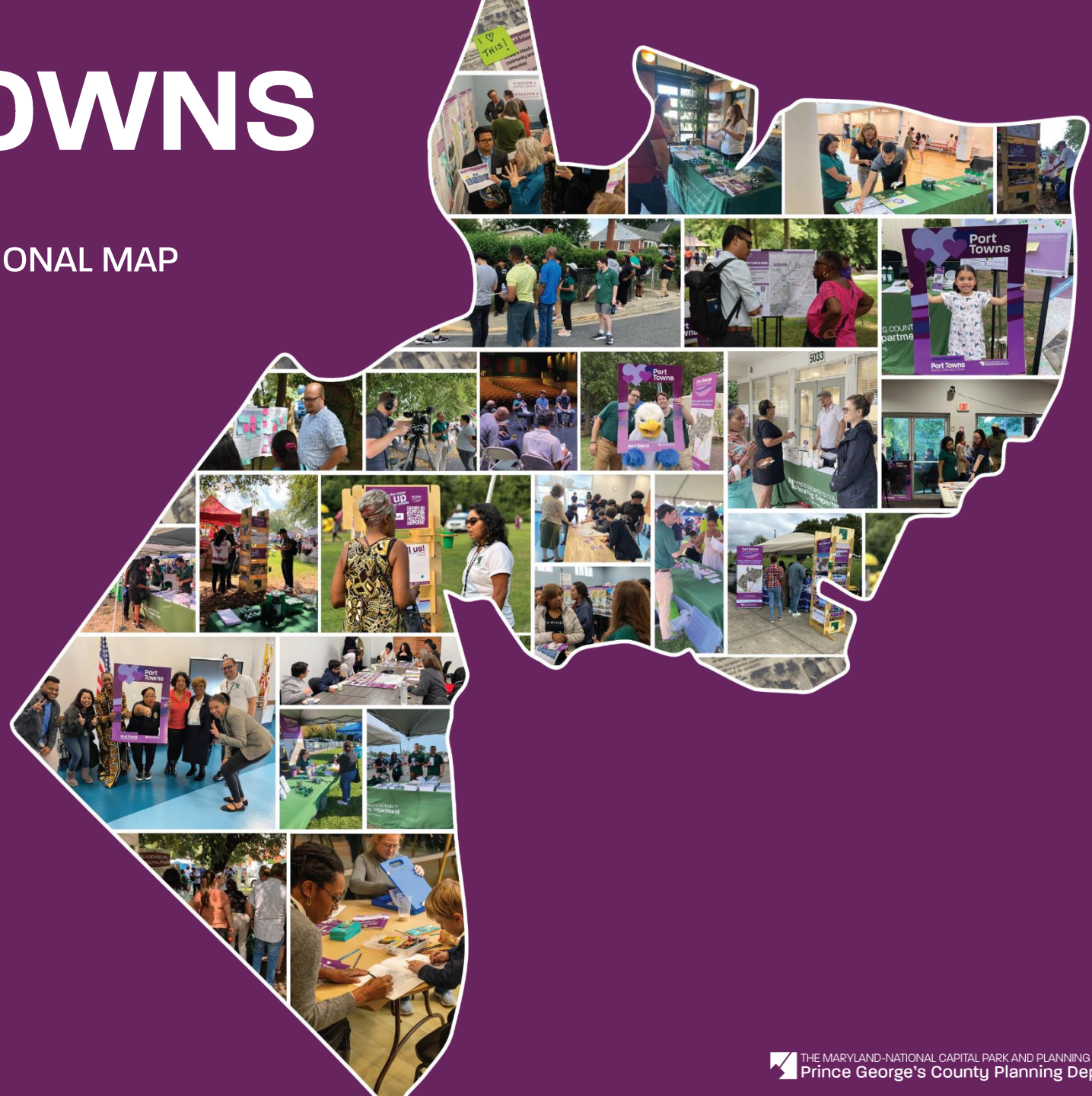


# PORT TOWNS

## 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.**

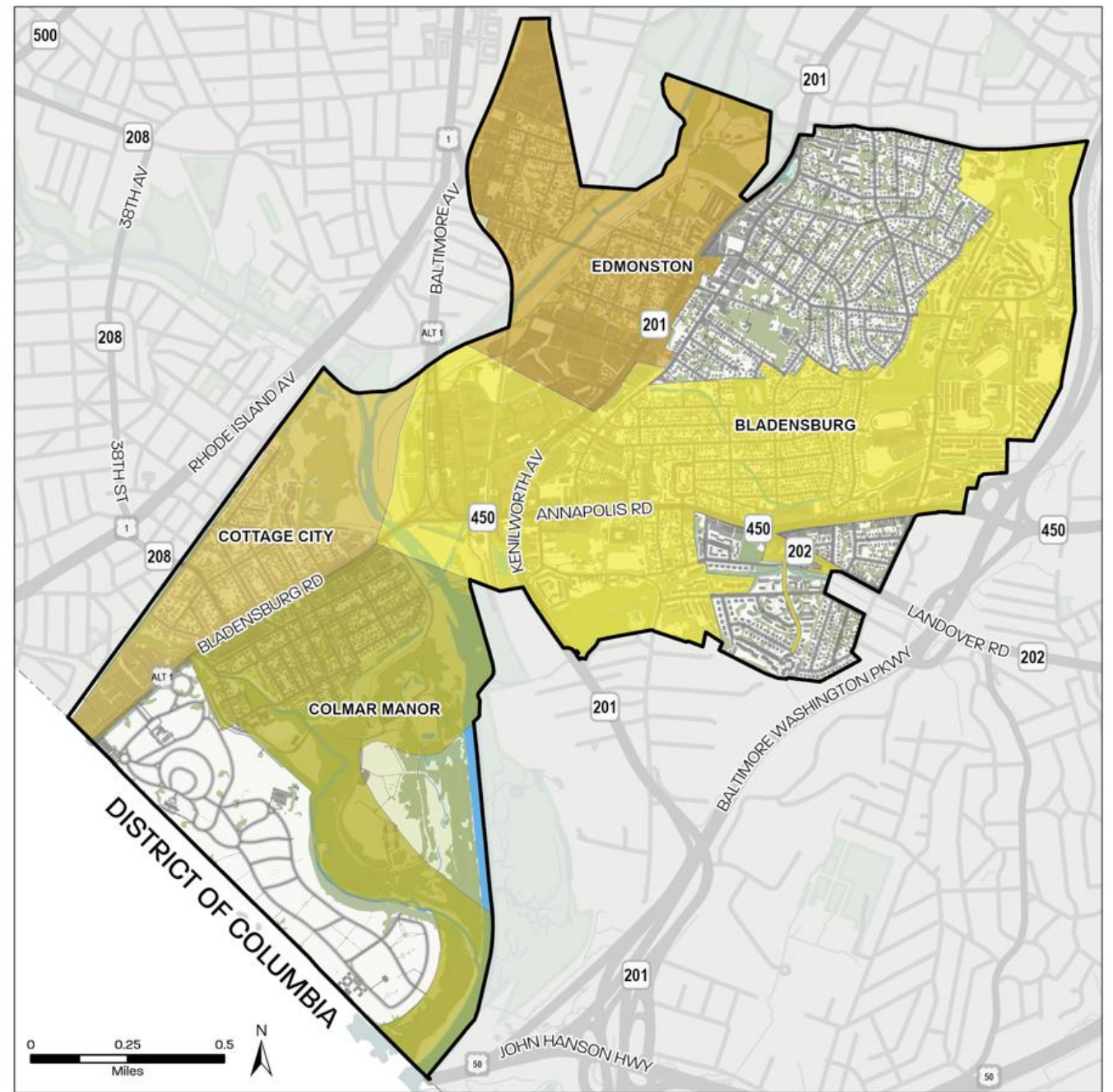
Next Steps &  
Schedule

# 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.

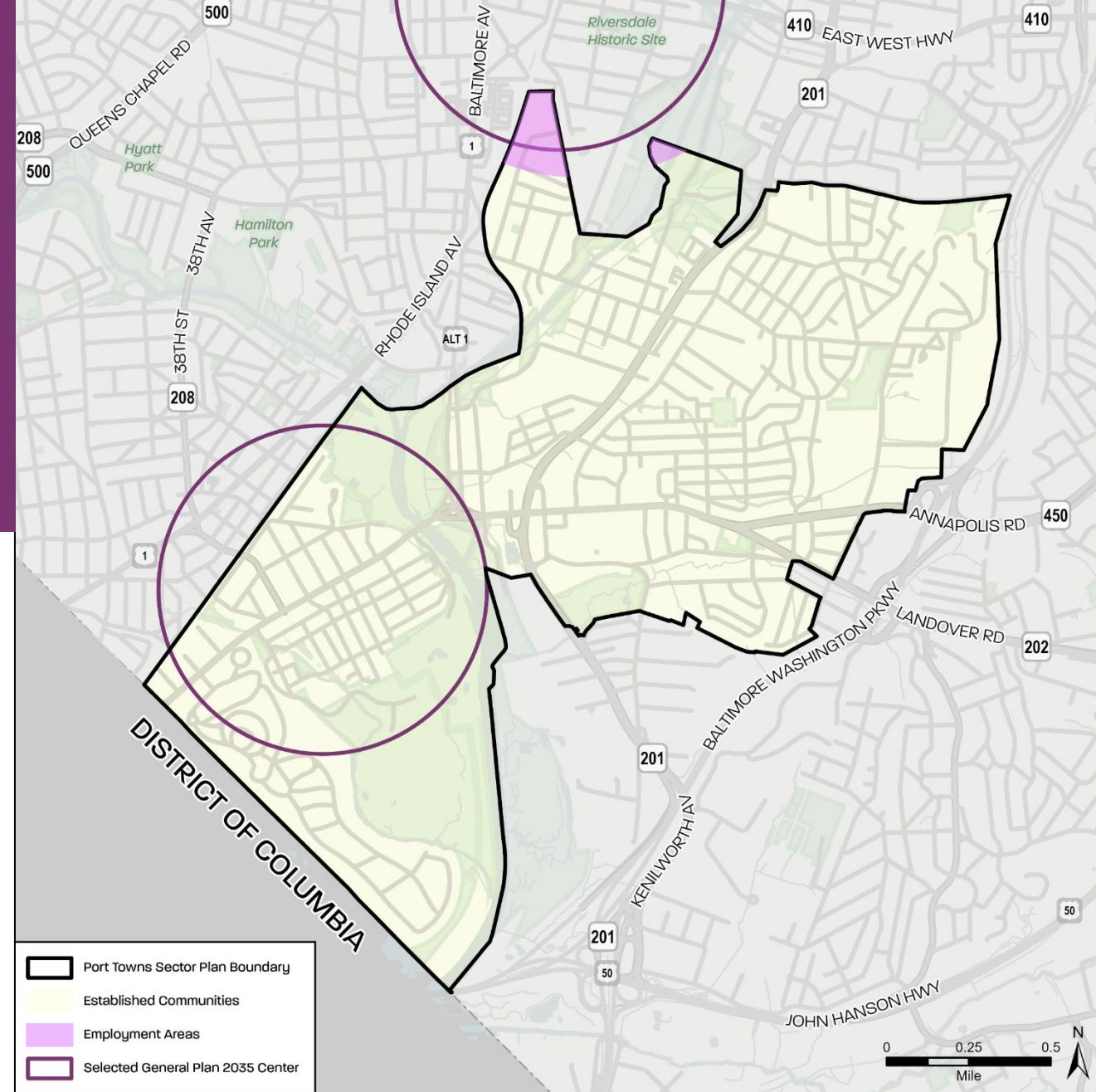
# Defining the Neighborhood Center Boundary

## 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.



## 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-NCPPC



## WHAT WE HEARD

Housing is not affordable

Access to safe and affordable housing

Ability to age in place



Concerned about displacement

More diverse housing options

## RECOMMENDATIONS

» Housing Affordability & Diversity

» Emphasis on Anti-Displacement



Photos by M-NCPPC

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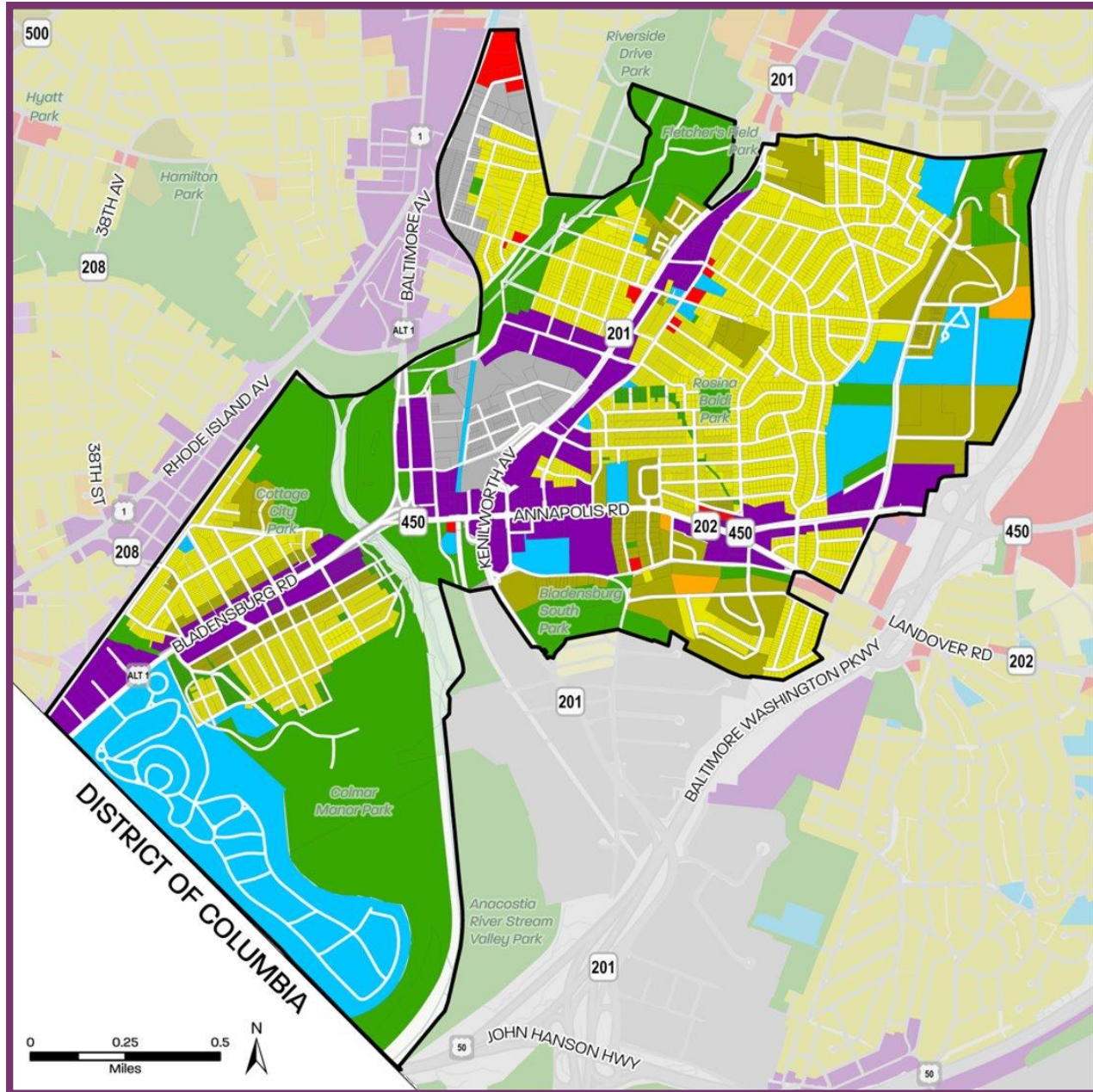
LAND USE



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



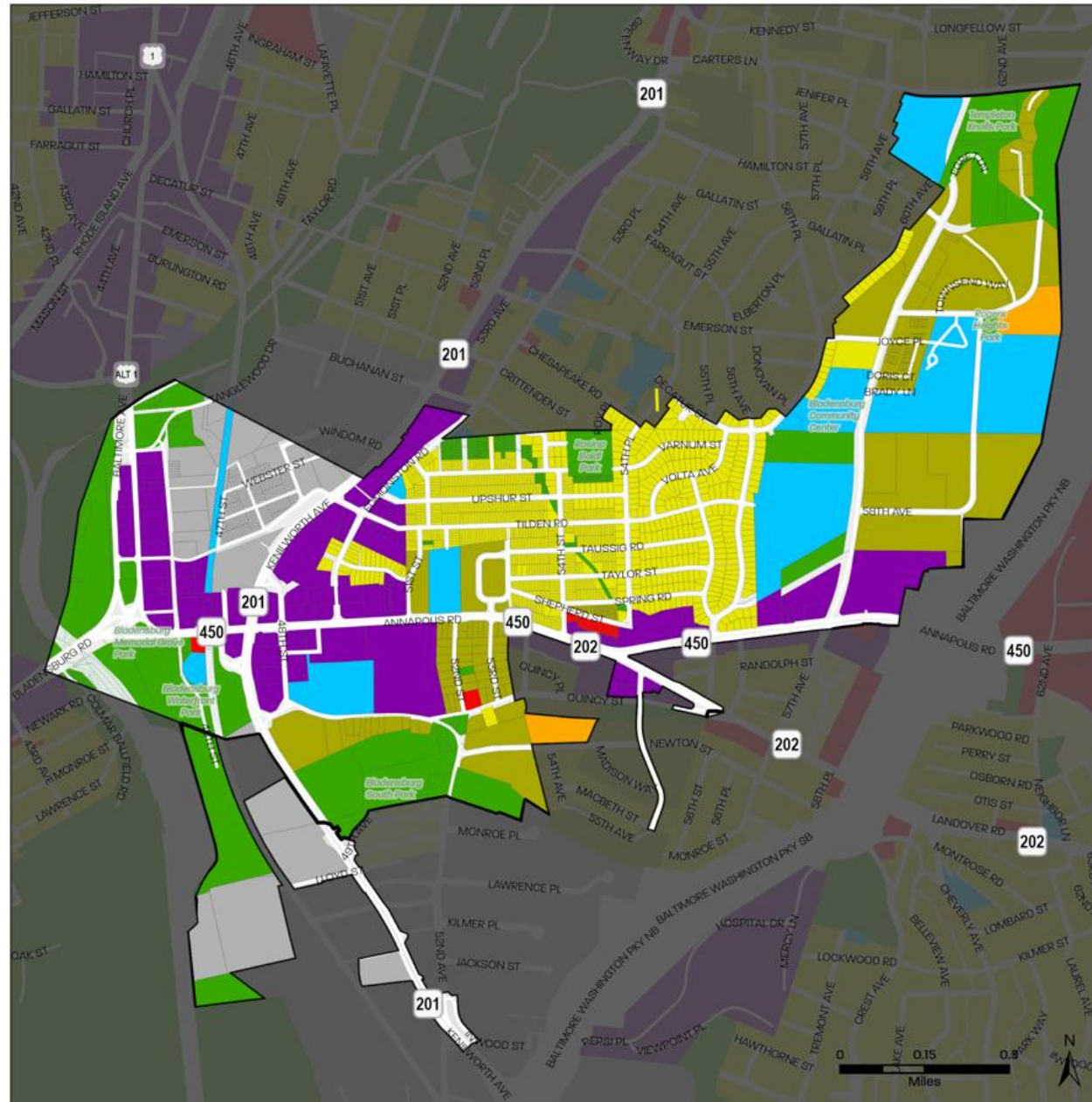
LAND USE



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-  Residential Medium
-  Residential Medium-High
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-  Mixed Use
-  Commercial
-  Institutional
-  Industrial/Employment



## WHAT WE HEARD

Promote green, complete, connected streets

Pedestrian safety for school children

Auto-oriented



Fragmented and narrow sidewalks

Promote safe multimodal transportation

## RECOMMENDATIONS

» Multimodal Connectivity » Active 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.



## WHAT WE HEARD

More senior services

Improve healthcare access and health services

Better access to green space and recreation



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.



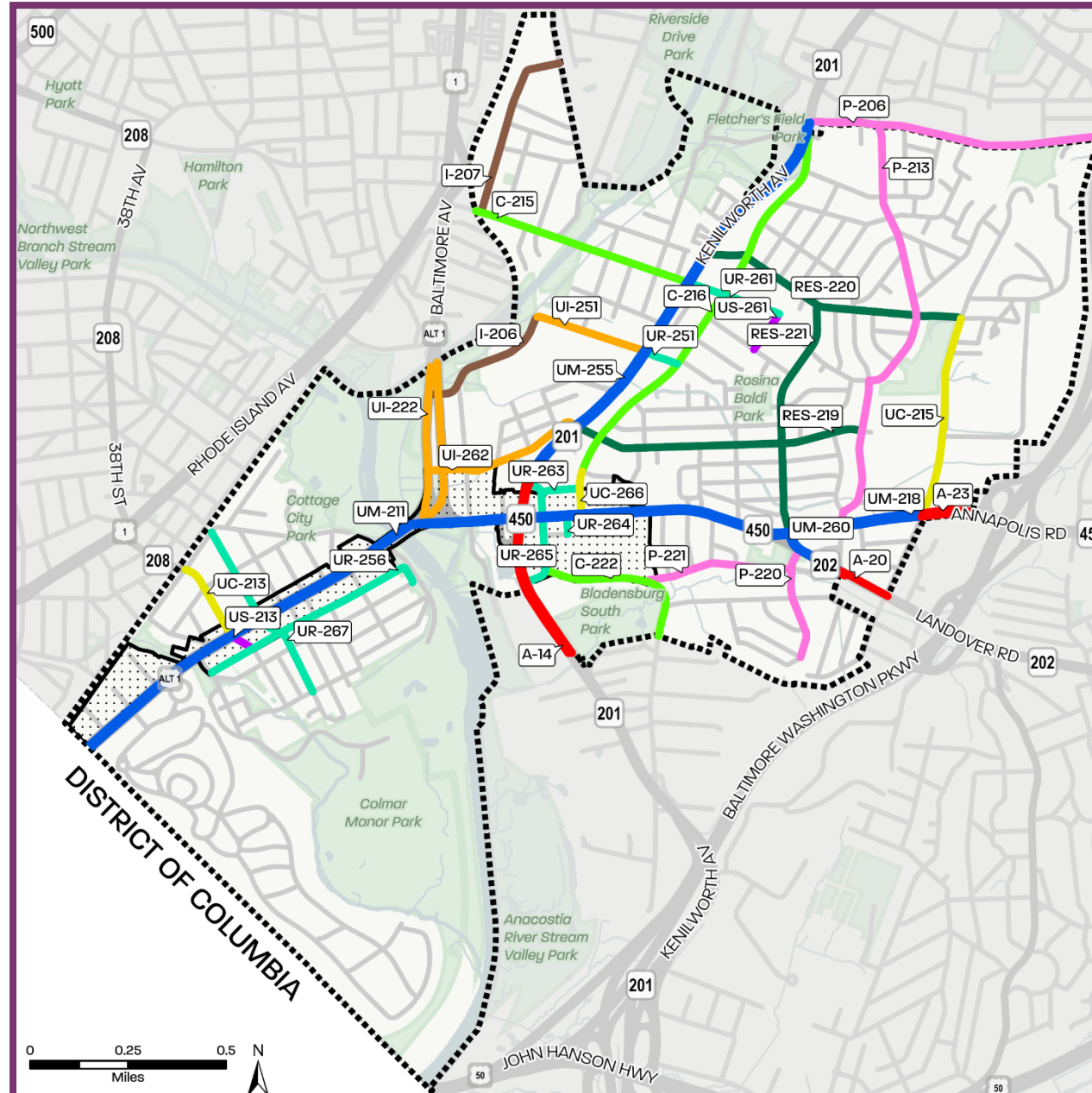
## TRANSPORTATION AND MOBILITY

- » 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



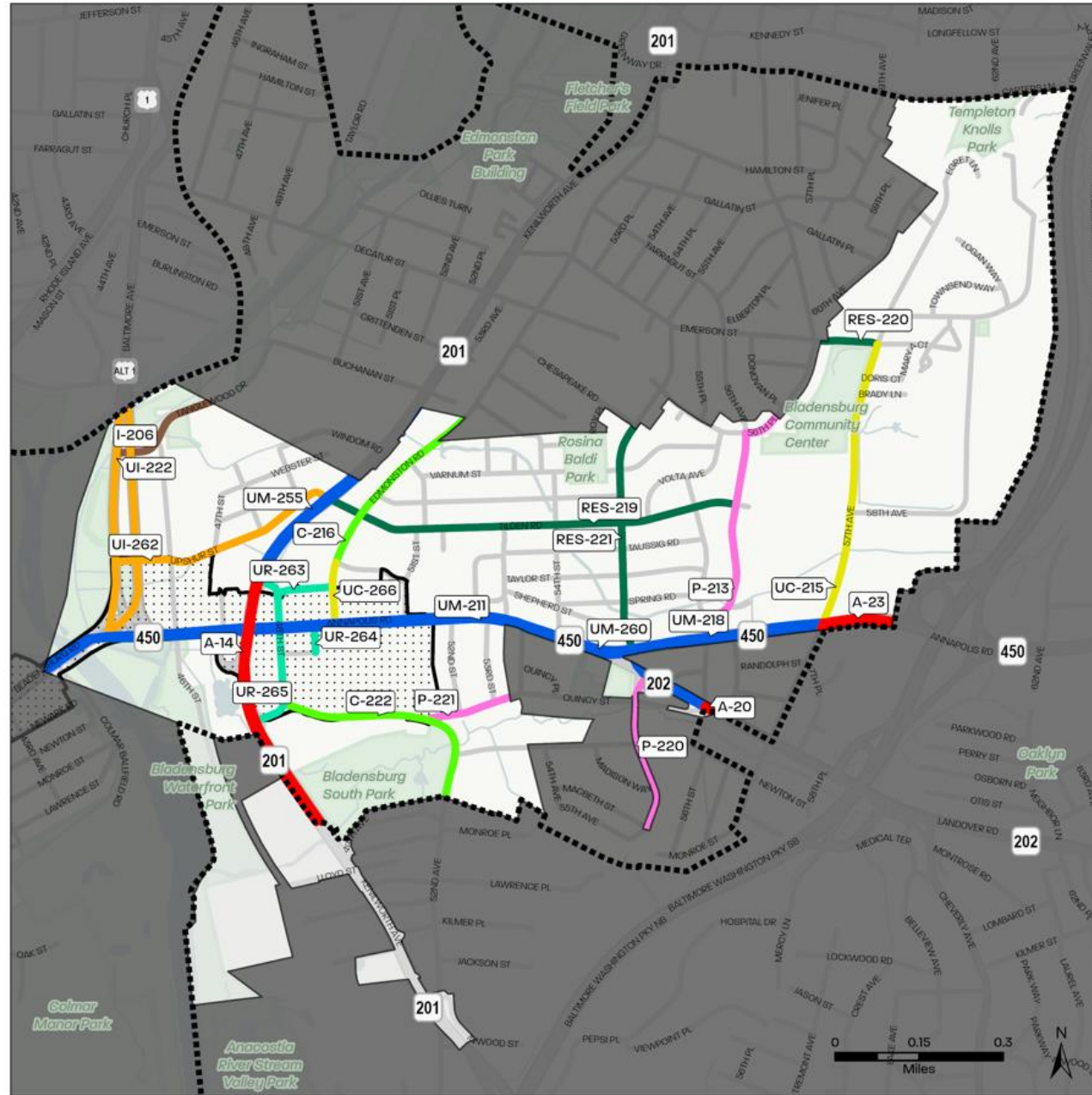
## TRANSPORTATION AND MOBILITY

- » Multimodal Connectivity
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- Neighborhood Residential
- Primary
- Residential
- Mixed-Use Boulevard
- Urban Industrial
- Shared Street



## WHAT WE HEARD

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

## RECOMMENDATIONS

» Green Infrastructure Investment

» Greenway/Blueway Corridors



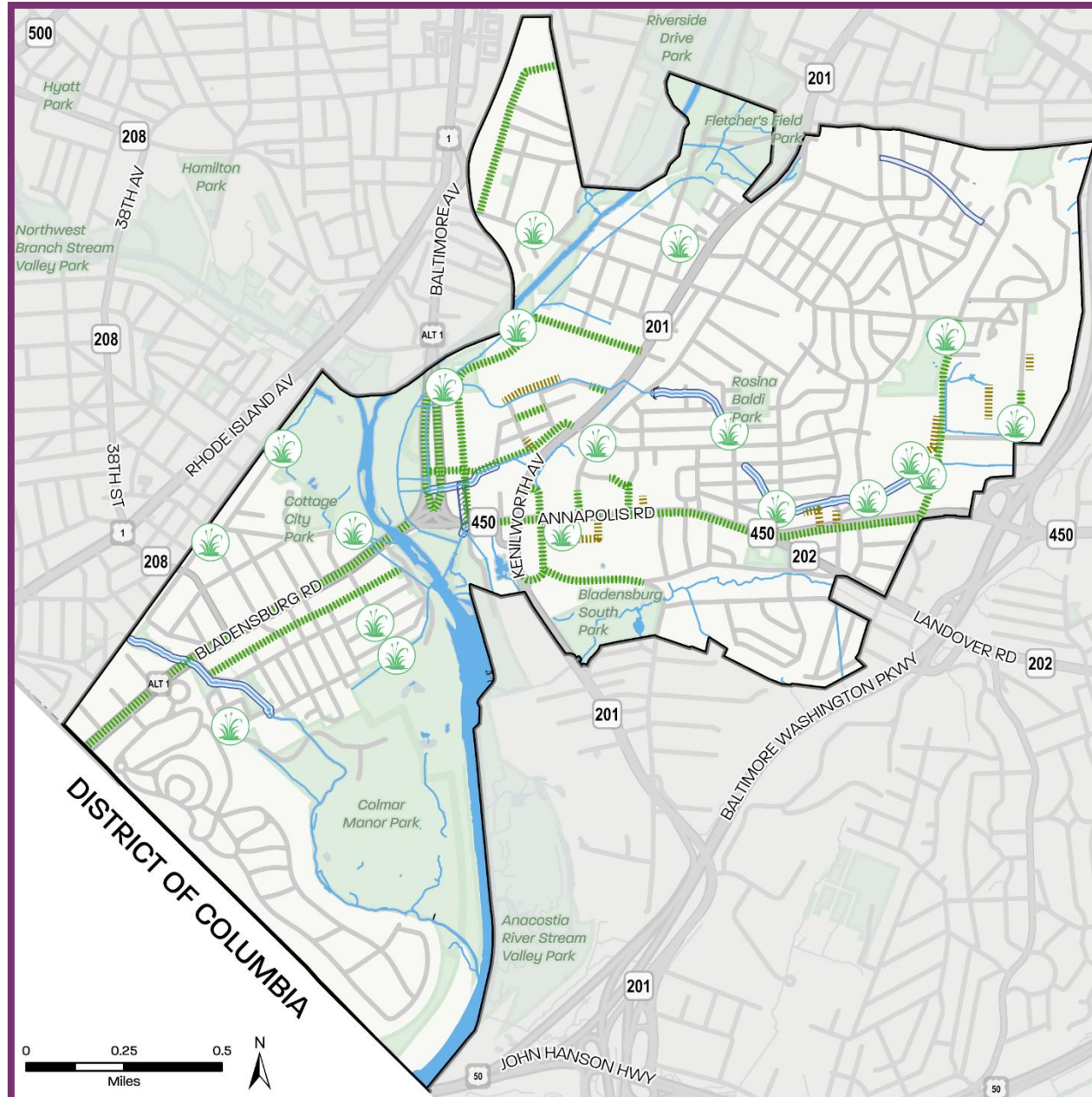
Photos by M-NCPPC

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## NATURAL ENVIRONMENT

- » Green Infrastructure
- » Greenway/Blueway Corridors



## Priority Stormwater Infrastructure Projects

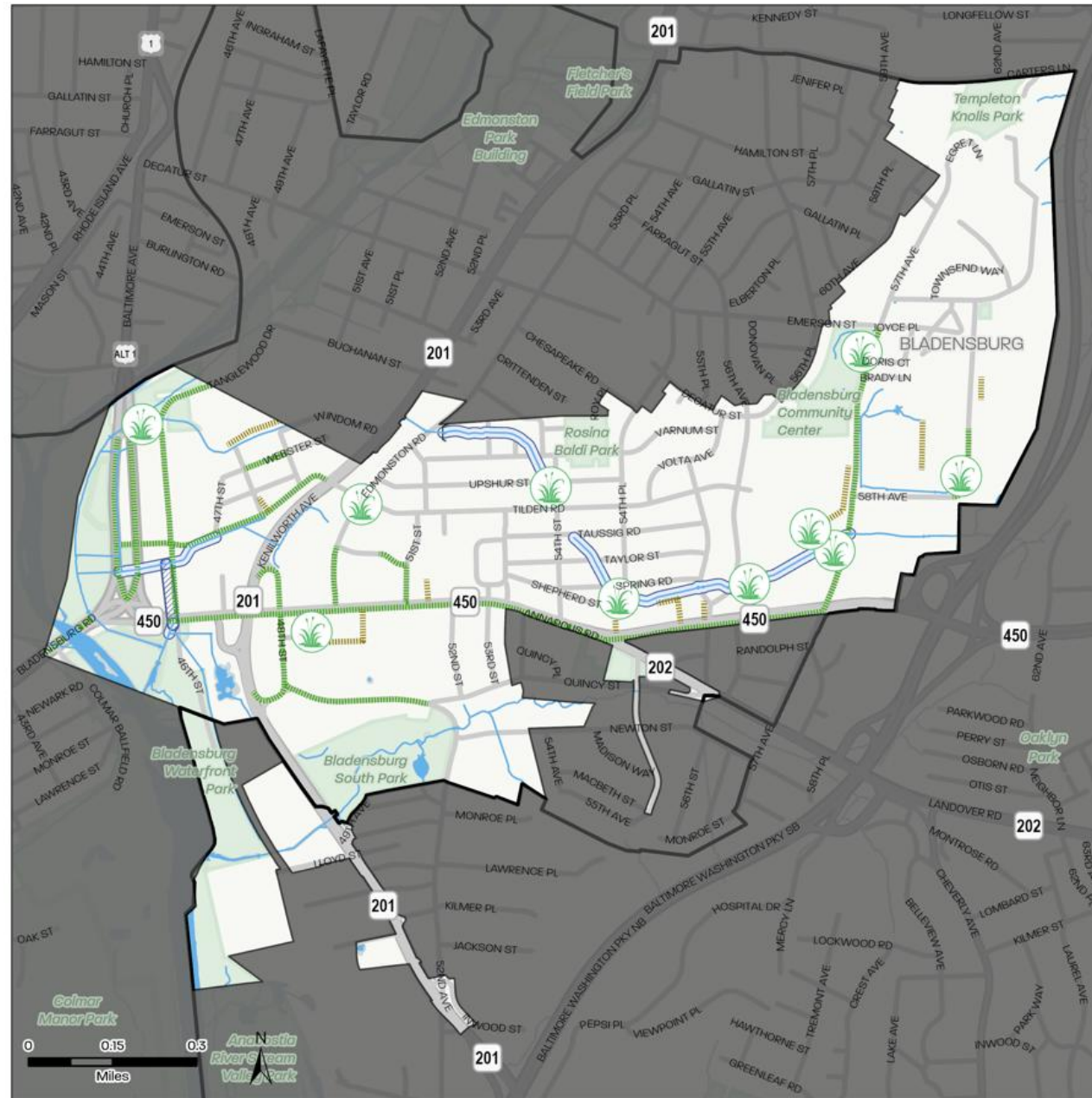
### Map Legend

- 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

- 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



## 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

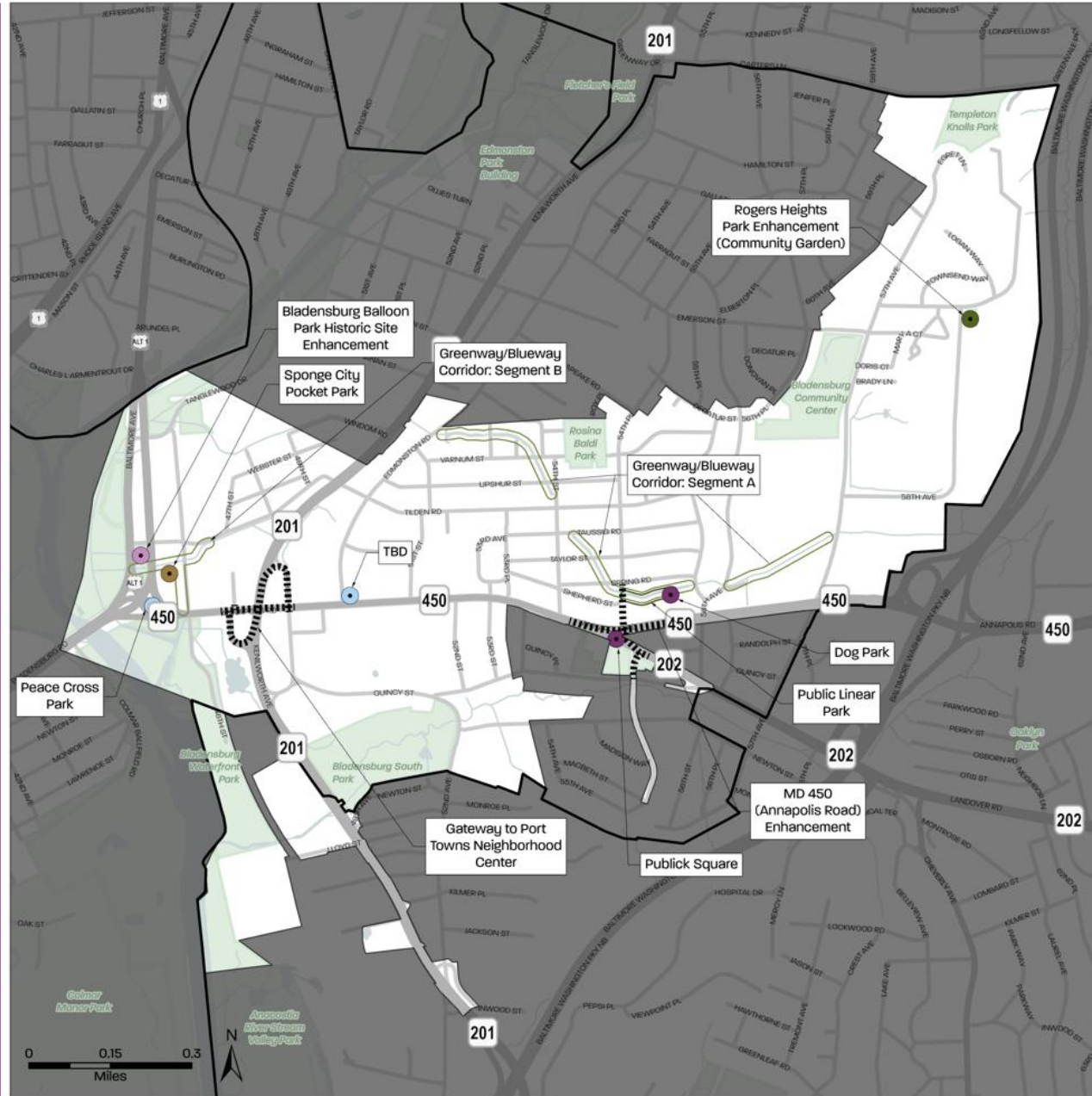
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## PUBLIC FACILITIES

- » 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)



## 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-NOPPC

\* 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

Celebrate diversity

Strong placemaking

Maintain small town feel



Better wayfinding for landmarks

Need branding across Port Towns

\* 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

- » Destination Branding
- » Identify sites for future initiatives



Photos by M-NCPPC



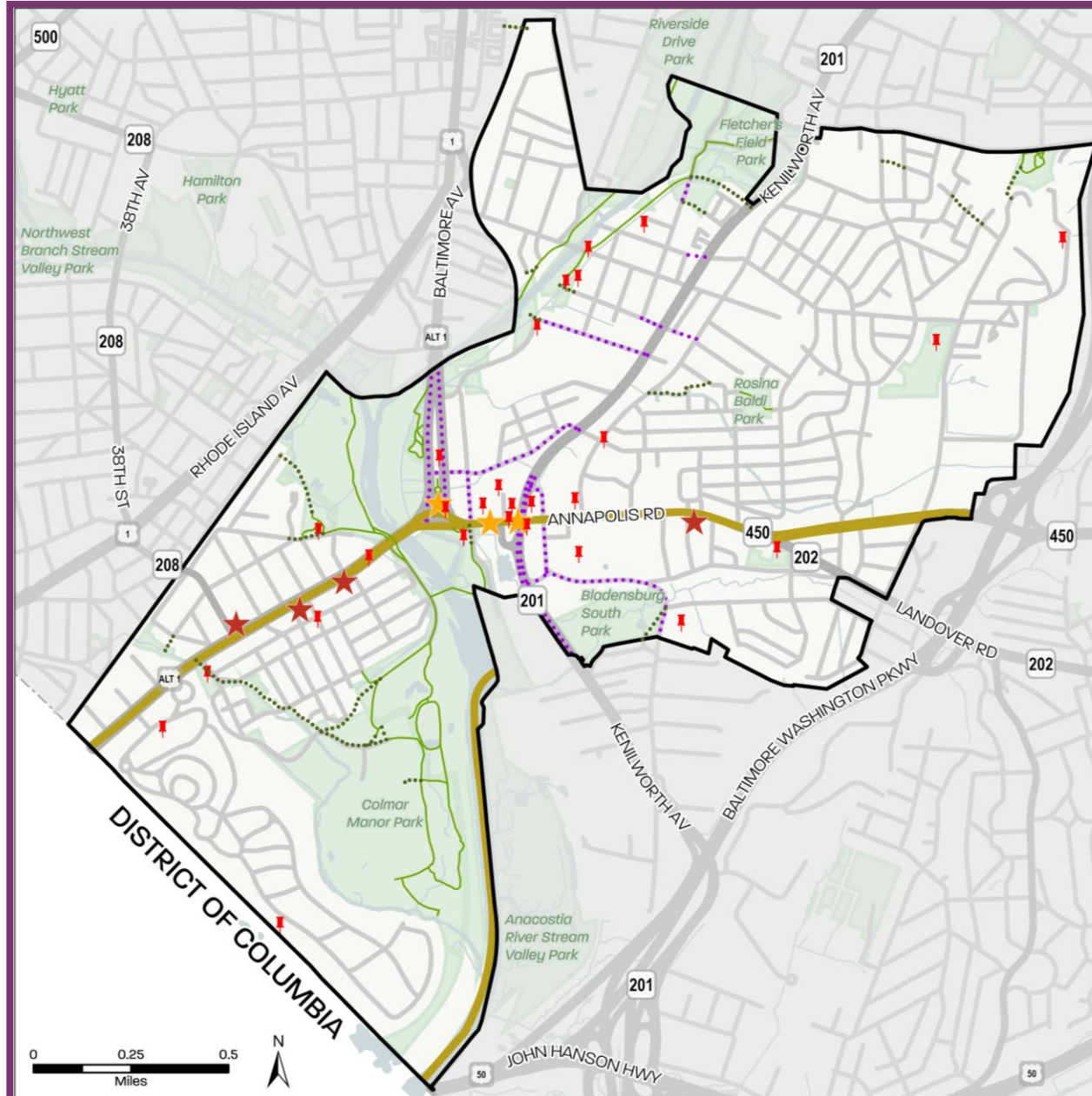
## COMMUNITY HERITAGE, CULTURE, & DESIGN

- » 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
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## PLACEMAKING

- » Destination Branding
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## Placemaking Opportunities and Significant Locations

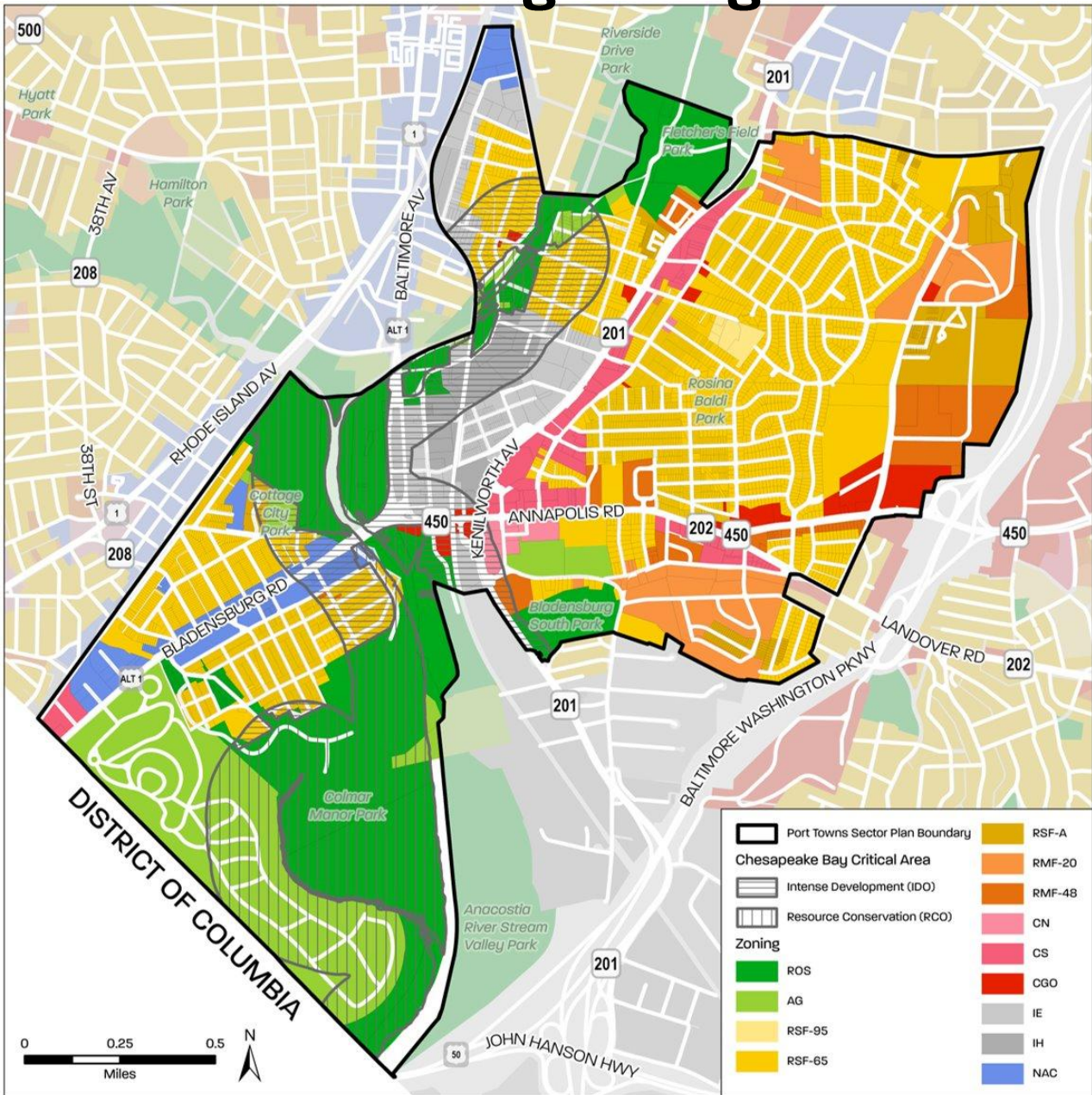
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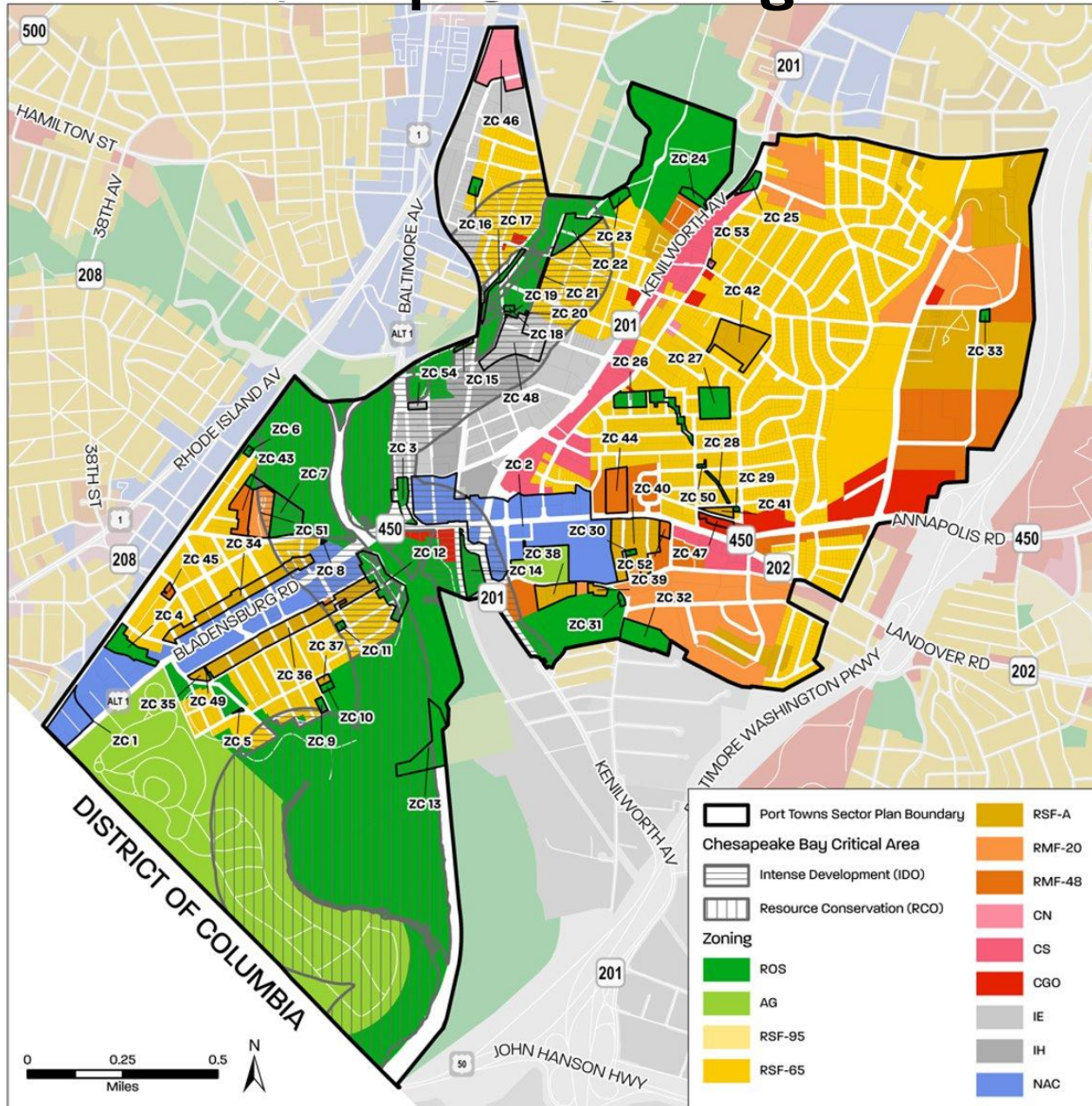
# Sectional Map Amendment

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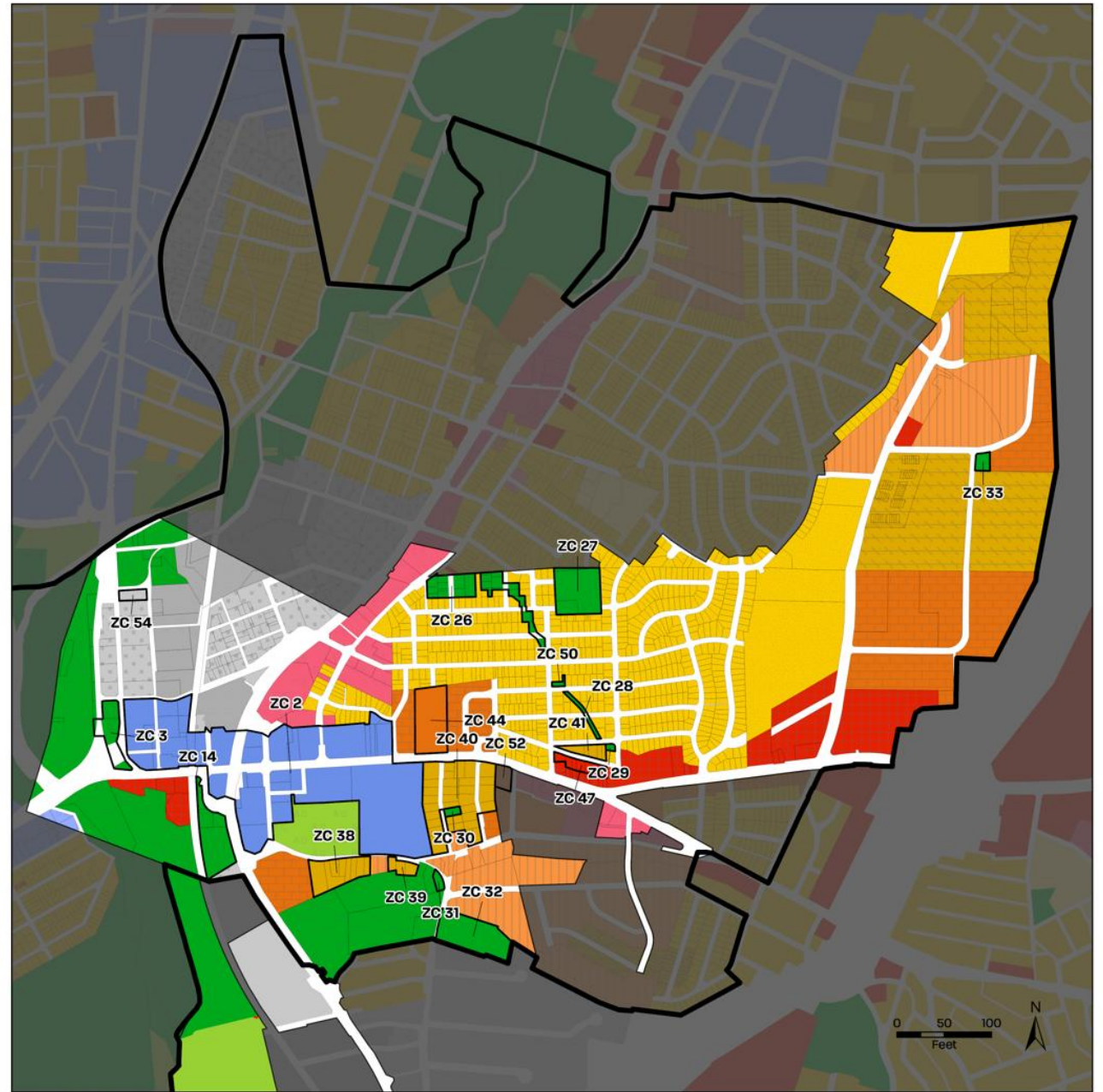
# Existing Zoning



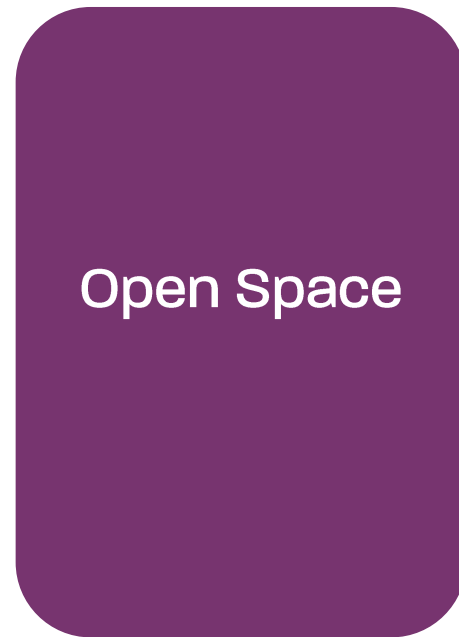
# Proposed Zoning



# Bladensburg Zoning Changes



# Zoning Changes Categories

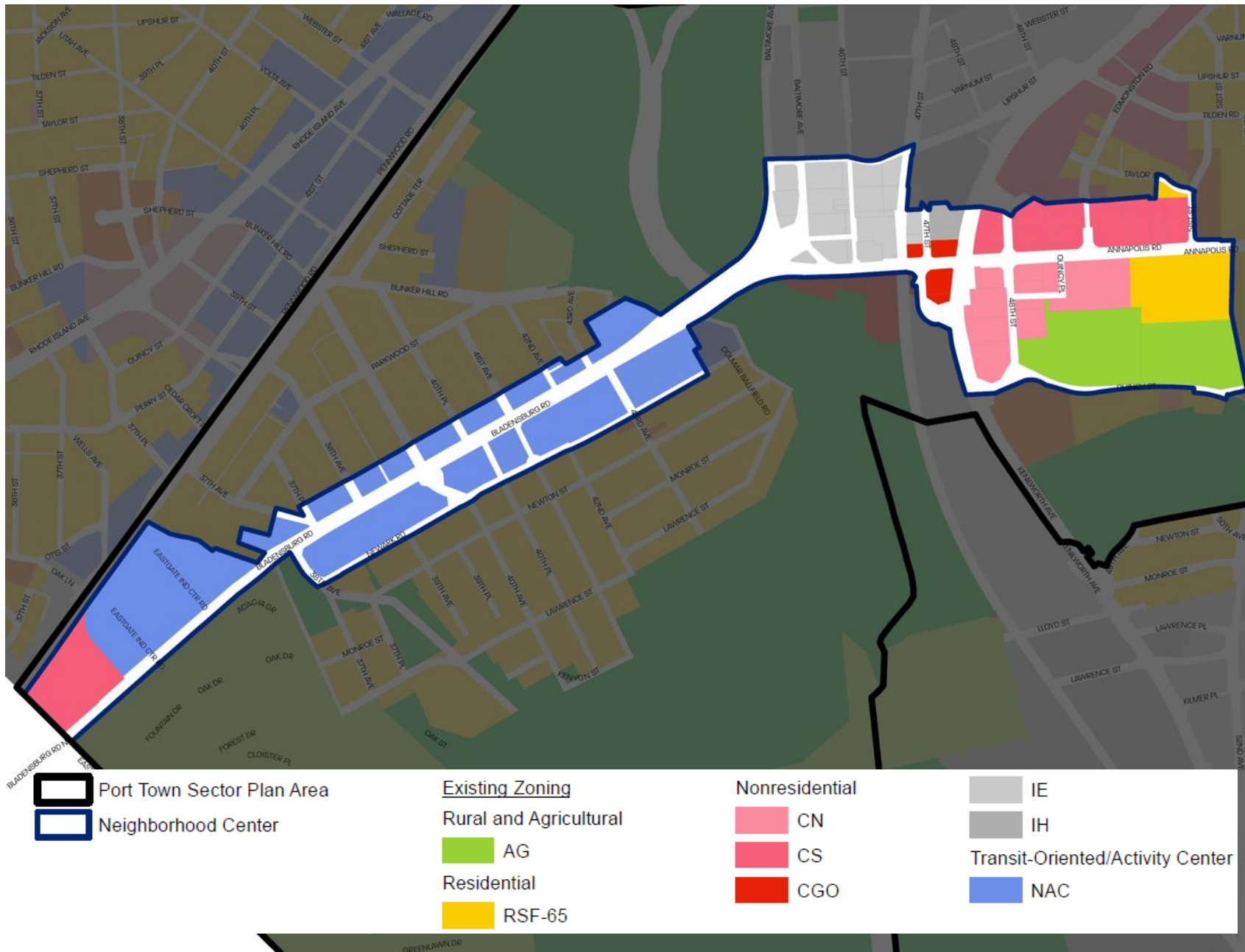


# Neighborhood Activity Center (NAC) Zone

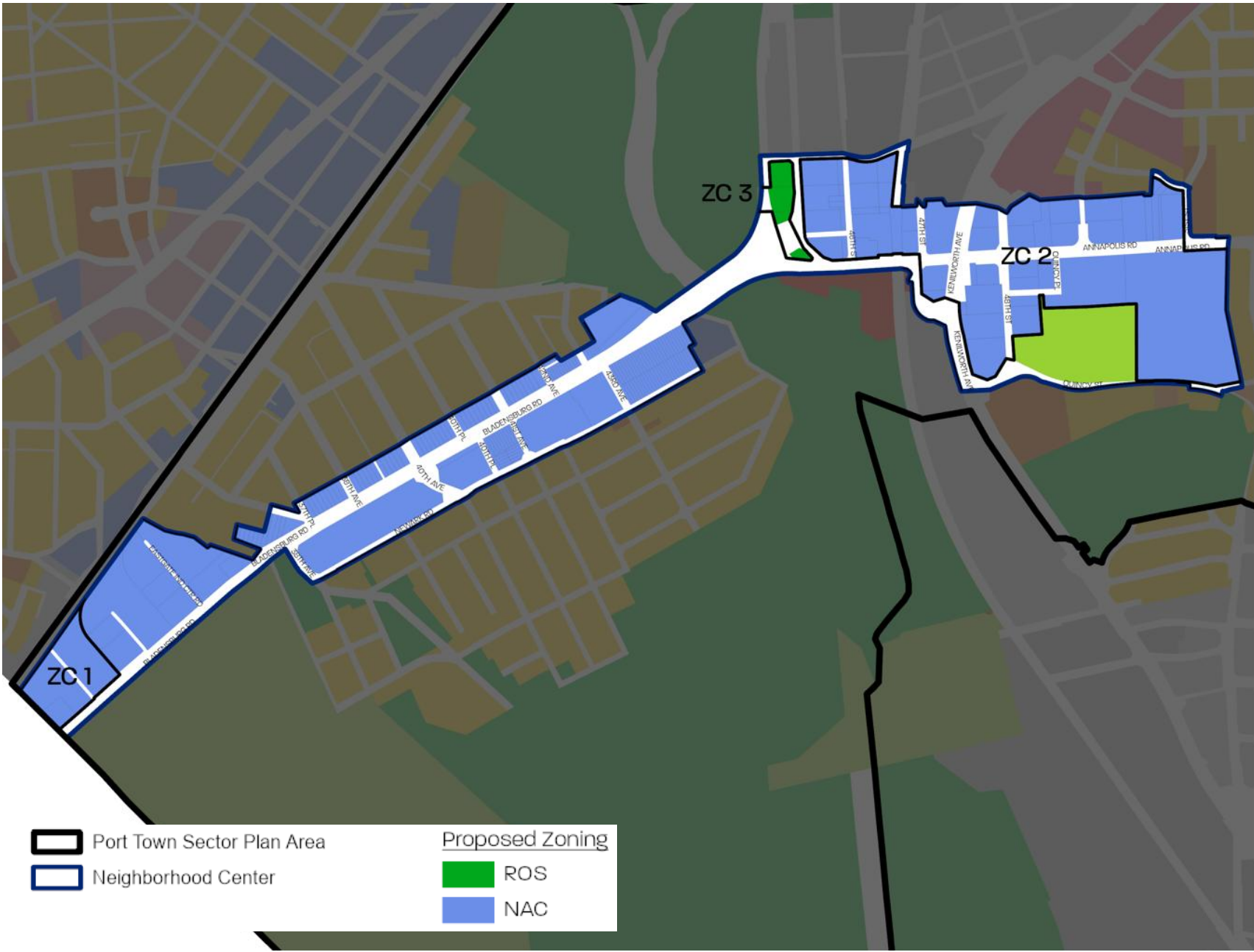
The purpose of the NAC Zone is to:

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





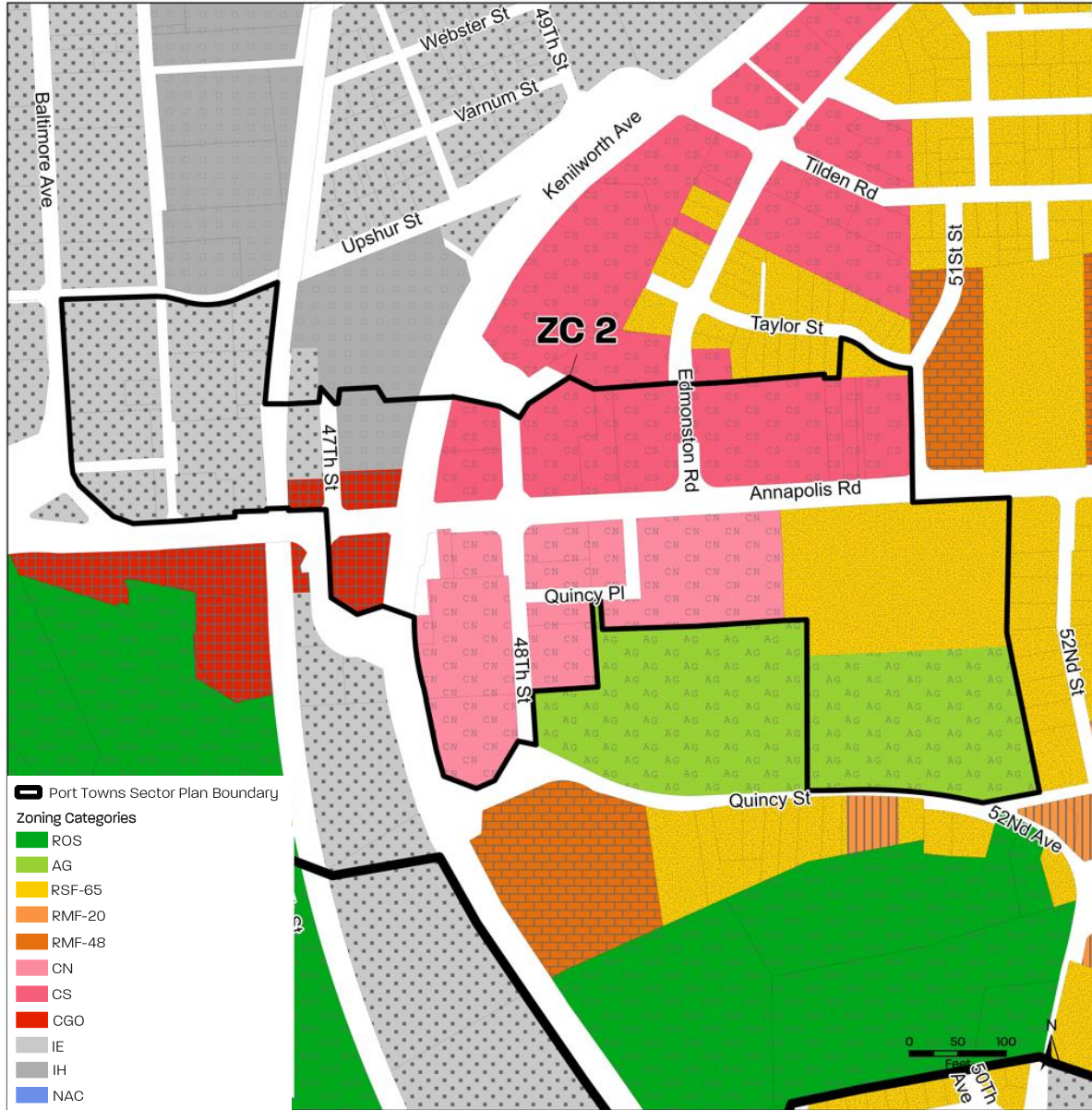
## Existing Zoning in Proposed Neighborhood Center



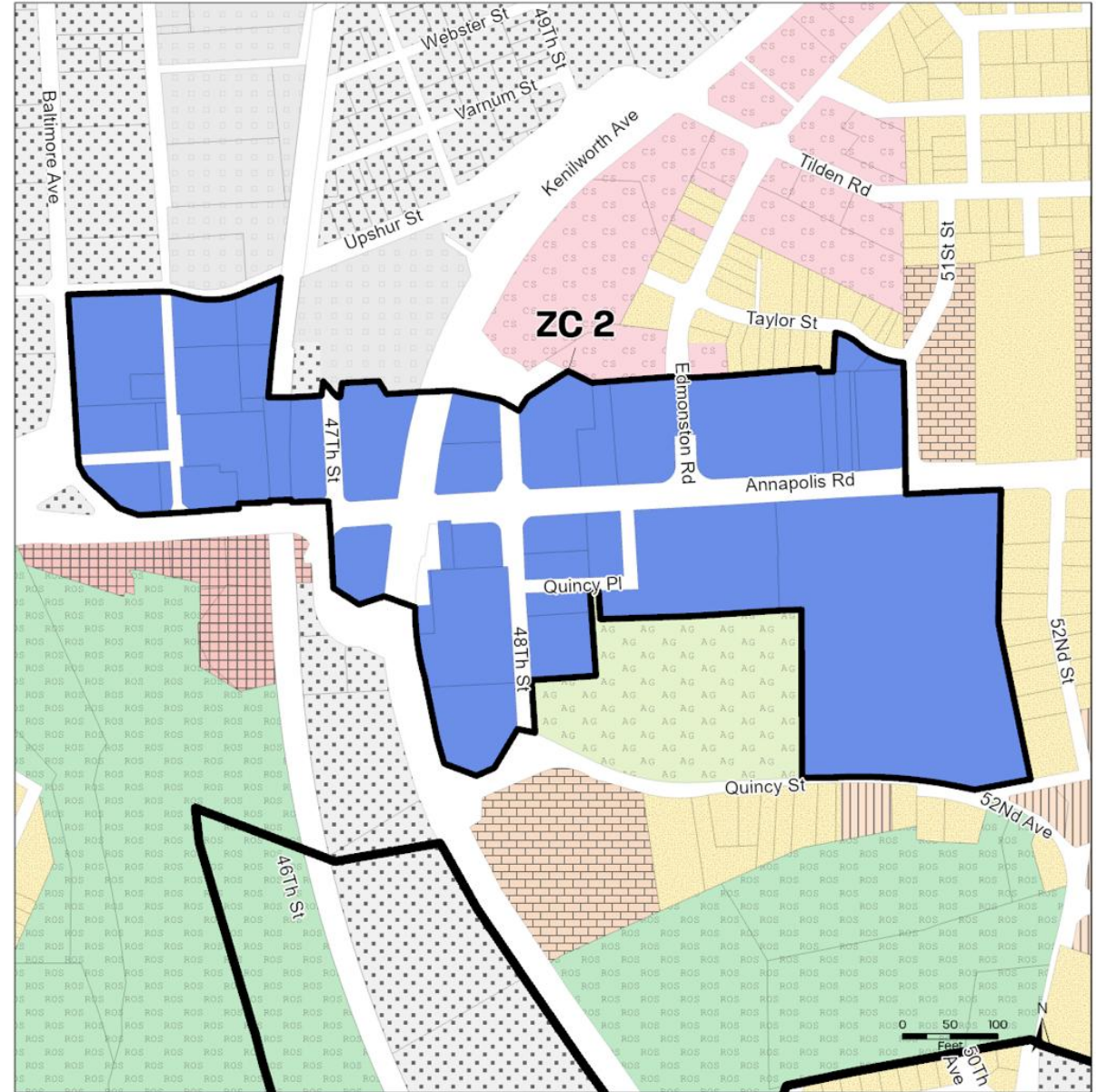
## Proposed Zoning in Neighborhood Center

| Property Inventory |                   |
|--------------------|-------------------|
| Zoning Class       | Number of Parcels |
| NAC                | 55                |
| ROS                | 4                 |
| <b>Total</b>       | <b>59</b>         |

# Existing Zoning



# Proposed Zoning



# Zoning Changes Categories



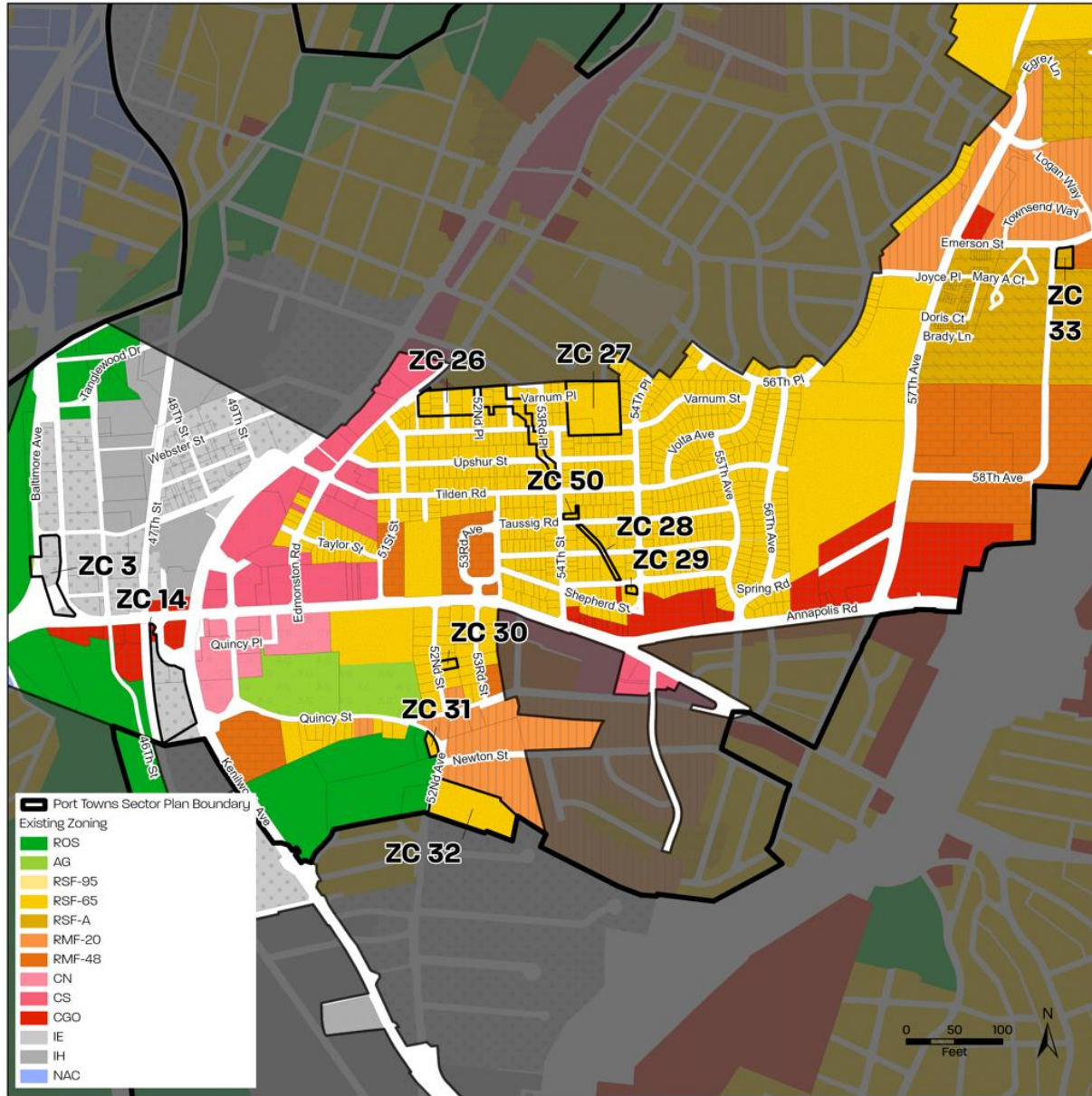
## Reserved Open Space (ROS) Zone

The purpose of the ROS Zone is to:

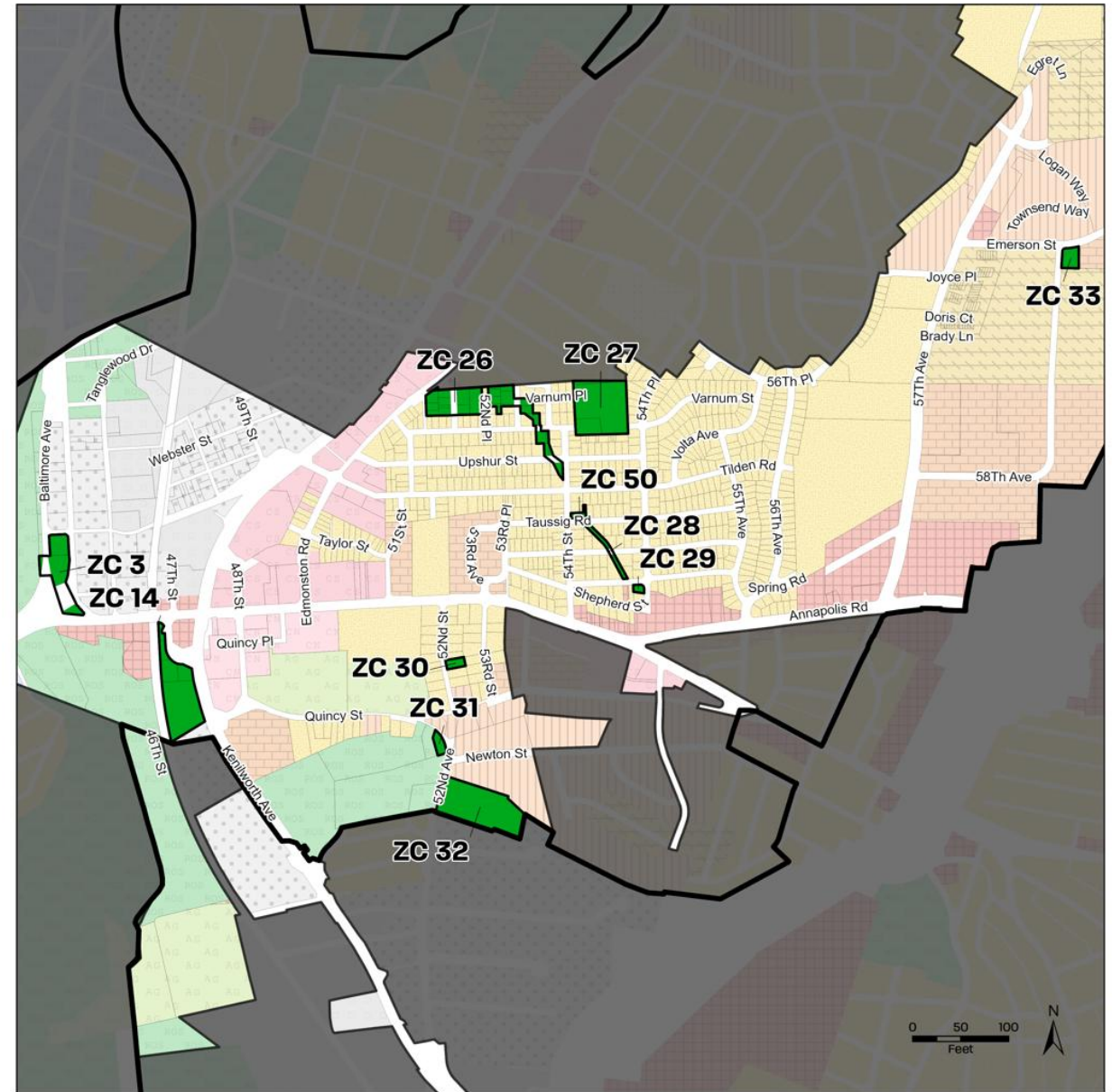
- Encourage preservation;
- Protect scenic and environmentally-sensitive areas;
- Retain areas for non-intensive uses; and
- Provide public, recreational, and agricultural uses.



# Existing Zoning



# Proposed Zoning



# Zoning Changes Categories

Neighborhood  
Center

Open Space

Residential

Commercial/  
Industrial

## 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.



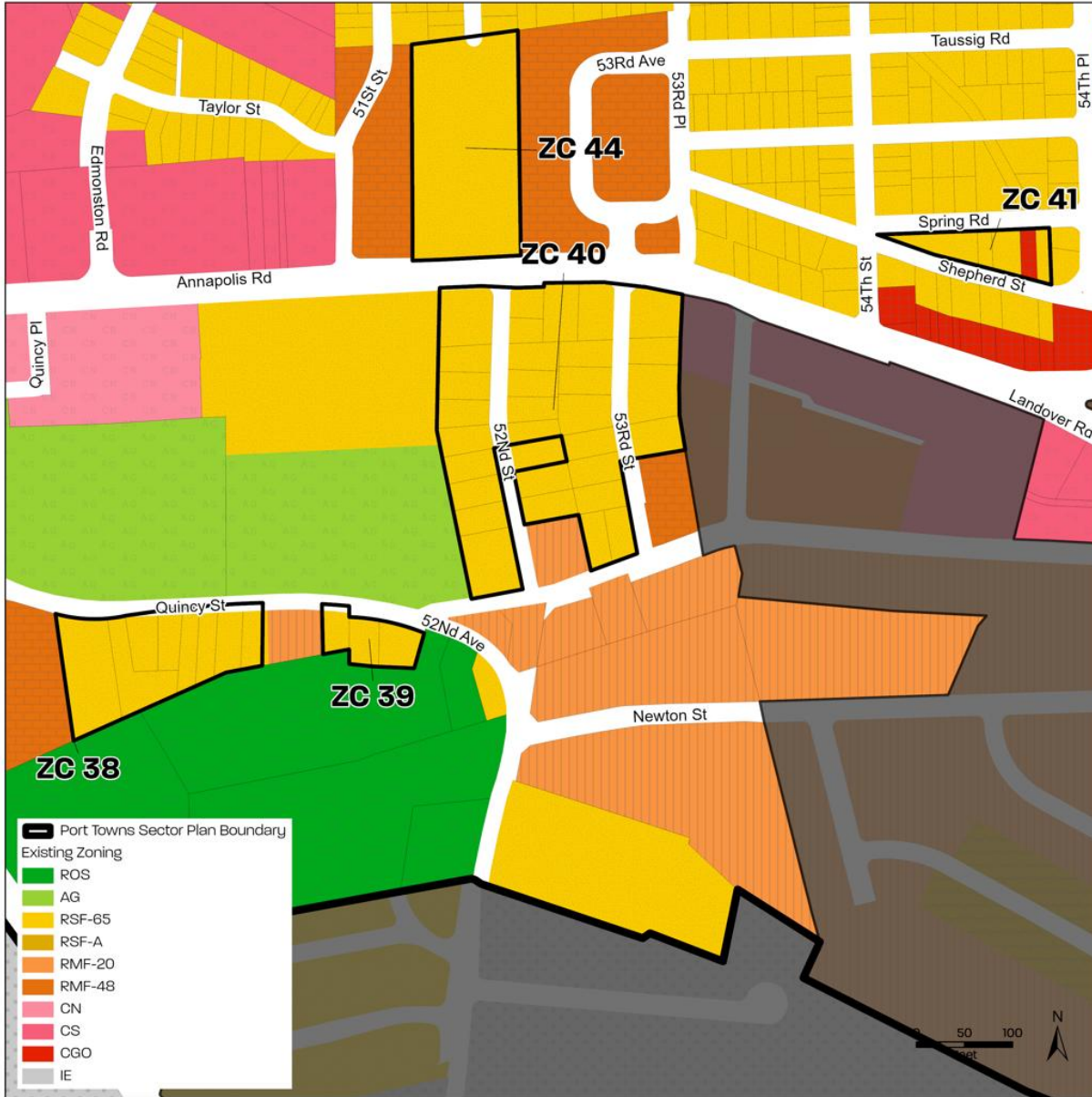
## Residential, Single-Family-Attached (RSF-A) Zone

The purpose of the RSF-A Zone is to:

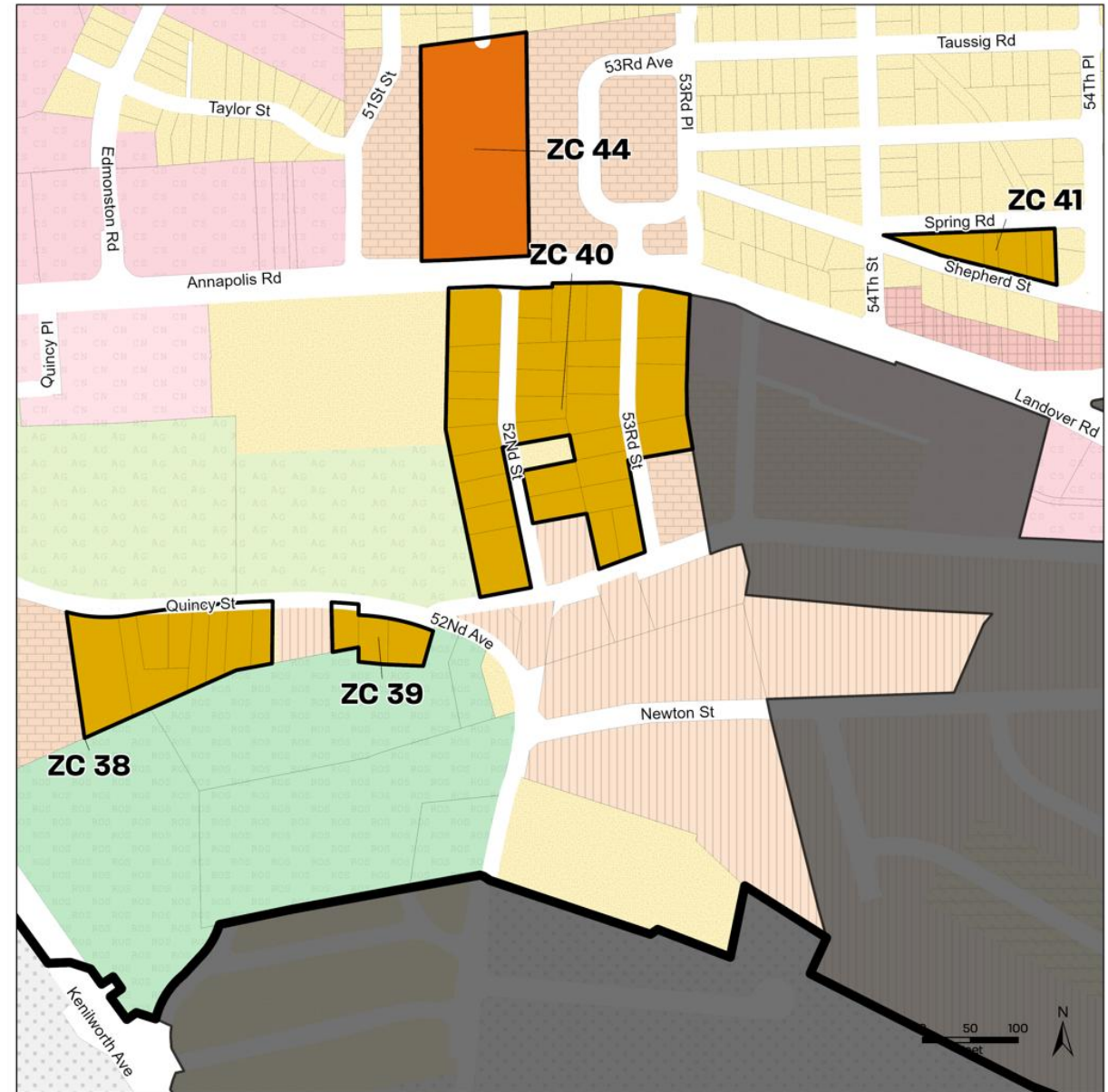
- Encourage compatible residential development; and
- Provide walkable, pedestrian oriented areas.



# Existing Zoning



# Proposed Zoning



# Zoning Changes Categories

Neighborhood  
Center

Open Space

Residential

Commercial/  
Industrial

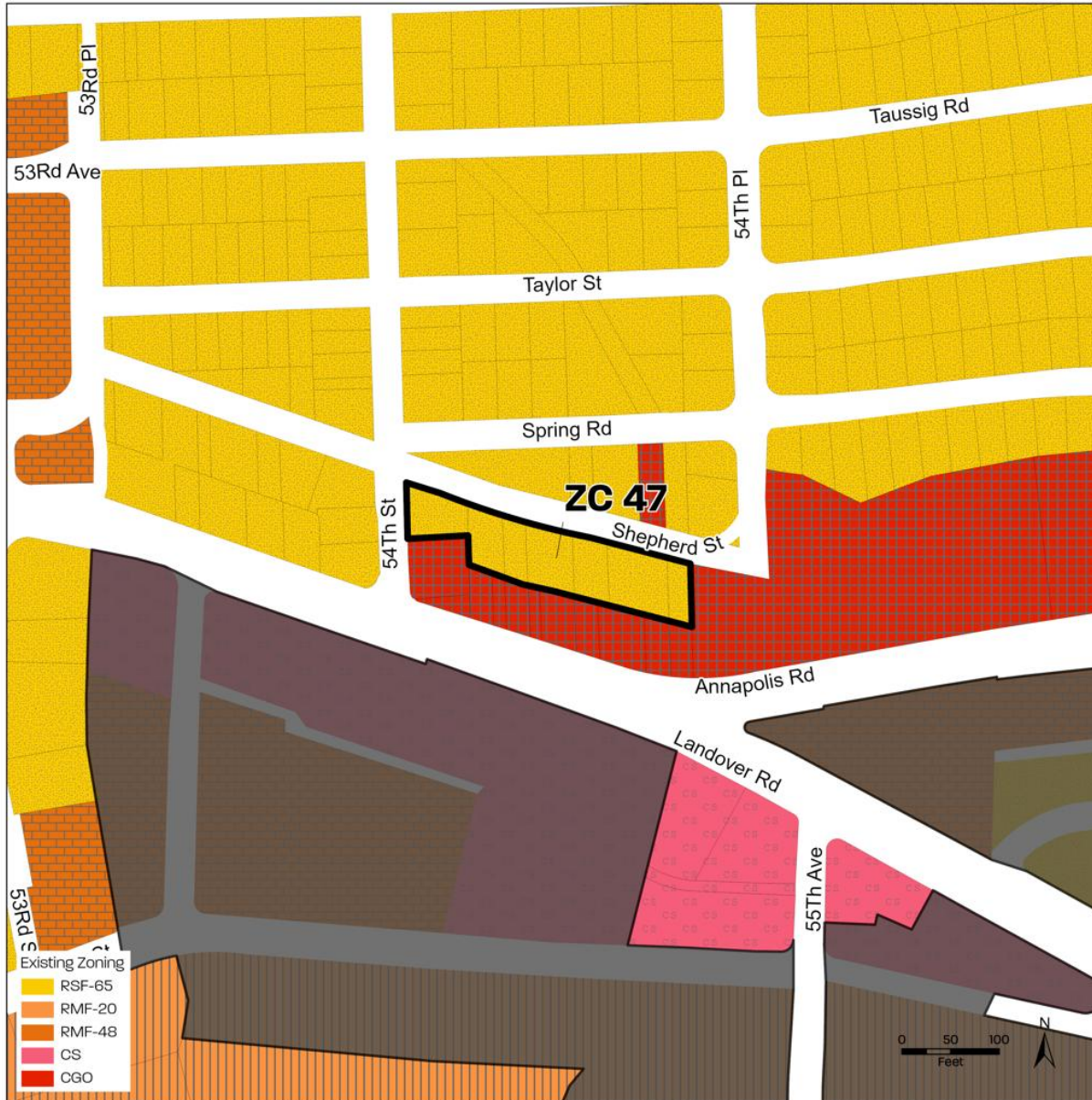
# Commercial, General, and Office (CGO) Zone

The purpose of the CGO Zone is to:

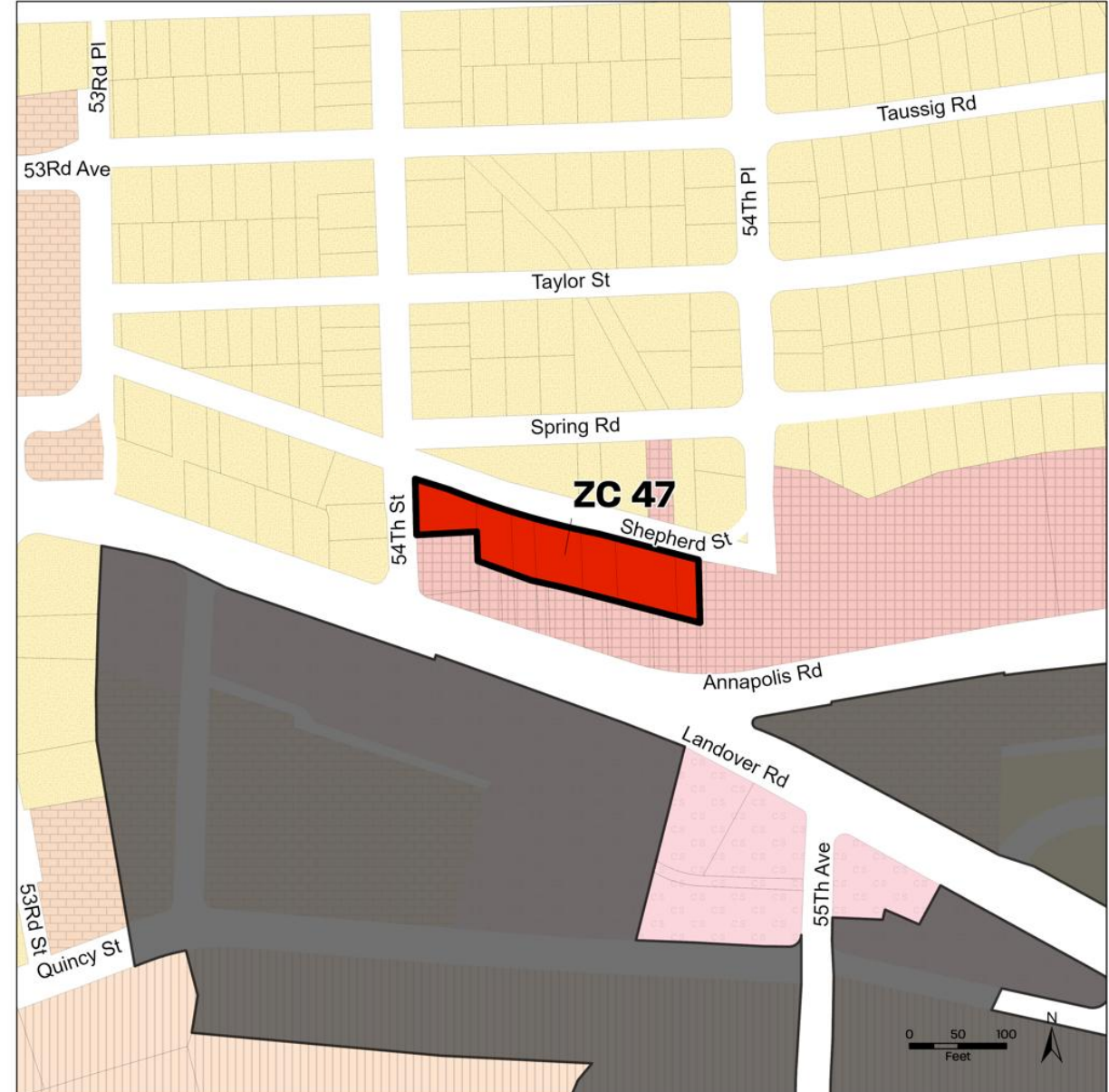
- Provide lands for a diverse range of business, civic, and mixed-use development; and
- Accommodate residential uses as part of mixed-use development.



# Existing Zoning



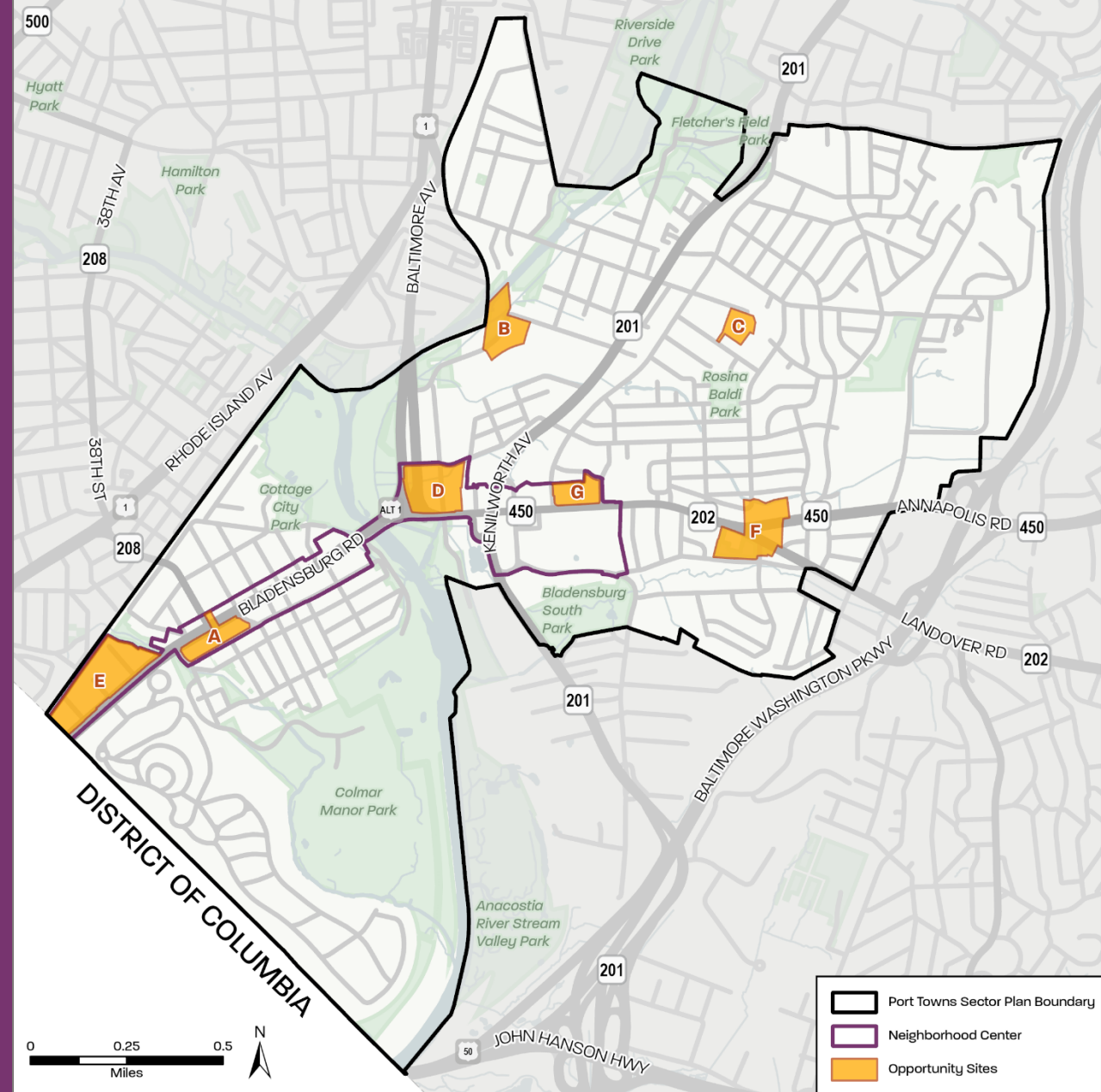
# Proposed Zoning

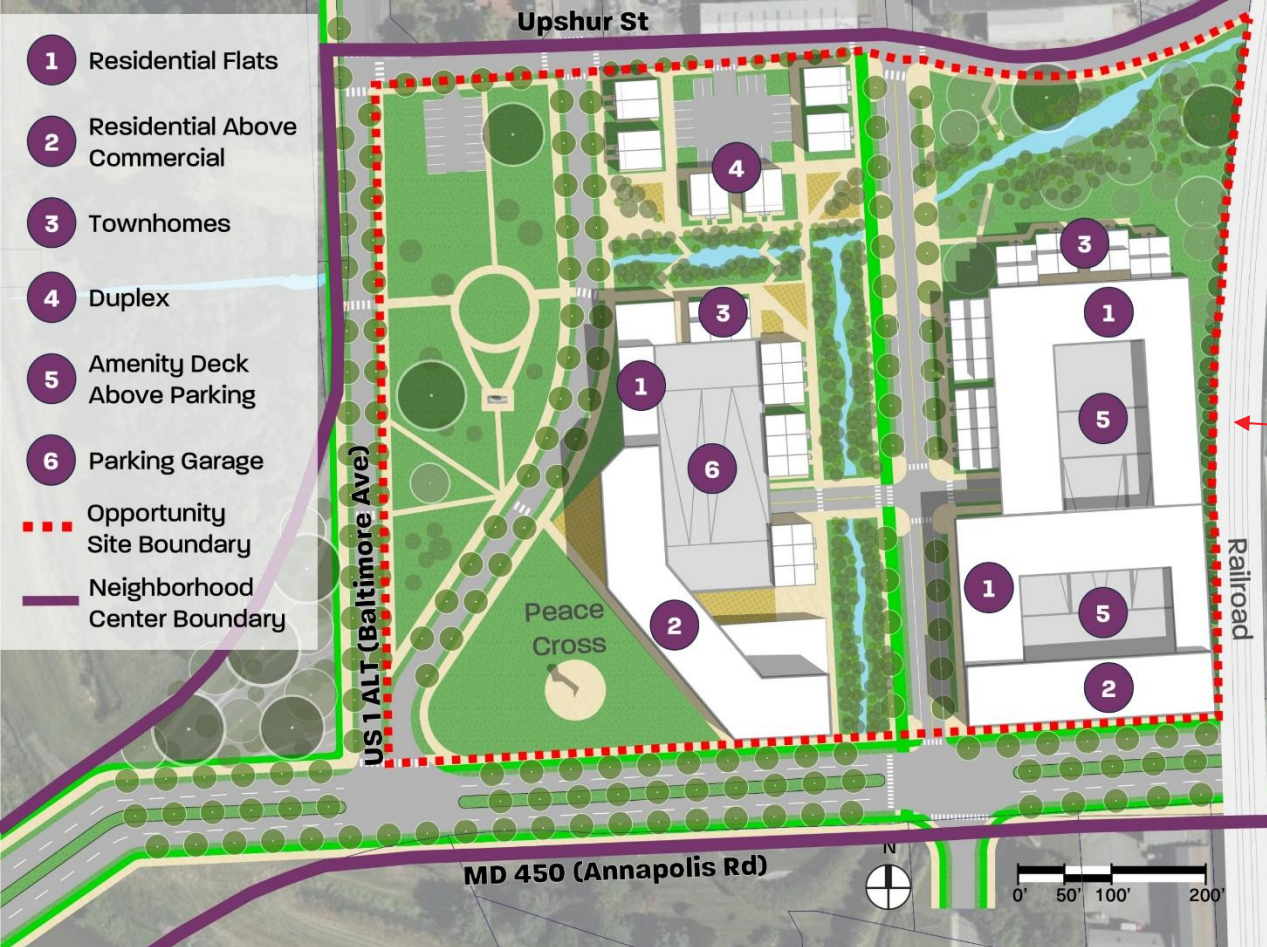


# What might implementation look like?

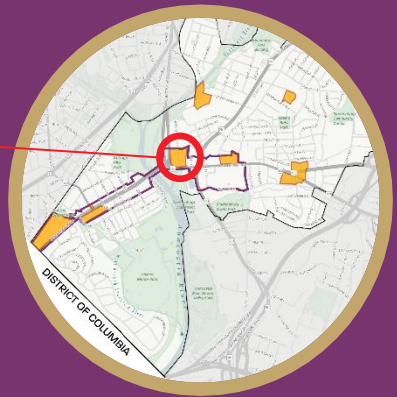
## OPPORTUNITY SITES

- 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 D: PEACE CROSS INDUSTRIAL AREA



- Address: 4107 Baltimore Avenue
- Area: 7.75 acres
- Located **inside** the Neighborhood Center Boundary
- Current Zoning: IE, CBCAO (I-D-O)
- Proposed Zoning: NAC, ROS (and maintain CBCAO (I-D-O))



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

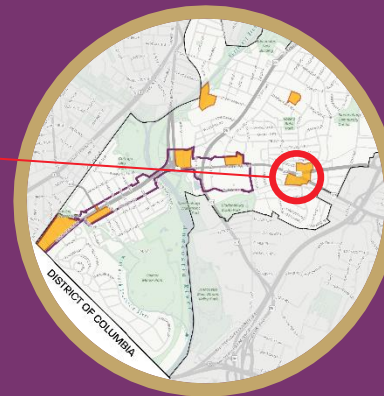
# SITE D: SPONGE CITY



Rendering by IFMM (for Illustration purposes only) | Photos from RHI



## SITE F: PUBLIC PLAYHOUSE AND VICINITY



- Address: 5445 Landover Road
- Area: 10.43 acres
- Located **outside** the Neighborhood Center Boundary
- Current Zoning: CS, CGO, RMF-48, and RSF-65
- Proposed Zoning: No Change



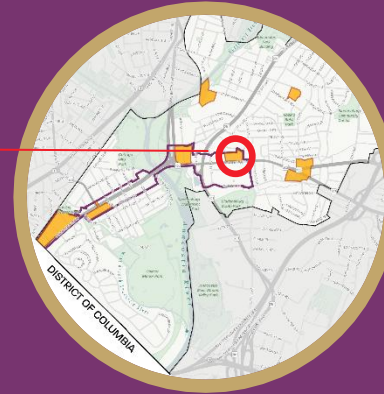
# SITE F: PUBLIC SQUARE GATEWAY



Rendering by IFMM (for Illustration purposes only) | Photos from RHI



# SITE G: PORT OF BLADENSBURG SHOPPING CENTER

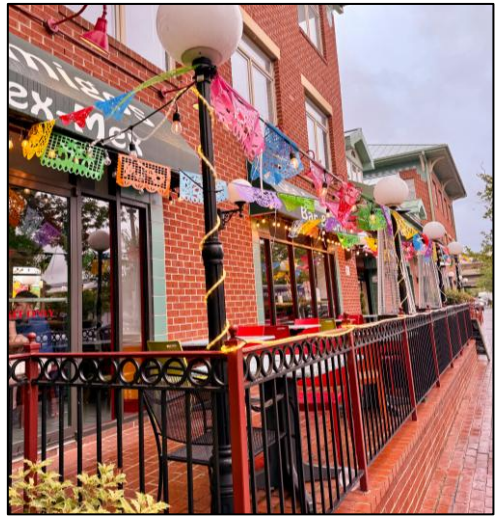


- Address: 4900 Annapolis Road
- Area: 4.74 acres
- Located **inside** the Neighborhood Center Boundary
- Current Zoning: CS and RSF-65
- Proposed Zoning: NAC



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

SITE G:  
**THE MERCANTILE**



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

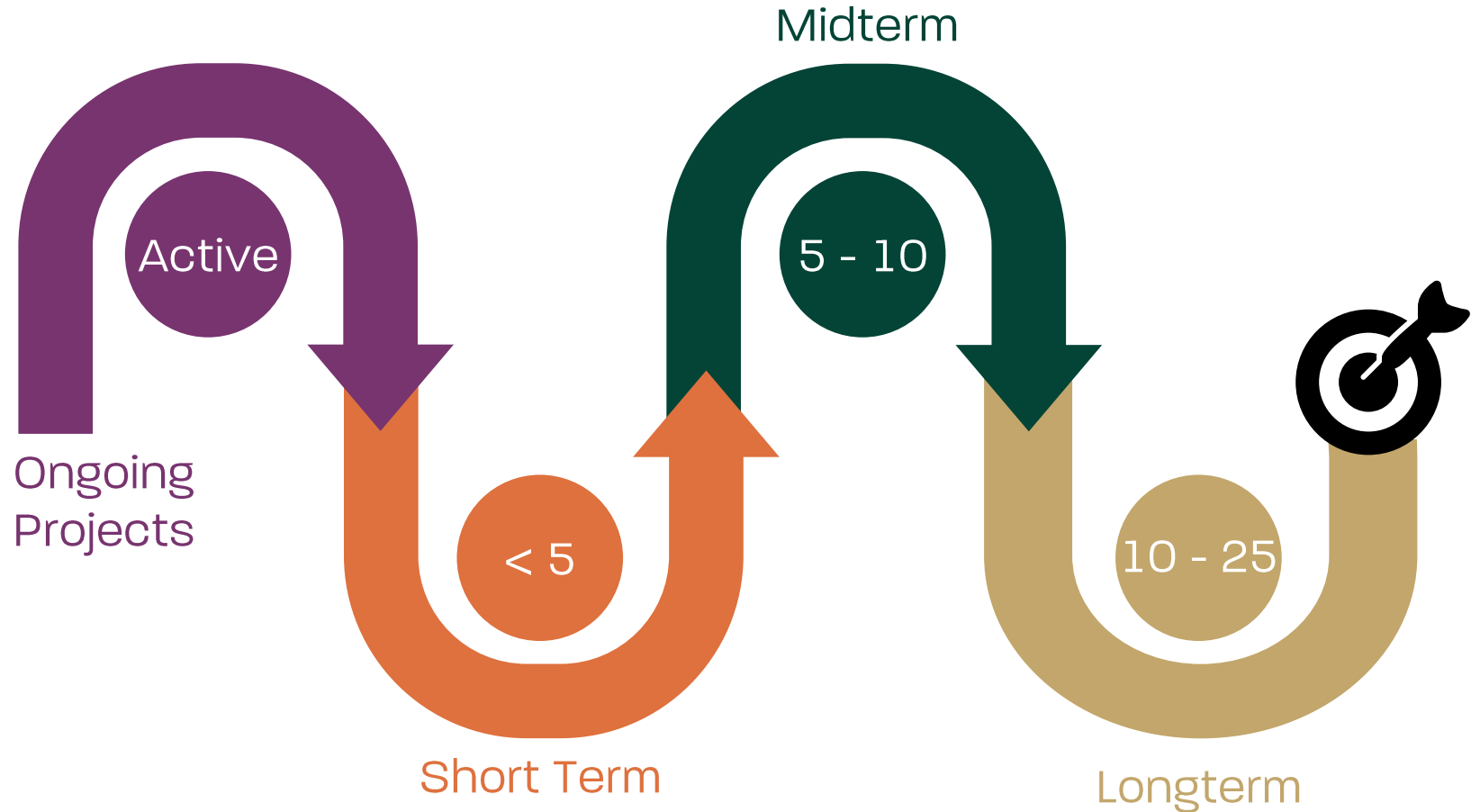
# Implementing the Plan

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# This Plan Will Need:

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

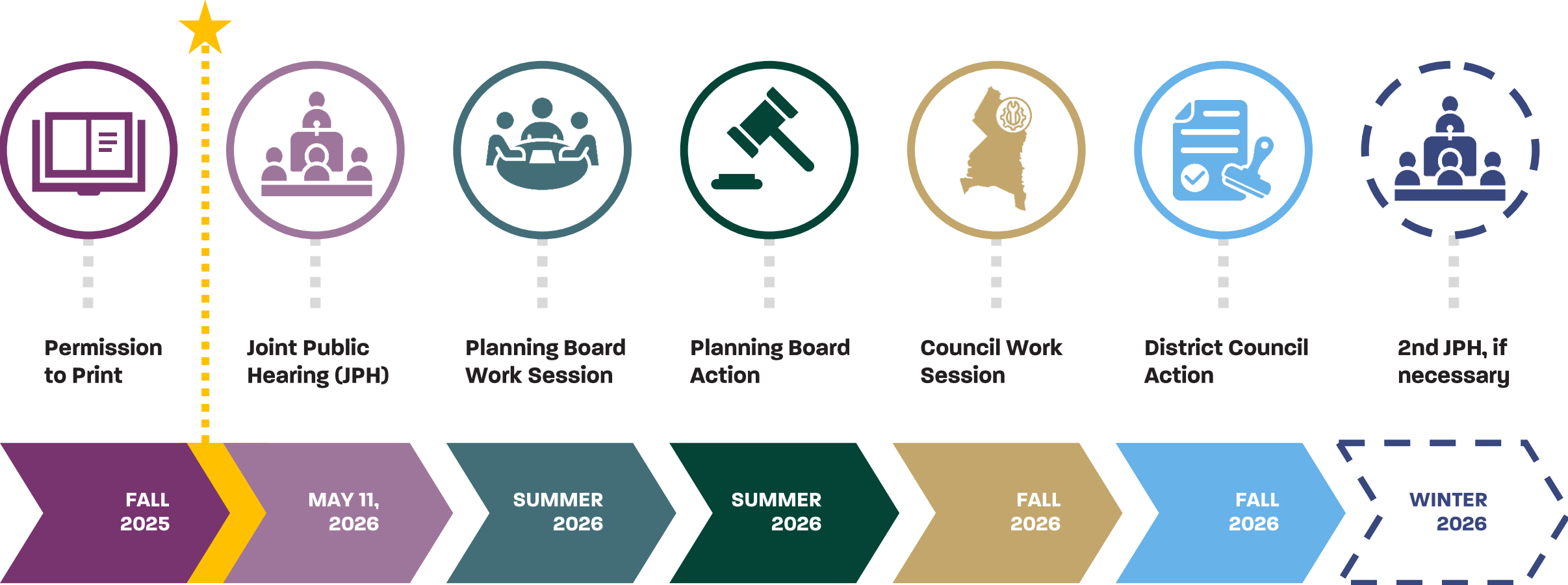
## Implementation and Monitoring



# Next Steps & Schedule

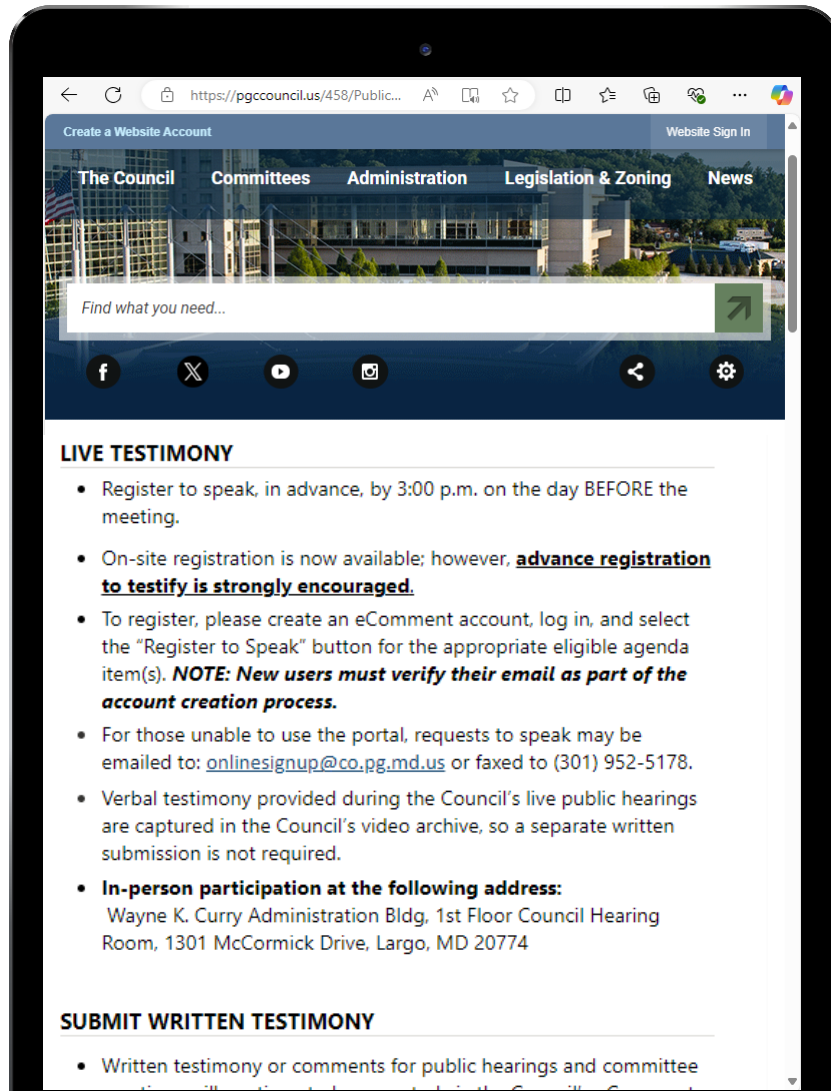
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# Tentative Schedule



# How to Participate

<https://pgccouncil.us/Speak>



**Continue Sector Plan Review**



**Prepare Testimony**



**Submit Testimony**

# Contact Information



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