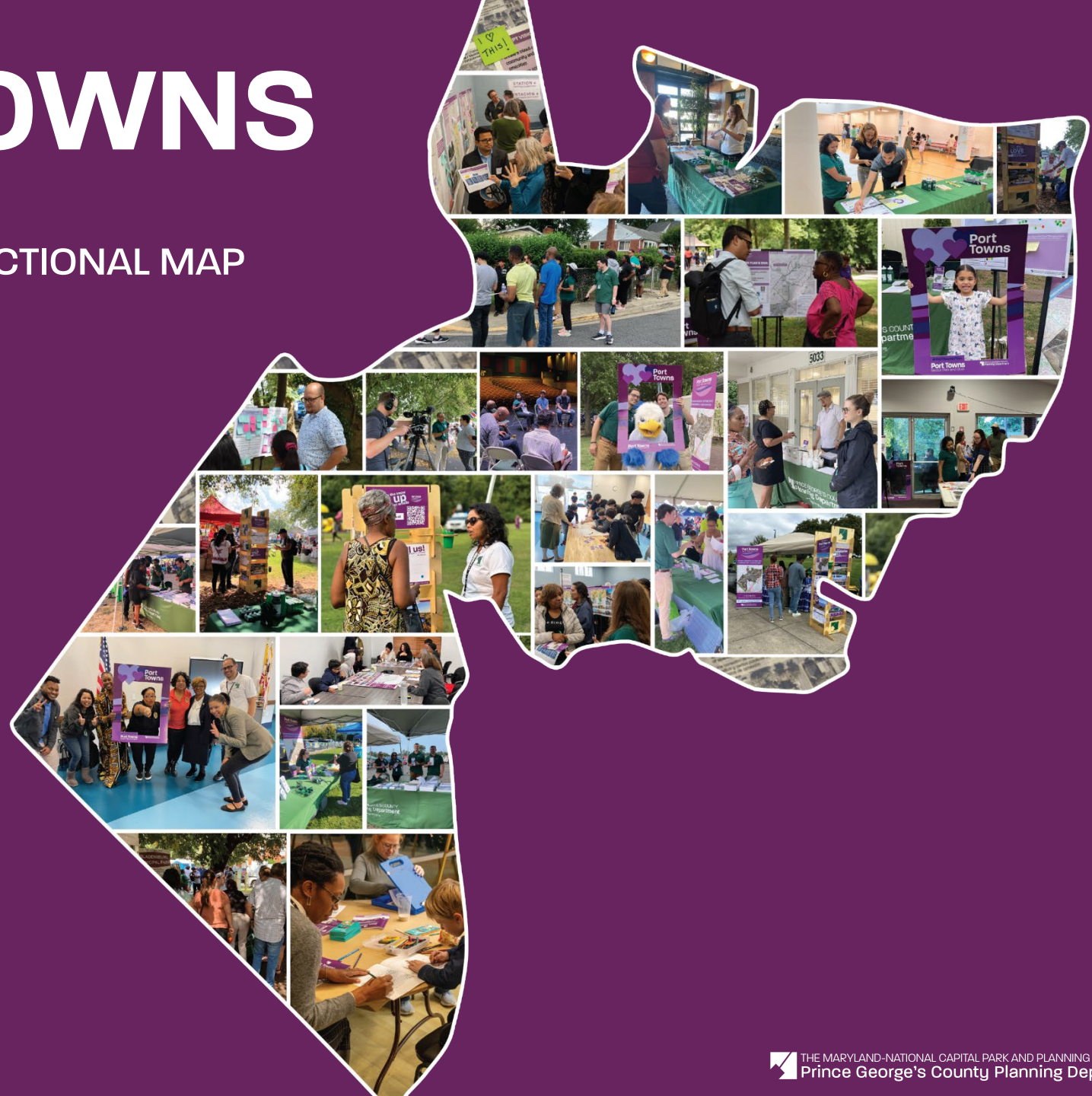


PORT TOWNS

SECTOR PLAN AND SECTIONAL MAP AMENDMENT



Summary

01.

Project
Background

02.

Sector Plan
Recommendations

03.

Sectional Map
Amendment

04.

Implementation
Opportunities

05.

Implementing
the Plan

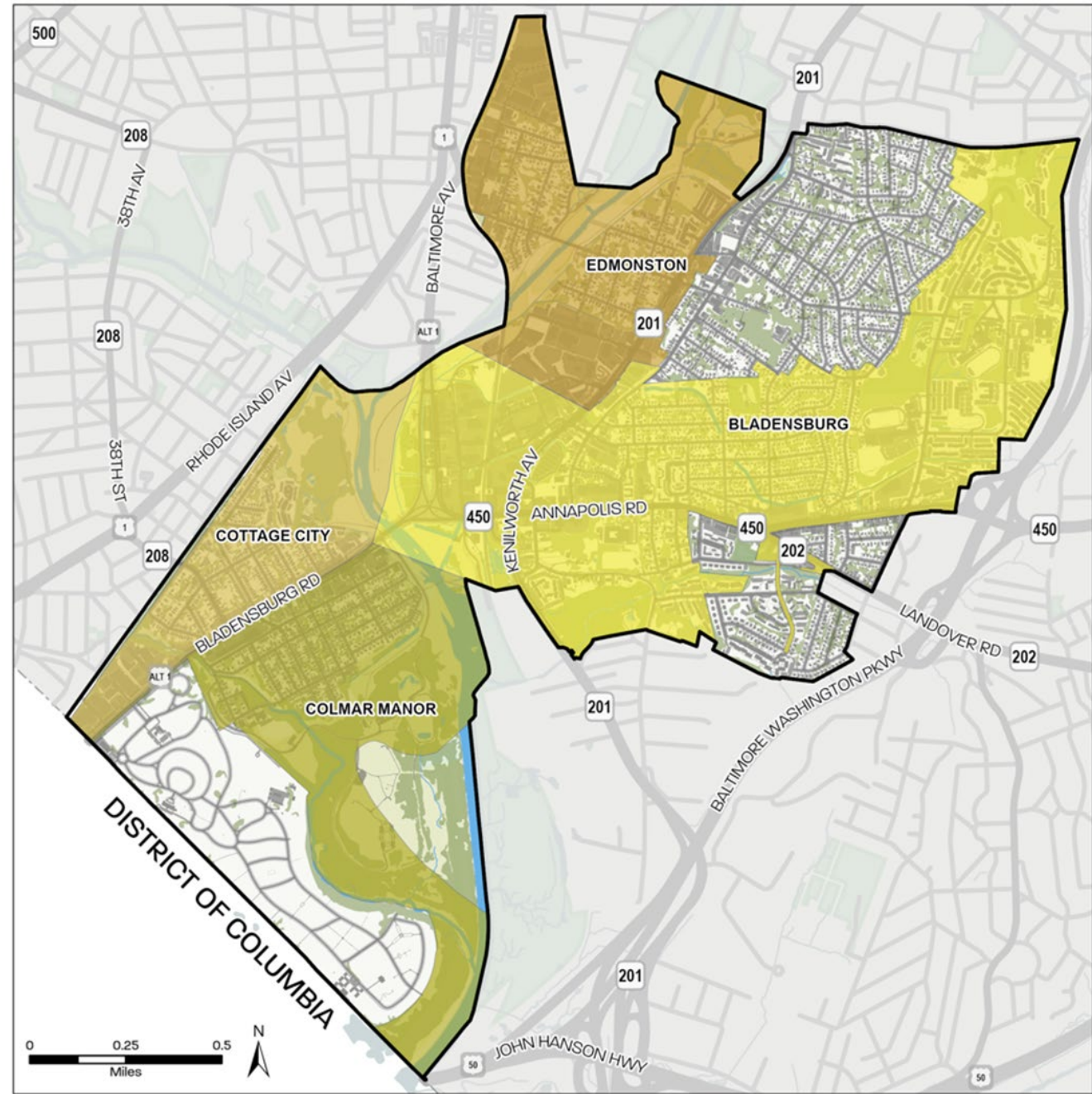
06.

Next Steps &
Schedule

Project Background

Sector Plan Area

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



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


Feedback Themes that Shaped the Plan



Design
Complete and
Connected
Streets



Experience a
Diverse Small-
Town
Community



Create
Sense of
Place



Promote
Affordable
Housing and
Aging in Place



Invest in
Youth



Create Mixed-
Use Areas



Encourage
Healthy Food
and
Environment

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 on 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 **multimodal 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.

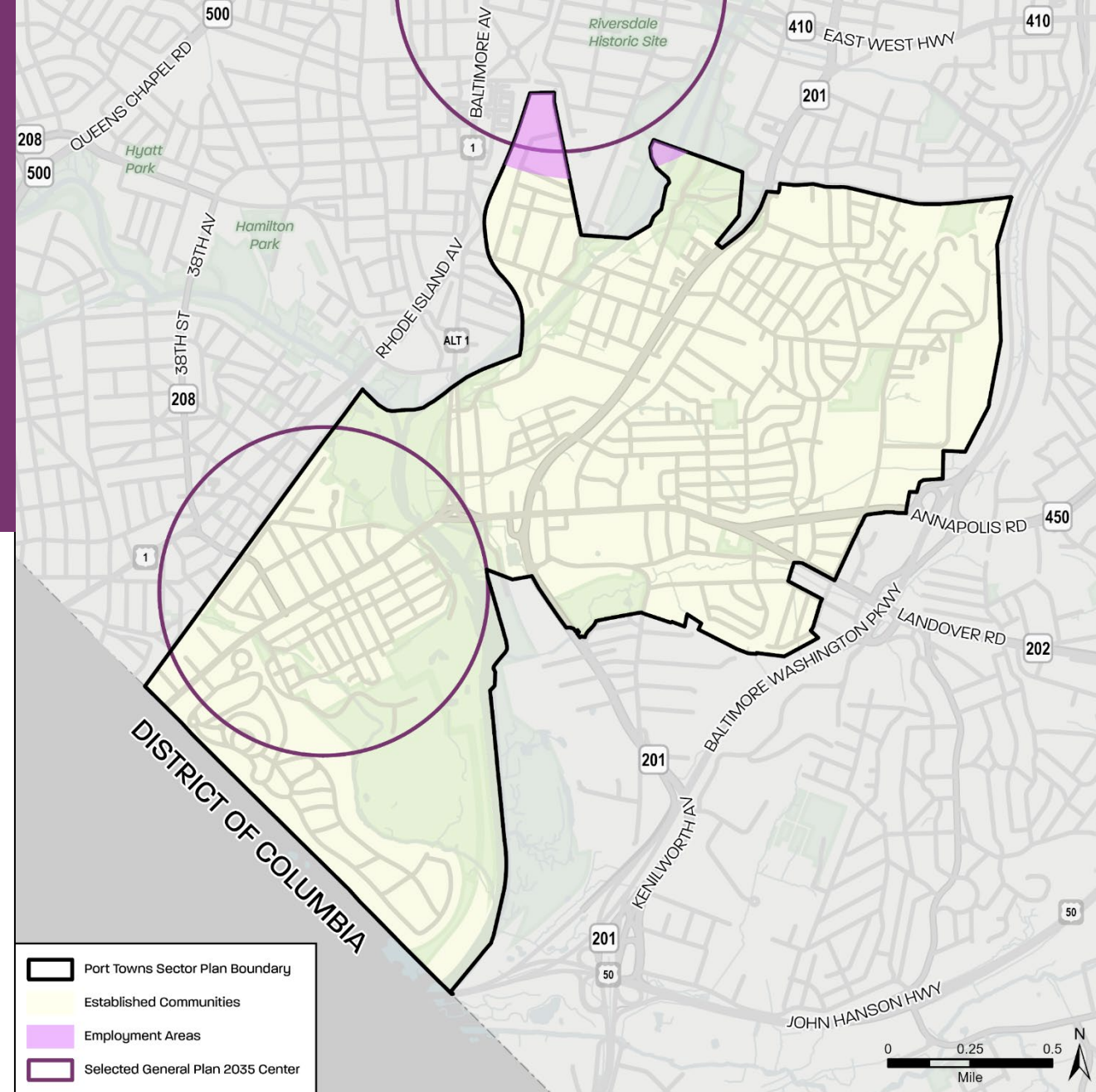
Defining the Neighborhood Center Boundary

What We Heard

Favorite places include Waterfront Park, Local Restaurants, Library

Small Town feel / compatible design

Wants walkable, connected, mixed use



Proposed Neighborhood Center Boundary

What We Heard

Favorite places include Waterfront Park, Local Restaurants, Library

Small Town feel / compatible design

Wants walkable, connected, mixed use



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



WHAT WE HEARD

Encourage mixed-use development along major corridors

Transform/Reimagine industrial areas

More green spaces



More retail and commercial spaces

Connect housing to commercial and recreation

RECOMMENDATIONS

» Vibrant Focal Areas

» Well-Connected



Photos by M-NCPPC

* What we heard reflects the most frequently repeated responses and/or themes gathered during community engagement. These insights were compiled based on answers to key questions asked throughout the planning processes.



Economic Prosperity

WHAT WE HEARD

More economic opportunities for all, including youth

Become a green industry innovator



Lots of places to eat and things to do

Want new businesses and diverse amenities

* What we heard reflects the most frequently repeated responses and/or themes gathered during community engagement. These insights were compiled based on answers to key questions asked throughout the planning processes.

RECOMMENDATIONS

» Attract New / Support Small Businesses

» Reimagine Industrial Areas



Photos by M-NCPPP



Housing and Neighborhoods

WHAT WE HEARD

RECOMMENDATIONS

» Housing Affordability & Diversity » Emphasis on Anti-Displacement

Housing is not affordable

Access to safe and affordable housing

Ability to age in place



Concerned about displacement

More diverse housing options



Photos by M-NCPPC

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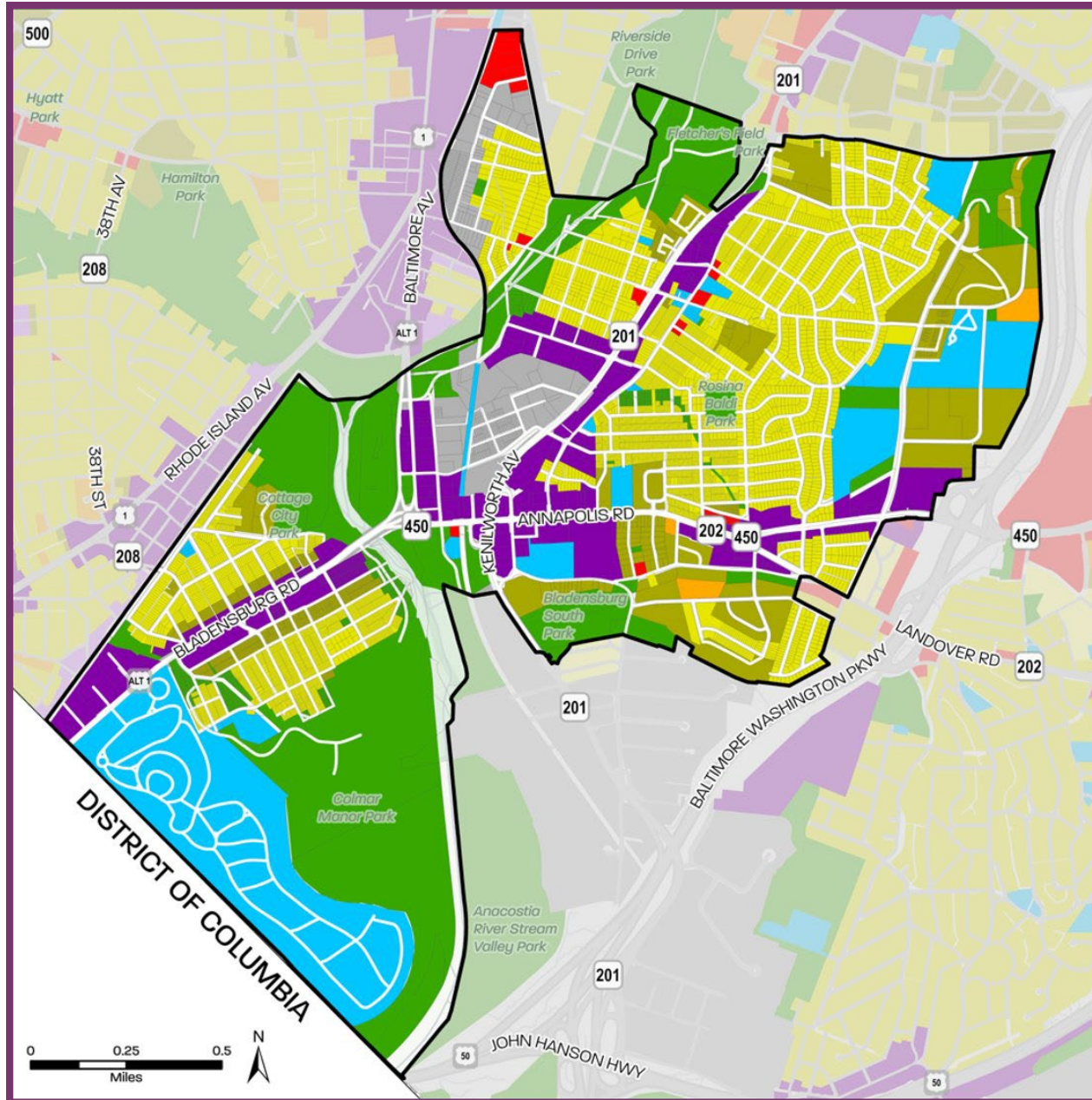
LAND USE



ECONOMIC PROSPERITY



HOUSING AND NEIGHBORHOODS



Future Land Use

Map Legend

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



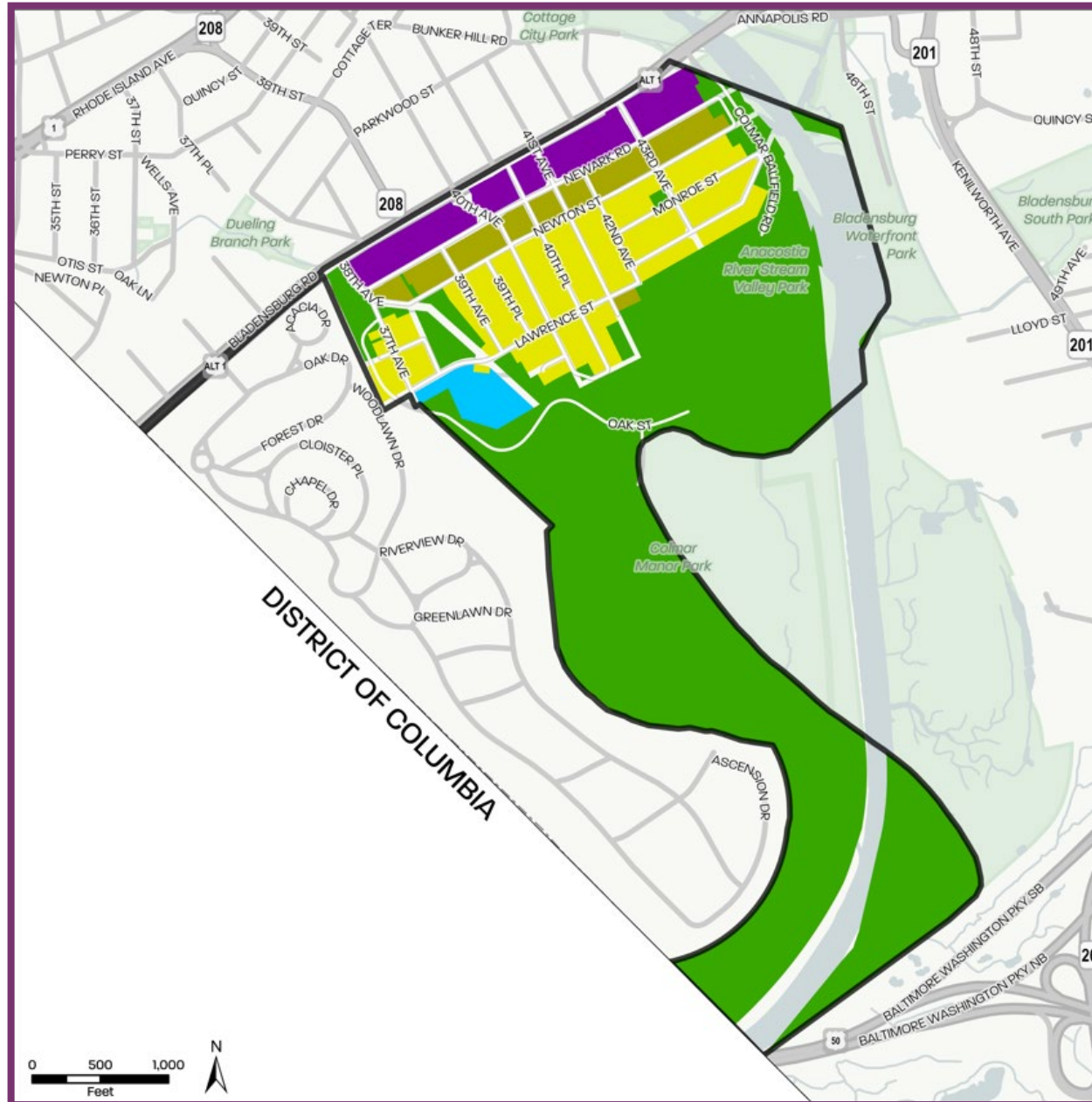
LAND USE



ECONOMIC PROSPERITY



HOUSING AND NEIGHBORHOODS



Future Land Use

Map Legend

-  Municipal Boundary
-  Parks and Open Space
-  Residential Medium
-  Residential Medium-High
-  Mixed Use
-  Institutional



WHAT WE HEARD

RECOMMENDATIONS

Promote green, complete, connected streets

Pedestrian safety for school children

» Multimodal Connectivity

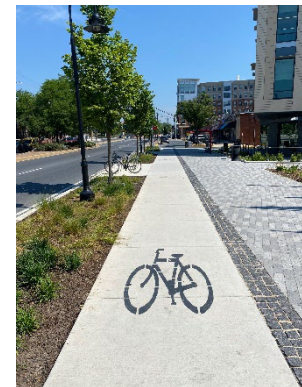
» Active Transportation

Auto-oriented



Fragmented and narrow sidewalks

Promote safe multimodal transportation



Photos by M-NCPPC

* What we heard reflects the most frequently repeated responses and/or themes gathered during community engagement. These insights were compiled based on answers to key questions asked throughout the planning processes.



Healthy Communities

WHAT WE HEARD

Improve healthcare access and health services

Better access to green space and recreation

More senior services



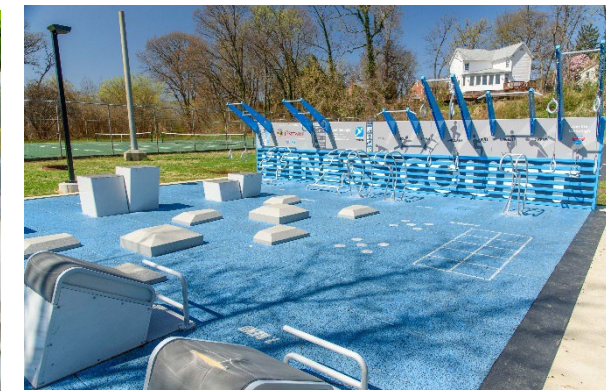
More health and wellness programming

Access to affordable and healthy food and local agriculture

RECOMMENDATIONS

» Expand Access to Healthy Food

» Invest in Social Infrastructure



Photos by M-NCPPC

* What we heard reflects the most frequently repeated responses and/or themes gathered during community engagement. These insights were compiled based on answers to key questions asked throughout the planning processes.



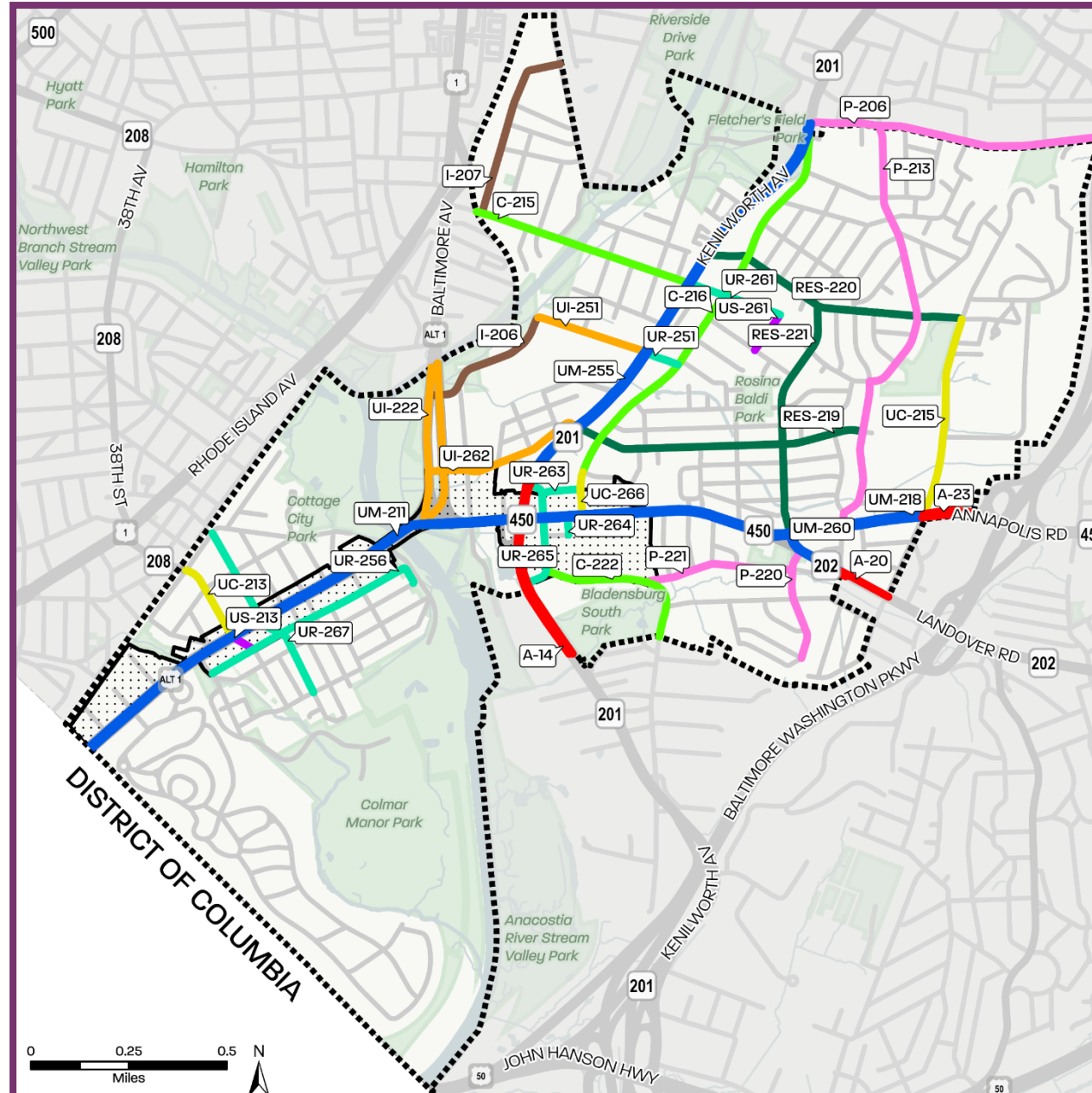
TRANSPORTATION AND MOBILITY

- » Multimodal Connectivity
- » Active Transportation



HEALTHY COMMUNITIES

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



Proposed MPOT Facilities and USDS Designations

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



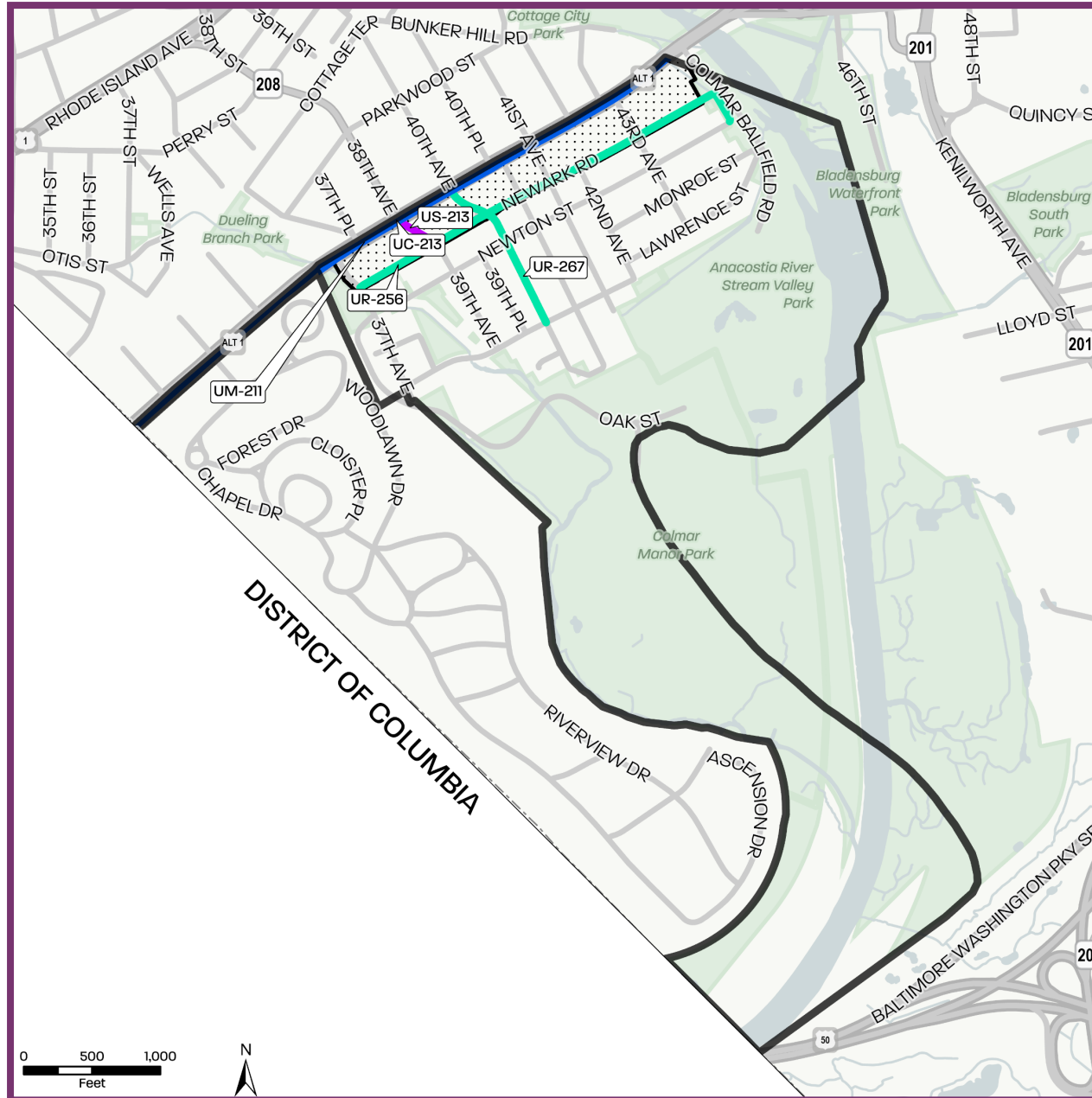
TRANSPORTATION AND MOBILITY

- » Multimodal Connectivity
- » Active Transportation



HEALTHY COMMUNITIES

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



Proposed MPOT Facilities and USDS Designations

Map Legend

- Municipal Boundary
- Neighborhood Center
- Neighborhood Residential
- Mixed-Use Boulevard
- Shared Street



WHAT WE HEARD

RECOMMENDATIONS

Consistent flooding and lack of help

Improve health of natural environment

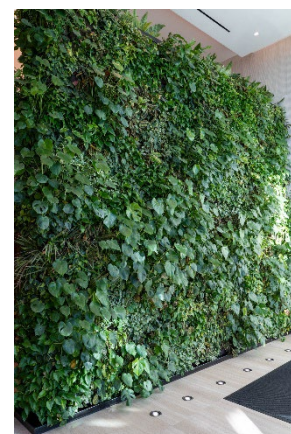
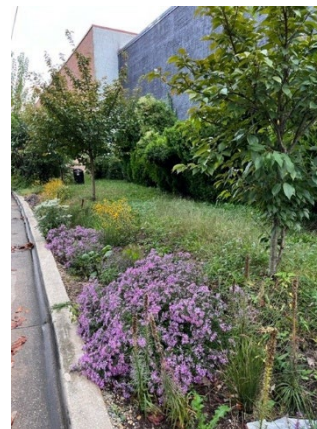
Plan for climate change



Enjoy proximity to natural areas

Invest in alternative energy and green infrastructure

» Green Infrastructure Investment » Greenway/Blueway Corridors



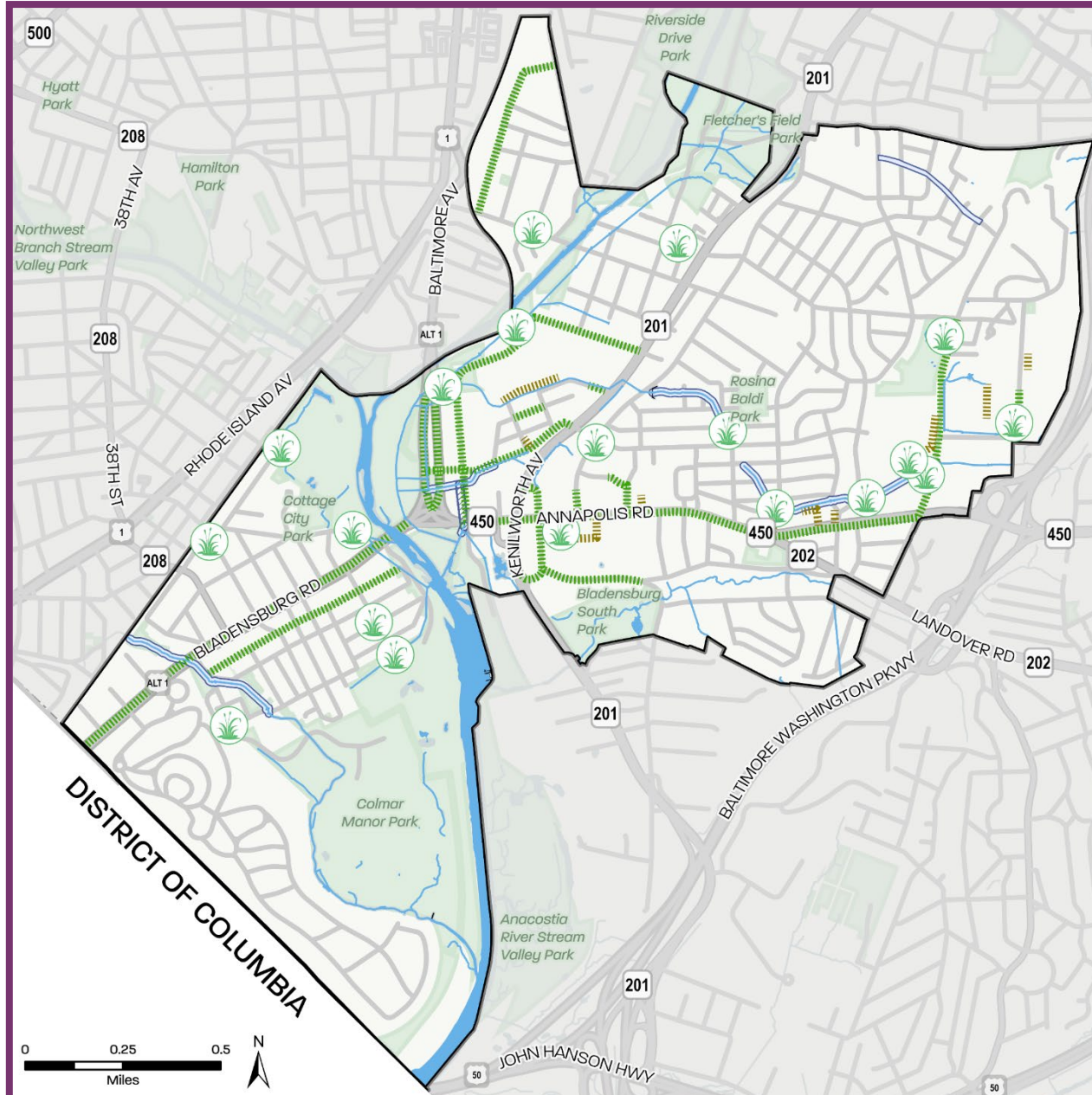
Photos by M-NCPPC

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NATURAL ENVIRONMENT

- » Green Infrastructure
- » Greenway/Blueway Corridors



Priority Stormwater Infrastructure Projects

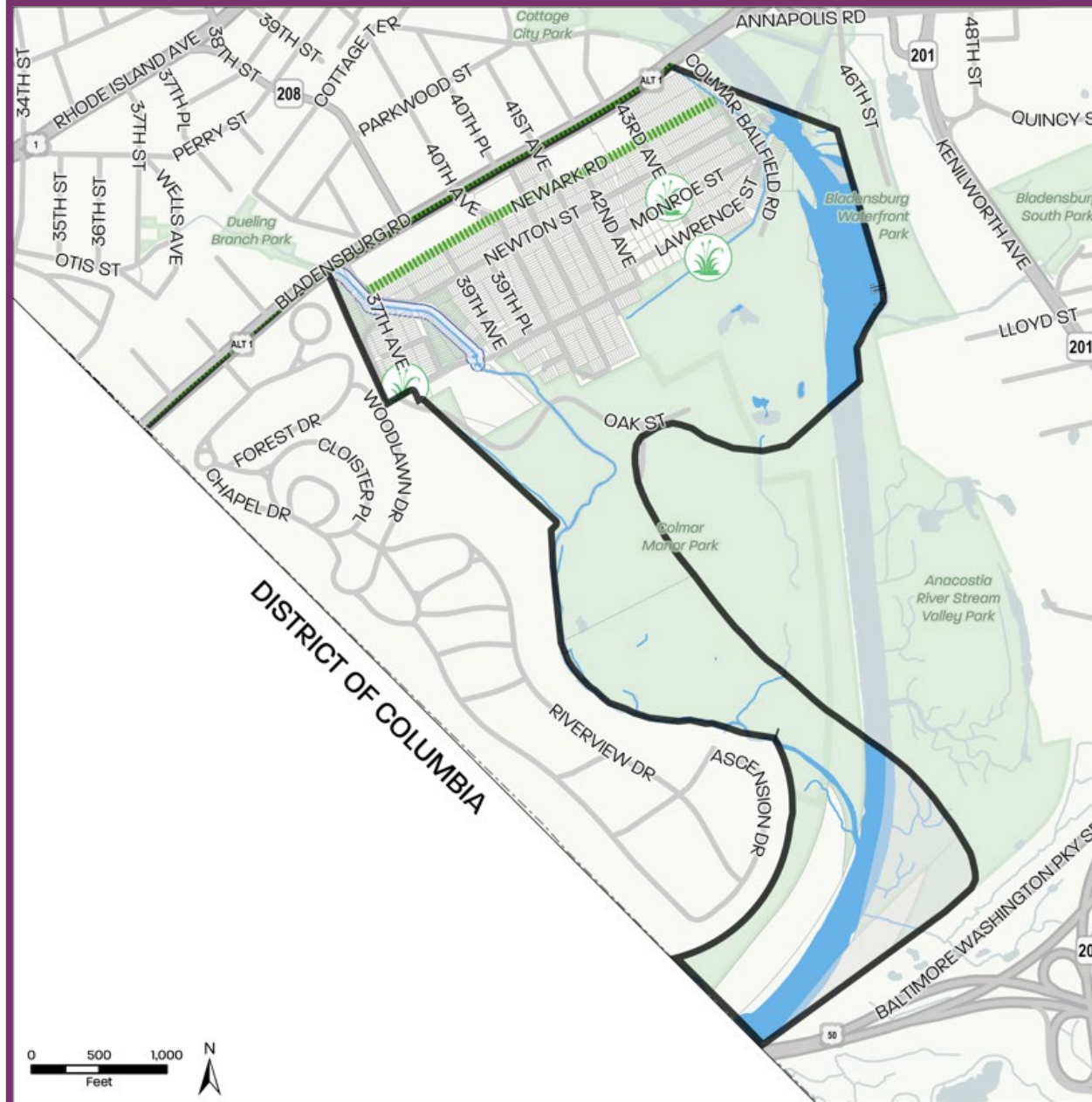
Map Legend

- 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



NATURAL ENVIRONMENT

- » Green Infrastructure
- » Greenway/Blueway Corridors



Priority Stormwater Infrastructure Projects

Map Legend

- Municipal Boundary
- Green Infrastructure Streetscape
- Priority Green Infrastructure Projects
- Greenway/Blueway Corridor
- Proposed Stream Corridor Connection
- River and Streams



Public Facilities

WHAT WE HEARD

More community events (festivals, parades)

Better public services (police, recycling, education)



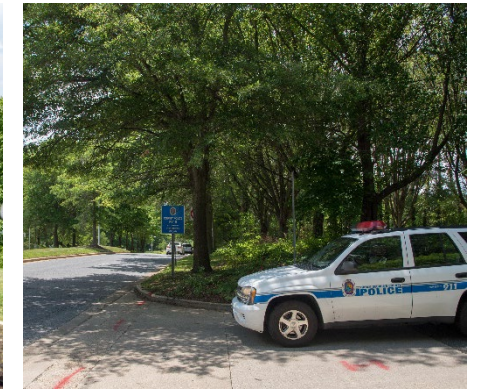
Parks and playgrounds matter

Improved public facilities (pools, centers, dog parks)

RECOMMENDATIONS

» Expand Public Facilities

» Continue Emergency Service Planning



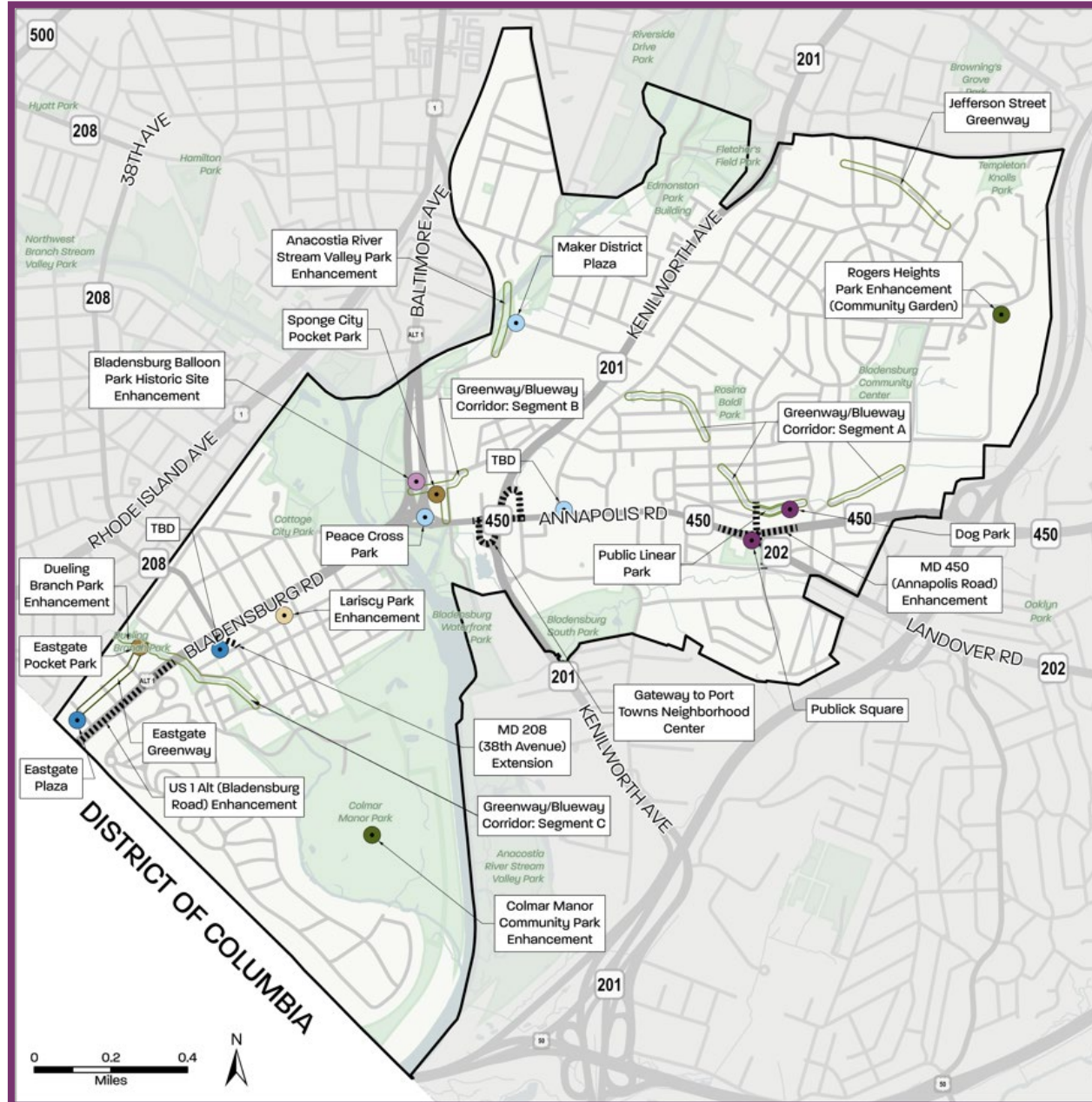
Photos by M-NCPPC

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PUBLIC FACILITIES

- » Expand Public Facilities
- » Continue Emergency Service Planning



Recommended Parks, Recreation, and Open Space Facilities

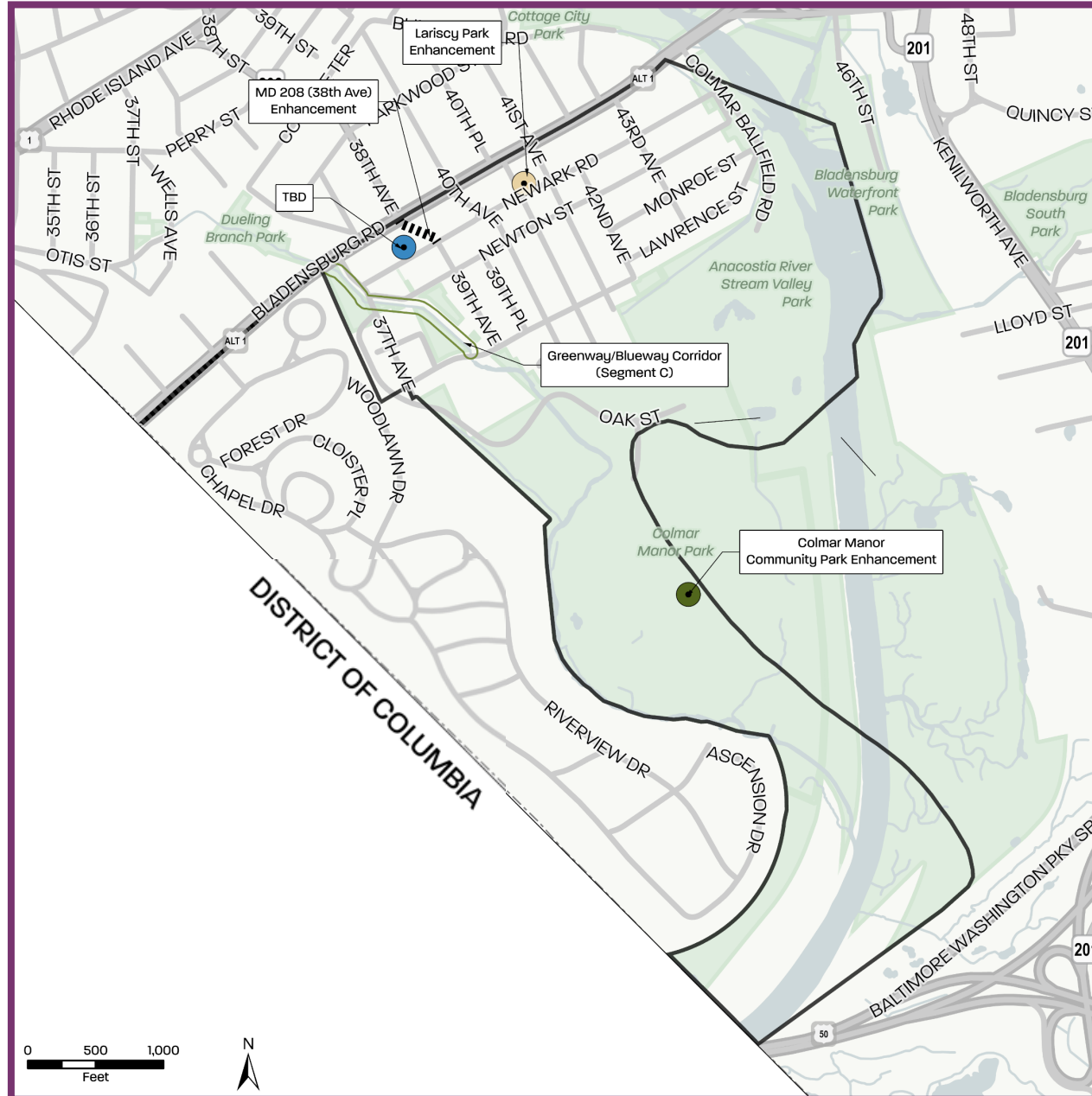
Map Legend

- 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)



PUBLIC FACILITIES

- » Expand Public Facilities
- » Continue Emergency Service Planning



Recommended Parks, Recreation, and Open Space Facilities

Map Legend

- Municipal Boundary
- Street (Fixed)
- Greenway and Linear Park (Fixed)
- Community Park (Fixed)
- Plaza (Not Fixed)
- Pocket Park/Mini Park (Fixed)



WHAT WE HEARD

Preserve the area's cultural heritage and history

Built environment creates opportunity for crime

Enhance appearance along corridors



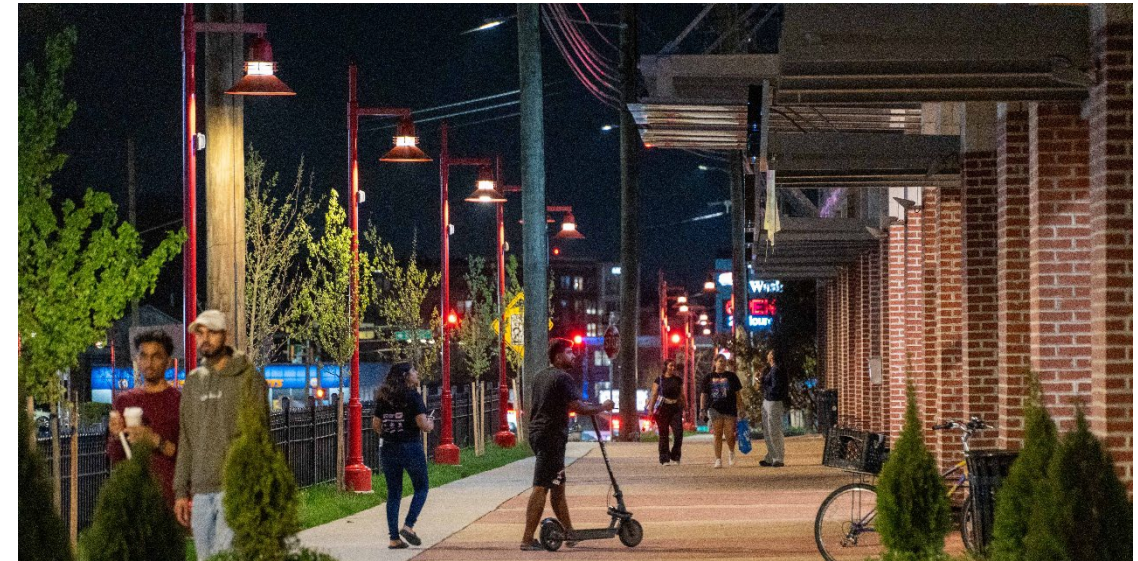
Incorporate and support art programming

New development should fit in with current character

RECOMMENDATIONS

» Create a Cultural Heritage Trail

» Incorporate and Support Art



Photos by M-NCPPC

* What we heard reflects the most frequently repeated responses and/or themes gathered during community engagement. These insights were compiled based on answers to key questions asked throughout the planning processes.



WHAT WE HEARD

RECOMMENDATIONS

Maintain small town feel

Celebrate diversity

Strong placemaking

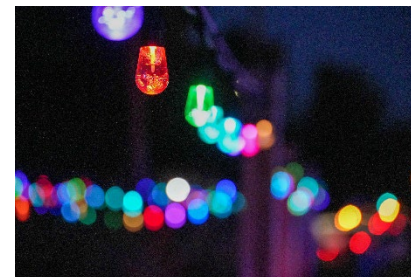
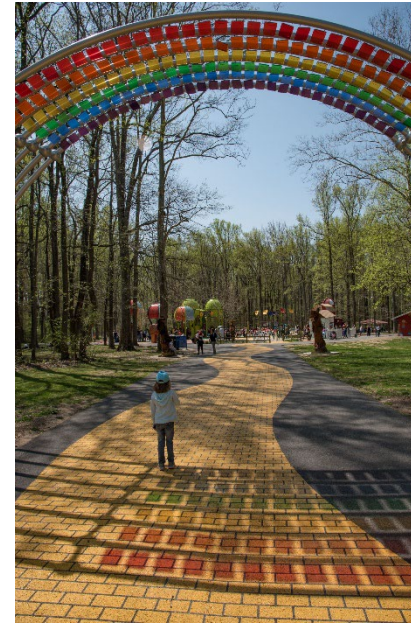


Better wayfinding for landmarks

Need branding across Port Towns

» Destination Branding

» Identify sites for future initiatives



Photos by M-NCPPC

* What we heard reflects the most frequently repeated responses and/or themes gathered during community engagement. These insights were compiled based on answers to key questions asked throughout the planning processes.



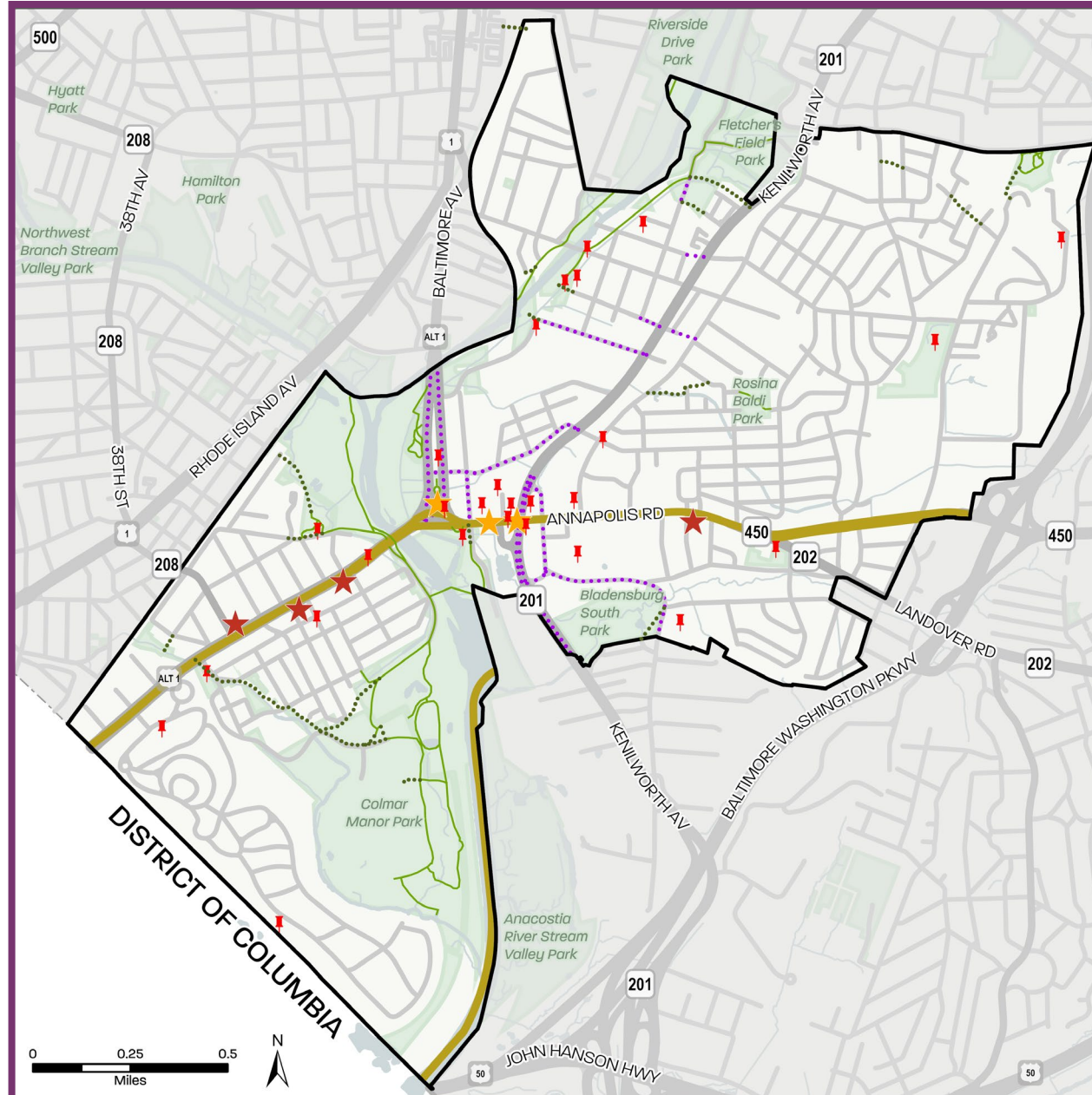
COMMUNITY HERITAGE, CULTURE, & DESIGN

- » 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



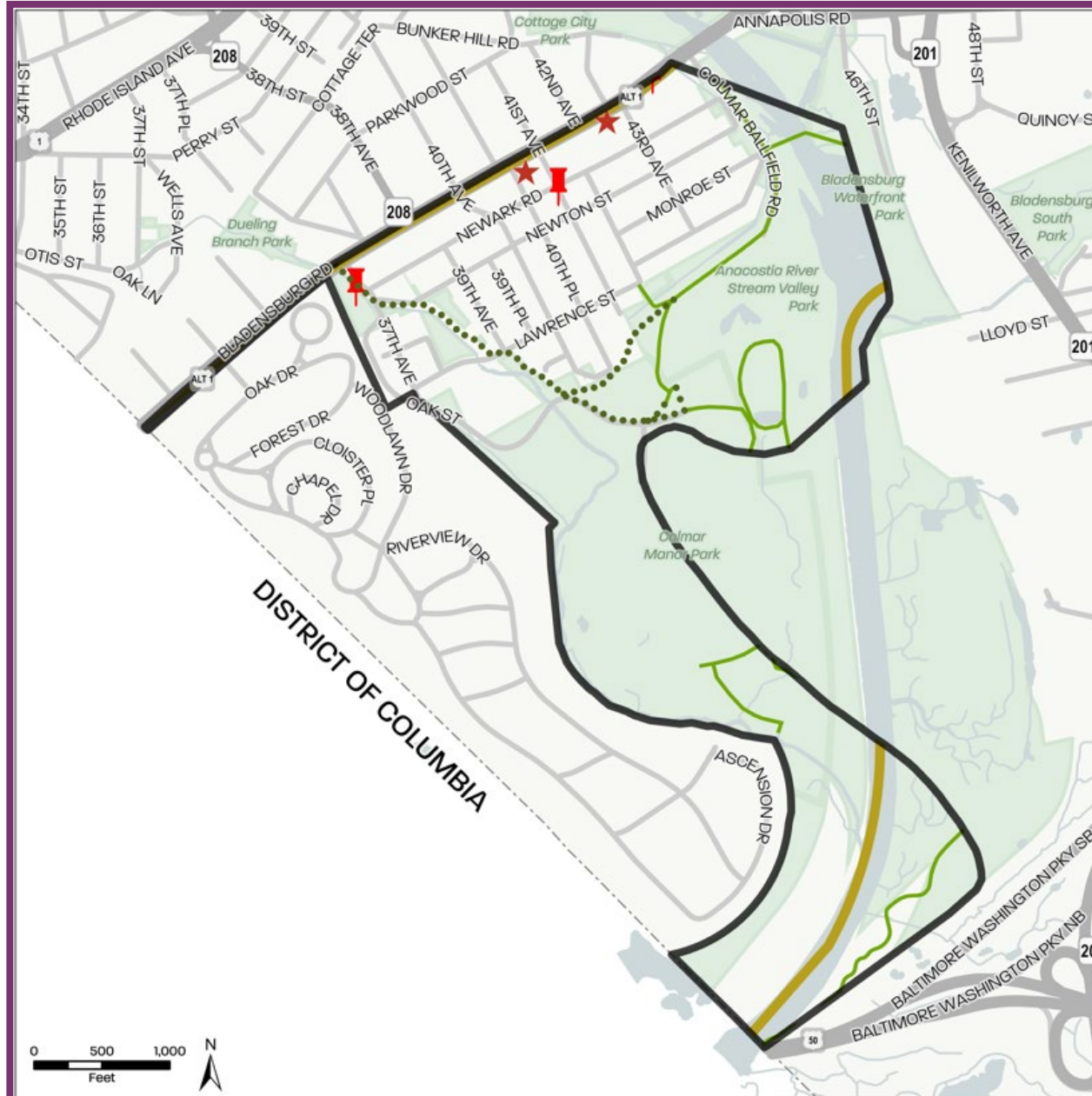
COMMUNITY HERITAGE, CULTURE, & DESIGN

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



PLACEMAKING

- » Destination Branding
- » Identify sites for future initiatives



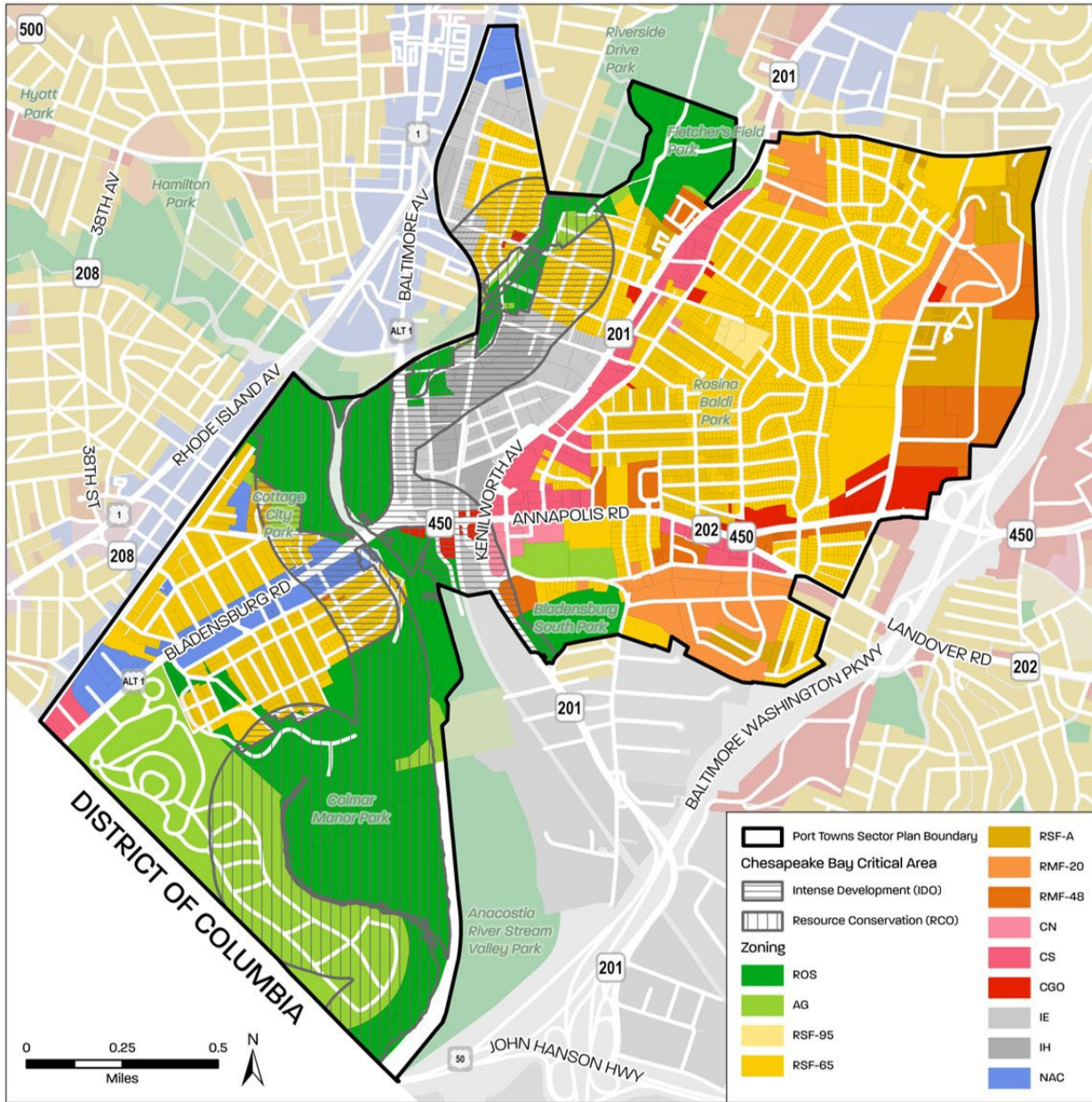
Placemaking Opportunities and Significant Locations

Map Legend

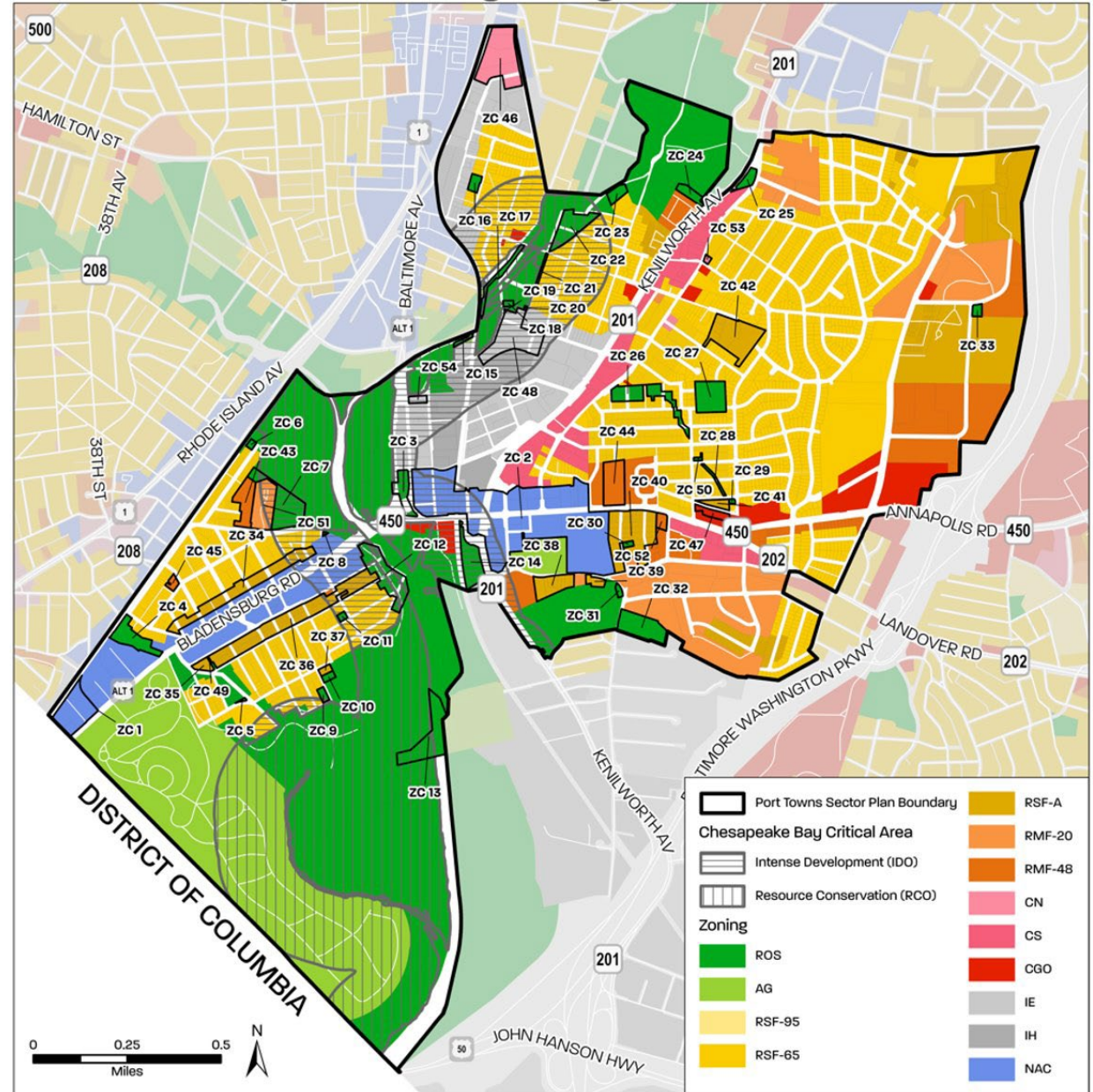
- Municipal Boundary
- Star Spangled Banner Historic Trail
- Existing Trails/Shared-Use Paths
- Proposed Trail/Shared-Use Path
- Significant Landmark
- Vacant Lot Placemaking Opportunities

Sectional Map Amendment

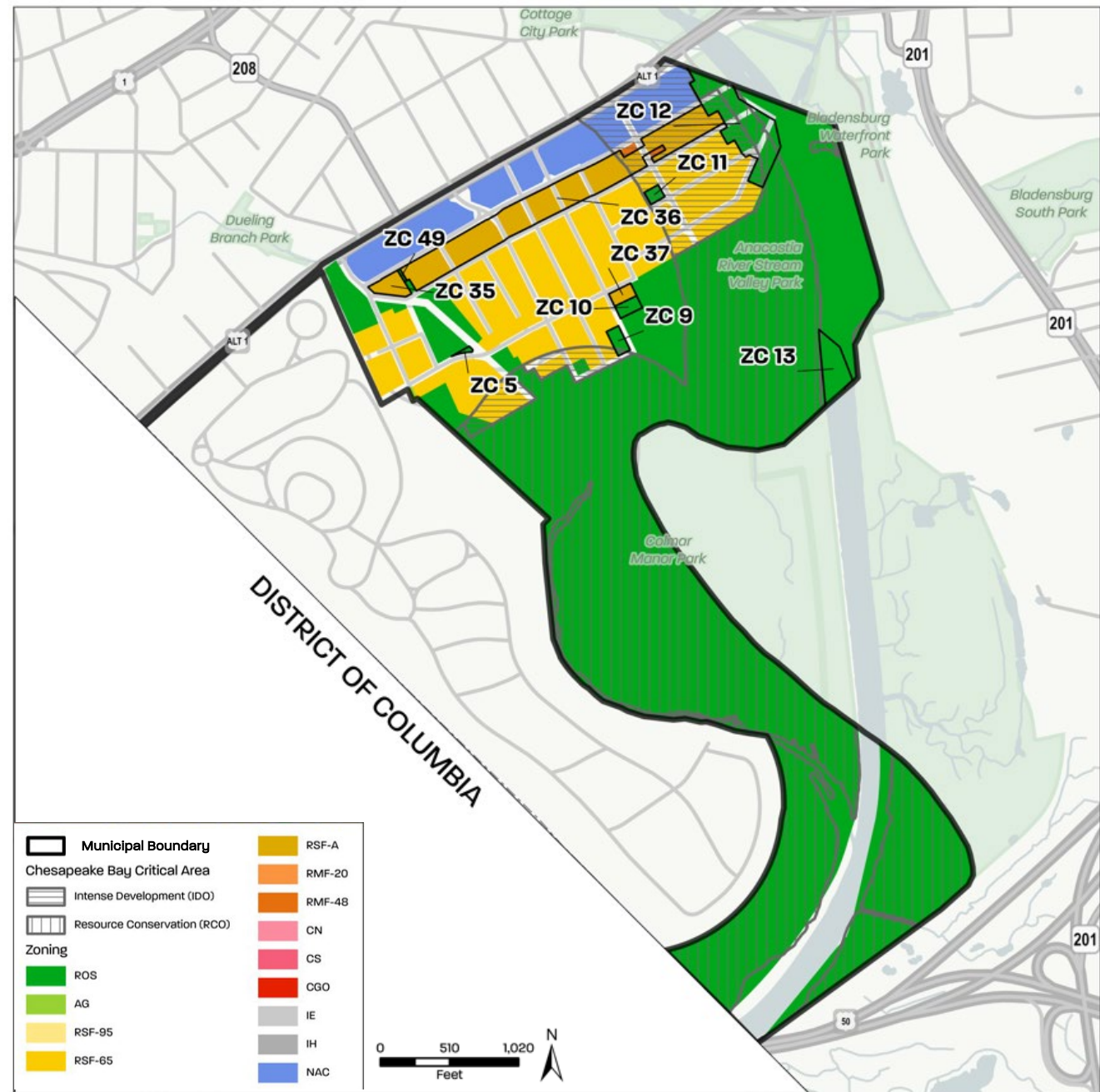
Existing Zoning



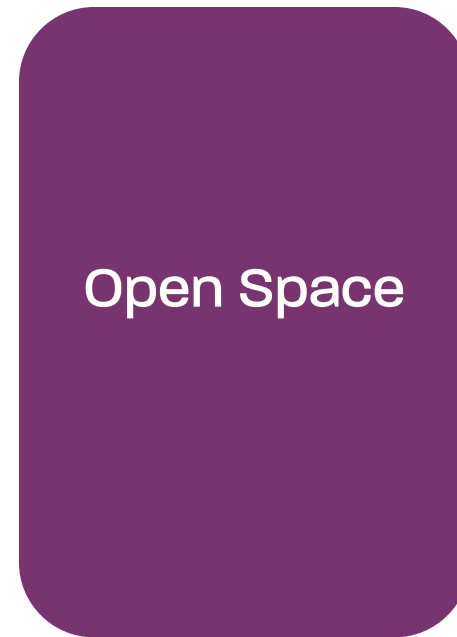
Proposed Zoning



Colmar Manor Zoning Changes



Zoning Changes Categories



What We Heard

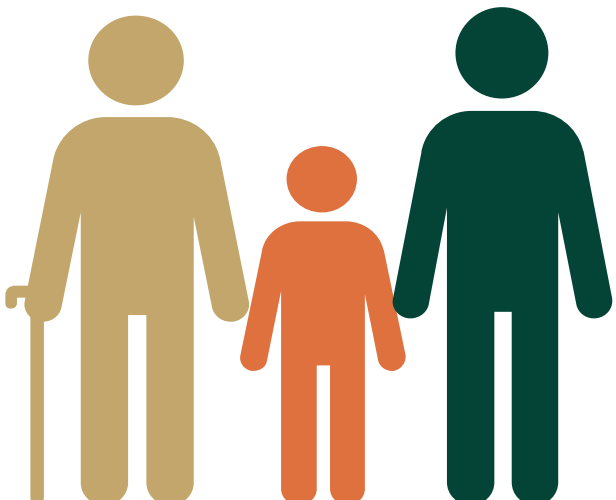
Important to have housing choices

Small Town feel / compatible design

Ability to age in place

Wants walkable, connected, mixed use

Housing isn't affordable



Housing Choices

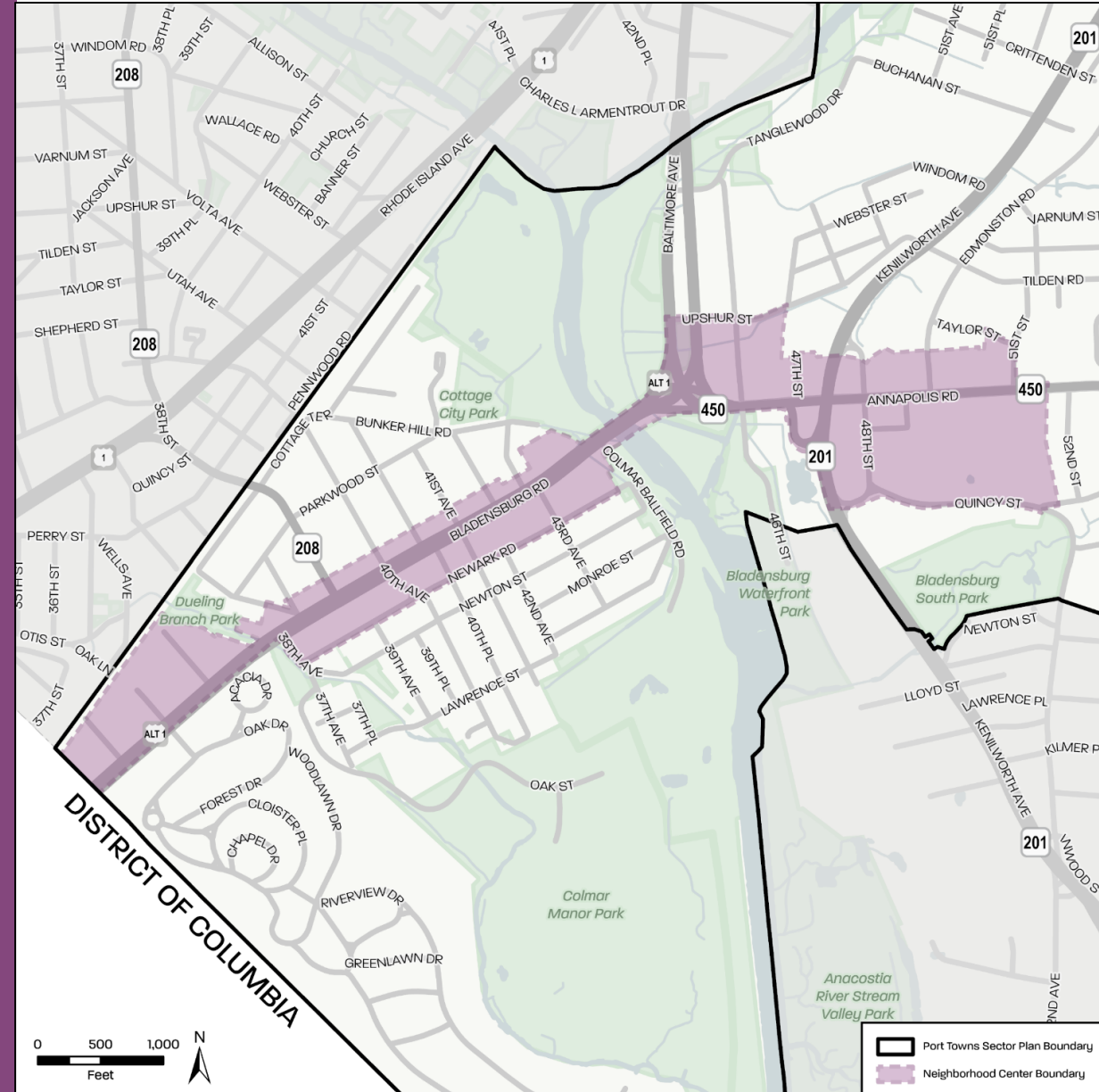


The concept of Missing Middle Housing was conceived by Opticos Design, Inc. For further information, visit www.missingmiddlehousing.com

Neighborhood Activity Center (NAC) Zone

The purpose of the NAC Zone is to:

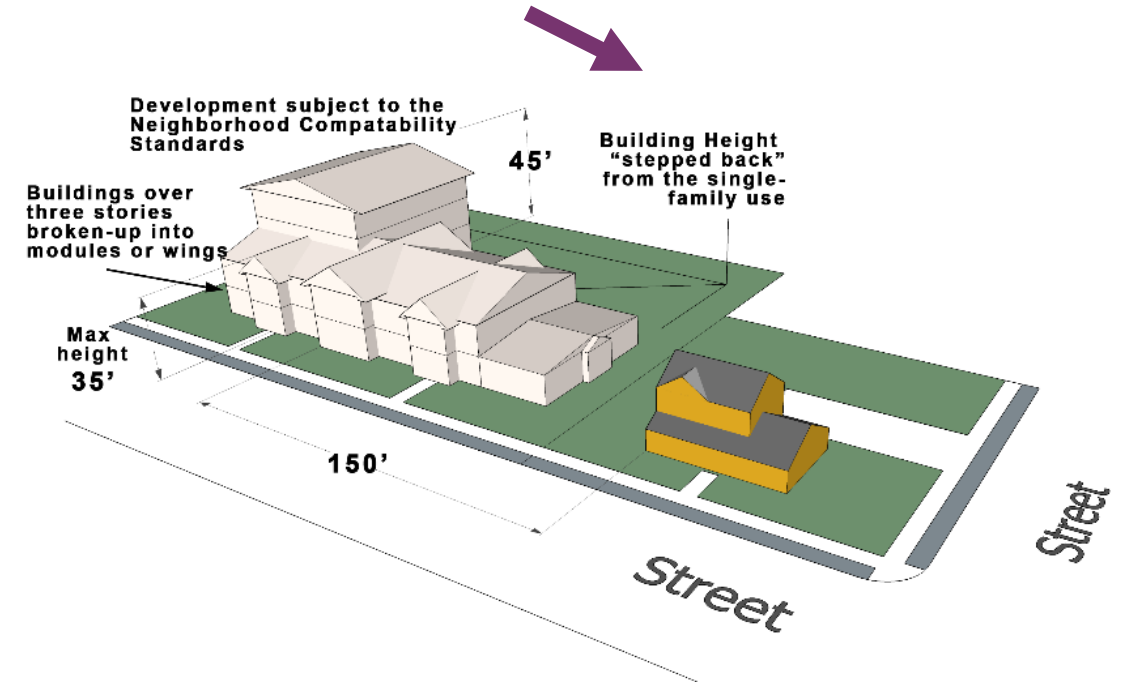
- Preserve lands for mixed-use centers;
- Create walkable, bikeable, and well-connected areas; and
- Provide neighborhood serving uses.



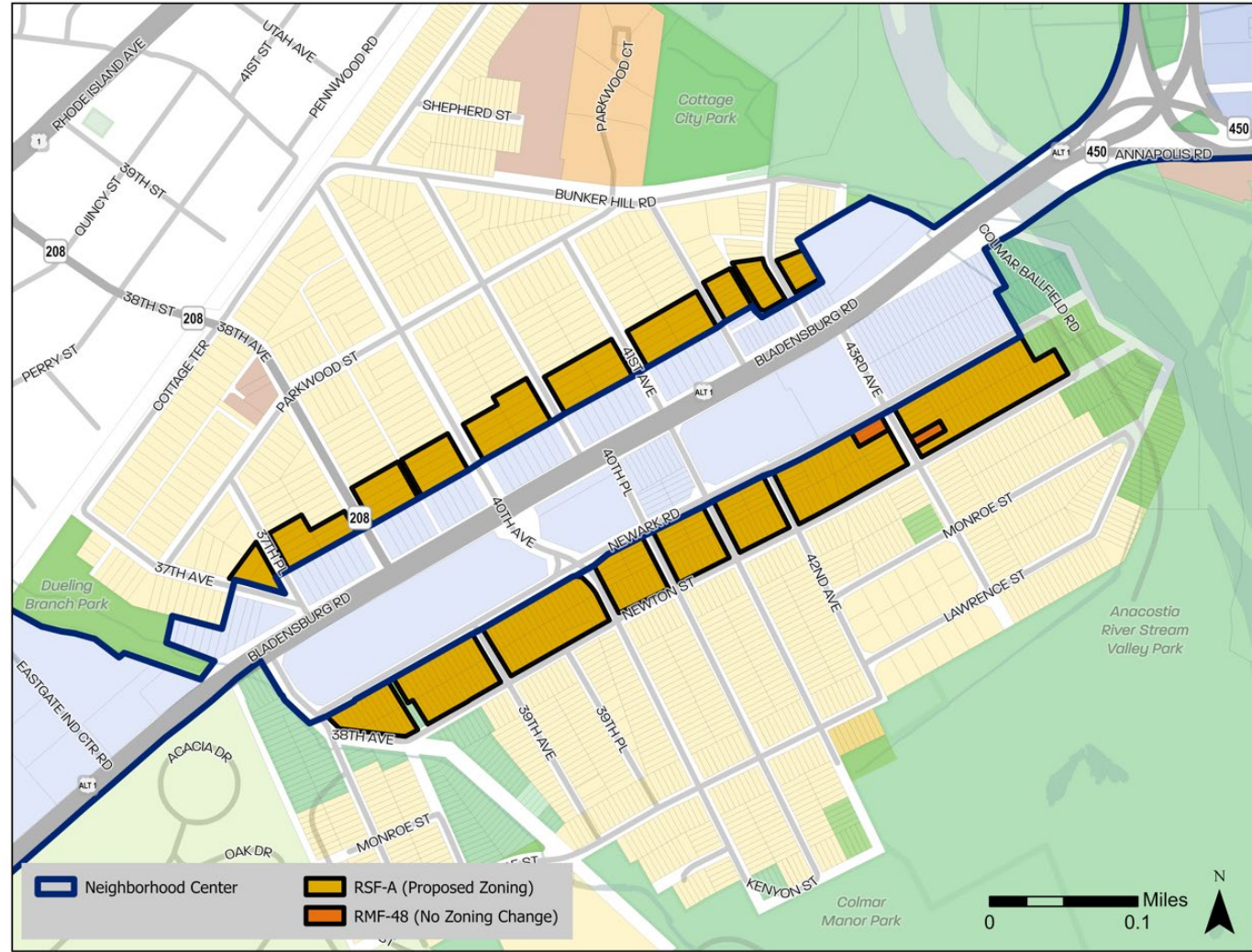
Transition Area from Center

The purpose of the transition area is to:

- Preserve the character of existing neighborhoods from more intense forms of development.
- Provide areas that allow different forms of housing.
- Establish vibrant pedestrian-oriented areas where differing uses can operate near one another.



Proposed Neighborhood Center Transition Area



Residential, Single-Family-Attached (RSF-A) Zone

The purpose of the RSF-A Zone is to:

- Encourage compatible residential development; and
- Provide walkable, pedestrian-oriented areas.

RSF-65 vs. RSF-A Permitted Uses:

Uses	RSF-65	RSF-A
Dwelling, live-work	X	✓
Dwelling, multifamily	X	X
Dwelling, single-family detached	✓	✓
Dwelling, three-family	X	✓
Dwelling, townhouse	X	✓
Dwelling, two-family	X	✓



House + Basement ADU



House + Garage ADU



Dwelling, two-family



Townhomes



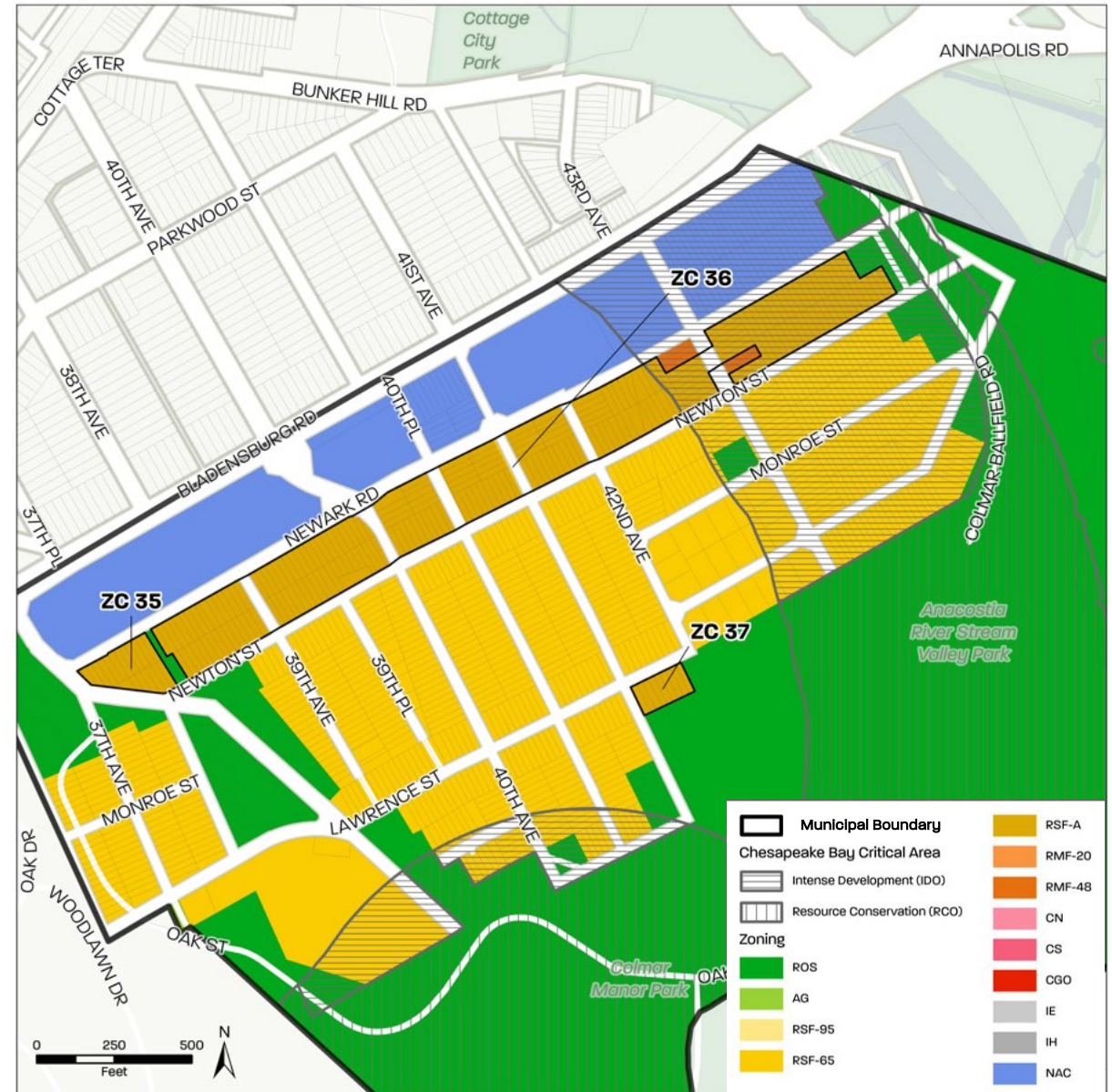
Townhomes

Photos by M-NCPPC

Existing Zoning



Proposed Zoning



Zoning Changes Categories



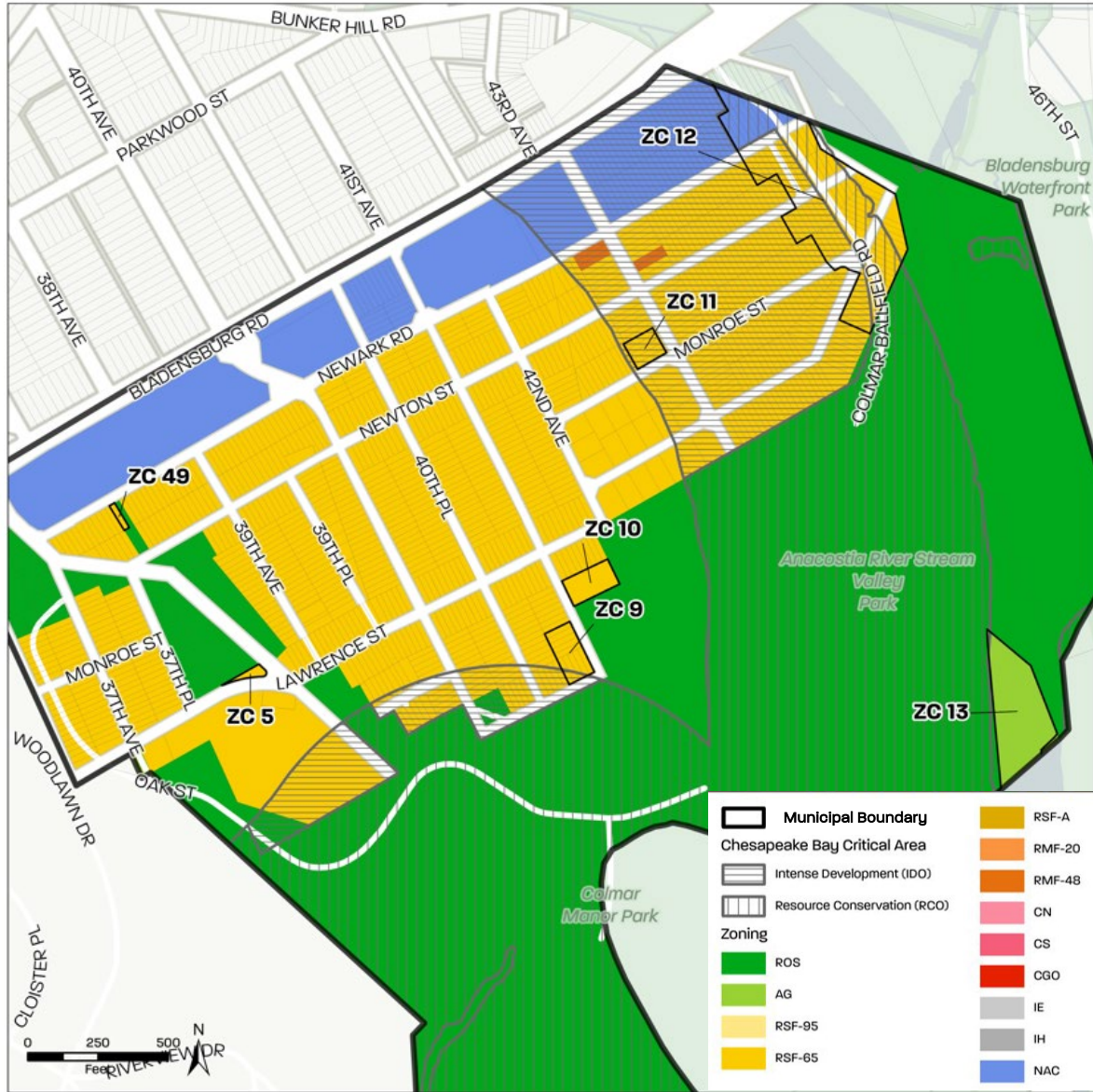
Reserved Open Space (ROS) Zone

The purpose of the ROS Zone is to:

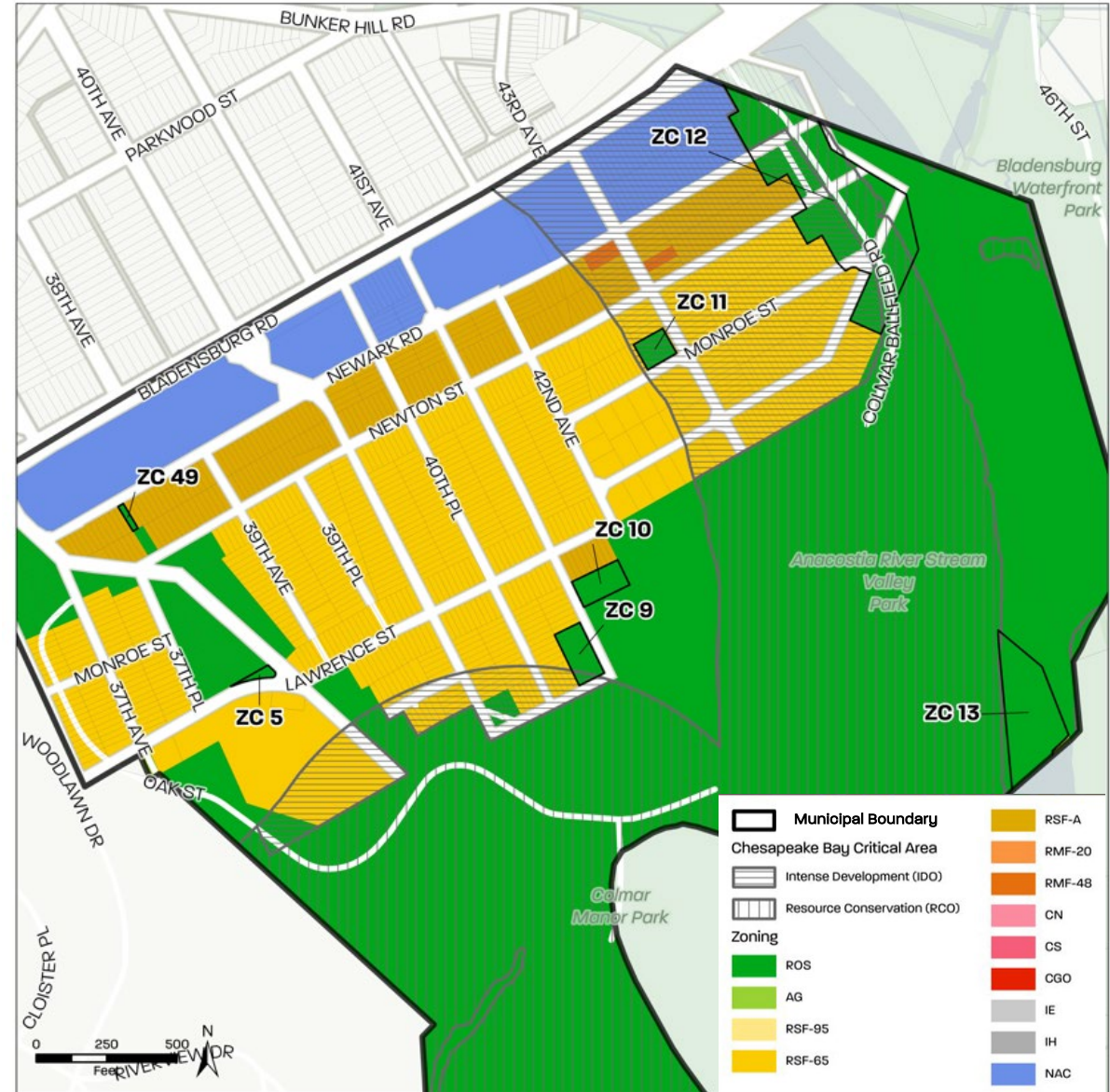
- Encourage preservation;
- Protect scenic and environmentally-sensitive areas;
- Retain areas for non-intensive uses; and
- Provide public, recreational, and agricultural uses.



Existing Zoning



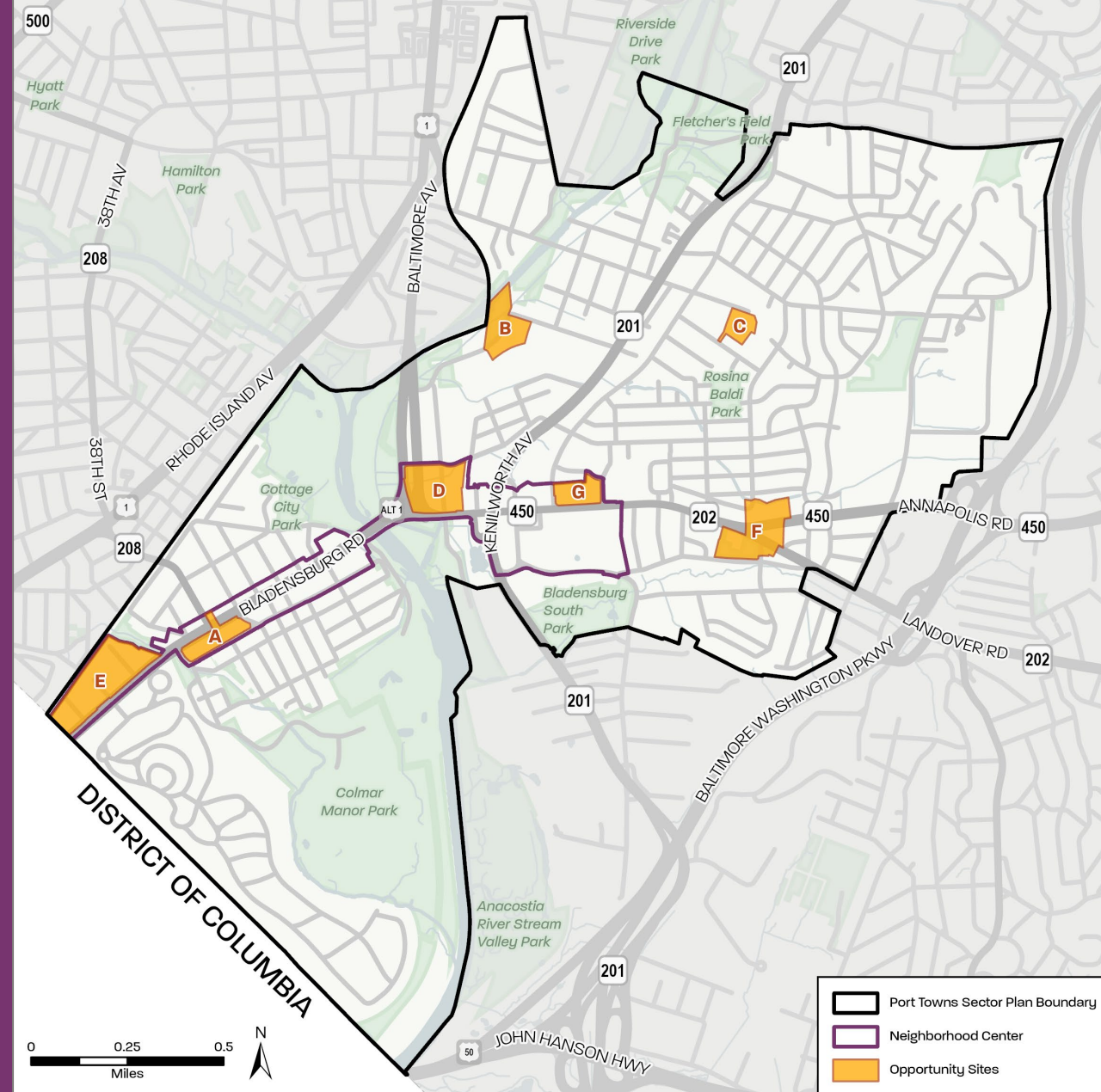
Proposed Zoning



What might implementation look like?

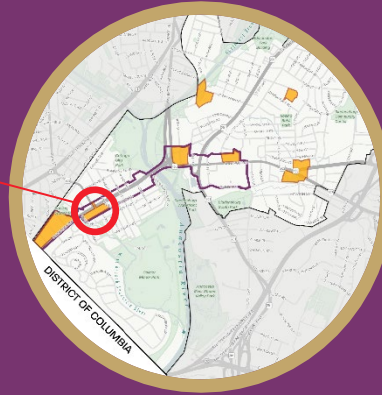
OPPORTUNITY SITES

- 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





SITE A: PORT TOWNS SHOPPING CENTER



- Address: 3601 and 3800 Bladensburg Road
- Area: 5.14 acres
- Located **inside** the Neighborhood Center Boundary
- Current Zoning: NAC
- Proposed Zoning: No Change



Site Plan by RHI (for illustration purposes only) | Photos by M-NCPPC

SITE A: THE PORT COLLECTIVE

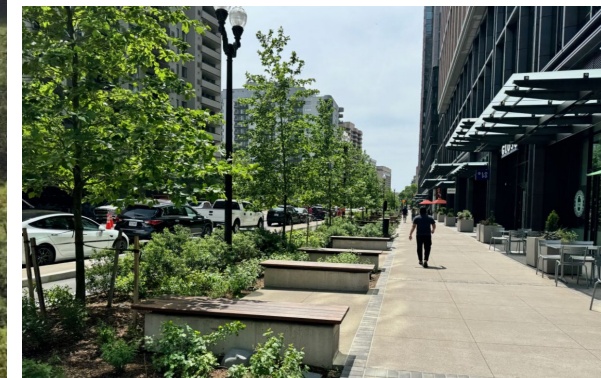


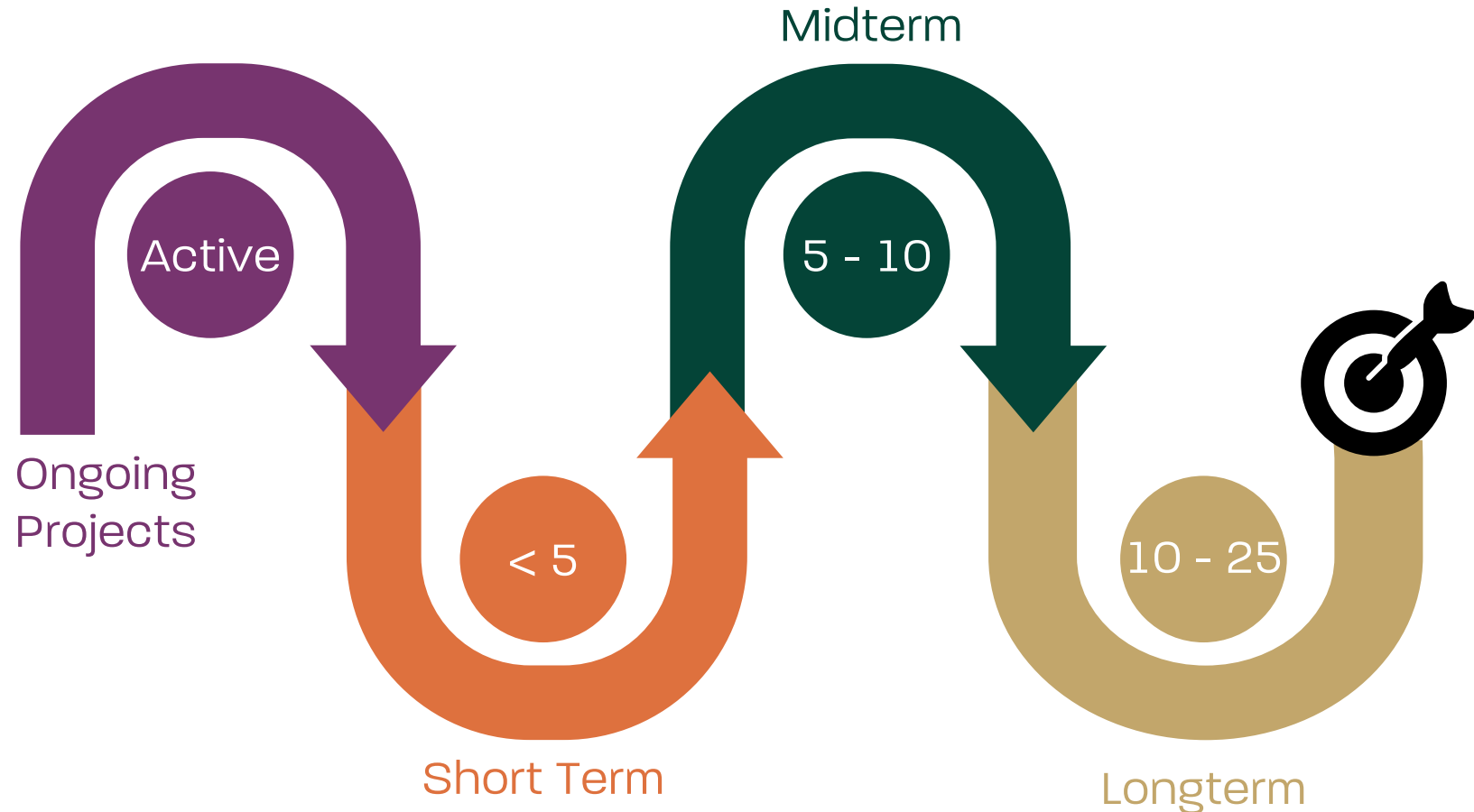
Illustration by RHI (for Illustration purposes only) | Photos by M-NCPPG and RHI

Implementing the Plan

This Plan Will Need:

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

Implementation and Monitoring



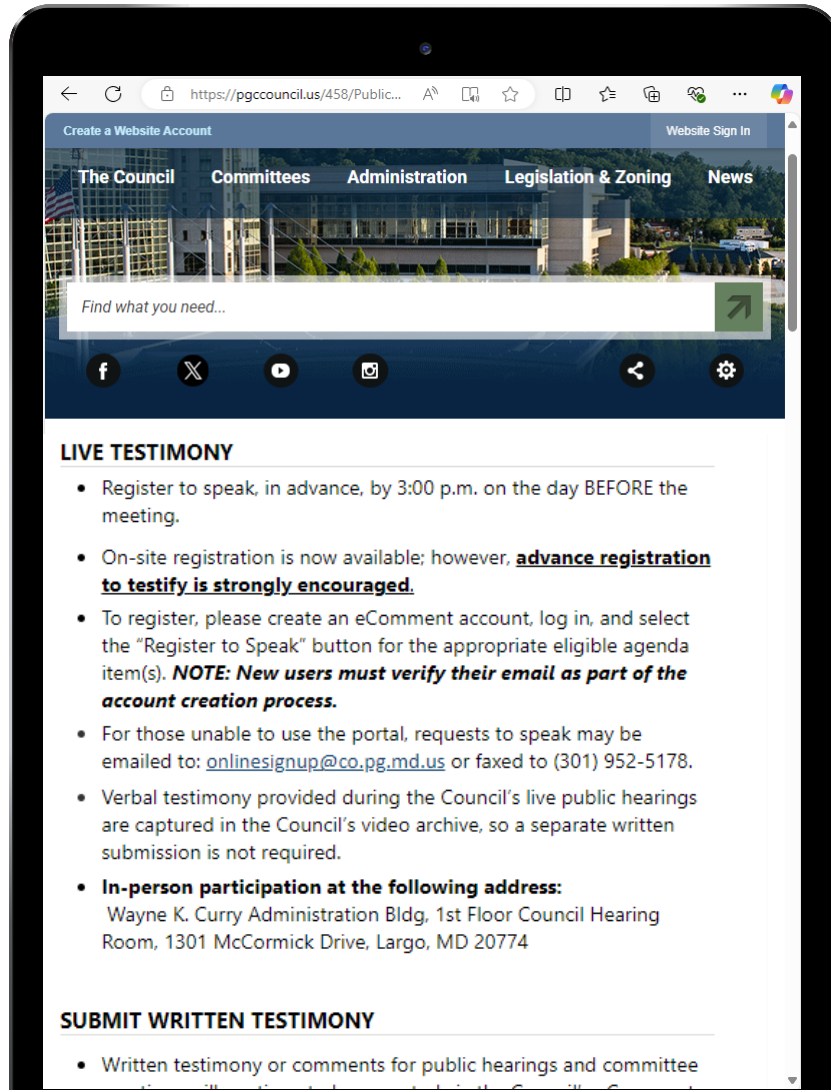
Next Steps & Schedule

Tentative Schedule



How to Participate


<https://pgccouncil.us/Speak>



Continue Sector Plan Review



Prepare Testimony



Submit Testimony

Contact Information



Emily Lutz
Project Manager
Emily.Lutz@ppd.mncppc.org
Phone (301) 952-3253



Arnaldo Ruiz
Deputy Project Manager
Arnaldo.Ruiz@ppd.mncppc.org
Phone (301) 952-4523

Visit project website for updates pgplan.org/porttowns

Project Email porttowns@ppd.mncppc.org

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