



PORT TOWNS

SECTOR PLAN AND SECTIONAL MAP
AMENDMENT

Joint Public Hearing



Agenda Item : X
JPH Date: 05/11/2026

Summary

01.

Project
Background

02.

Sector Plan
Recommendations

03.

Sectional Map
Amendment

04.

Implementation
Opportunities

05.

Implementing
the Plan

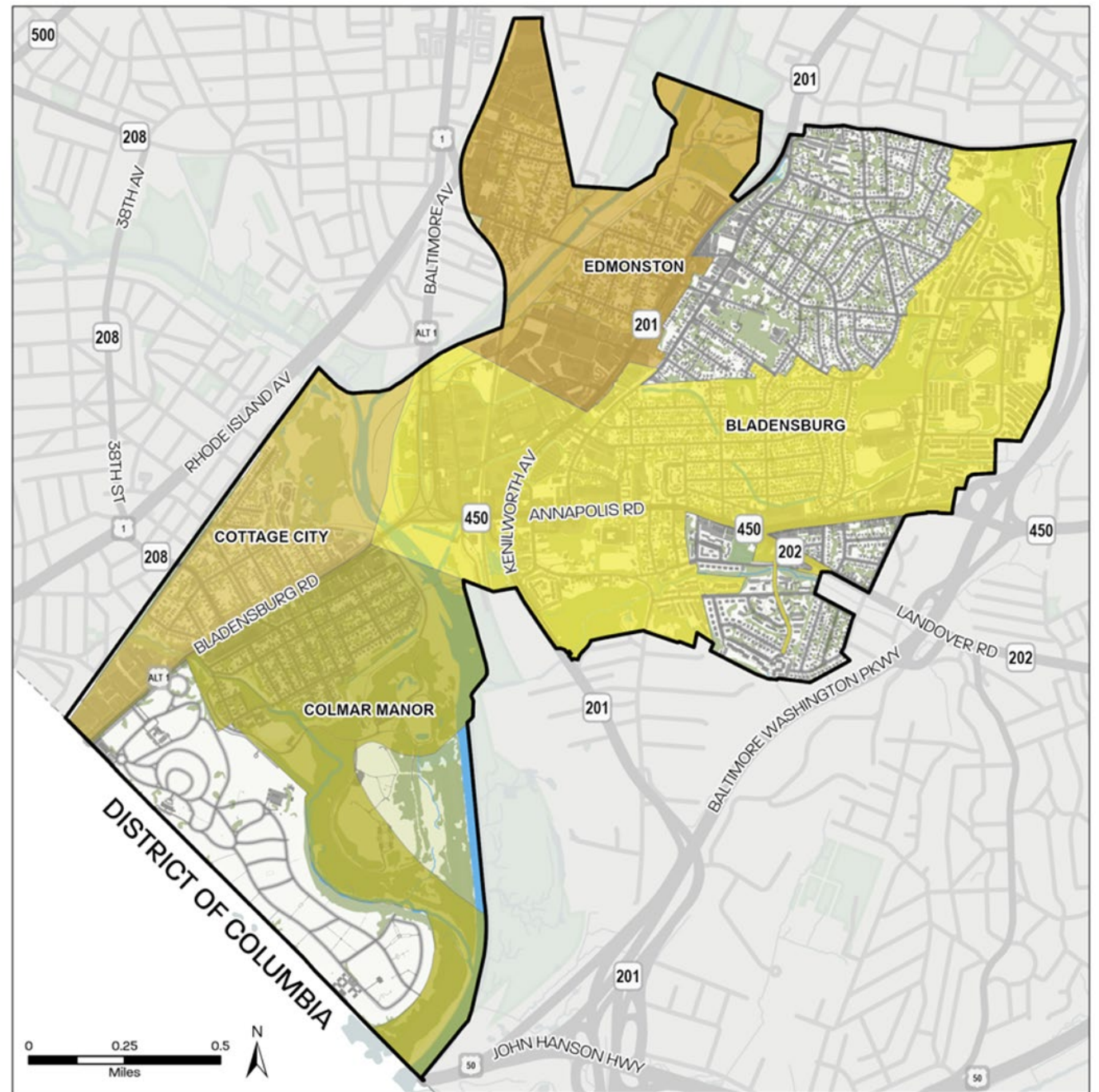
06.

Next Steps &
Schedule

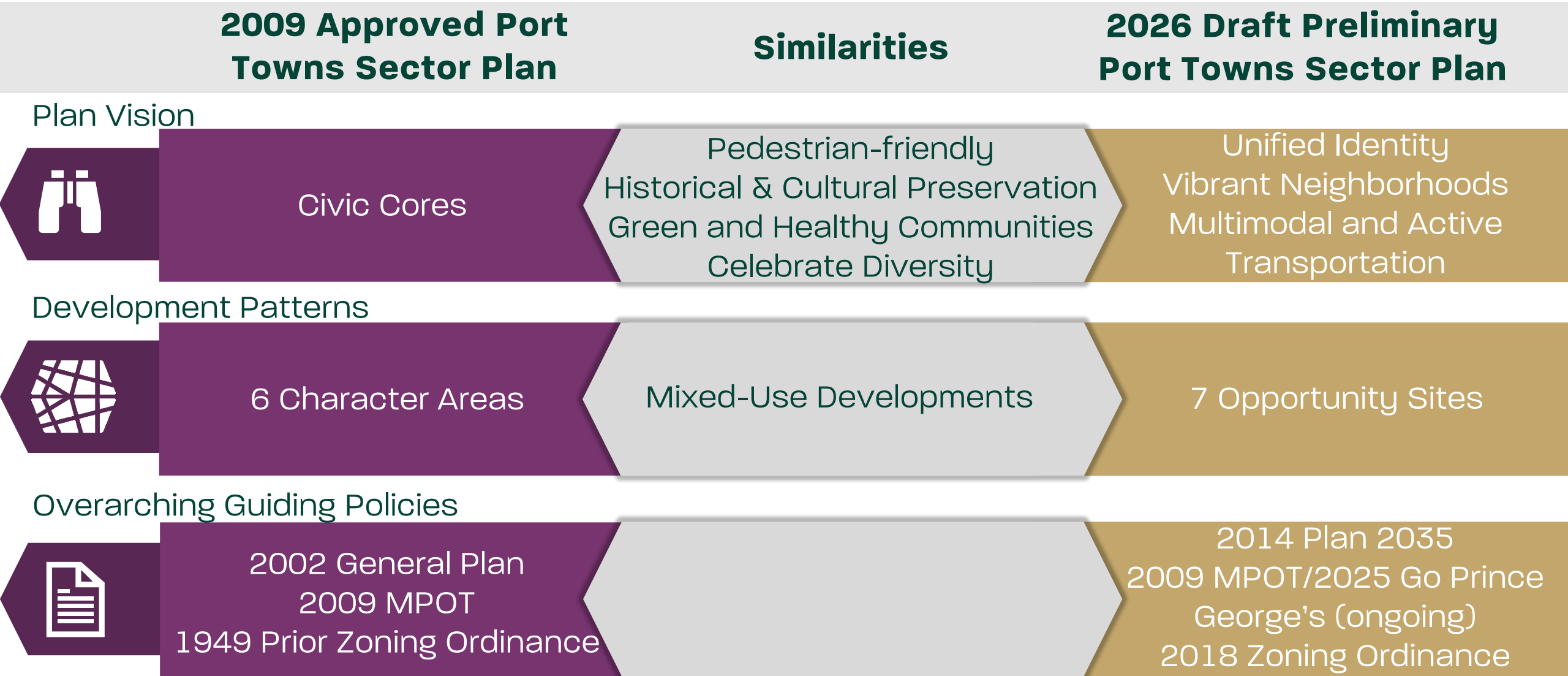
Project Background

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.

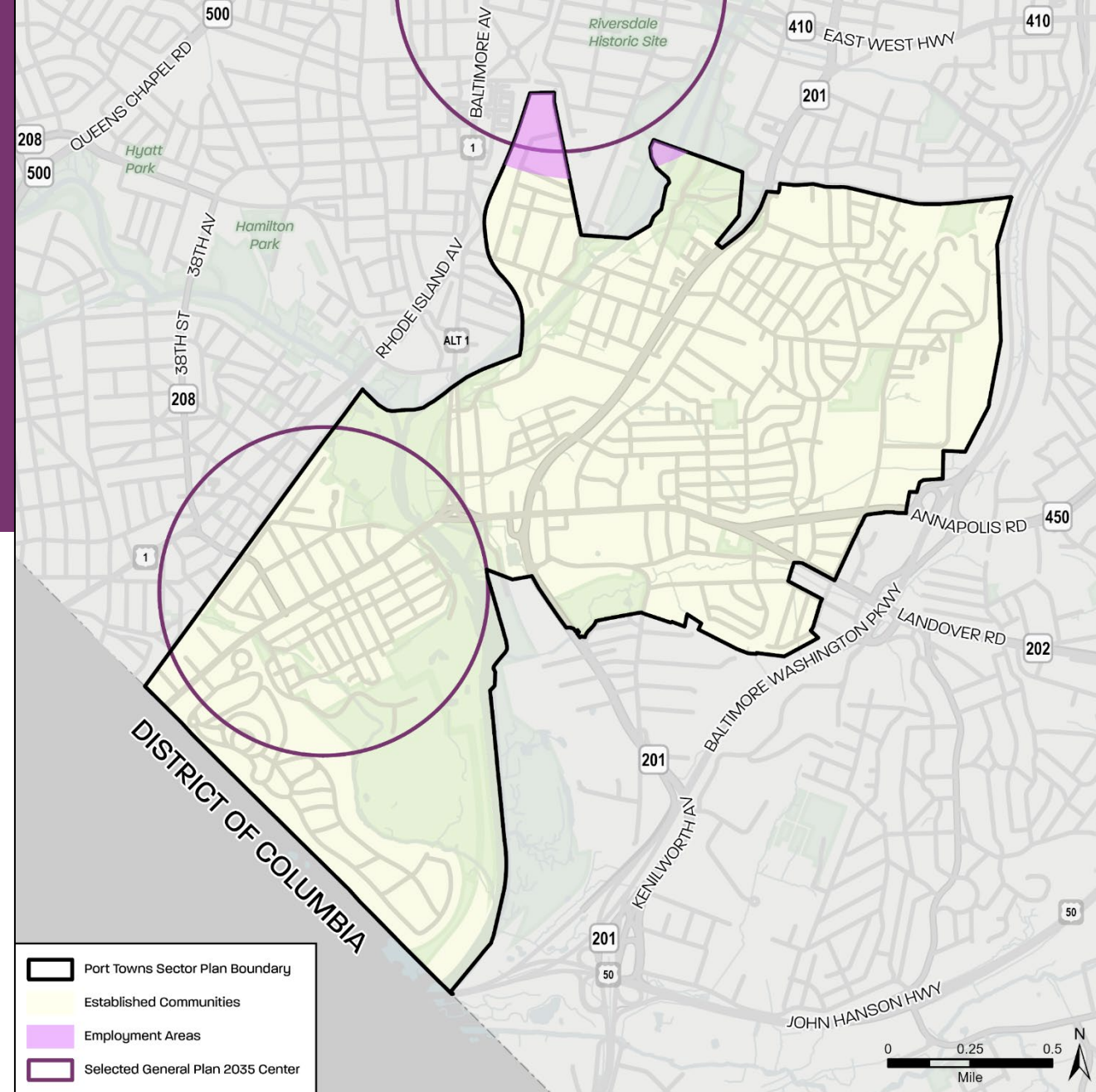
Defining the Neighborhood Center Boundary

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

Transform/Reimagine 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

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RECOMMENDATIONS

» Attract New / Support Small Businesses

» Reimagine Industrial Areas



Photos by M-NCPPP



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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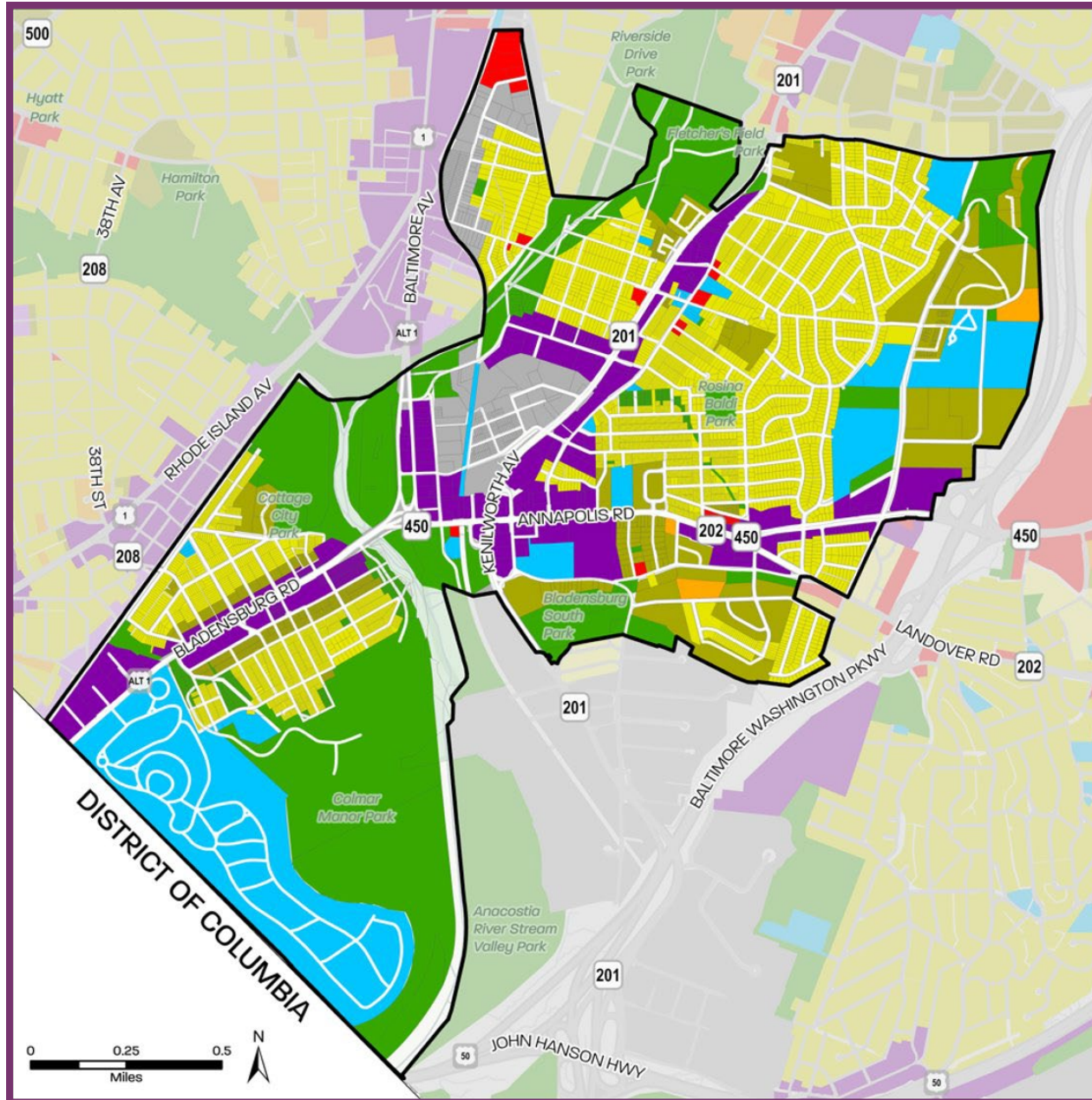
LAND USE



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



WHAT WE HEARD

RECOMMENDATIONS

Promote green, complete, connected streets

Pedestrian safety for school children

» Multimodal Connectivity

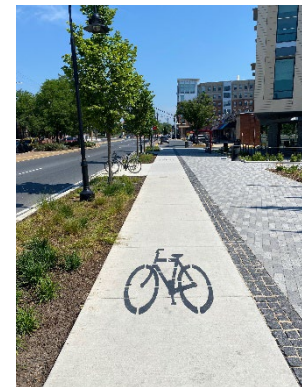
» Active Transportation

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



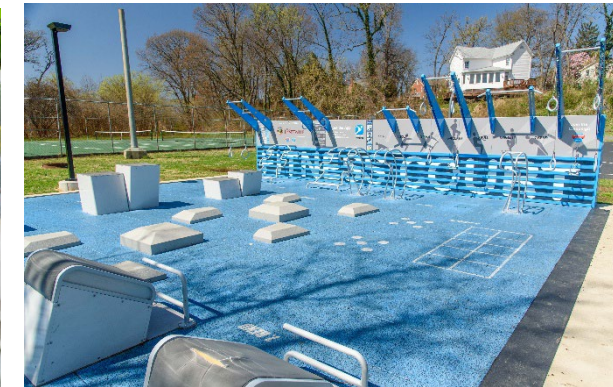
More health and wellness programming

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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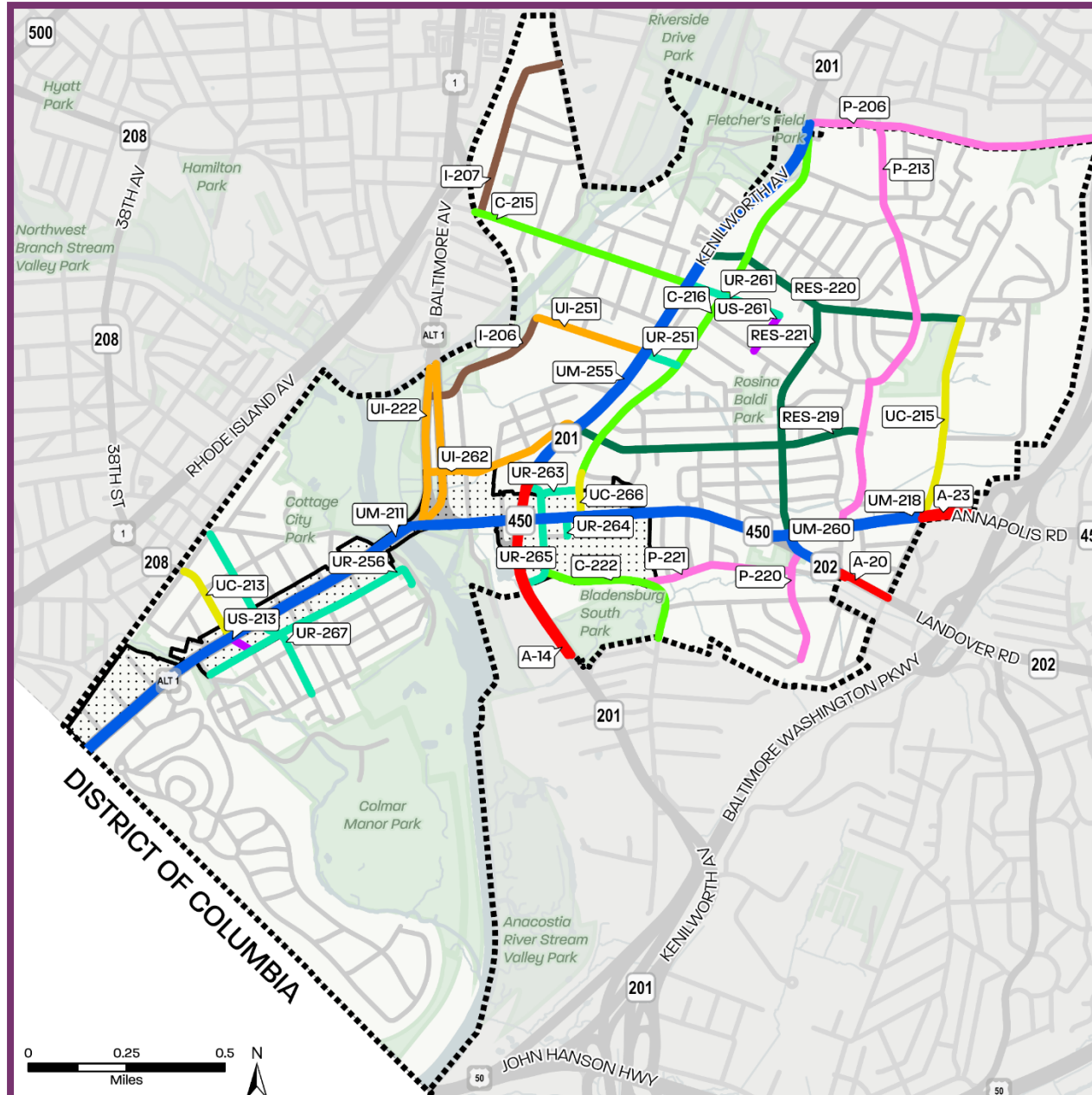
TRANSPORTATION AND MOBILITY

- » Multimodal Connectivity
- » Active Transportation

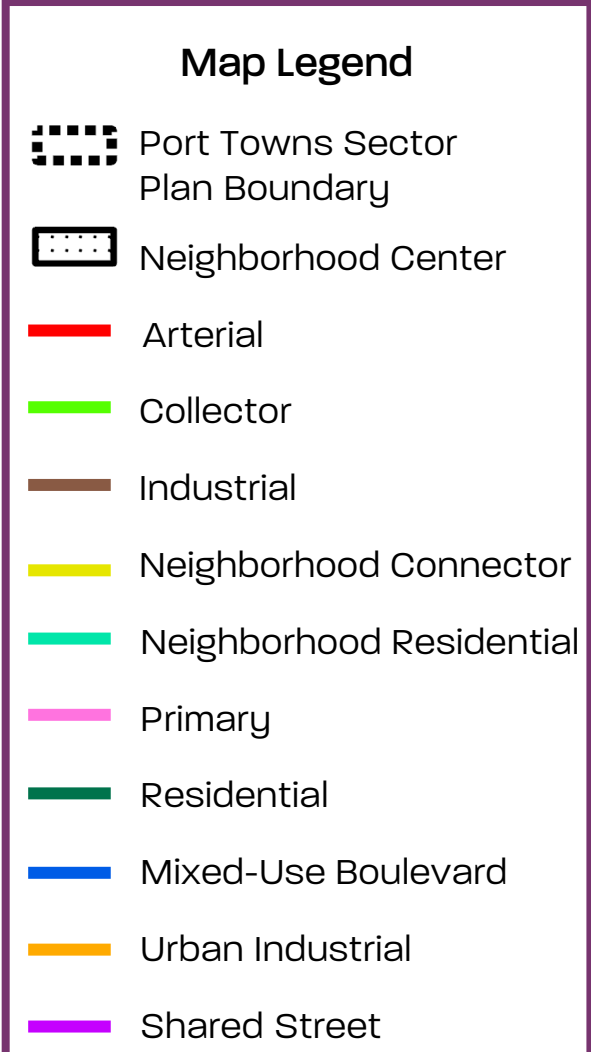


HEALTHY COMMUNITIES

- » Expand Access to Healthy Food
- » Invest in Social Infrastructure



Proposed MPOT Facilities and USDS Designations





WHAT WE HEARD

RECOMMENDATIONS

Consistent flooding and lack of help

Improve health of natural environment

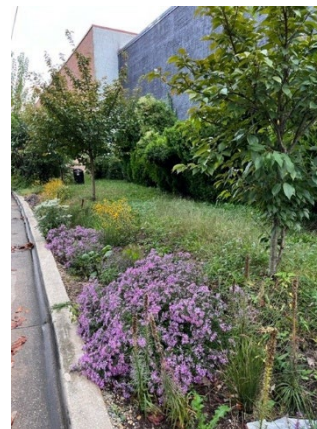
Plan for climate change



Enjoy proximity to natural areas

Invest in alternative energy and green infrastructure

» Green Infrastructure Investment » Greenway/Blueway Corridors



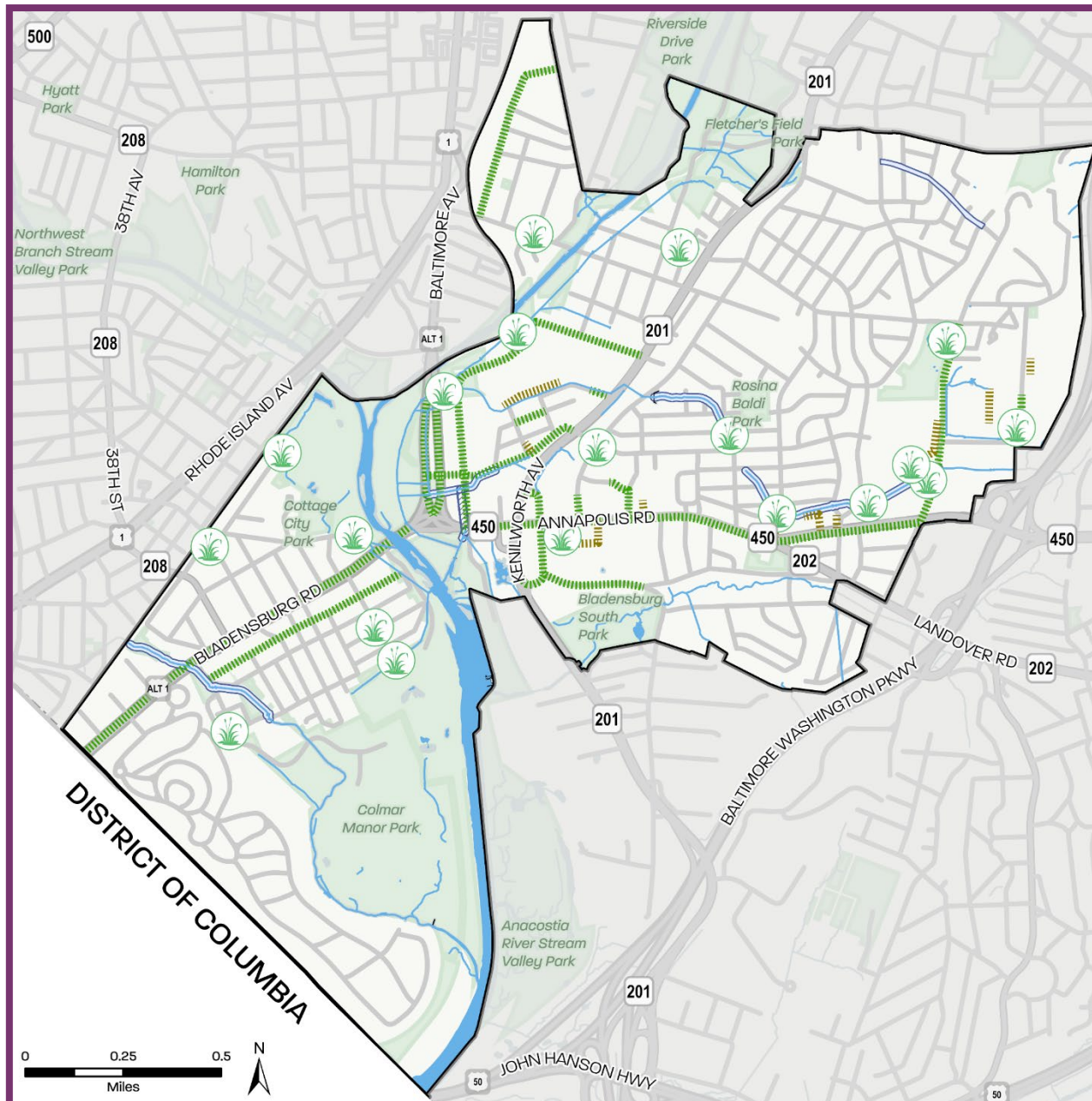
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NATURAL ENVIRONMENT

- » 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



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



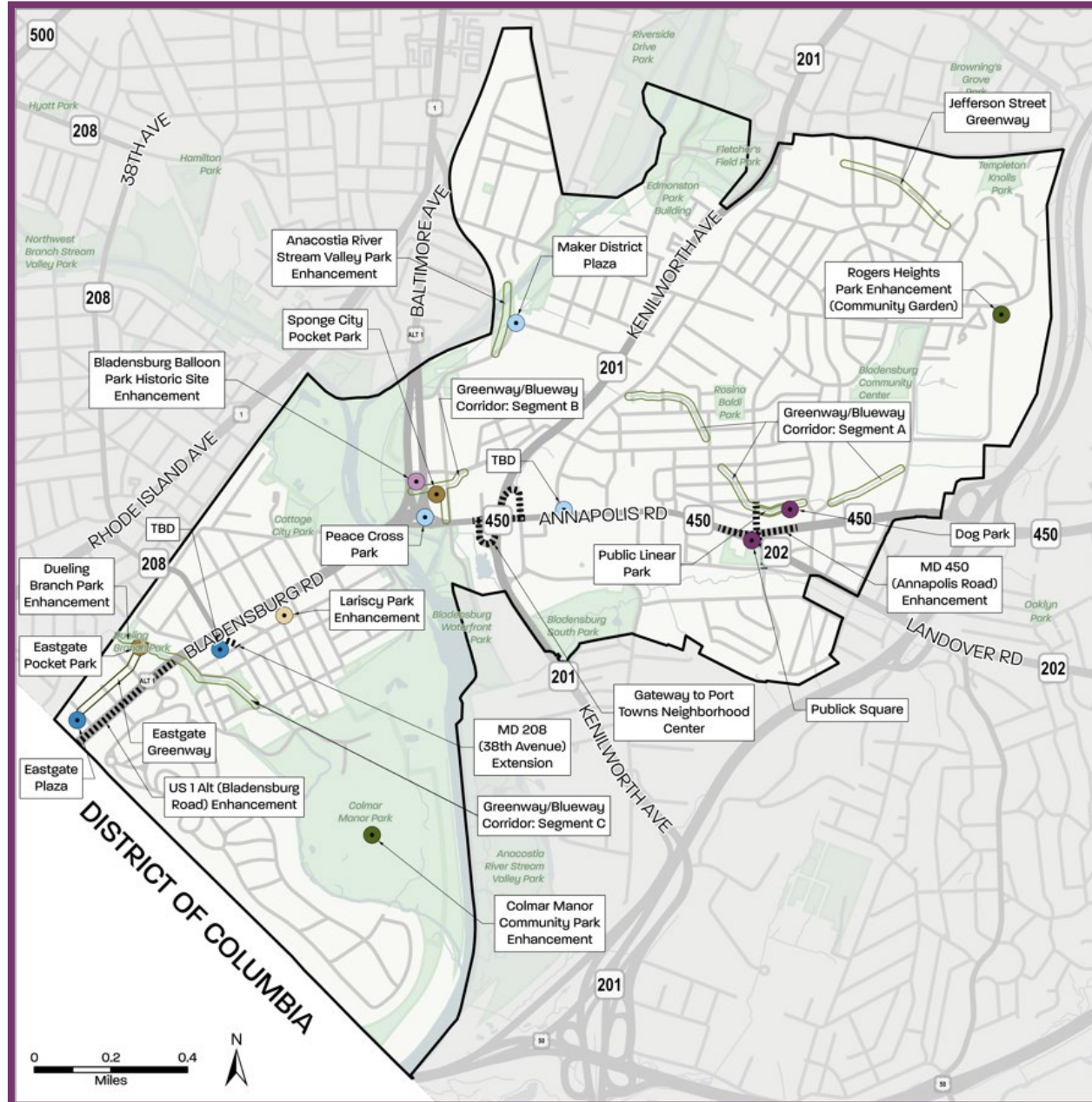
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PUBLIC FACILITIES

- » 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



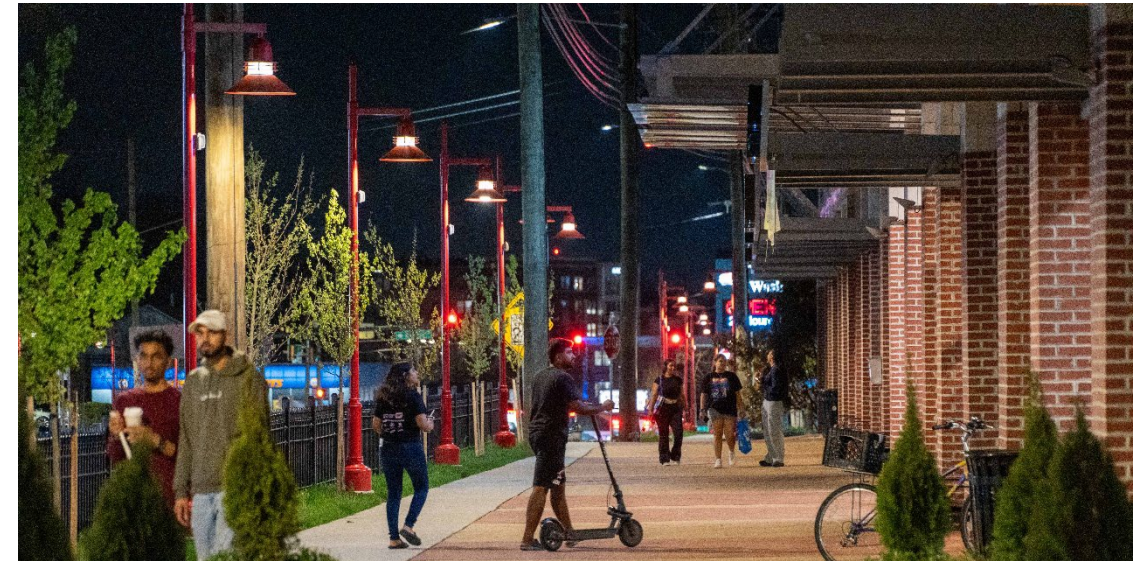
Incorporate and support art programming

New development should fit in with current character

RECOMMENDATIONS

» Create a Cultural Heritage Trail

» Incorporate and Support Art



Photos by M-NCPPC

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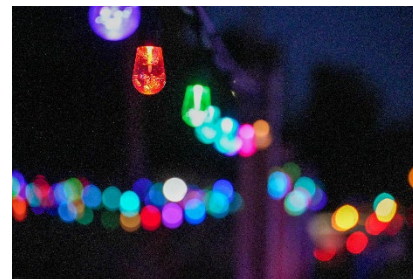
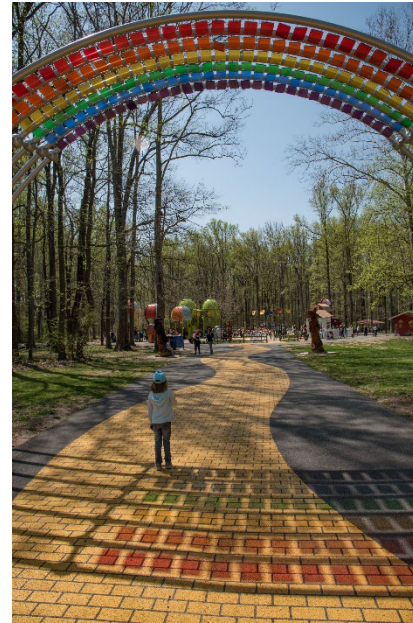
WHAT WE HEARD

RECOMMENDATIONS



» Destination Branding

» Identify sites for future initiatives



Photos by M-NCPPC

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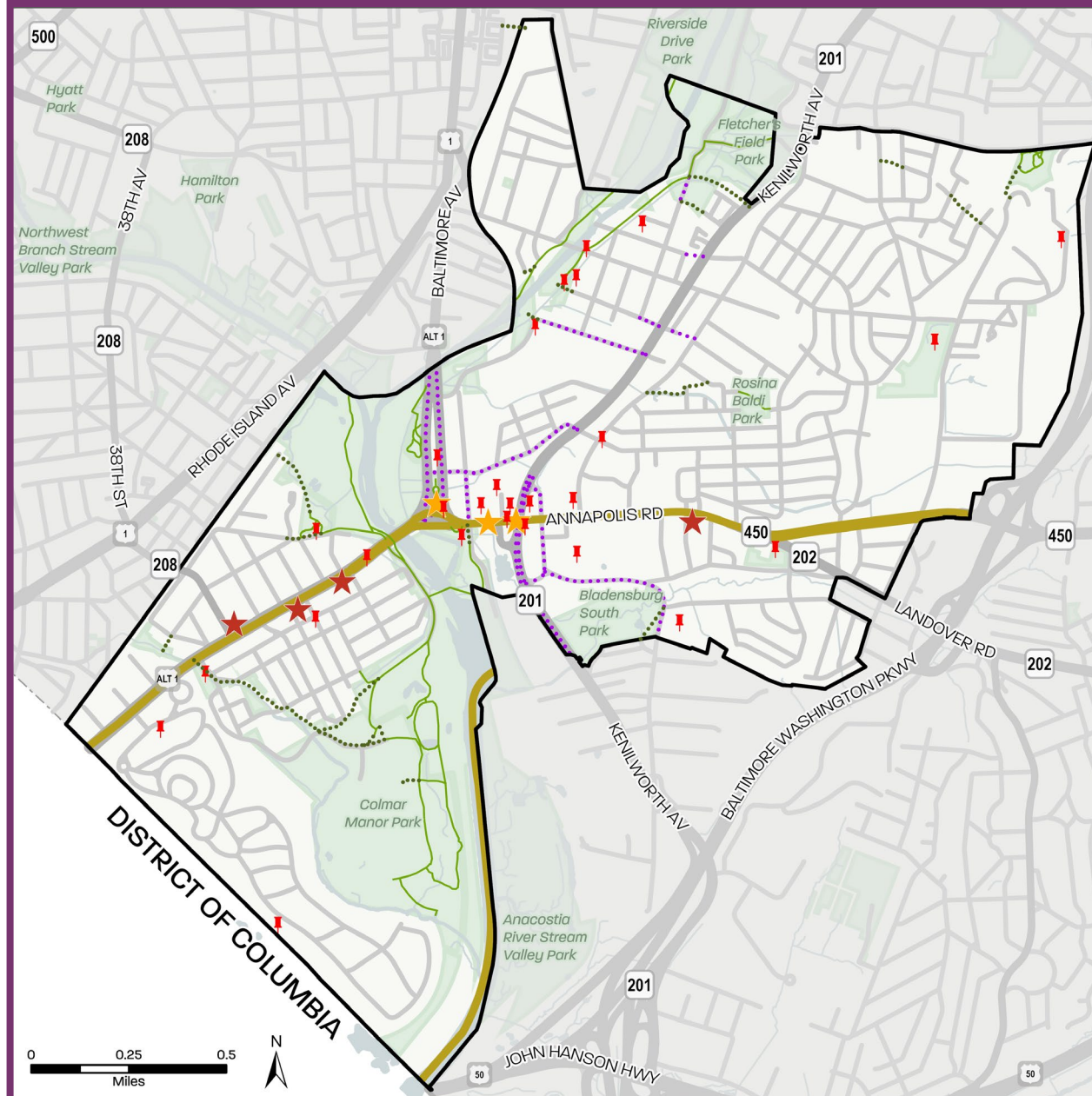
COMMUNITY HERITAGE, CULTURE, & DESIGN

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



PLACEMAKING

- » Destination Branding
- » Identify sites for future initiatives



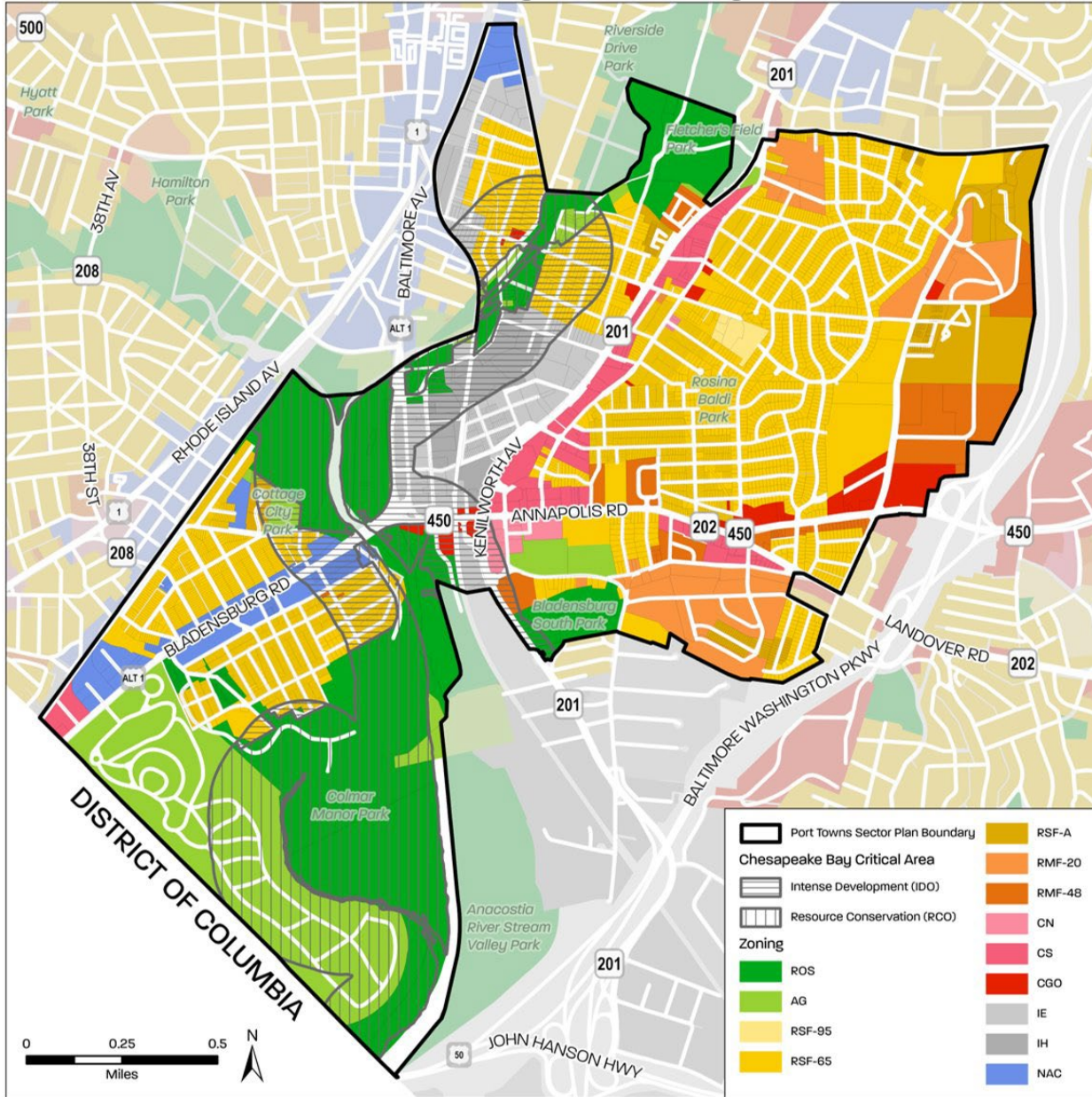
Placemaking Opportunities and Significant Locations

Map Legend

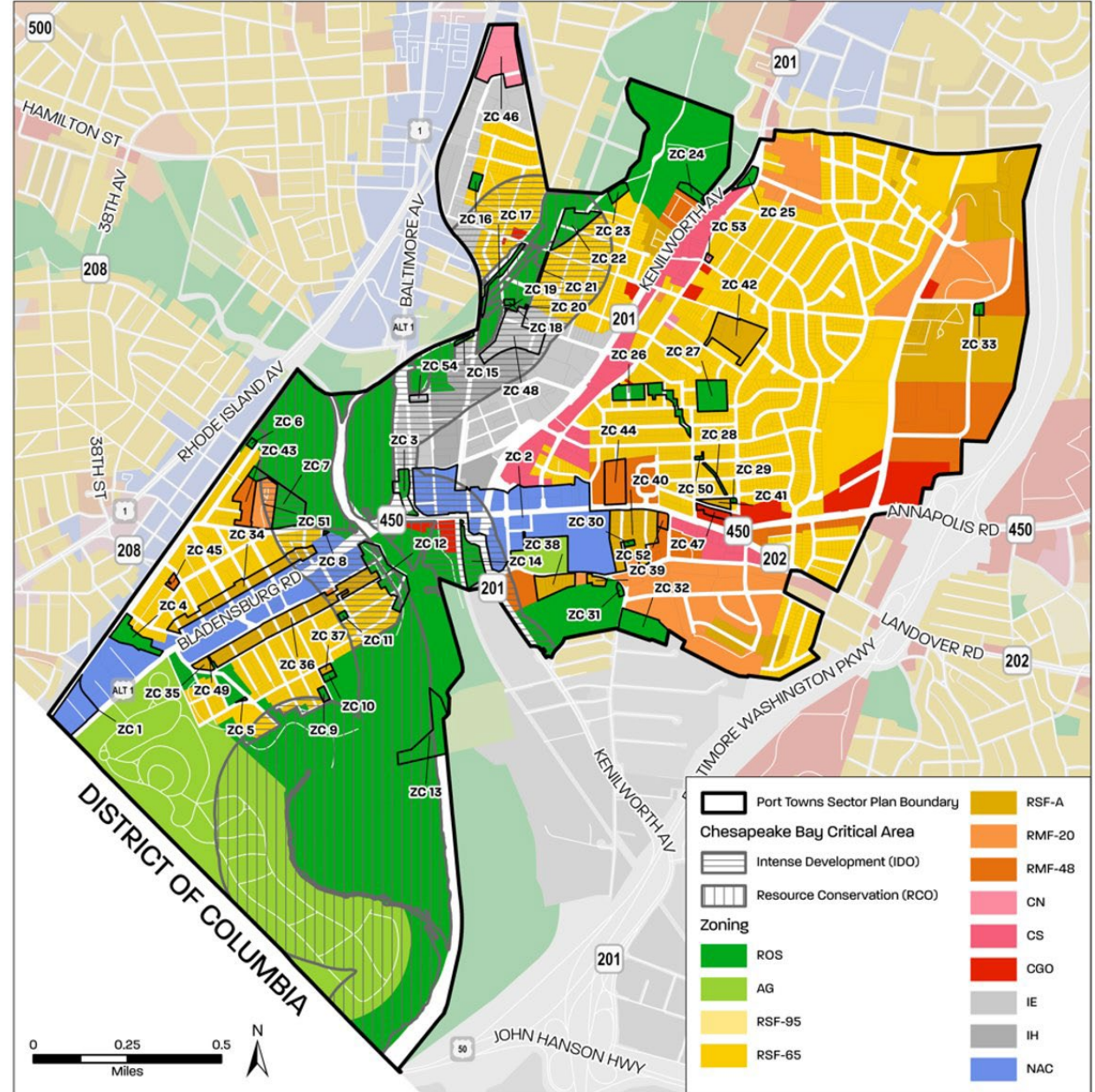
- Port Towns Sector Plan Boundary
- Star Spangled Banner Historic Trail
- Existing Trails/Shared-Use Paths
- Proposed Side Path
- Proposed Trail/Shared-Use Path
- Significant Landmark
- Right-of-Way Placemaking Opportunities
- Vacant Lot Placemaking Opportunities

Sectional Map Amendment

Existing Zoning

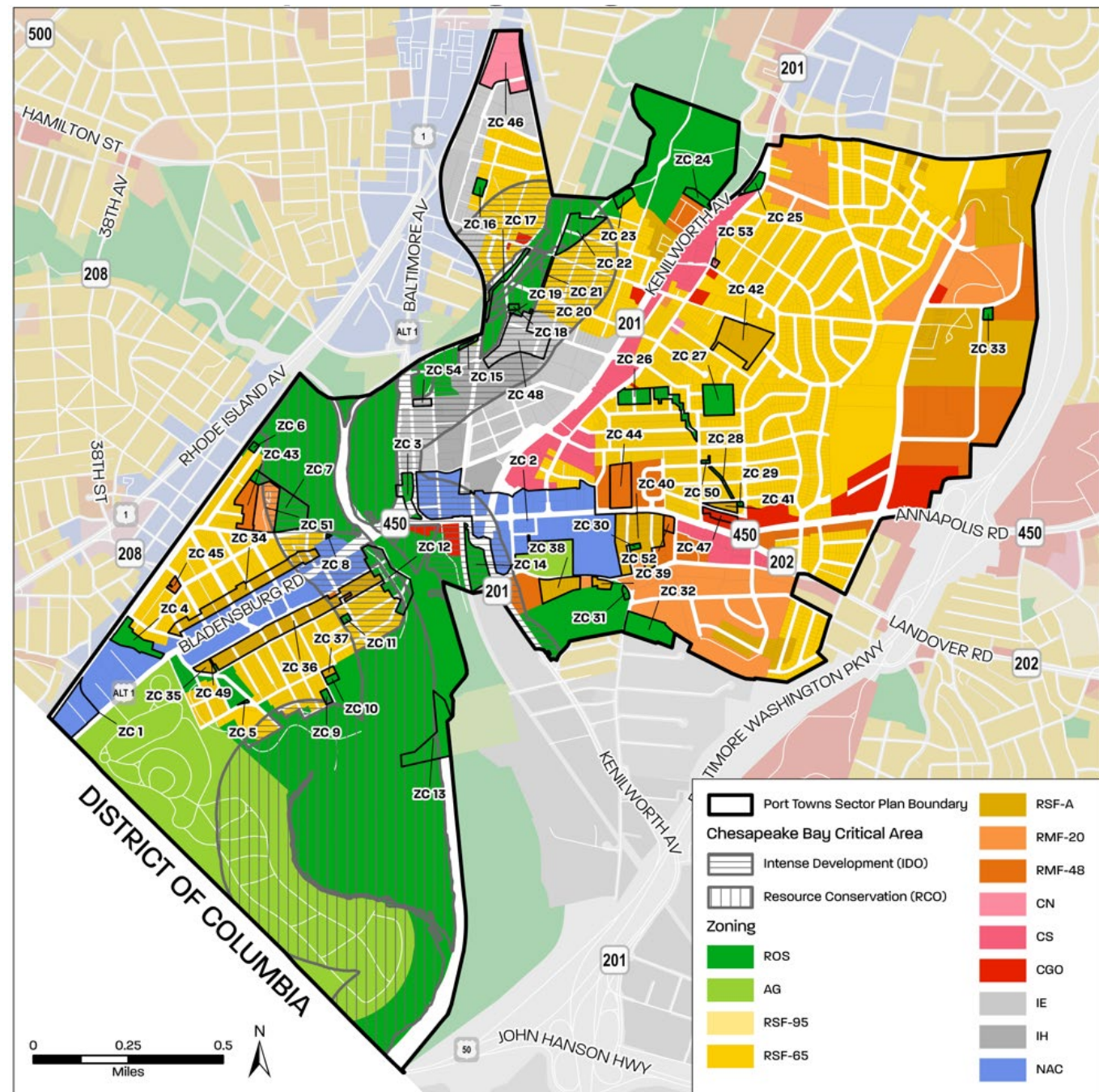


Proposed Zoning



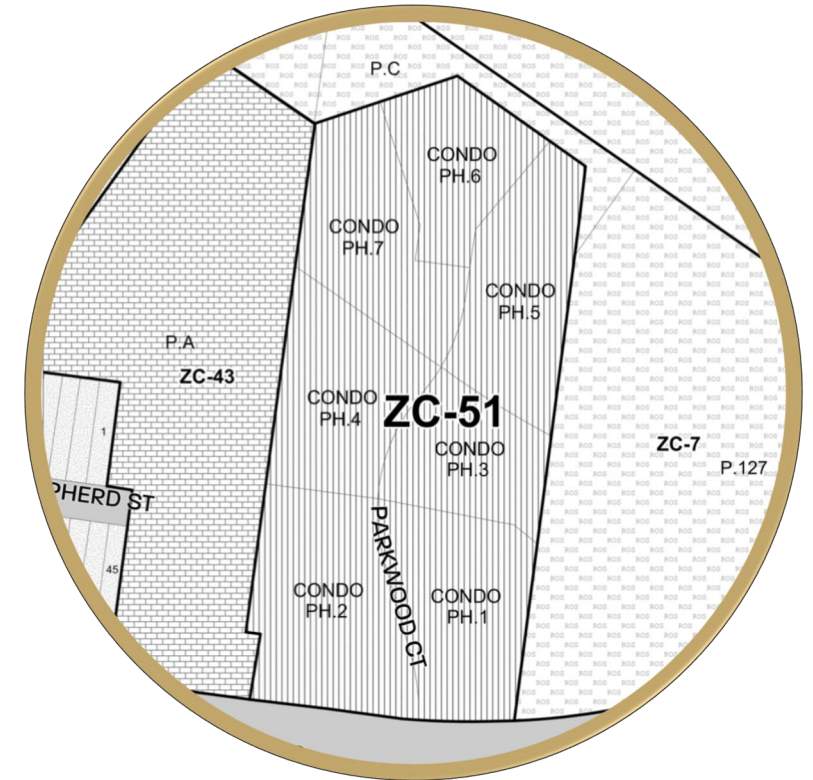


- » Proposed 54 zoning changes covering approximately 168 acres of land
- » Necessary to implement plan's vision and recommendations
- » Support and facilitate the development of opportunity sites



Additional Information/Recommended Change

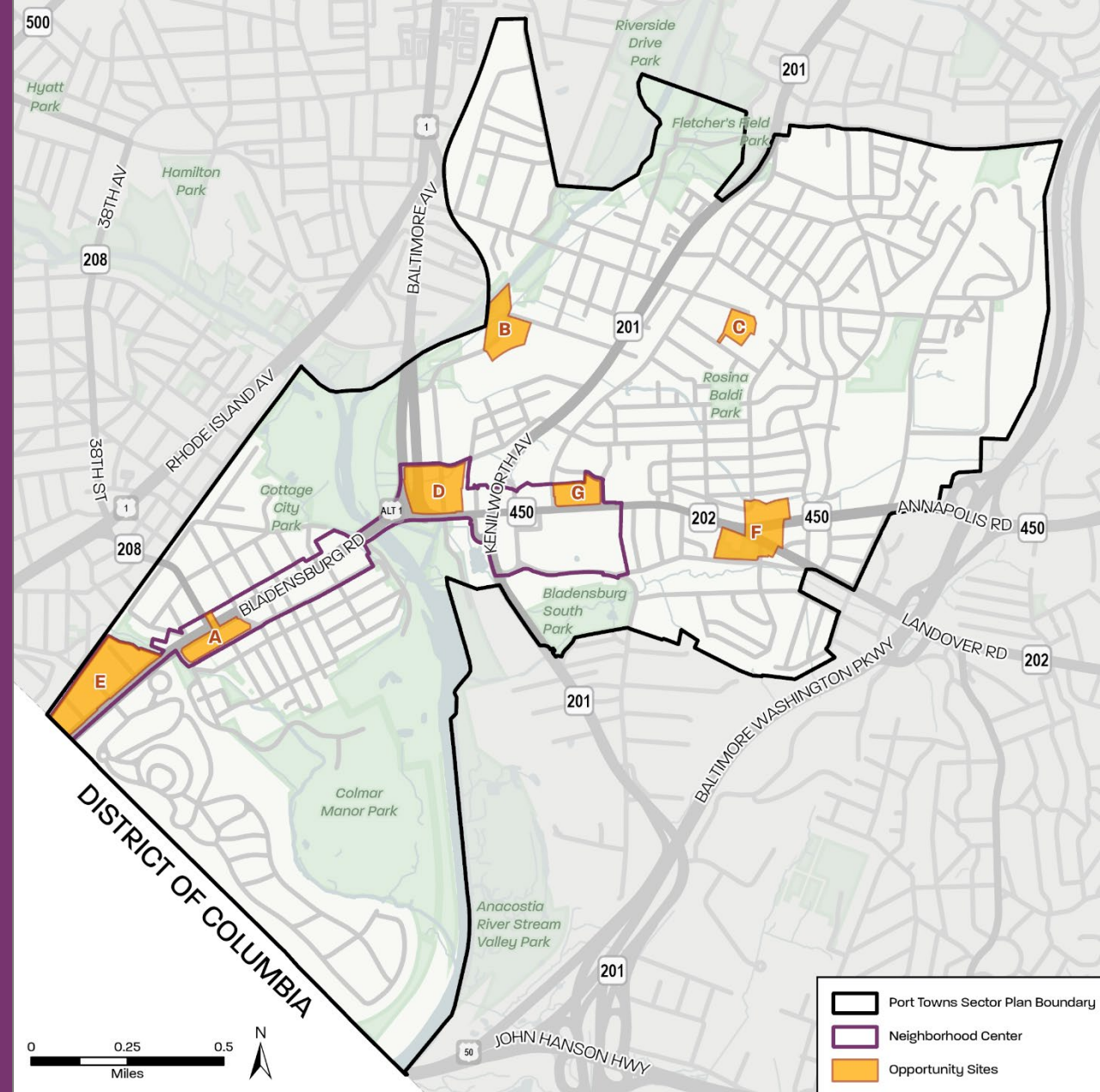
- » ZC 51 recommends changing the zoning from RSF-A Zone to RMF-20 Zone to preserve the existing use.
- » Since this proposal, changes to the Zoning Ordinance have made the current use and density consistent with the existing zone, making the SMA request unnecessary.



What might implementation look like?

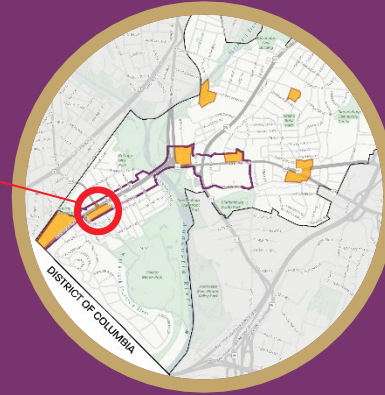
OPPORTUNITY SITES

- 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



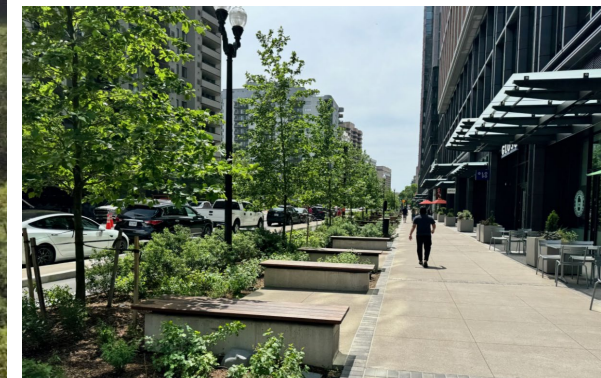
- Address: 3601 and 3800 Bladensburg Road
- Area: 5.14 acres
- Located **inside** the Neighborhood Center Boundary
- Current Zoning: NAC
- Proposed Zoning: No Change

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



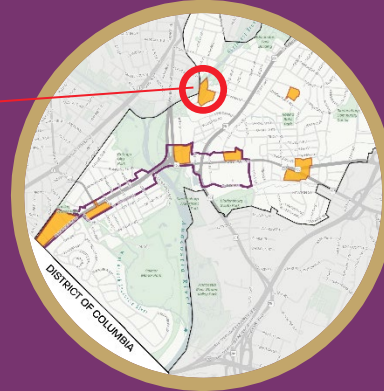
This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project. 34

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

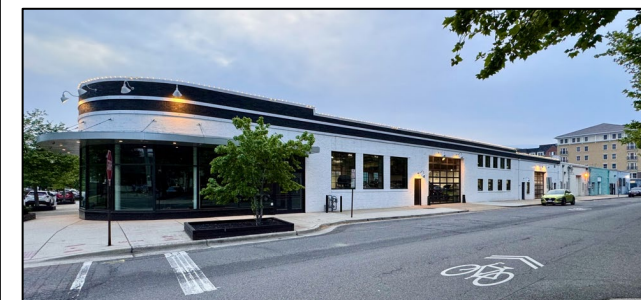
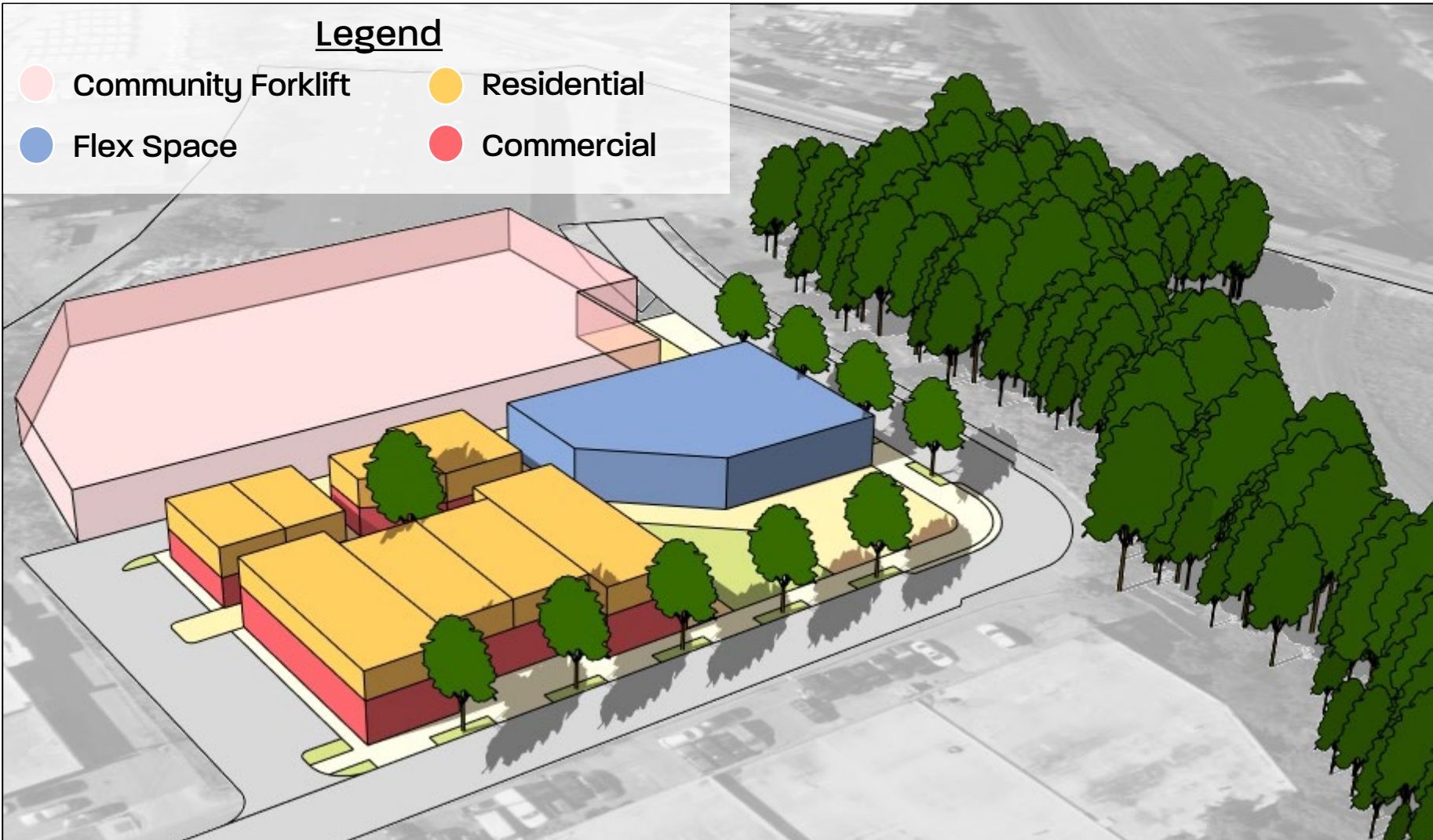


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SITE B: MAKER DISTRICT

Legend

- Community Forklift
- Residential
- Flex Space
- Commercial

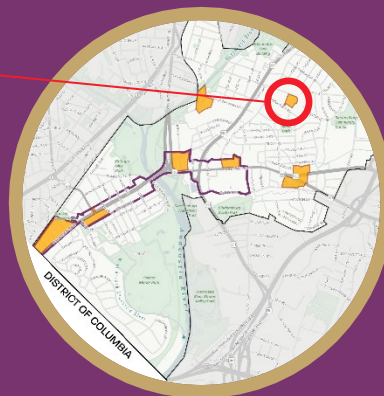


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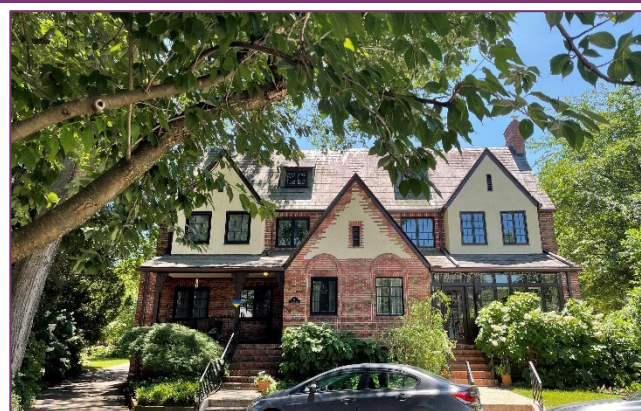
Illustration by RHI | Photos by M-NCPPC and RHI



SITE C: RESIDENTIAL INFILL ALONG DECATUR STREET

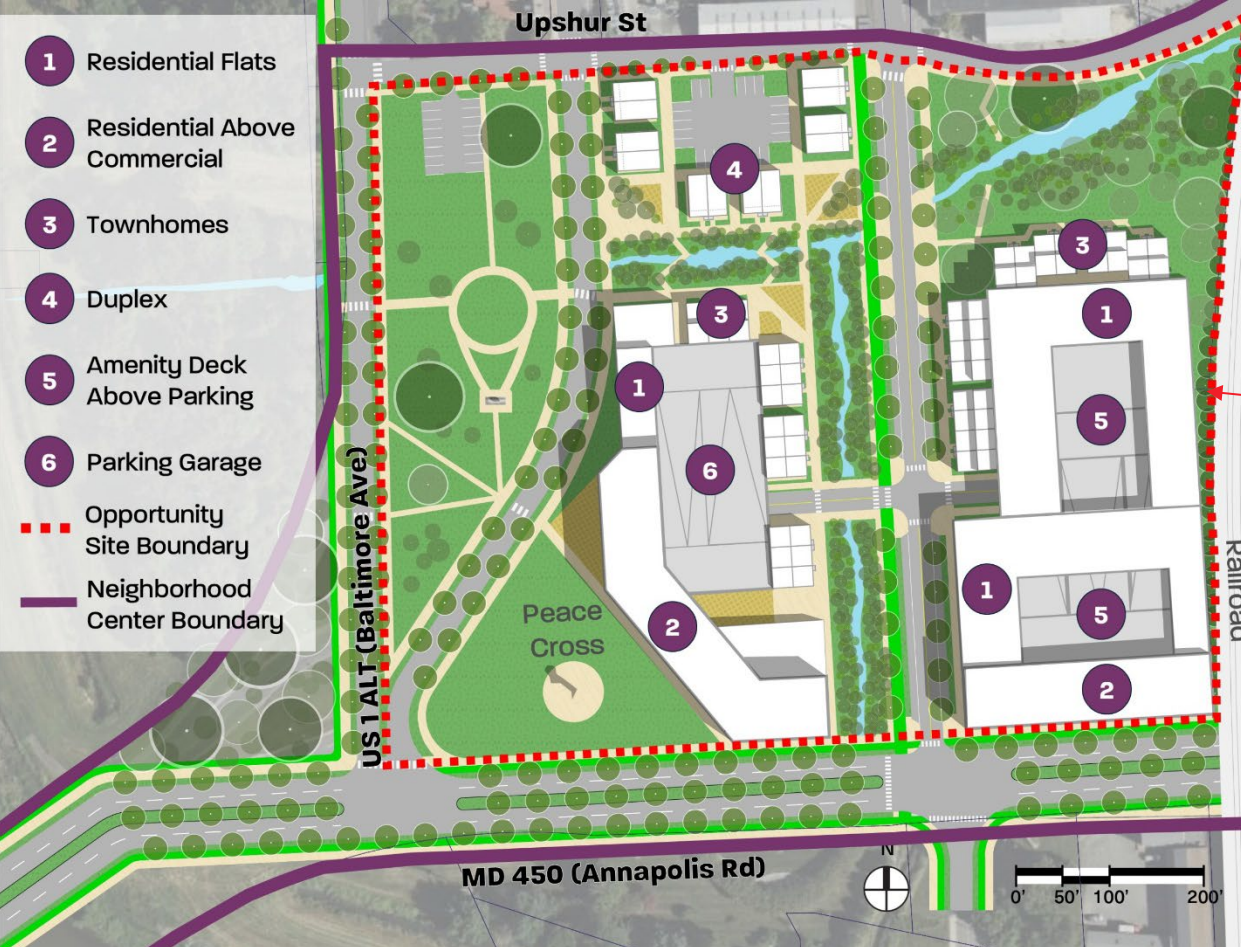


- Address: 5407 Decatur Street
- Area: 3.37 acres
- Located **outside** the Neighborhood Center Boundary
- Current Zoning: RSF-65/RSF-95
- Proposed Zoning: RSF-A

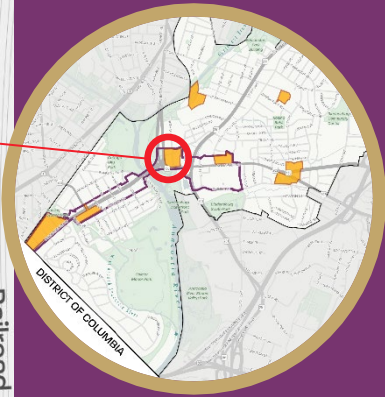


This concept is not a redevelopment proposal but an example of how the plan's principles might be applied in a future project.

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



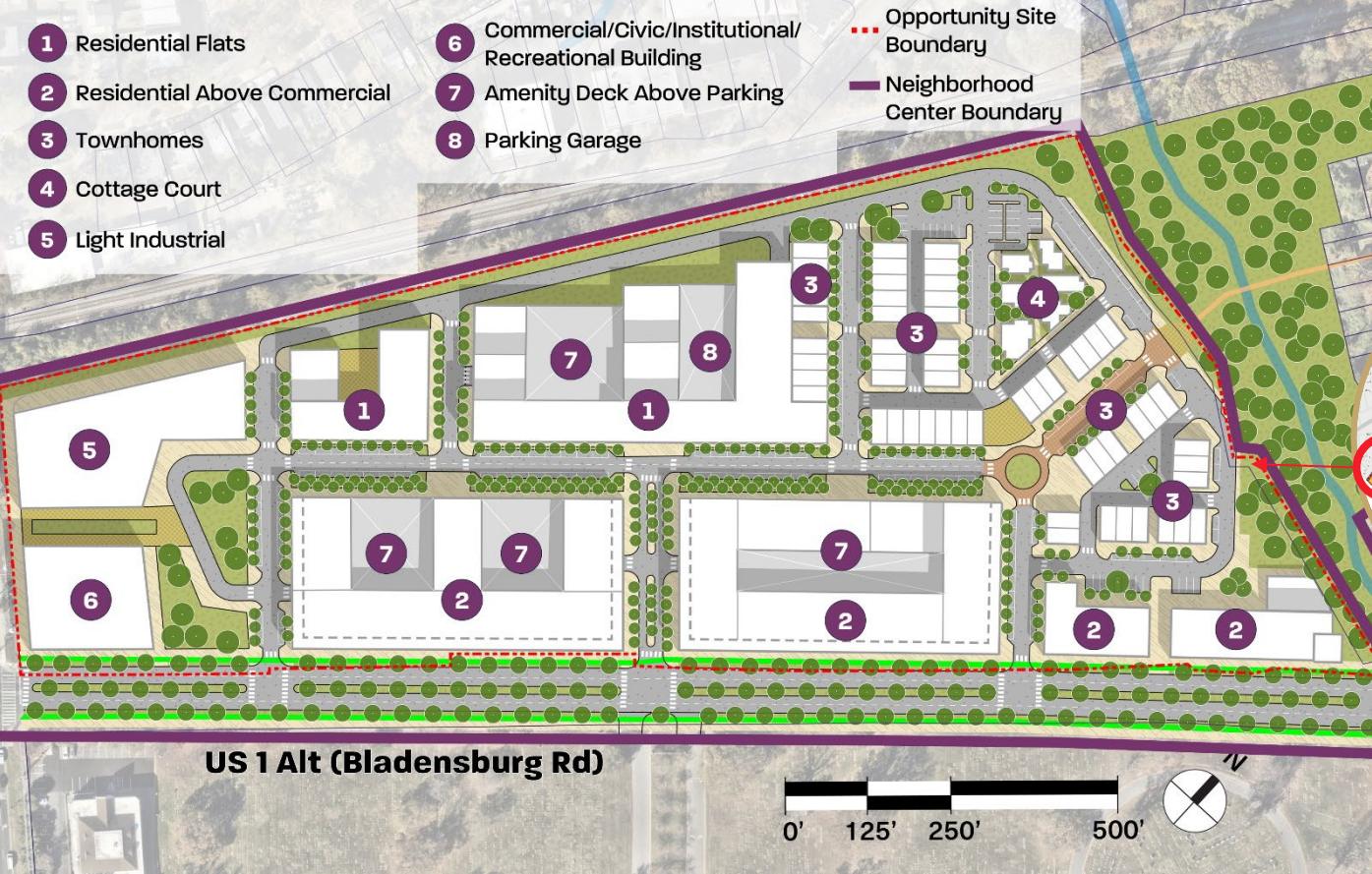
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SITE D: SPONGE CITY



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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



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

SITE E: PORT TOWNS JUNCTION

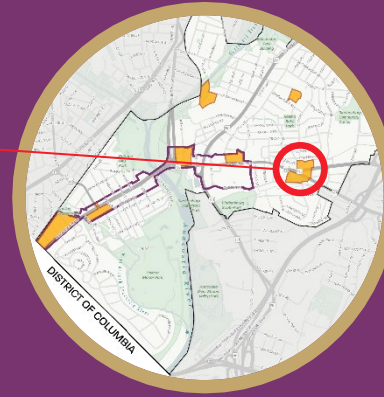


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Rendering by IFMM | Photos from RHI



SITE F: PUBLICK 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

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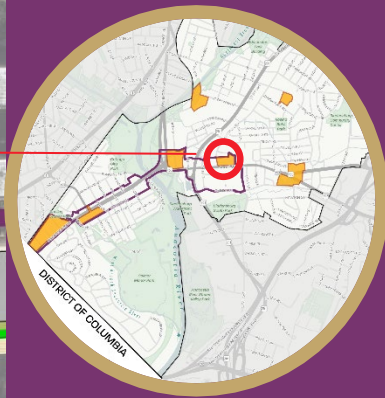
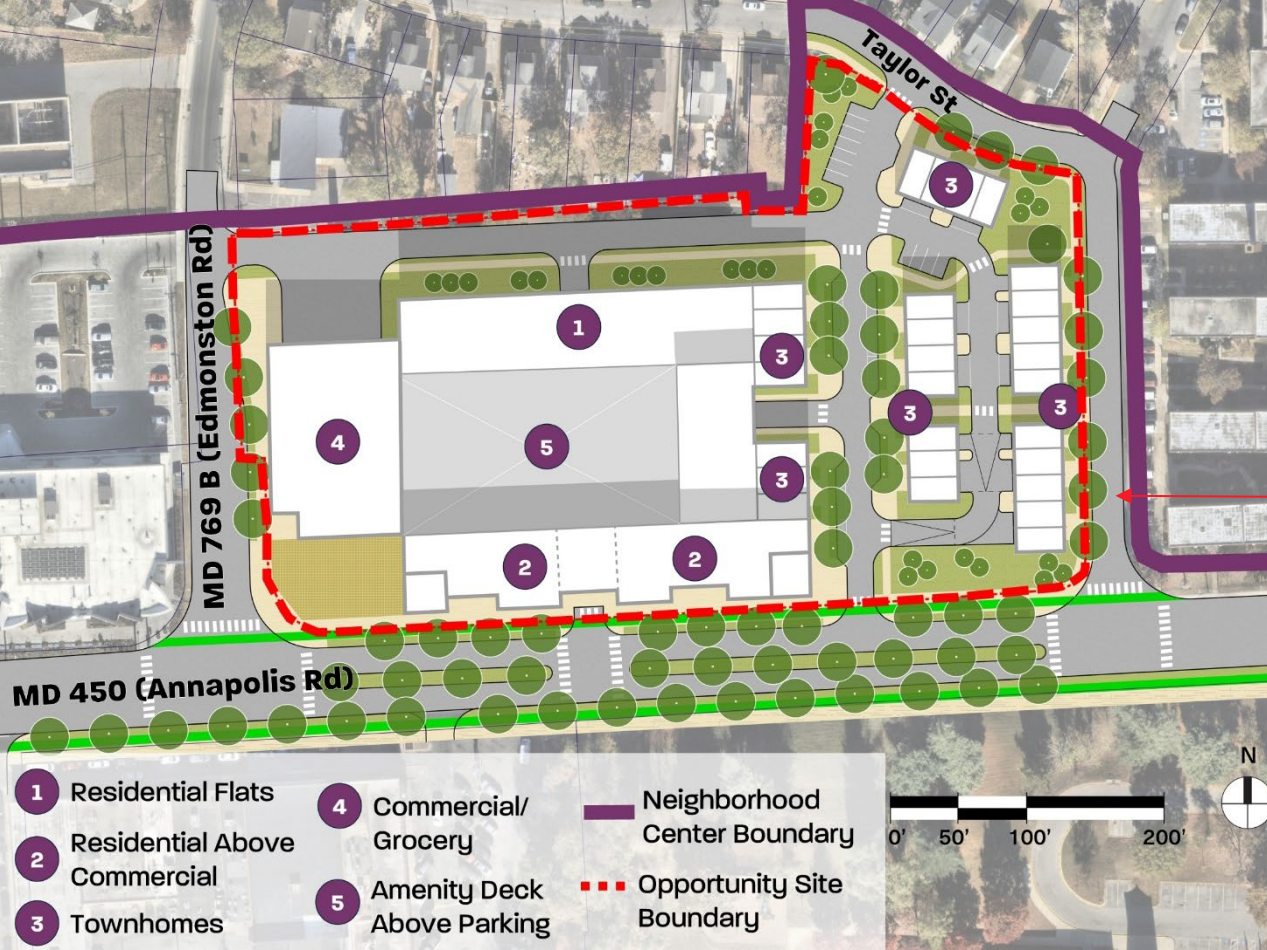
SITE F: PUBLIC SQUARE GATEWAY



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SITE G: PORT OF BLADENSBURG SHOPPING CENTER



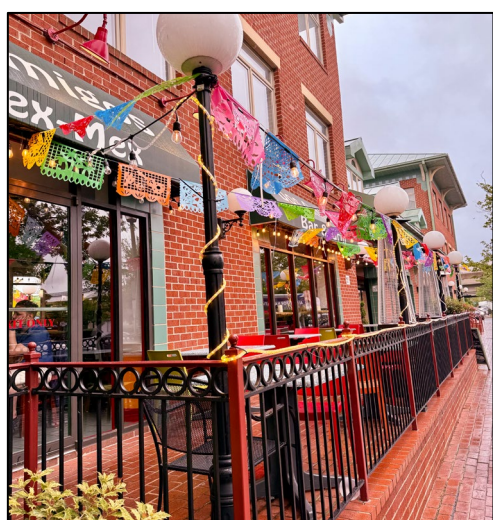
- Address: 4900 Annapolis Road
- Area: 4.74 acres
- Located **inside** the Neighborhood Center Boundary
- Current Zoning: CS and RSF-65
- Proposed Zoning: NAC

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



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SITE G: THE MERCANTILE



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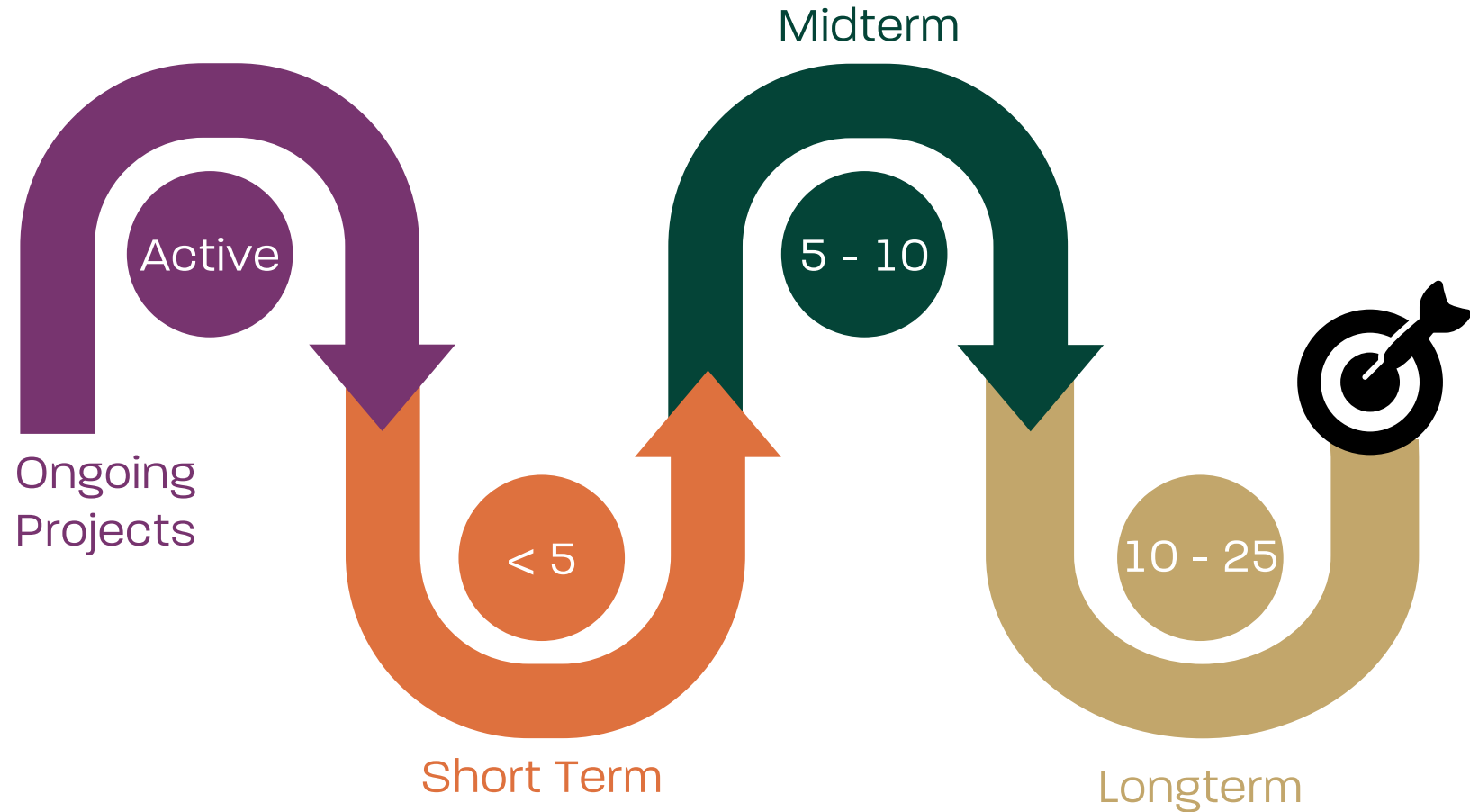
Rendering by IFMM | Photos by M-NCPPC and RHI

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



Contact Information



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