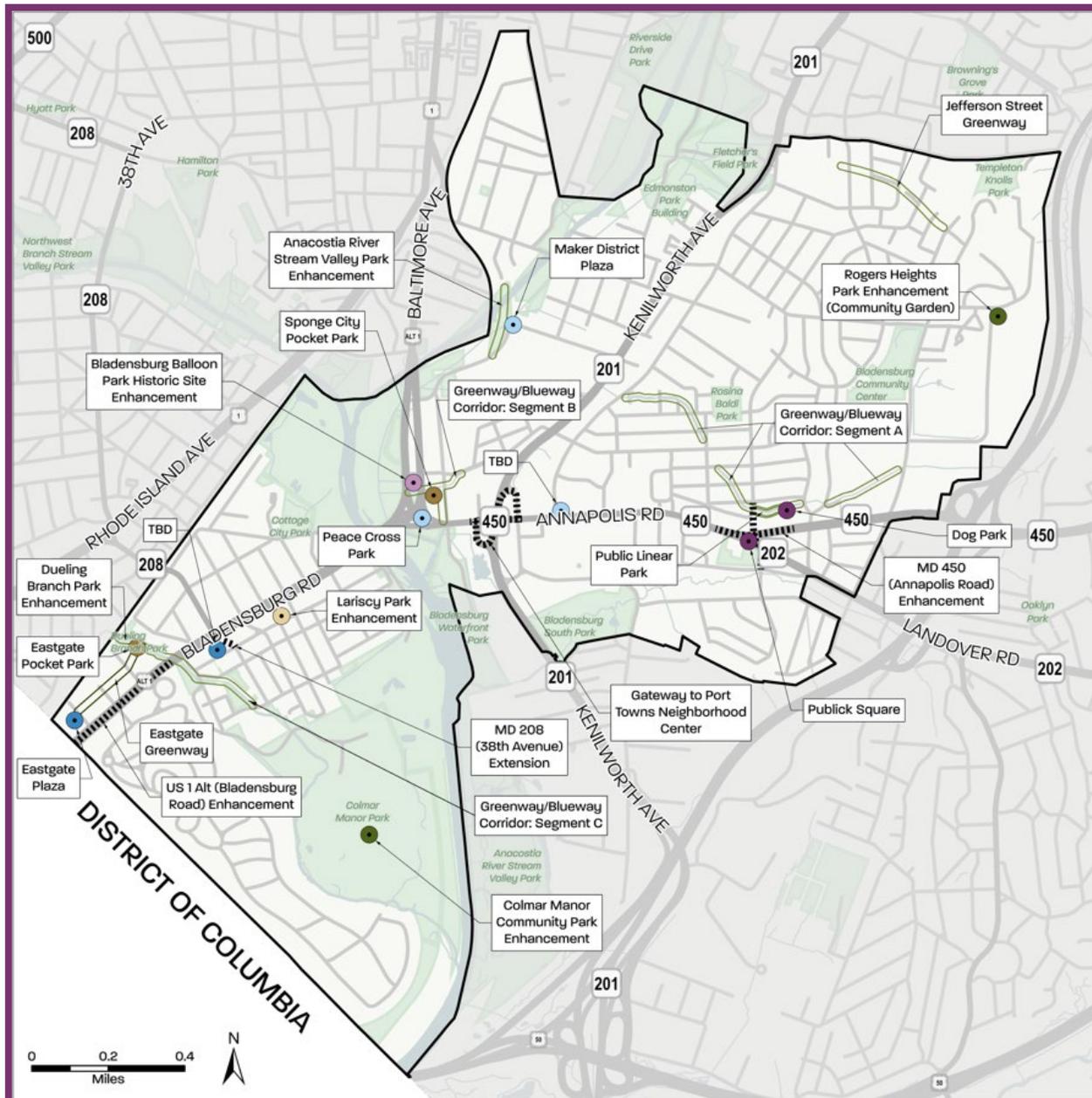
Map Legend

- Port Towns Sector Plan Boundary
- Trail
- Proposed Trail
- Recommended Bike Facility
- Proposed Sidewalk



PUBLIC FACILITIES

- » Expand Public Facilities
- » Continue Emergency Service Planning



Recommended Parks, Recreation, and Open Space Facilities Map

Map Legend

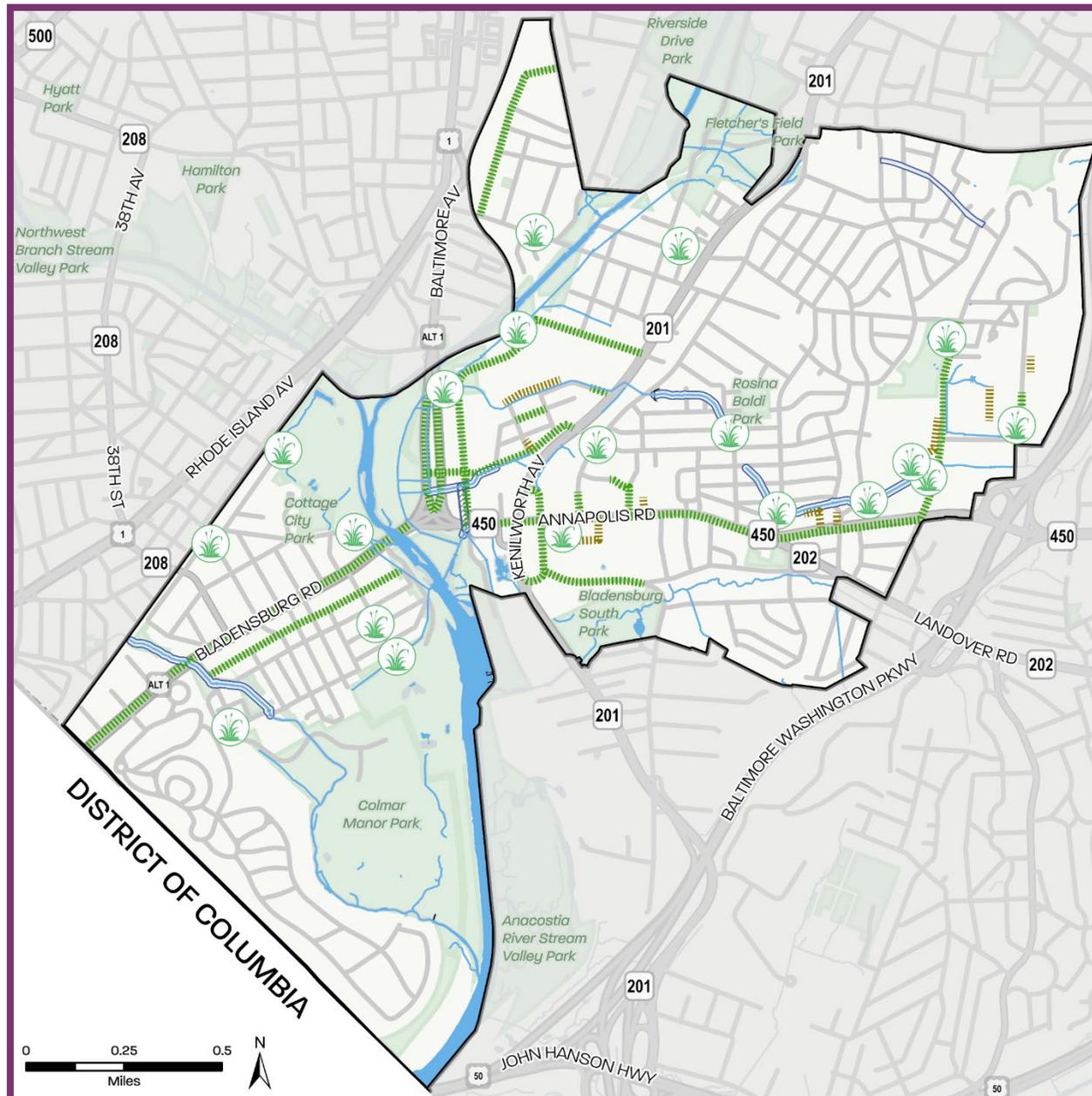
- Port Towns Sector Plan Boundary
- Street (Fixed)
- Greenway and Linear Park (Fixed)
- Greenway and Linear Park (Not Fixed)
- Community Park (Fixed)
- Plaza (Fixed)
- Plaza (Not Fixed)
- Pocket Park/Mini Park (Fixed)
- Pocket Park/Mini Park (Not Fixed)
- Special Facility (Fixed)
- Special Facility (Not Fixed)



NATURAL ENVIRONMENT

» Green Infrastructure

» Greenway/
Blueway Corridors



Priority Stormwater Infrastructure Projects

Map Legend

- Port Towns Sector Plan Boundary
- Green Infrastructure Streetscape
- Parking Lot Green Infrastructure
- Priority Green Infrastructure Projects
- Greenway/Blueway Corridor
- Proposed Stream Corridor Connection
- River and Streams



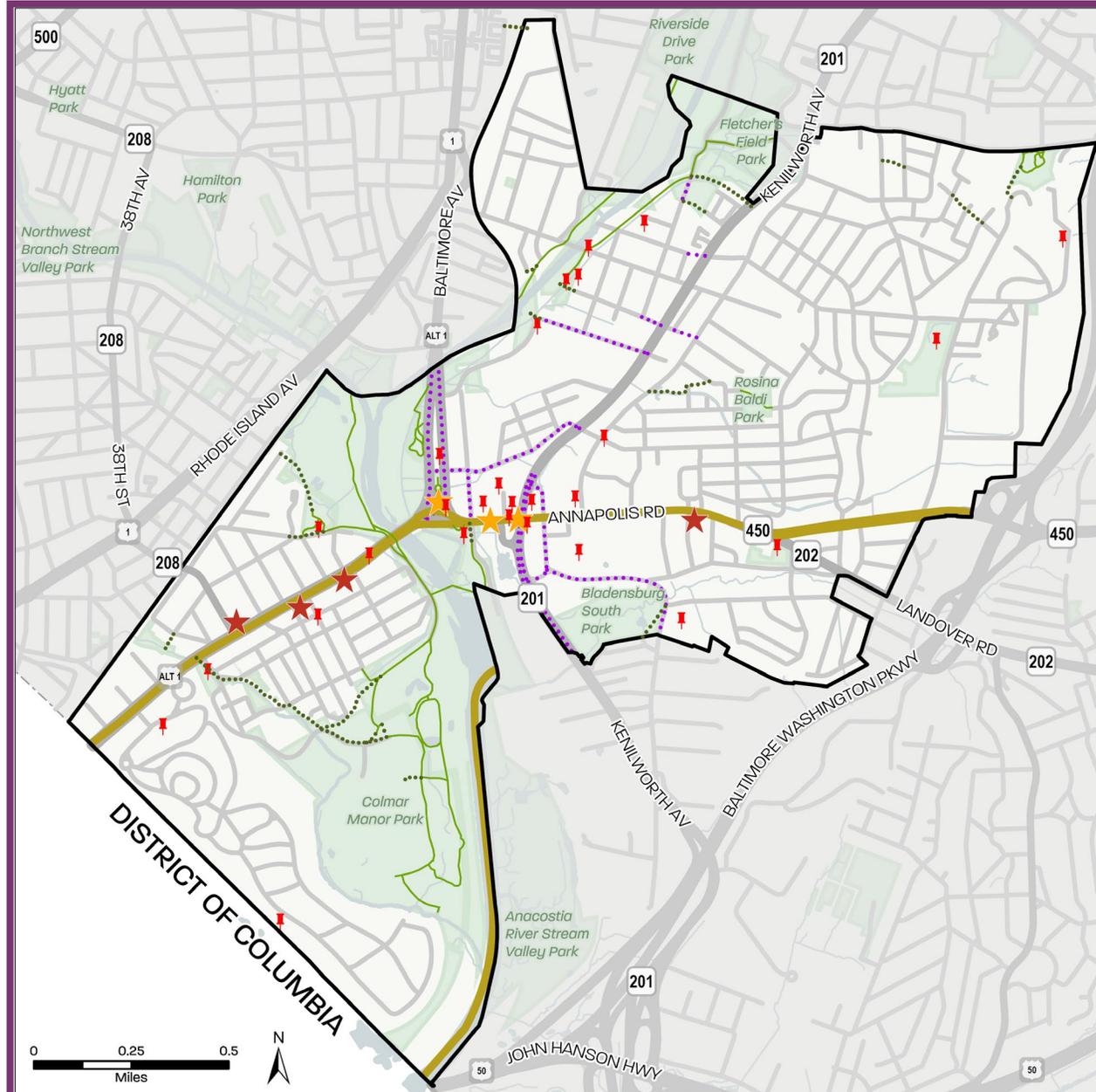
COMMUNITY HERITAGE, CULTURE, & DESIGN

- » Create a “Cultural Heritage” Trail
- » Incorporate and Support Art



PLACEMAKING

- » Destination Branding
- » Identify sites for future initiatives

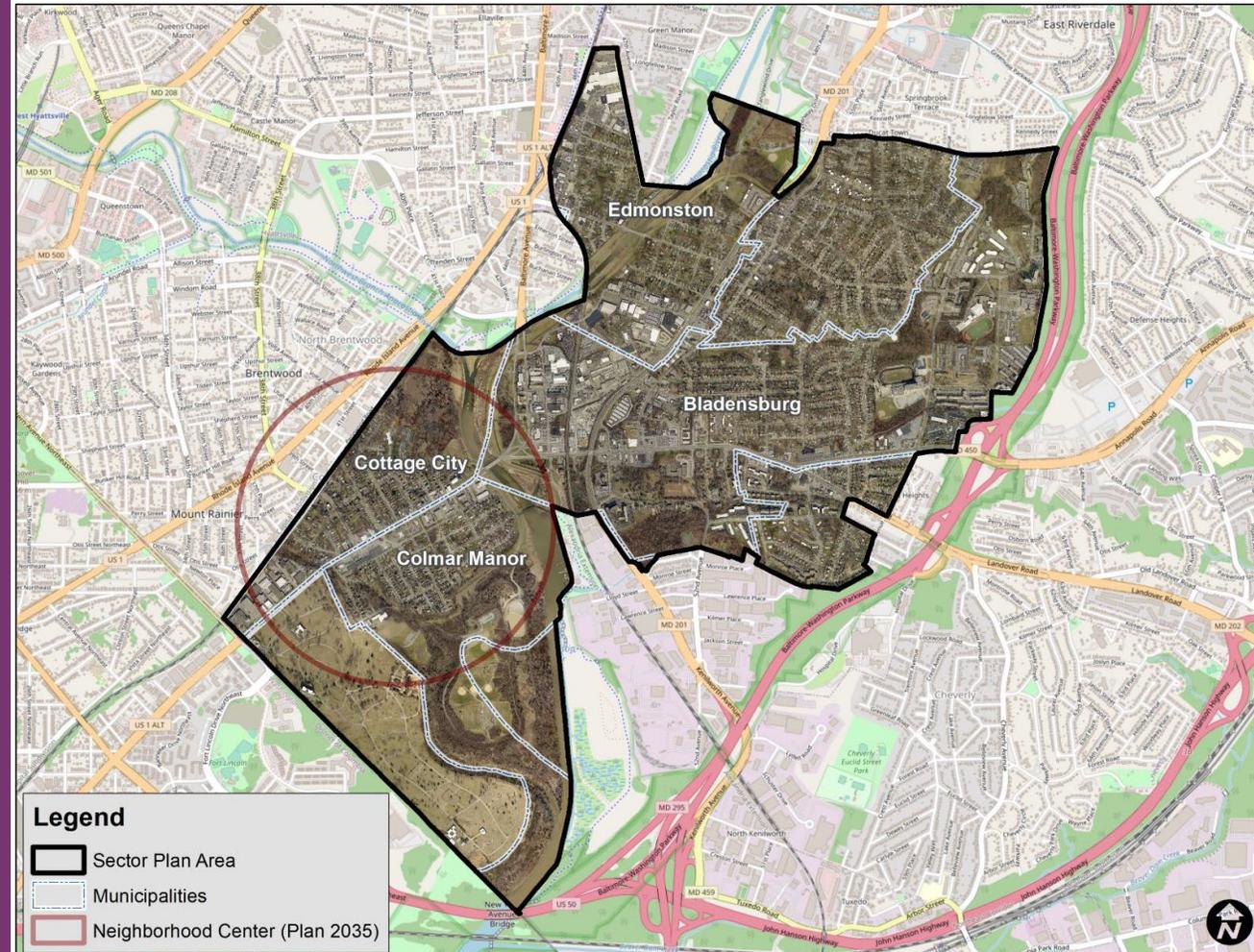


Placemaking Opportunities and Significant Locations

Map Legend

- Port Towns Sector Plan Boundary
- Star Spangled Banner Historic Trail
- Existing Trails/Shared Use Paths
- Proposed Side Path
- Proposed Trail/Shared Use Path
- Significant Landmark
- Right-of-Way Placemaking Opportunities
- Vacant Lot Placemaking Opportunities

Defining the Neighborhood Center Boundary

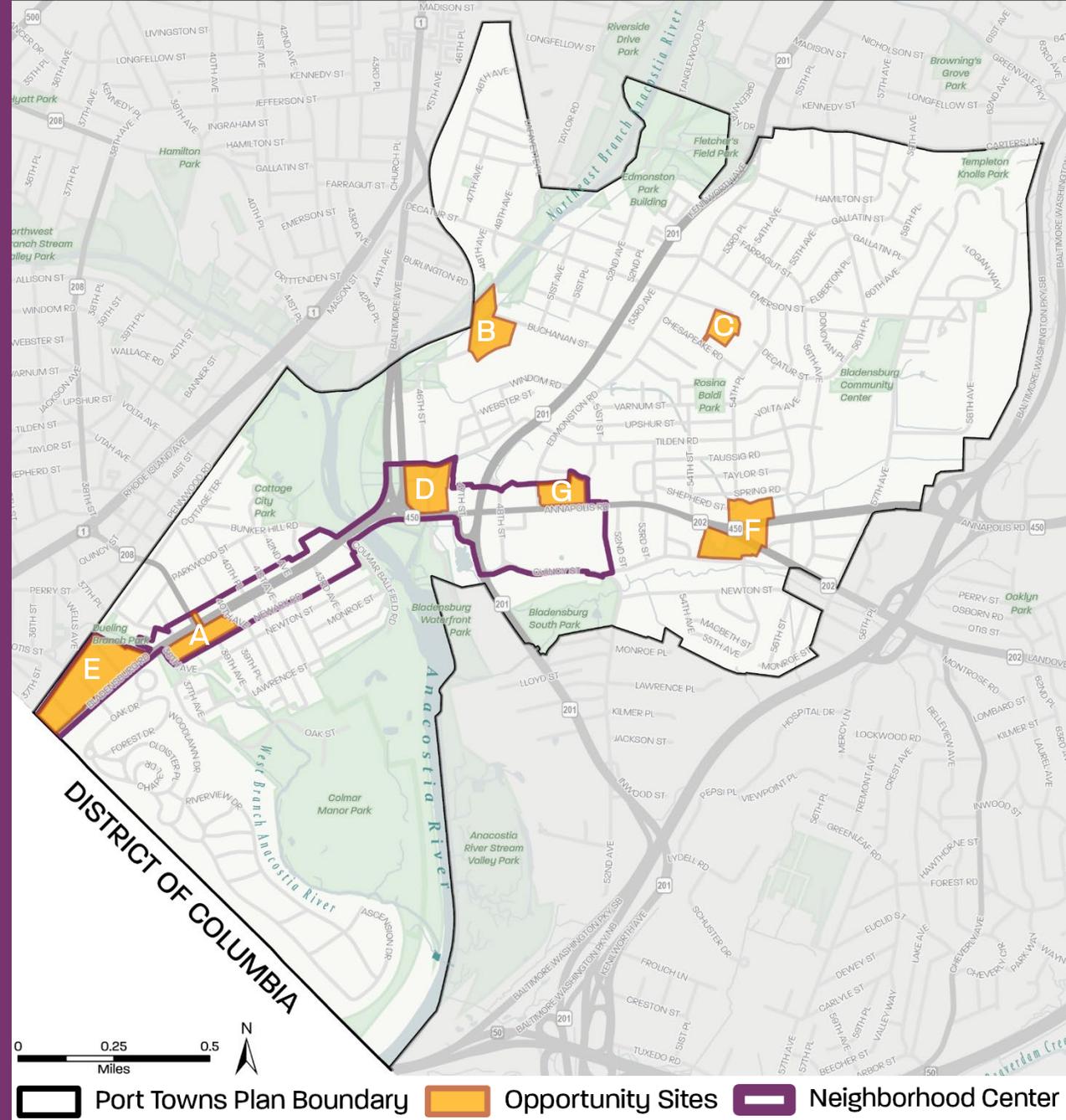


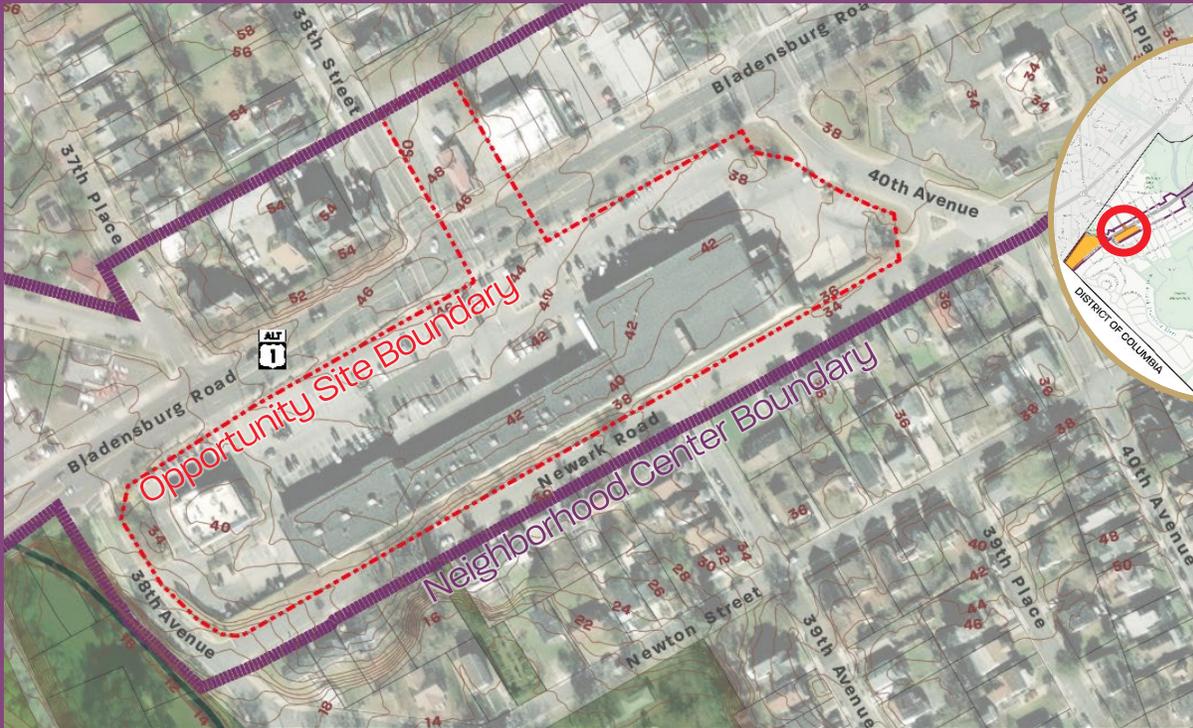
NEIGHBORHOOD CENTER

&

OPPORTUNITY SITES

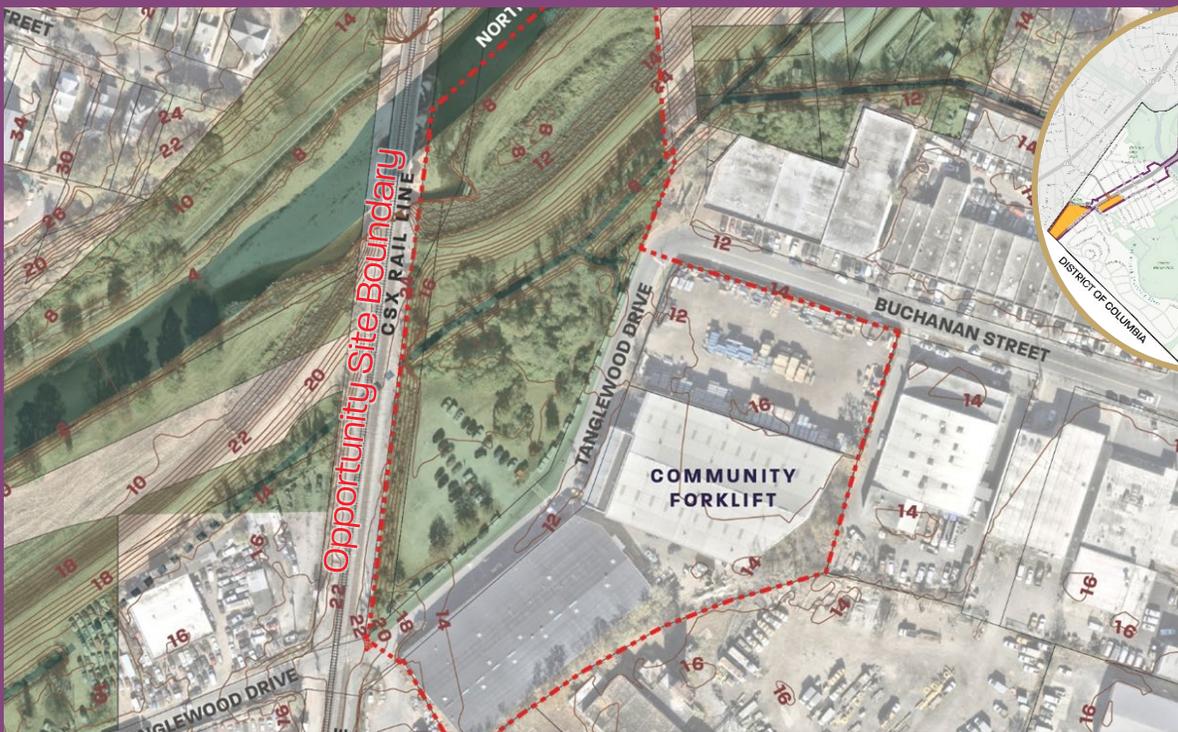
- SITE A: Port Towns Shopping Center
- SITE B: Buchanan Street Industrial Area
- SITE C: Residential Infill Along Decatur Street
- SITE D: Peace Cross Industrial Area
- SITE E: Eastgate Industrial Center
- SITE F: Publick Playhouse and Vicinity
- SITE G: Port of Bladensburg Shopping Center





Source: Illustrations Provided by RHI Consultants

SITE A: PORT TOWNS SHOPPING CENTER



Source: Illustrations Provided by RHI Consultants

SITE B: BUCHANAN STREET INDUSTRIAL AREA



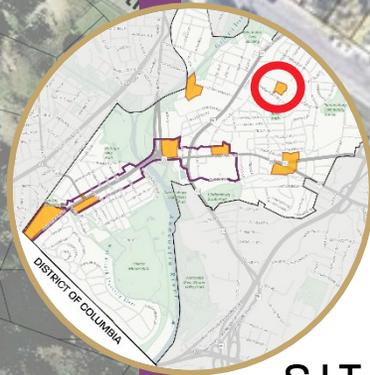
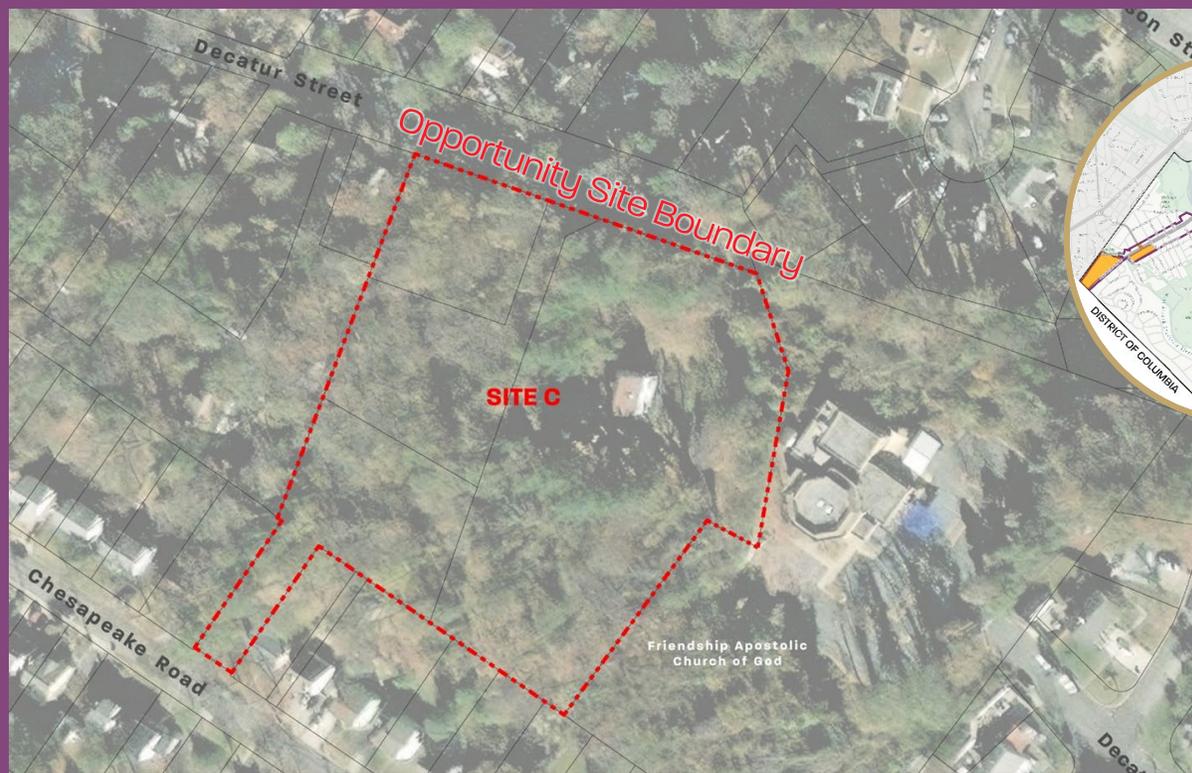
Cottage City Small Apartment (5 units)



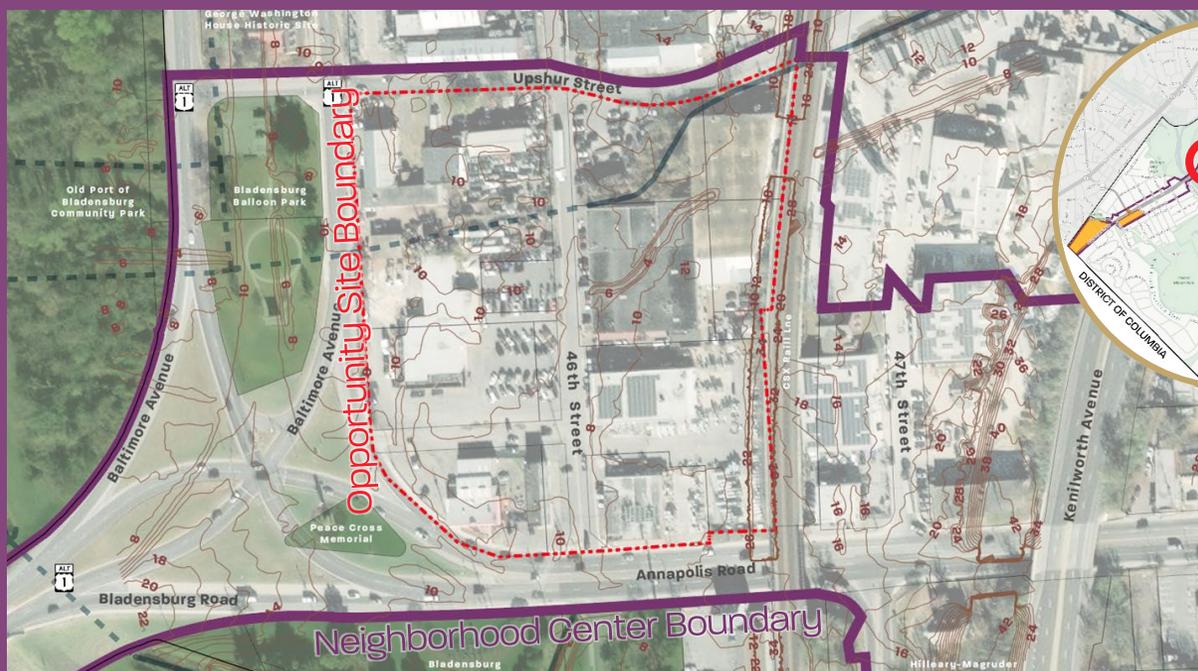
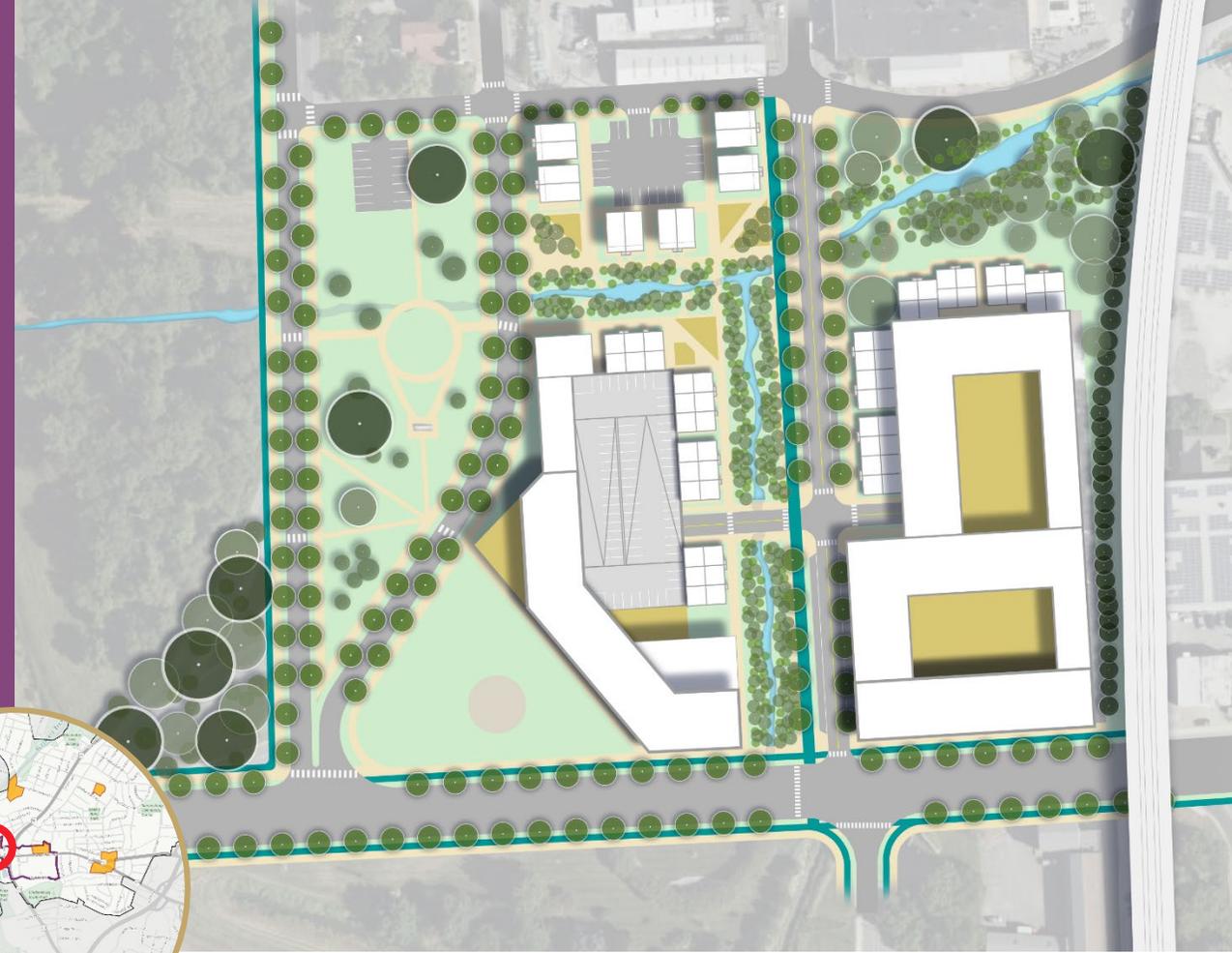
Townhomes



Source: Illustrations Provided by RHI Consultants



SITE C: RESIDENTIAL INFILL ALONG DECATUR STREET



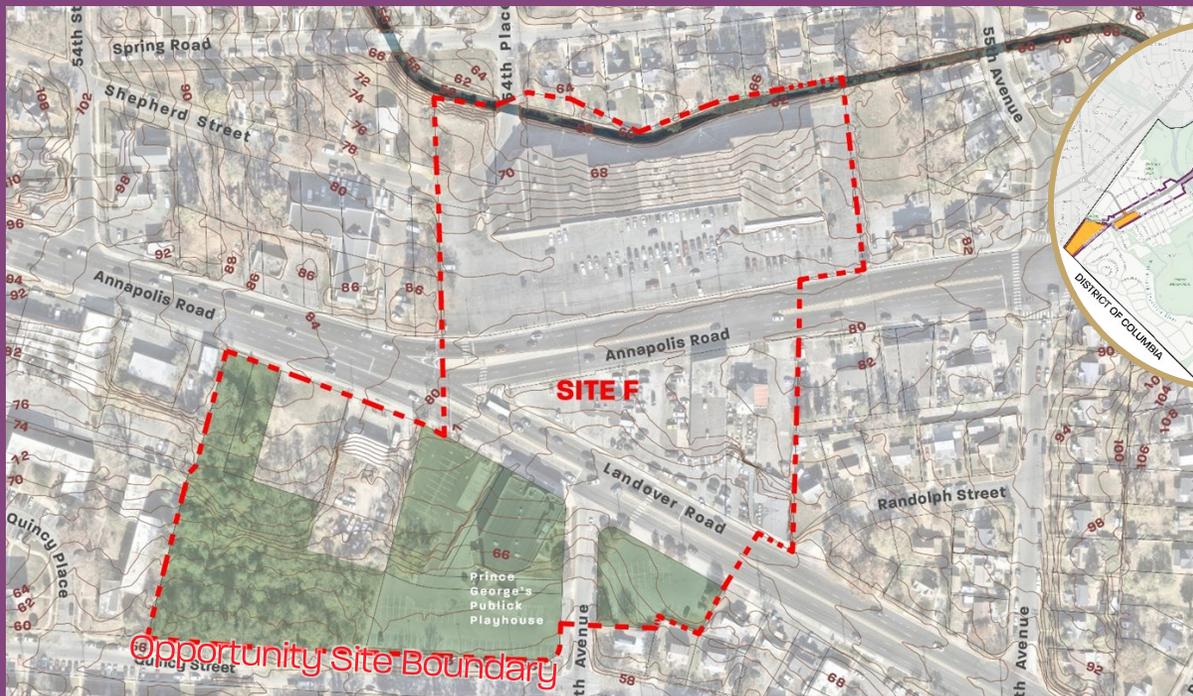
Source: Illustrations Provided by RHI Consultants

SITE D: PEACE CROSS INDUSTRIAL SITE



Source: Illustrations Provided by RHI Consultants

SITE E: EASTGATE INDUSTRIAL CENTER

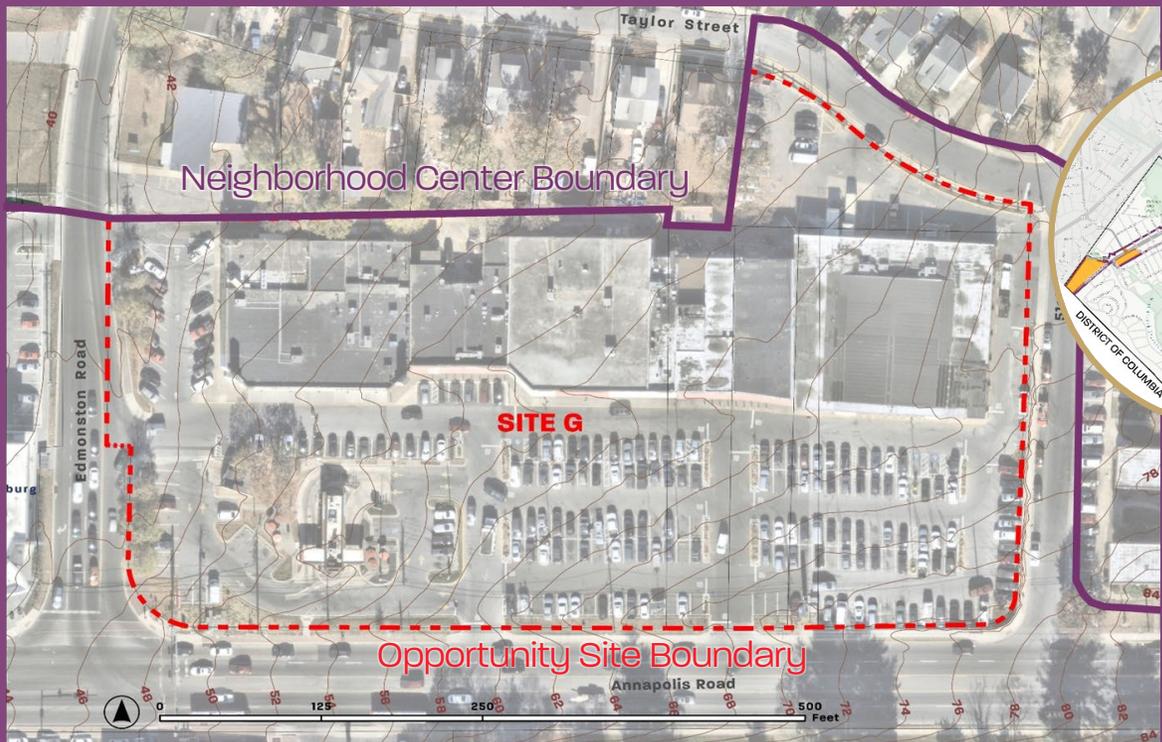


Source: Illustrations Provided by RHI Consultants

SITE F: PUBLIC PLAYHOUSE AND VICINITY



Source: Illustrations Provided by RHI Consultants

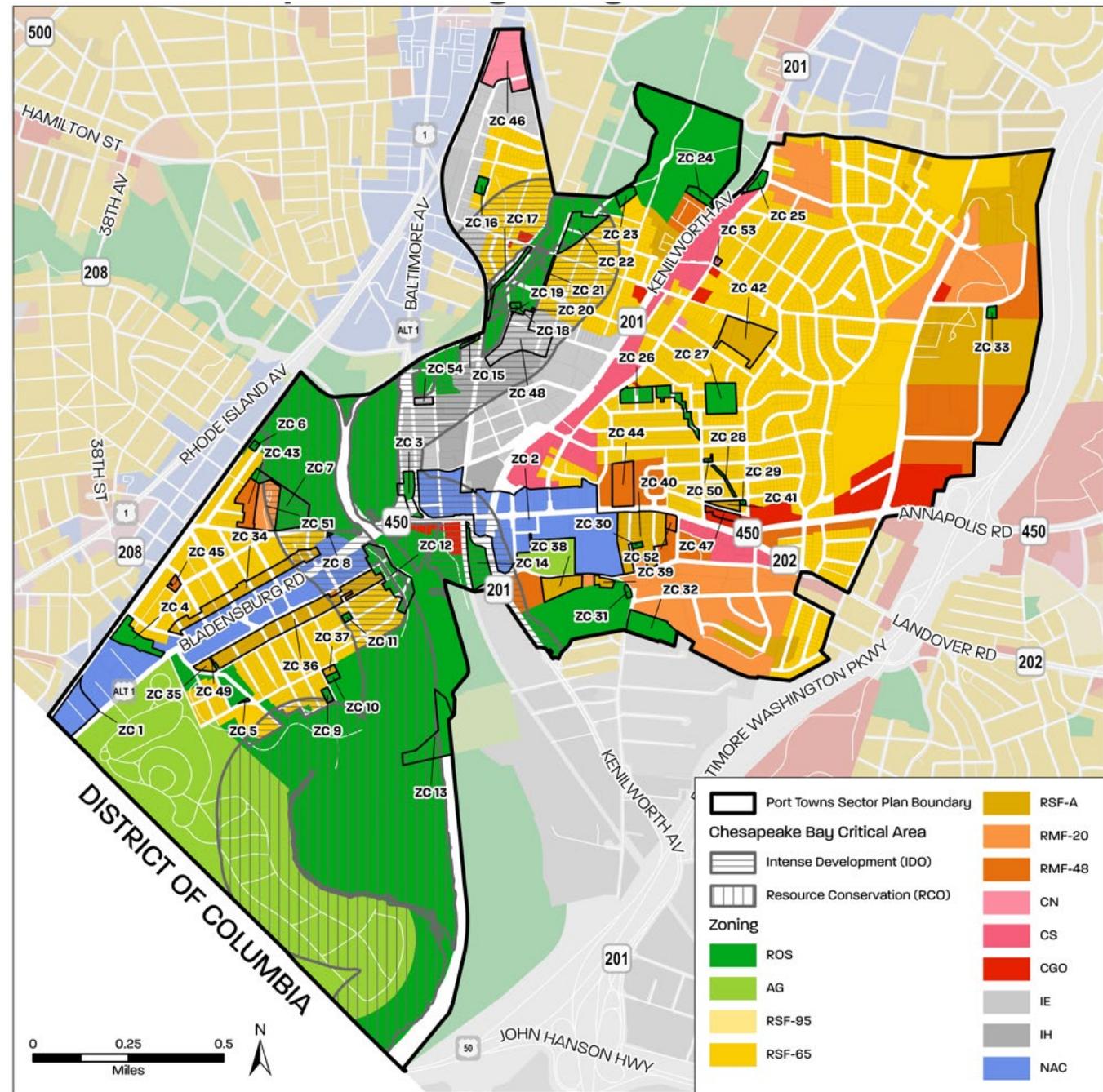


SITE G: PORT OF BLADENSBURG SHOPPING CENTER

Proposed Zoning Changes



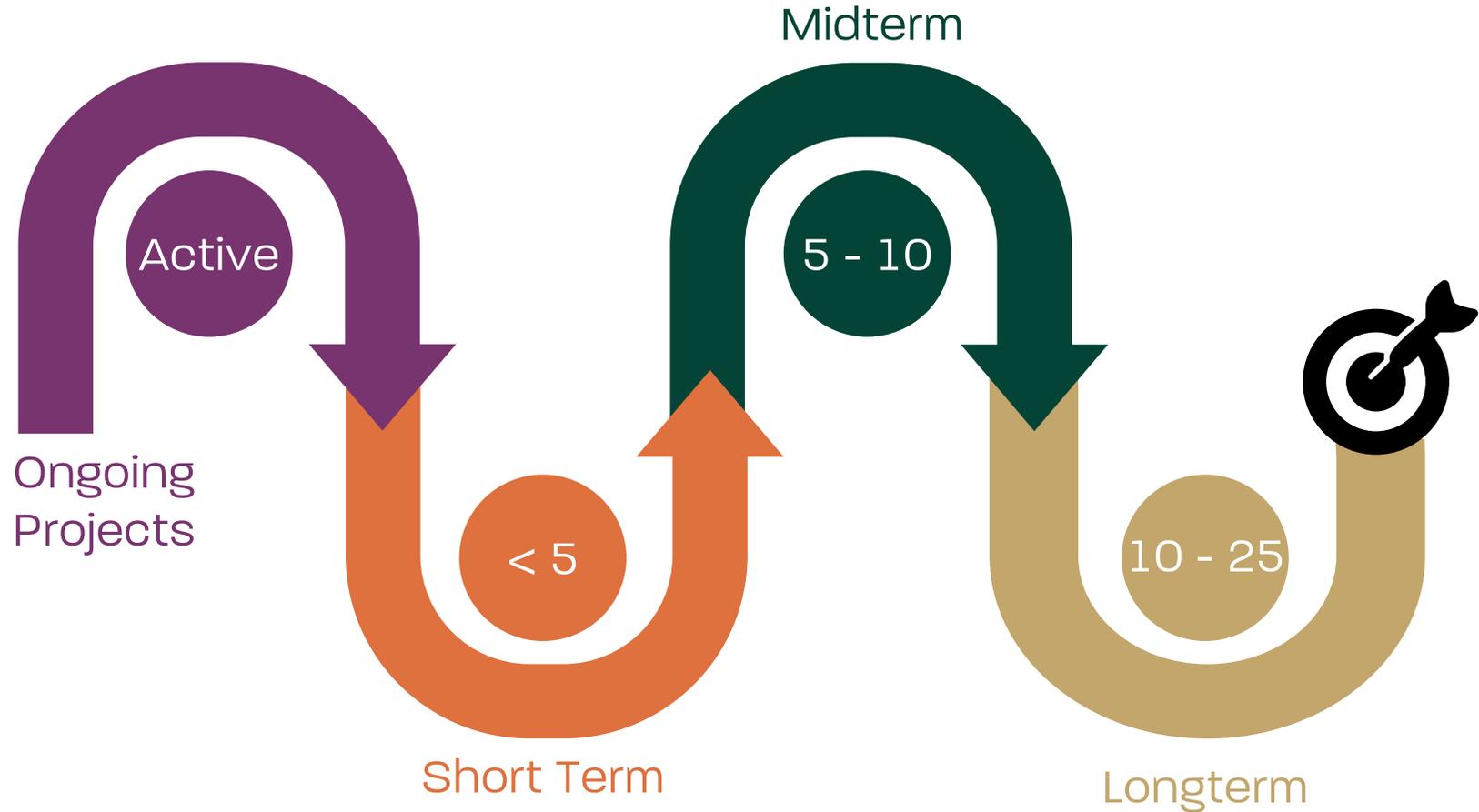
- » Proposed 54 zoning changes covering approximately 168 acres of land
- » Necessary to implement plan's vision and recommendations
- » Support and facilitate the development of opportunity sites



This Plan Will Need:

- Agency and Stakeholder Actions
- Sectional Map Amendment (SMA) Approval
- Capital Improvement Projects
- Private Investment
- Collaborative Partnerships

Implementation and Monitoring



Next Steps & Schedule

Next Steps / Tentative Schedule



Permission to Print



Joint Public Hearing (JPH)



Planning Board Work Session



Planning Board Action



Council Work Session



District Council Action



2nd JPH, if necessary



Thank you!



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