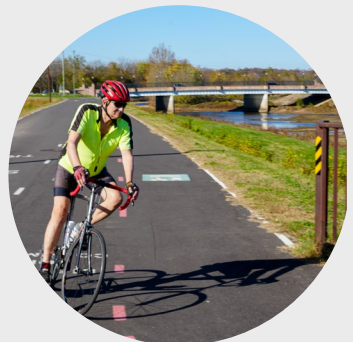




# PORT TOWNS

SECTOR PLAN AND SECTIONAL MAP  
AMENDMENT

# Joint Public Hearing



JPH Date: 05/11/2026



# Summary

**01.**

Project  
Background

**02.**

Sector Plan  
Recommendations

**03.**

Sectional Map  
Amendment

**04.**

Implementation  
Opportunities

**05.**

Implementing  
the Plan

**06.**

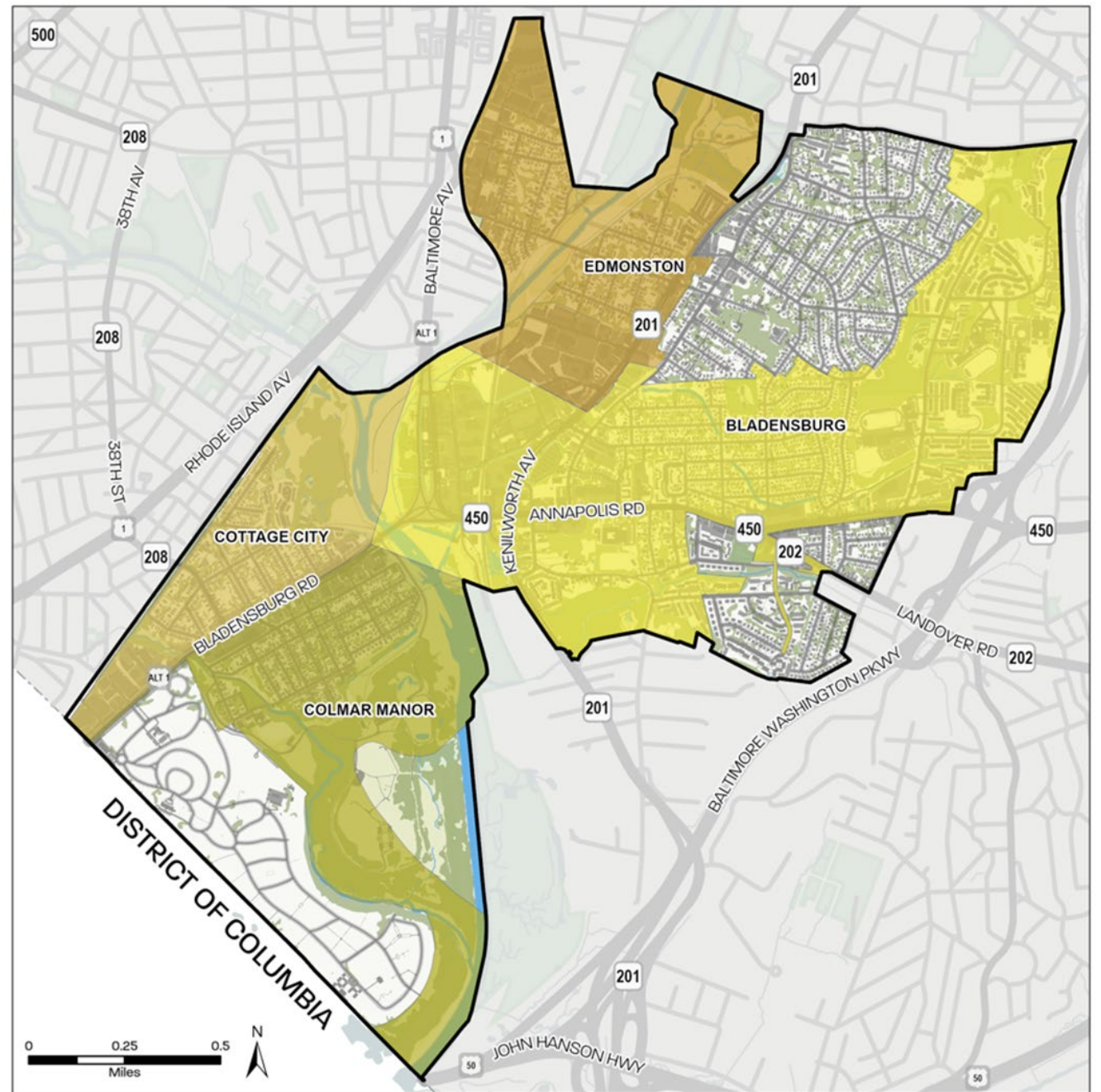
Next Steps &  
Schedule

# Project Background

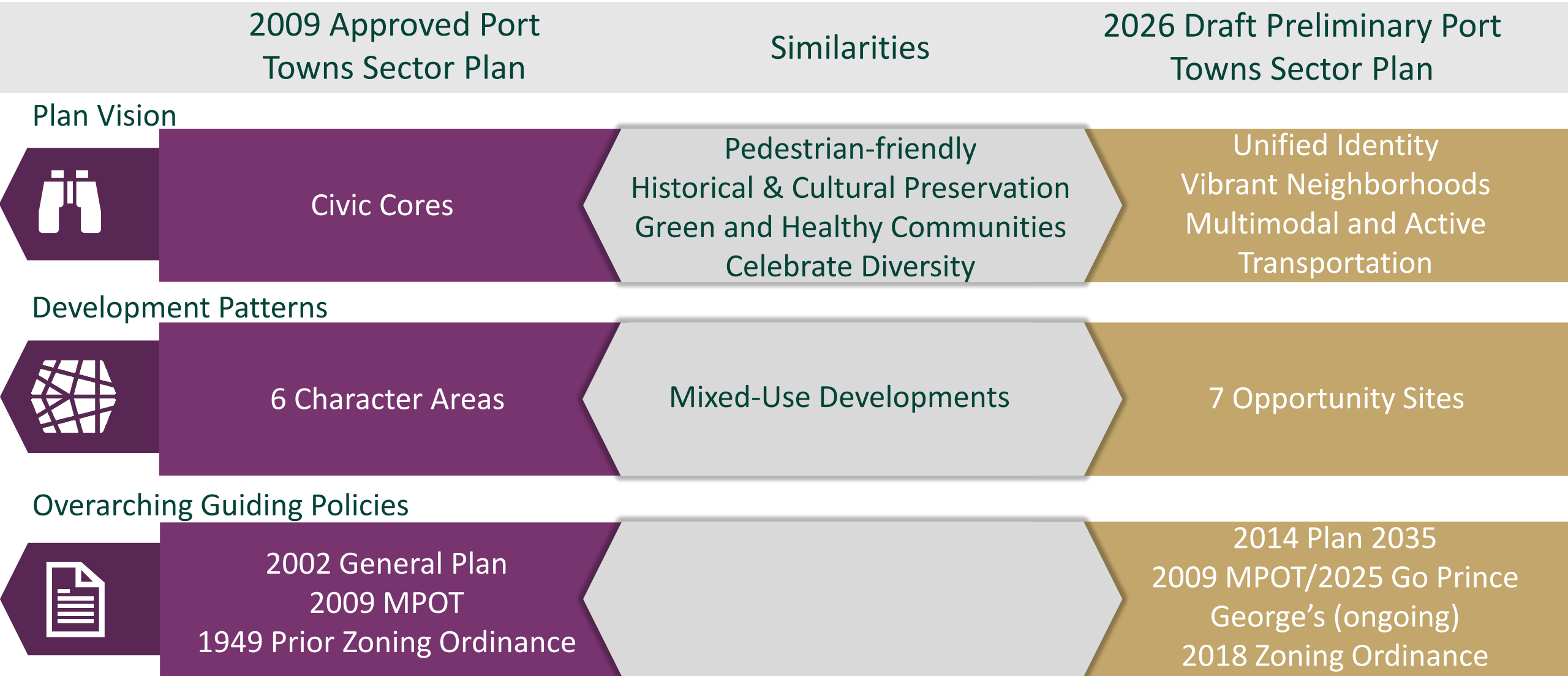
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# Sector Plan Area

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



# Overview of Changes



# Community Engagement Summary

## Milestone Events



Town Hall  
*Dec. 2023*



Open House  
*March 2023*



Workshop  
*June 2024*



Open House/  
Workshop  
*Sept. 2024*



**2**  
Steering  
Committee  
Meetings



**8**  
Municipal  
Briefings



**52**  
Stakeholder  
Meetings



**2**  
Pop-Ups



**6**  
Focus Groups



**3**  
Youth Events



**1**  
Walk Audit



**15**  
Community  
Events

# Community Engagement

2023

2024



Community Events



Youth Outreach



Focus Groups



Milestone Events



# 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.

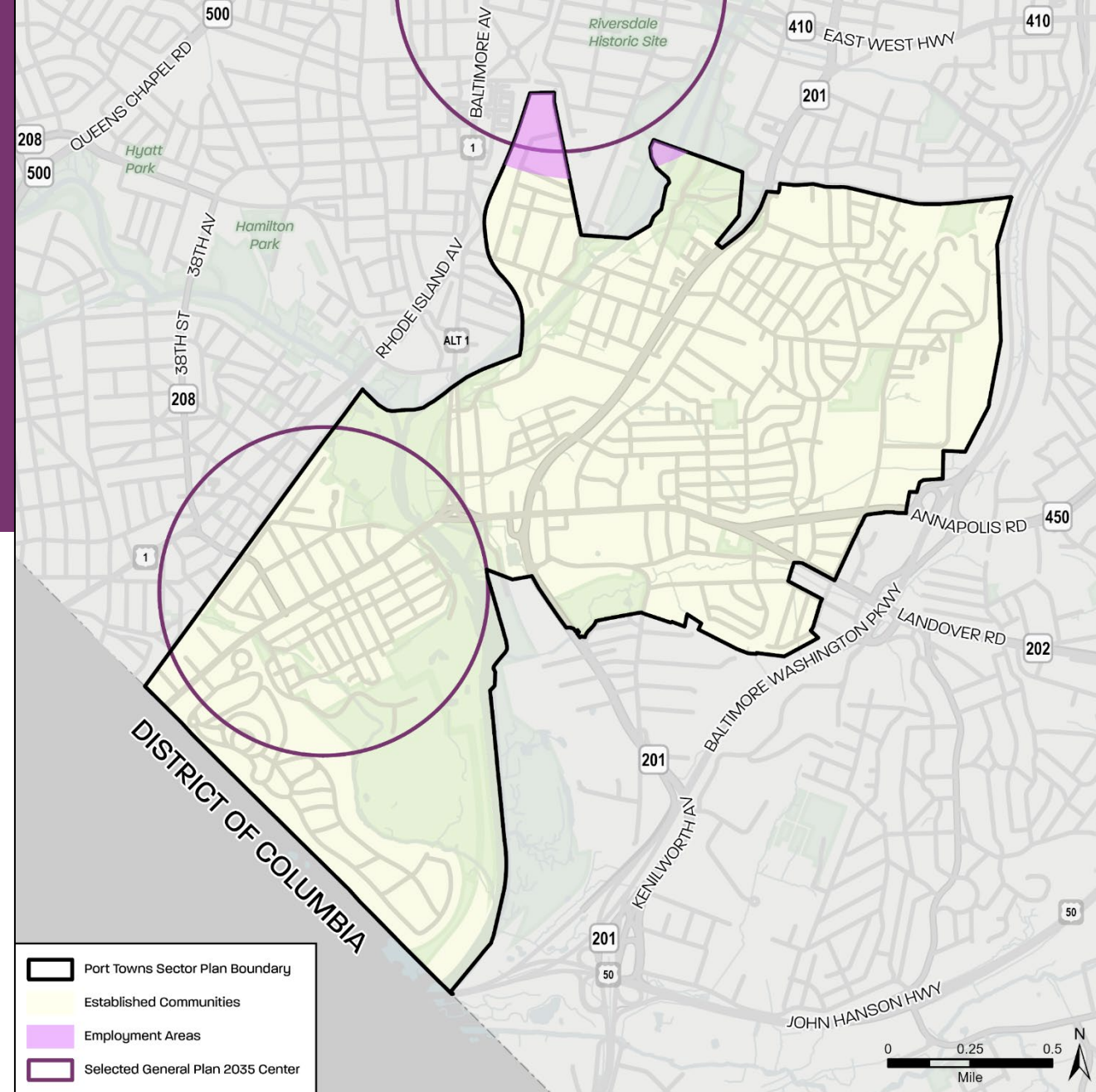
# Defining the Neighborhood Center Boundary

## What We Heard

Favorite places include Waterfront Park, Local Restaurants, Library

Small Town feel / compatible design

Wants walkable, connected, mixed use



# 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

More green spaces

Transform/Reimagine industrial areas



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

\* 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



# Housing and Neighborhoods

## 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

\* 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.



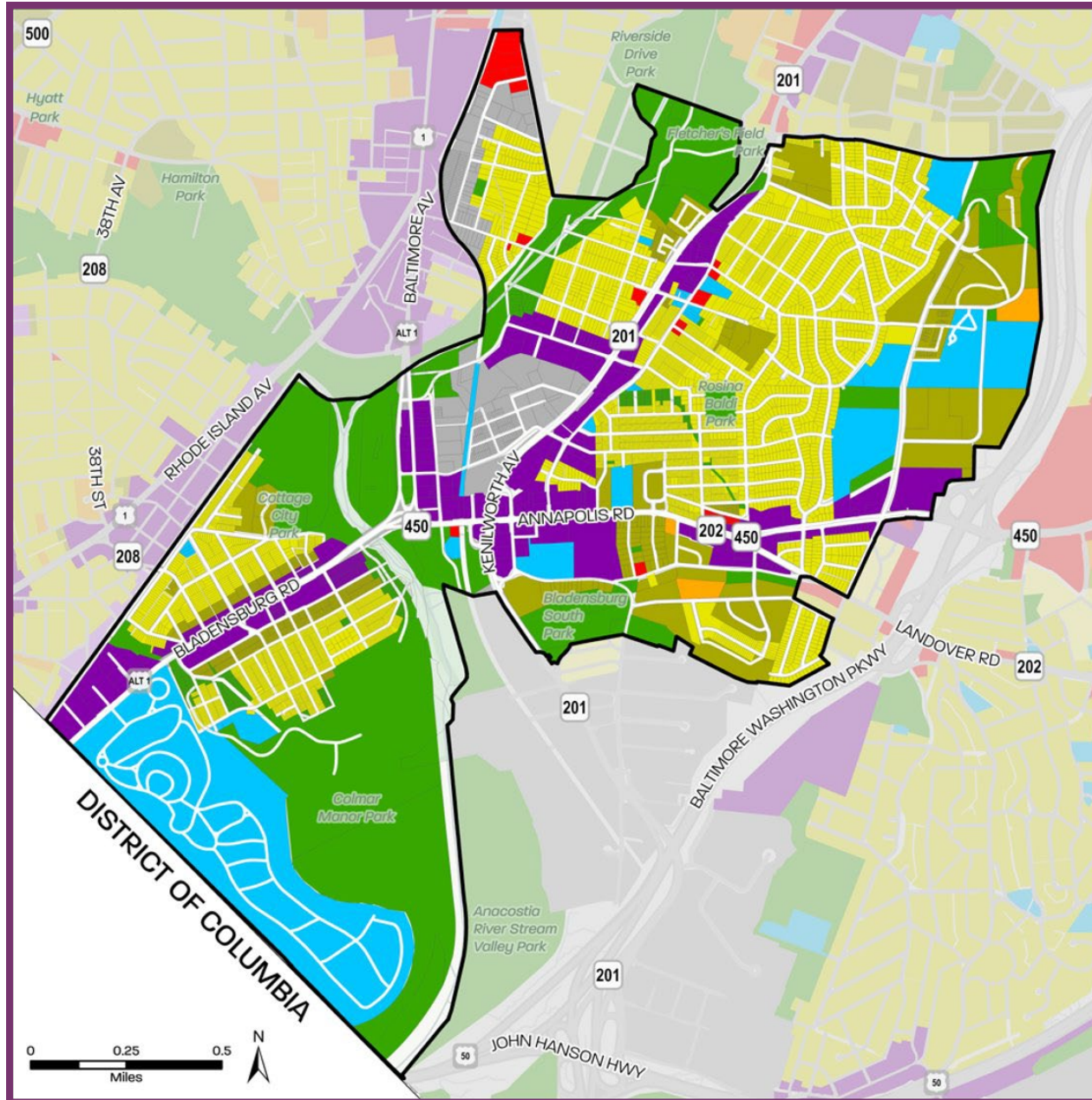
## LAND USE



## 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



## WHAT WE HEARD

Promote green, complete, connected streets

Pedestrian safety for school children

Auto-oriented



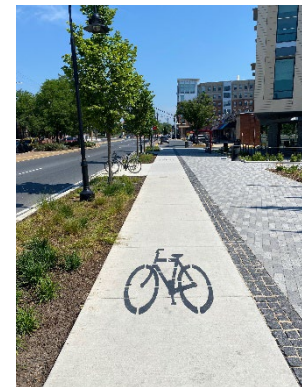
Fragmented and narrow sidewalks

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.



# Healthy Communities

## WHAT WE HEARD

Improve healthcare access and health services

Better access to green space and recreation

More senior services



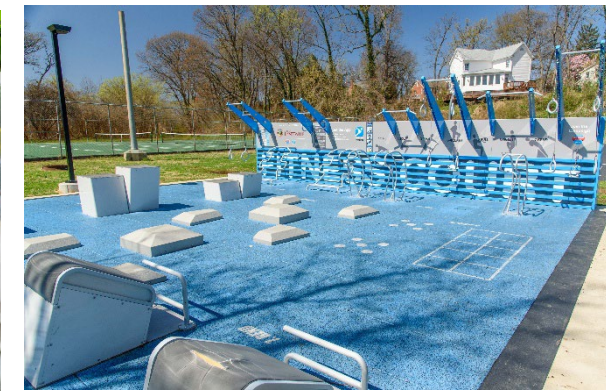
More health and wellness programming

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.



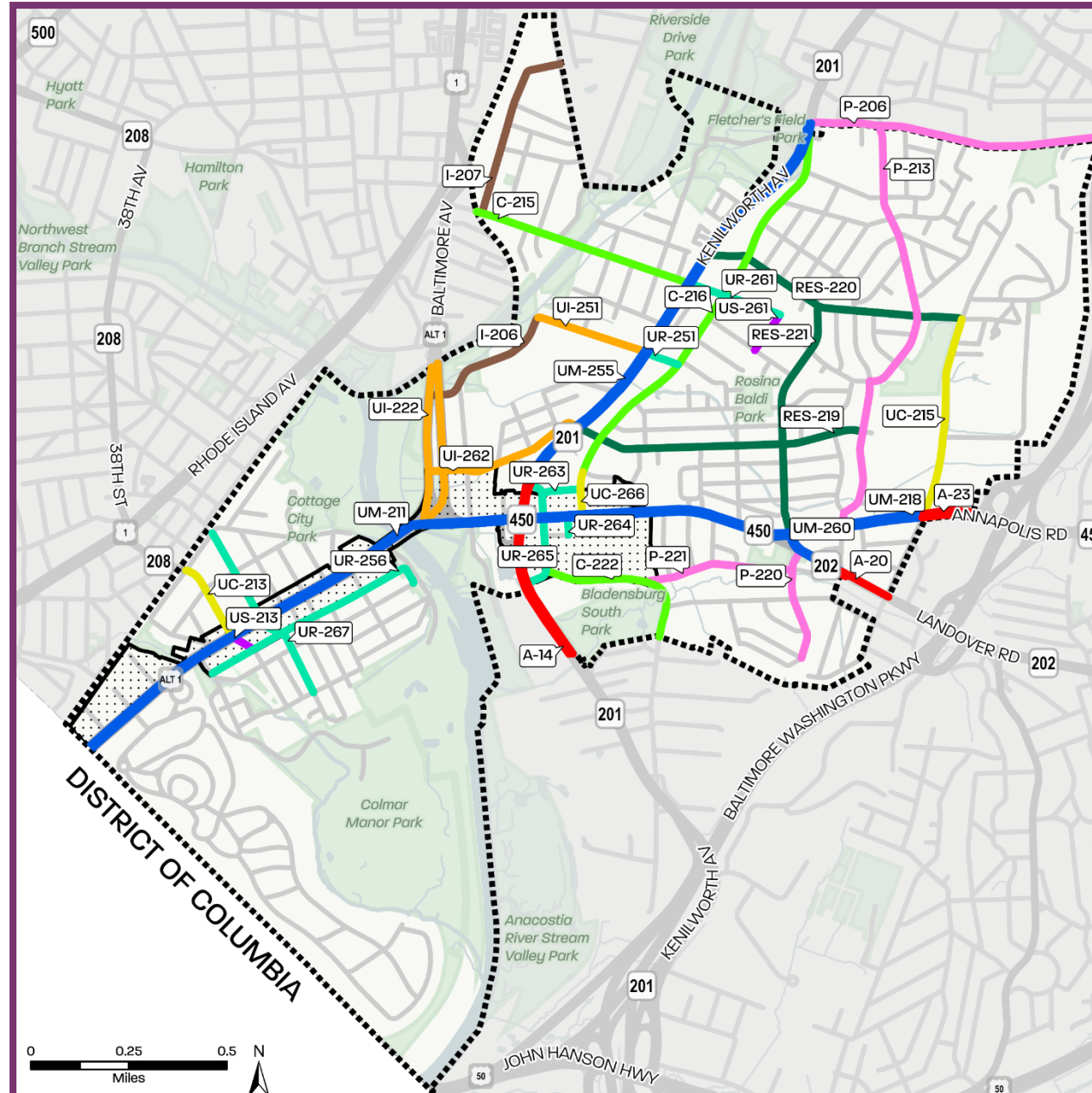
## TRANSPORTATION AND MOBILITY

- » 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



## WHAT WE HEARD

## RECOMMENDATIONS

Plan for climate change

Consistent flooding and lack of help

Improve health of natural environment

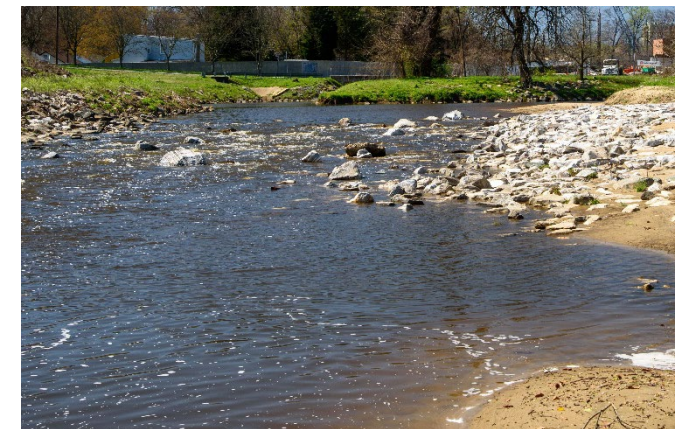
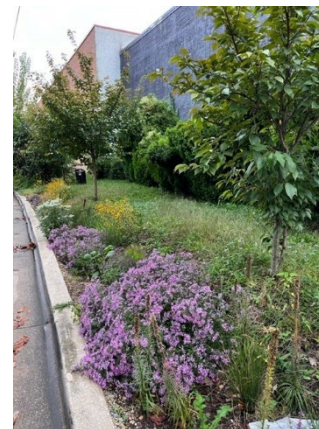


Enjoy proximity to natural areas

Invest in alternative energy and green infrastructure

» Green Infrastructure Investment

» Greenway/Blueway Corridors



Photos by M-NCPPC

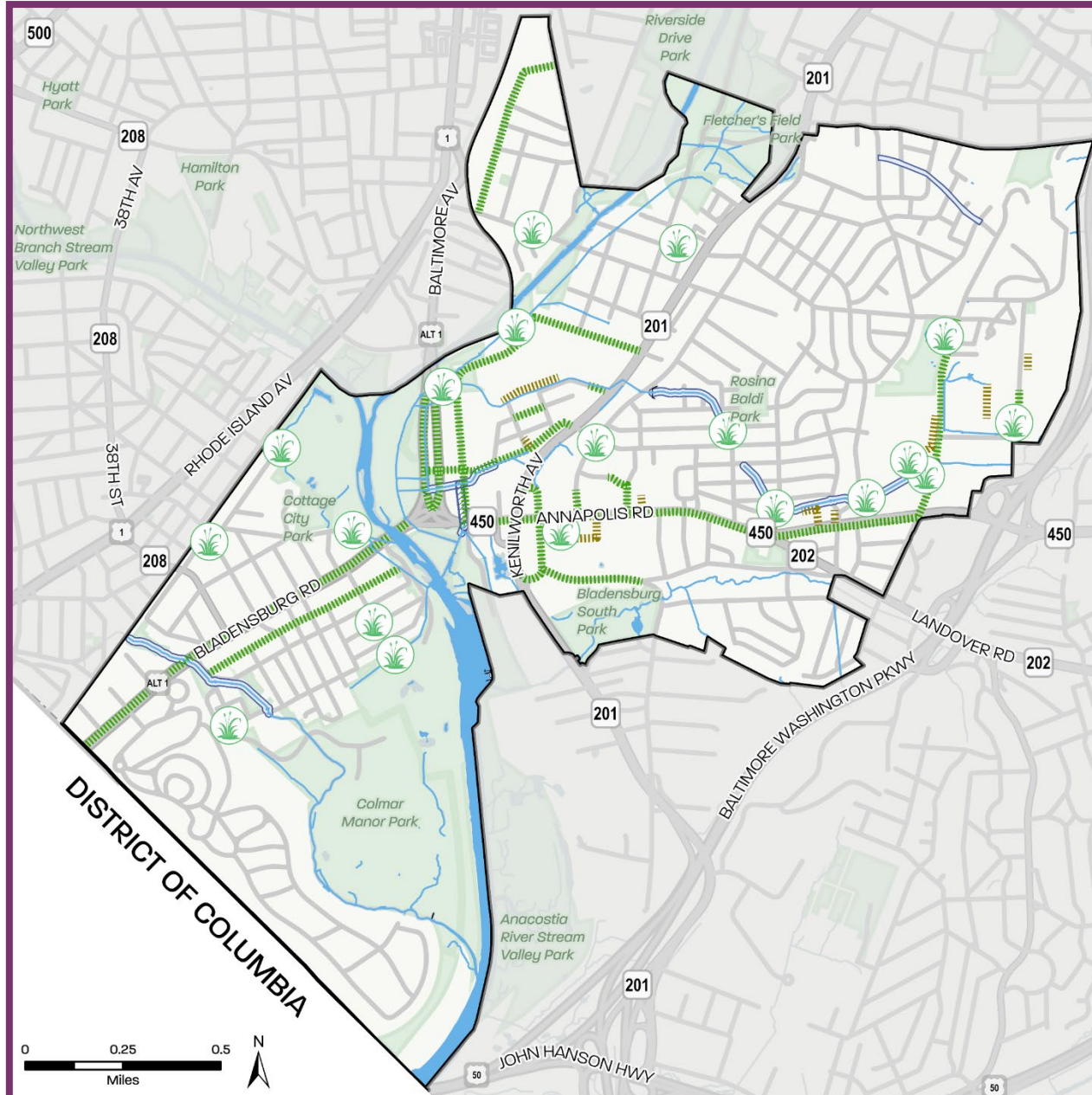
\* What we heard reflects the most frequently repeated responses and/or themes gathered during community engagement. These insights were compiled based on answers to key questions asked throughout the planning processes.



## 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



# Public Facilities

## WHAT WE HEARD

More community events (festivals, parades)

Better public services (police, recycling, education)



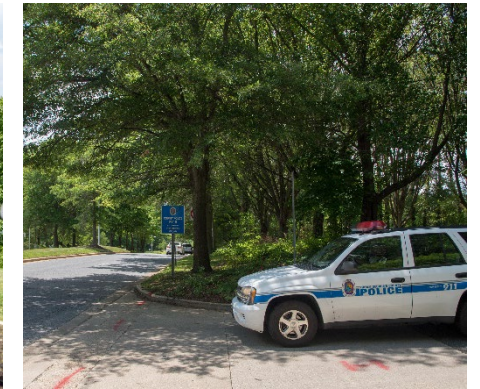
Parks and playgrounds matter

Improved public facilities (pools, centers, dog parks)

## RECOMMENDATIONS

» Expand Public Facilities

» Continue Emergency Service Planning



Photos by M-NCPPC

\* 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, and Design

## 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

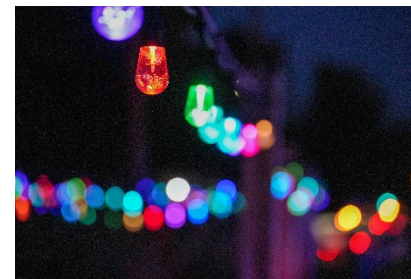
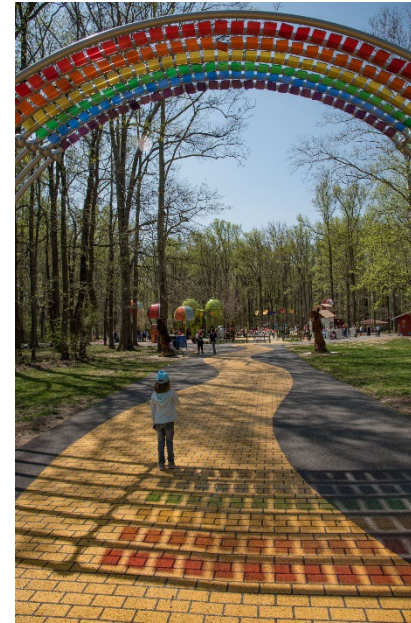


Better wayfinding for landmarks

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.



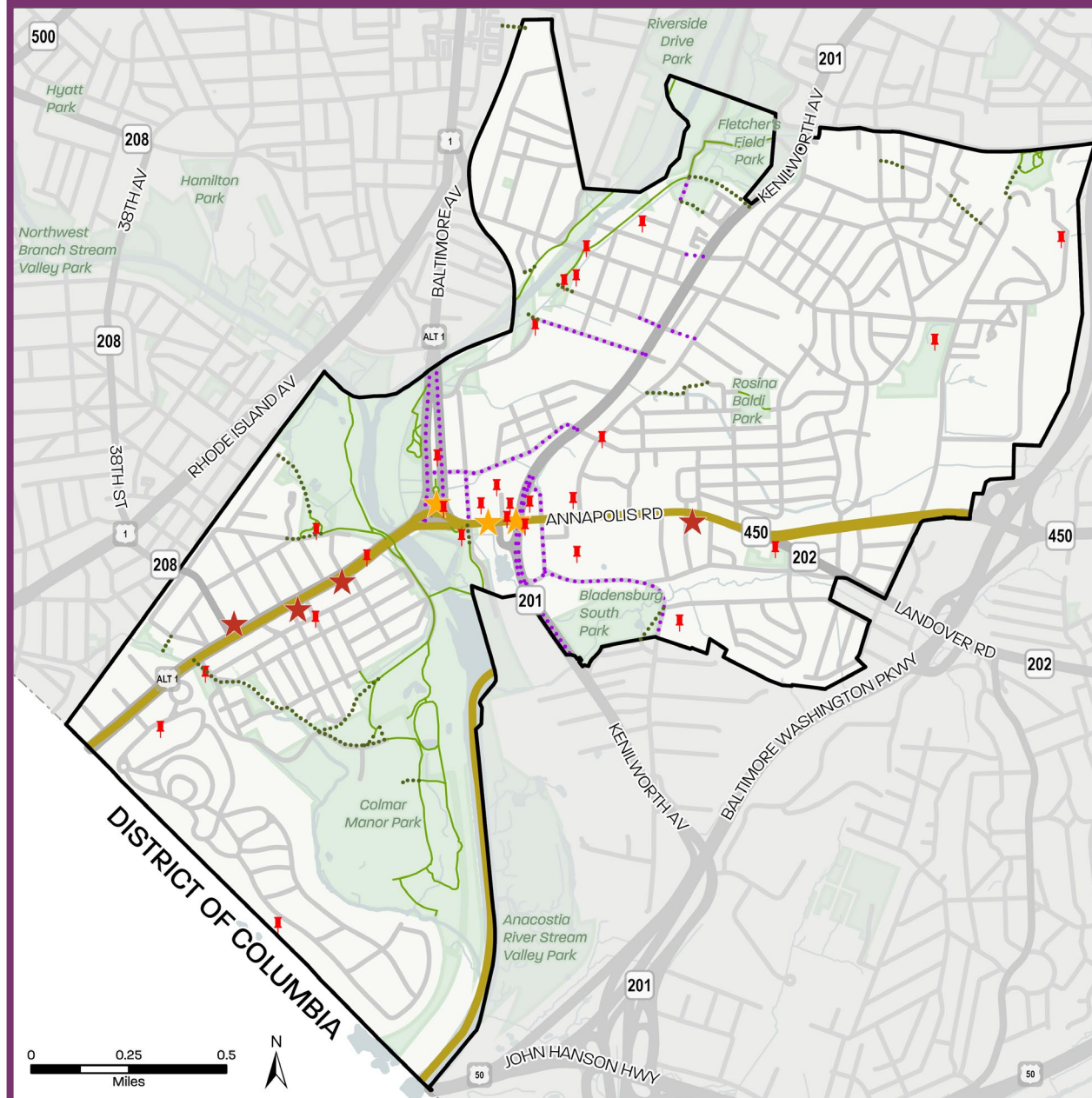
## COMMUNITY HERITAGE, CULTURE, & DESIGN

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



## PLACEMAKING

- » Destination Branding
- » Identify sites for future initiatives



## Placemaking Opportunities and Significant Locations

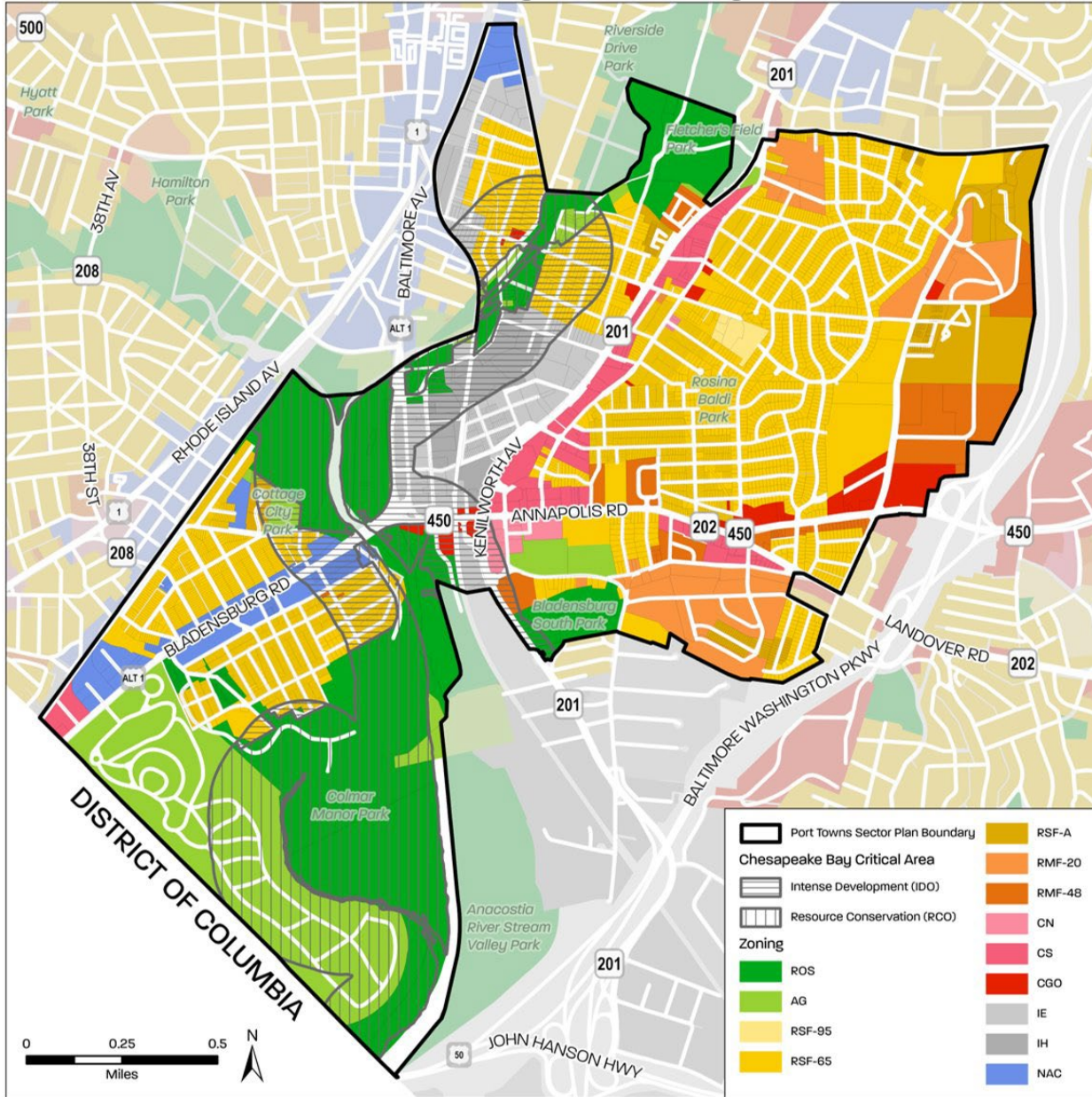
### Map Legend

- 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

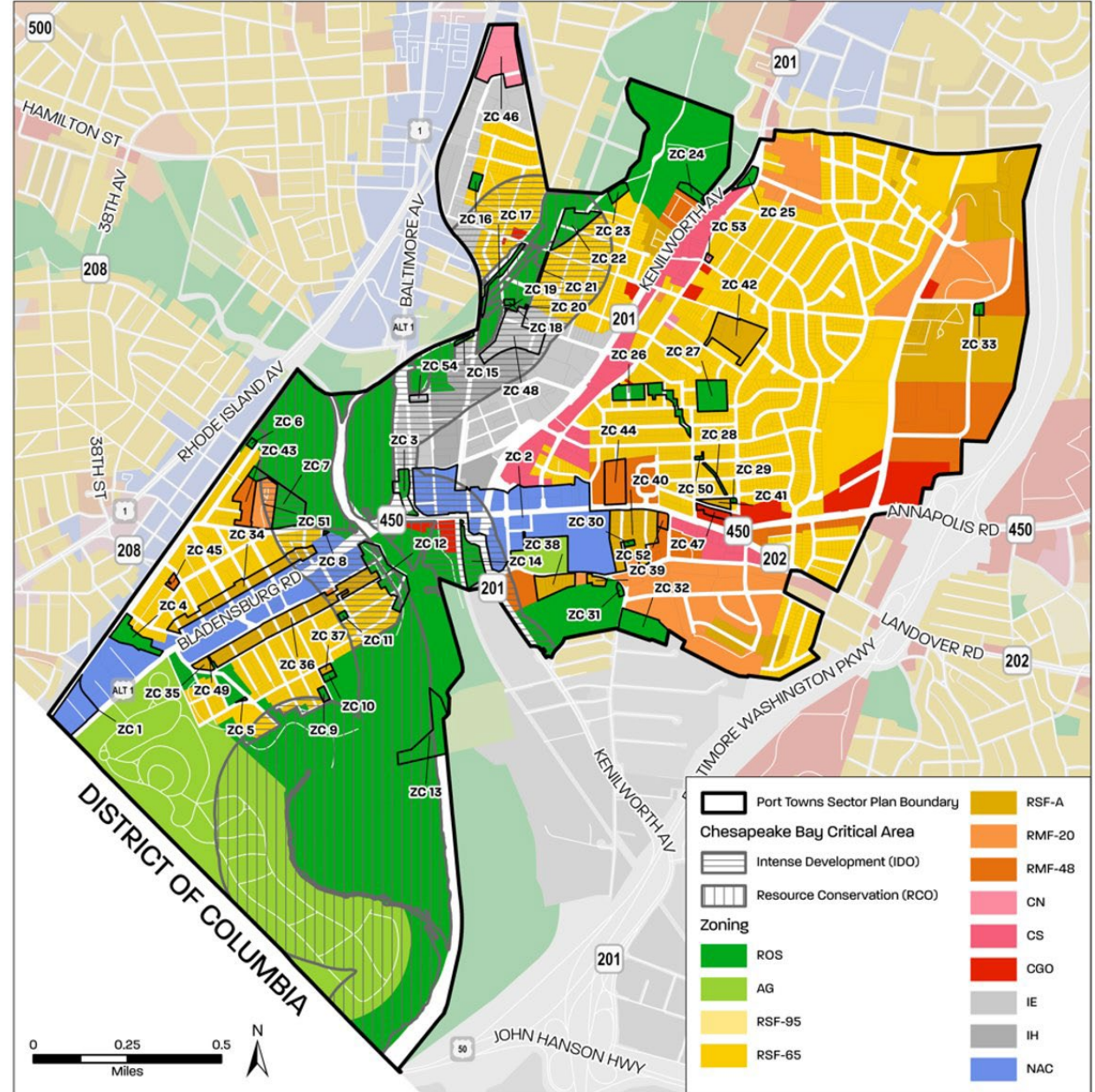
# Sectional Map Amendment

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# Existing Zoning

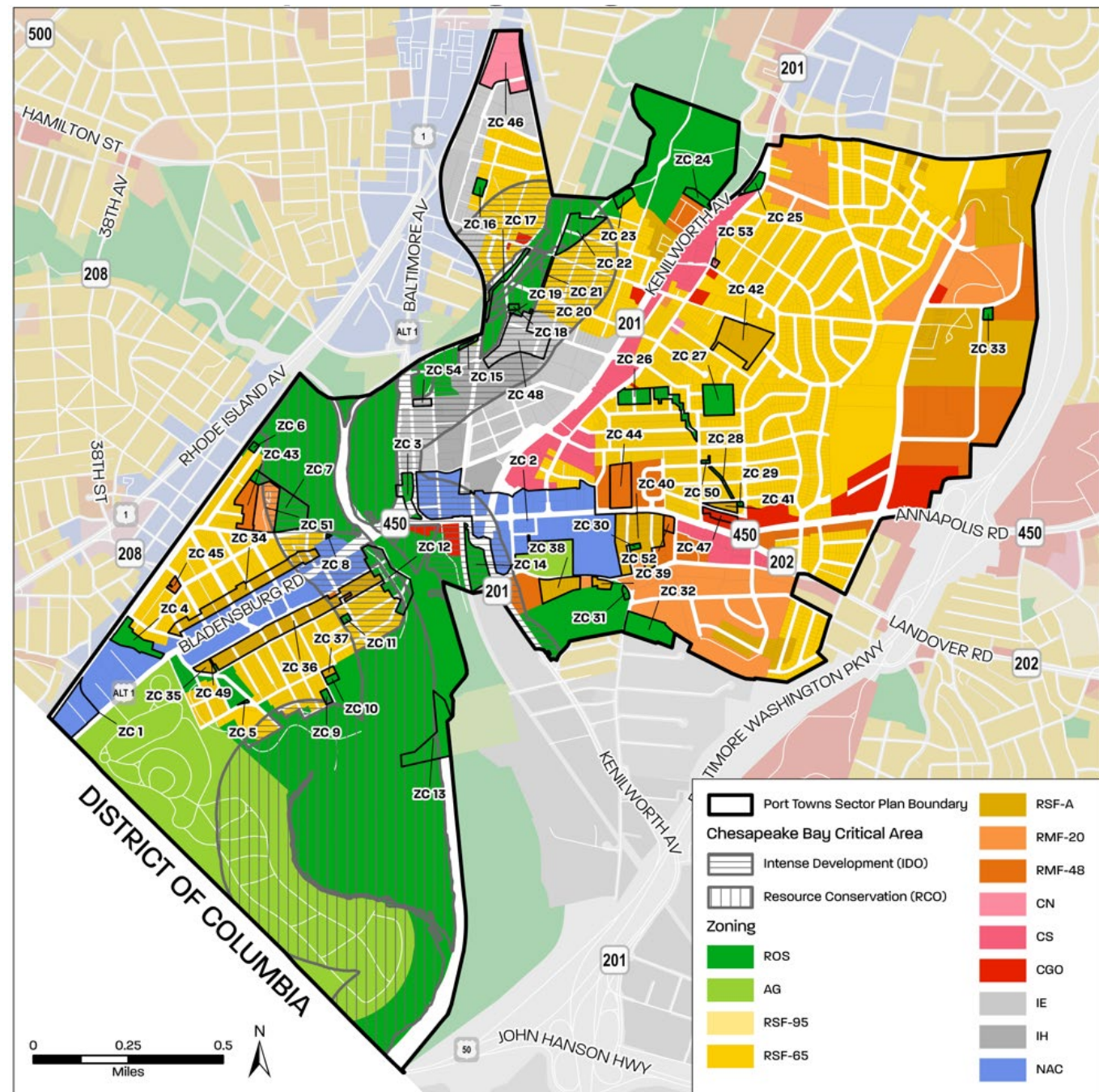


# Proposed Zoning





- » Proposed 54 zoning changes covering approximately 168 acres of land
- » Necessary to implement plan's vision and recommendations
- » Support and facilitate the development of opportunity sites

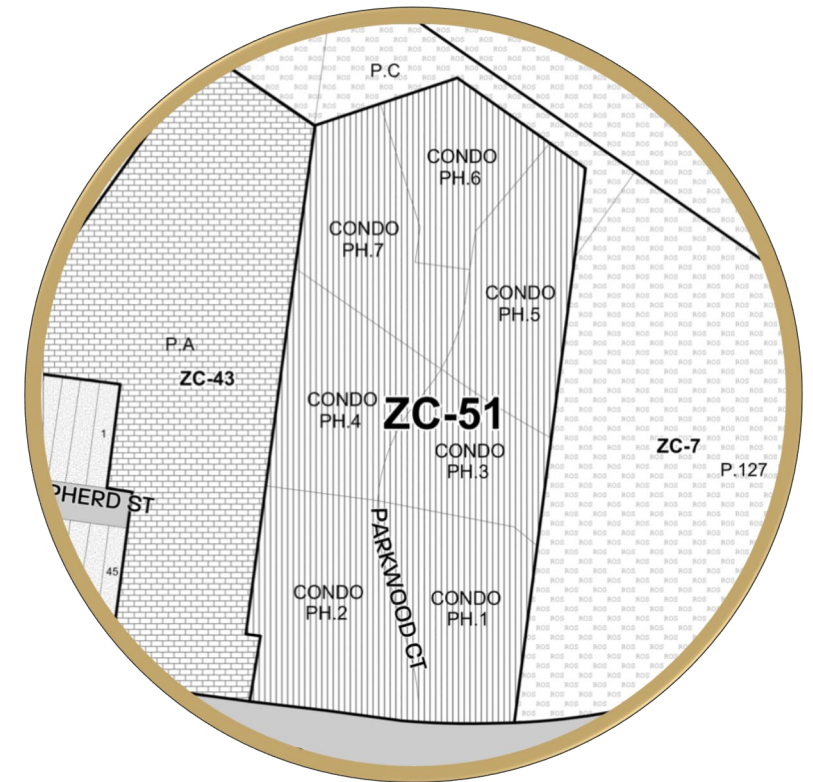


# Additional Information/Recommended Change

- » ZC 51 recommends changing the zoning from RSF-A Zone to RMF-20 Zone to preserve the existing use.
- » Since this proposal, changes to the Zoning Ordinance have made the current use and density consistent with the existing zone, making the SMA request unnecessary.



Photo by M-NCPPC



# What might implementation look like?

# OPPORTUNITY SITES

**SITE A:** Port Towns Shopping Center

**SITE B:** Buchanan Street Industrial Area

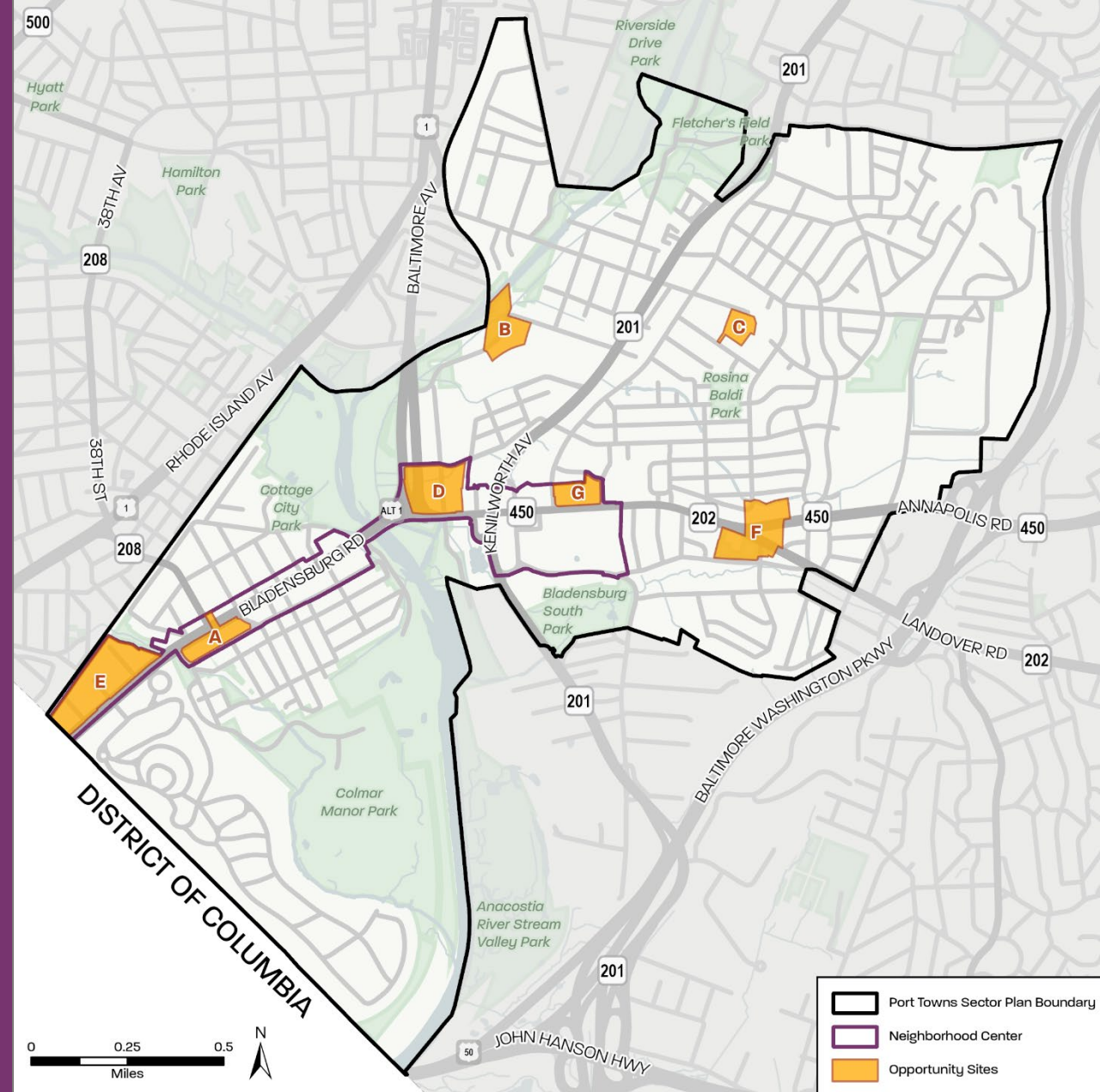
**SITE C:** Residential Infill Along Decatur Street

**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



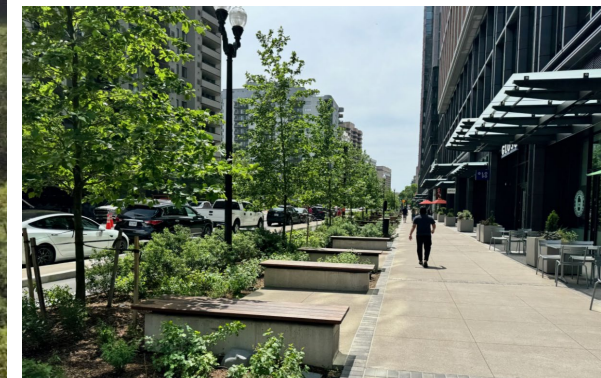
- Address: 3601 and 3800 Bladensburg Road
- Area: 5.14 acres
- Located **inside** the Neighborhood Center Boundary
- Current Zoning: NAC
- Proposed Zoning: No Change

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



This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

# SITE A: THE PORT COLLECTIVE

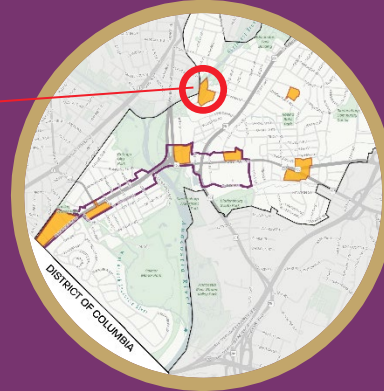


This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

Rendering by IFMM | Photos by M-NCPPC and RHI

# 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

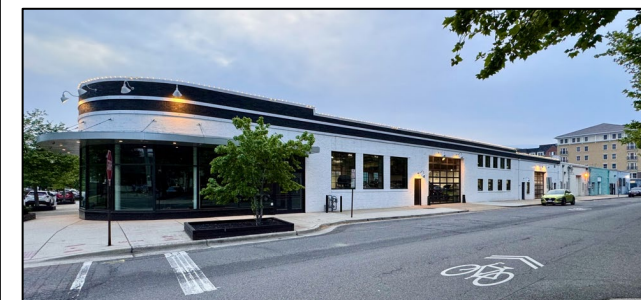
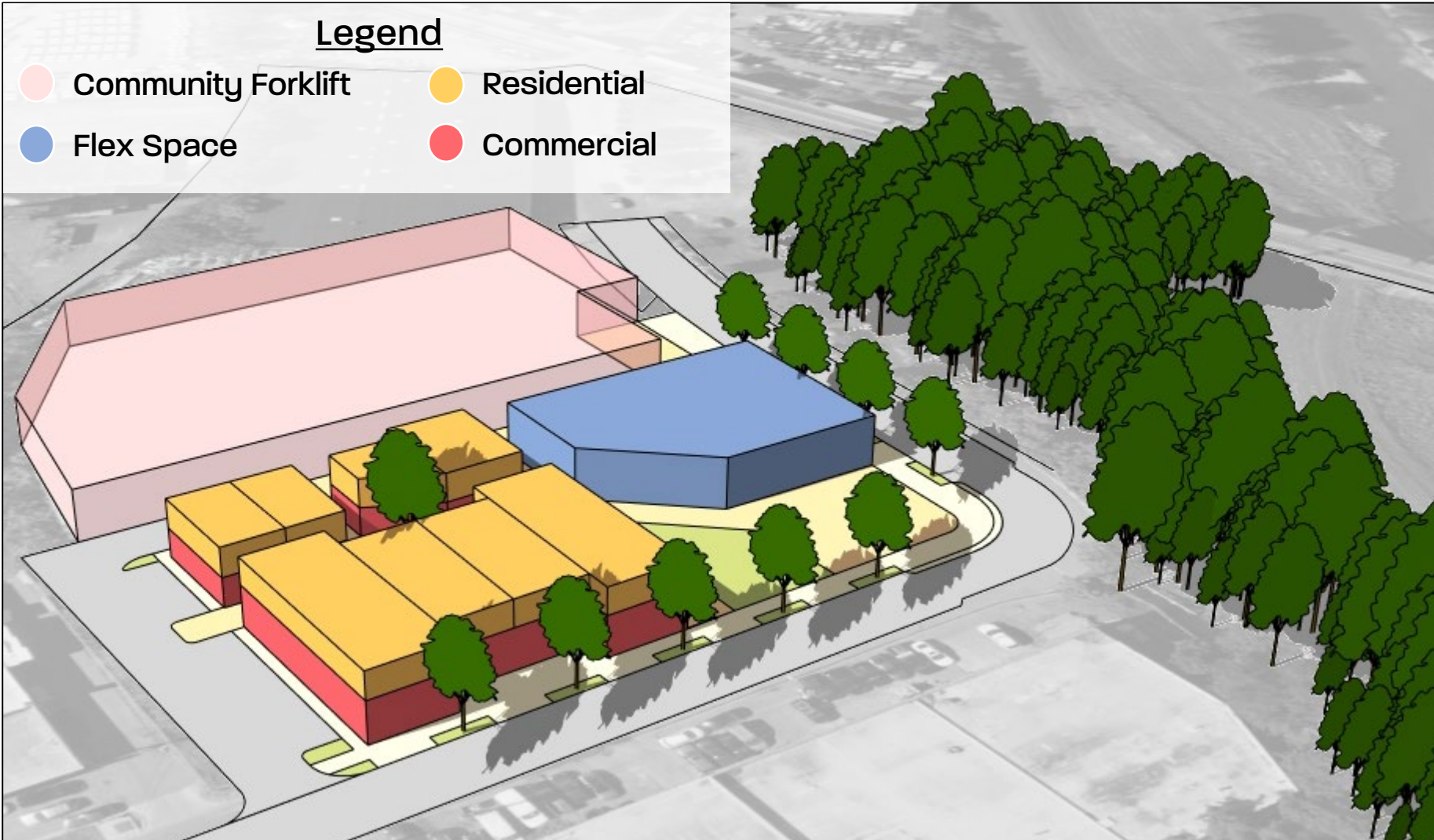


This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

# SITE B: MAKER DISTRICT

## Legend

- Community Forklift
- Residential
- Flex Space
- Commercial

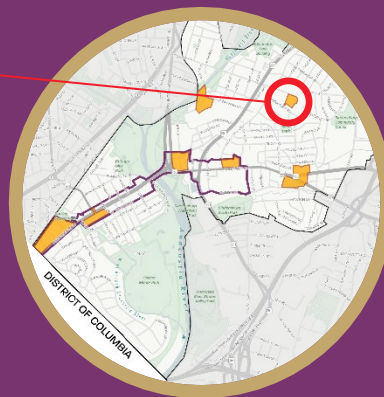


This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

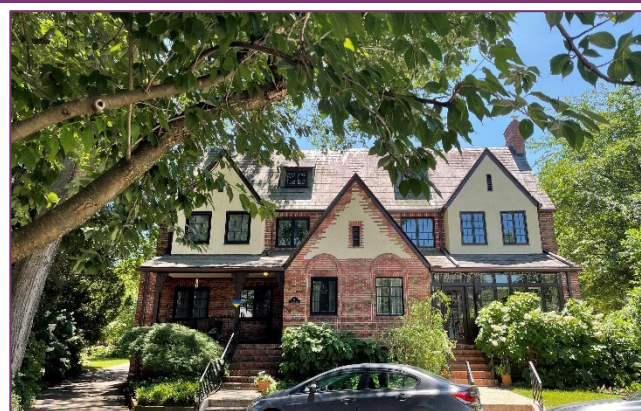
Illustration by RHI | Photos by M-NCPPC and RHI



# SITE C: RESIDENTIAL INFILL ALONG DECATUR STREET

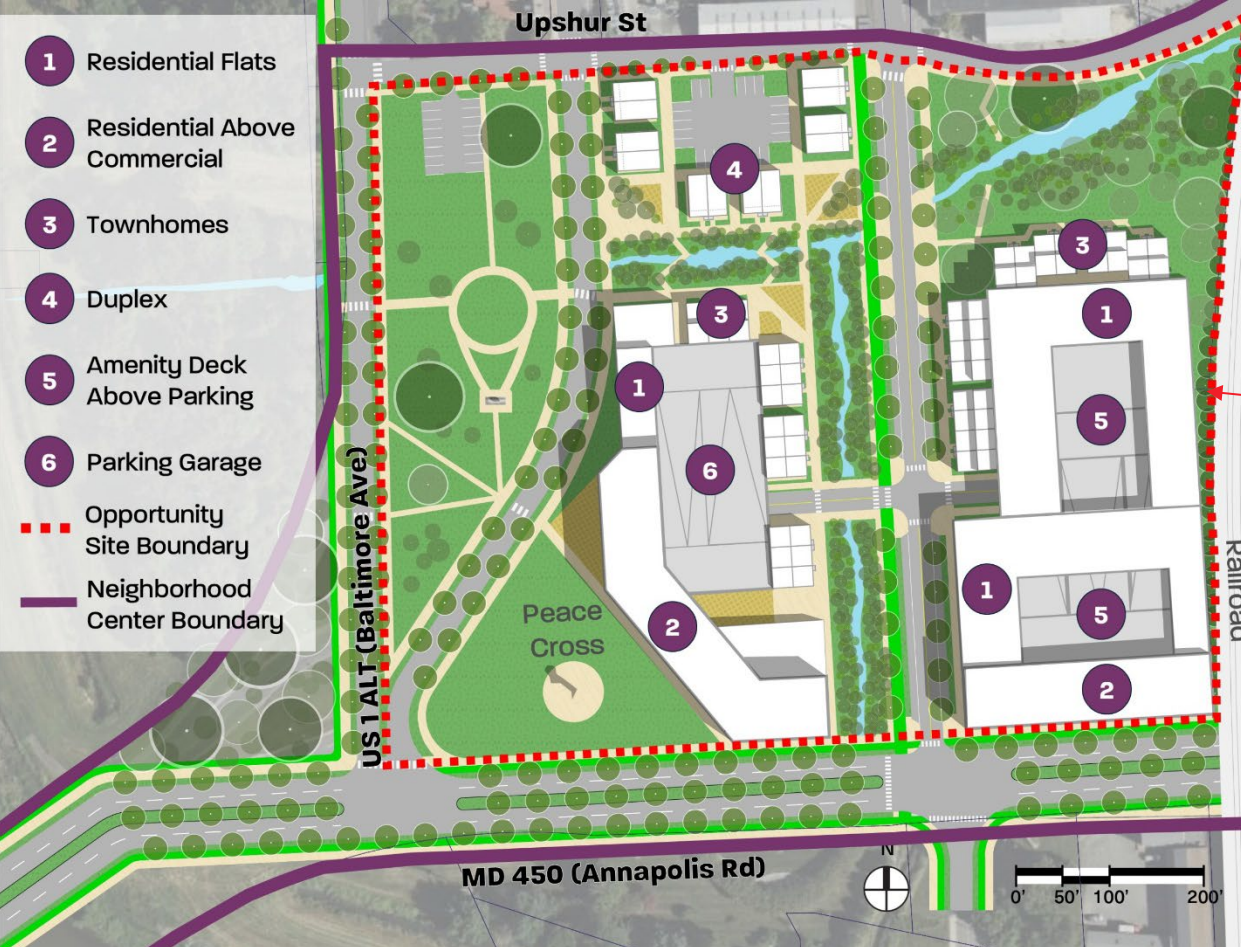


- Address: 5407 Decatur Street
- Area: 3.37 acres
- Located **outside** the Neighborhood Center Boundary
- Current Zoning: RSF-65/RSF-95
- Proposed Zoning: RSF-A

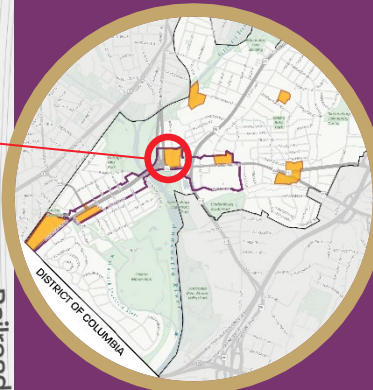


This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

Site Plan by RHI | Photos by M-NCPPC



## 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



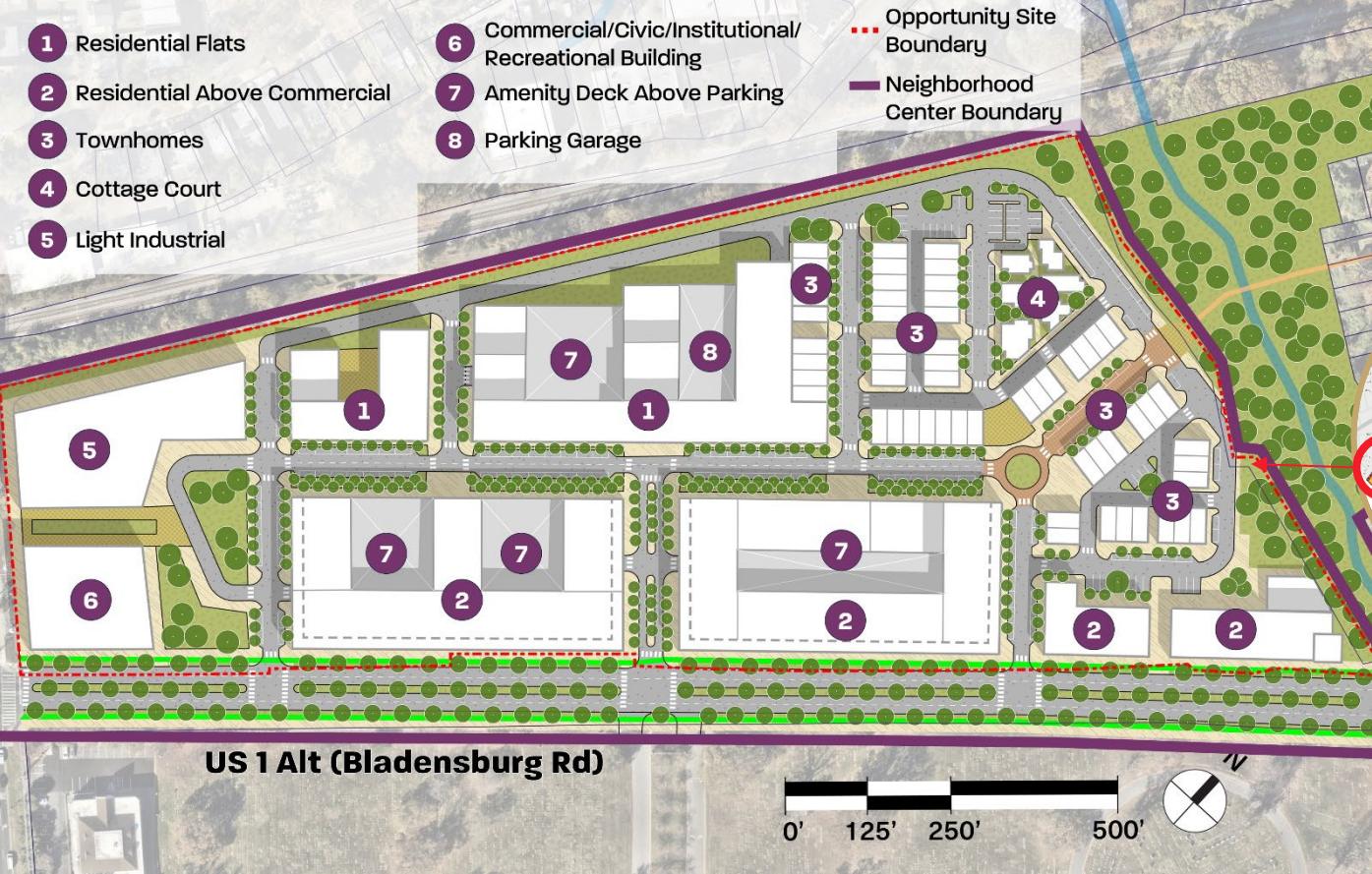
This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

# SITE D: SPONGE CITY



This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

Rendering by IFMM | Photos from RHI



## 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



This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.  
Site Plan by RHI (for illustration purposes only) | Photos by M-NCPPC

# SITE E: PORT TOWNS JUNCTION



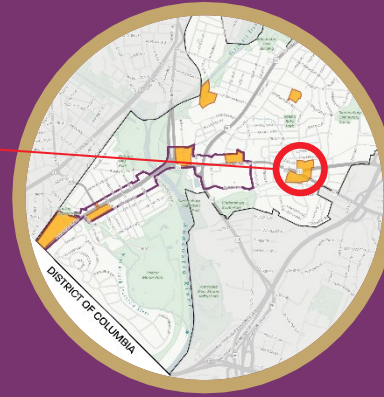
This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

Rendering by IFMM | Photos from RHI



- 1 Residential Flats
- 2 Residential Flats Above Commercial
- 3 Townhomes
- 4 Commercial
- 5 Live-Work
- 6 Parking Garage
- Opportunity Site Boundary

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



This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

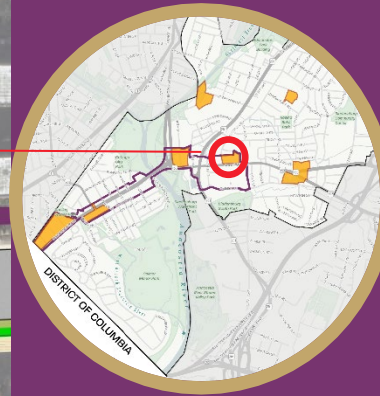
# SITE F: PUBLIC SQUARE GATEWAY



This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

Rendering by IFMM | Photos from RHI

# SITE G: PORT OF BLADENSBURG SHOPPING CENTER



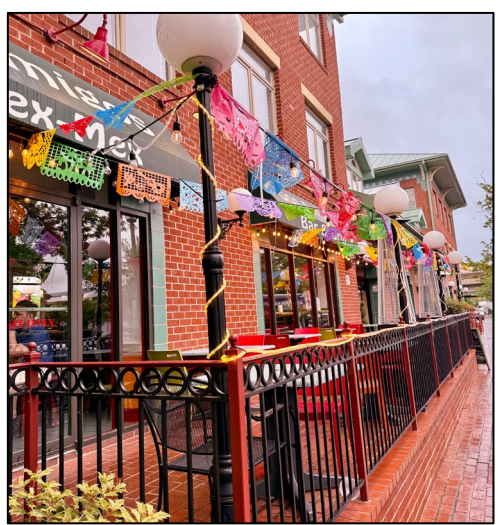
- Address: 4900 Annapolis Road
- Area: 4.74 acres
- Located **inside** the Neighborhood Center Boundary
- Current Zoning: CS and RSF-65
- Proposed Zoning: NAC

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



This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

# SITE G: THE MERCANTILE



This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

Rendering by IFMM | Photos by M-NCPPC and RHI

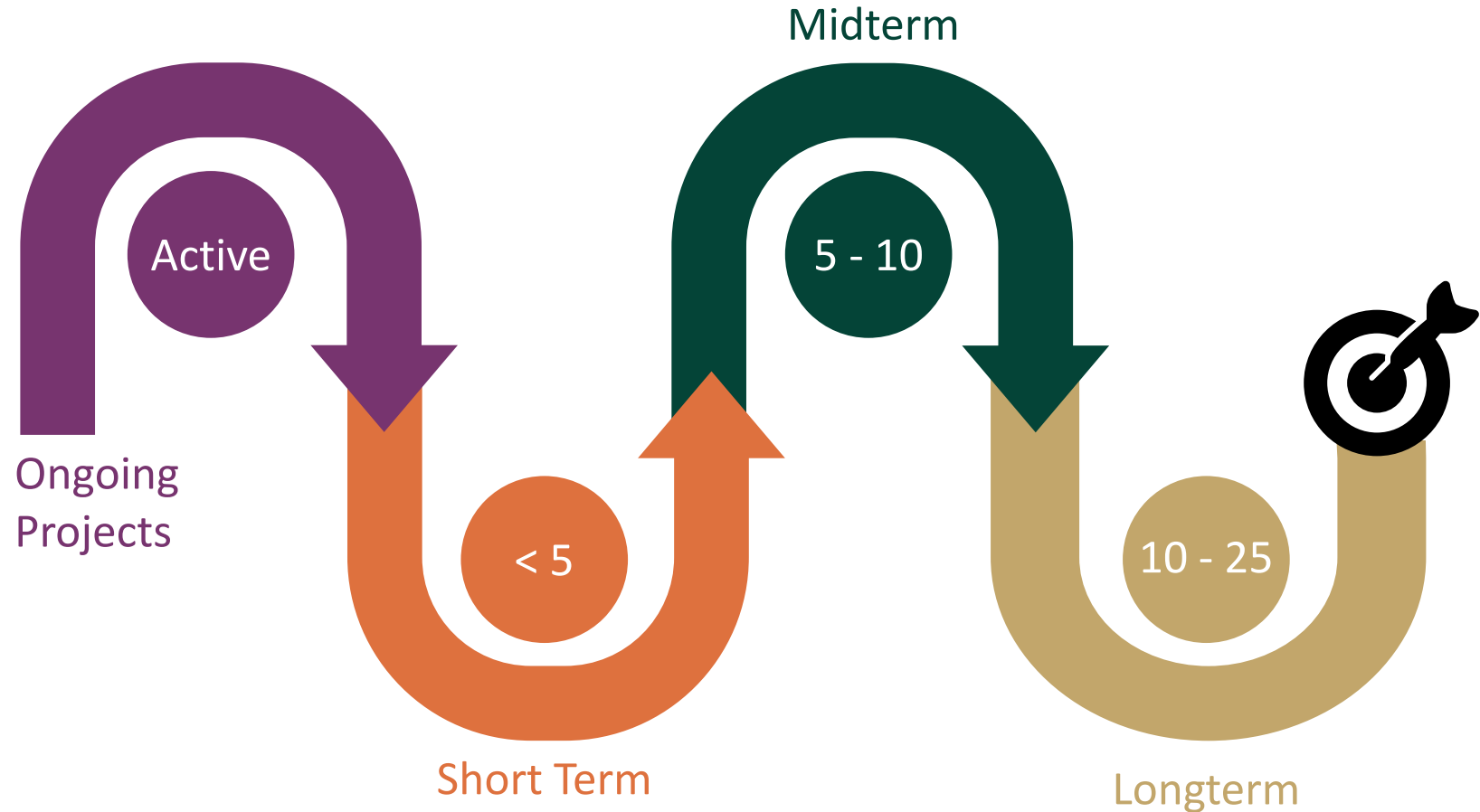
# Implementing the Plan

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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

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# Tentative Schedule



# 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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