



Redevelopment Authority
of Prince George's County



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CREATING A 21ST CENTURY COUNTY

THE CASE FOR THE PORT TOWNS ECO DISTRICT

COG Built Environment and Energy Advisory Committee
June 2014

What is an Eco District?

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A comprehensive community development strategy based on eight principles (energy, water, health/wellness, equitable development, community identity, access and mobility, materials management and habitat) that expands the benefits of sustainable development to a neighborhood scale.

Why the Port Towns/Bladensburg TNI?

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- Oldest, most historical part of the county
- Diverse demographically
- Diverse land use patterns with a high concentration of industrial uses
- Proximity to the District of Columbia



Why the Port Towns?

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- Abundance of environmental and cultural assets
- Existing sector plan addresses many Eco District principles
- Long standing municipal buy-in from the four towns
- Authentic walkability and place making





Goal of Port Towns/Bladensburg TNI Eco District

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Stimulate a branded/themed neighborhood revitalization effort focusing on:

- Attracting businesses and jobs
- Developing new housing and mixed use projects
- Building off the existing green and transportation infrastructure
- Preserving existing natural and cultural assets

Port Towns Eco District Priorities

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Connect

Create bike/pedestrian infrastructure improvements to complete the missing pieces of a district-scaled system of on street and off street trails and paths.



Port Towns Eco District Priorities

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Build

Optimize infill and mixed use/residential development to attract Millennials through public private partnerships that promote the quadruple bottom line – people, planet, profit and place making.



Port Towns Eco District Priorities

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Innovate

Green business incubation, attraction, expansion and acceleration through a regional innovation cluster (RIC) particularly focused on waste to wealth industries.



Lessons Learned from the Eco District Incubator

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- Be project focused and results driven
- Governance structure matters
- Be willing to try, fail, and try again
- Attract resources early even if the strategy is not fully formed
- Be visionary
- Don't take no for an answer



Next Steps

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- Brief senior County leadership
- Continue to build the coalition and the governance structure
- Raise funds
- Hold kick-off event to create a shared vision and create a strategy group for each priority
- Acquire key properties
- Initiate start up projects

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