



# Summary

**01.**

Project  
Background

**02.**

Sector Plan  
Recommendations

**03.**

Sectional Map  
Amendment

**04.**

Implementation  
Opportunities

**05.**

Implementing  
the Plan

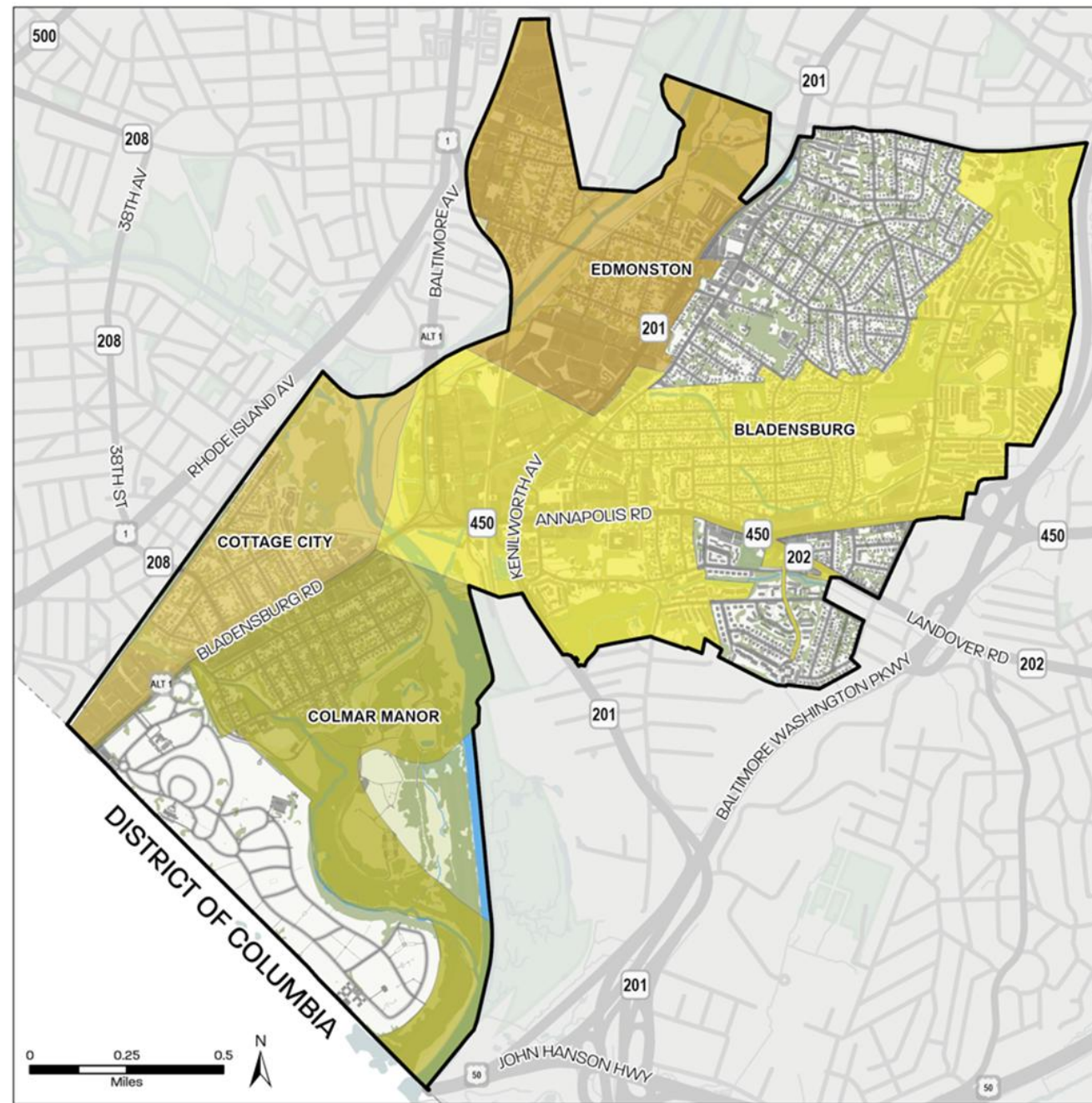
**06.**

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

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# 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.

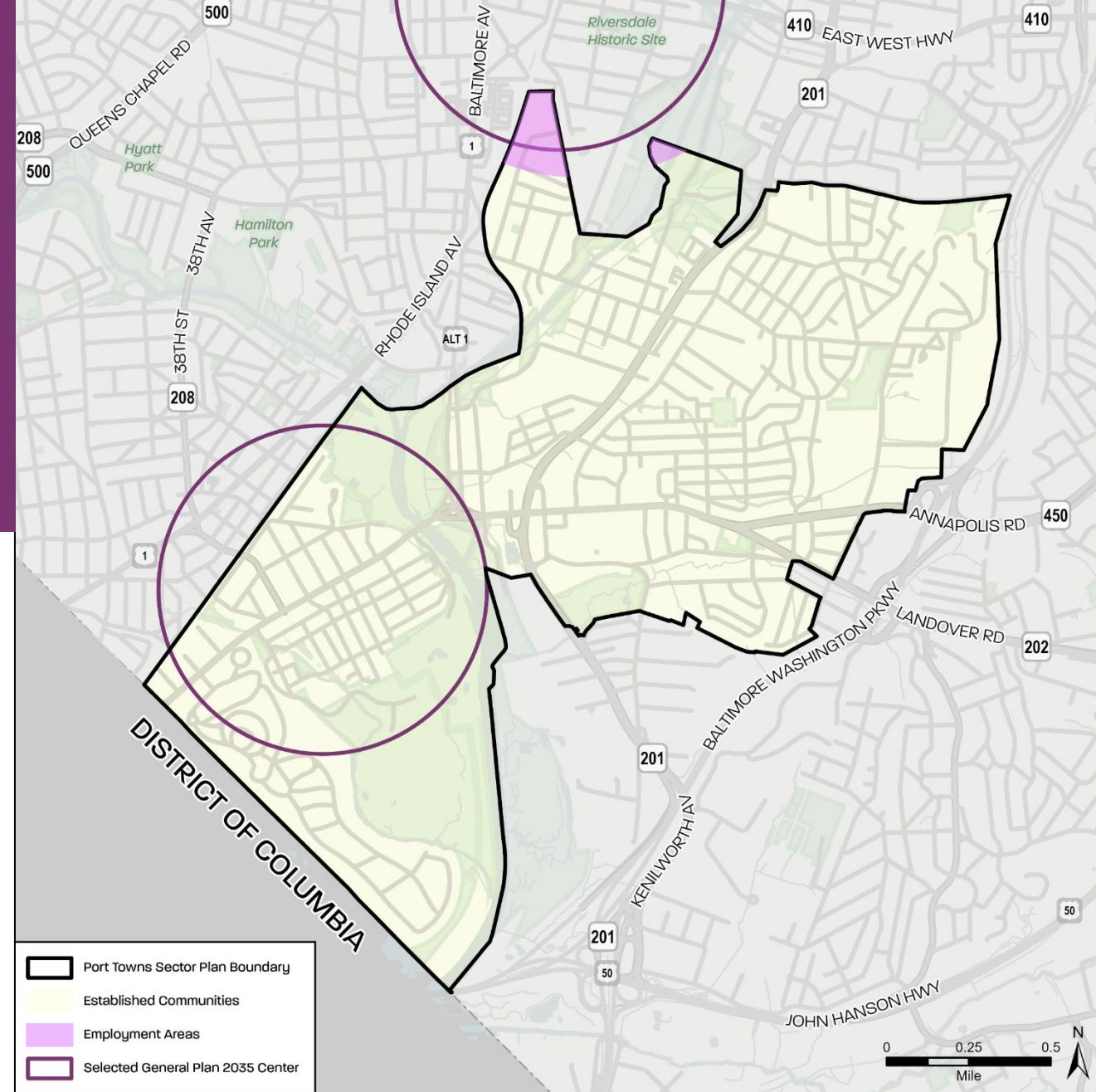
# Defining the Neighborhood Center Boundary

## What We Heard

Favorite places include Waterfront Park, Local Restaurants, Library

Small Town feel / compatible design

Wants walkable, connected, mixed use





# 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-NCPCC

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# Housing and Neighborhoods

## WHAT WE HEARD

## RECOMMENDATIONS

Housing is not affordable

Access to safe and affordable housing

Ability to age in place



Concerned about displacement

More diverse housing options

» Housing Affordability & Diversity » Emphasis on Anti-Displacement



Photos by M-NCPPC

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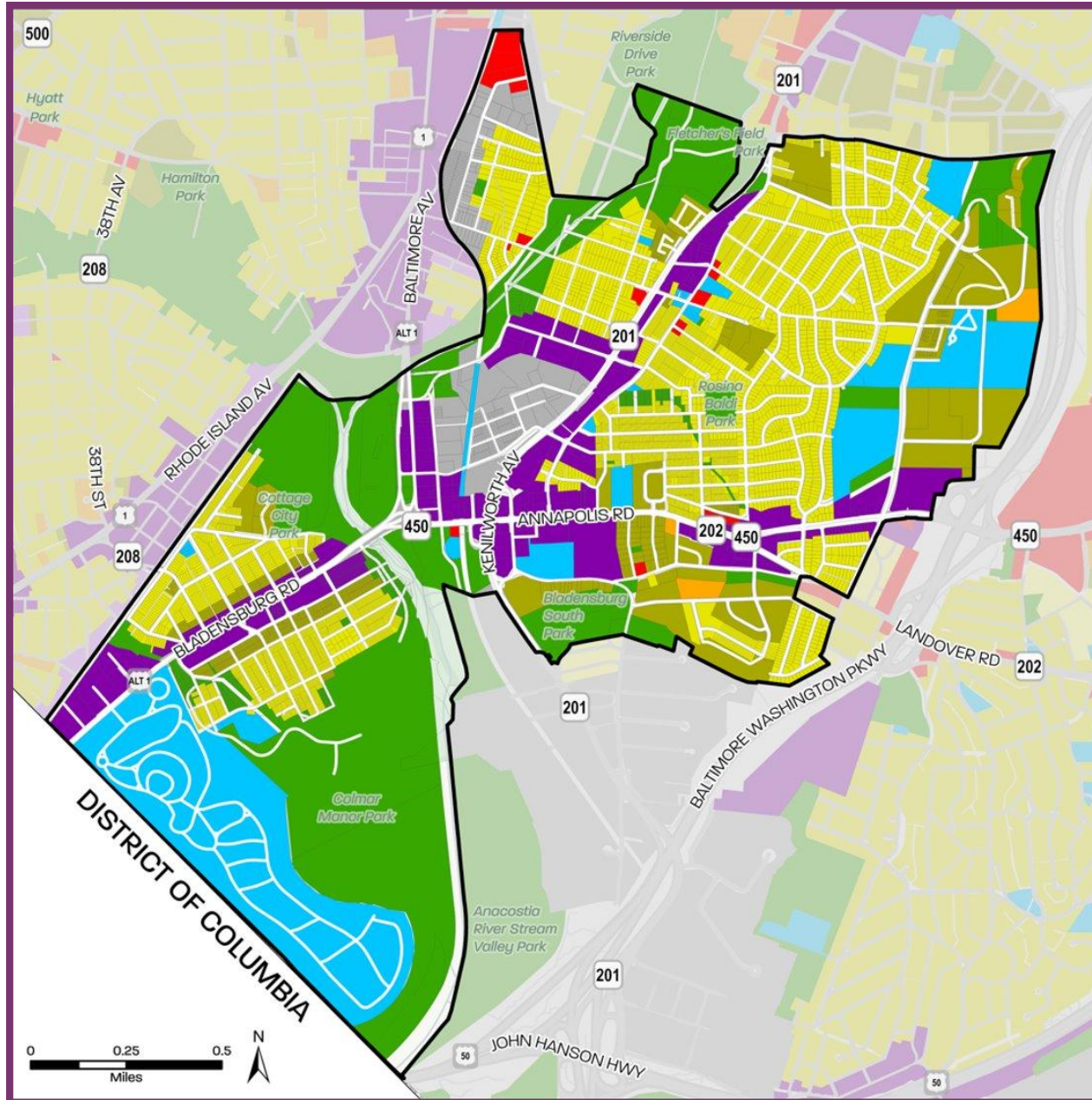
## LAND USE



## 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



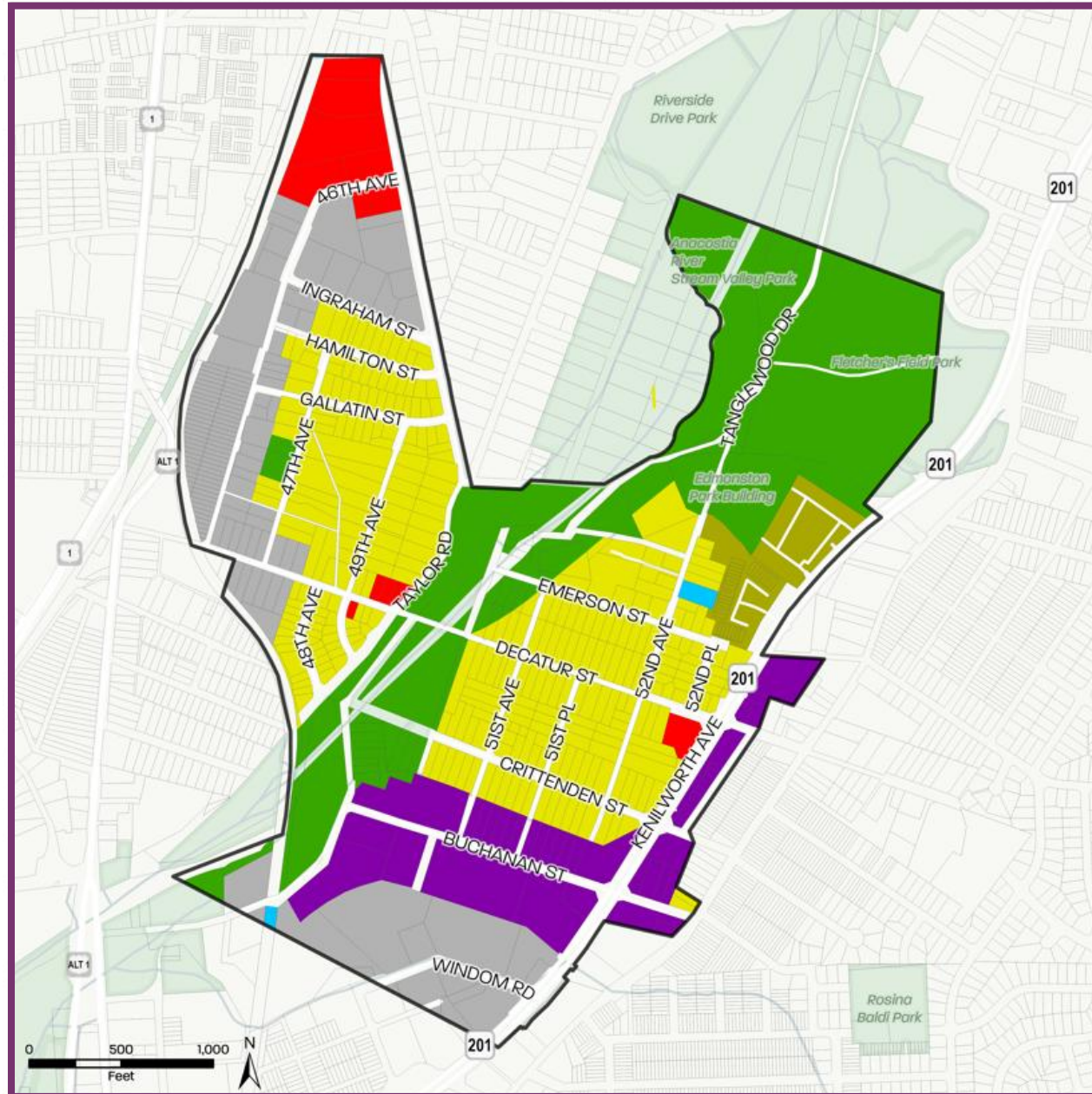
## LAND USE



## ECONOMIC PROSPERITY



## HOUSING AND NEIGHBORHOODS



## Future Land Use

### Map Legend

-  Municipal Boundary
-  Parks and Open Space
-  Residential Medium
-  Residential Medium-High
-  Mixed Use
-  Commercial
-  Institutional
-  Industrial/Employment



## 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

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# 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

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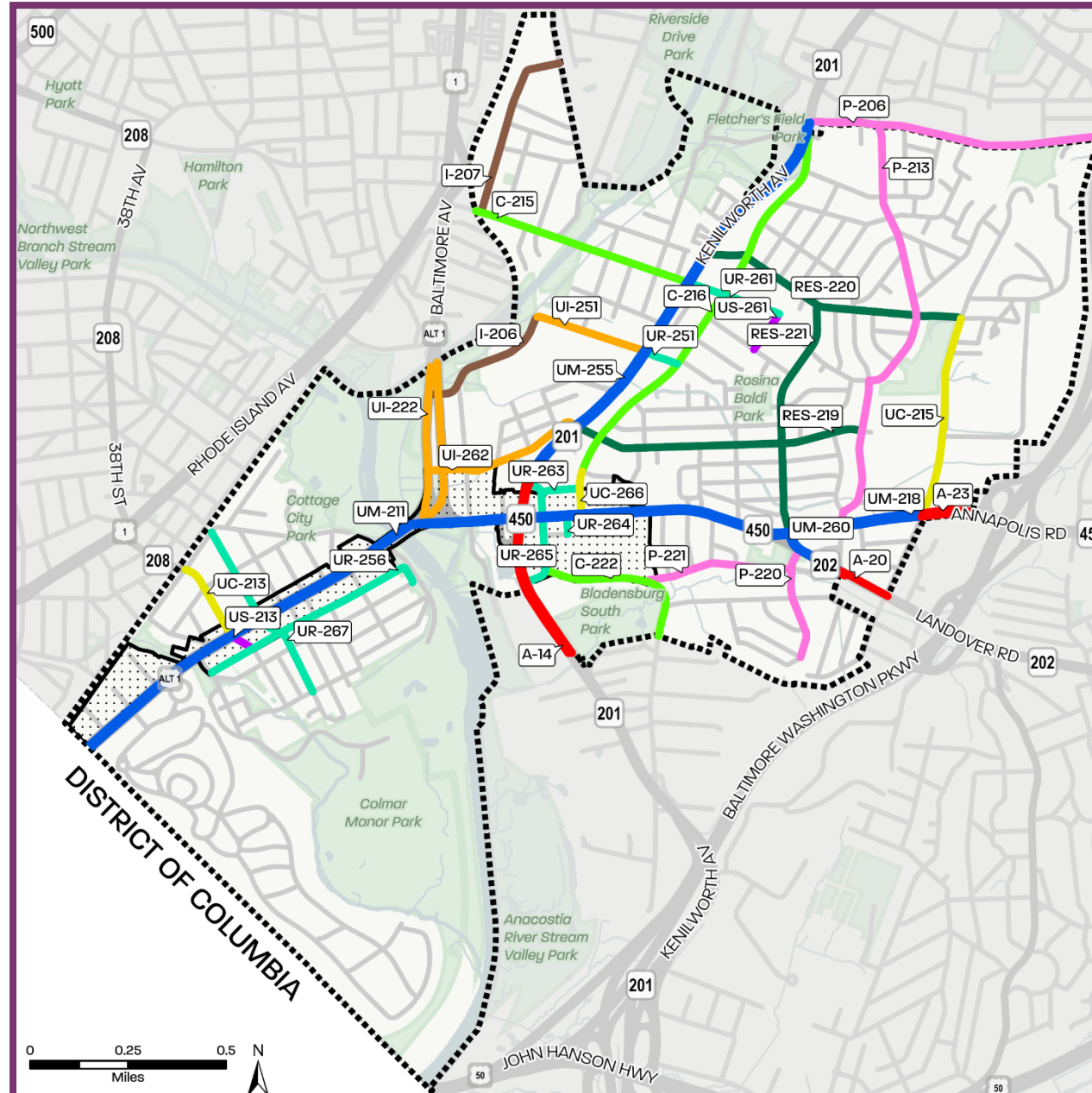
## TRANSPORTATION AND MOBILITY

- » 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



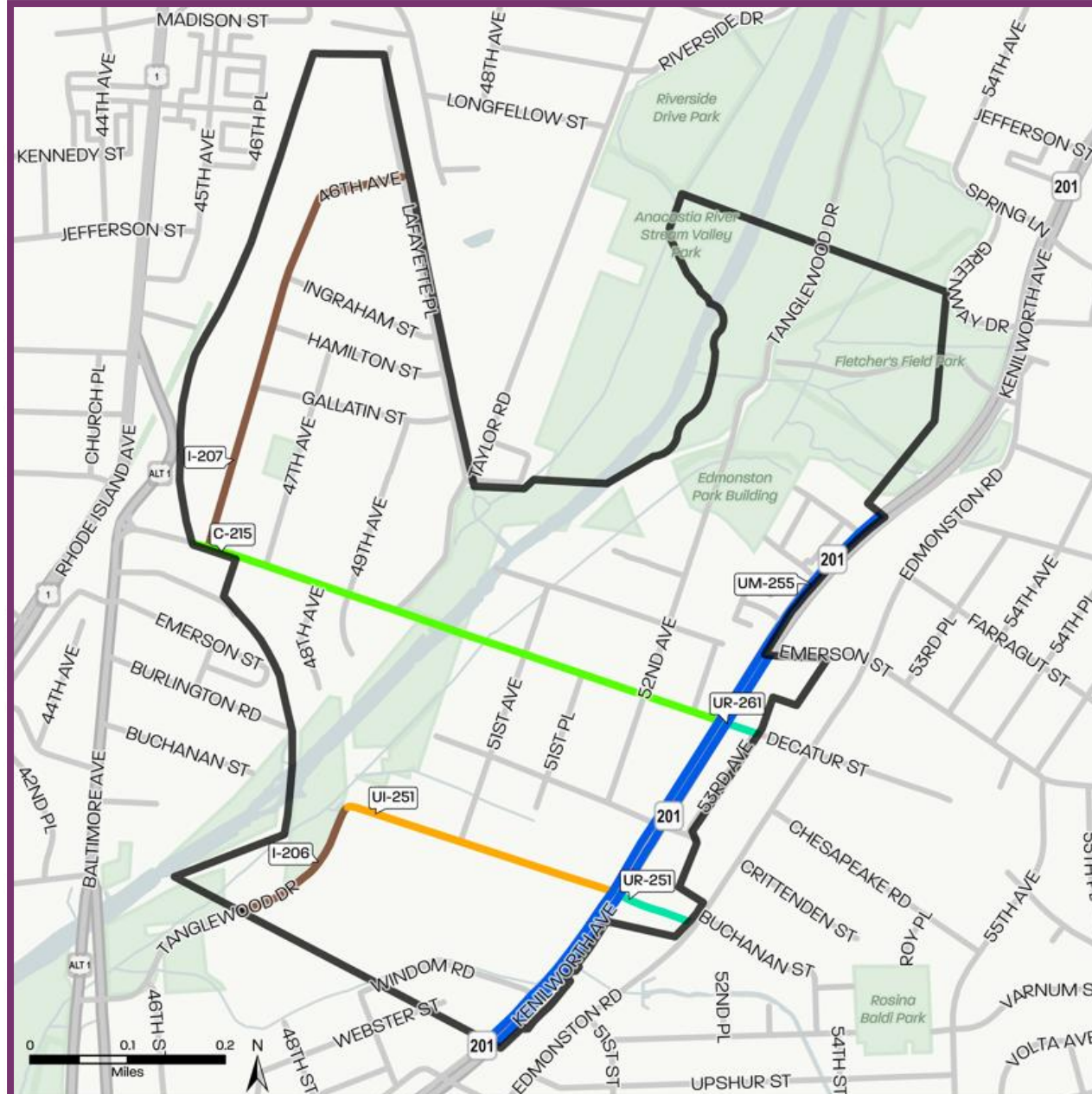
## TRANSPORTATION AND MOBILITY

- » 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
- Collector
- Industrial
- Neighborhood Residential
- Mixed-Use Boulevard
- Urban Industrial



## 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



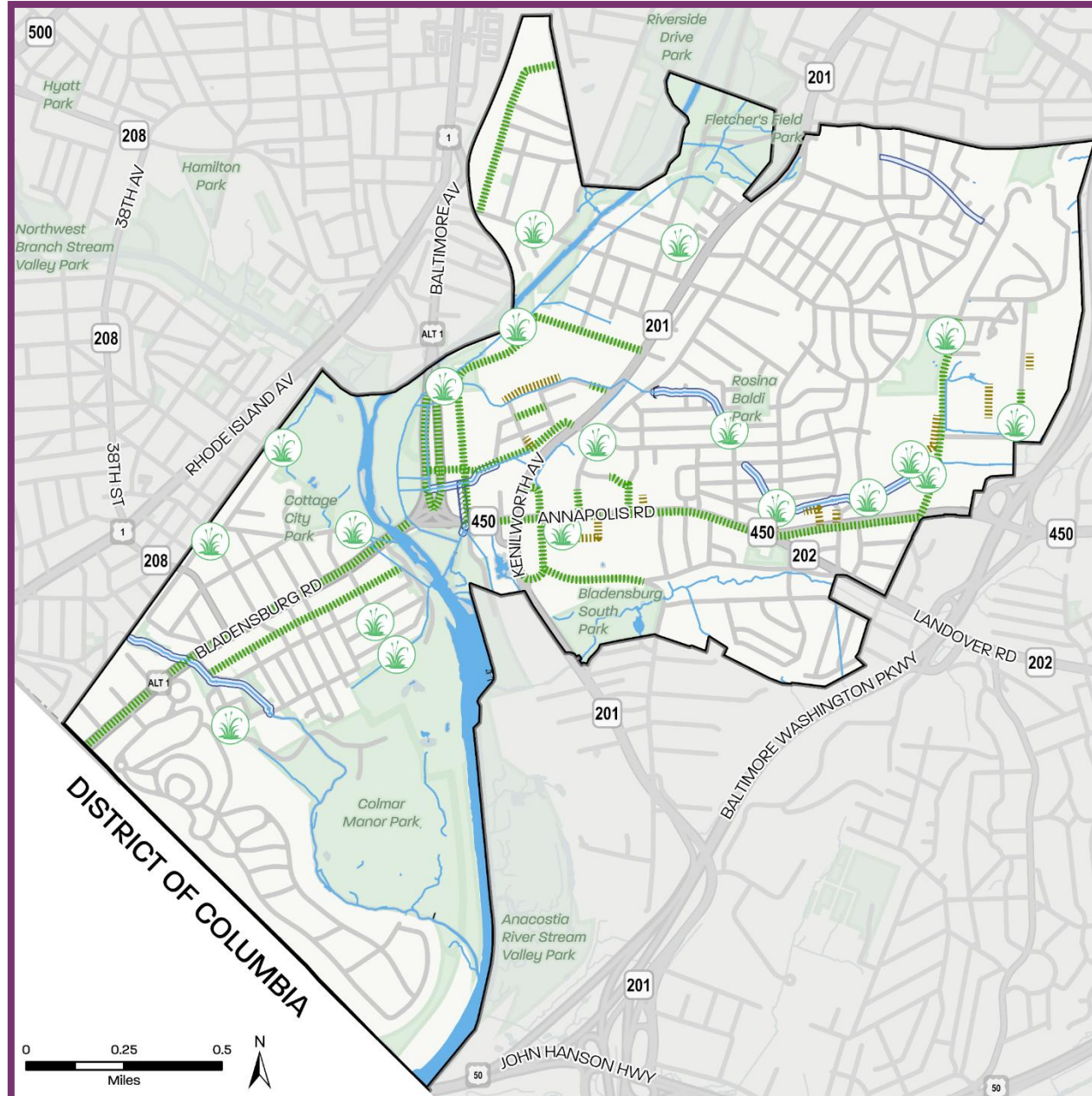
Photos by M-NCPPC

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## NATURAL ENVIRONMENT

- » Green Infrastructure
- » Greenway/Blueway Corridors



# Priority Stormwater Infrastructure Projects

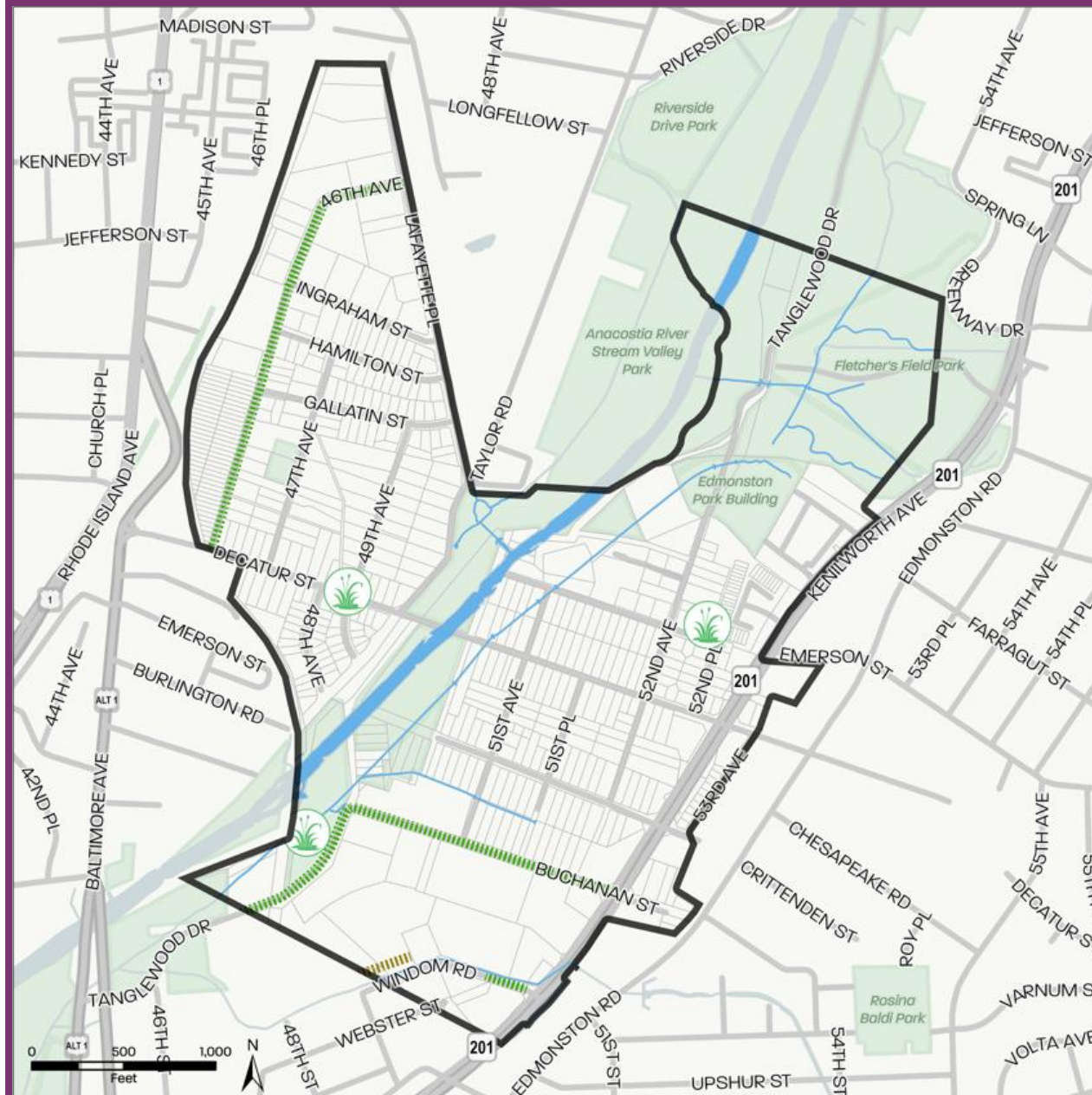
### Map Legend

- 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
- Parking Lot Green Infrastructure
- Priority Green Infrastructure Projects
- 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



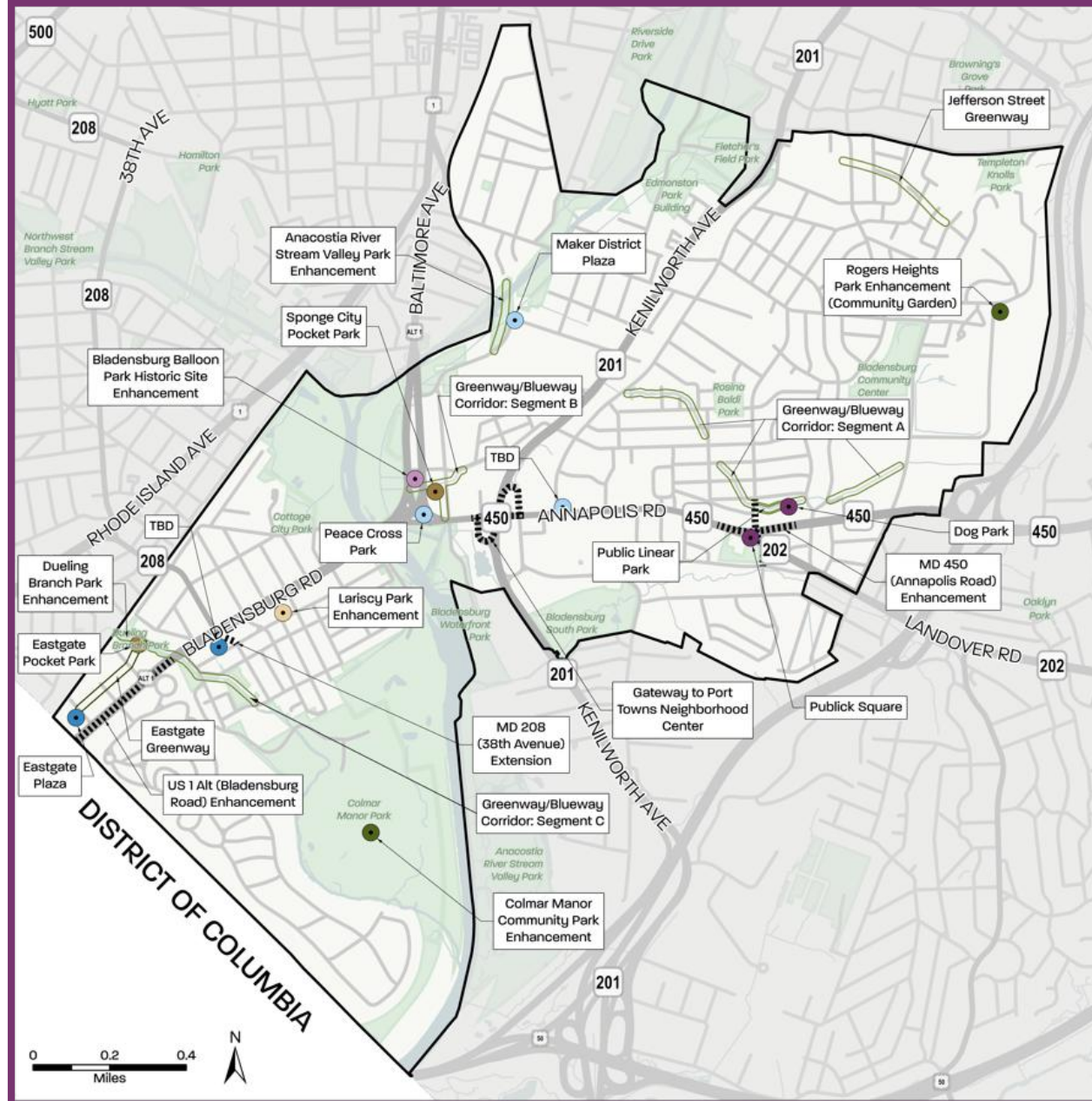
Photos by M-NCPPC

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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
- Greenway and Linear Park (Fixed)
- Plaza (Fixed)



## WHAT WE HEARD

Preserve the area's cultural heritage and history

Built environment creates opportunity for crime

Enhance appearance along corridors



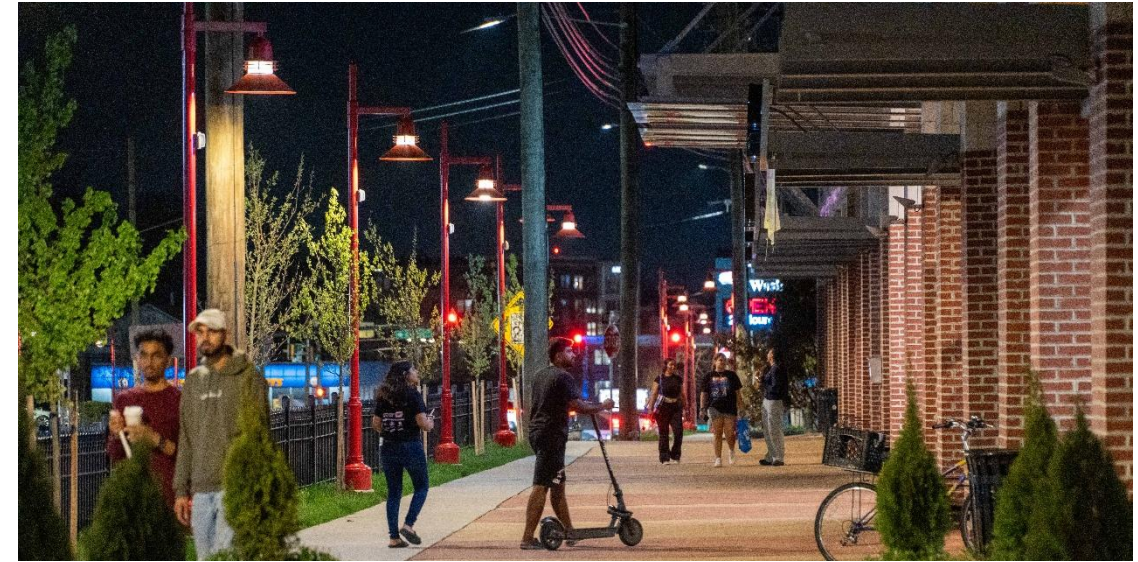
Incorporate and support art programming

New development should fit in with current character

## RECOMMENDATIONS

» Create a Cultural Heritage Trail

» Incorporate and Support Art



Photos by M-NCPPC

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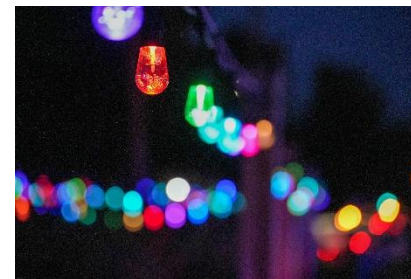
## WHAT WE HEARD

## RECOMMENDATIONS



» Destination Branding

» Identify sites for future initiatives



Photos by M-NCPPC

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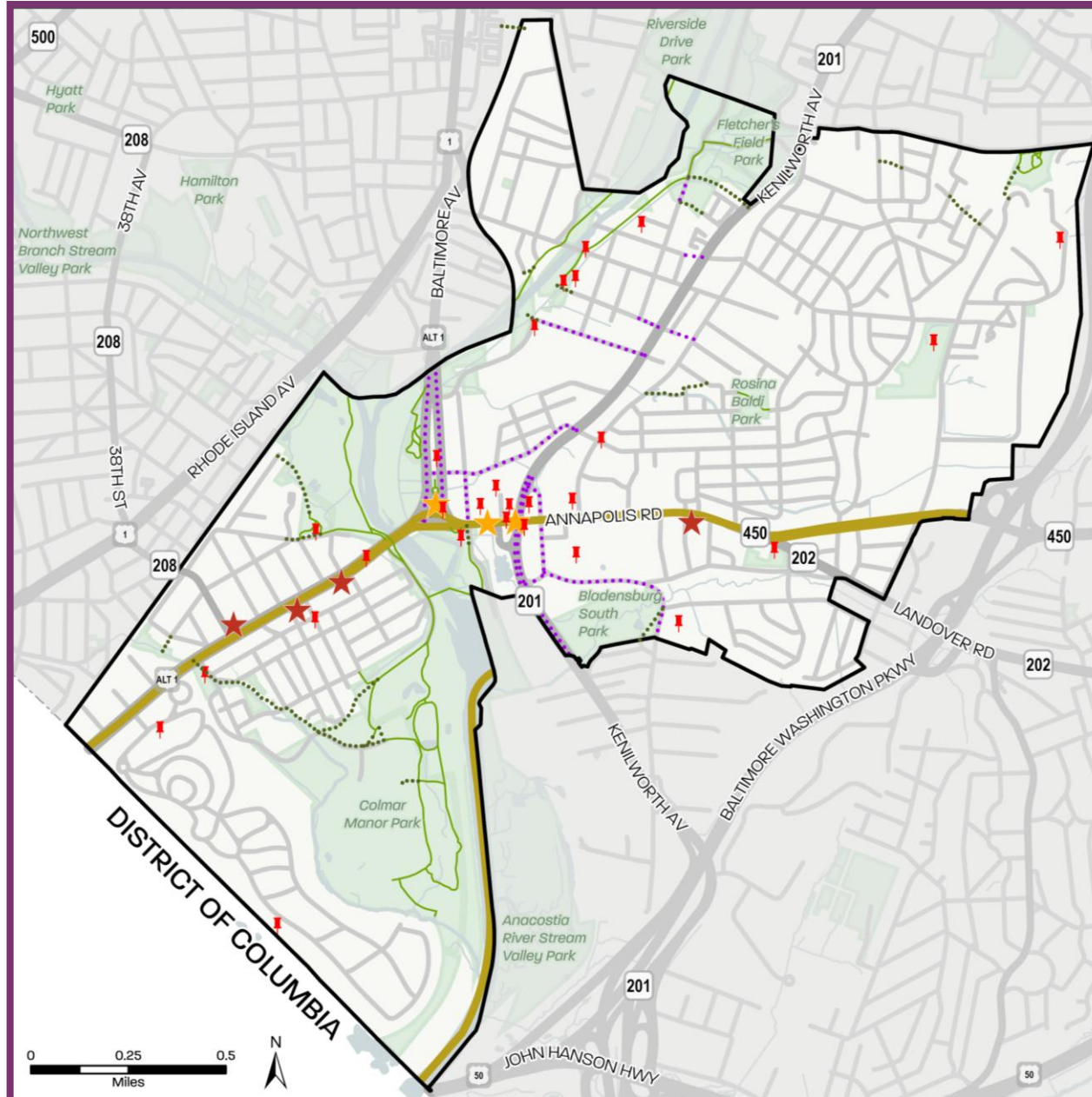
## COMMUNITY HERITAGE, CULTURE, & DESIGN

- » 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

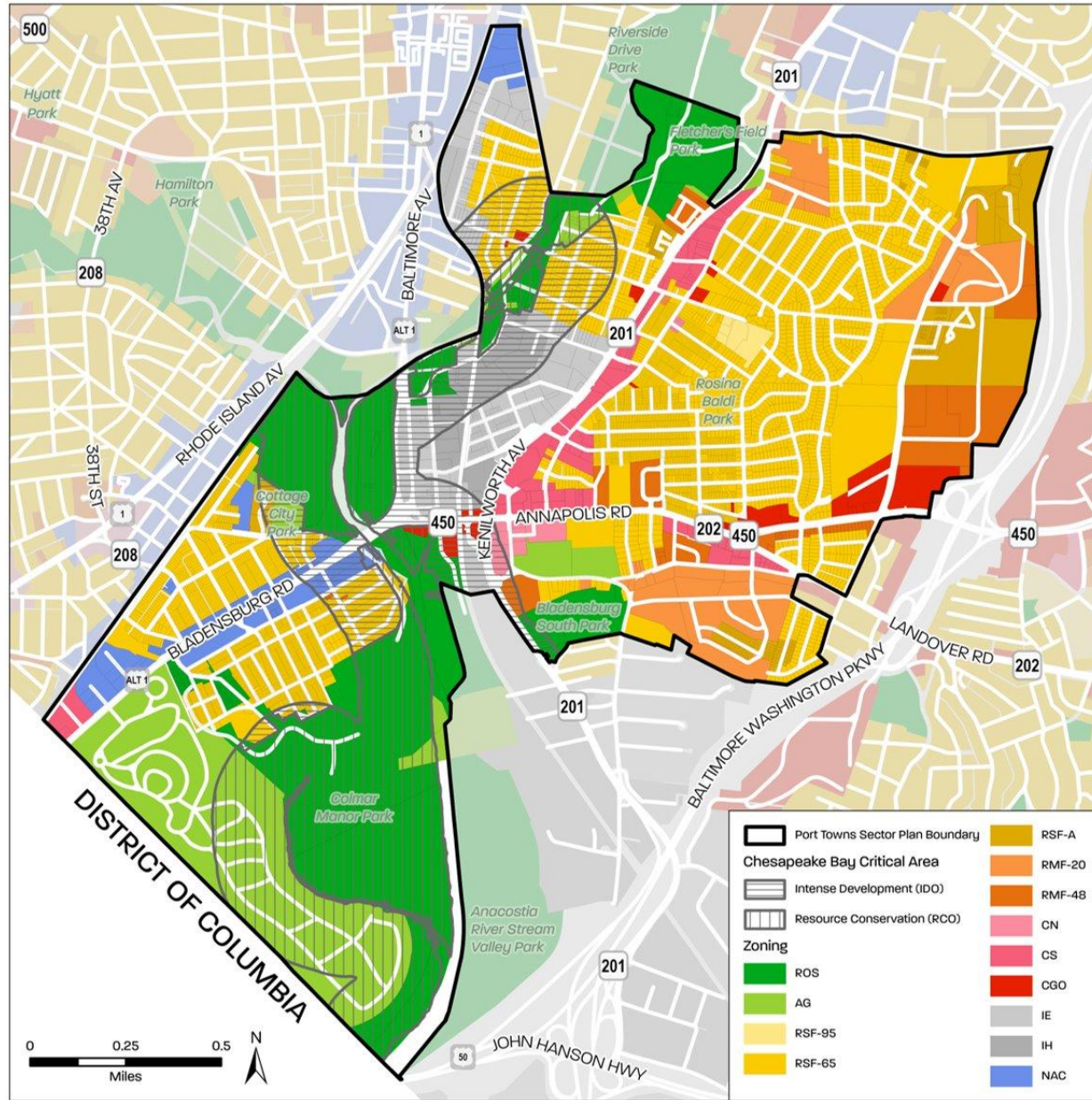
### Map Legend

- Municipal Boundary
- Existing Trails/Shared Use Paths
- Proposed Side Path
- Proposed Trail/Shared Use Path
- Significant Landmark

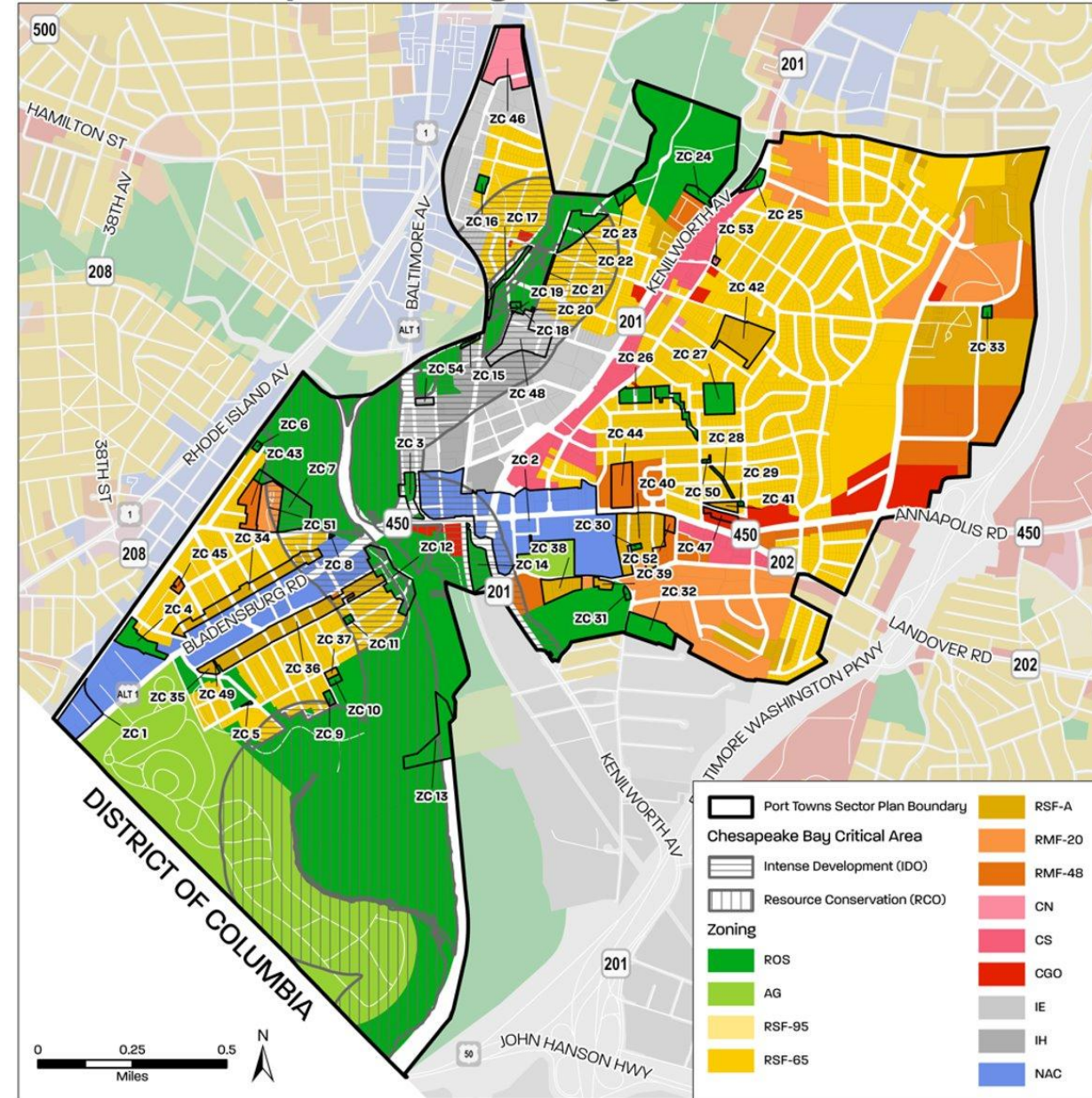
# Sectional Map Amendment

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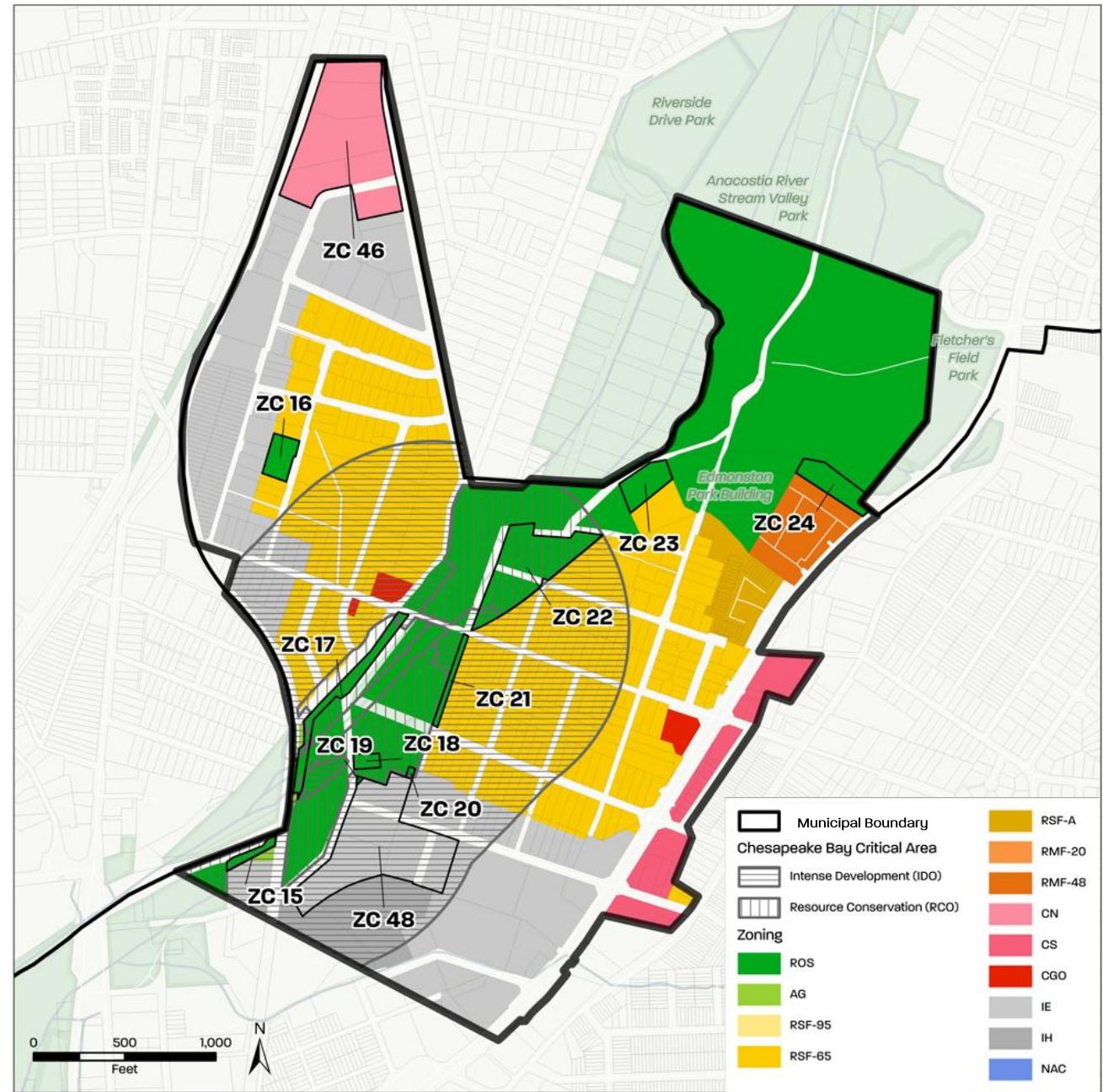
# Existing Zoning



# Proposed Zoning



# Edmonston Zoning Changes



# Zoning Changes Categories



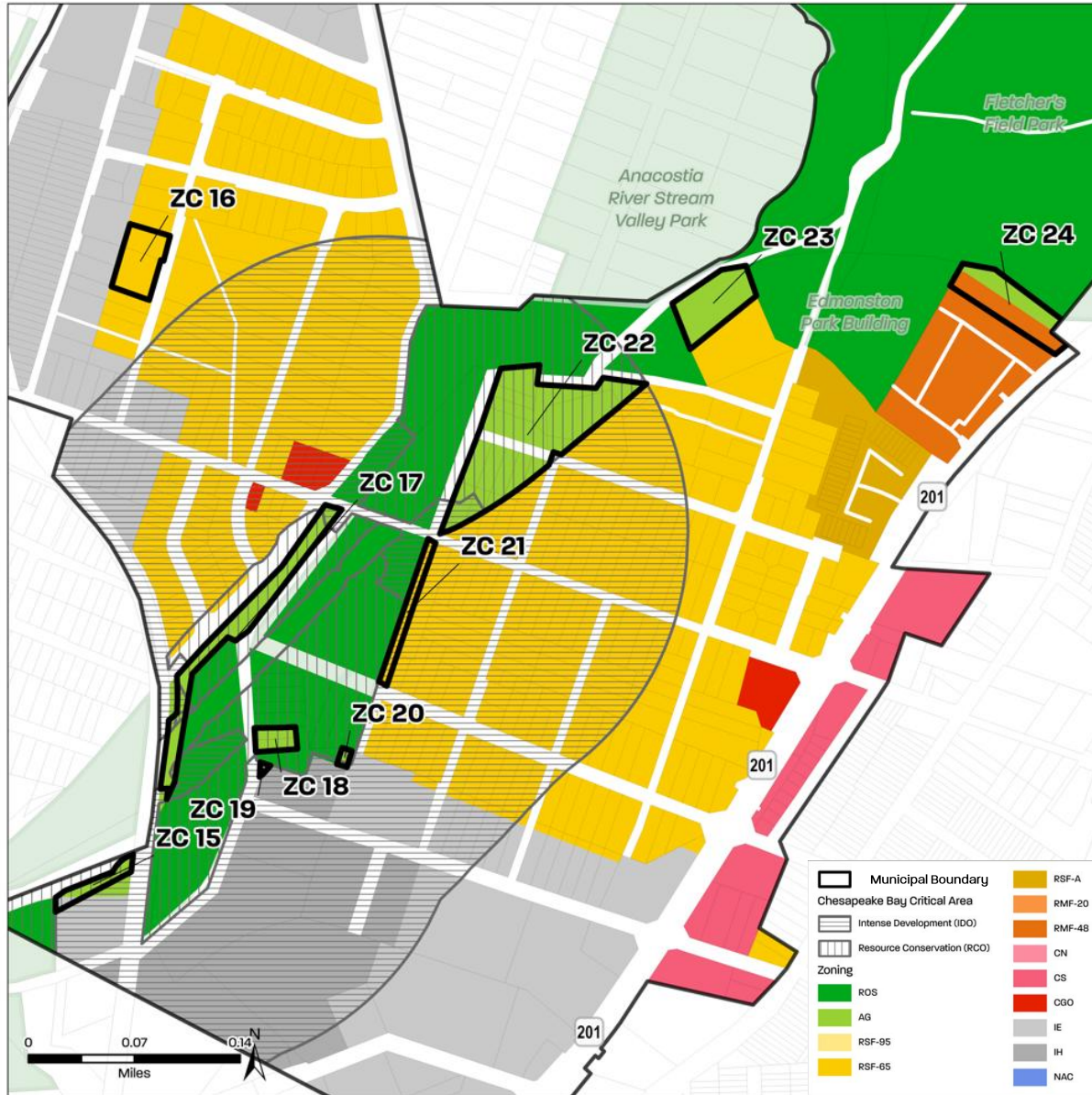
## Reserved Open Space (ROS) Zone

The purpose of the ROS Zone is to:

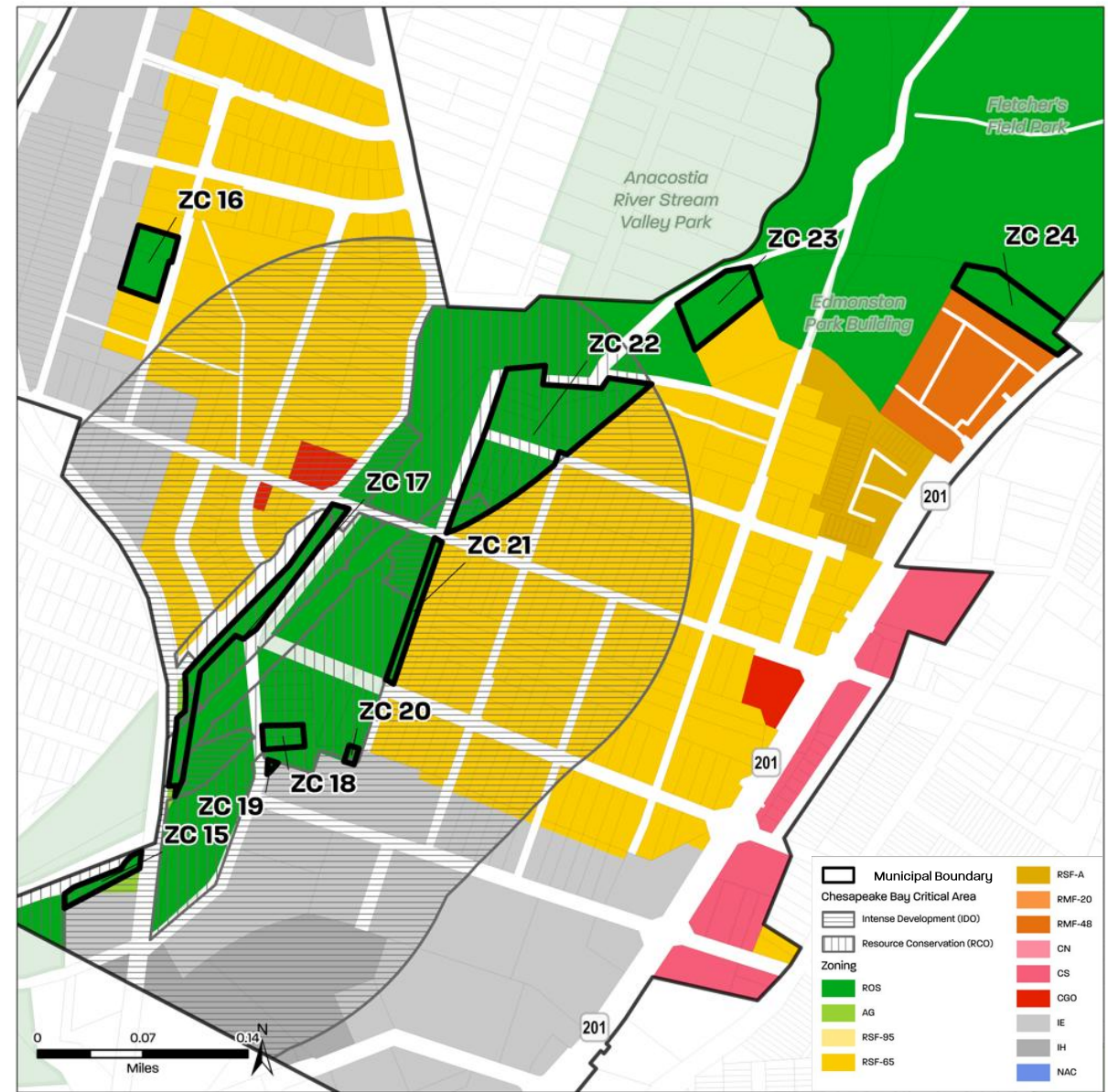
- Encourage preservation;
- Protect scenic and environmentally-sensitive areas;
- Retain areas for non-intensive uses; and
- Provide public, recreational, and agricultural uses.



# Existing Zoning



# Proposed Zoning



# Zoning Changes Categories



## Commercial, Neighborhood (CN) Zone

The purpose of the CN Zone is to:

- Provide lands for low-intensity retail and service development; and
- Ensure uses, intensities and forms that are consistent with a traditional main street character.



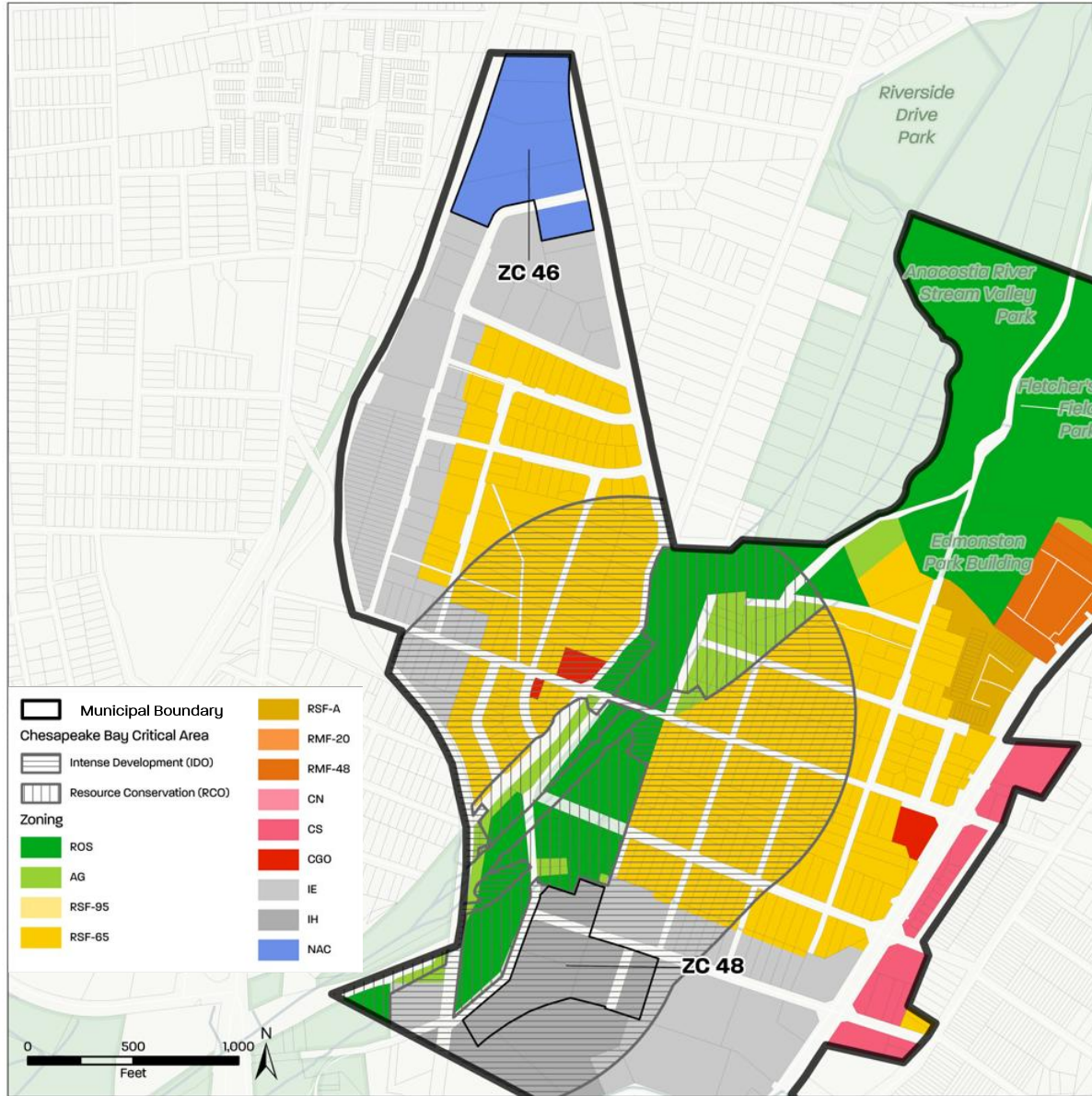
## Industrial, Employment (IE) Zone

The purpose of the IE Zone is to:

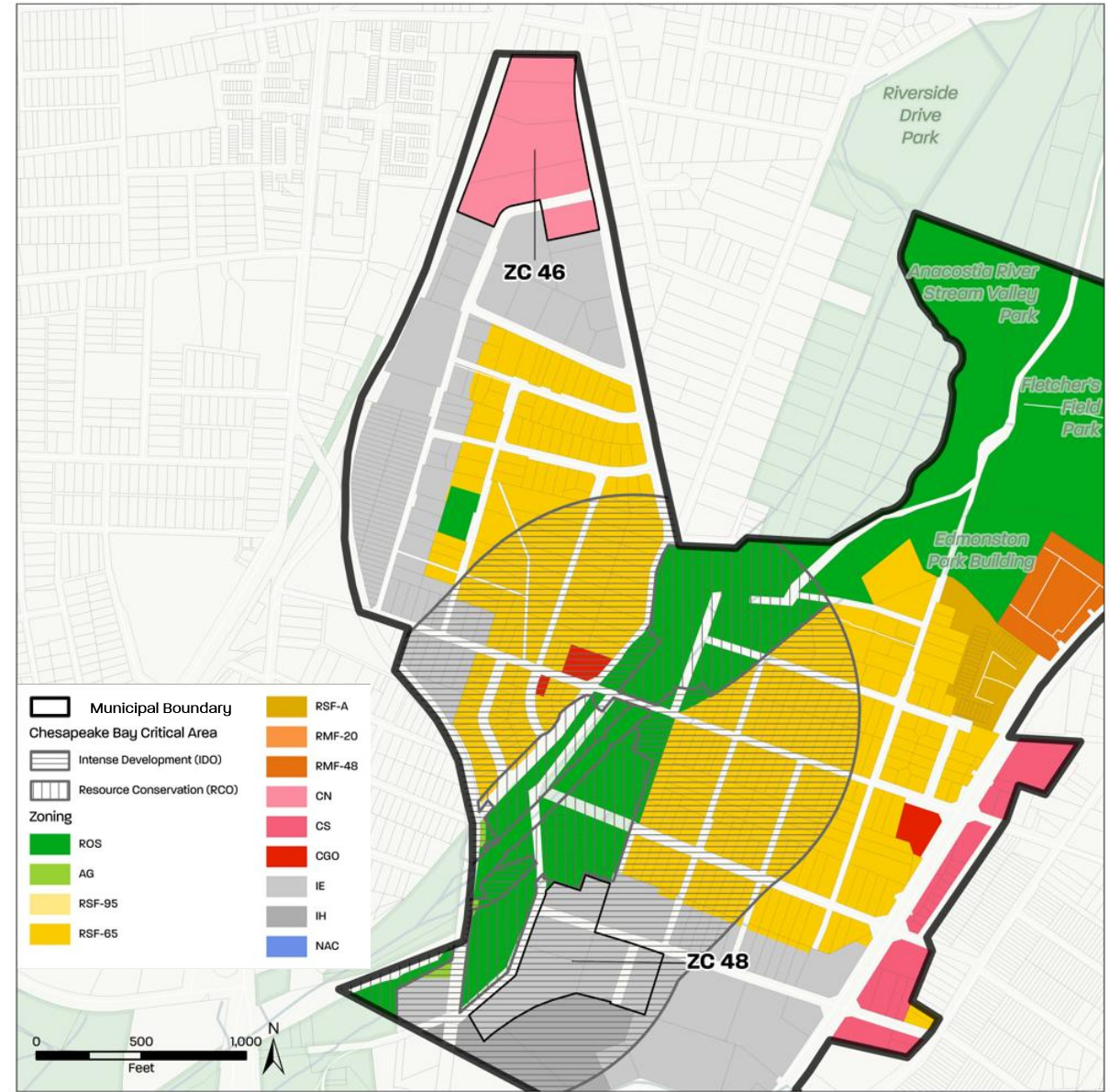
- Provide for a mix of employment, research and development, and light industrial development; and
- Ensure compatibility between industrial development and nearby residential uses.



# Existing Zoning



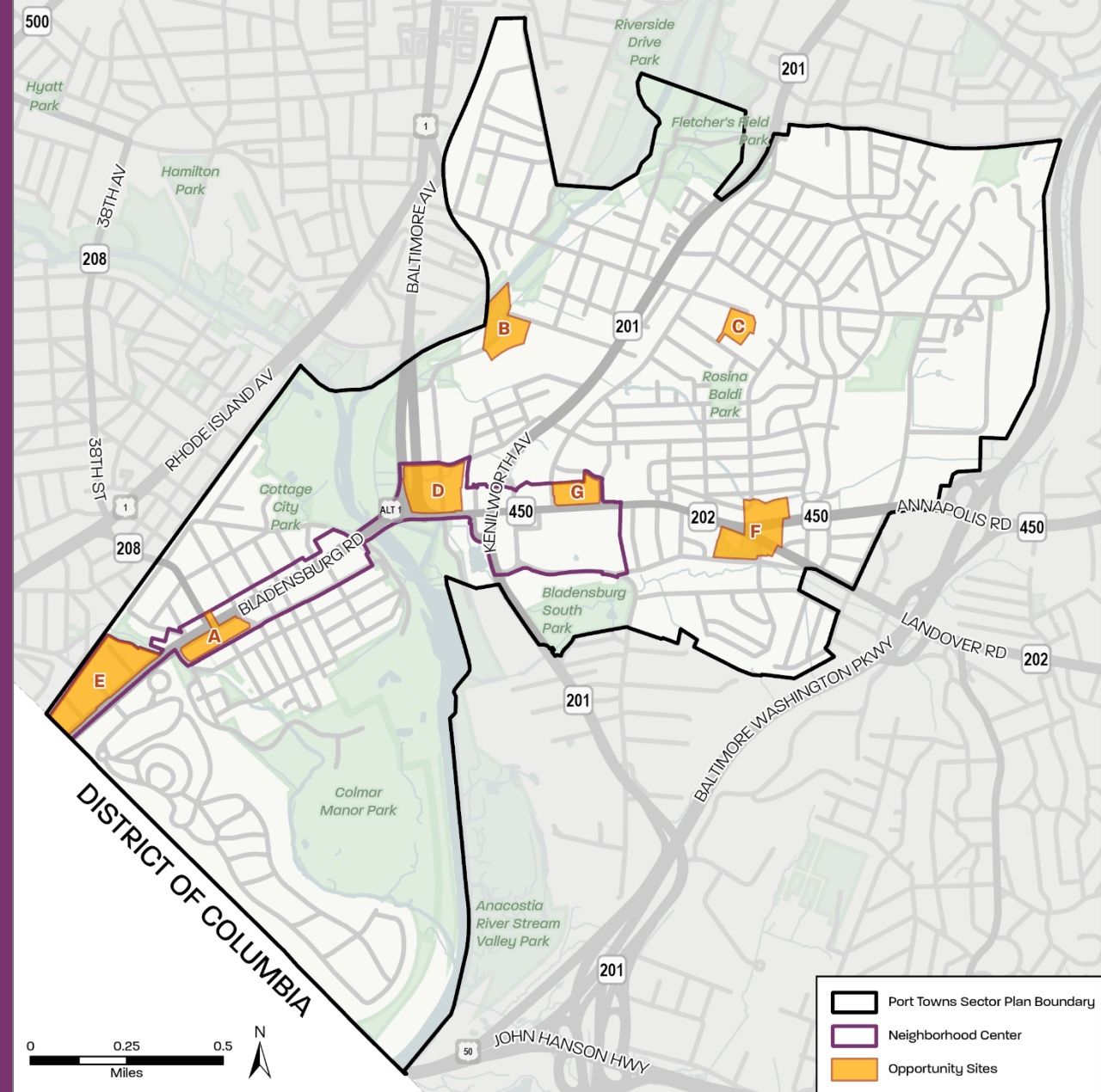
# Proposed Zoning



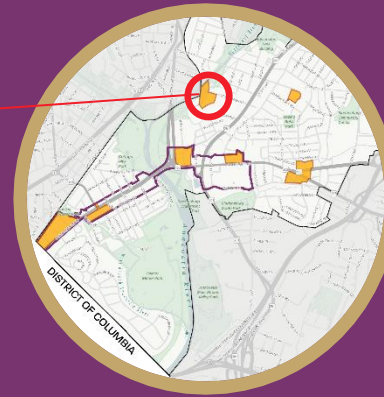
# What might implementation look like?

## 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 B: BUCHANAN ST. INDUSTRIAL AREA



- Address: 4671 Tanglewood Drive
- Area: 7.30 acres
- Located **outside** the Neighborhood Center Boundary
- Current Zoning: IH
- Proposed Zoning: IE



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

# SITE B: MAKER DISTRICT

## Legend

- Community Forklift
- Residential
- Flex Space
- Commercial

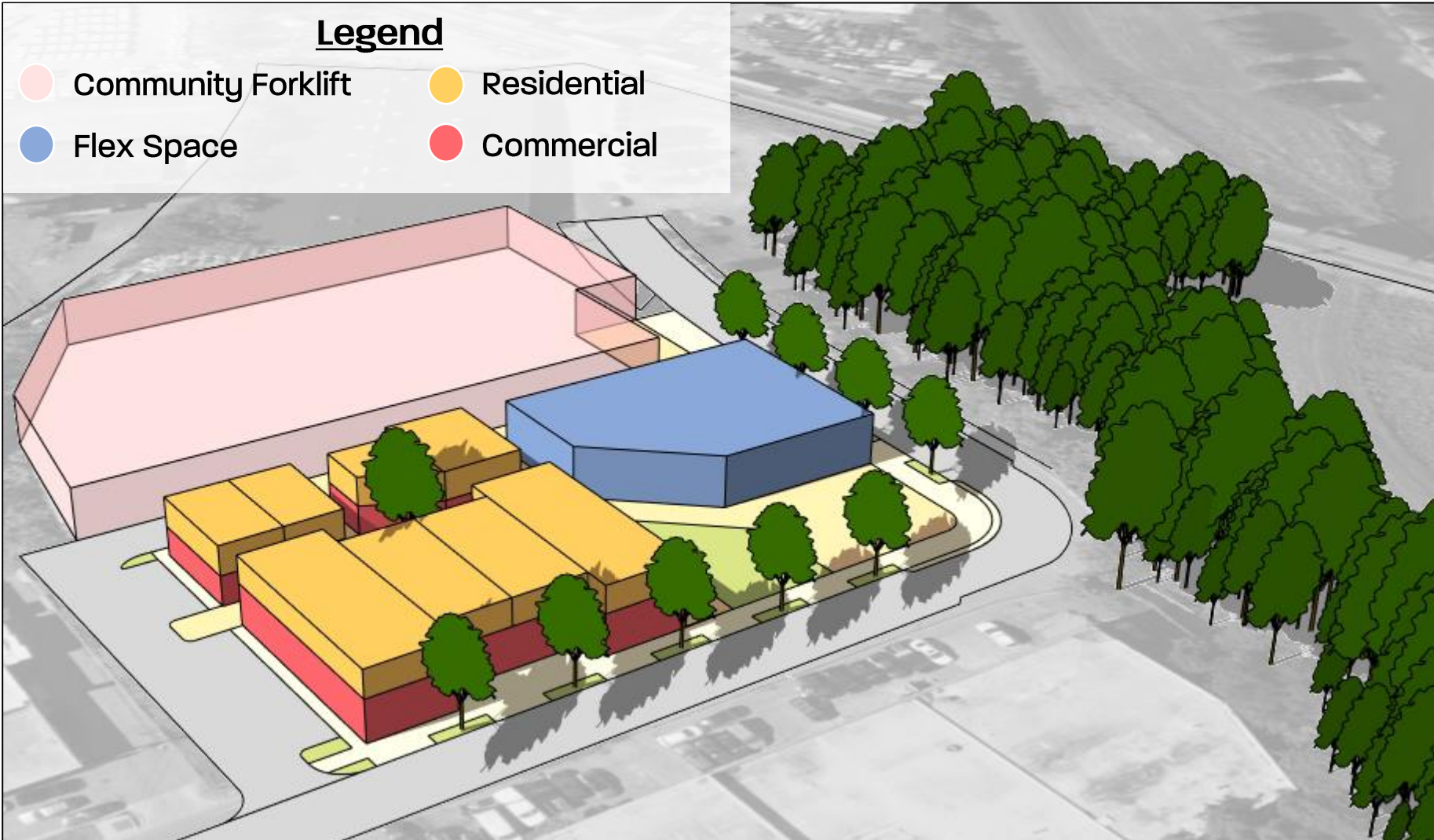


Illustration by RHI (for Illustration purposes only) | Photos by M-NCPPC and RHI

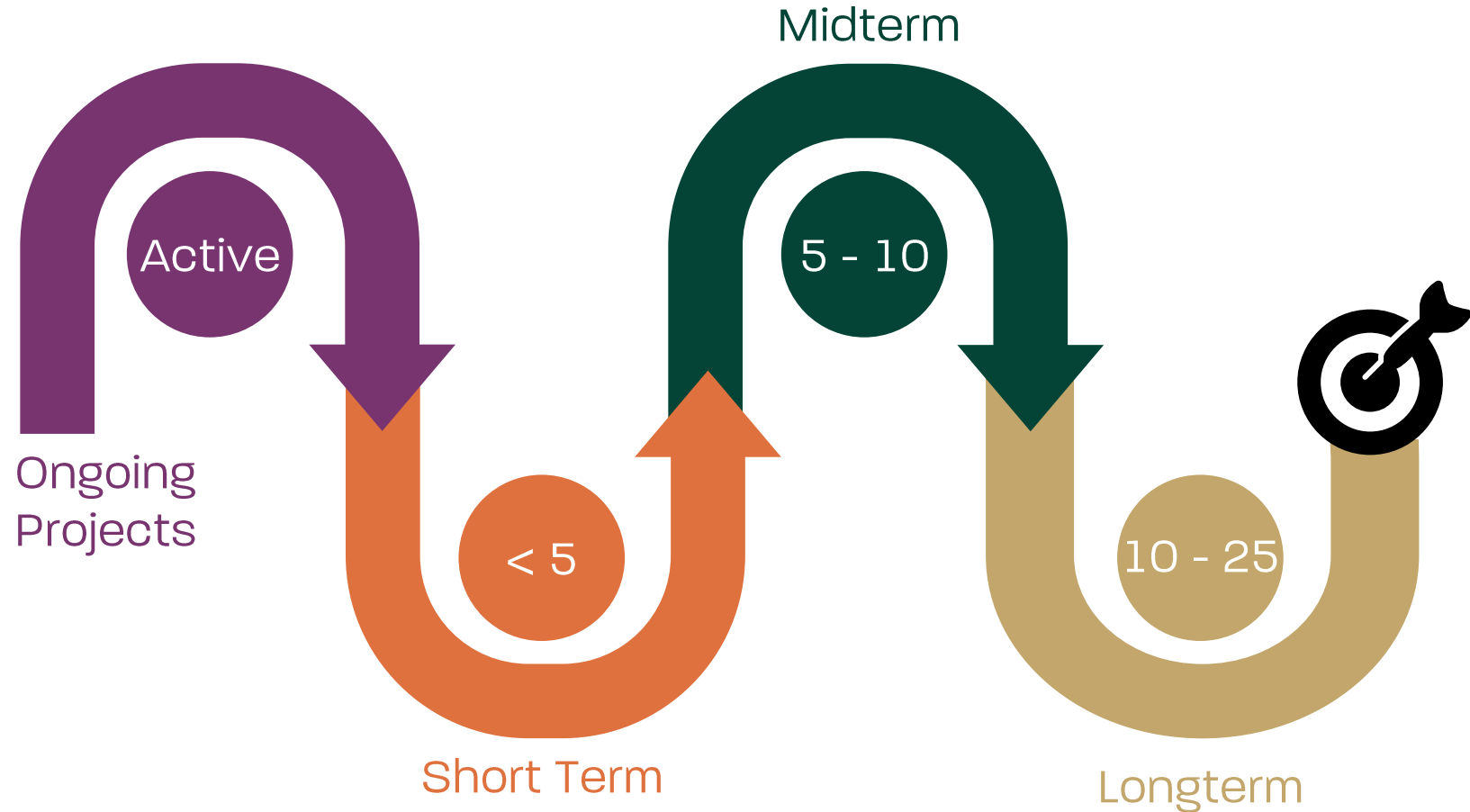
# Implementing the Plan

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# This Plan Will Need:

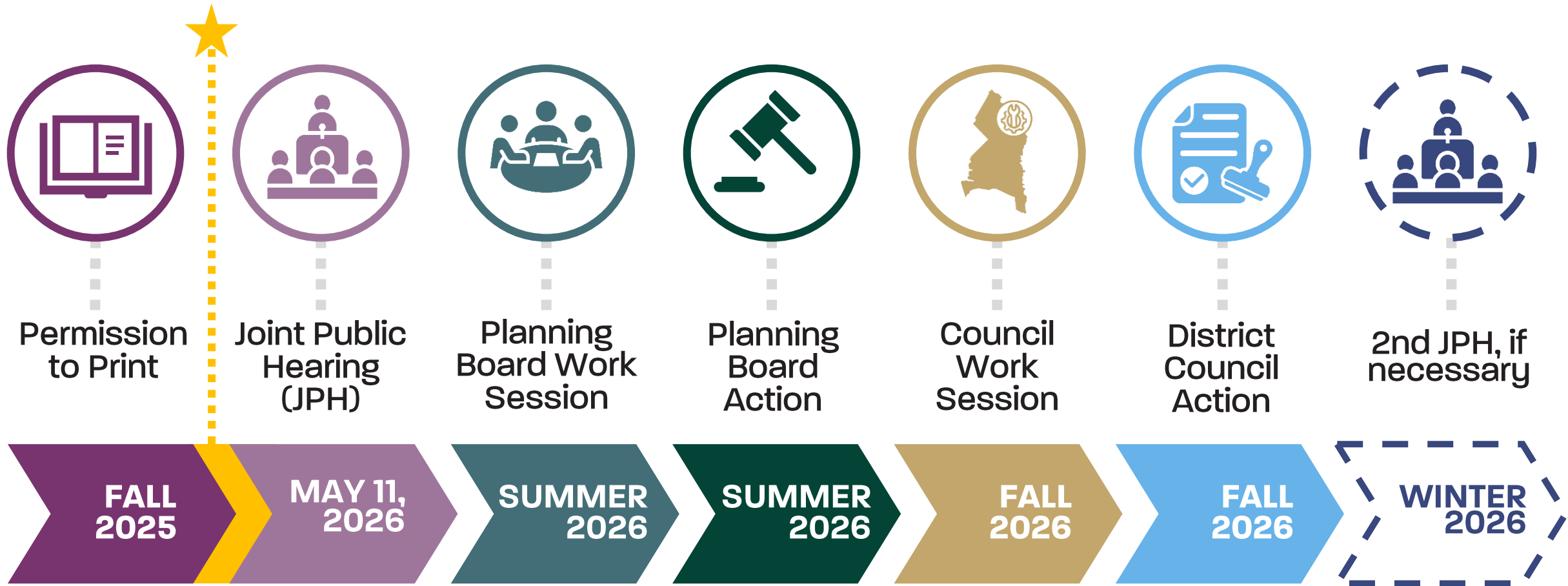
- Agency and Stakeholder Action
- Sectional Map Amendment (SMA) Approval
- Capital Improvement Projects
- Private Investment
- Collaborative Partnerships

## Implementation and Monitoring



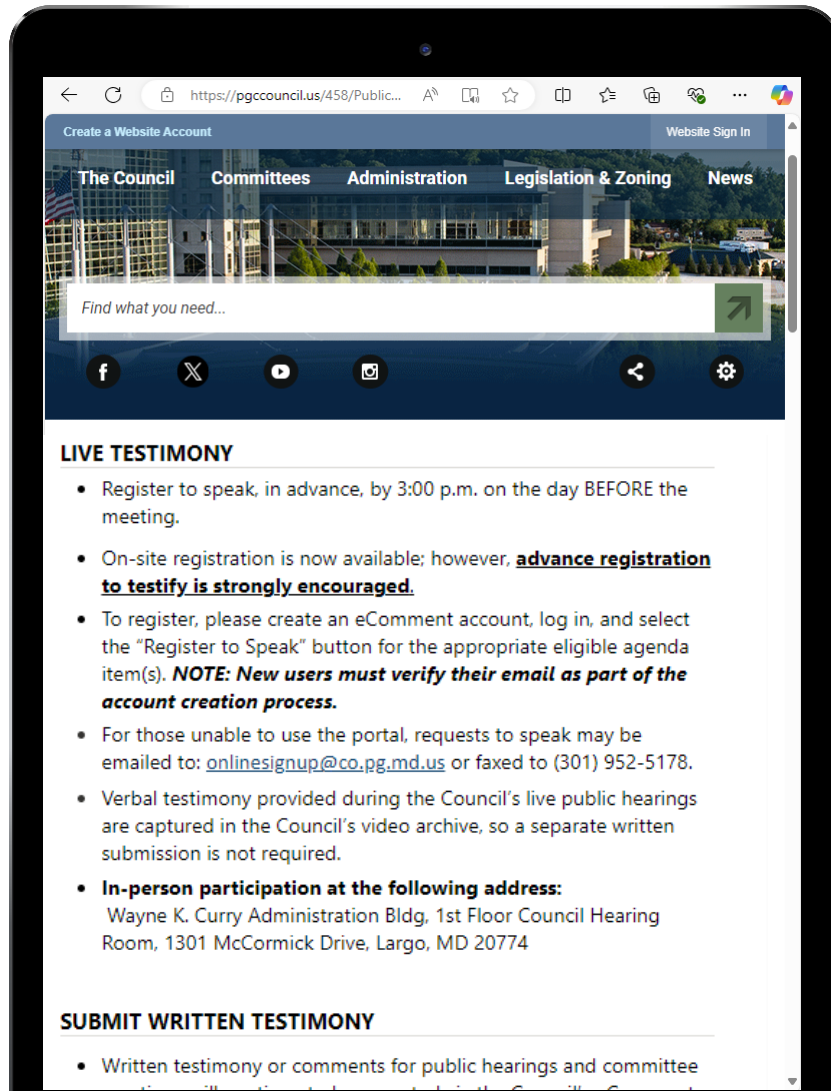
# Next Steps & Schedule

# Tentative Schedule



# How to Participate

<https://pgccouncil.us/Speak>



# Contact Information



**Emily Lutz**  
Project Manager  
[Emily.Lutz@ppd.mncppc.org](mailto:Emily.Lutz@ppd.mncppc.org)  
Phone (301) 952-3253



**Arnaldo Ruiz**  
Deputy Project Manager  
[Arnaldo.Ruiz@ppd.mncppc.org](mailto:Arnaldo.Ruiz@ppd.mncppc.org)  
Phone (301) 952-4523

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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