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Project
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Sector Plan
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Sectional Map
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04.

Implementation
Opportunities

05.

Implementing
the Plan

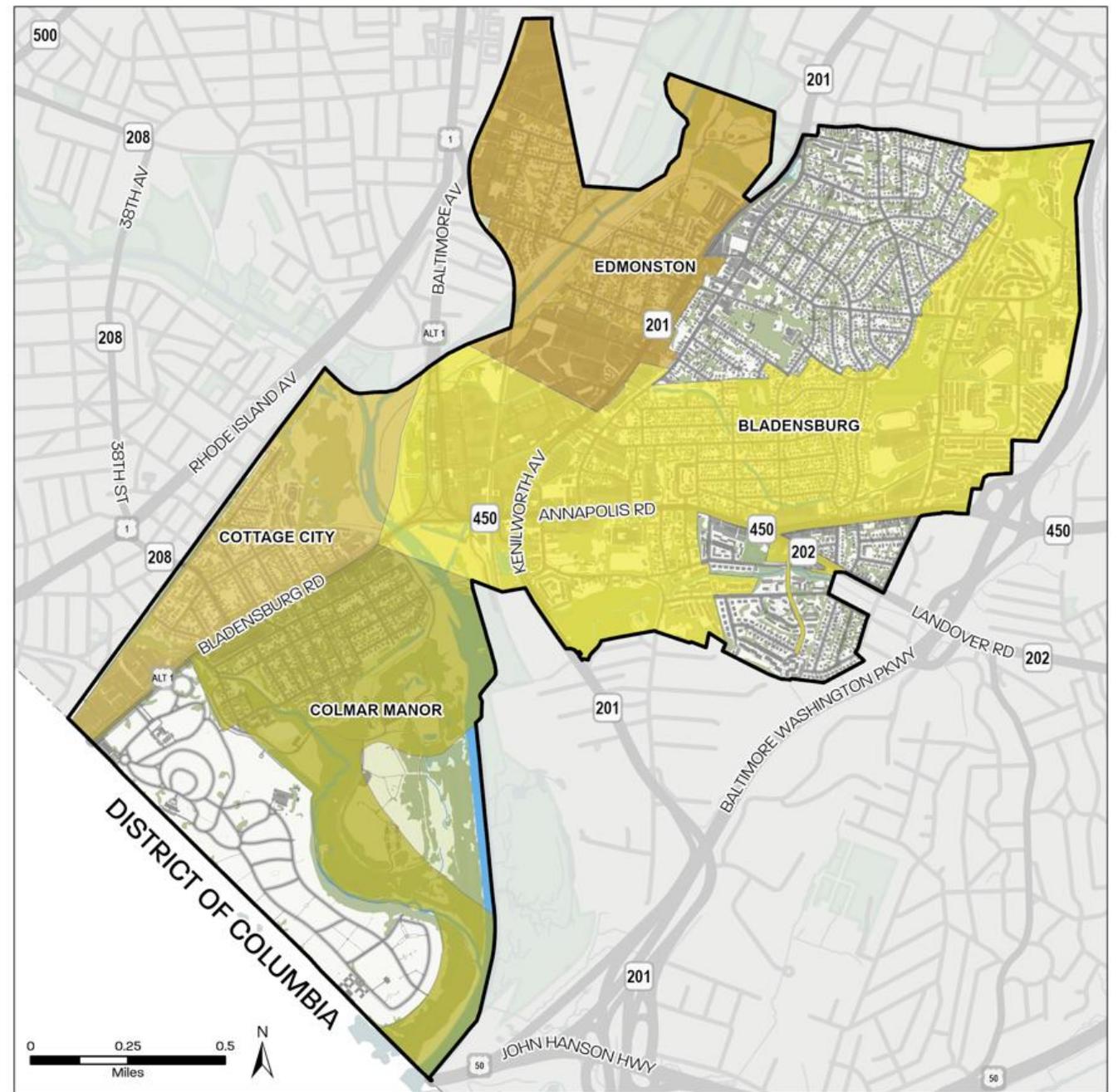
06.

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 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 **multi-modal 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.

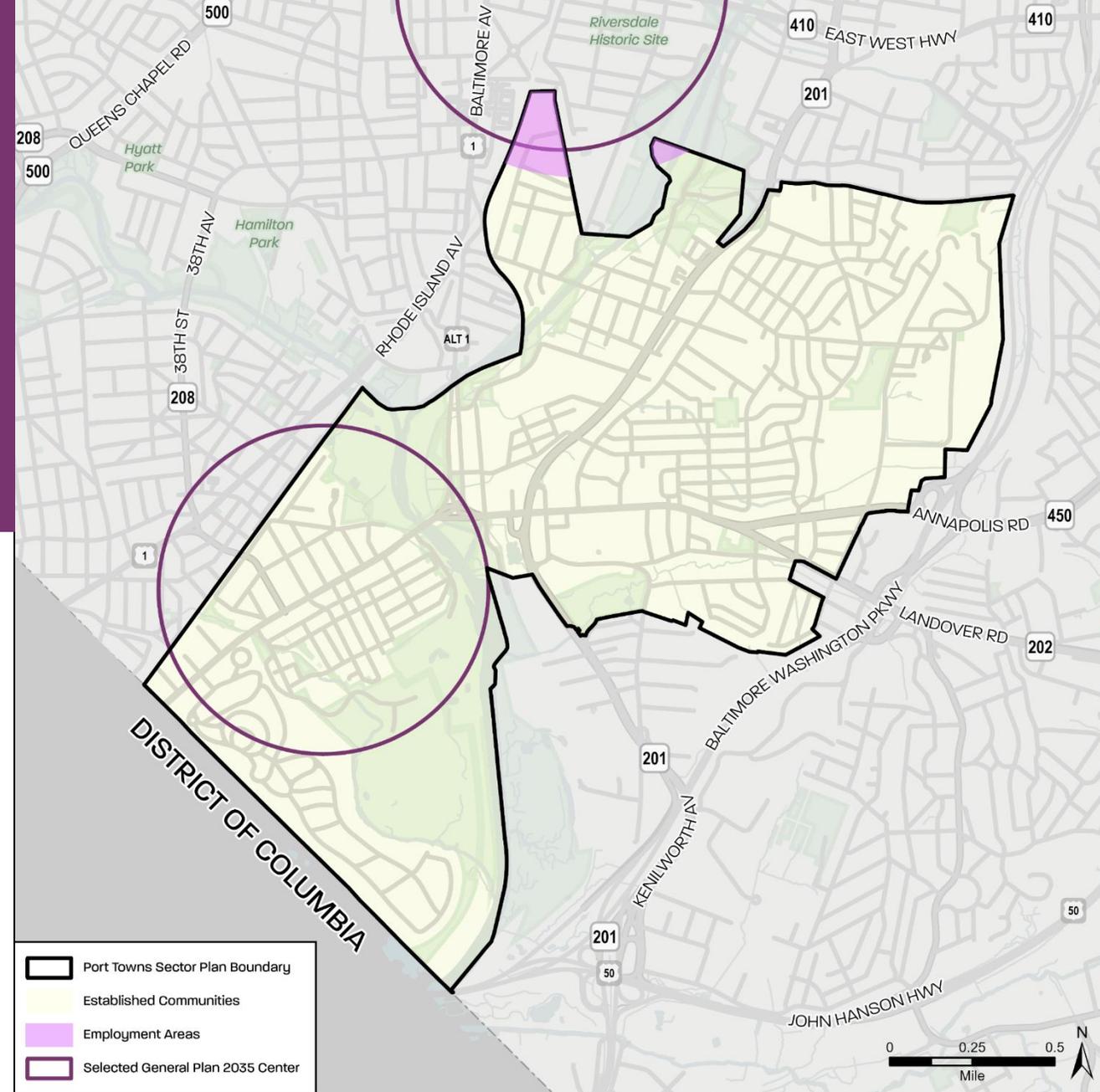
Defining the Neighborhood Center Boundary

What We Heard

Favorite places include Waterfront Park, Local Restaurants, Library

Small Town feel / compatible design

Wants walkable, connected, mixed use



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What We Heard

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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

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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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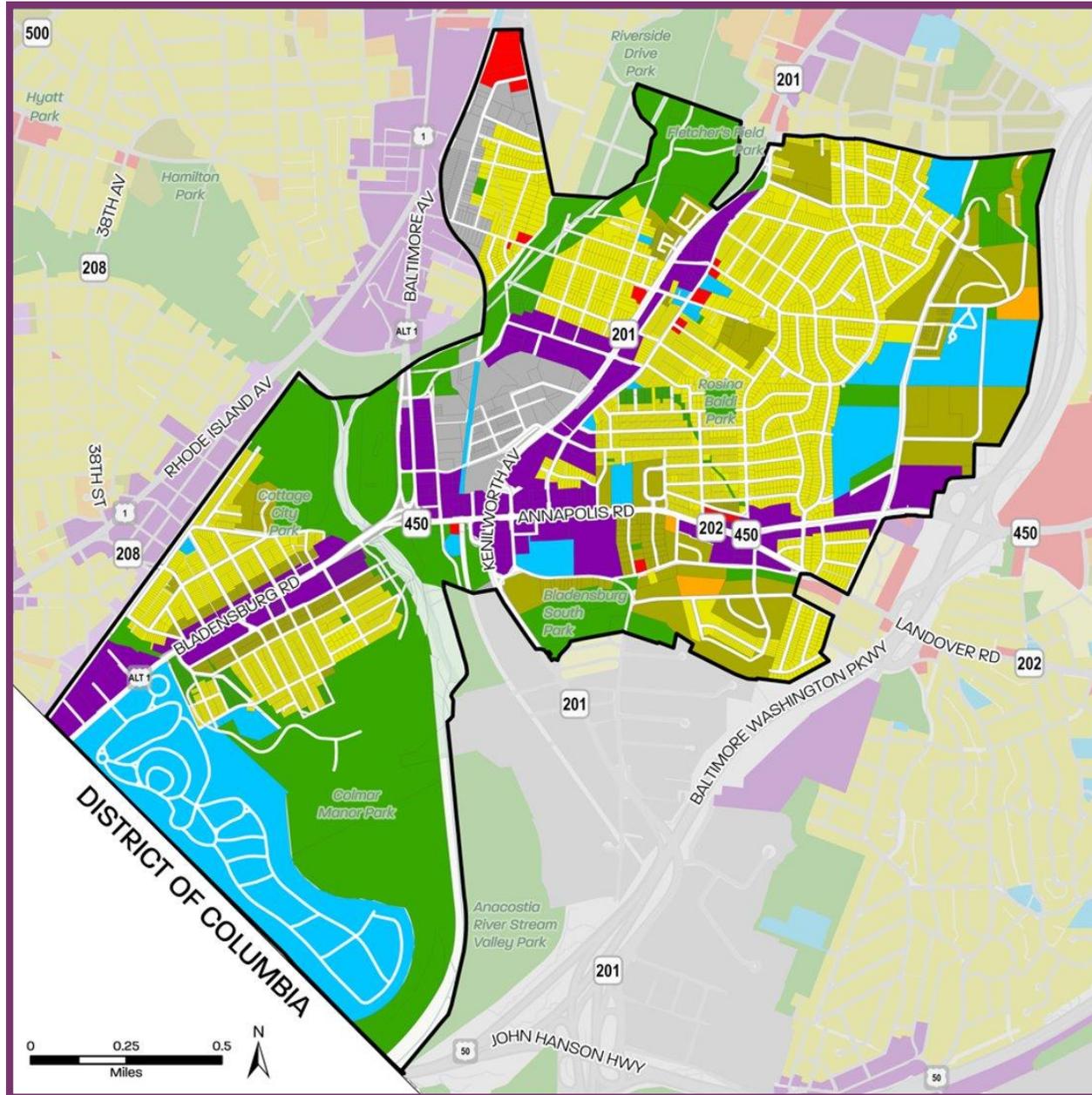
LAND USE



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



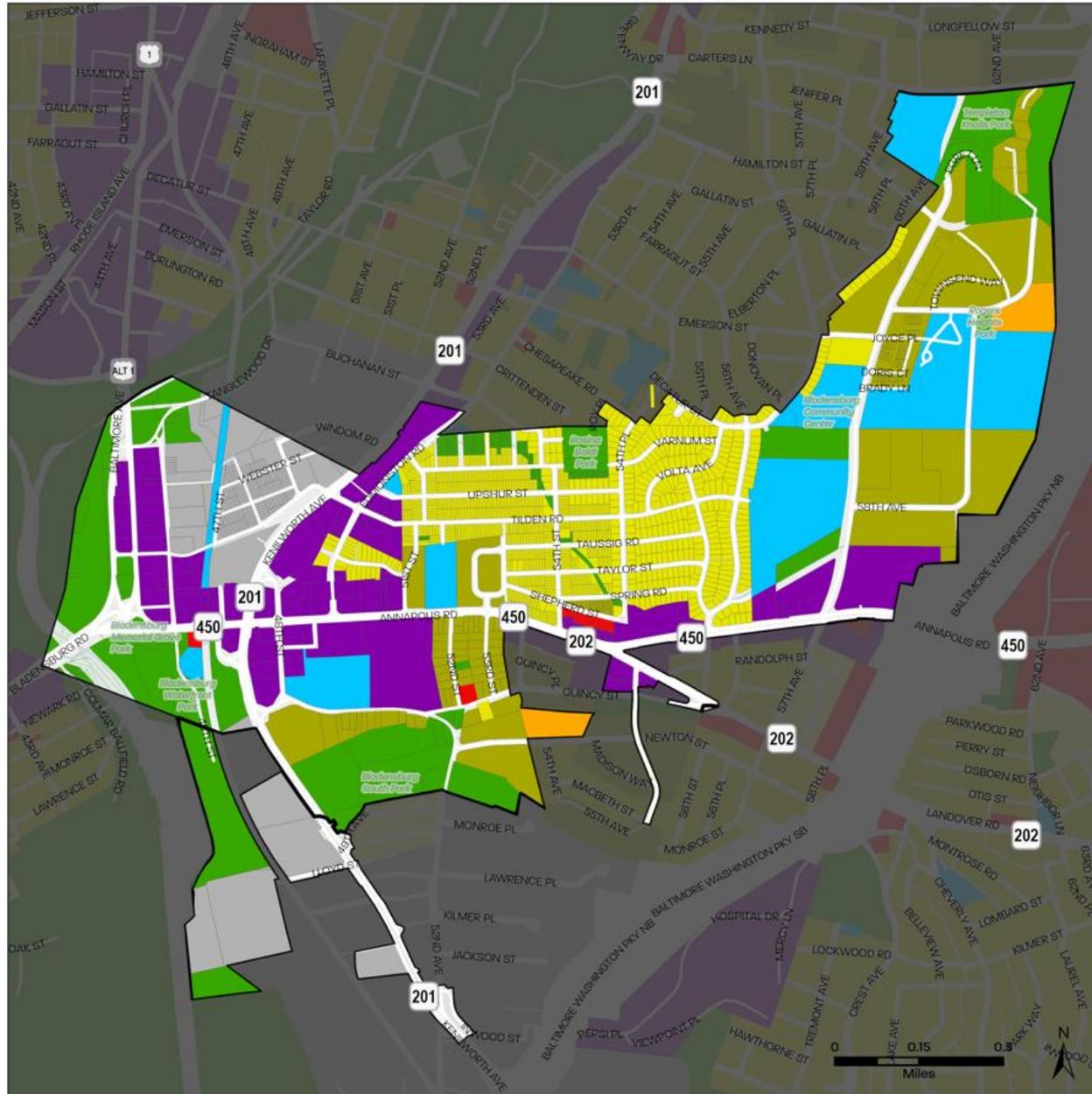
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-  Institutional
-  Industrial/Employment



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

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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

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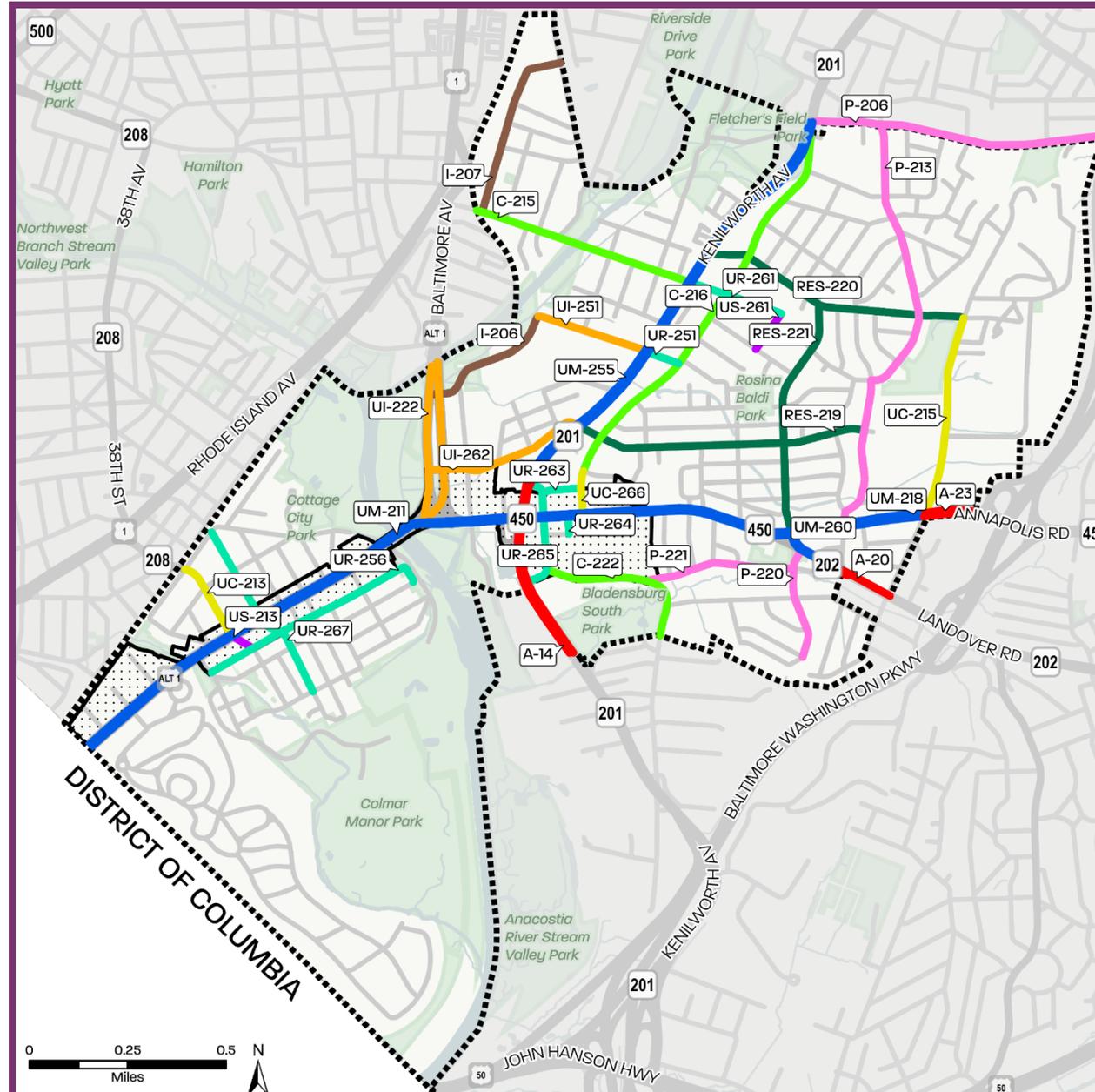
TRANSPORTATION AND MOBILITY

- » 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



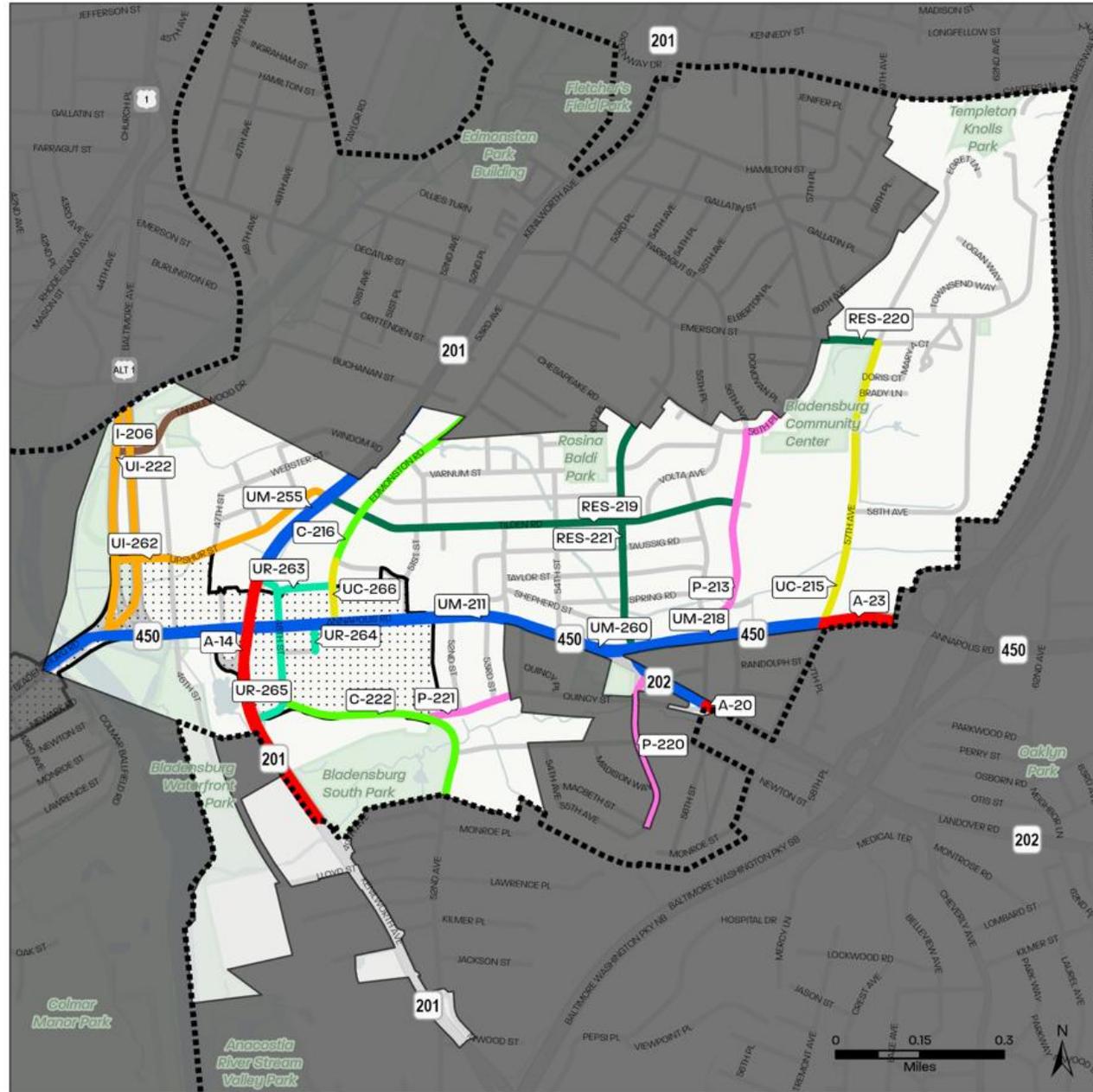
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- Primary
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- Mixed-Use Boulevard
- Urban Industrial
- Shared Street



WHAT WE HEARD

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

RECOMMENDATIONS

» Green Infrastructure Investment

» Greenway/Blueway Corridors



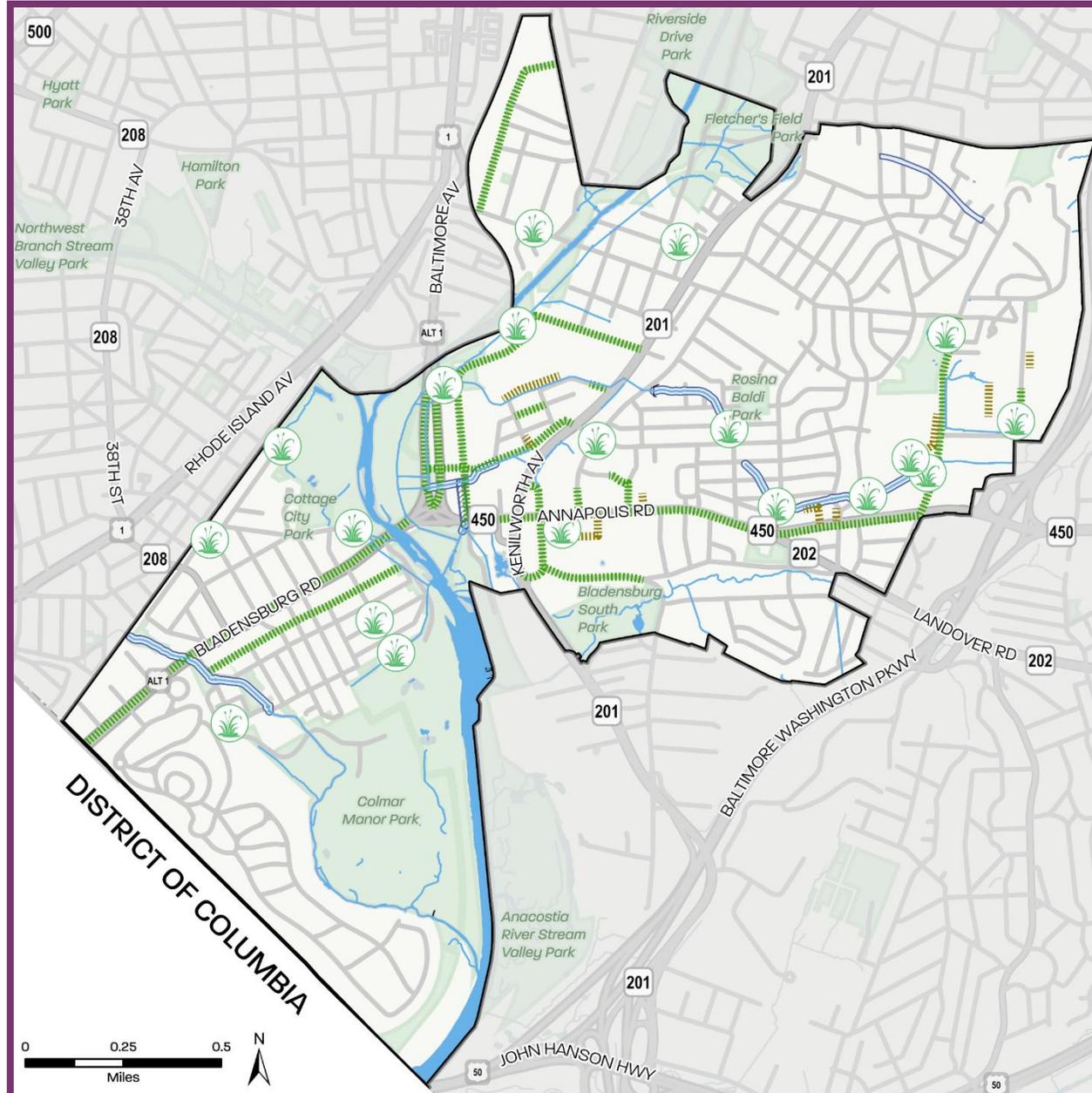
Photos by M-NCPPC

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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

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-  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



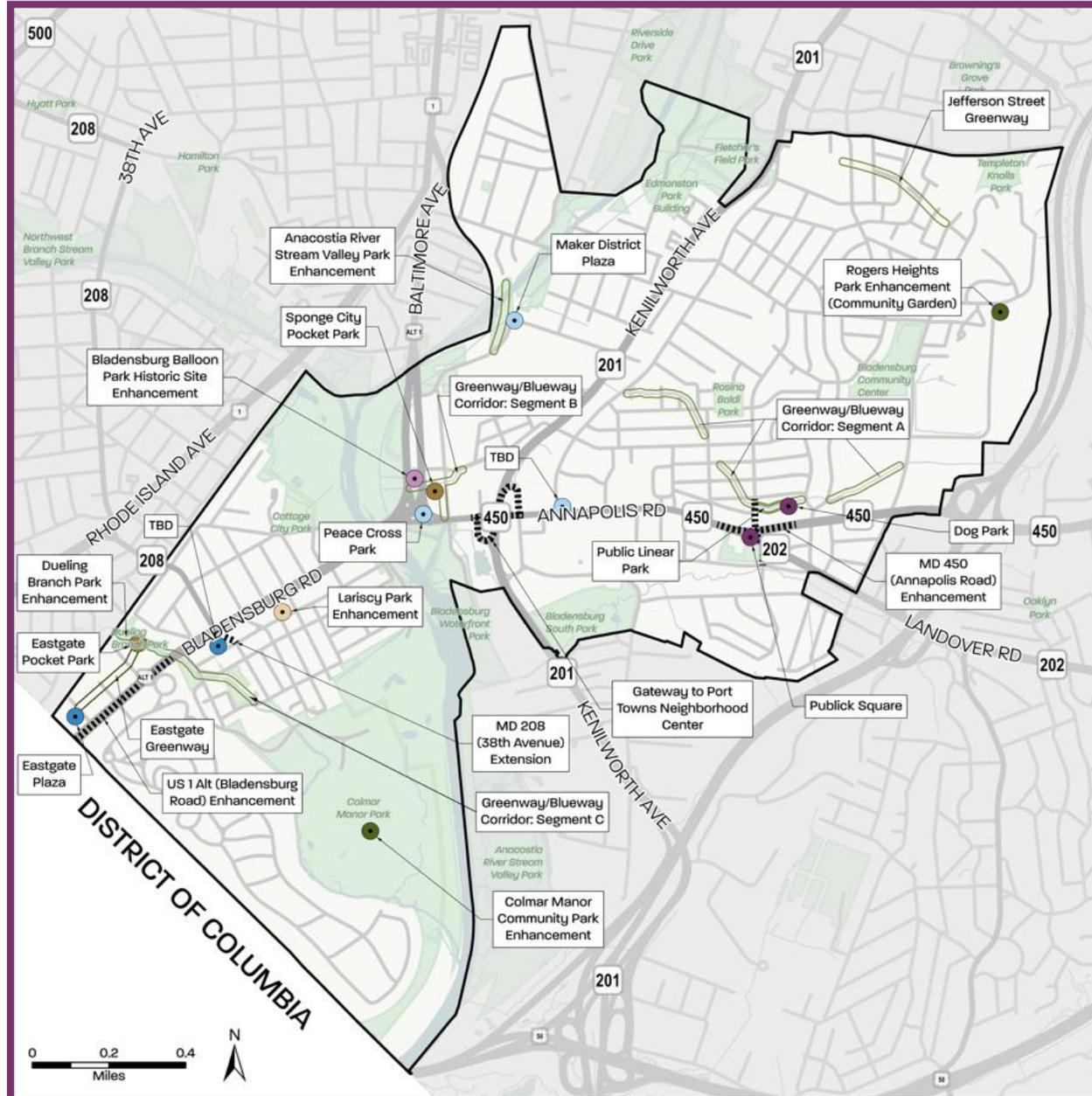
Photos by M-NCPPC

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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)



PUBLIC FACILITIES

- » Expand Public Facilities
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- 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 appears 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

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WHAT WE HEARD

Celebrate diversity

Strong placemaking

Maintain small town feel



Better wayfinding for landmarks

Need branding across Port Towns

RECOMMENDATIONS

- » Destination Branding
- » Identify sites for future initiatives



Photos by M-NCPPC

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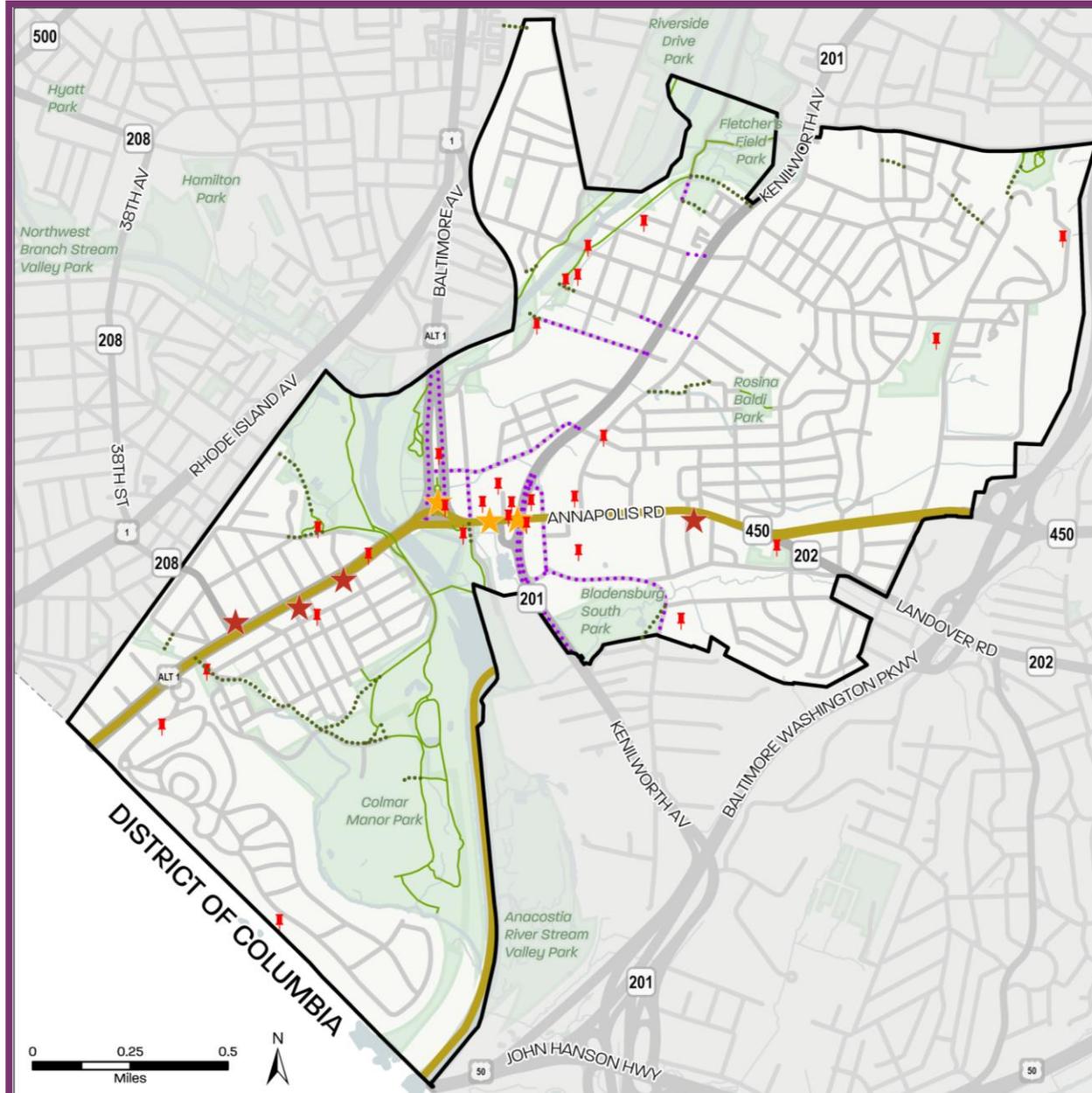
COMMUNITY HERITAGE, CULTURE, & DESIGN

- » 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
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PLACEMAKING

- » Destination Branding
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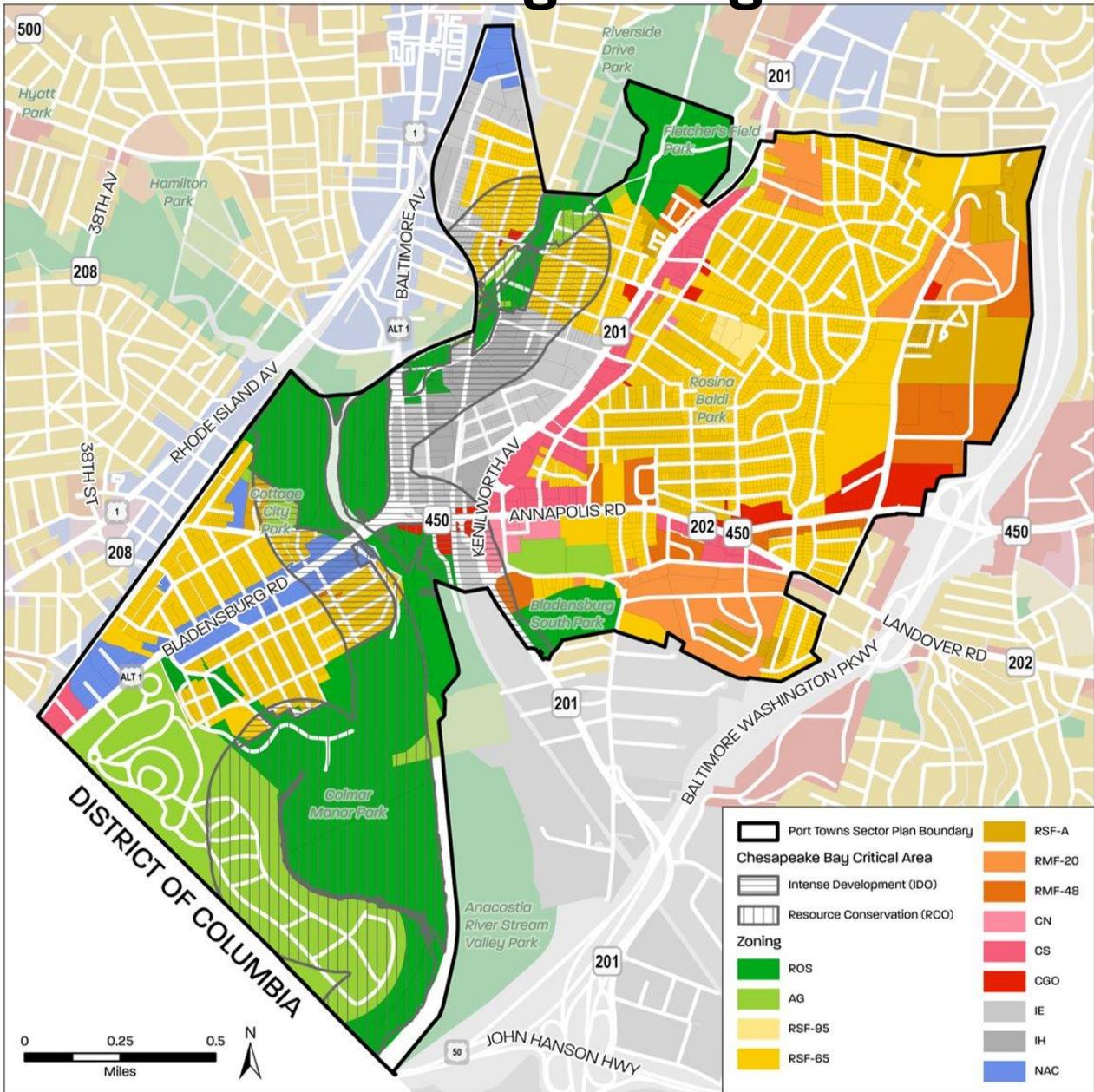
Placemaking Opportunities and Significant Locations

Map Legend

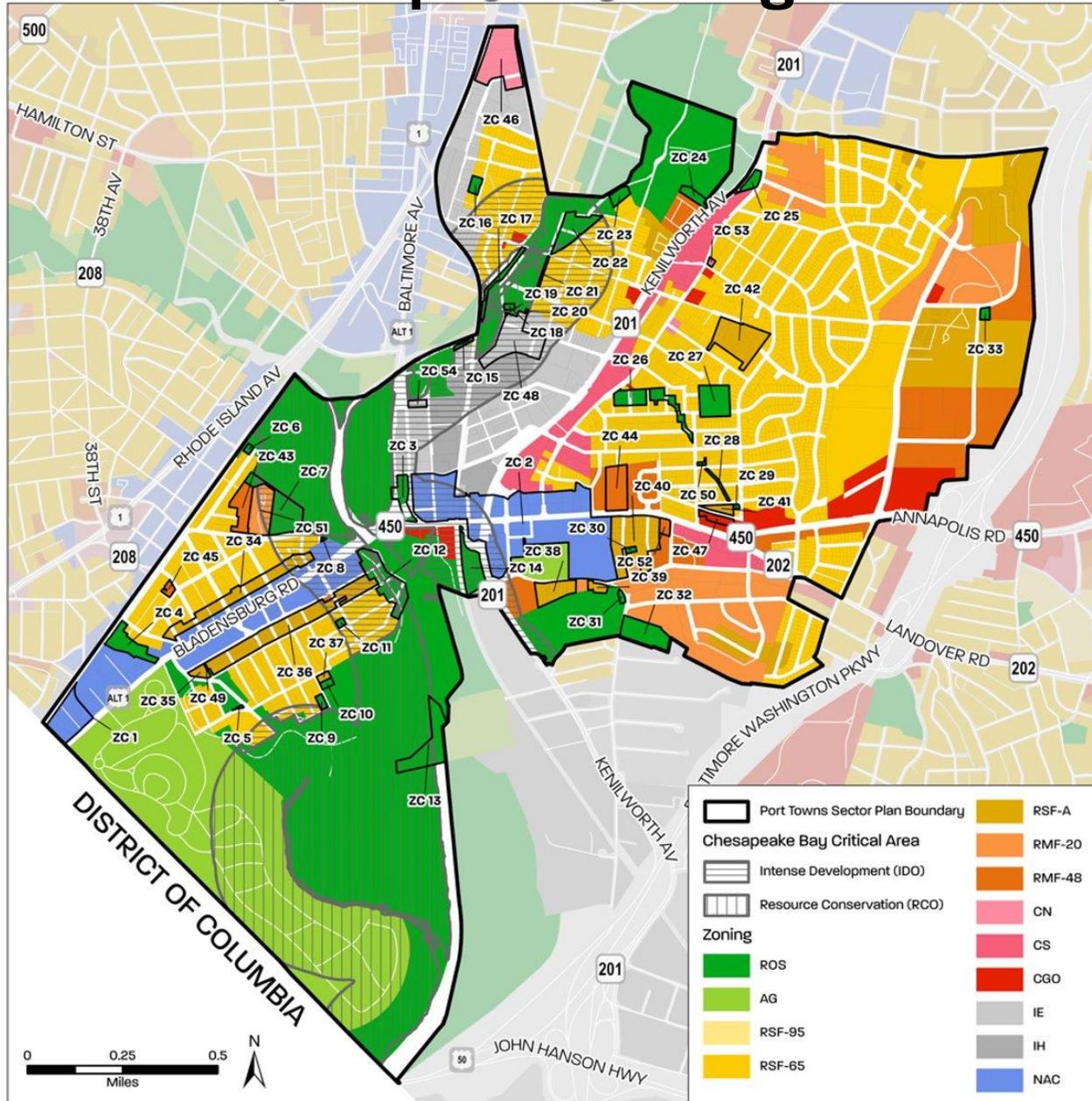
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- Vacant Lot Placemaking Opportunities

Sectional Map Amendment

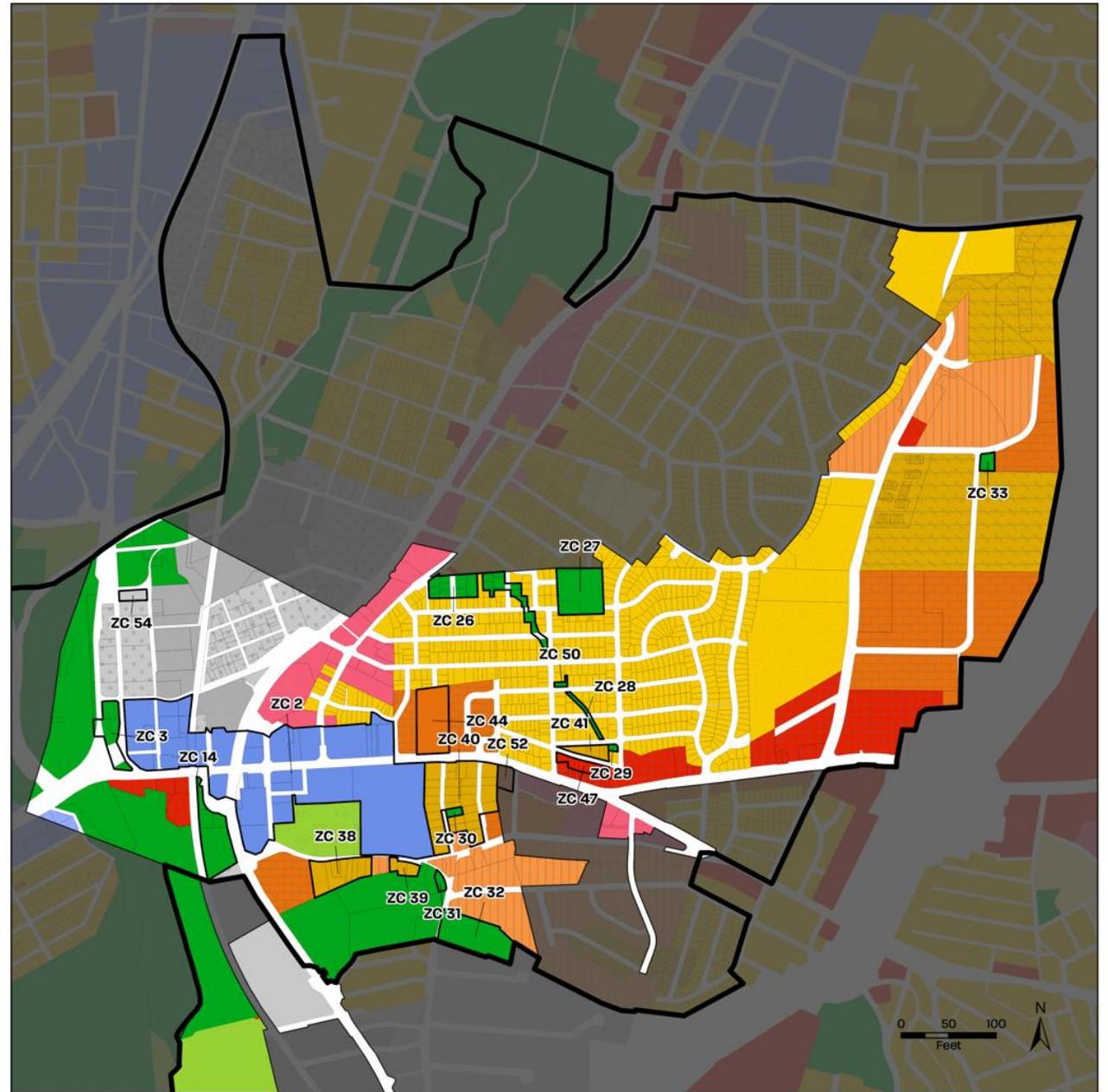
Existing Zoning



Proposed Zoning



Bladensburg Zoning Changes



Zoning Changes Categories

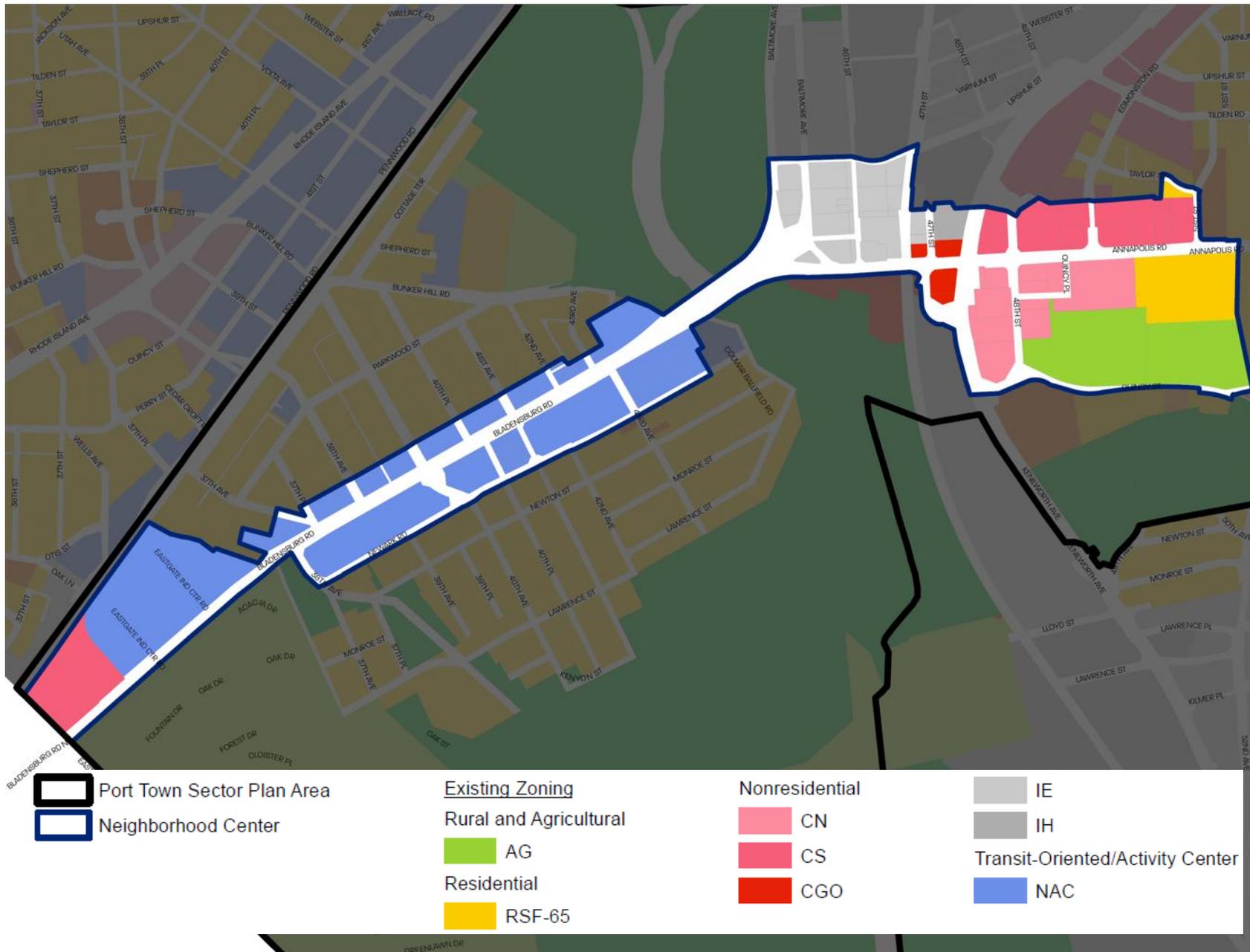


Neighborhood Activity Center (NAC) Zone

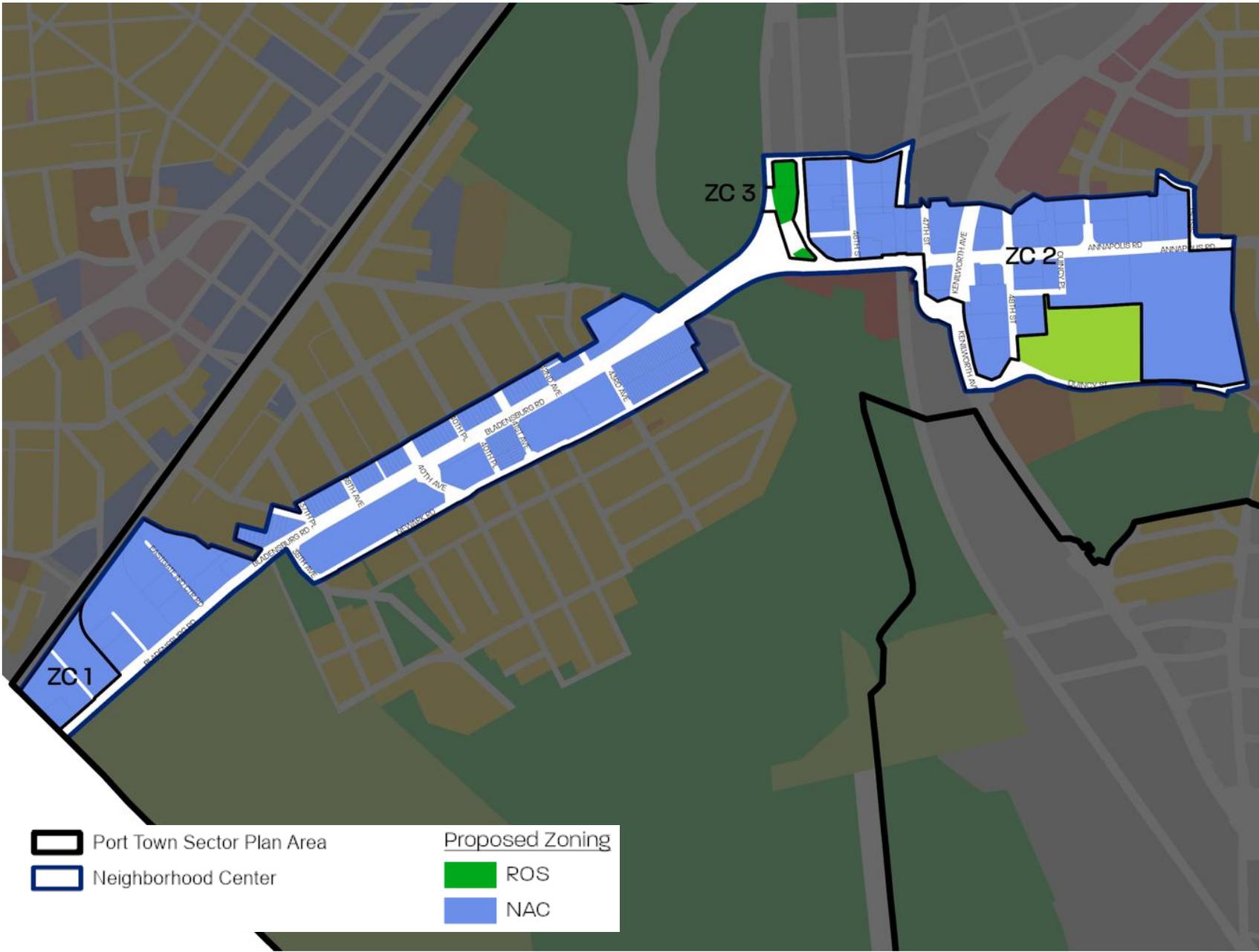
The purpose of the NAC Zone is to:

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





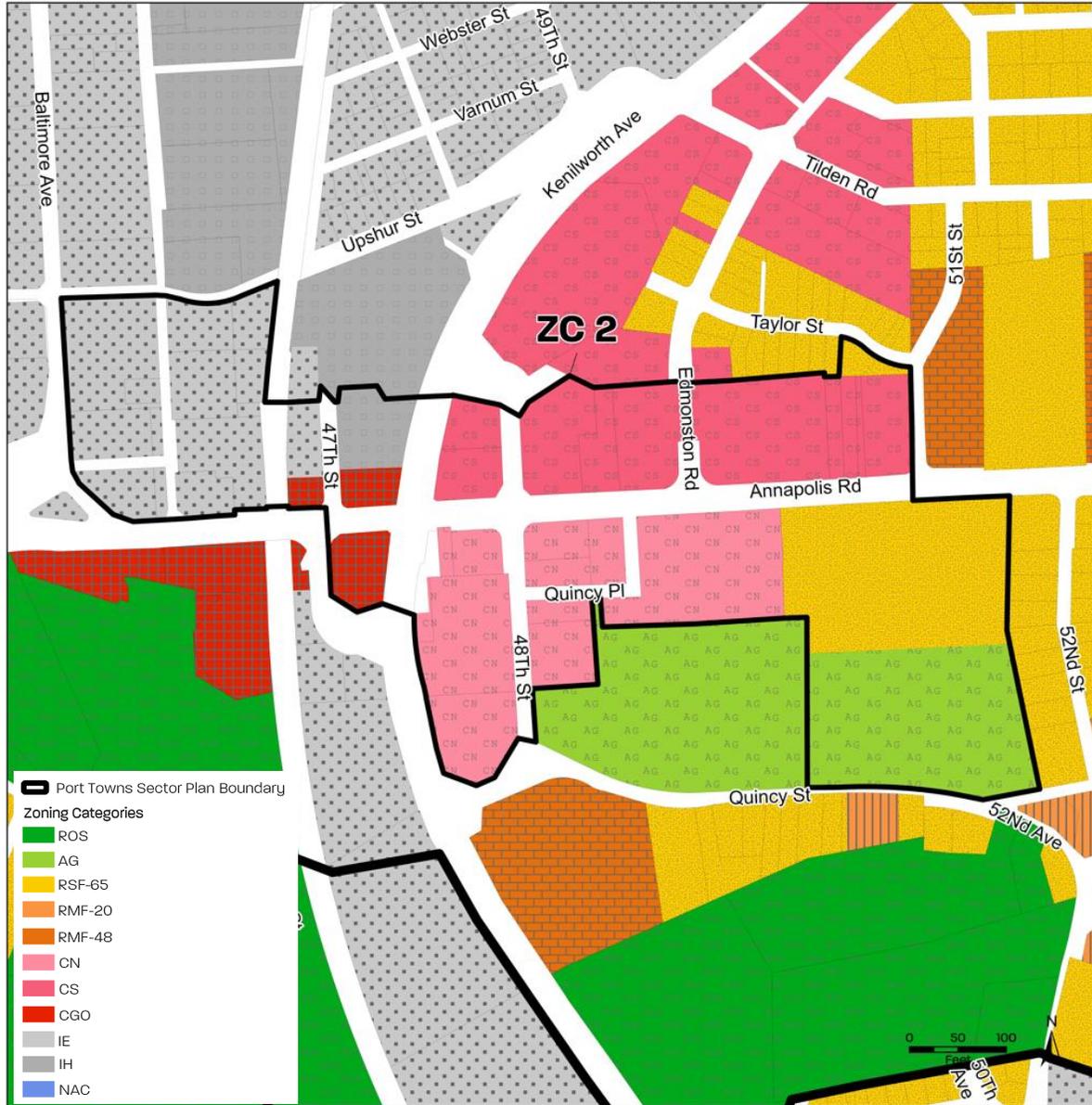
Existing Zoning in Proposed Neighborhood Center



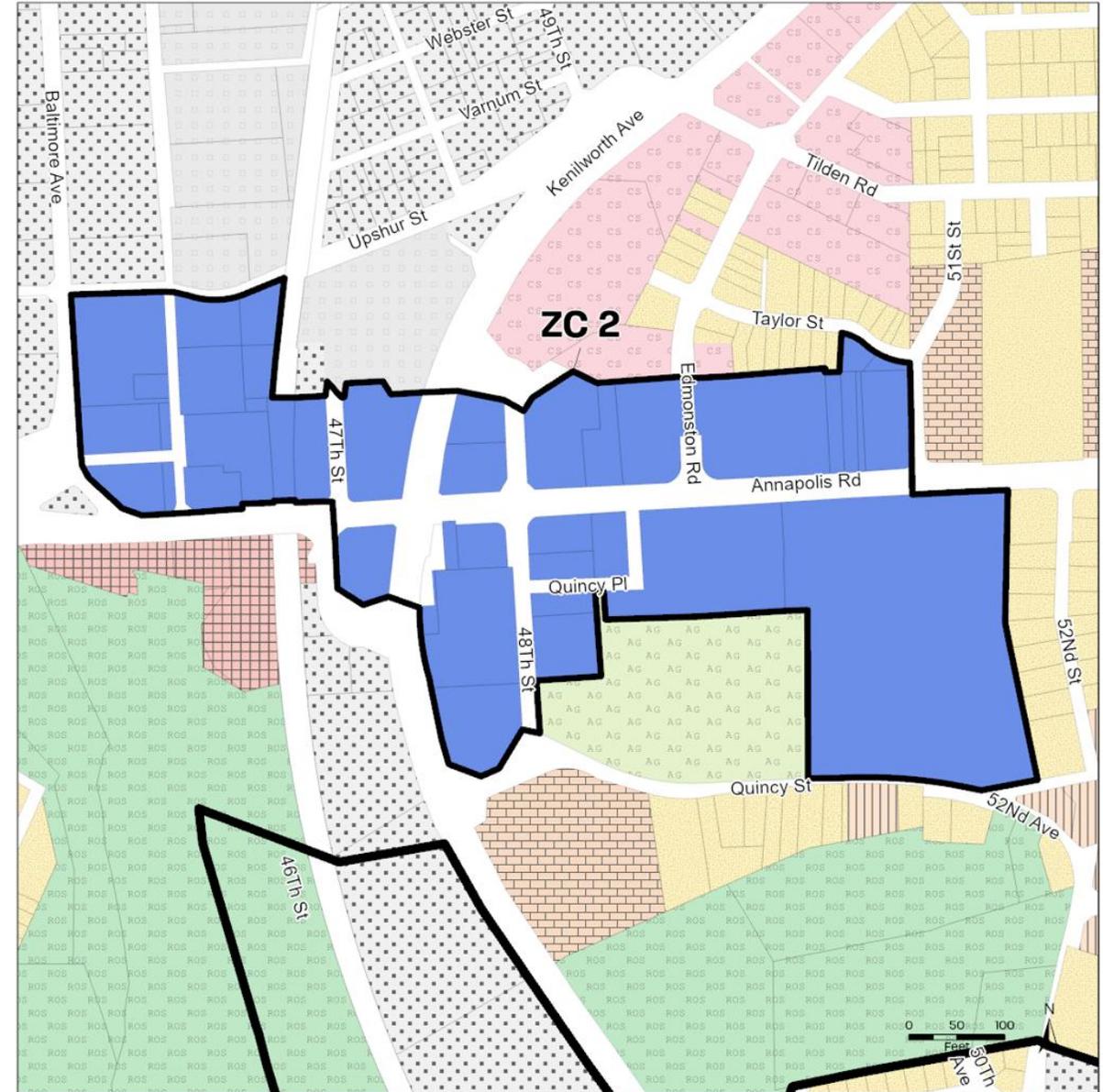
Proposed Zoning in Neighborhood Center

Property Inventory	
Zoning Class	Number of Parcels
NAC	55
ROS	4
Total	59

Existing Zoning



Proposed Zoning



Zoning Changes Categories



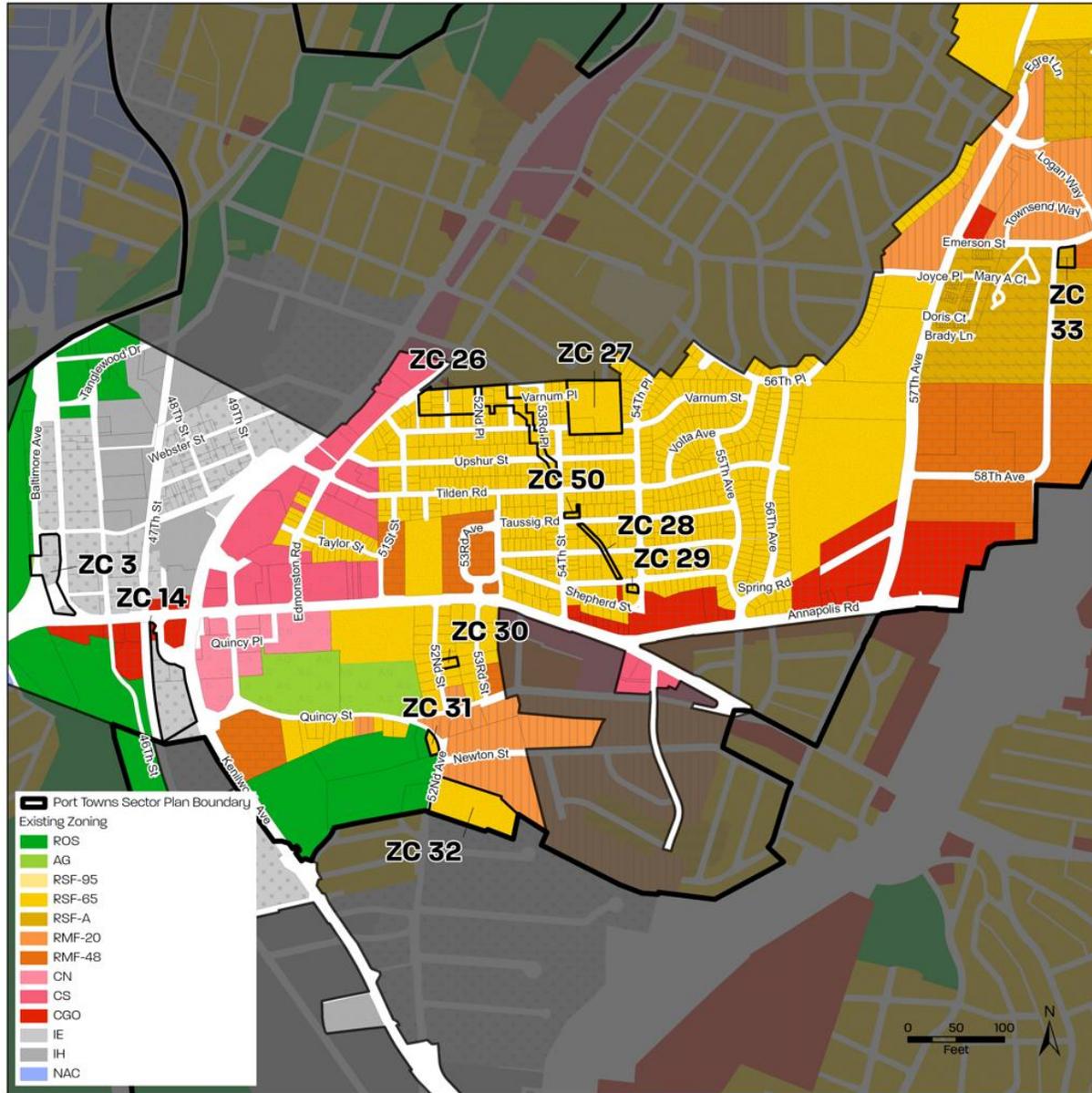
Reserved Open Space (ROS) Zone

The purpose of the ROS Zone is to:

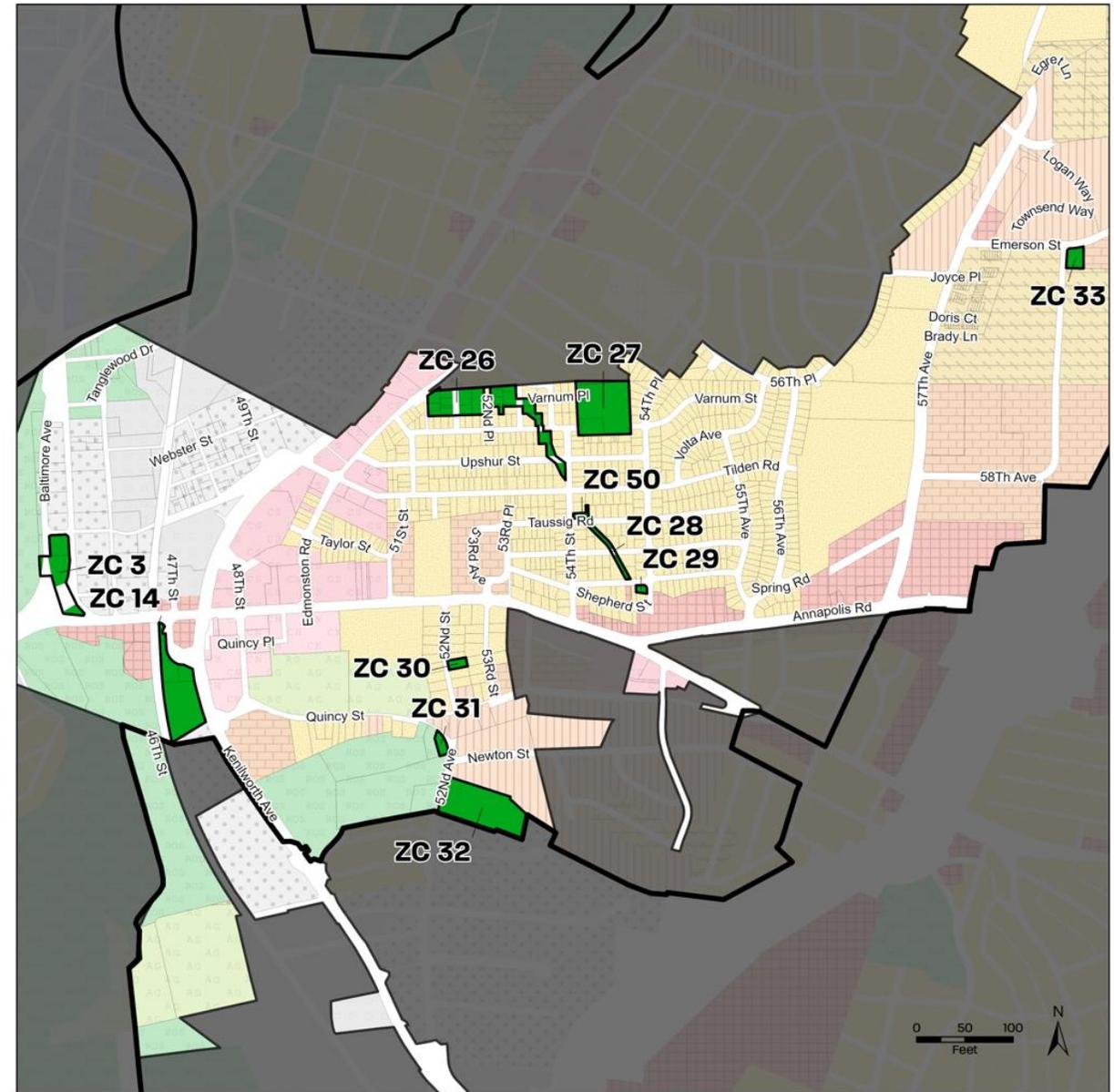
- Encourage preservation;
- Protect scenic and environmentally-sensitive areas;
- Retain areas for non-intensive uses; and
- Provide public, recreational, and agricultural uses.



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.



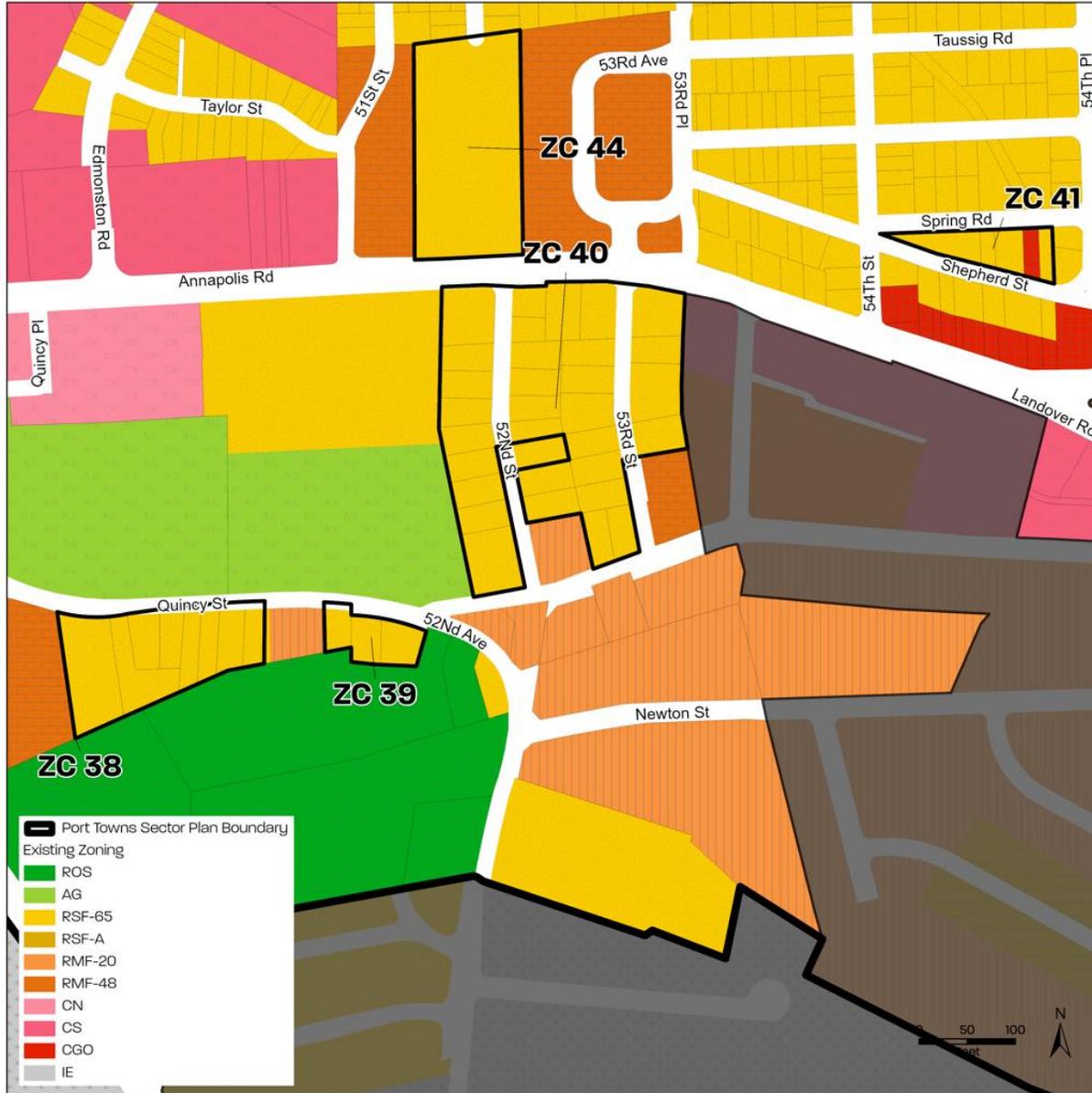
Residential, Single-Family-Attached (RSF-A) Zone

The purpose of the RSF-A Zone is to:

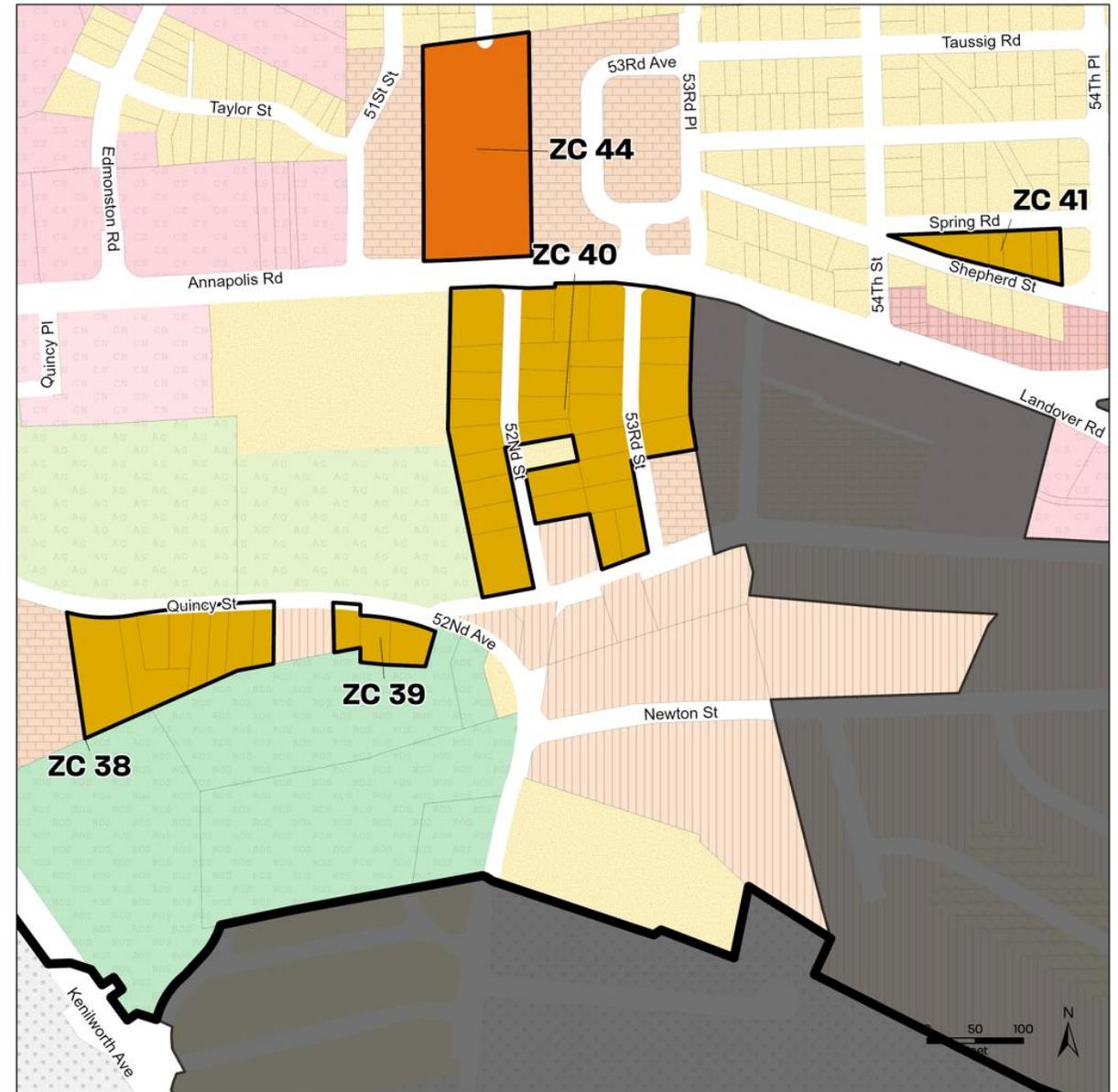
- Encourage compatible residential development; and
- Provide walkable, pedestrian oriented areas.



Existing Zoning



Proposed Zoning



Zoning Changes Categories

Neighborhood
Center

Open Space

Residential

Commercial/
Industrial

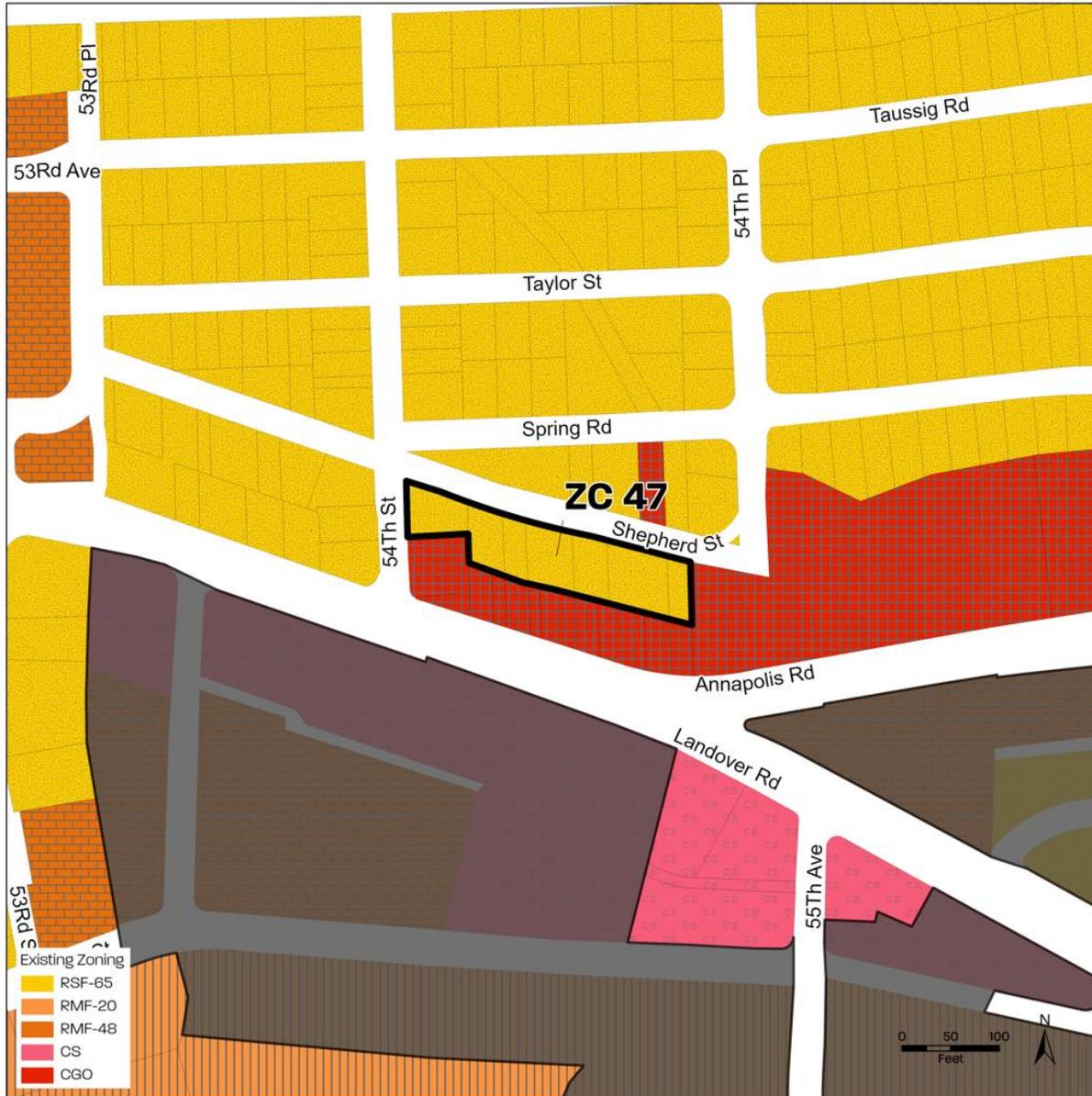
Commercial, General, and Office (CGO) Zone

The purpose of the CGO Zone is to:

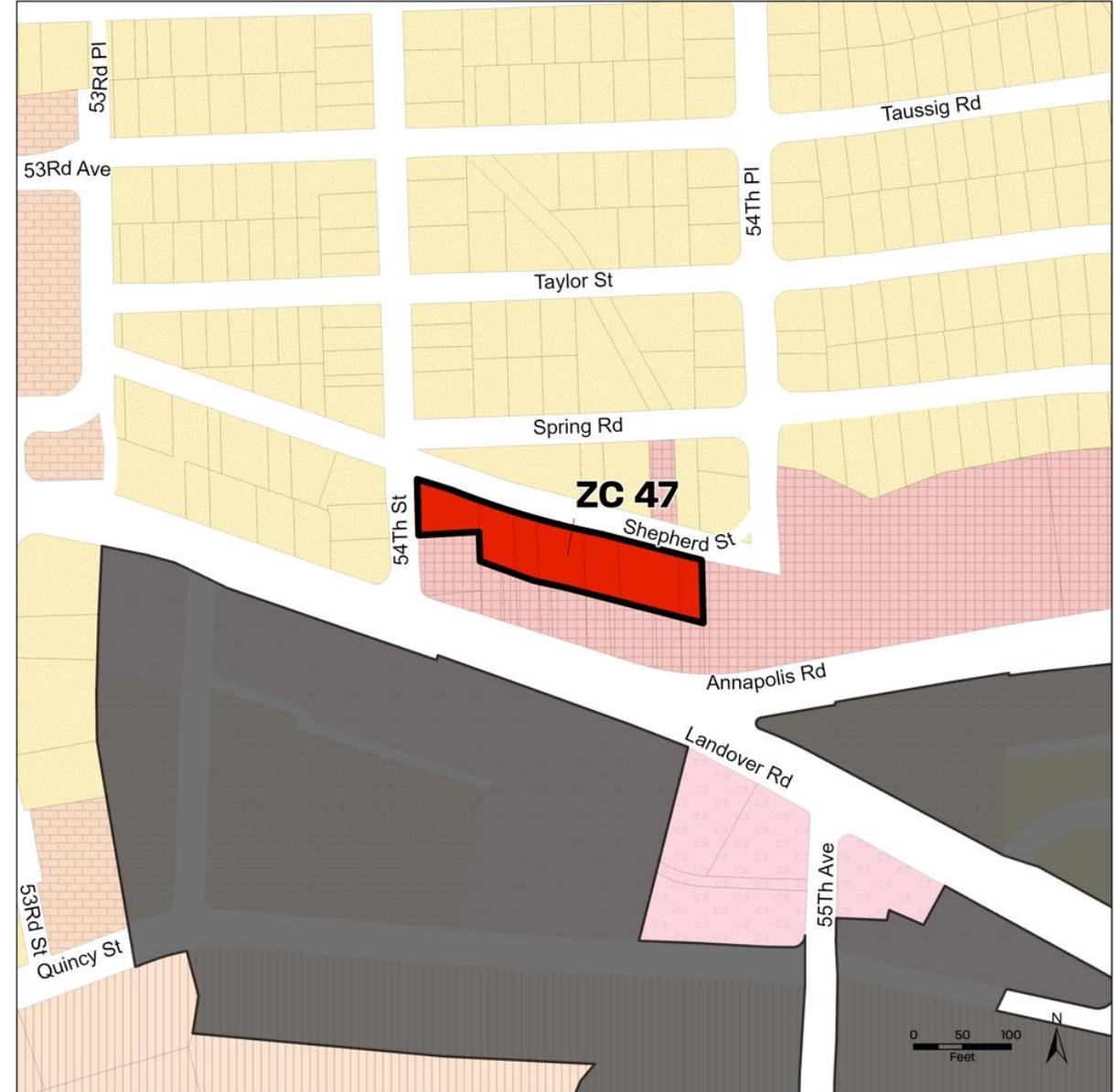
- Provide lands for a diverse range of business, civic, and mixed-use development; and
- Accommodate residential uses as part of mixed-use development.



Existing Zoning



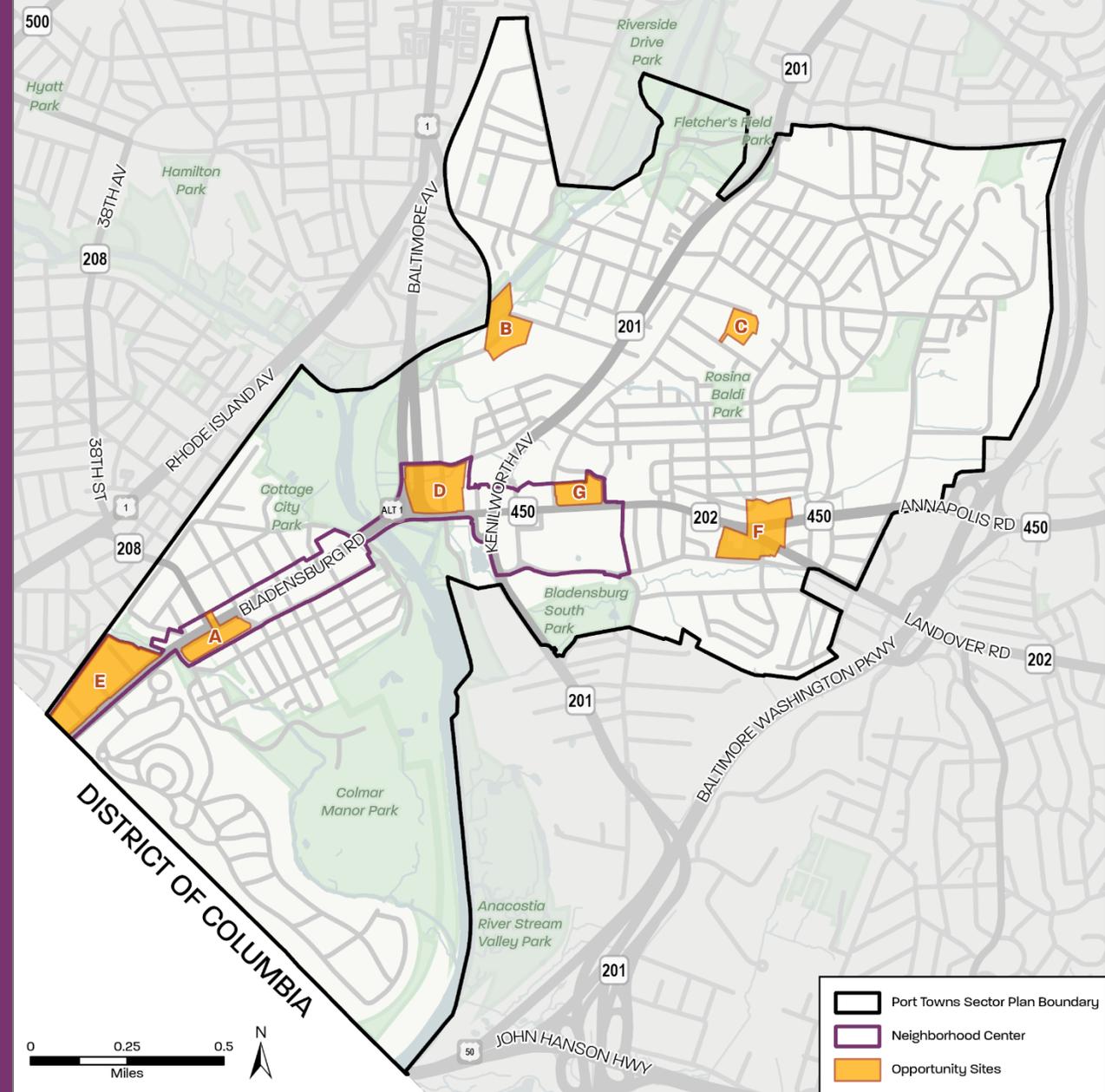
Proposed Zoning

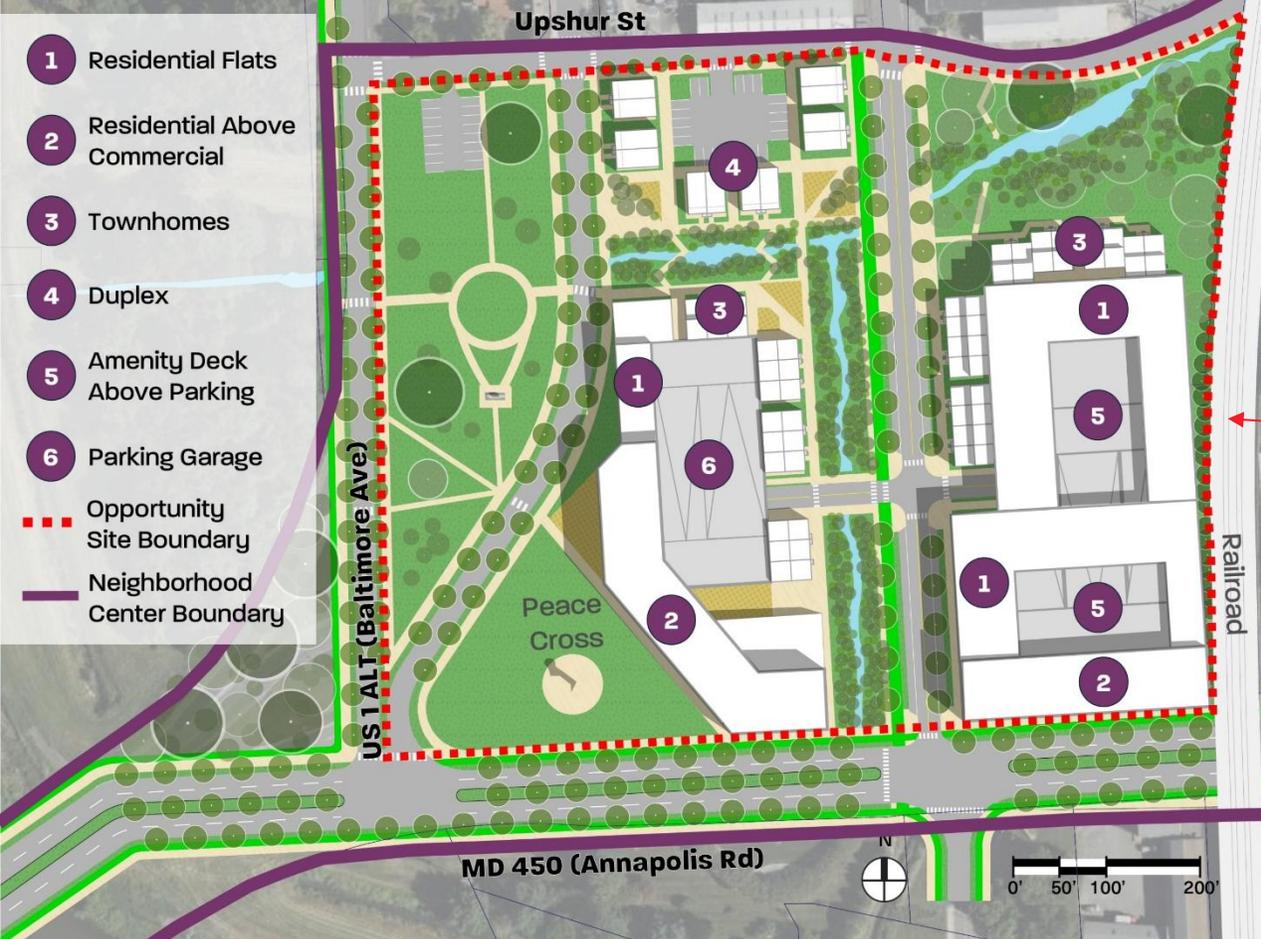


What might implementation look like?

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

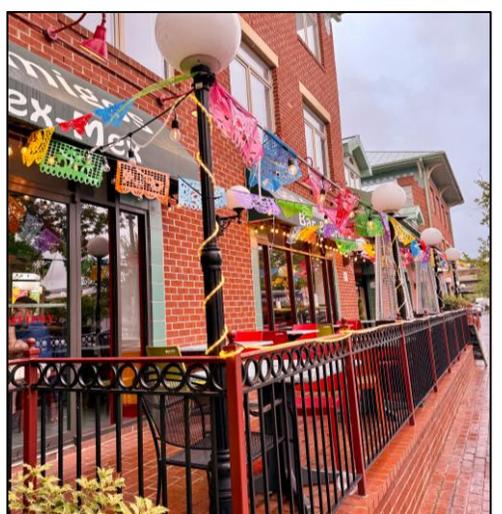


- Address: 4900 Annapolis Road
- Area: 4.74 acres
- Located **inside** the Neighborhood Center Boundary
- Current Zoning: CS and RSF-65
- Proposed Zoning: NAC



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

SITE G:
THE MERCANTILE



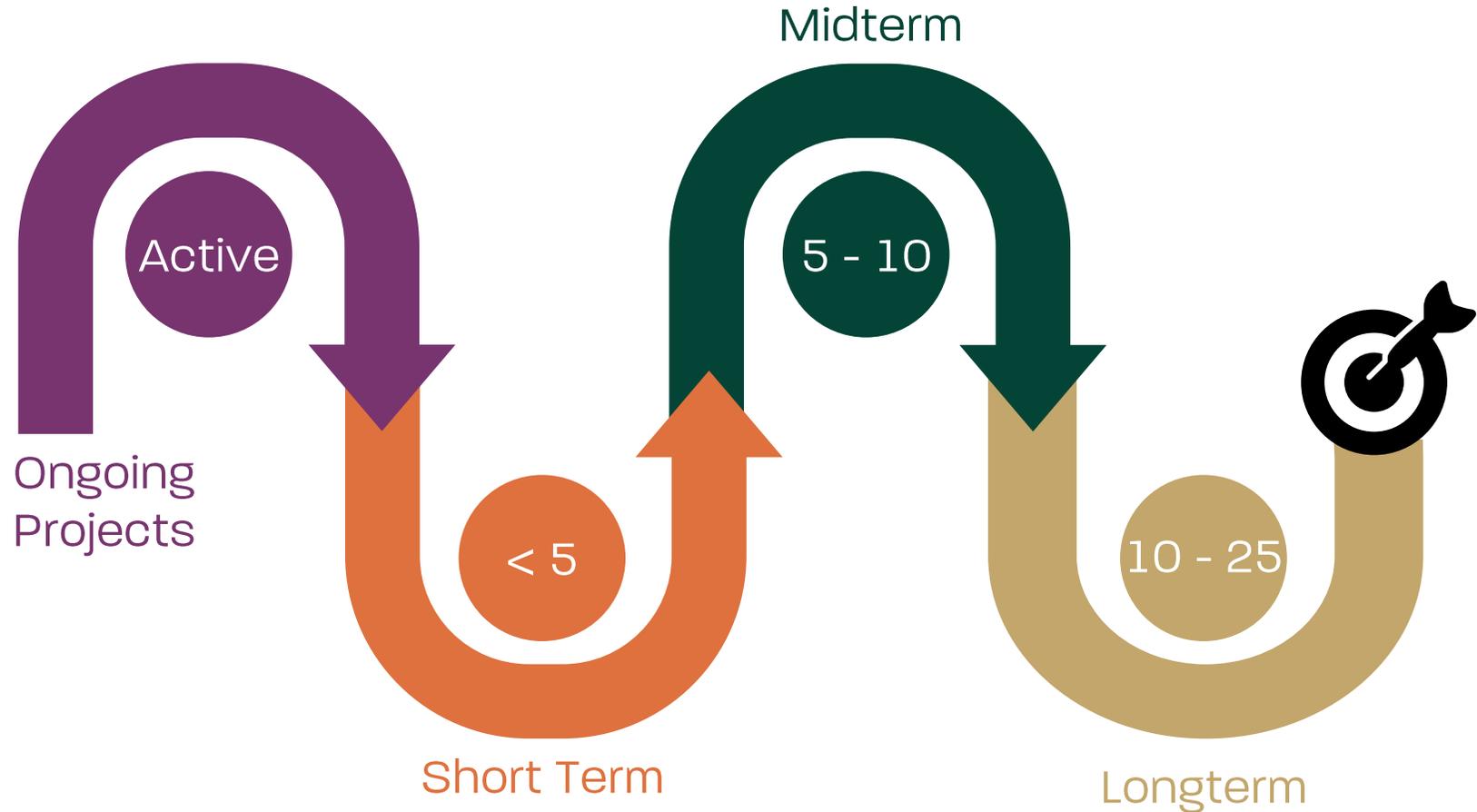
Rendering by IFMM (for Illustration purposes only) | Photos by RHI and M-NCPPC

Implementing the Plan

This Plan Will Need:

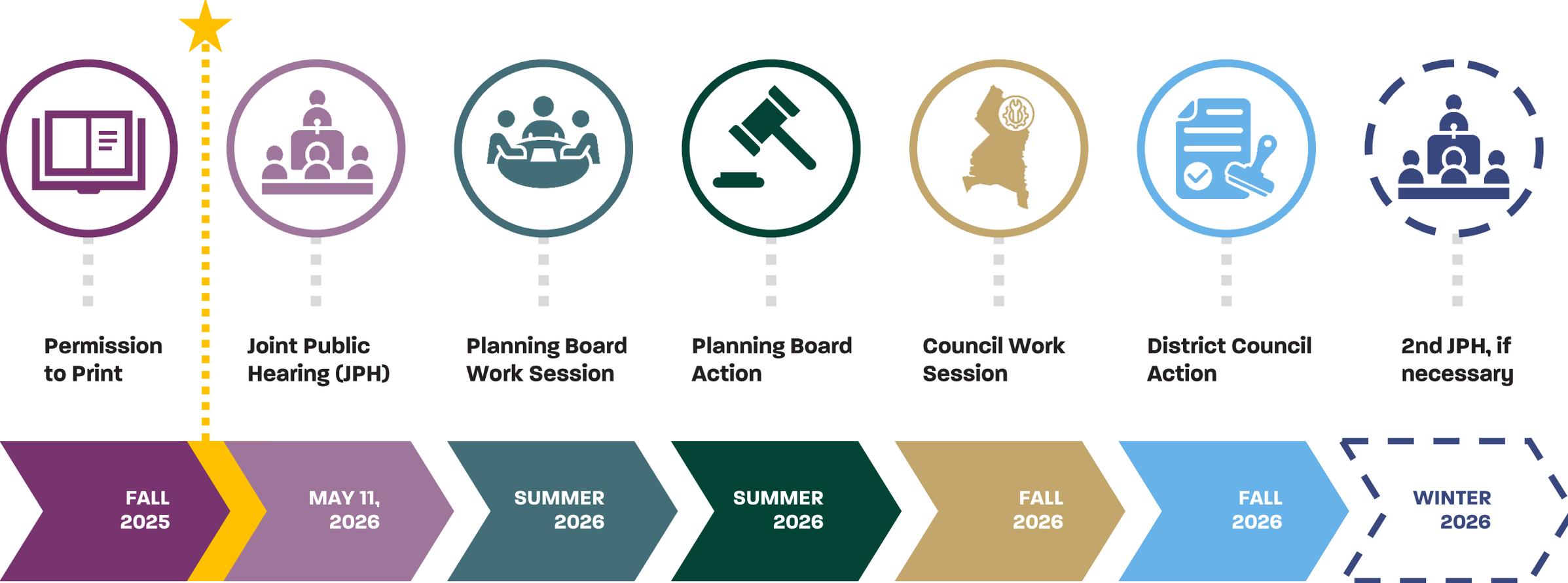
- Agency and Stakeholder Action
- Sectional Map Amendment (SMA) Approval
- Capital Improvement Projects
- Private Investment
- Collaborative Partnerships

Implementation and Monitoring



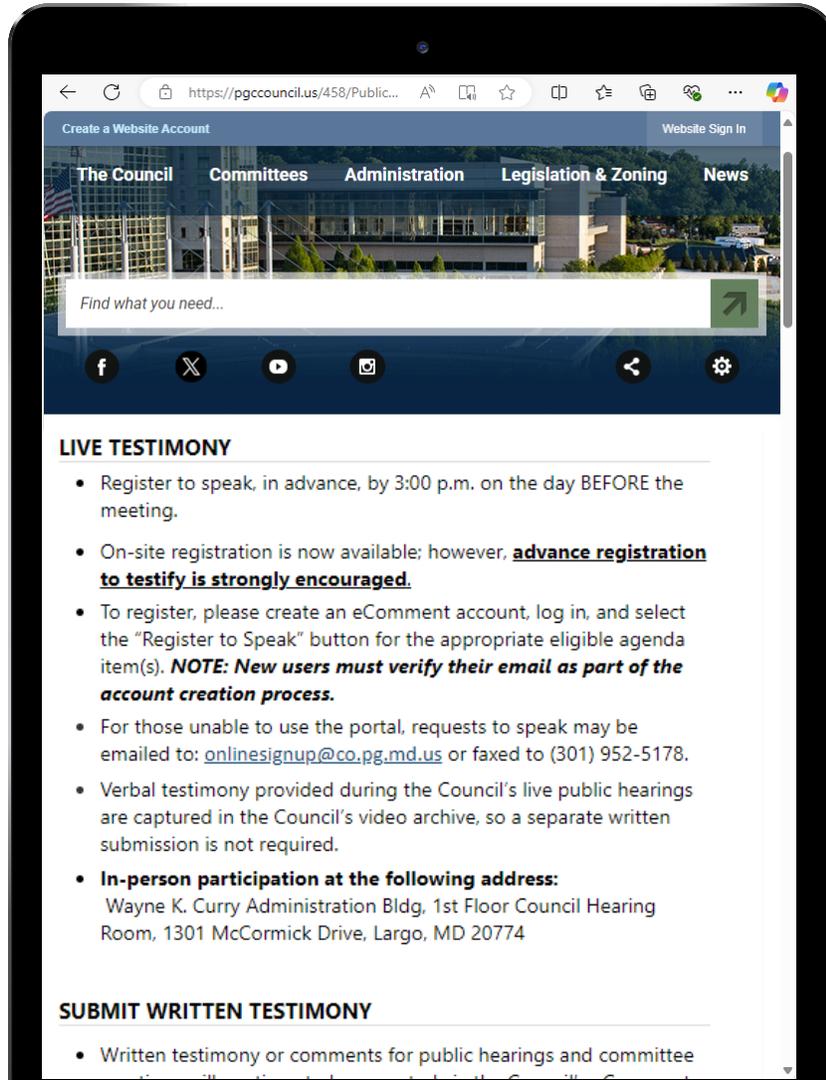
Next Steps & Schedule

Tentative Schedule



How to Participate

<https://pgccouncil.us/Speak>



Continue Sector Plan Review

This button features a magnifying glass icon on an orange background, set against a purple gradient background.

Prepare Testimony

This button features a document with a pencil icon on an orange background, set against a tan gradient background.

Submit Testimony

This button features an envelope icon on an orange background, set against a dark green gradient background.

Contact Information



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