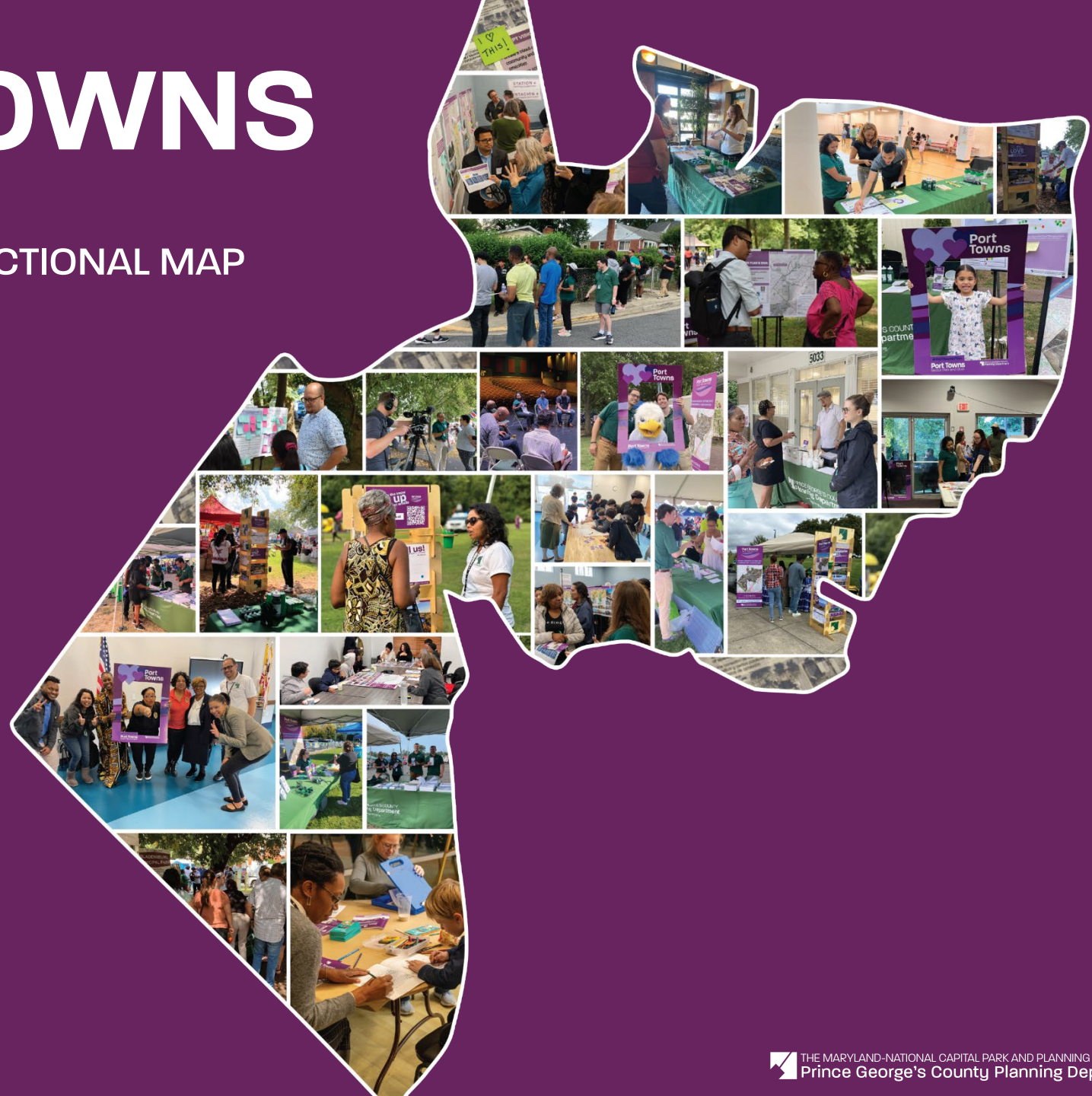


PORT TOWNS

SECTOR PLAN AND SECTIONAL MAP AMENDMENT



Summary

01.

Defining the
Context

02.

Project
Background

03.

Community
Engagement
Snapshot

04.

Draft Sector Plan
Recommendations

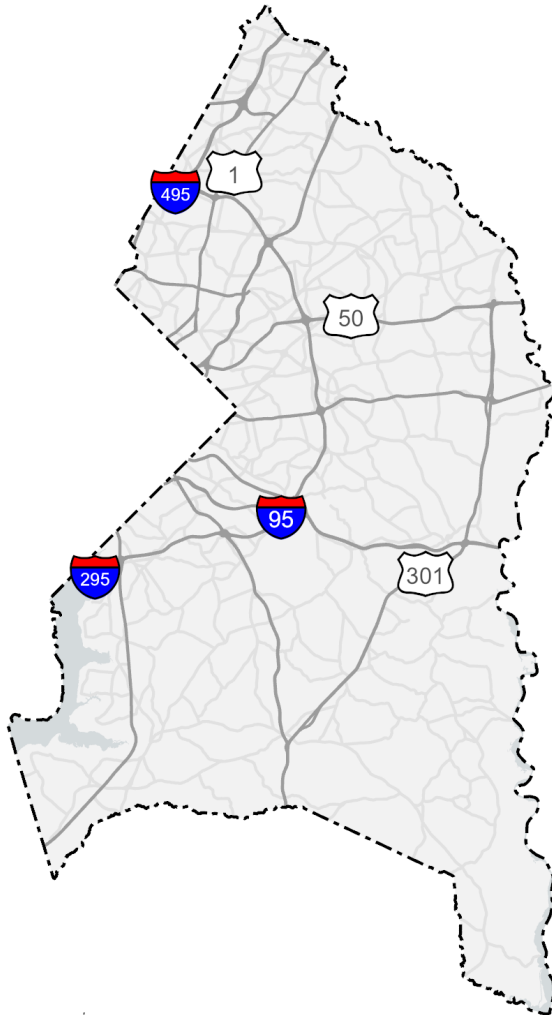
05.

Next Steps &
Schedule

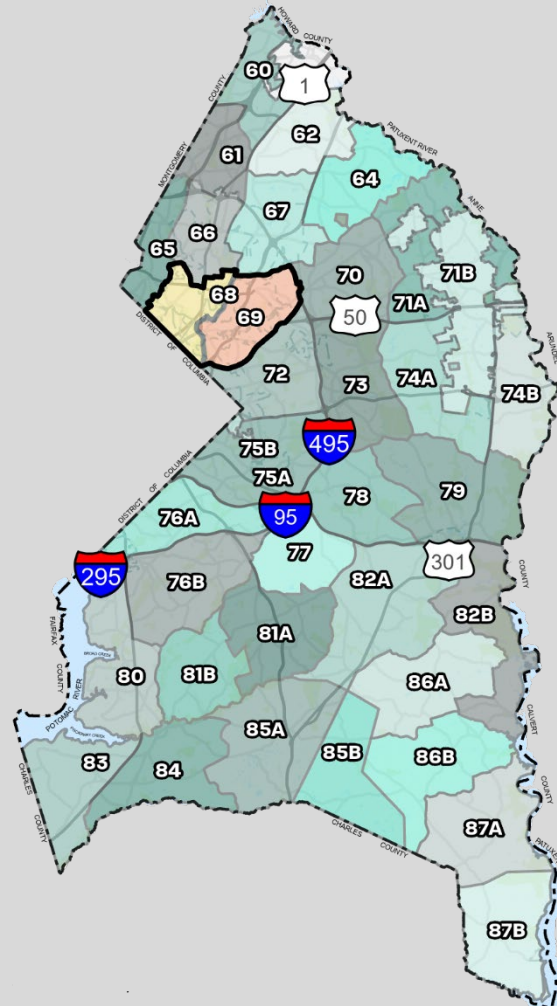
Defining the Context

What is a Sector Plan?

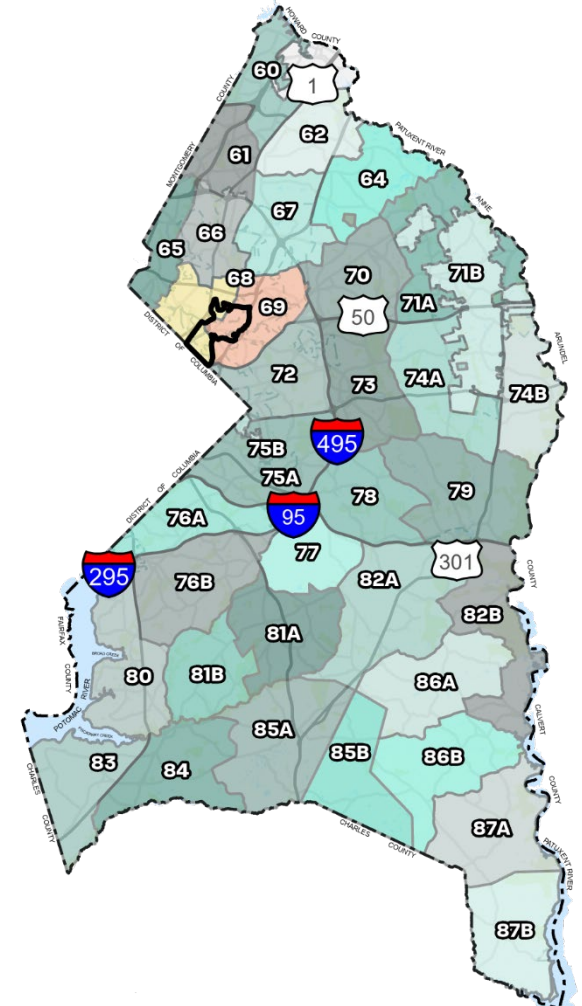
General Plan



Master Plan



Sector Plan



What is a Sectional Map Amendment?

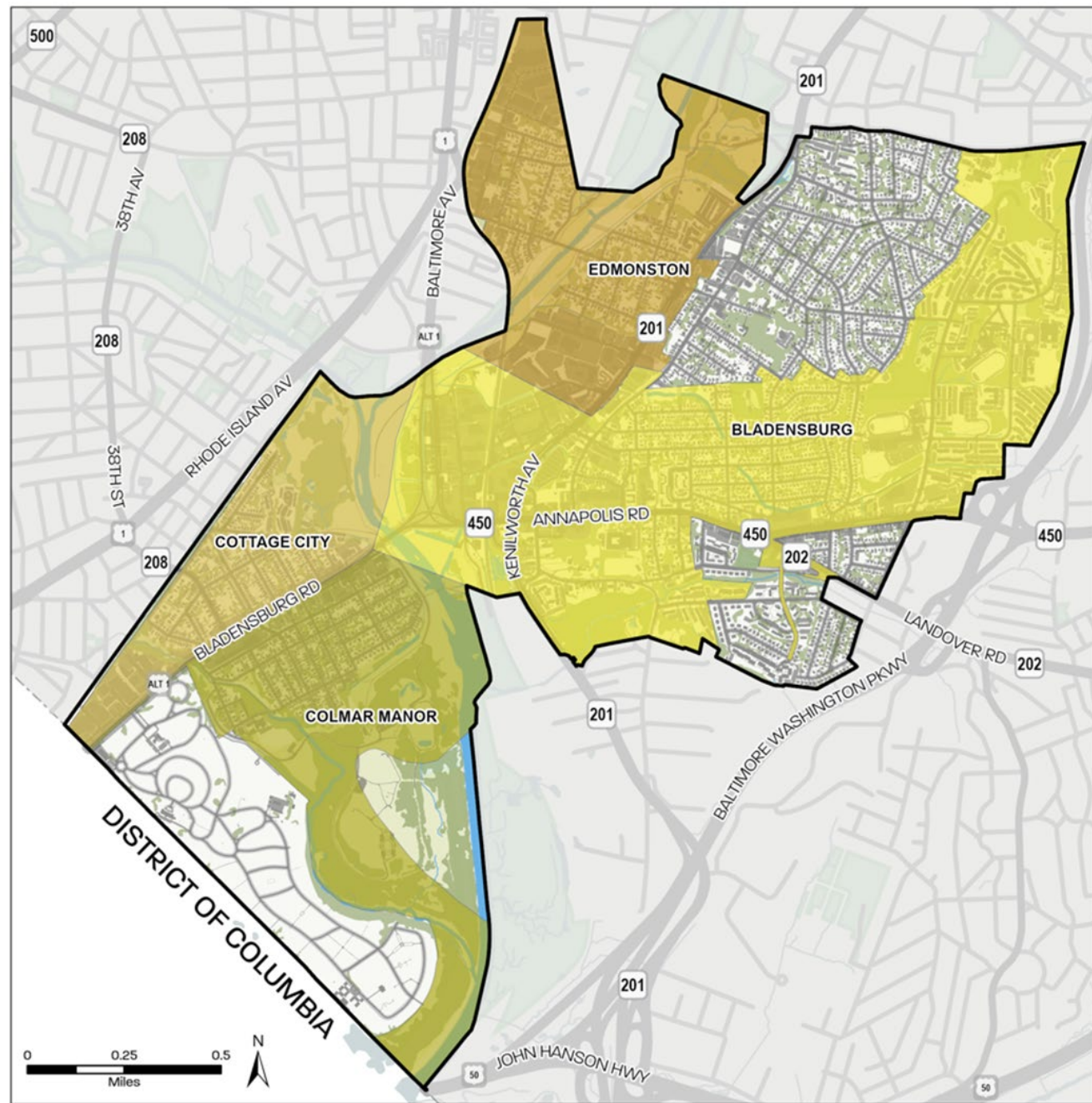


- Comprehensive rezoning process for a *section* of the County zoning map
- Brings zoning into conformance with approved County plans and policies
- Can be standalone or concurrent with a plan

Project Background

Sector Plan Area

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



Project Objectives and Goals

Produce a Draft Sector Plan through an inclusive participation process



01

Identify and analyze existing conditions



02

Develop a new and realistic vision and goals for the area in collaboration with the community



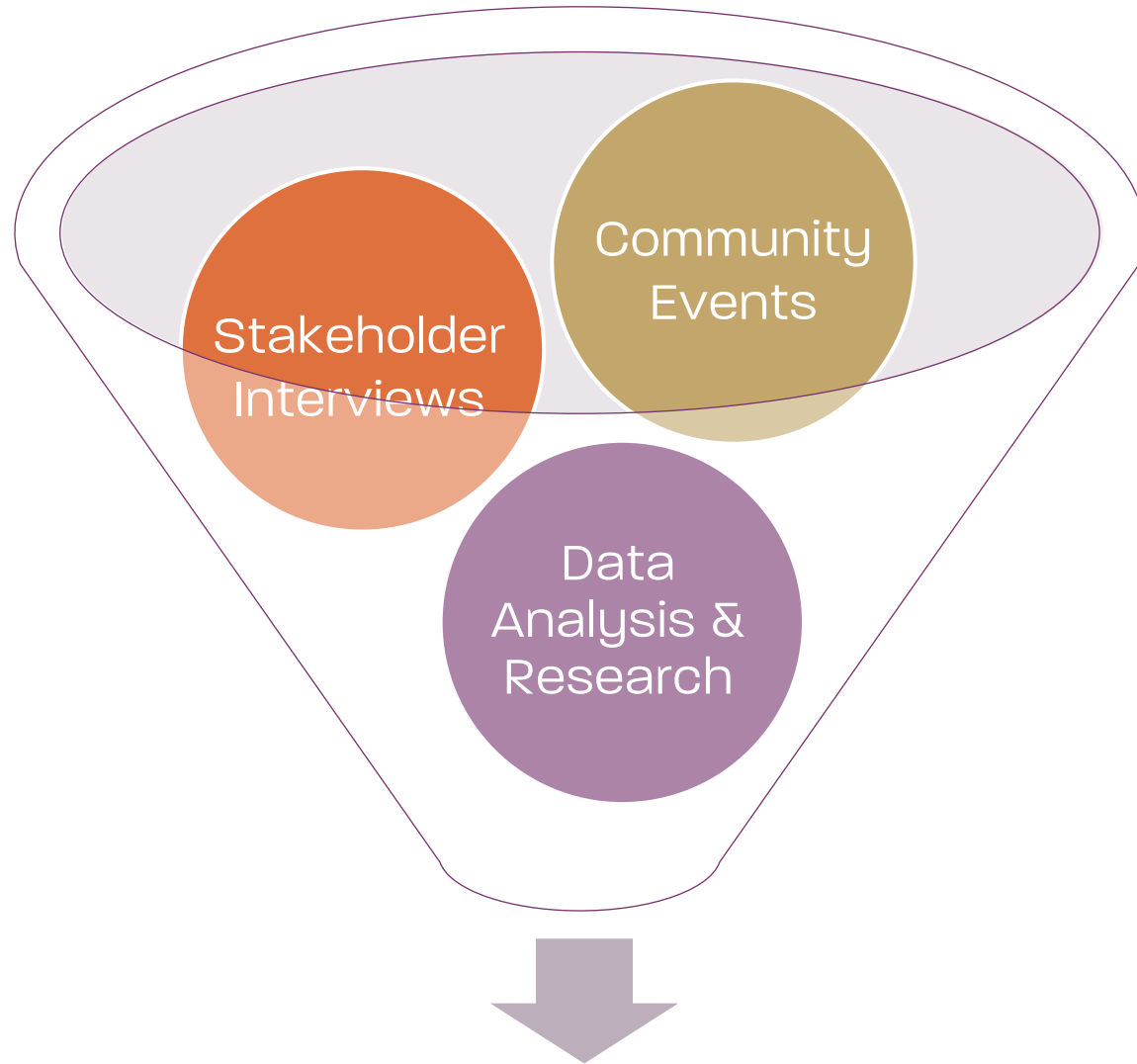
03

Provide policies and strategies for implementation



04

Advance Plan 2035



Strengths, Weaknesses, Opportunities, Threats

S.W.O.T Analysis

Strengths – *Love and Leverage*

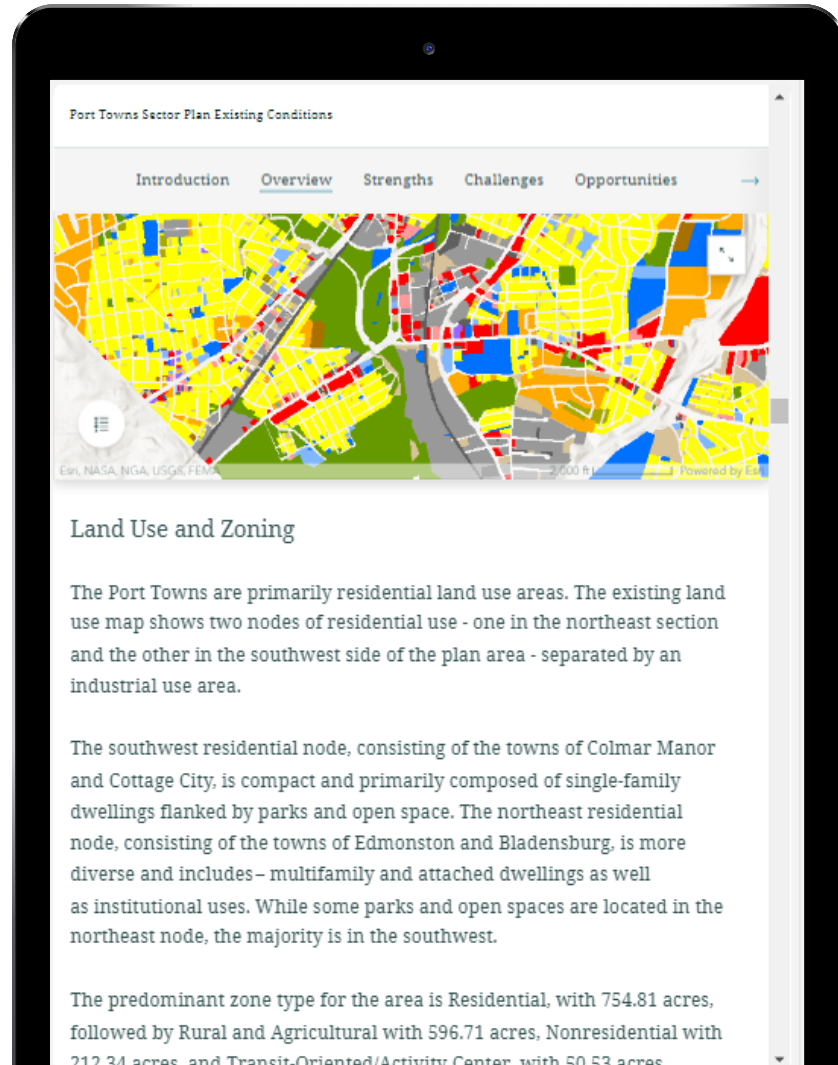
Weaknesses – *Acknowledge and Fix*

Opportunities – *Embrace and Transform*

Threats – *Reduce or Eliminate*

Existing Conditions StoryMap

<https://pgplan.org/PTStoryMap>



SHAPING THE FUTURE OF PORT TOWNS

The Story Map shares findings about the strengths, challenges, threats, and key opportunities for creating a Port Towns that works for everyone.



Consultant Support



Kickoff and Outreach



Economic Analysis and Market Study



Urban Design



Visioning



Transportation and Mobility

Community Engagement Snapshot

Community Engagement Events Summary

Notable Event Dates



TOWN HALL

December 6, 2023
Public Kickoff Meeting
Colmar Manor



OPEN HOUSE

March 20, 2024
Open House
Edmonston



WORKSHOP

June 8, 2024
Lariscy Spark Event/Workshop
Colmar Manor



OPEN HOUSE/ WORKSHOP

September 26, 2024
Final Interactive Open House
Cottage City



STEERING COMMITTEE

January 25, 2024
Steering Community Meeting
Virtual

July 24, 2024
Steering Community Meeting
Virtual



POP-UPS

August 1, 2024
Coffee with Planners
Hyattsville

August 8, 2024
Autumn Woods
Bladensburg



YOUTH OUTREACH

December 19, 2023
Colmar Manor Youth Council
Colmar Manor

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

September 19, 2024
End Time Harvest Ministries
Youth Council
Riverdale



BRIEFINGS

February 8, 2023
Edmonston Council Briefing
Edmonston

May 10, 2023
Cottage City Council Briefing
Cottage City

September 18, 2023
Port Towns Quarterly Briefing
Cottage City

January 30, 2024
Port Towns Quarterly Briefing
Bladensburg

March 14, 2024
Colmar Manor Council Briefing
Colmar Manor

March 26, 2024
Port Towns Quarterly Briefing
Bladensburg

July 10, 2024
Cottage City Council Briefing
Cottage City

September 24, 2024
Port Towns Quarterly Briefing
Cottage City



FOCUS GROUPS

April 24, 2024
CHCD and Public Facilities
Focus Group
Virtual

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

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

April 25, 2024
Transportation and Mobility
Virtual

August 15, 2024
Senior Focus Group
Bladensburg

September 5, 2024
Artist Focus Group
Publick Playhouse



WALK AUDIT

June 4, 2024
TAG Walk Audit
Bladensburg



COMMUNITY EVENTS

July 22, 2023
International Day
Bladensburg

August 1, 2023
National Night Out
Edmonston

August 11, 2023
Town Visioning Day
Colmar Manor

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

September 9, 2023
Mexican Independence
Day Festival
Bladensburg

September 16, 2023
Hispanic Heritage Month
Bladensburg

September 29, 2023
Senior Day
Bladensburg

September 30, 2023
Festival del Rio Anacostia
Bladensburg

52 stakeholder meetings
(Winter 2022- Spring 2025)

October 28, 2023
Bladefest
Bladensburg

February 10, 2024
Black History Month Event
Bladensburg

May 4, 2024
Cinco de Mayo
Bladensburg

June 1, 2024
Centennial Celebration
Edmonston

July 5, 2024
Bladensburg Fireworks:
The American Frontier
Bladensburg

August 6, 2024
National Night Out
Bladensburg

August 24, 2024
Cottage City Day
Cottage City

Community Engagement

2023

2024



Community Events



Youth Outreach



Focus Groups



Notable Events

COMMUNITY ENGAGEMENT

International Day
Bladensburg



JUL



AUG

Town Visioning Day
Colmar Manor



FEB

Black History Month Event
Bladensburg

TAG Meeting
Bladensburg



DEC

Youth Council Meeting
Colmar Manor



MAY



JUN

TAG Walk Audit
Bladensburg

Senior Focus Group
Bladensburg



AUG

Artist Focus Group
Publick Playhouse



SEP



DEC

Public Kickoff Meeting
Colmar Manor



MAR

Open House
Edmonston



JUN

Lariscy Park Workshop
Colmar Manor



SEP

Final Open House
Cottage City

Feedback Themes that Shaped the Plan



Design
Complete and
Connected
Streets



Experience a
Diverse Small-
Town
Community



Create
Sense of
Place



Promote
Affordable
Housing + Age
in Place



Invest in
Youth



Create Mixed-
Use Areas



Encourage
Healthy Food
and
Environment

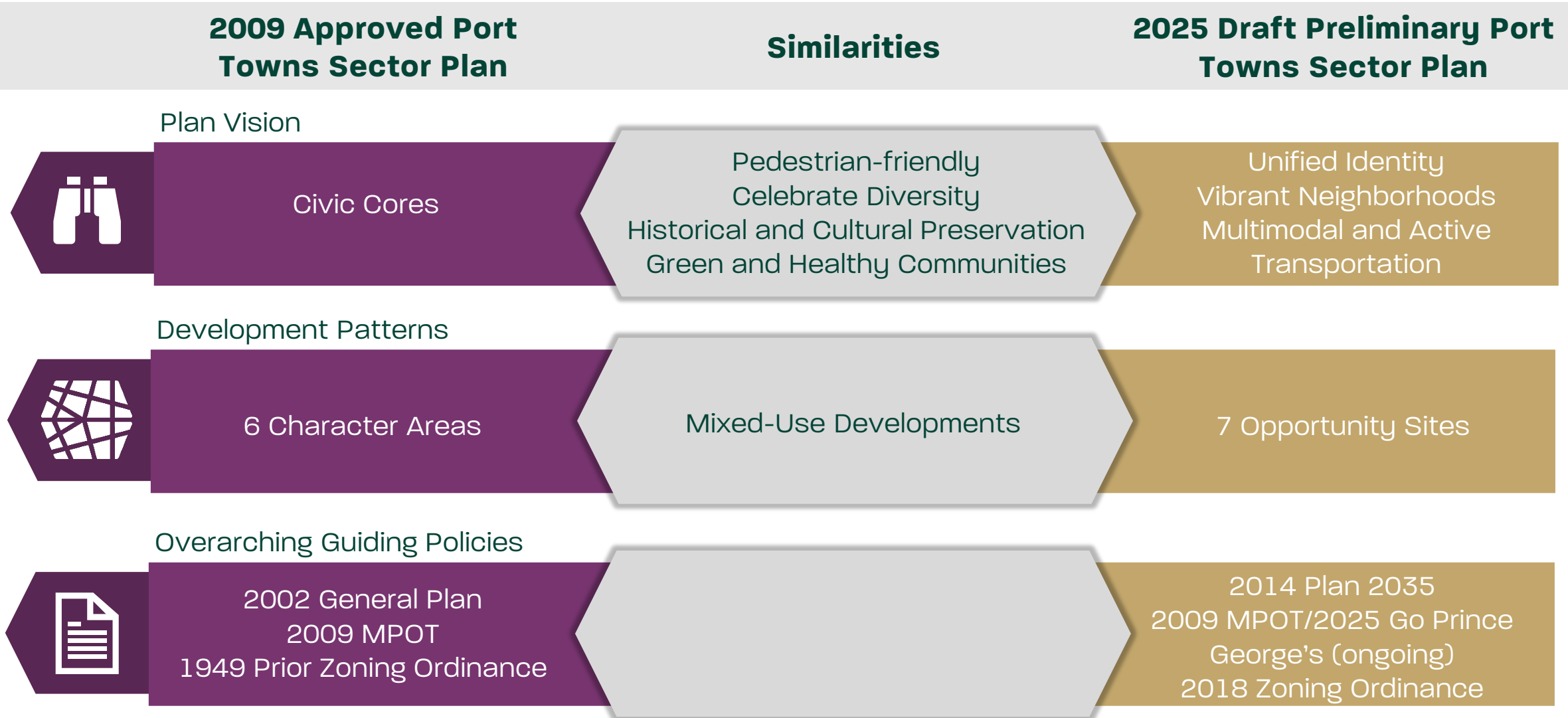
Draft Sector Plan Recommendations



Draft Plan Vision

Port Towns is an attractive community for residents of all ages and backgrounds, as well as an inviting destination for visitors from throughout the region. It exemplifies a thriving and collaborative relationship between communities showcasing a **unified identity** that respects and honors the area's **rich heritage**—its history, diversity, and natural assets. By harnessing its vibrant neighborhoods with **diverse residential options**, a robust commercial and industrial base, and expansive open spaces, Port Towns focuses 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.

Overview of Changes



Opportunities and Recommendations

Land Use



Transportation and Mobility



Housing and Neighborhoods



Healthy Communities



Placemaking



Economic Prosperity



Natural Environment



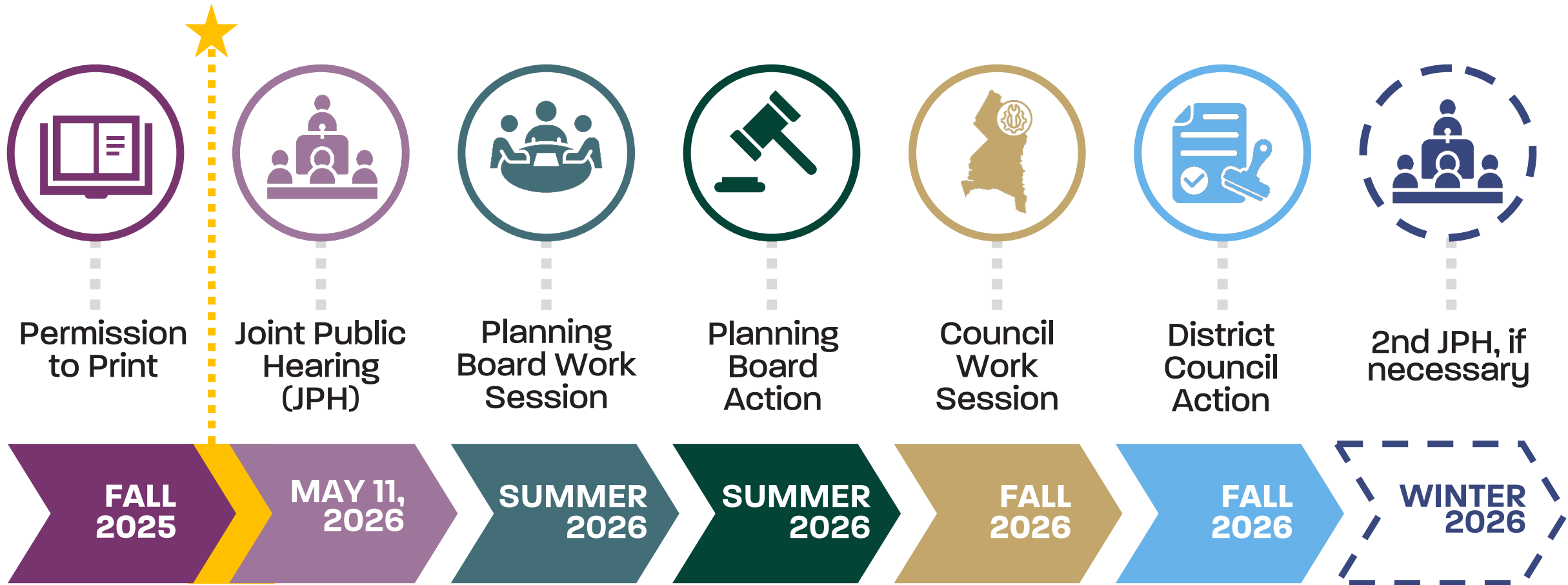
Community Heritage, Culture, and Design



Public Facilities

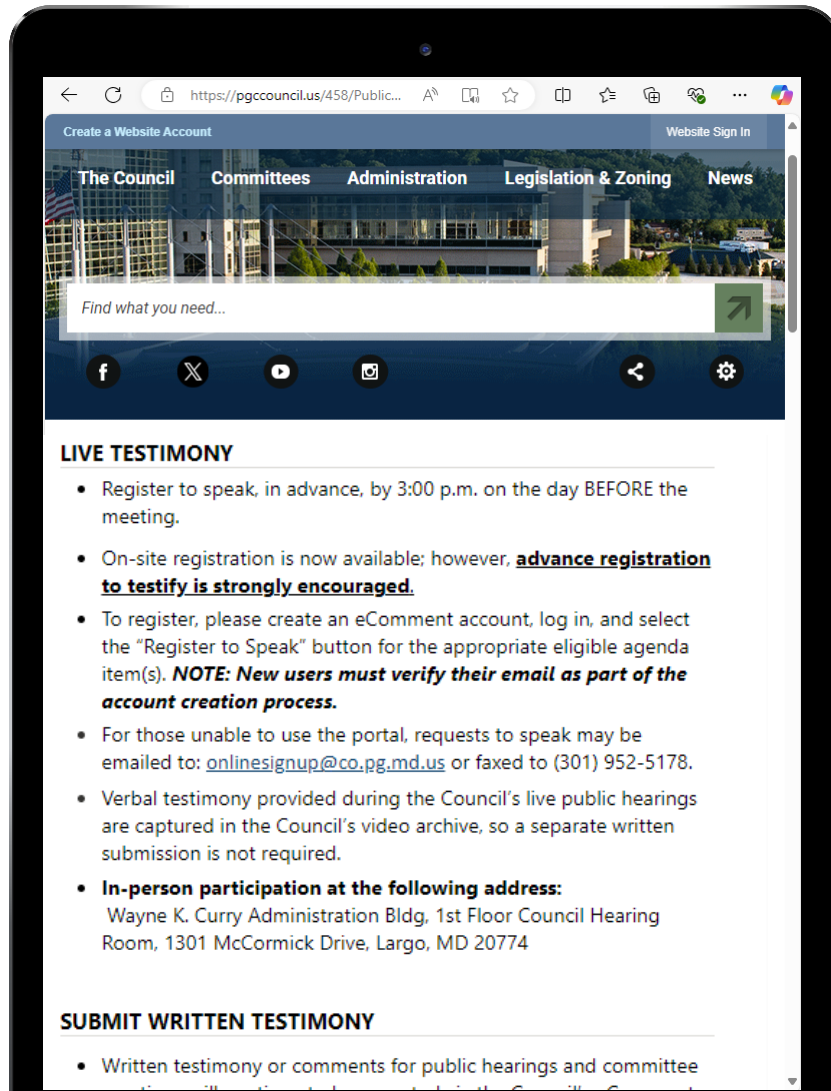
Next Steps & Schedule

Tentative Schedule



How to Participate

<https://pgccouncil.us/Speak>



Continue Sector Plan Review

This button features a magnifying glass icon on an orange background and the text 'Continue Sector Plan Review' in white on a purple background.

Prepare Testimony

This button features a notepad and pencil icon on an orange background and the text 'Prepare Testimony' in white on a tan background.

Submit Testimony

This button features an envelope icon on an orange background and the text 'Submit Testimony' in white on a dark green background.

Contact Information



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Visit project website for updates pgplan.org/porttowns

Project Email porttowns@ppd.mncppc.org

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