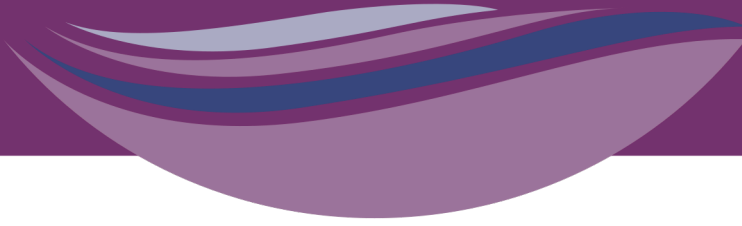


# Port Towns

Sector Plan and SMA

**FINAL OPEN HOUSE**  
September 26th, 2024



## PLAN POLICIES GUIDE

Welcome to today's **Final Community Interactive Open House!** This handout contains draft plan policies from the Port Towns Sector Plan Update. The exhibit boards at today's interactive open house only show key policies for each plan element. Please read the content of this handout prior to responding to the activities on the exhibit boards.

**A policy** is a statement of intent upon which government decisions are evaluated. A policy establishes the overarching goal of its corresponding strategies. Plan 2035 policies are intended to guide County planning efforts, policies, and operating and capital budgets

## LAND USE

- Create a series of focal areas within Port Towns, where increased building density maximizes land uses and mixed-use redevelopments are concentrated in compact and well-connected development patterns.
- Encourage targeted infill redevelopment opportunities and reuse of vacant or underutilized properties.
- Connect mixed-use centers to residential neighborhoods, open spaces, and activity hubs both within and beyond the study area.
- Promote site, landscape, and building/façade enhancements that strengthen the appearance of the area and improve Port Towns' aesthetic appeal.
- Ensure sensitive and compatible transitions between land uses.

## ECONOMIC PROSPERITY

- Leverage existing commercial, retail, and dining options while broadening the range of businesses and economic activities to better support Port Towns residents, workers, and visitors.
- Foster innovative and sustainable development within industrial areas—such as integrating live-work facilities and the development of local food options—while preserving the Port Towns' industrial character.
- Encourage the integration of urban farming and agriculture opportunities throughout the study area.

## TRANSPORTATION & MOBILITY

- Improve connections between focal areas, residential neighborhoods, green spaces, destinations, services, and amenities.
- Enhance pedestrian and bicycle connections within the Port Towns through sidewalk and streetscape improvements, trails, expanded bicycle facilities, and new and upgraded trail connections.
- Expand transit and micromobility options within the Port Towns as well as provide access to regional transit destinations.
- Enhance roadway connections by redesigning streets to emphasize safety and mobility for all users including through intersection and crossing improvements to prioritize safety, accessibility, and multimodal mobility.
- Provide access for all to green spaces, natural areas, and cultural amenities, including parks and trails along the Anacostia River.
- Utilize Port Towns' mobility infrastructure and associated public realm improvements to create welcoming public spaces that serve as community gathering spaces.

## NATURAL ENVIRONMENT

- Strengthen pedestrian and bicycle connections between residential neighborhoods to the area's green spaces and natural areas including the trails and parks along the Anacostia River.
- Expand Port Towns' network of green spaces by enhancing underutilized open spaces and incorporating new green space as part of redevelopment.
- Enhance Port Towns' landscape with thoughtful and strategic planting that expands the tree canopy, improves climate resilience, and strengthens the local ecology.
- Identify critical flood mitigation areas and implement best practices for stormwater management in flood-prone and high-risk residential and commercial areas.

## HOUSING & NEIGHBORHOODS

- Provide a range of housing types and choices, including those at an equitable range of price points, to meet the needs of both current and future residents.
- Preserve existing residential neighborhoods while supporting infill housing that is compatible with the established neighborhood character.
- Provide housing options and services for seniors to support aging-in-place and enable older residents to remain and thrive in their community.

## COMMUNITY HERITAGE, CULTURE, & DESIGN

- Highlight and promote awareness of Port Towns' history through the preservation, restoration, and interpretation of the area's historic and cultural resources.
- Celebrate Port Towns' identity and character by promoting community events and development of local businesses, re-establishing a community-based entity, and re-establishing a variety of local destinations.
- Create community gathering spaces that serve as venues for cultural events and activities.
- Expand cultural activities through continued development and promotion of the local arts community, public art initiatives, youth programs, and a range of community events and social gatherings.
- Utilize compatible building form, materials, and architectural style that harmonize with surrounding community, while integrating site elements that reflect the local community character.
- Establish dedicated venues throughout Port Towns for community expression, including spaces for expression of all forms of artistic creativity, visual and performing arts, and collaboration with local artists, artist councils, and community "makers" to create programs that foster cultural engagement.
- Promote safety, wellness, and belonging through creation of safe and accessible spaces to maximize public facility use by all Port Towns residents, specifically its youth, seniors, and vulnerable populations.

## HEALTHY COMMUNITIES

- Accommodate access to, and encourage the use of, green spaces and outdoor recreational opportunities.
- Promote physical activity by encouraging walking and bicycling for transportation, recreation, and exercise.
- Aid development of a local food economy that offers new options for healthy food options, such as co-ops and farm-to-table initiatives, while expanding affordable local grocery and dining options.
- Promote opportunities for urban agriculture and related infrastructure that can serve local residents and businesses.
- Provide programs and services that support healthy living for all ages, including youth and older adults.

## PUBLIC FACILITIES

- Support Prince George's County Public Schools (PGCPS) in its efforts to implement its Educational Facilities Master Plan (EFMP).
- Provide a range of community facilities that allows space for community gatherings and activities as well as opportunities for active and passive recreation.
- Leverage existing state-of-the-art library facility to spur development of other cultural facilities integrating a mix of uses such as public and/or civic spaces.
- Ensure that police, fire, and rescue facilities, as well as the local street network support the ability to provide emergency response services.
- Build on existing park programs and promote a diversity of active and passive outdoor activities through appropriate facilities, programming, and management of open spaces.
- Capitalize on waterfront open spaces as active and passive recreation hubs for surrounding neighborhoods in alignment with Formula 2040 recommendations.

## PLACEMAKING

- Establish a distinct sense of place, visual identity, and community character for all of Port Towns by drawing inspiration from its cultural, natural, historic, and architectural setting.
- Create a unique and identifiable brand for Port Towns by introducing cohesive public space elements, unified landscaping and hardscaping features, and complementary streetscape furniture to strengthen and promote the brand.
- Utilize wayfinding signage and interpretive elements to facilitate directional guidance, identity, and placemaking through branding initiatives highlighting major corridors, community gathering spaces, and historic and cultural areas.
- Integrate public art, murals, and sculptures to create recognizable places of gathering and to create identifiable landmarks for community branding and identity.
- Enhance existing parks, tot lots, and trails and establish additional formal/informal public spaces for gathering and interaction with identifiable signage, art, and landscaping to foster and enhance community connections and social fabric.

**Thank you for joining us for today's final open house!** Please visit our website to sign up for our e-newsletter and to stay engaged in the planning process: [pgplan.org/porttowns](https://pgplan.org/porttowns)