

# SUBREGION 05 | OVERVIEW

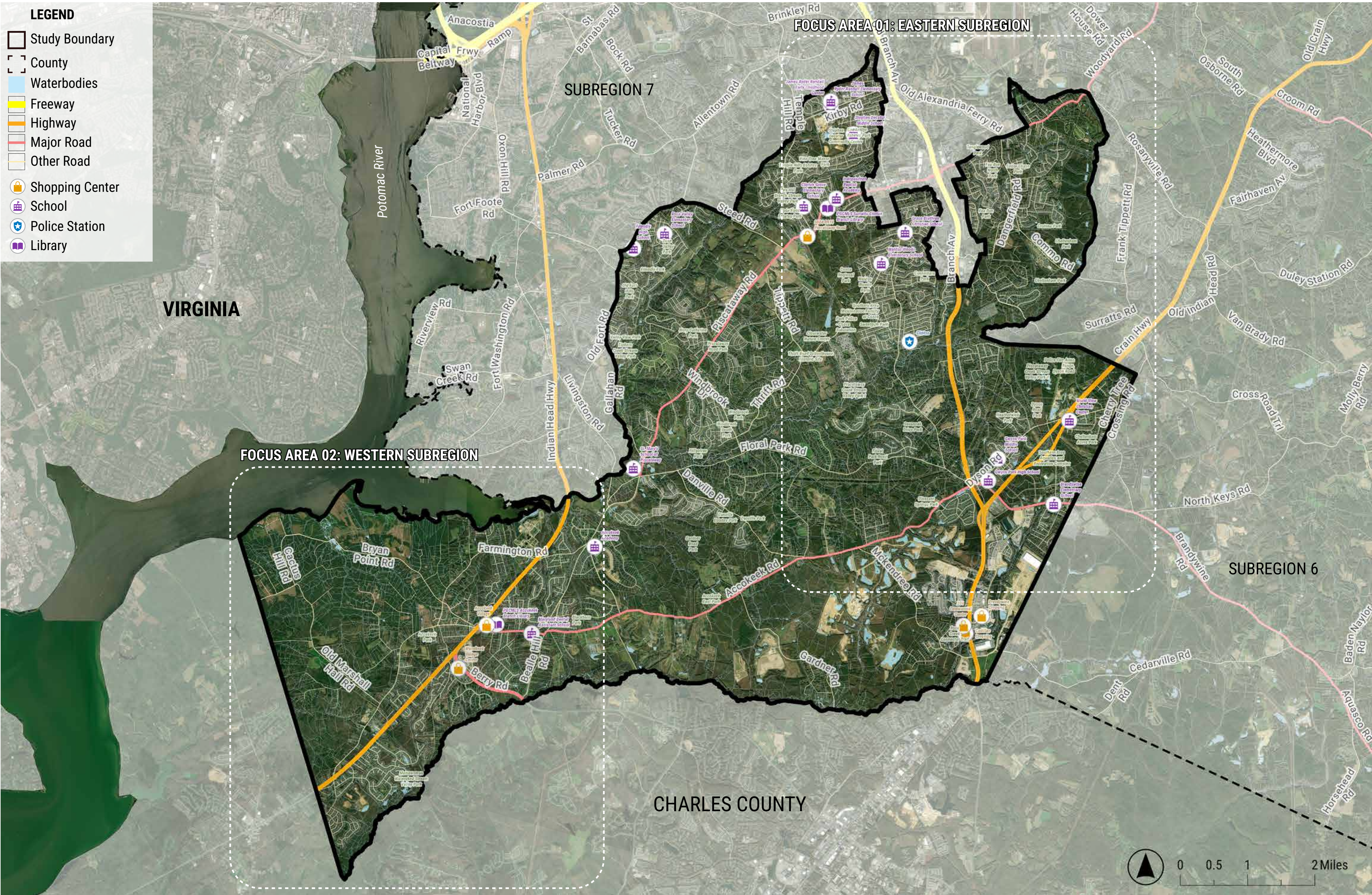


## PURPOSE OF THE LISTENING SESSION

1. To **listen to community voices**—your ideas, experiences, and priorities will help guide updates to land use, mobility, and environmental recommendations
2. To **share information about the Subregion 5 Minor Plan Amendment**, a planning effort to revisit and update key recommendations from the 2013 Approved Subregion 5 Master Plan
3. To **understand what's working and what needs to change** to ensure future growth supports the County's vision for equitable, sustainable communities

## Your input will help shape: .....

- Where and how development should occur
- How transportation and open space systems connect communities
- What investments can best support Subregion 5's future



Source: GIS Open Data Portal, Planning Department of Prince George's County, Maryland

## PLANNING HISTORY

### From the 2013 Master Plan to Today

The 2013 Subregion 5 Master Plan established a long-term vision for Accokeek, Clinton, Tippet, and Brandywine. It designated Brandywine as a Plan 2035 Local Center, focusing growth and investment in key corridors (MD 5, MD 210, MD 373, MD 4, US 301).

### The plan emphasized:

- Balancing development and conservation
- Improving mobility and connectivity
- Protecting environmental assets

## WHY A MINOR PLAN AMENDMENT?

Conditions, market trends, and community needs have changed since 2013.

### The Minor Plan Amendment will:

- Reevaluate land use, transportation, and environmental recommendations
- Identify new opportunities and constraints
- Refine policy to support desired outcomes

## FAQ

### Q: What is planning?

Planning is a collaborative process that uses facts, analysis, and public input to guide future growth over the next 20–25 years.

### Q: What can a plan do?

- Recommend zoning changes
- Suggest strategies to attract businesses
- Help guide where public and private investment should go

### Q: What can't a plan do?

- Directly bring a specific business
- Raise or lower taxes
- Guarantee construction or funding of projects

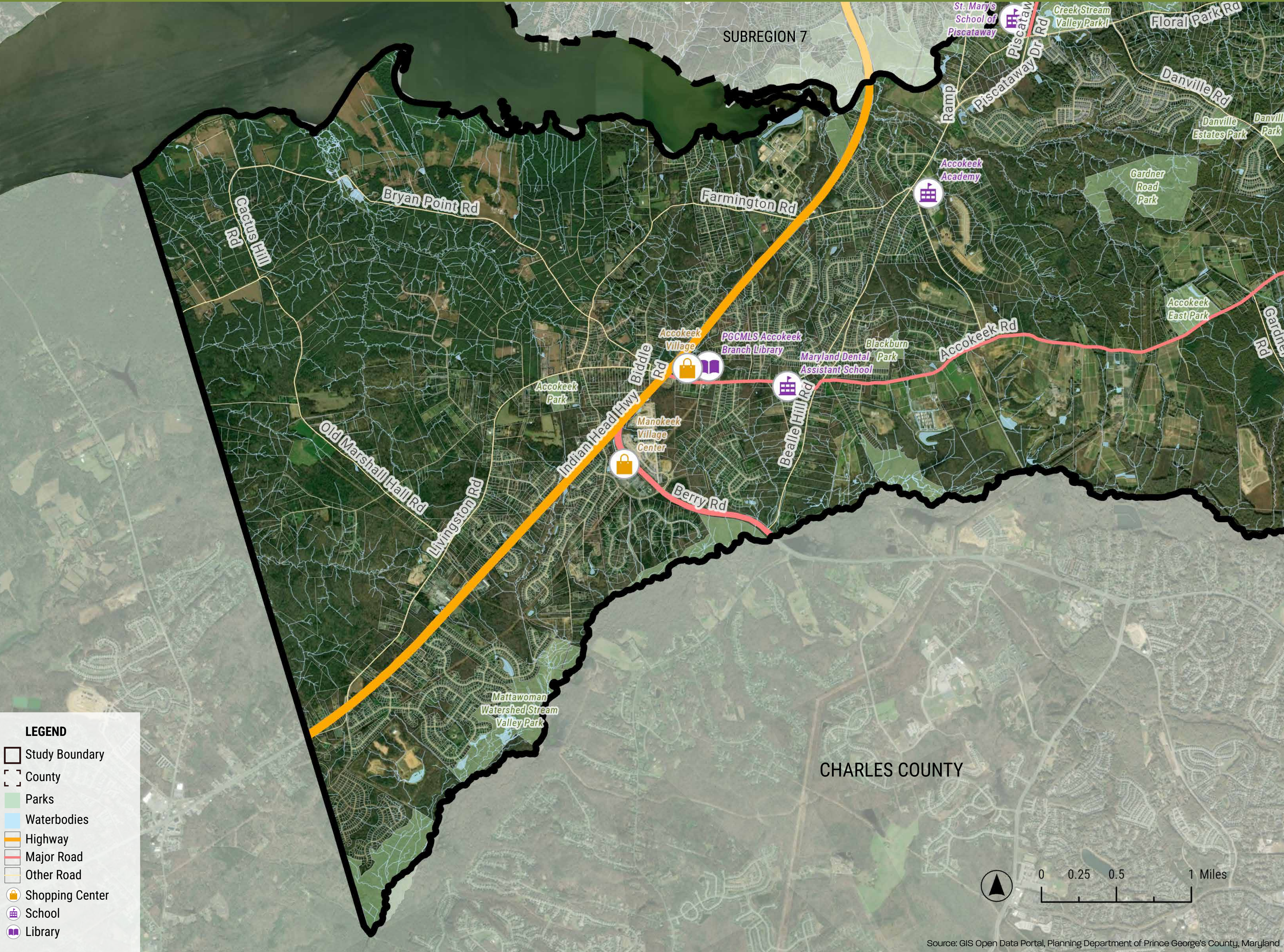
### Q: What is zoning?

Zoning determines what can be built, where, and how. It's the legal framework that guides development.

### Q: What happens next?

After this Listening Session, the project team will:

- Summarize community input
- Analyze existing conditions
- Draft and share plan recommendations
- Conduct additional community and agency review



OVERVIEW

Join us to share your experiences and ideas for the western portion of Subregion 5 — **the communities along Indian Head Highway (MD 210), Fort Washington, and Accokeek**. This area is known for its rich history, scenic landscapes, and strong sense of community.

The Subregion 5 Minor Plan Amendment aims to build on these strengths by **improving safety and mobility along MD 210, supporting neighborhood businesses, and protecting the area's natural and cultural assets**.

Please use **sticky notes** to share your thoughts under the Love, More, and Less boxes below:

LOVE

What do you love about your community today?  
Think about the **qualities, places, and experiences** that make this area special — the river views, parks and trails, close-knit neighborhoods, or the sense of history and pride.

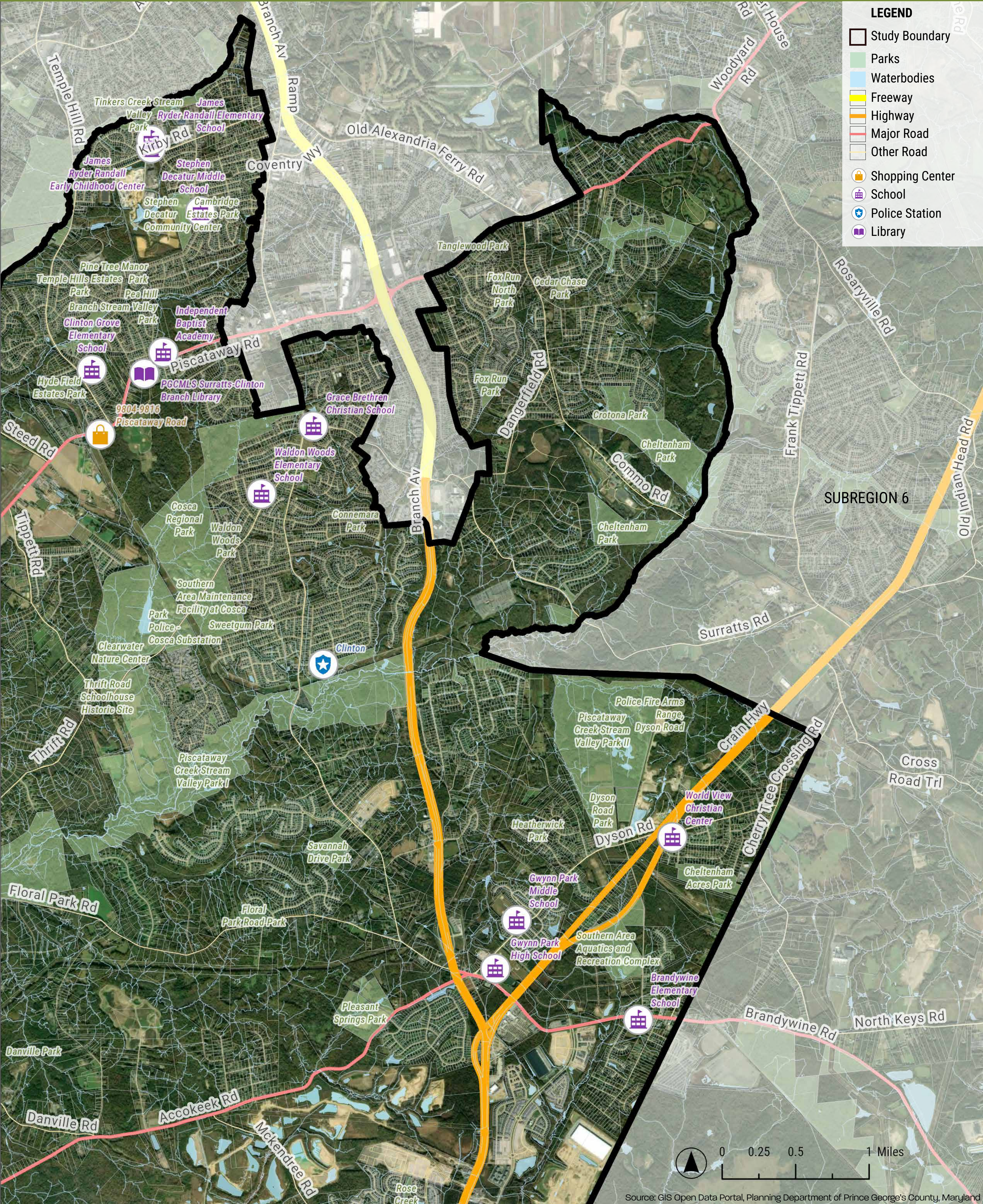
MORE

What would you like to see more of in this part of Subregion 5?  
Consider what could make **everyday life better** — safer intersections, local shops and cafés, places to gather, better walking and biking connections, or improved access to the waterfront.

LESS

What would you like to see less of in the future?  
Reflect on **challenges or frustrations** — traffic congestion, flooding, unsafe crossings, vacant properties, or loss of green space.

# SUBREGION 05 | LOVE, MORE, LESS: EASTERN SUBREGION



## OVERVIEW

Join us to share your thoughts and experiences about the eastern portion of Subregion 5 — **the area around Branch Avenue (MD 5), Crain Highway (US 301), and Brandywine**. This area is growing quickly, offering opportunities to create walkable centers with more housing options, jobs, and community amenities.

The Subregion 5 Minor Plan Amendment will help guide this growth to make the area **safer, more connected, and more livable**.

Please use **sticky notes** to share your thoughts under the **Love**, **More**, and **Less** boxes below:

## LOVE

What do you love about this area?  
Think about **what makes it feel like home** — convenient shopping, family-friendly neighborhoods, local pride, or its location near major destinations.

## MORE

What would you like to see more of in the years ahead?  
Consider **improvements or amenities that would enhance daily life** — sidewalks, bike paths, local restaurants, green spaces, better traffic flow, or spaces for small businesses.

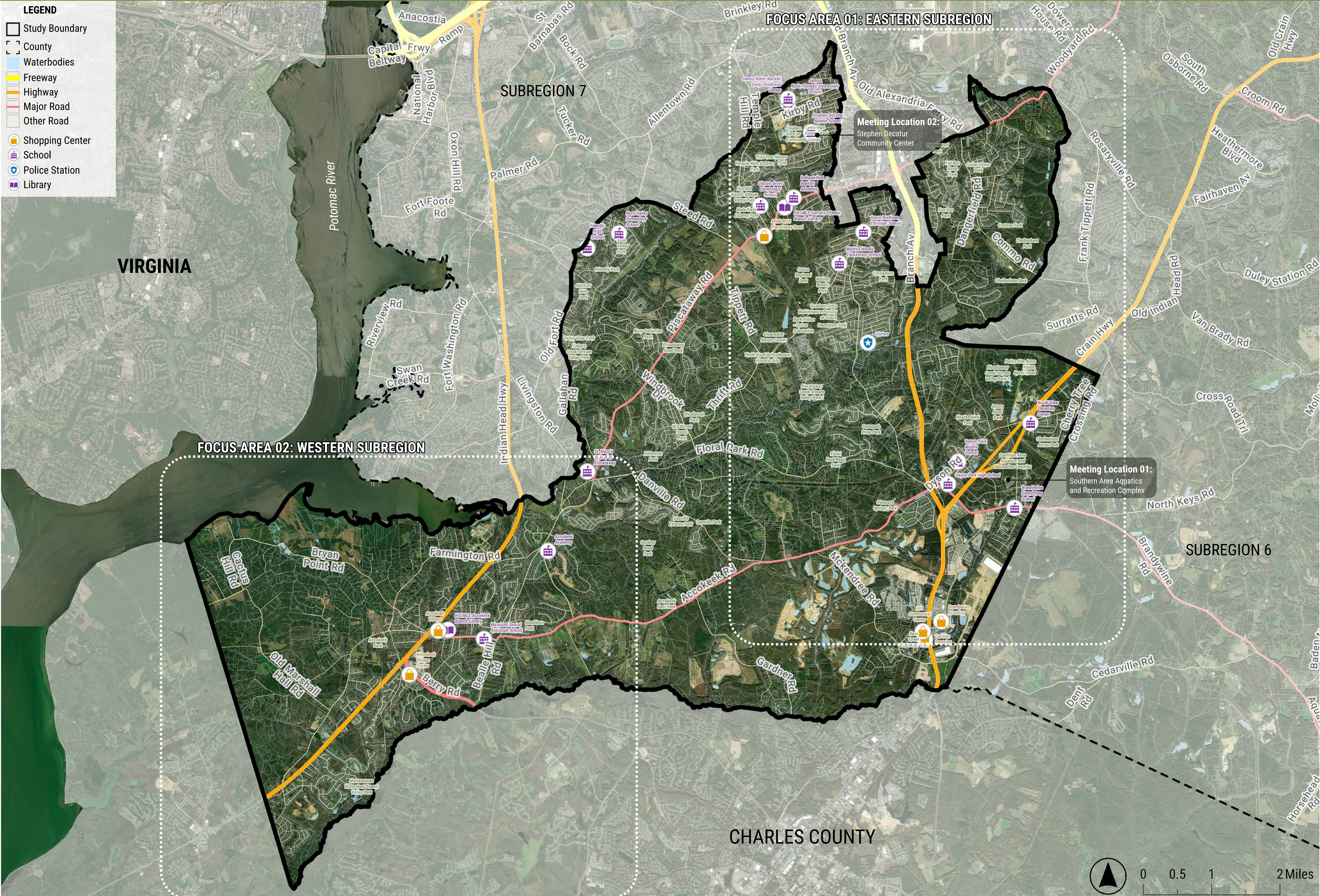
## LESS

What would you like to see less of as the area grows?  
Identify **challenges or issues that you'd like to reduce** — congestion, large parking lots, vacant or underused properties, or unsafe conditions for walking.

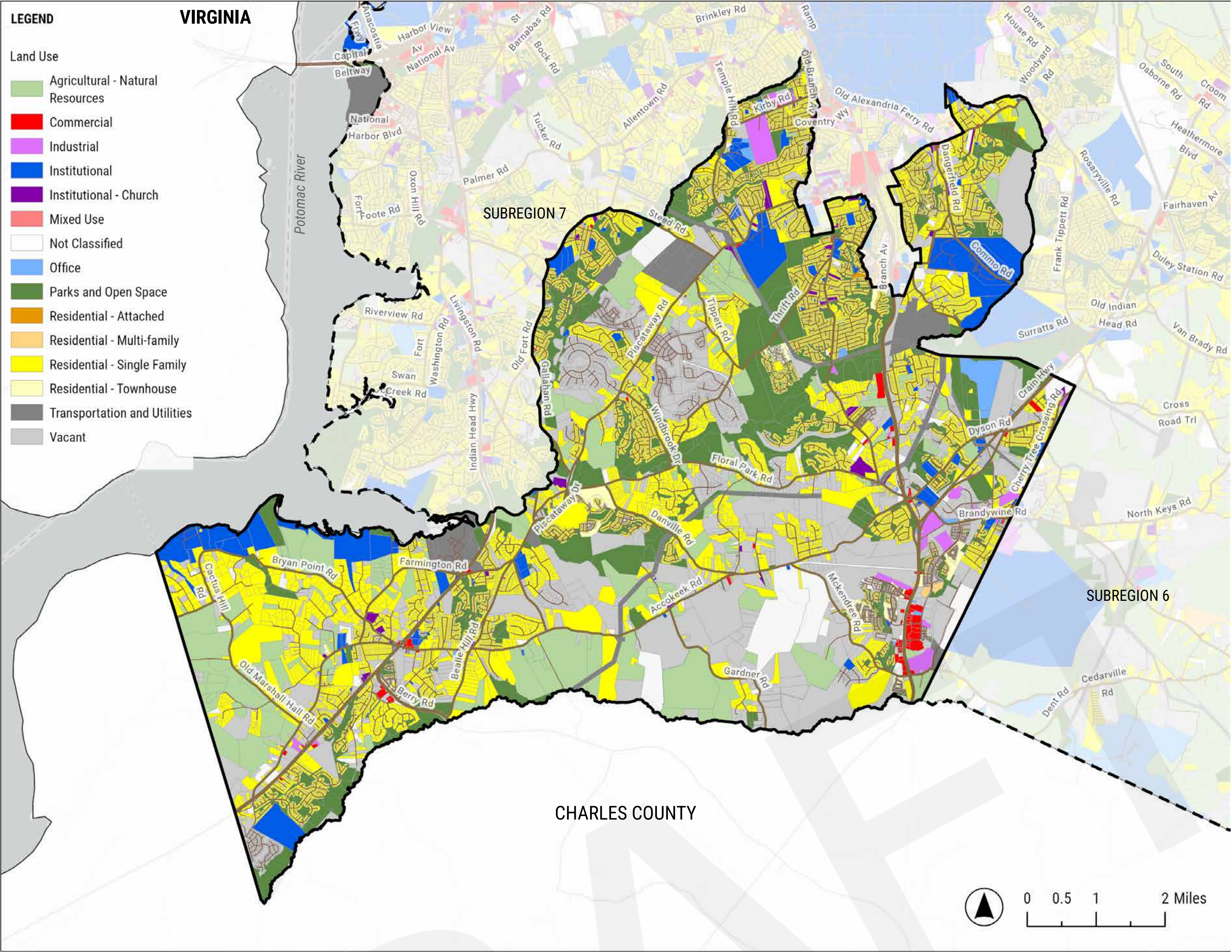
# SUBREGION 05 | OVERVIEW MAP



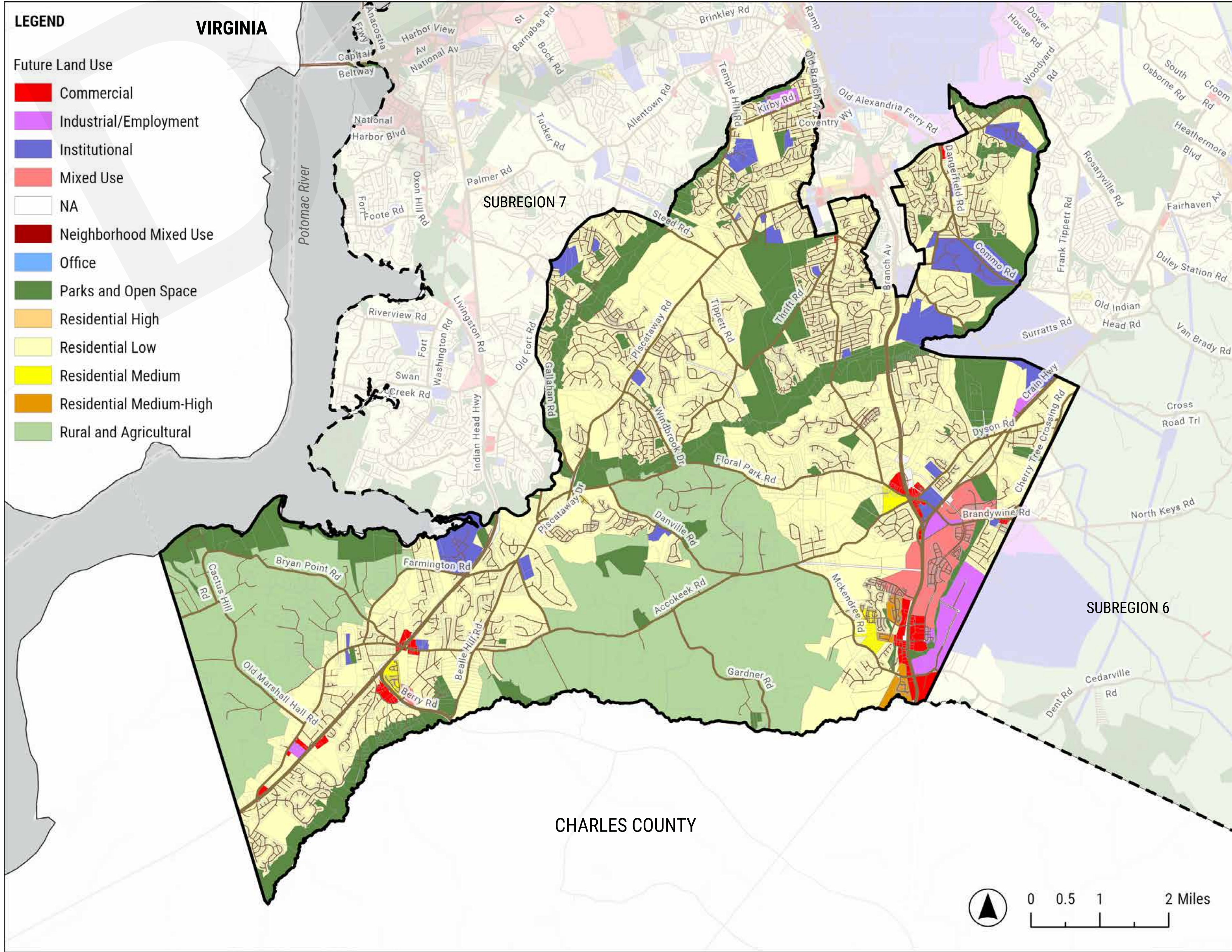
- LEGEND**
- Study Boundary
  - County
  - Waterbodies
  - Freeway
  - Highway
  - Major Road
  - Other Road
  - Shopping Center
  - School
  - Police Station
  - Library



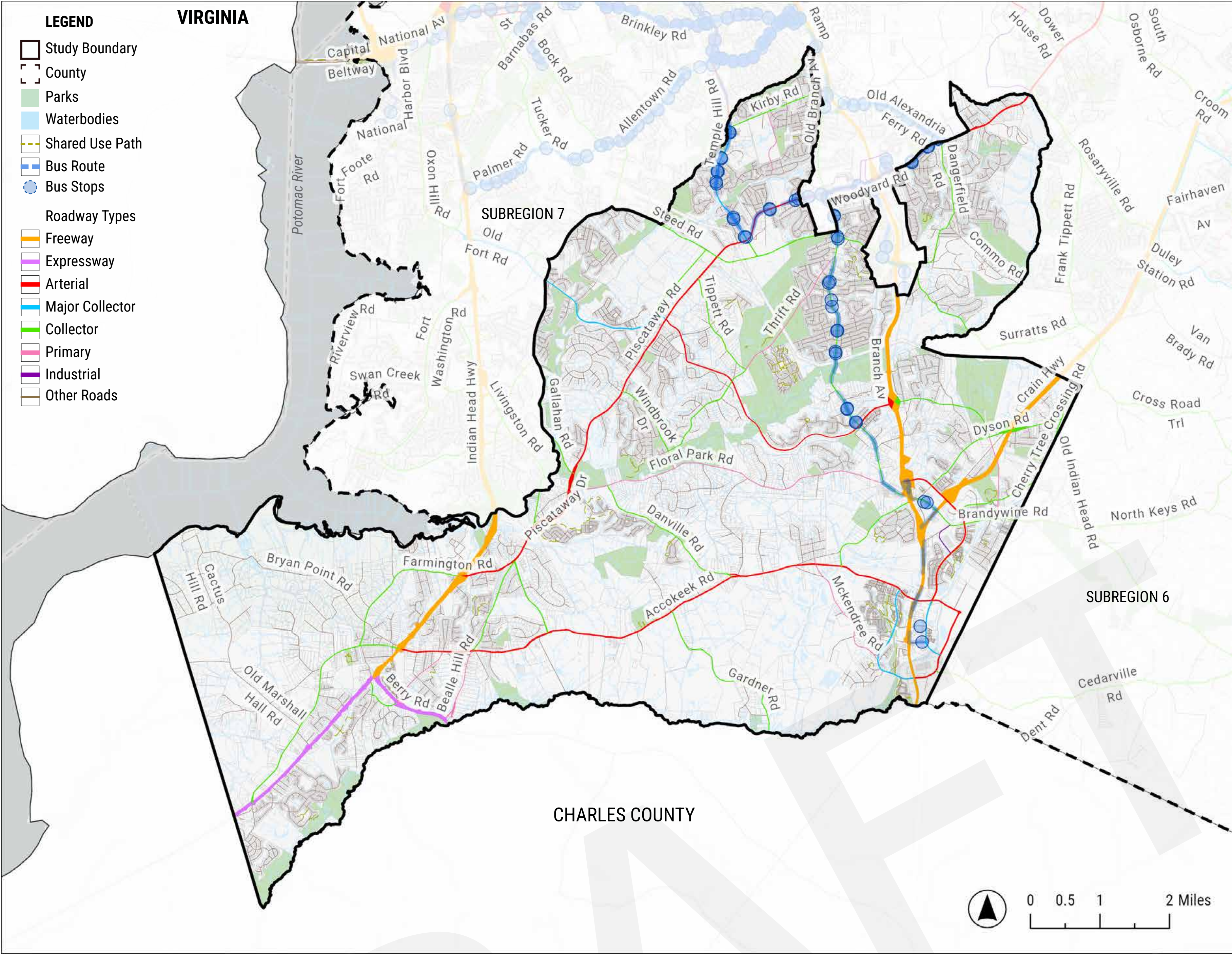
## EXISTING LAND USE



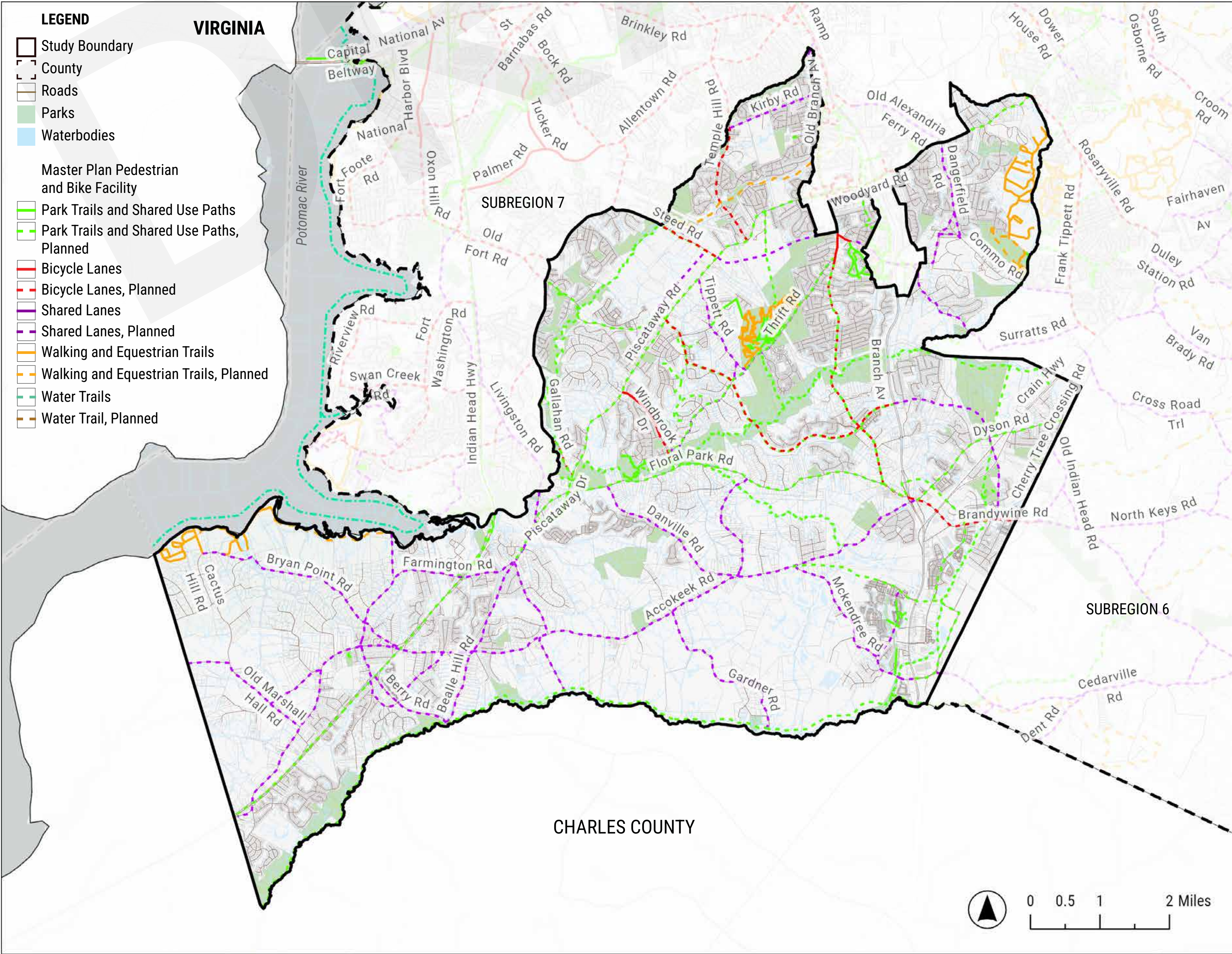
## FUTURE LAND USE



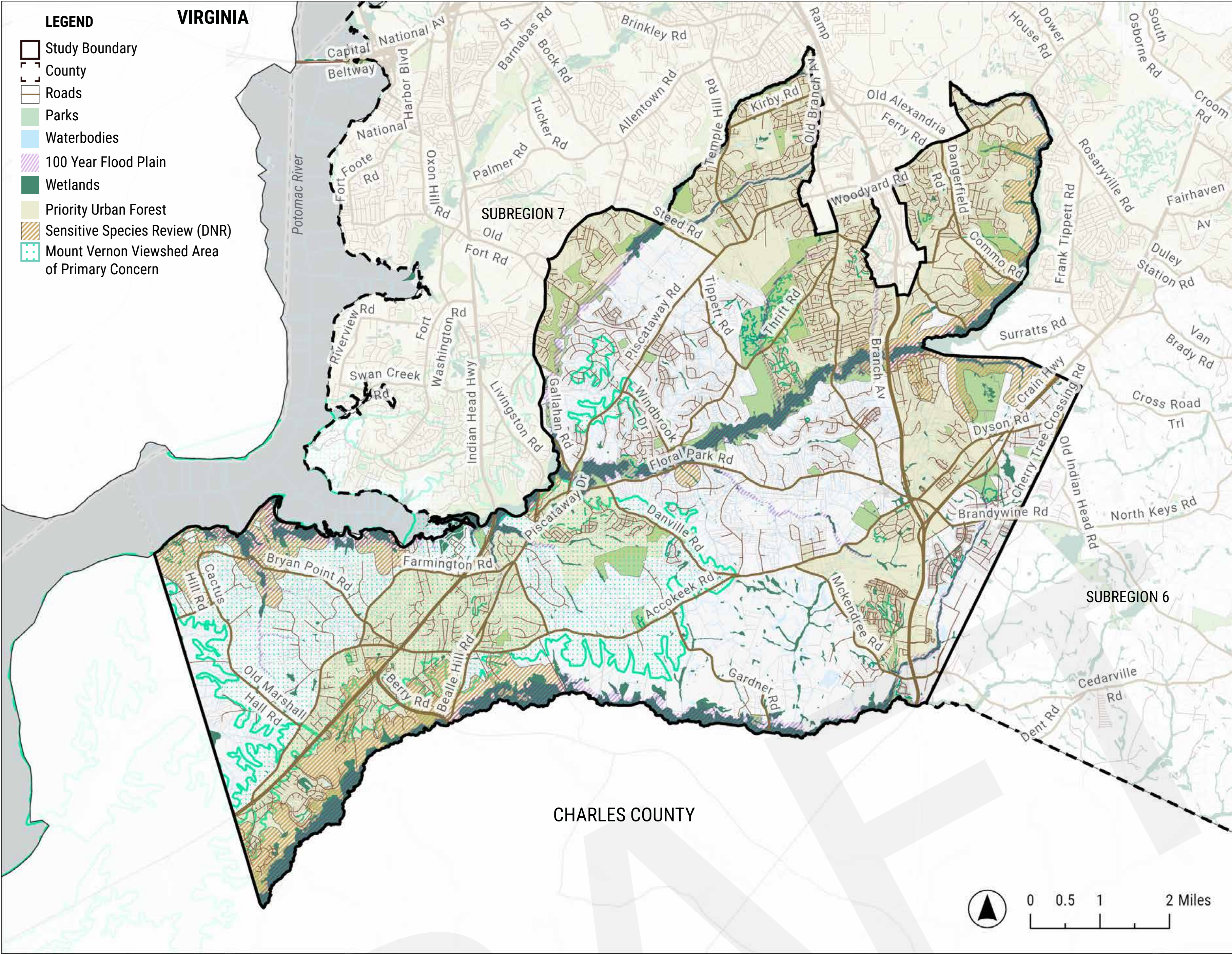
MASTER PLAN RIGHT-OF-WAY



MASTER PLAN PEDESTRIAN AND BIKE FACILITY



ENVIRONMENTAL ASSETS



HISTORIC RESOURCES

