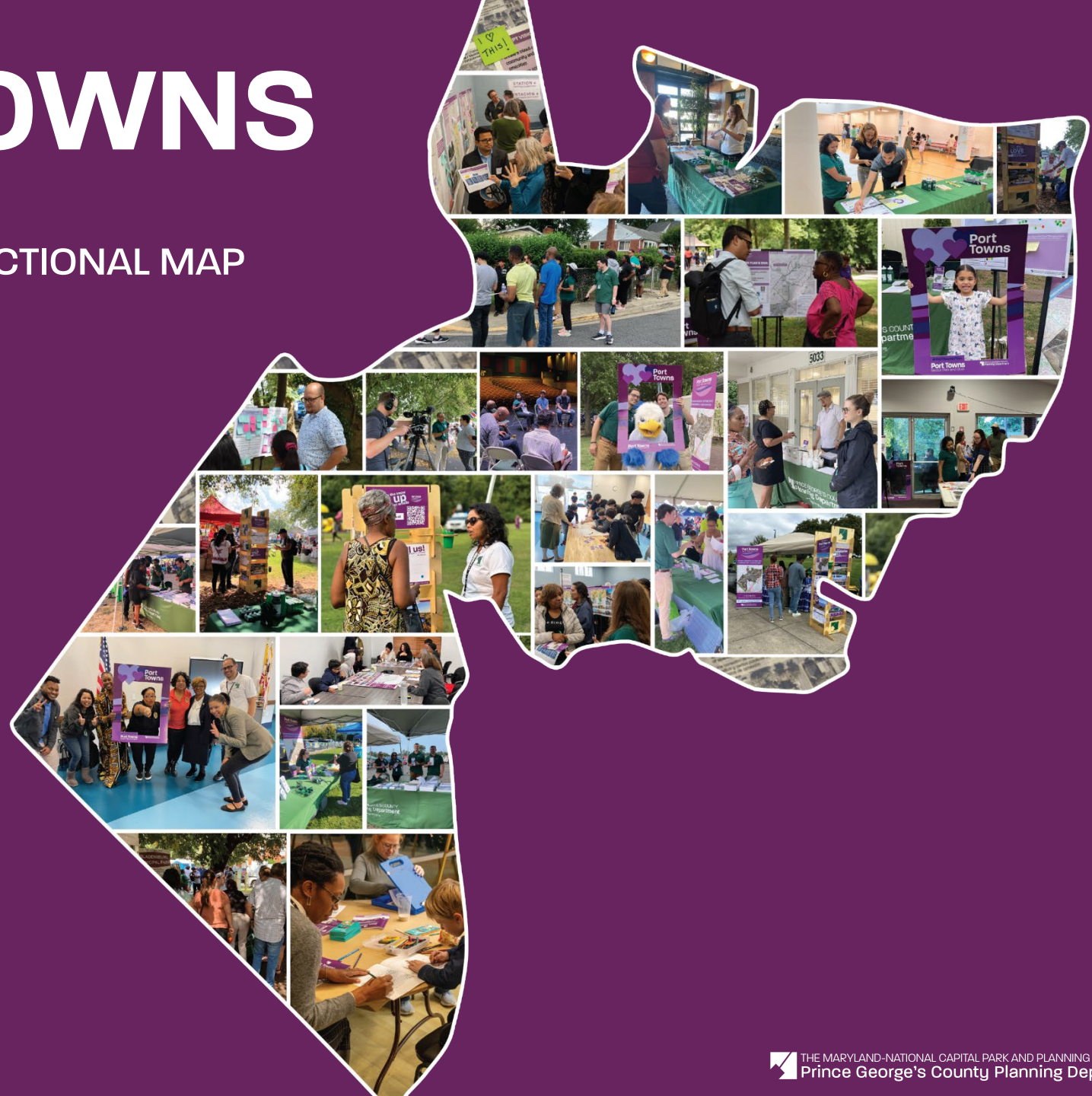


# PORT TOWNS

## 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.**

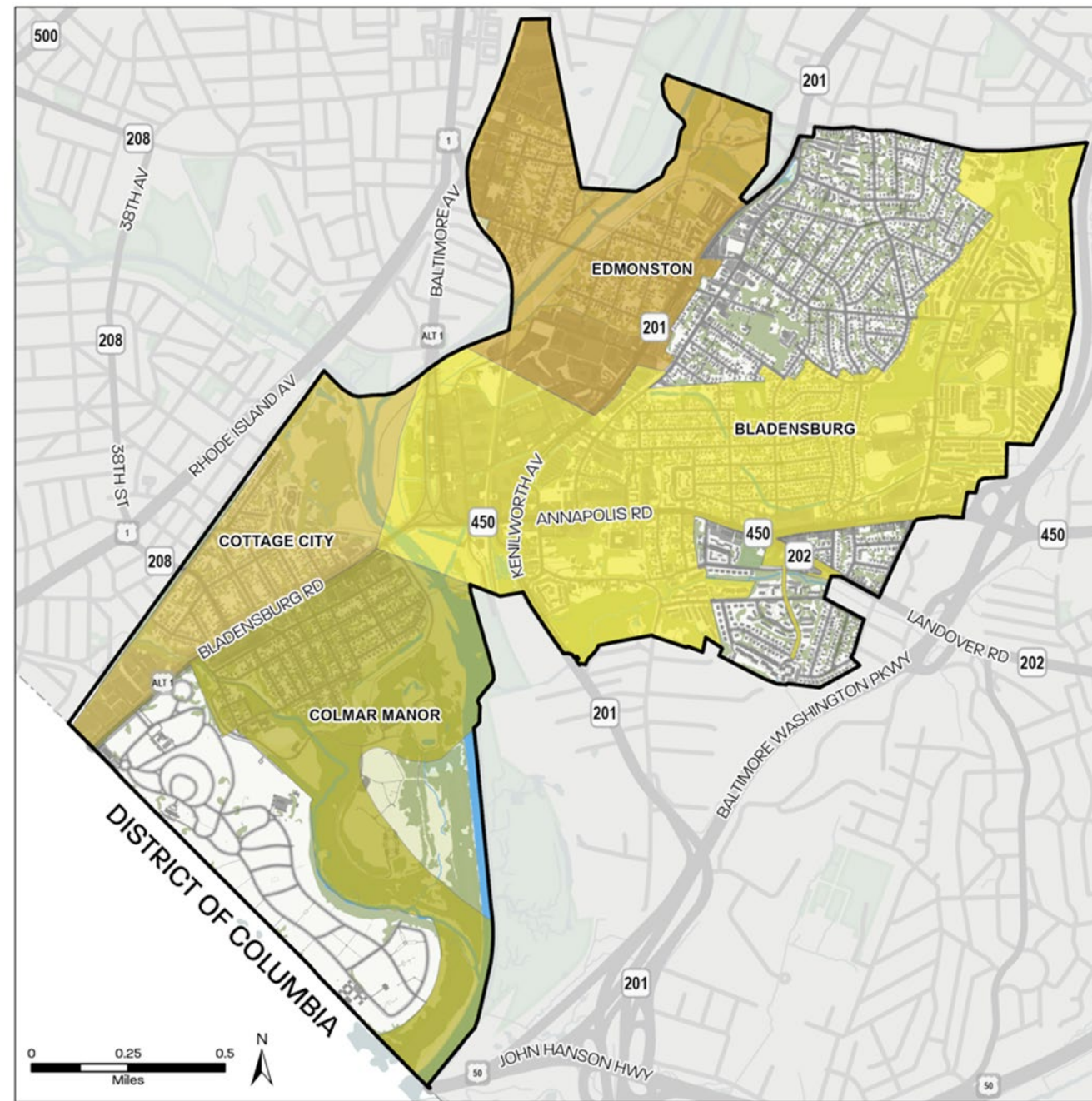
Next Steps &  
Schedule

# 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 + Age  
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.

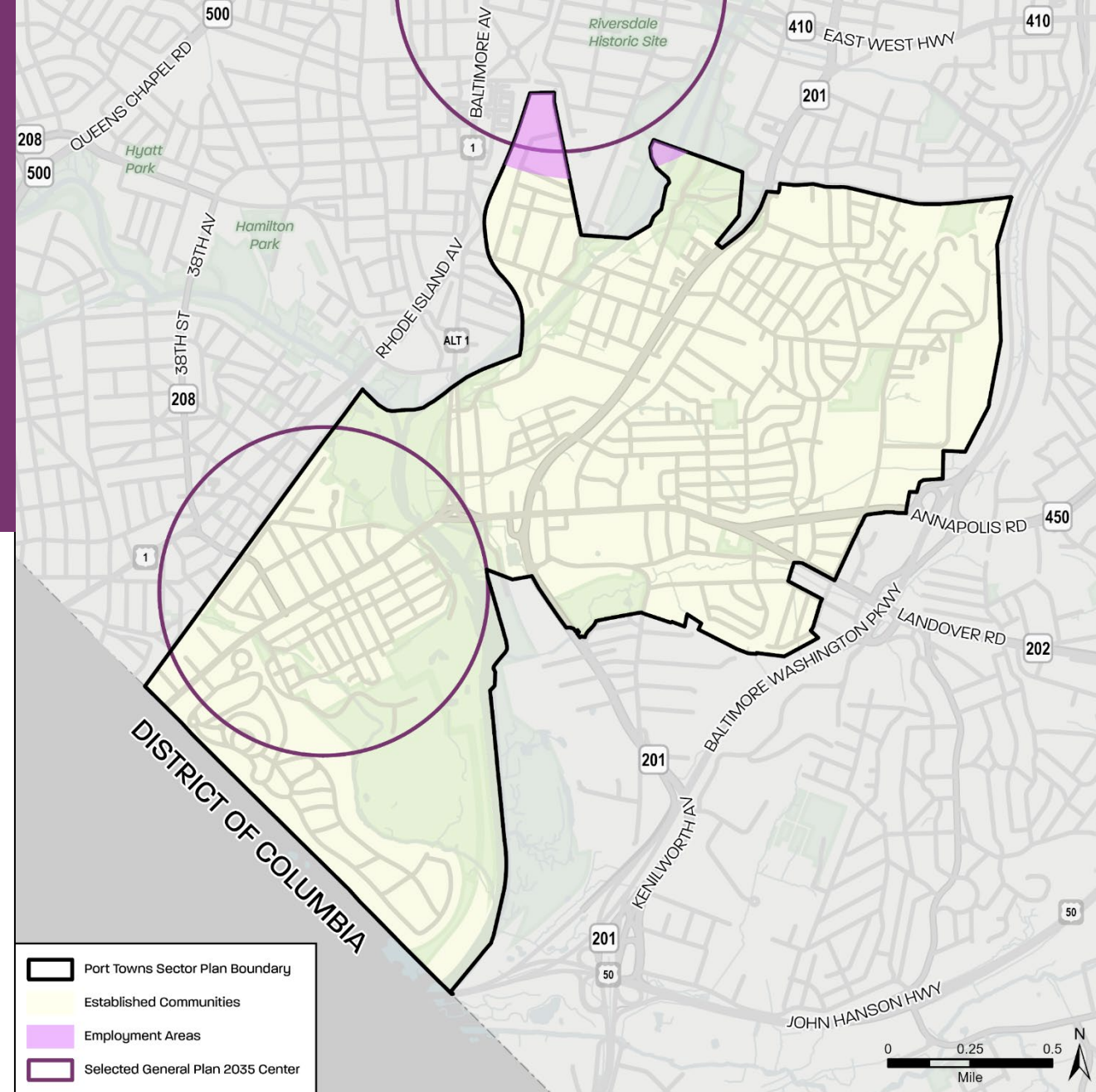
# Defining the Neighborhood Center Boundary

## What We Heard

Favorite places include Waterfront Park, Local Restaurants, Library

Small Town feel / compatible design

Wants walkable, connected, mixed use



# 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



# 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/ Re-imagine industrial areas

More green spaces



More retail and commercial spaces

Connect housing to commercial and recreation

## RECOMMENDATIONS

» Vibrant Focal Areas

» Well Connected Neighborhoods



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

## RECOMMENDATIONS

» Attract New / Support Small Businesses

» Reimagine Industrial Areas



Photos by M-NCPPP

\* 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.



# Housing and Neighborhoods

## WHAT WE HEARD

## RECOMMENDATIONS

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



Photos by M-NCPPC

Housing is not affordable

Access to safe and affordable housing

Ability to age in place



Concerned about displacement

More diverse housing options

\* 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.



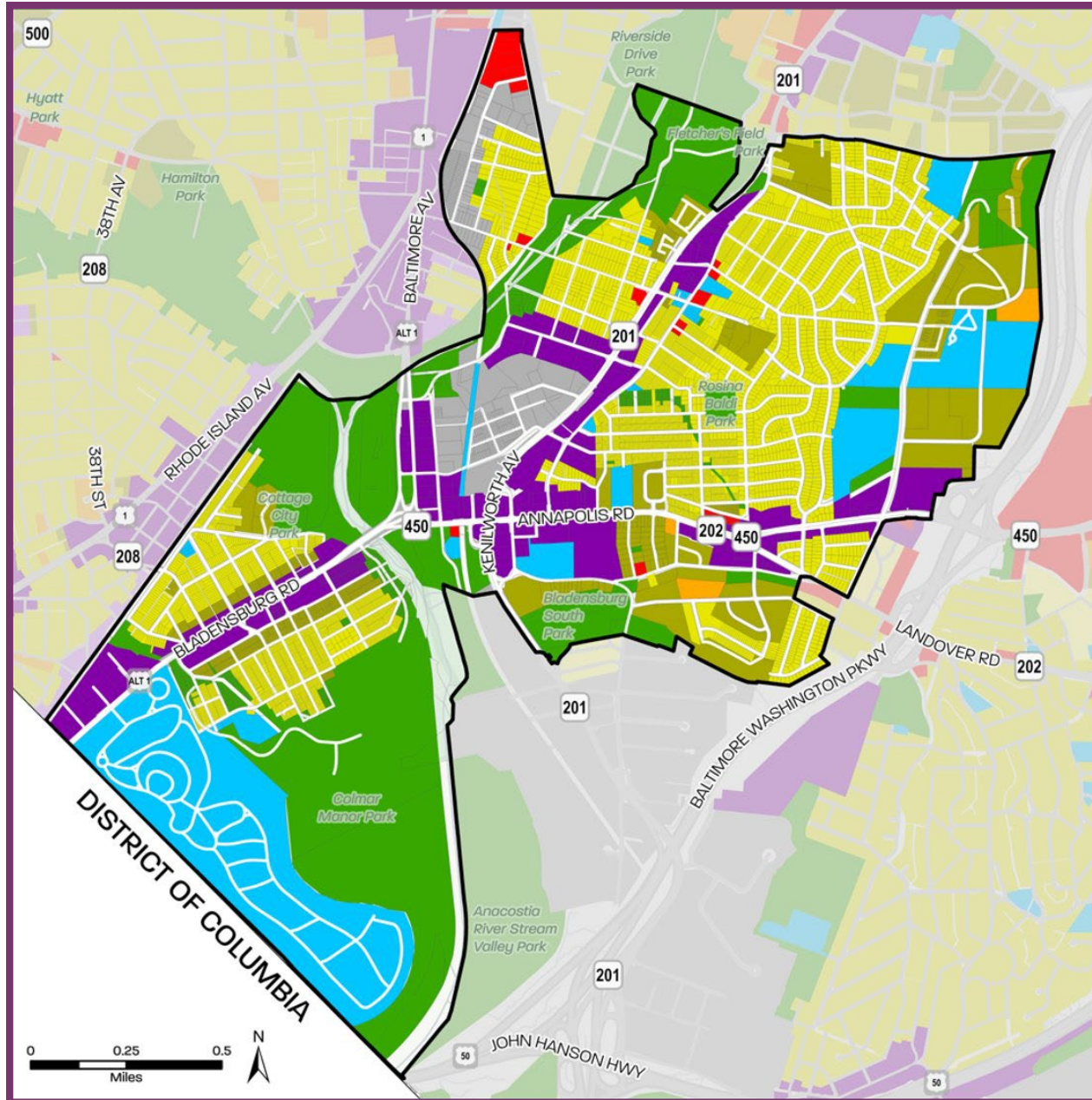
LAND USE



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

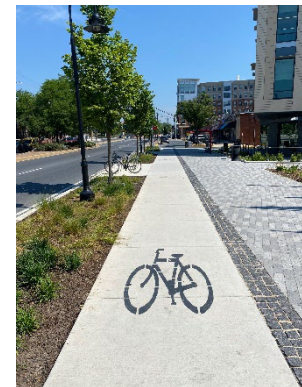
» Active Transportation

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



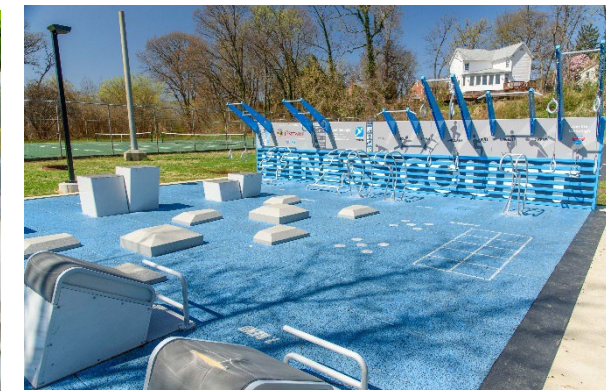
More health and wellness programming

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.



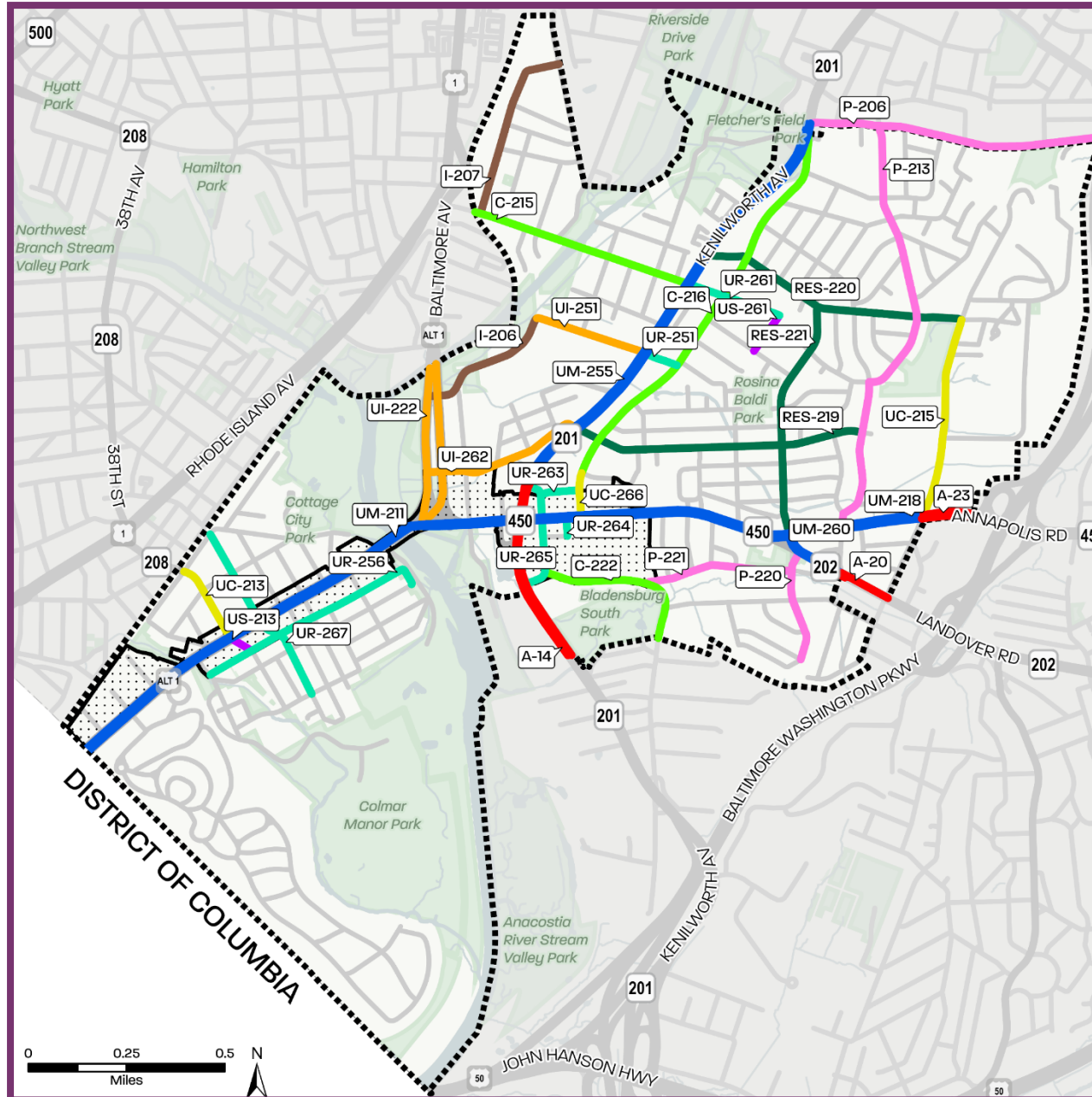
## TRANSPORTATION AND MOBILITY

- » 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



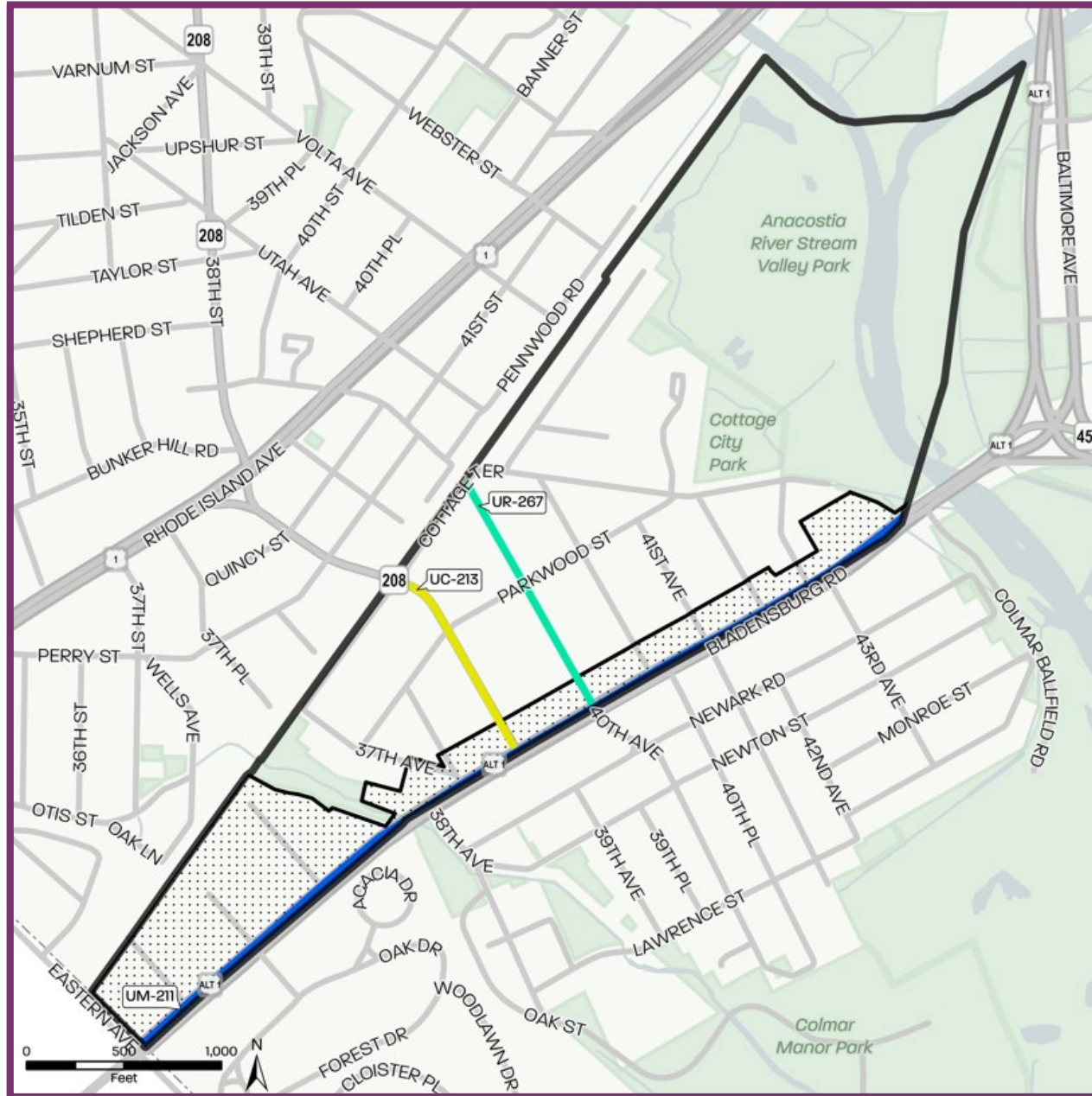
## TRANSPORTATION AND MOBILITY

- » 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 Connector
- Neighborhood Residential
- Mixed-Use Boulevard



## WHAT WE HEARD

## RECOMMENDATIONS

Consistent flooding and lack of help

Improve health of natural environment

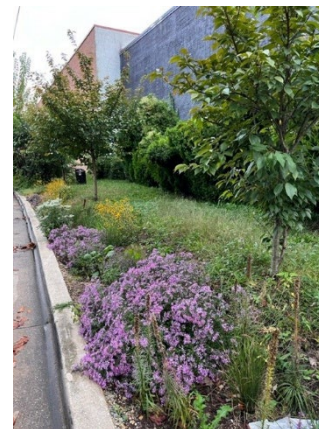
Plan for climate change



Enjoy proximity to natural areas

Invest in alternative energy and green infrastructure

» Green Infrastructure Investment » Greenway/Blueway Corridors



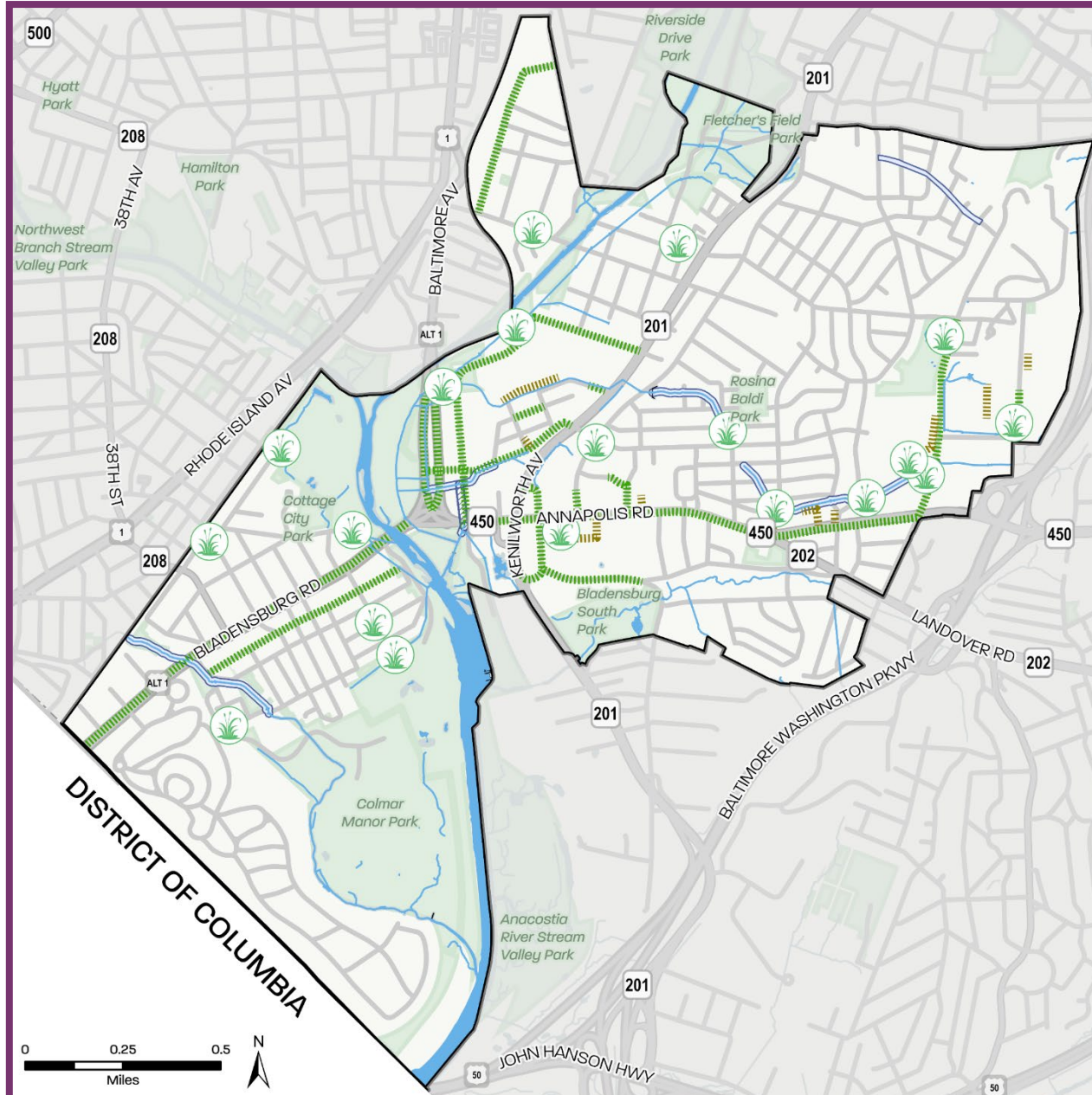
Photos by M-NCPPC

\* 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.



## NATURAL ENVIRONMENT

- » Green Infrastructure
- » Greenway/Blueway Corridors



# Priority Stormwater Infrastructure Projects

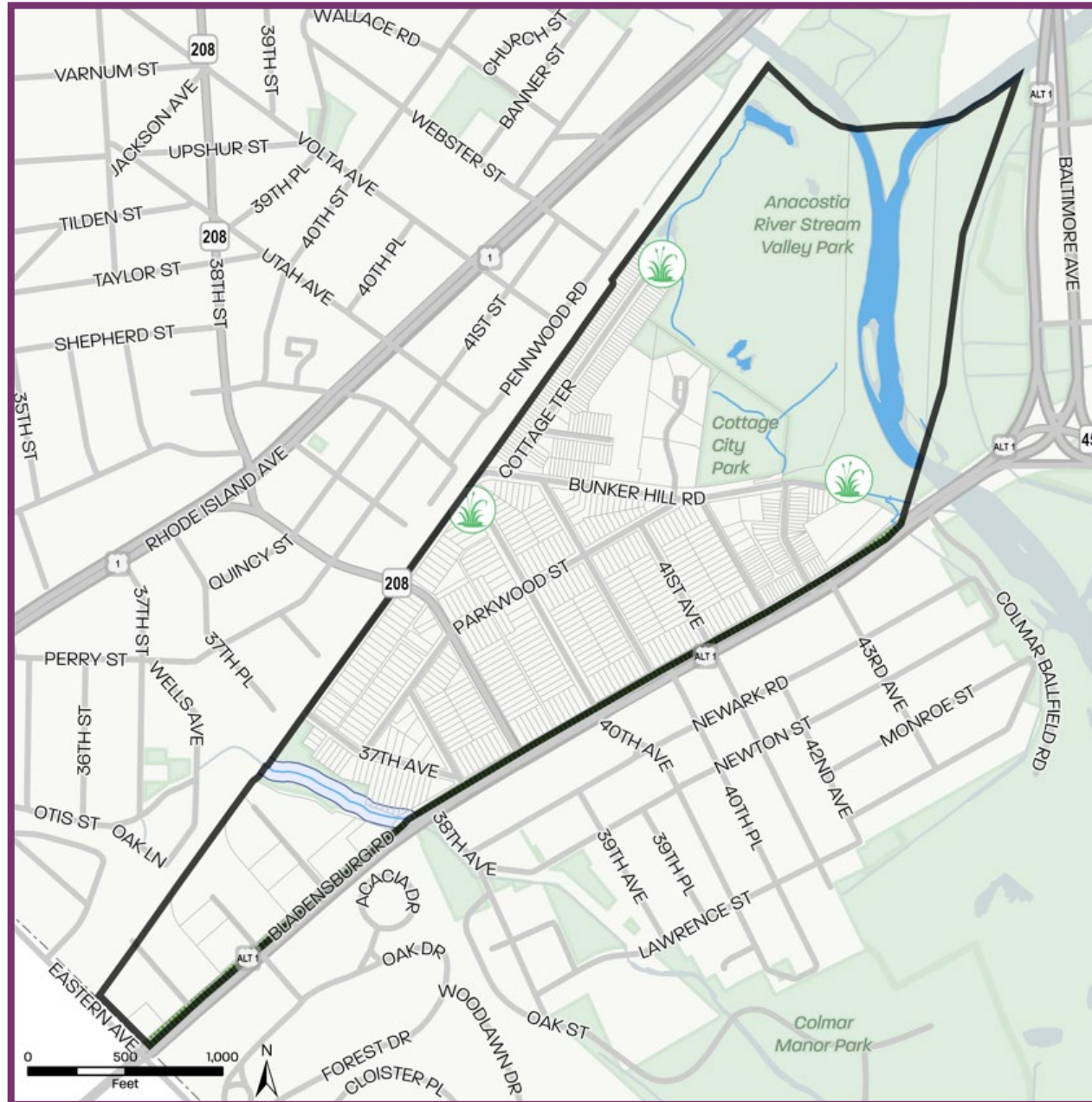
## Map Legend

- 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
- Parking Lot Green Infrastructure
- Priority Green Infrastructure Projects
- Greenway/Blueway Corridor
- 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



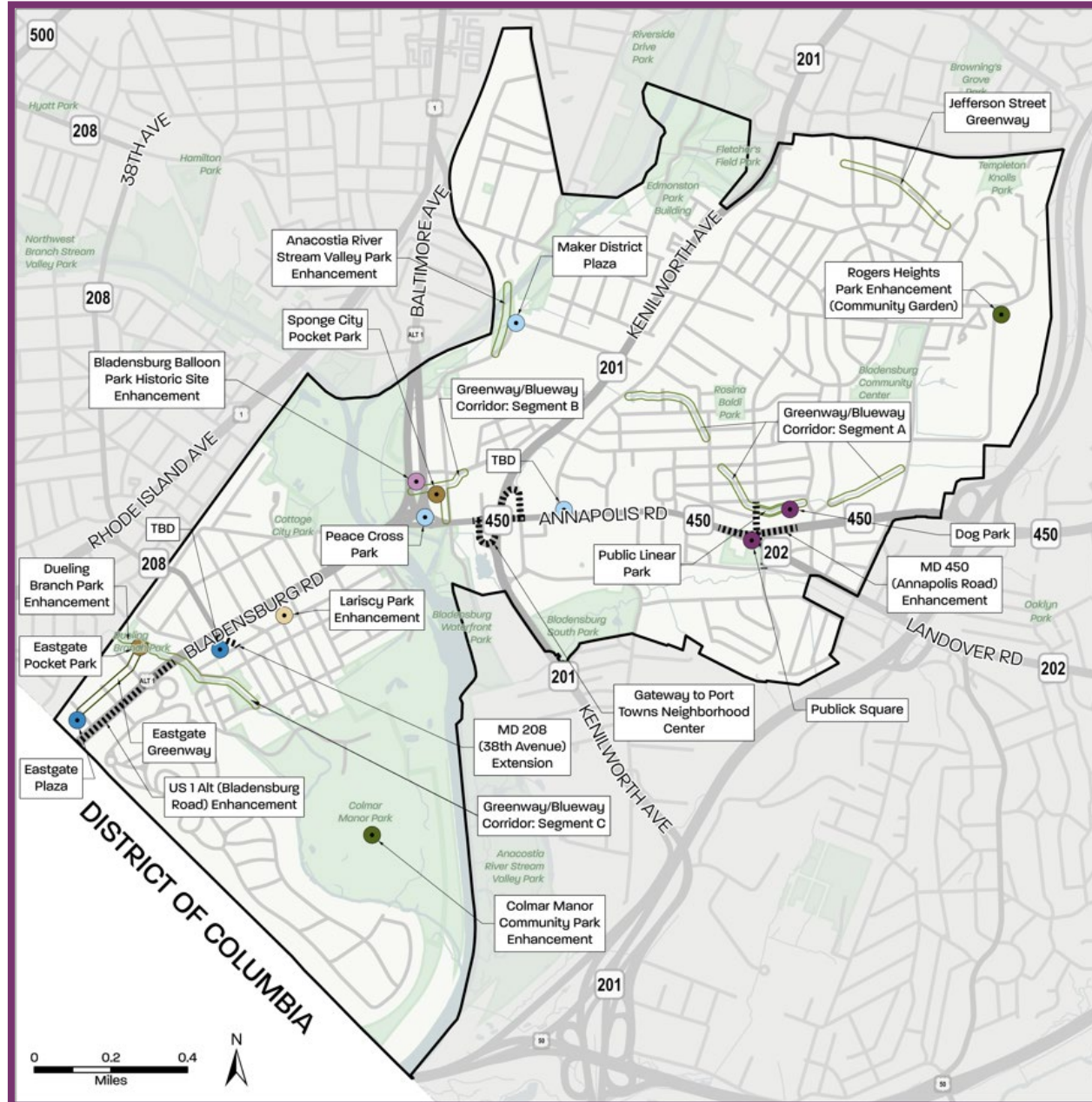
Photos by M-NCPPC

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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)
- Greenway and Linear Park (Not Fixed)
- Plaza (Not Fixed)
- Pocket Park/Mini Park (Not Fixed)



## WHAT WE HEARD

Enhance appearance along corridors

Preserve the area's cultural heritage and history

Built environment creates opportunity for crime



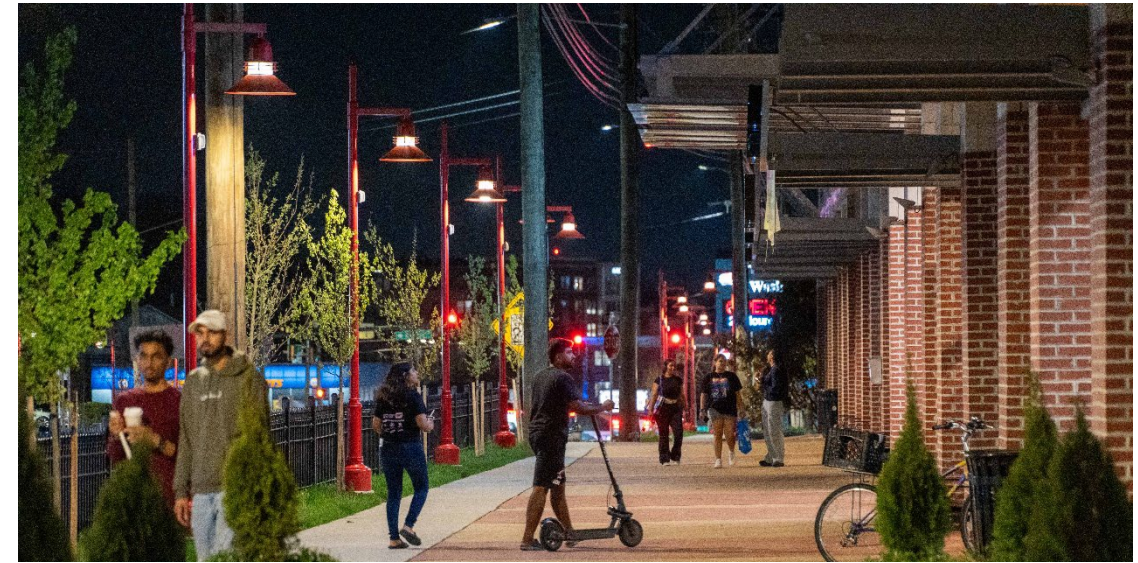
Incorporate and support art programming

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

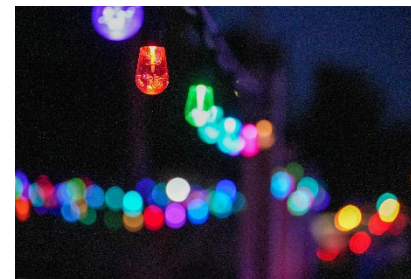
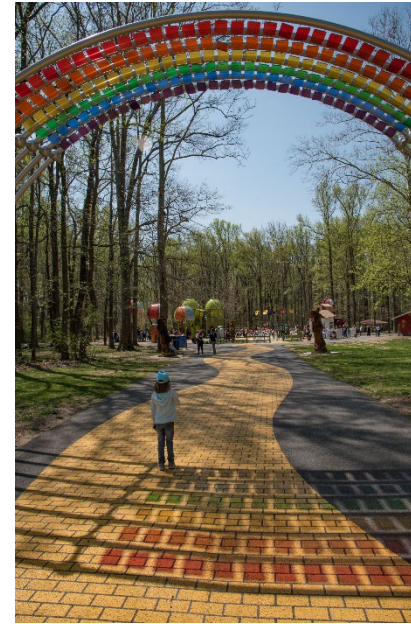


Better wayfinding for landmarks

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.



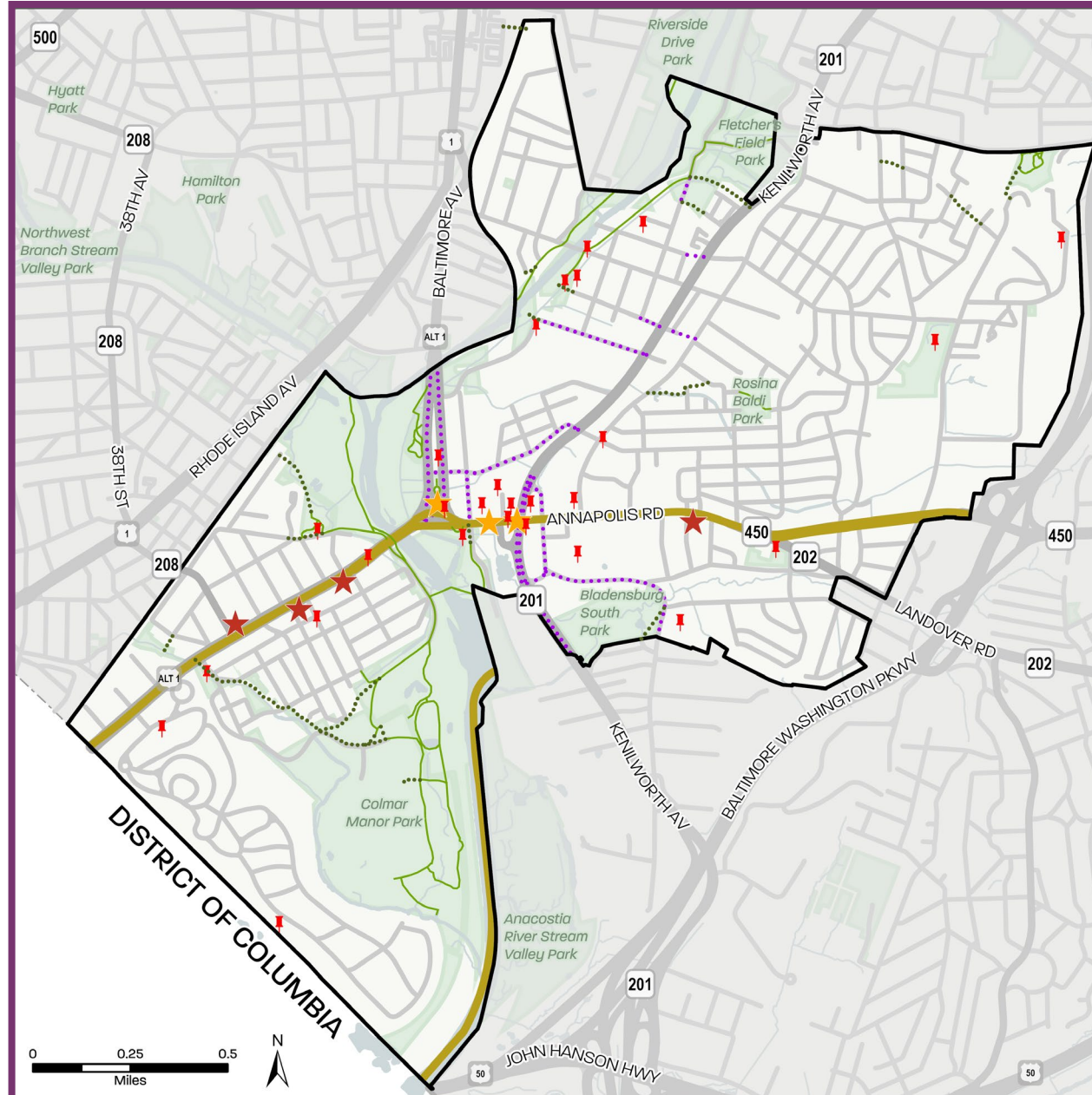
## COMMUNITY HERITAGE, CULTURE, & DESIGN

- » 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

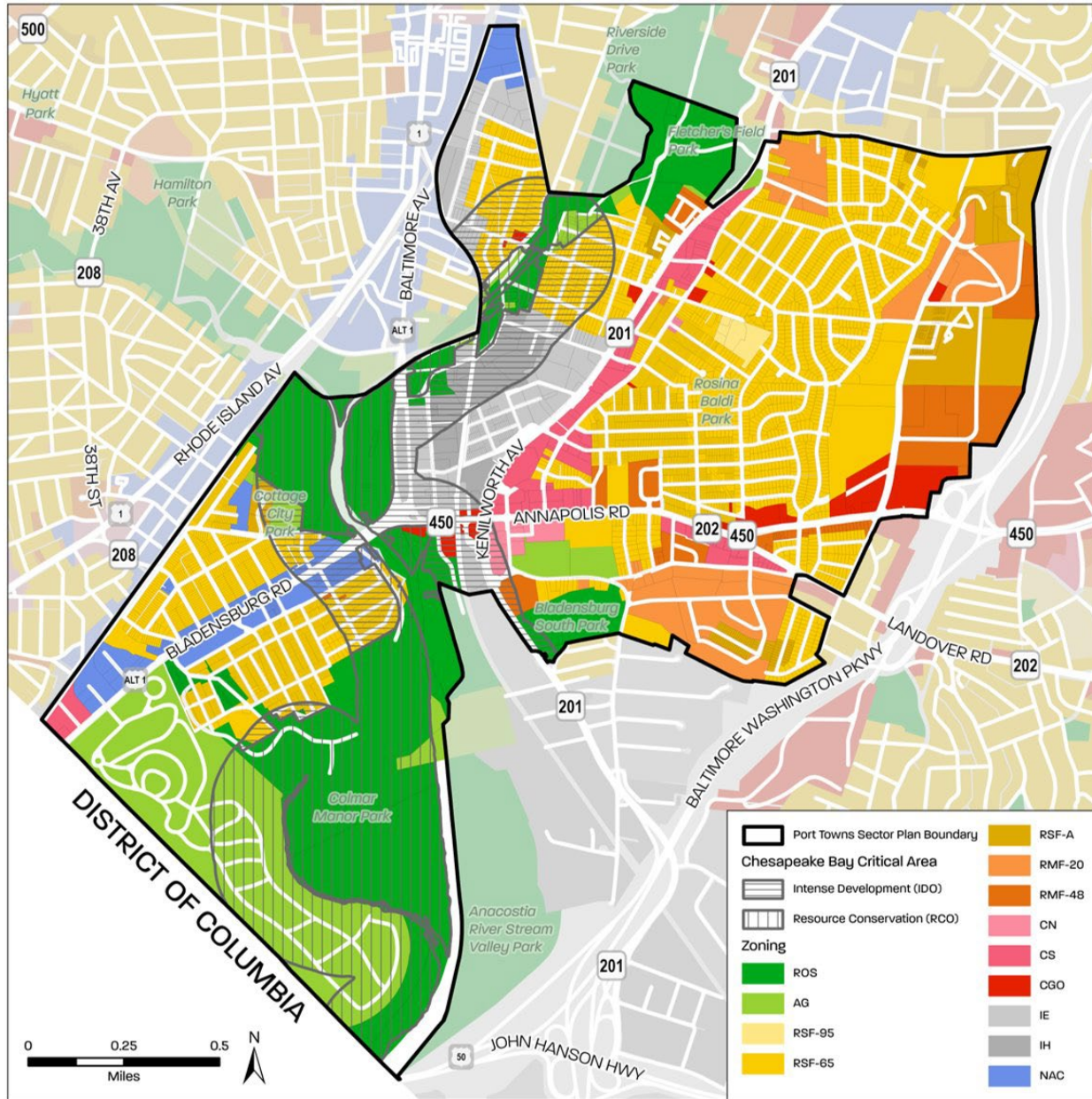
### Map Legend

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

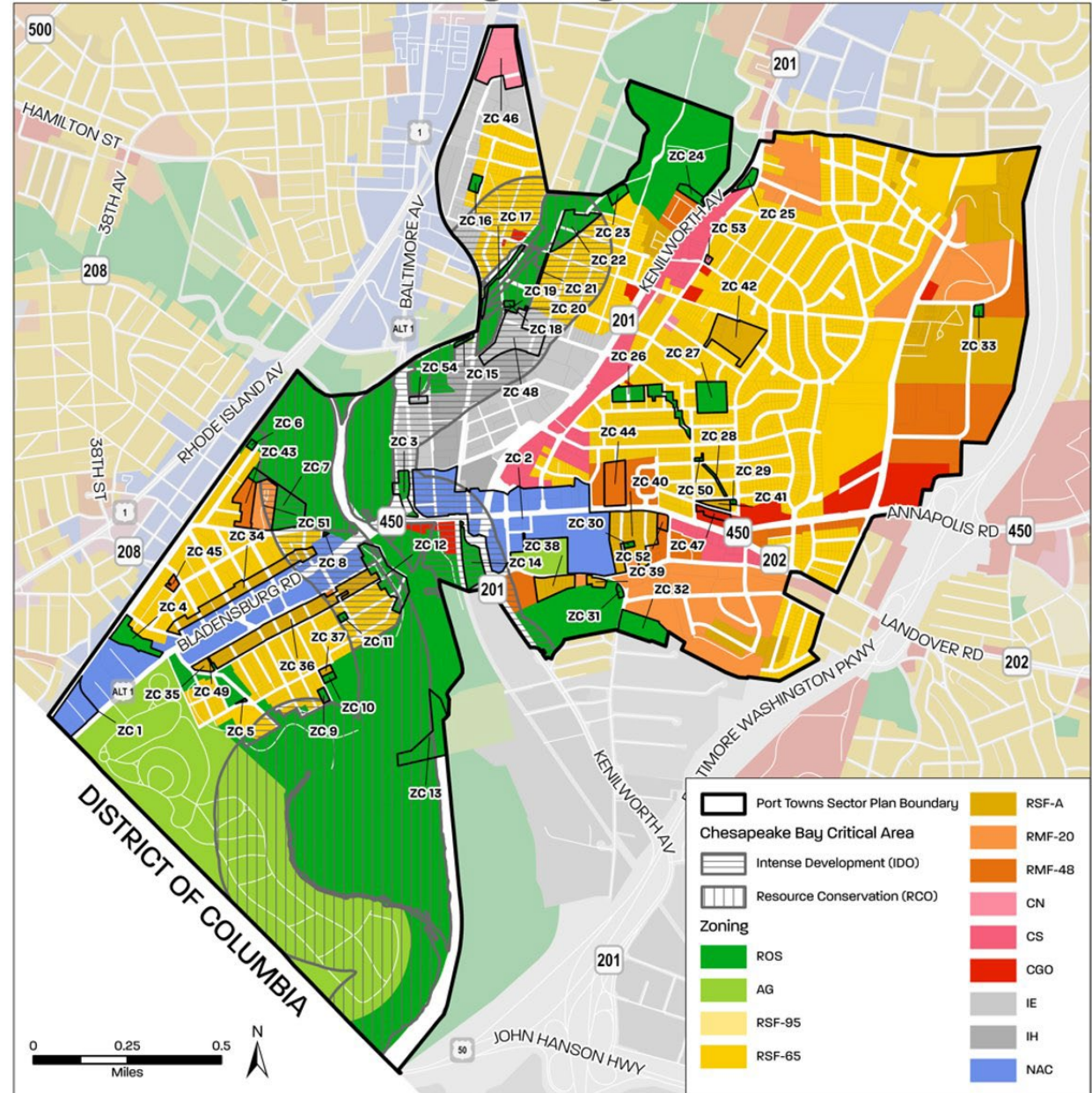
# Sectional Map Amendment

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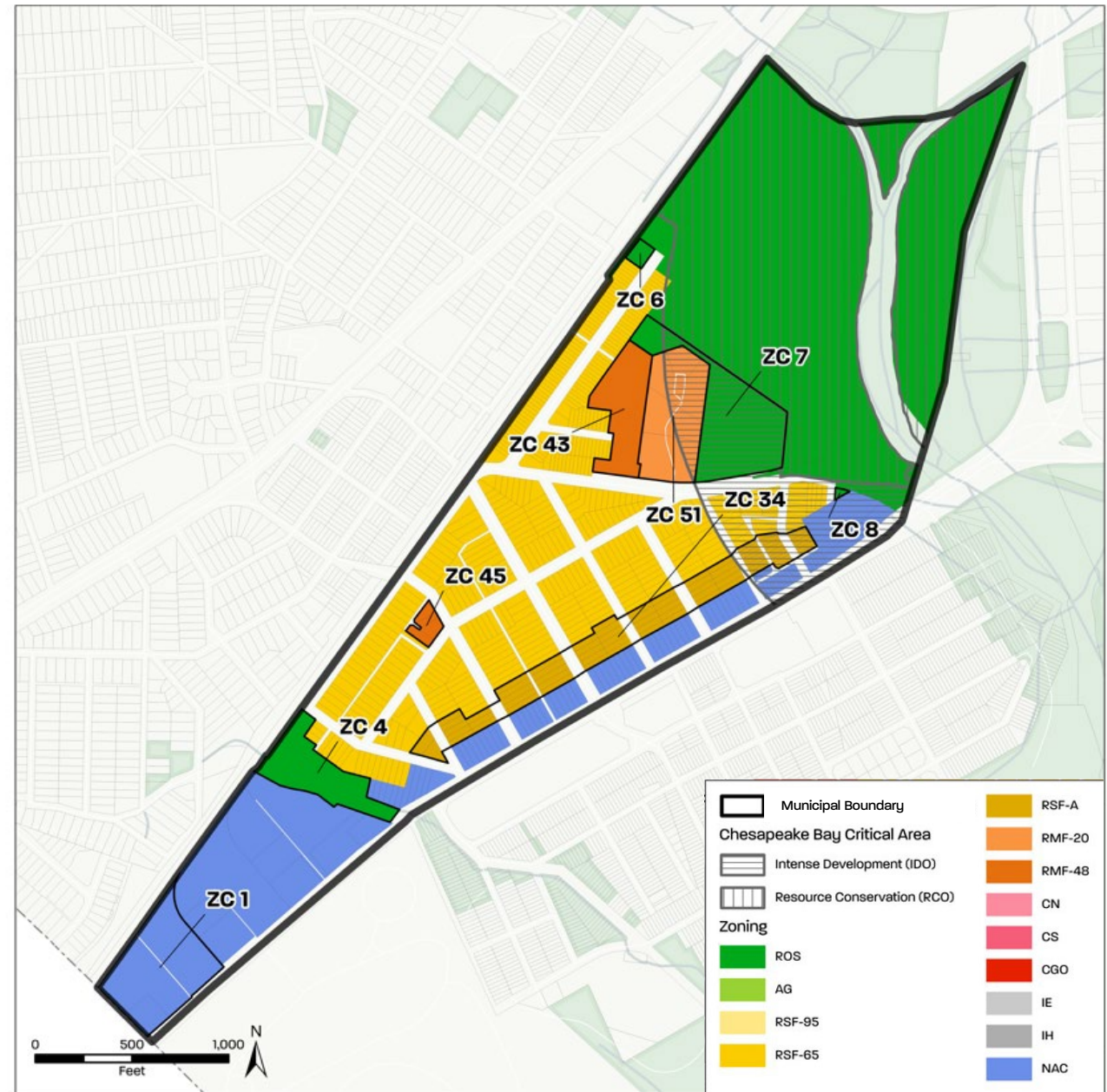
# Existing Zoning



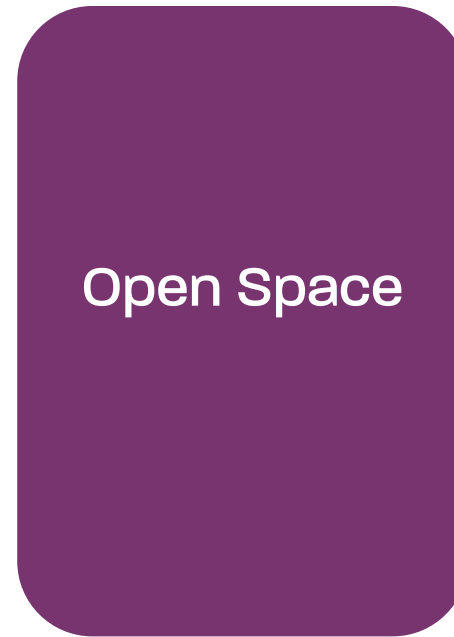
# Proposed Zoning



# Cottage City Zoning Changes



# Zoning Changes Categories

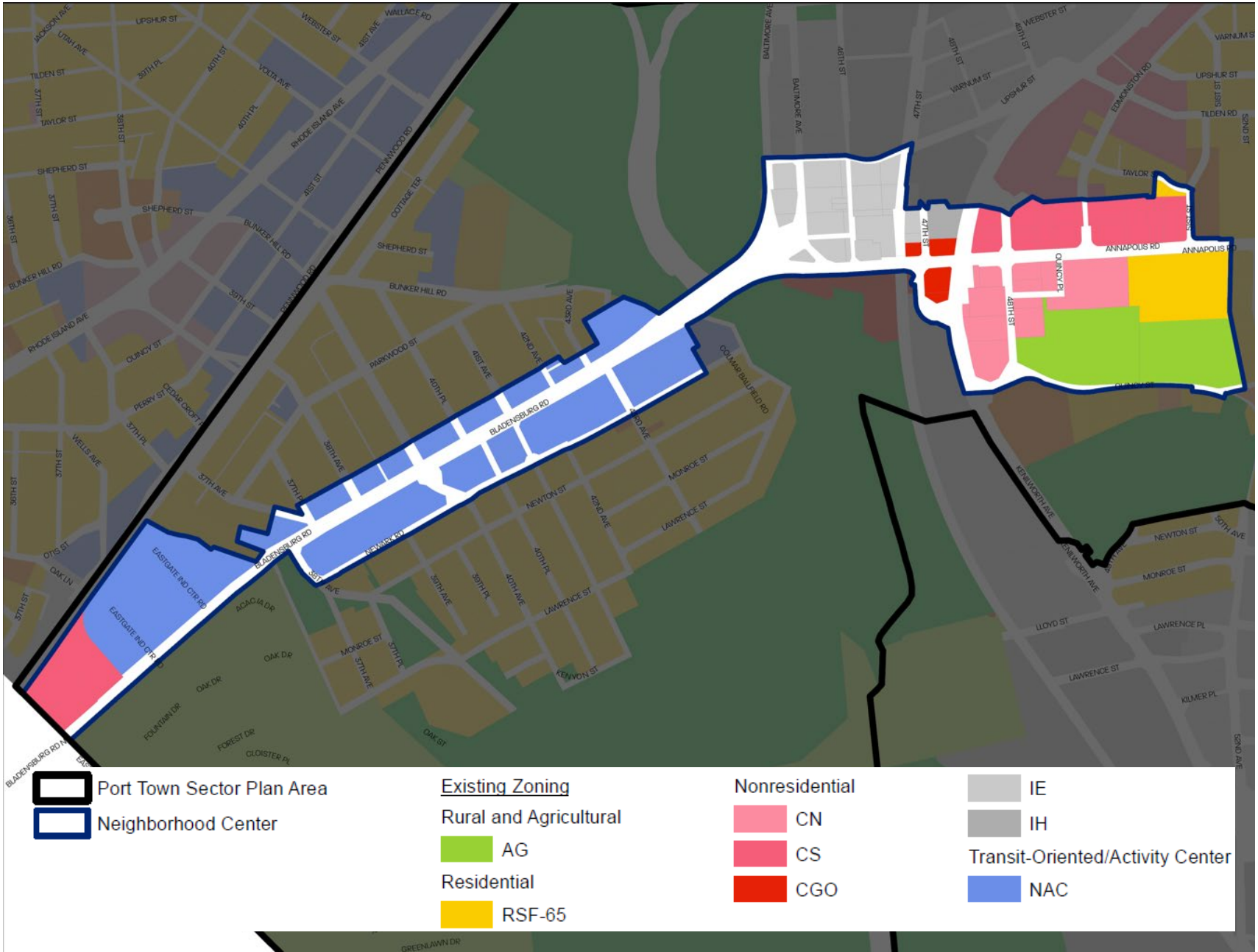


# Neighborhood Activity Center (NAC) Zone

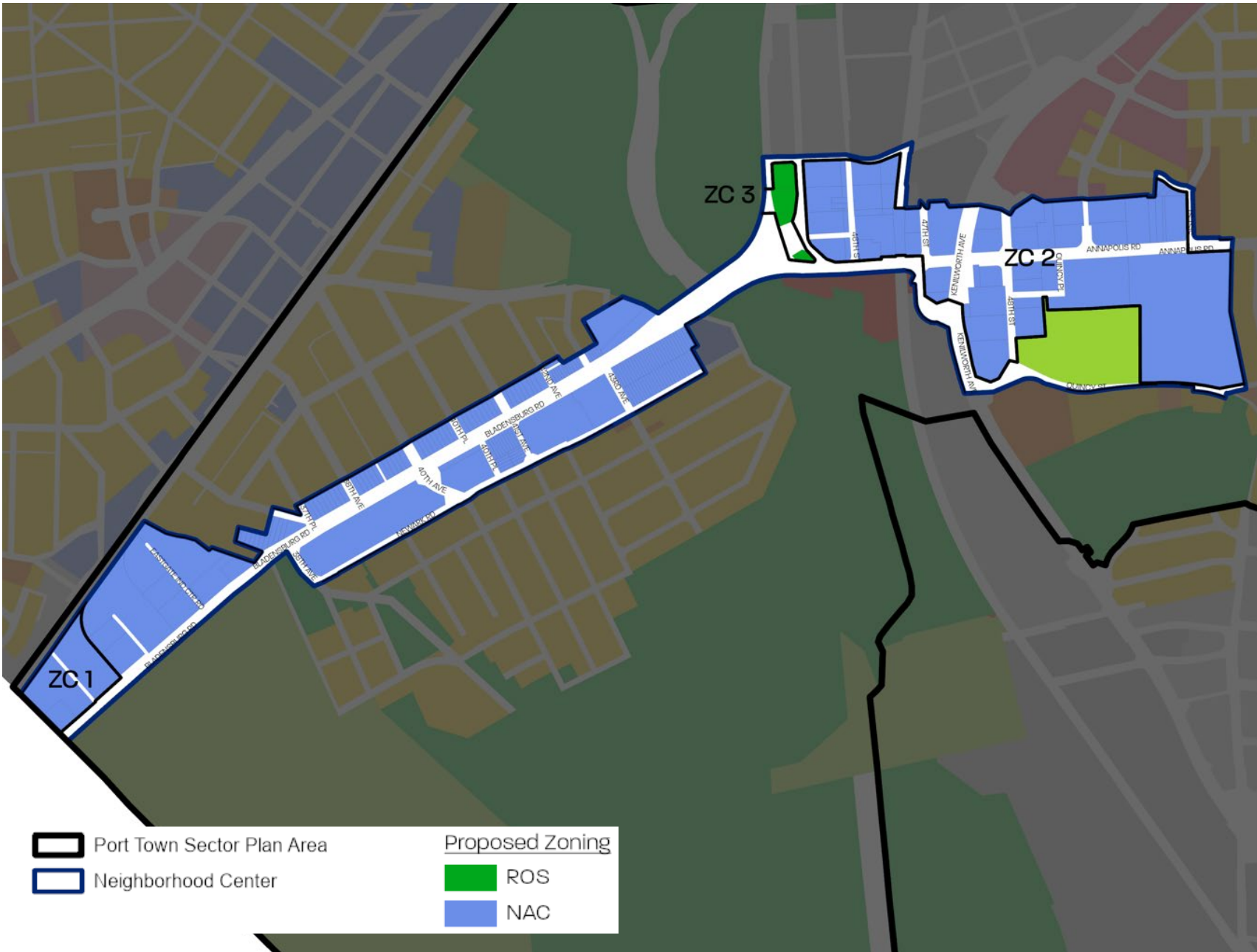
The purpose of the NAC Zone is to:

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





# Existing Zoning in Proposed Neighborhood Center

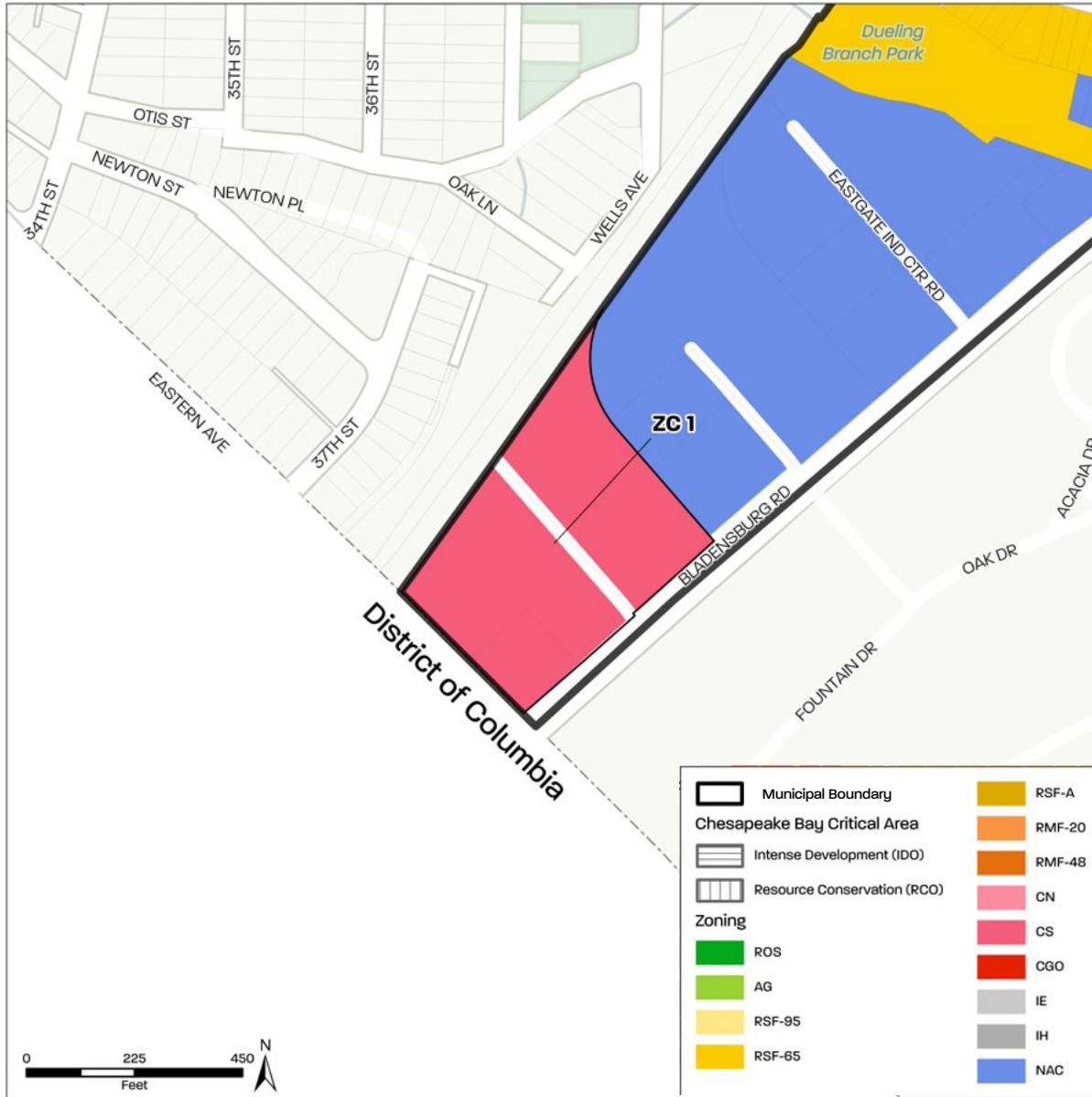


## Proposed Zoning in Neighborhood Center

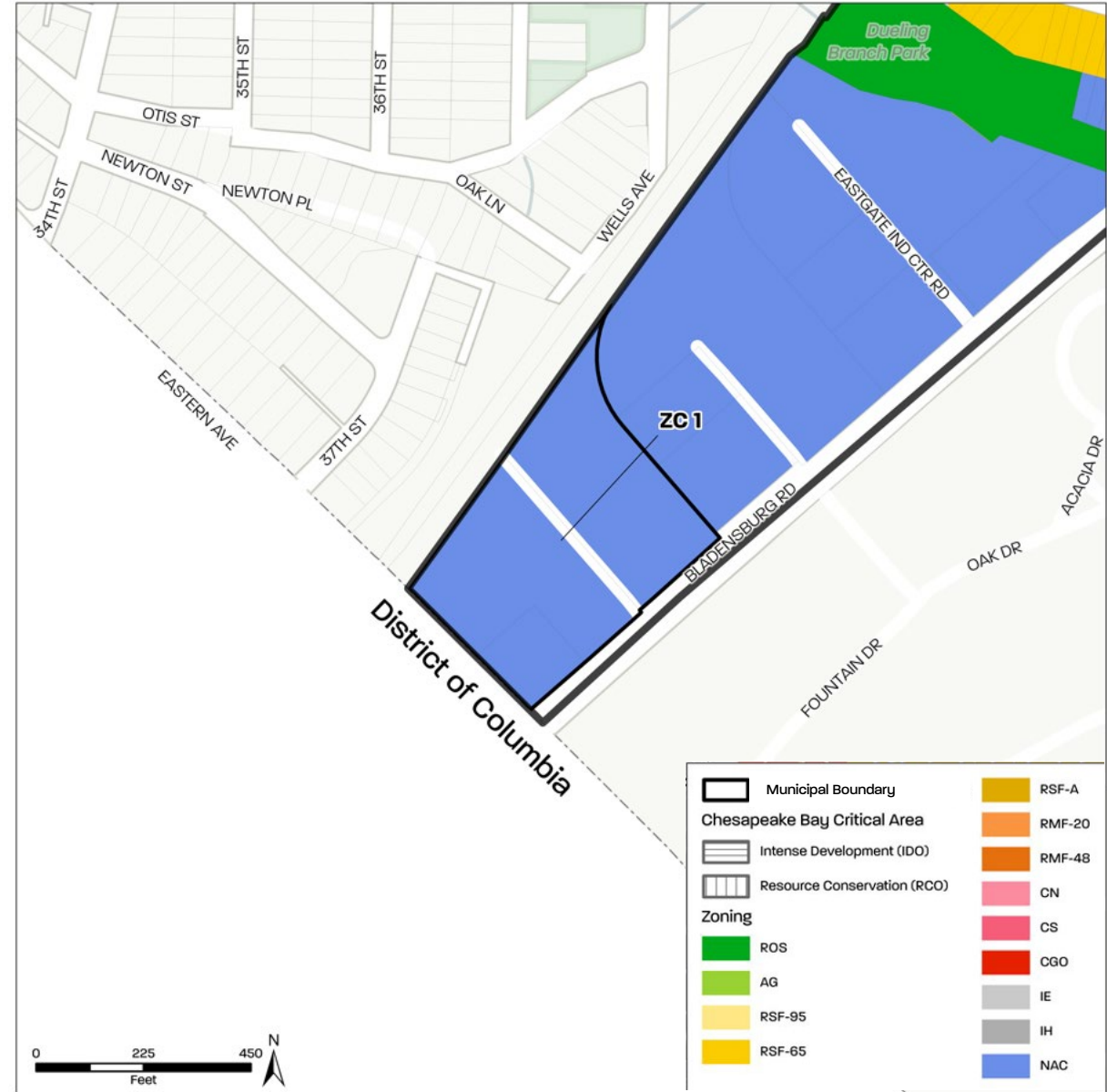
### Property Inventory

Zoning Class	Number of Parcels
NAC	55
ROS	4
<b>Total</b>	<b>59</b>

# Existing Zoning



# Proposed Zoning



# Zoning Changes Categories



Neighborhood  
Center



Open Space



Residential

## Reserved Open Space (ROS) Zone

The purpose of the ROS Zone is to:

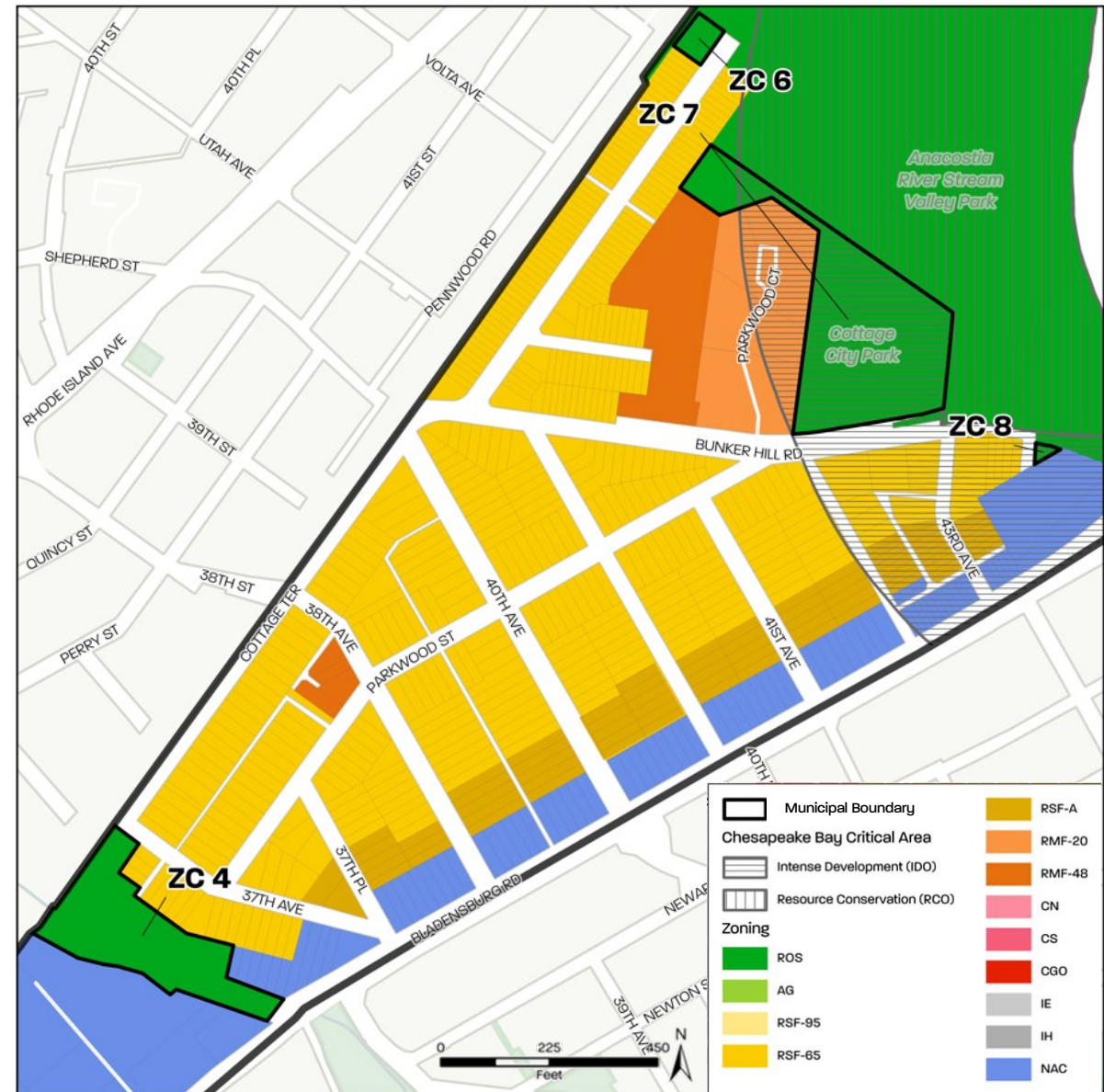
- Encourage preservation;
- Protect scenic and environmentally-sensitive areas;
- Retain areas for non-intensive uses; and
- Provide public, recreational, and agricultural uses.



# Existing Zoning



# Proposed Zoning



# Zoning Changes Categories

A solid purple rounded rectangle.

Neighborhood  
Center

A solid purple rounded rectangle.

Open Space

A purple rounded rectangle with orange triangular shapes at the top and bottom.

Residential

## 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.



## Residential, Multifamily-48 (RMF-48) Zone

The purpose of the RMF-48 Zone is to:

- Provide sites for high-density multifamily development; and
- Ensure compatible development and walkability.



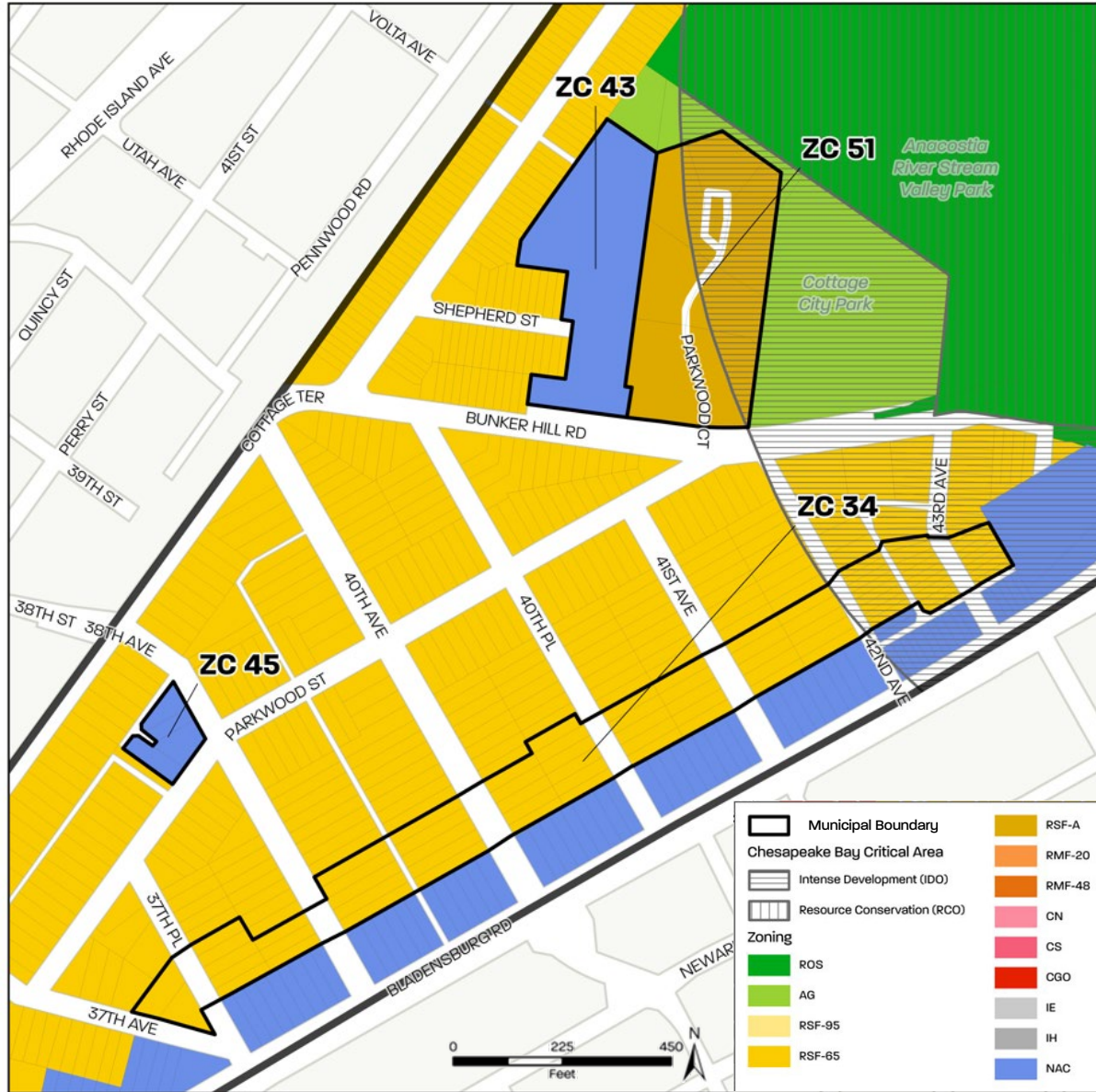
## Residential, Single-Family-Attached (RMF-20) Zone

The purpose of the RMF-20 Zone is to:

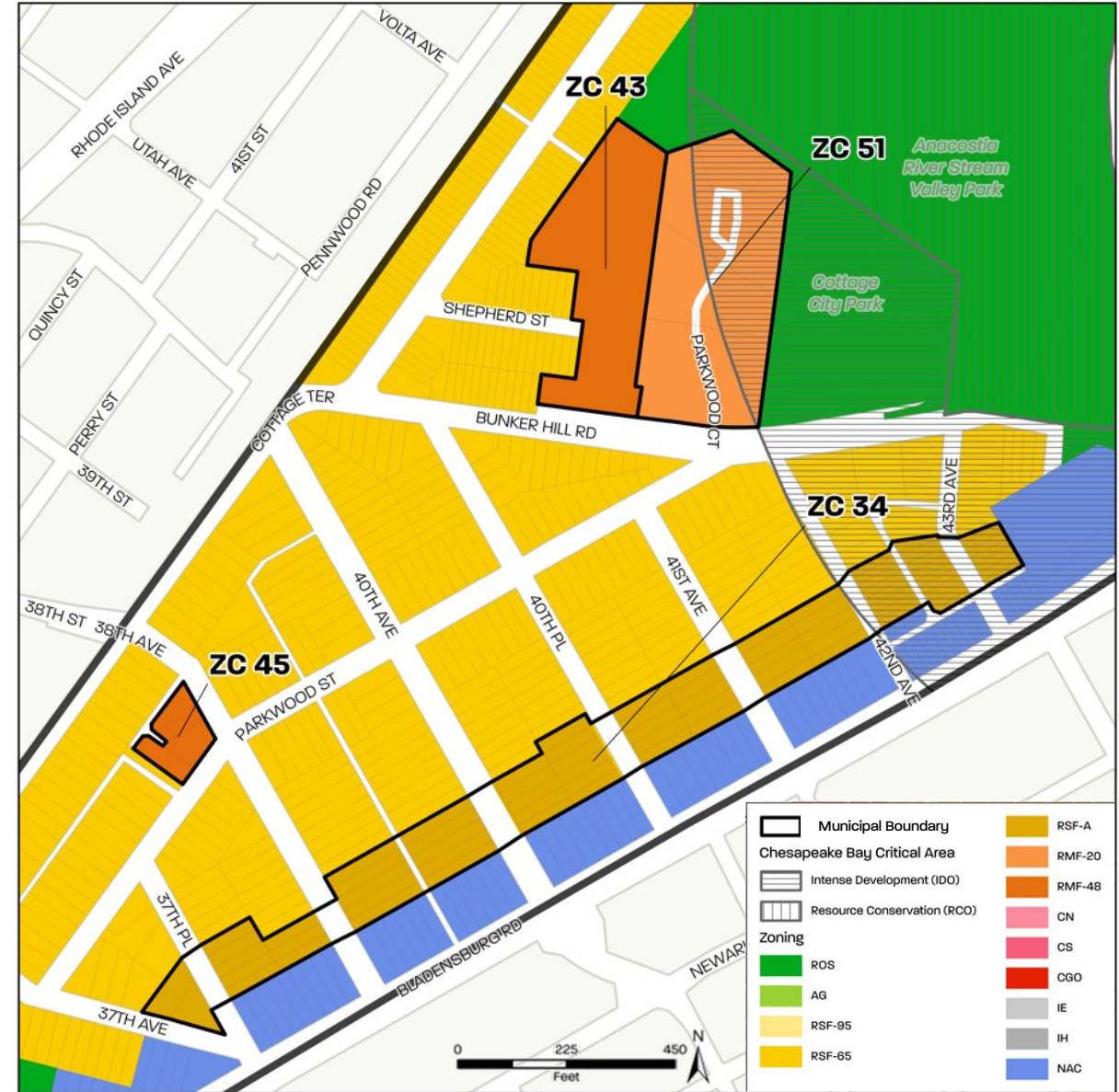
- Provide high-density residential development; and
- Ensure compatibility with surrounding lands.



# Existing Zoning



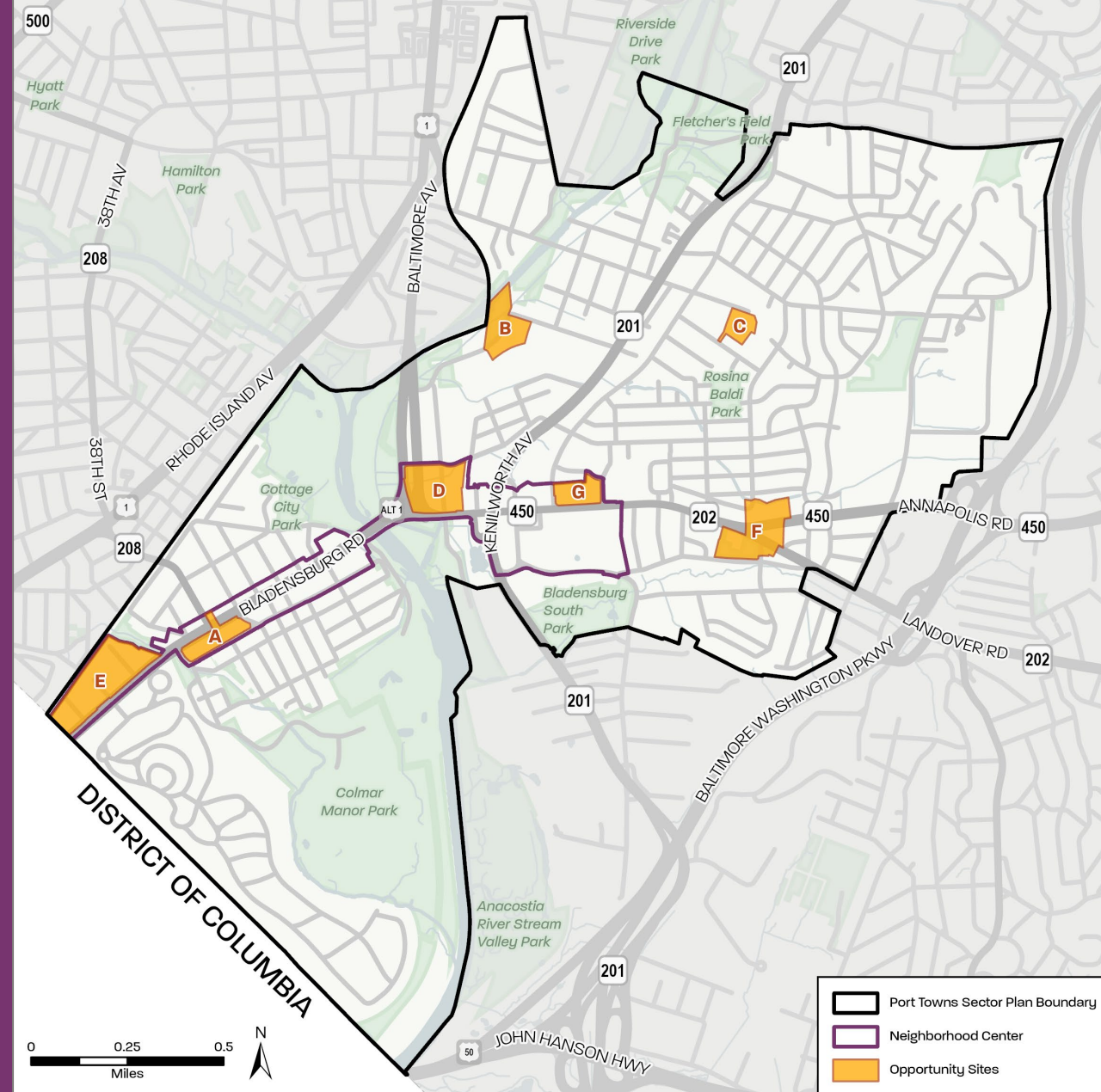
# Proposed Zoning



# What might implementation look like?

## OPPORTUNITY SITES

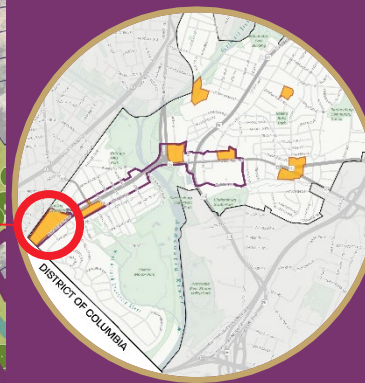
- SITE A: Port Towns Shopping Center
- SITE B: Buchanan Street Industrial Area
- SITE C: Residential Infill Along Decatur Street
- SITE D: Peace Cross Industrial Area
- SITE E: Eastgate Industrial Center
- SITE F: Publick Playhouse and Vicinity
- SITE G: Port of Bladensburg Shopping Center





# SITE E: EASTGATE INDUSTRIAL CENTER

- Address: 3450 Bladensburg Road
- Area: 18.03 acres
- Located **inside** the Neighborhood Center Boundary
- Current Zoning: CS and NAC
- Proposed Zoning: NAC



# SITE E: PORT TOWNS JUNCTION



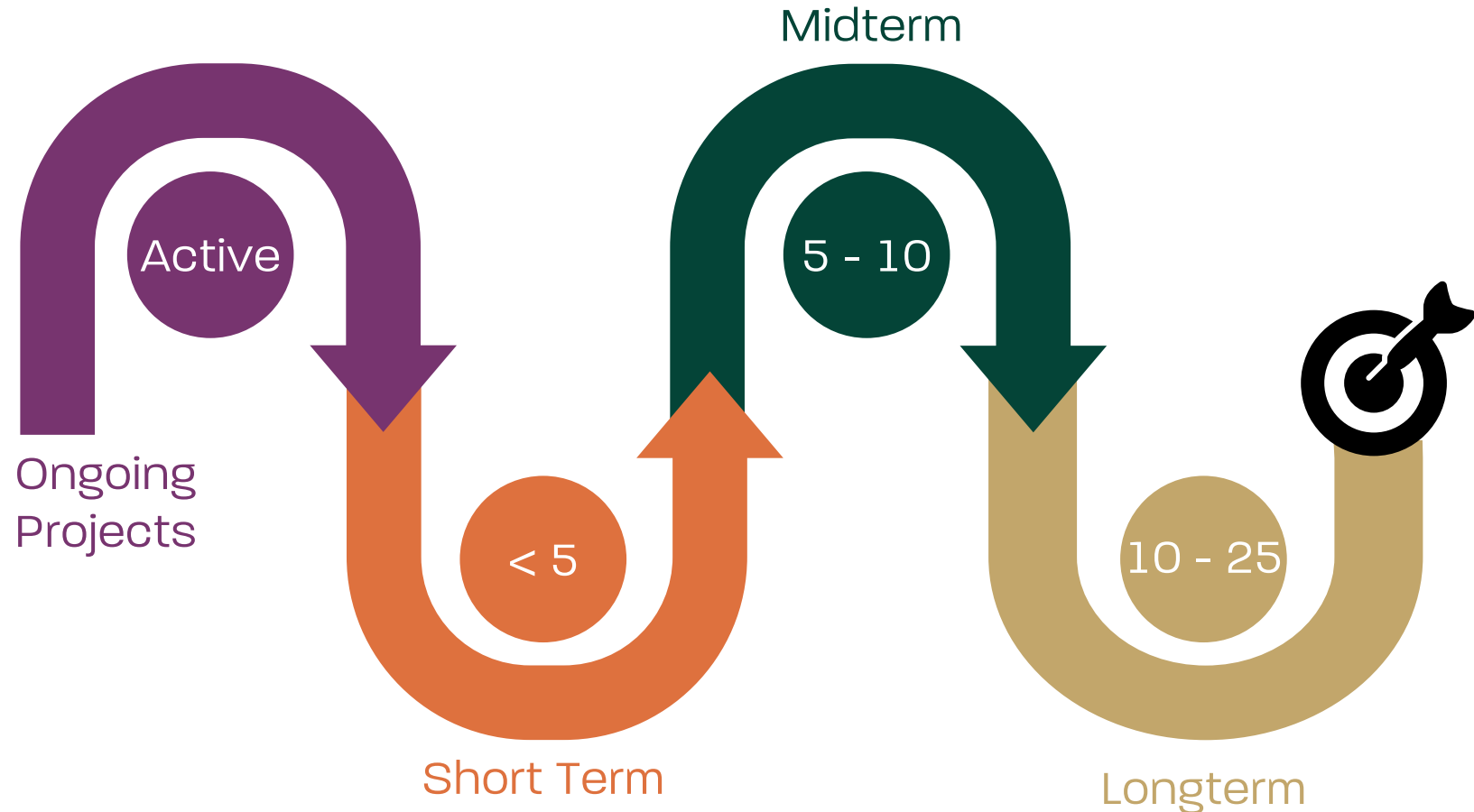
# Implementing the Plan

---

# This Plan Will Need:

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

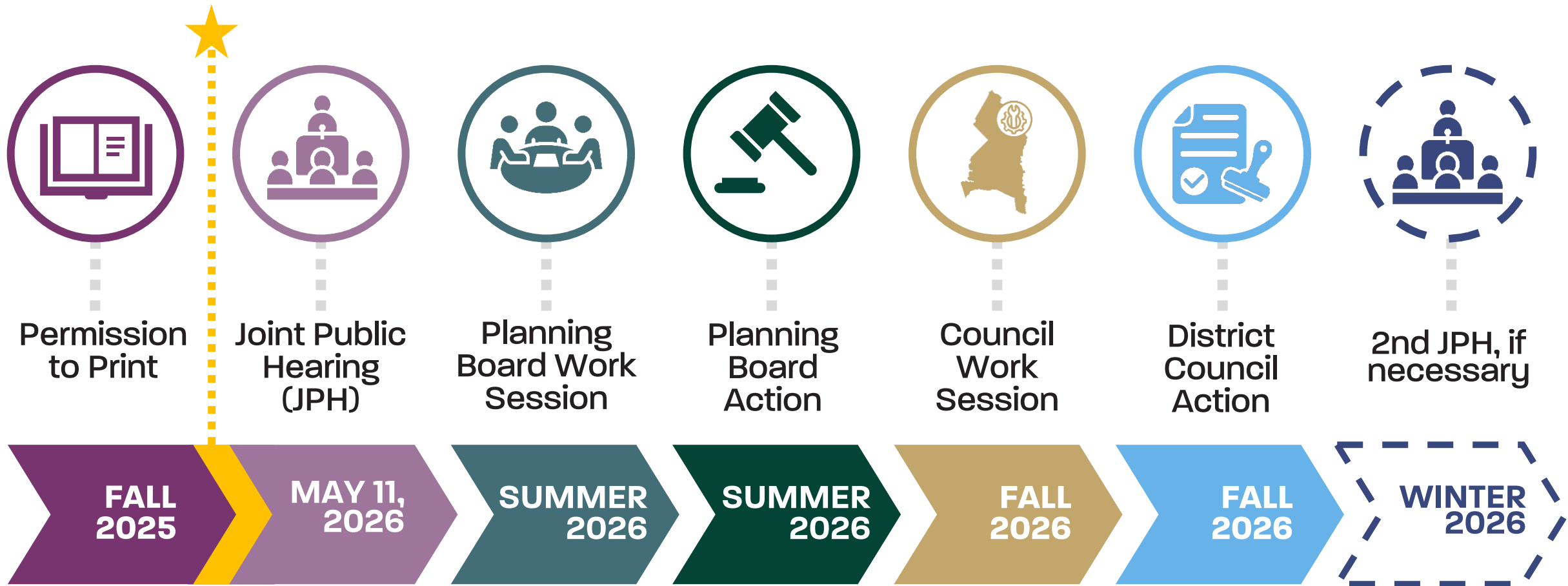
## Implementation and Monitoring



# Next Steps & Schedule

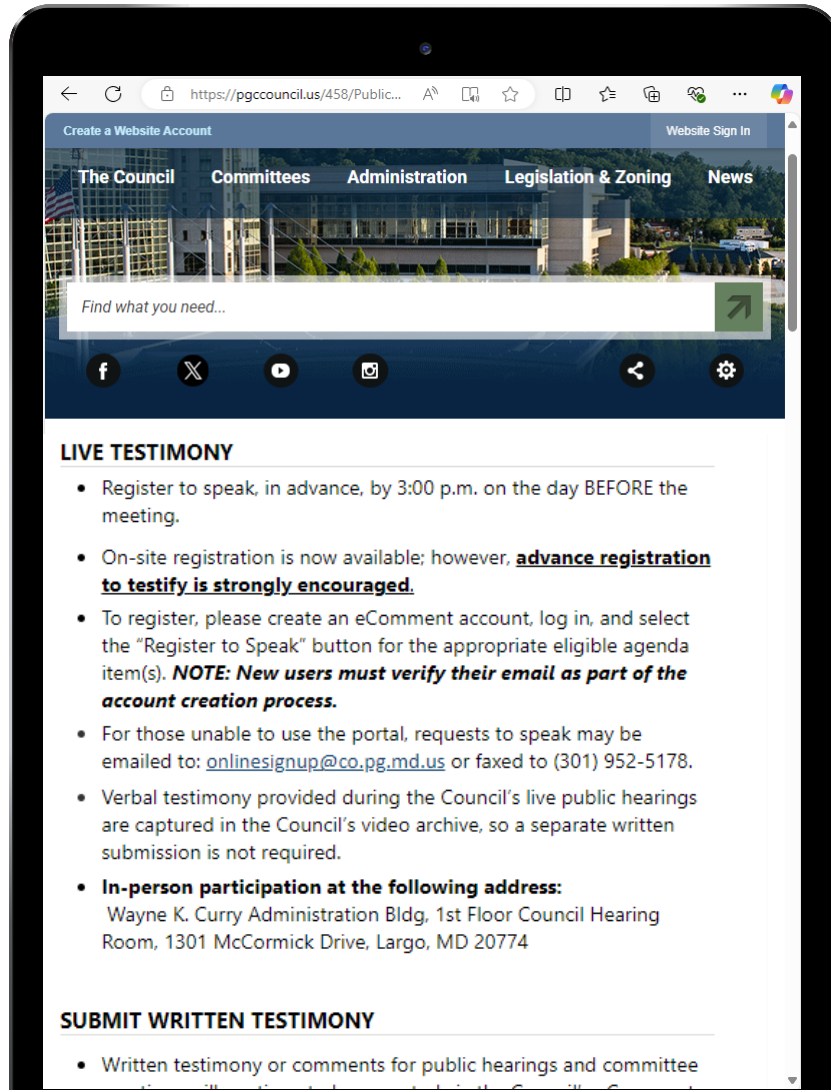
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# Tentative Schedule




# How to Participate

<https://pgccouncil.us/Speak>



**Continue Sector Plan Review**

**Prepare Testimony**



**Submit Testimony**

# Contact Information



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Visit project website for updates [pgplan.org/porttowns](http://pgplan.org/porttowns)

Project Email [porttowns@ppd.mncppc.org](mailto:porttowns@ppd.mncppc.org)

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