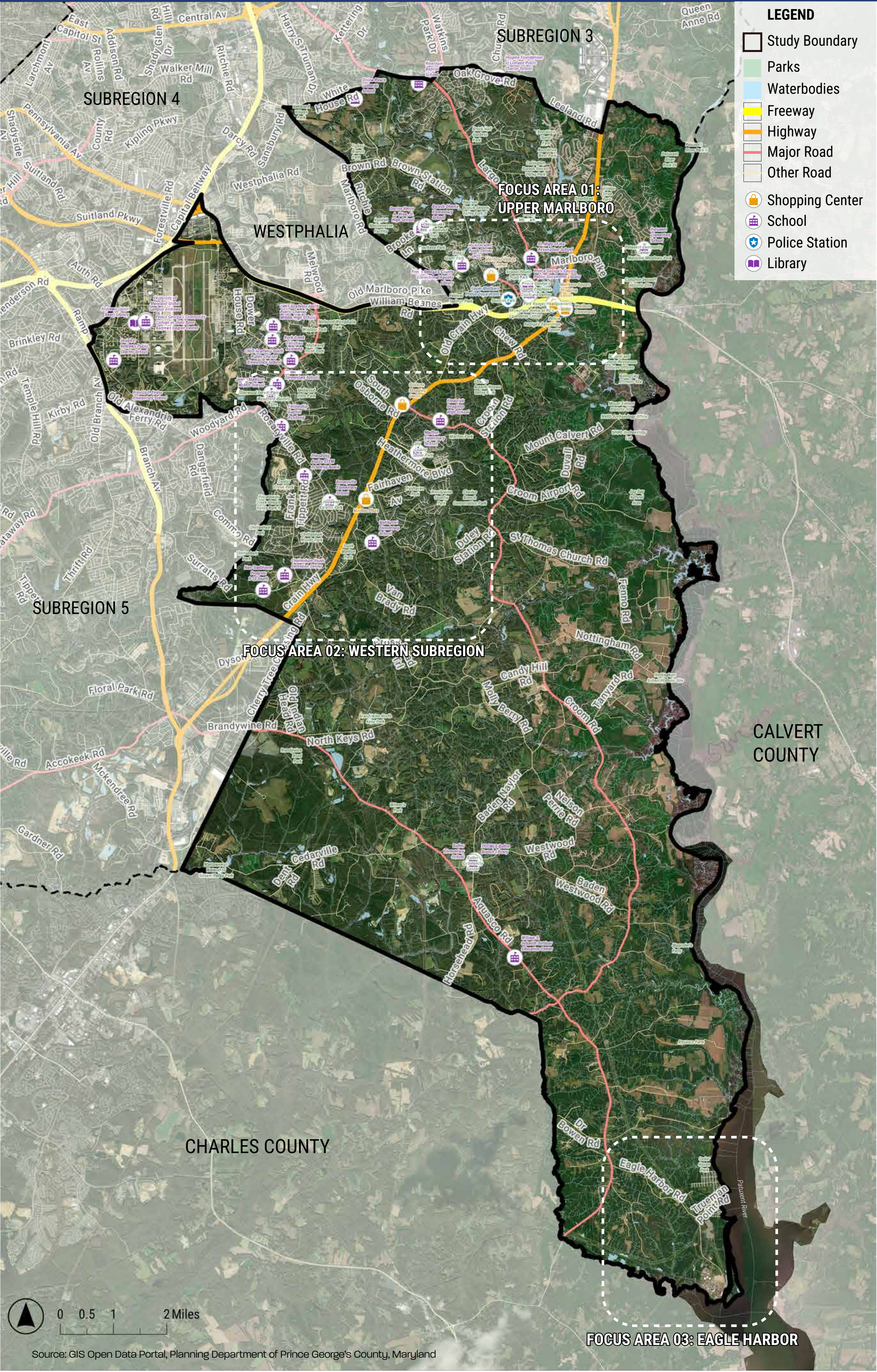


SUBREGION 06 | OVERVIEW



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 6 Minor Plan Amendment**, a planning effort to revisit and update key recommendations from the 2013 Approved Subregion 6 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

PLANNING HISTORY

From the 2013 Master Plan to Today
Adopted in 2013, the Subregion 6 Master Plan established a shared vision for how the County's southern communities could grow while preserving their rural landscapes and natural systems. It focused on balancing new housing and employment opportunities with the protection of environmental corridors and historic communities.

- The plan emphasized:**
- Preserving rural character and environmental features
 - Guiding growth toward appropriate areas with available infrastructure
 - Strengthening connections between communities, parks, and roadways

WHY A REVIEW OR AMENDMENT?

Since 2013, Subregion 6 has seen changes in housing demand, transportation patterns, and environmental or infrastructure constraints that were not fully anticipated in the original plan.

- The planning effort will:**
- Reevaluate land use, transportation, open-space, and public-facility strategies in light of current conditions
 - Strengthen connections between neighborhoods, corridors, and open-space networks
 - Align the framework with countywide goals such as equity, sustainable infrastructure, and resilient community design

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 6's future

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?

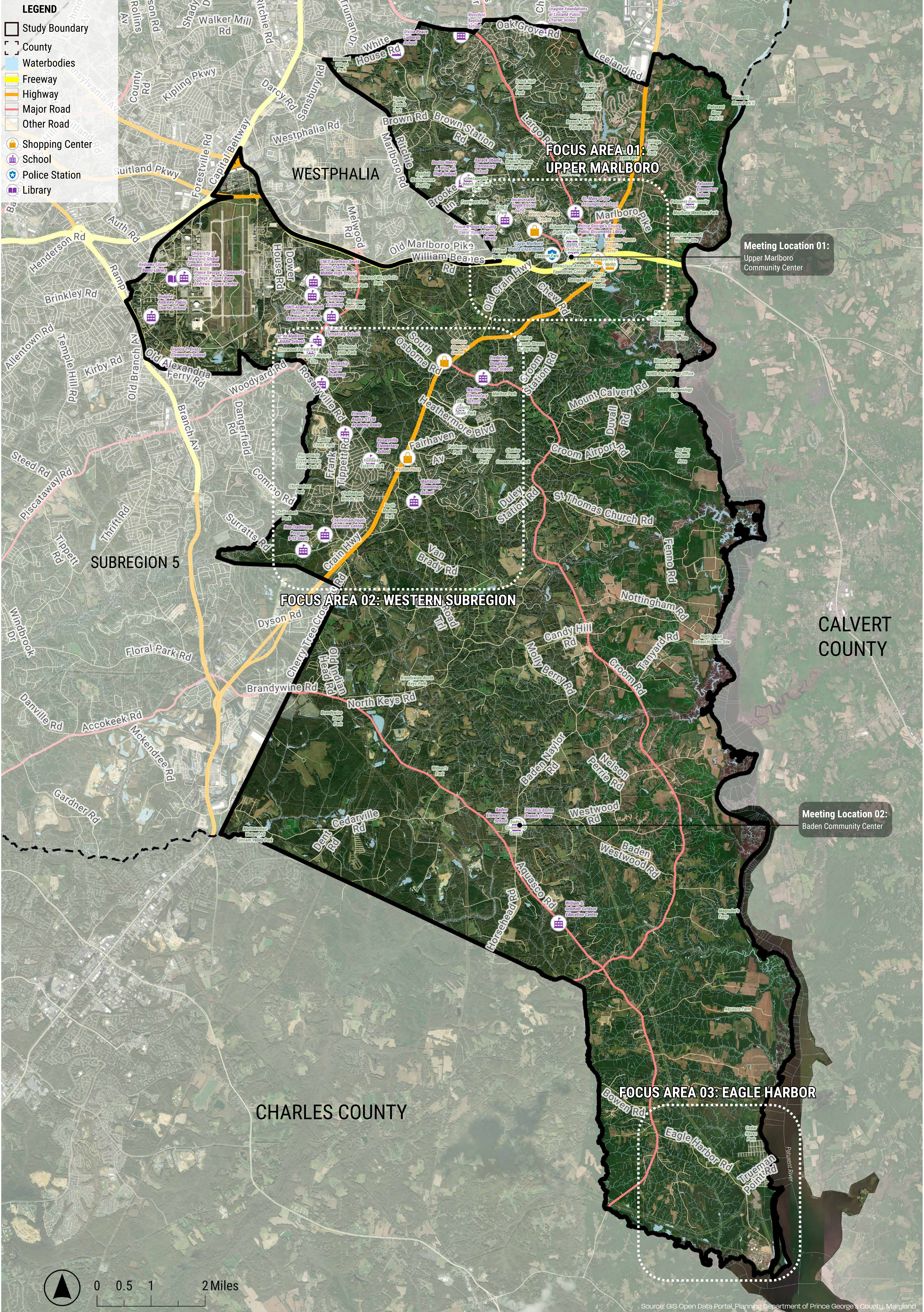
- Directly bring a specific business
- Raise or lower taxes
- Guarantee construction or funding of projects

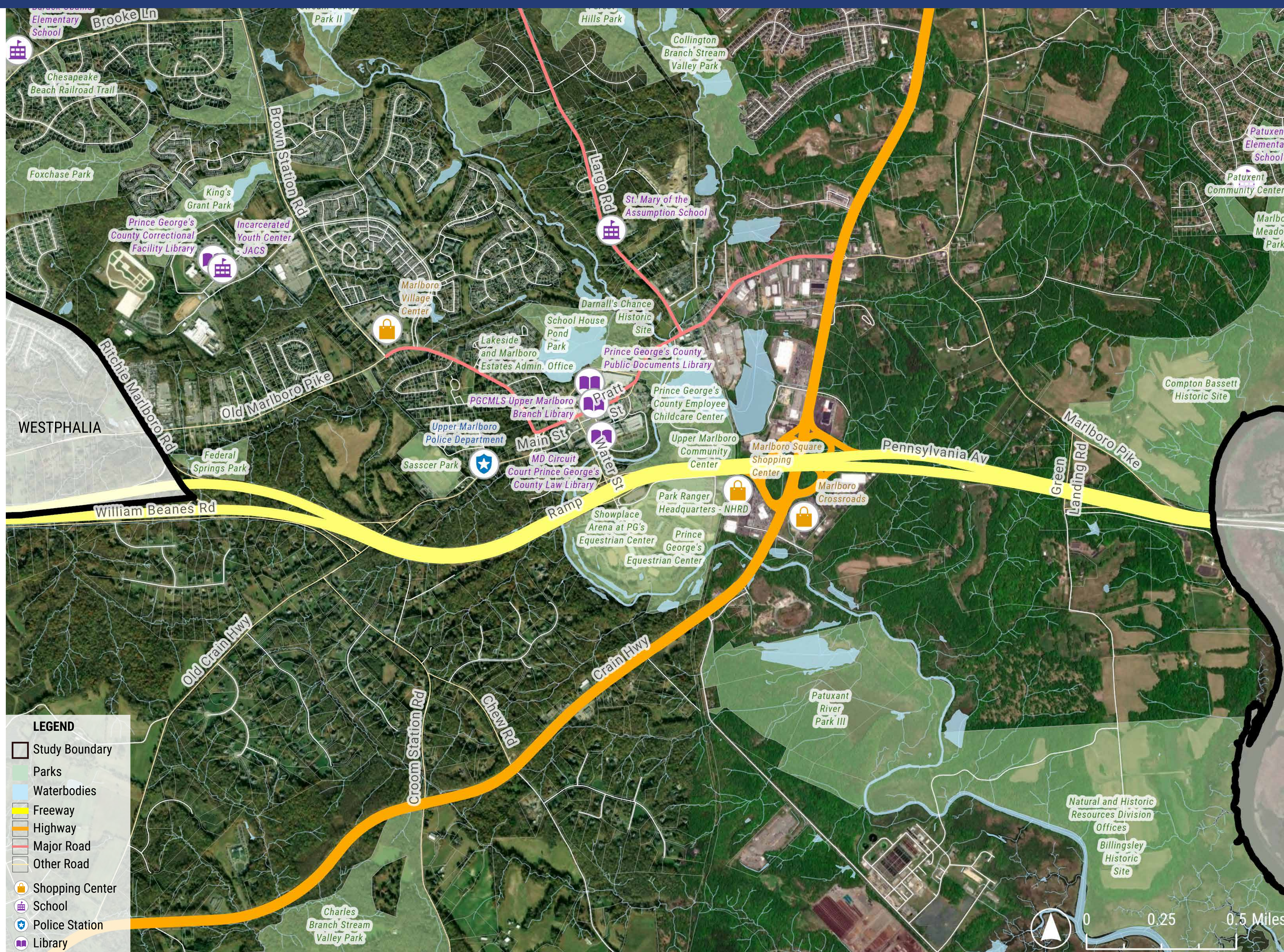
Q: What is zoning?
Zoning determines what can be built, where, and how. It's the legal framework that guides development.

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

SUBREGION 06 | OVERVIEW MAP





OVERVIEW

Upper Marlboro is the **historic heart of Subregion 6 and the county seat of Prince George's County**. This area blends small-town charm, civic landmarks, and green corridors along the Patuxent River.

As the community grows, your input will help shape **how future land uses, new amenities, and safer connections can preserve its history while enhancing everyday life.**

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

LOVE

What do you love most about Upper Marlboro and its surrounding community? Think about the **qualities, places, and experiences** that make this area special — parks and trails, close-knit neighborhoods, or the sense of history and pride.

MORE

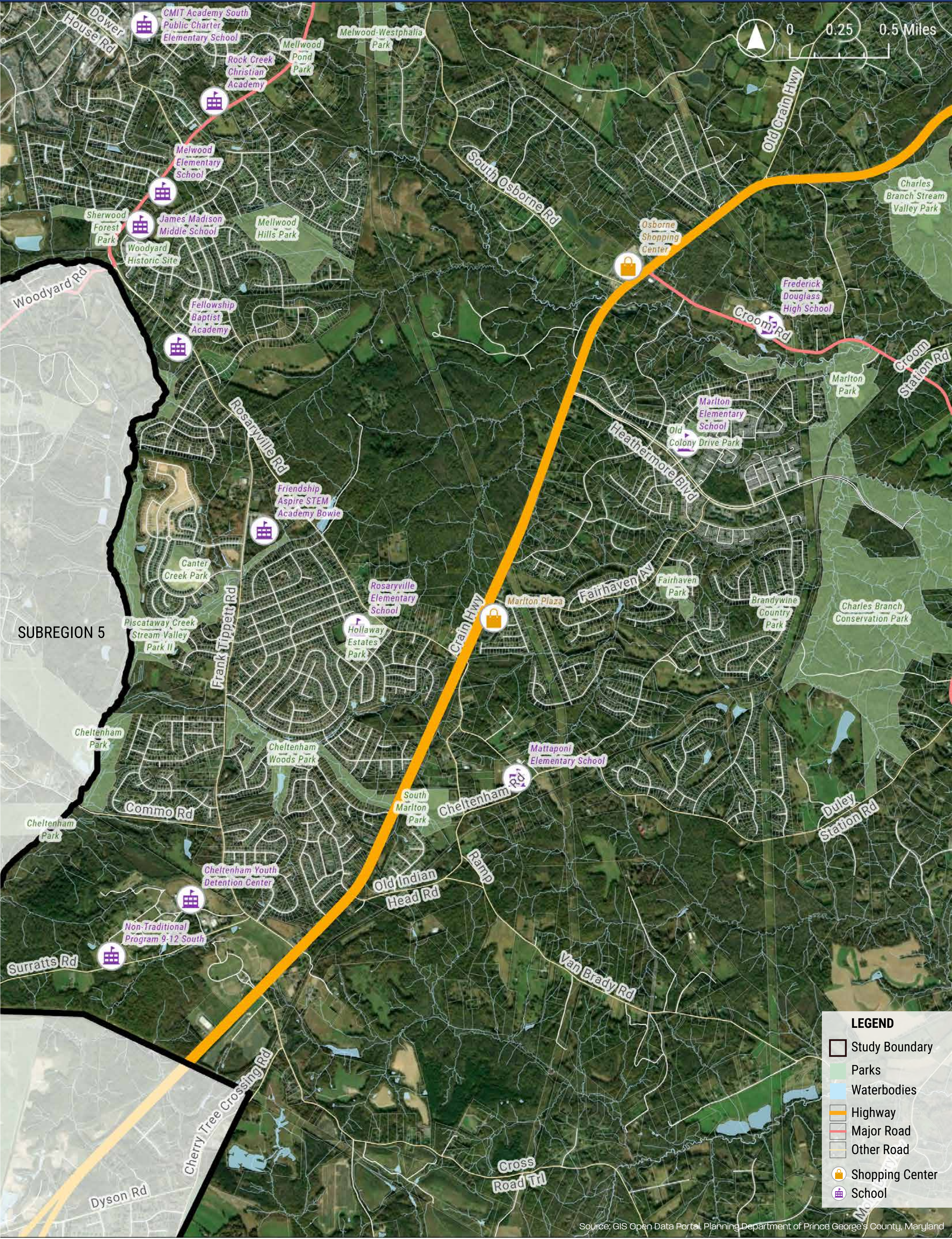
What would you like to see more of that would make Upper Marlboro an even better place to live, work, or visit? Consider what could make **everyday life better** — safer intersections, local shops and cafés, places to gather, or better walking and biking connections.

LESS

What would you like to see less of to strengthen the character and quality of life in Upper Marlboro?

Identify **challenges or issues that you'd like to reduce** — congestion, vacant or underused properties, or unsafe conditions for walking.

SUBREGION 06 | LOVE, MORE, AND LESS: US 301 CORRIDOR



OVERVIEW

The US 301 Corridor is **one of the county's fastest-changing areas**, linking neighborhoods, businesses, and open spaces from Marlboro Pike south toward Brandywine.

Growth along this corridor brings both opportunities and challenges—your input will help shape **future land use patterns** and **identify where improvements to traffic flow, walkability, and community character can make everyday life better**.

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

LOVE

What do you love about the US 301 Corridor and the communities it connects? Think about the **qualities, places, and experiences** that make this area special — parks and trails, close-knit neighborhoods, or the sense of history and pride.

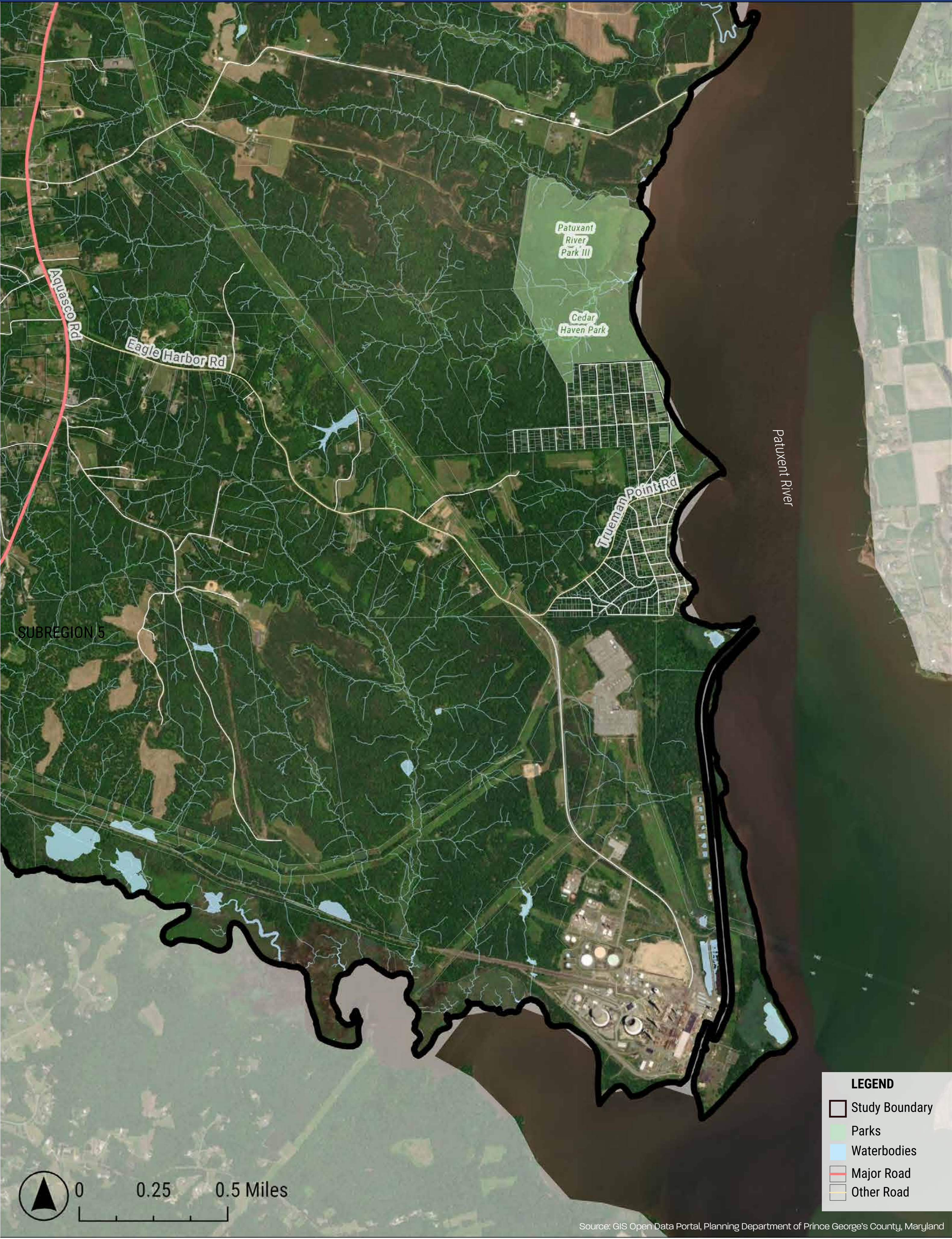
MORE

What would you like to see more of that would enhance how people live, travel, and experience places along the corridor? Consider what could make **everyday life better** — safer intersections, local shops and cafés, places to gather, or better walking and biking connections.

LESS

What would you like to see less of to improve the look, feel, and function of the US 301 Corridor? Identify **challenges or issues that you'd like to reduce** — congestion, vacant or underused properties, or unsafe conditions for walking.

SUBREGION 06 | LOVE, MORE, AND LESS: EAGLE HARBOR



OVERVIEW

Eagle Harbor sits on the banks of the Patuxent River and reflects **Subregion 6's rural and waterfront heritage**. This area offers scenic beauty, tight-knit neighborhoods, and access to nature.

Your input will help guide how **future land uses, amenities, and environmental protections can balance its quiet, natural setting with opportunities for greater access and resilience**.

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

LOVE

What do you love most about Eagle Harbor and its natural or community character? 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 that would strengthen Eagle Harbor as a great place to live or visit? 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.

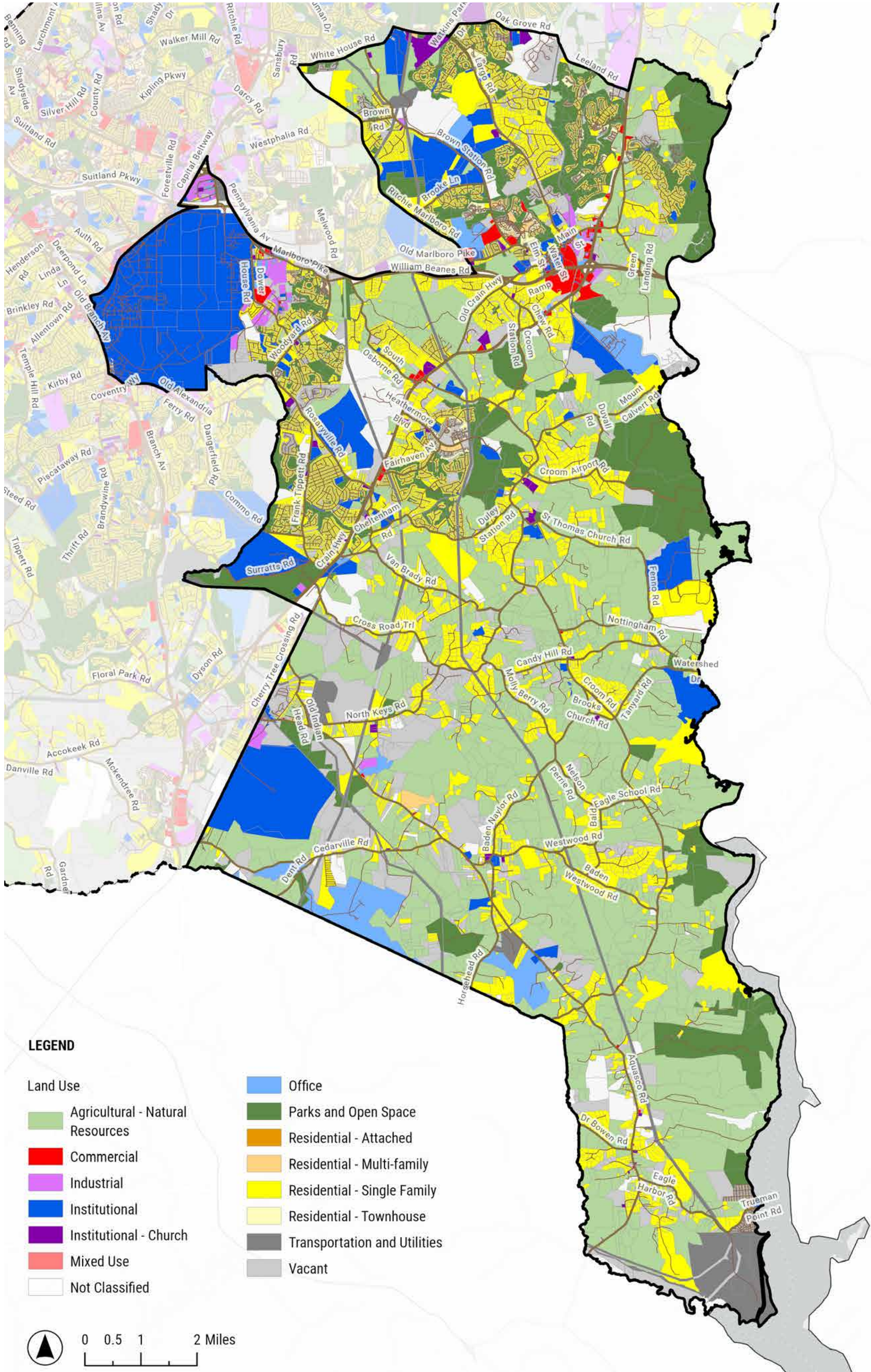
LESS

What would you like to see less of to help preserve the community's unique setting and quality of life? Identify **challenges or issues that you'd like to reduce** — vacant or underused properties, or unsafe conditions for walking.

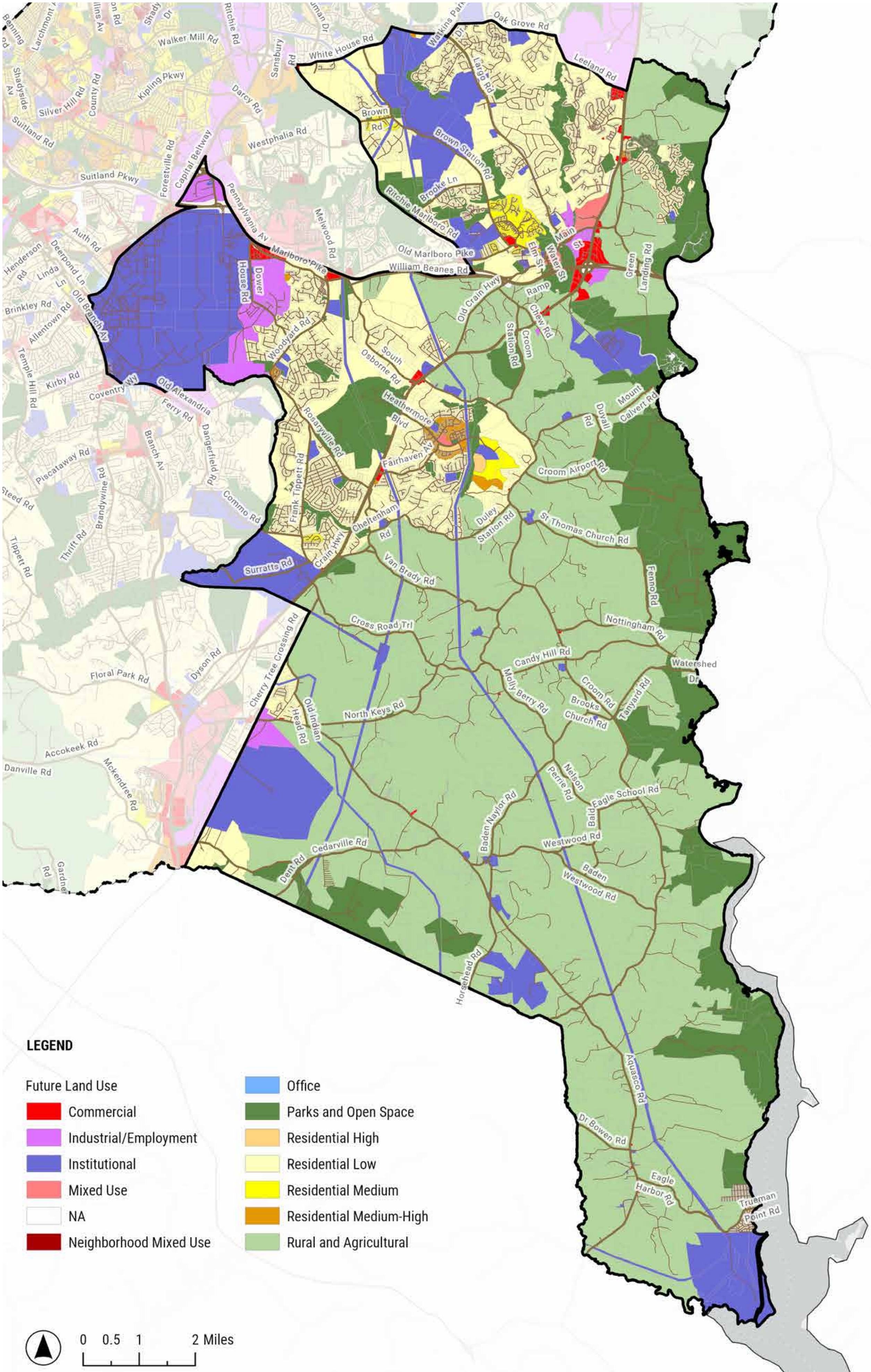
SUBREGION 06 | LAND USE



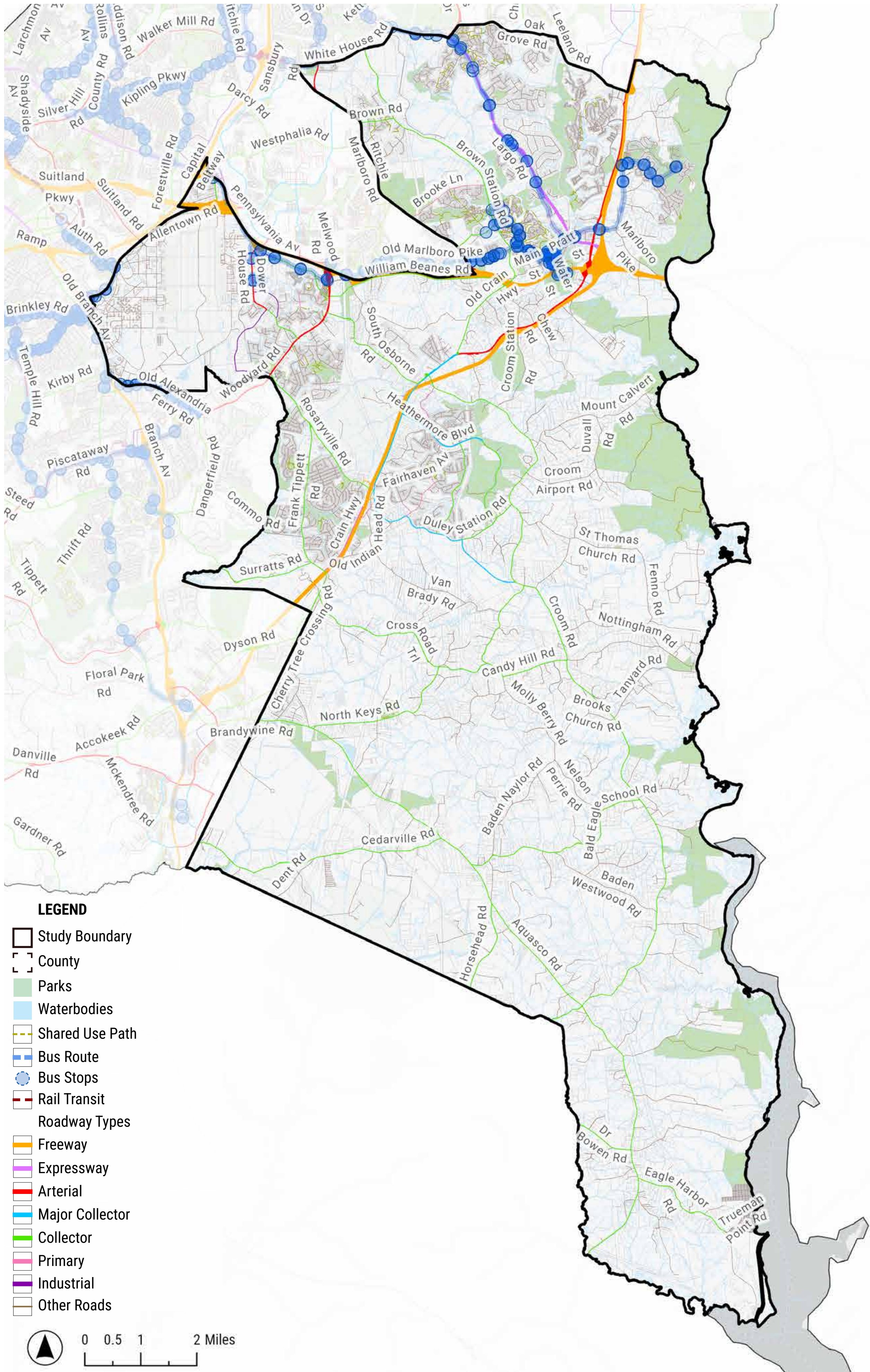
EXISTING LAND USE



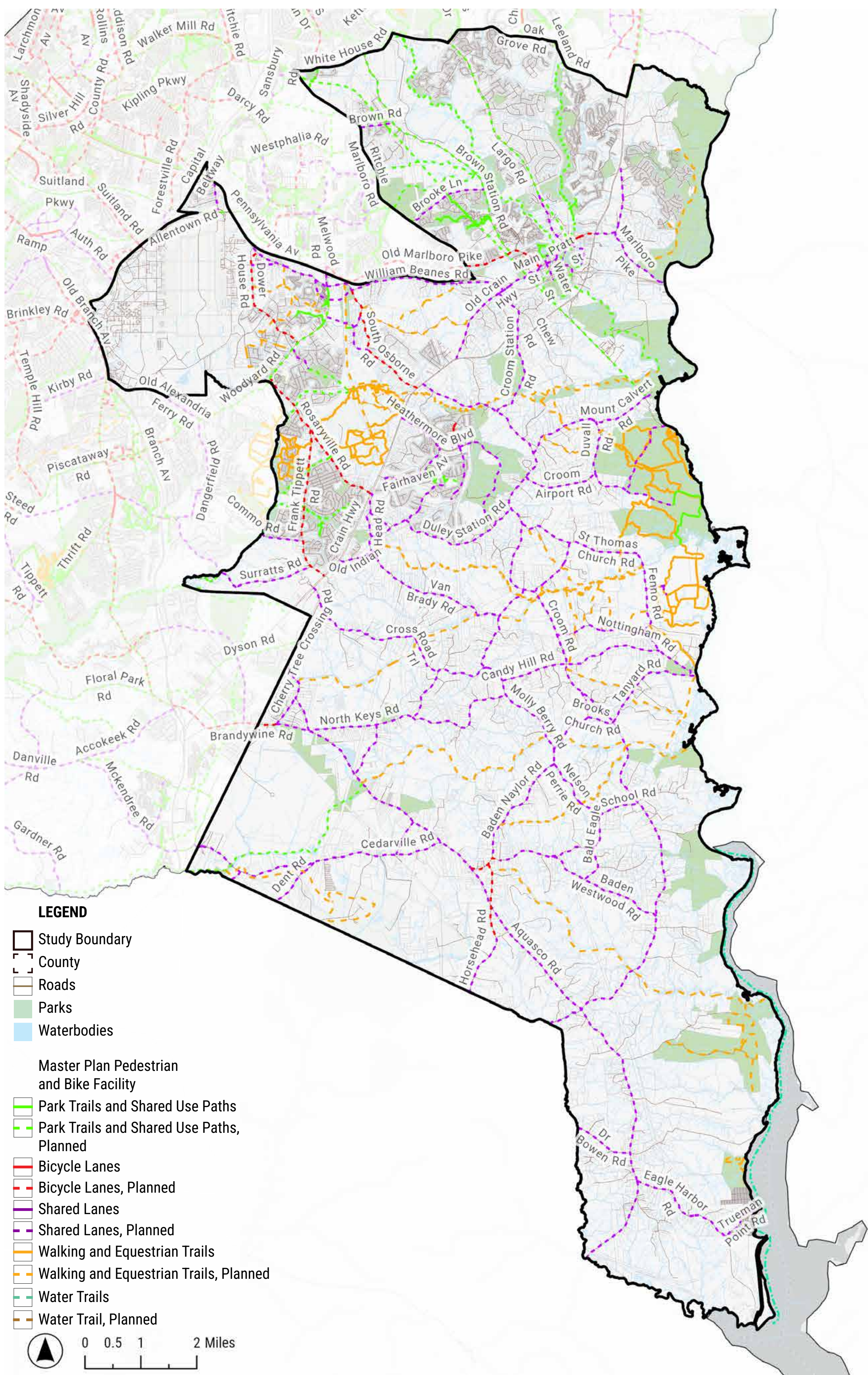
FUTURE LAND USE



MASTER PLAN RIGHT-OF-WAY



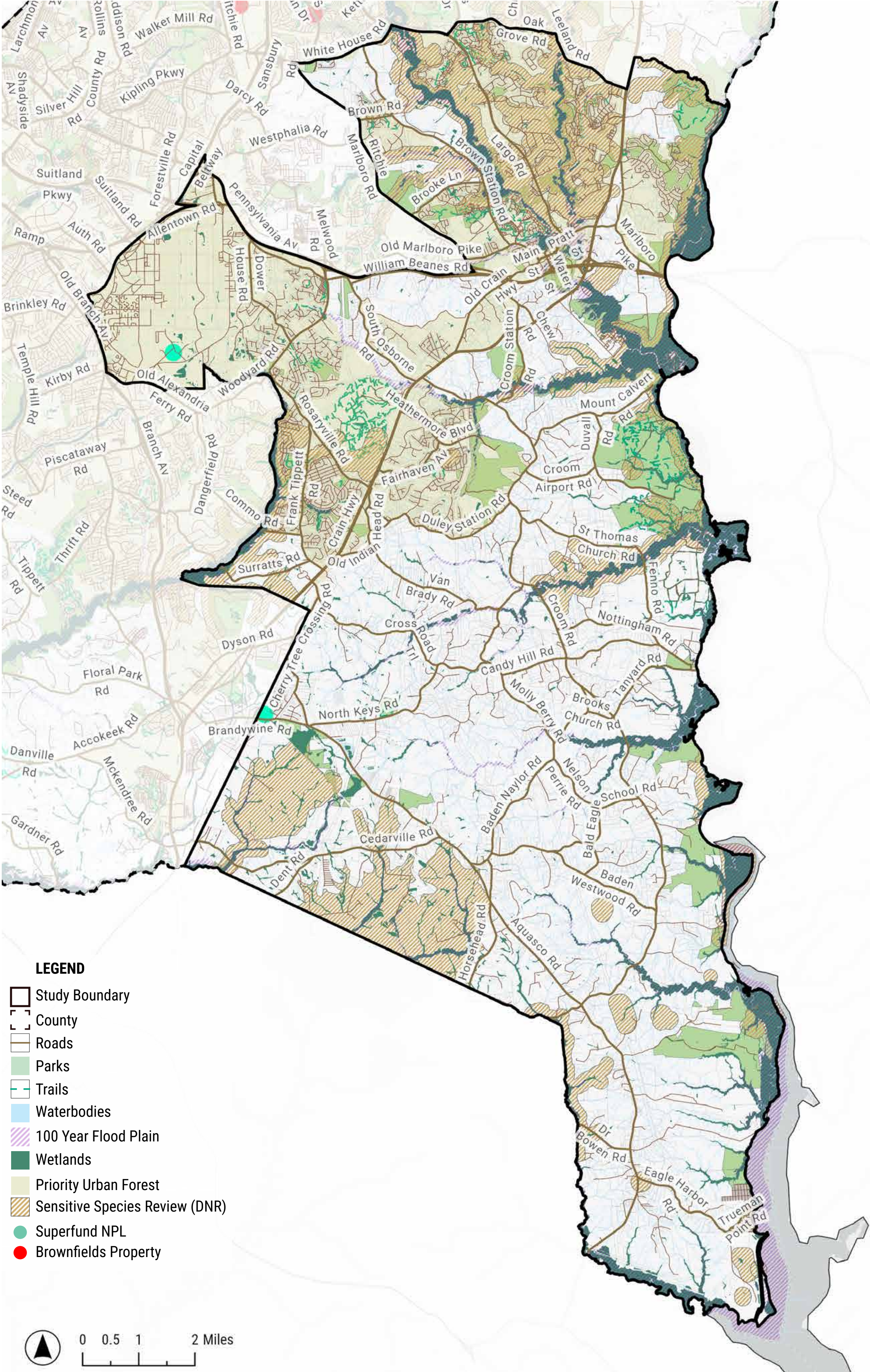
MASTER PLAN PEDESTRIAN AND BIKE FACILITY



SUBREGION 06 | ENVIRONMENTAL & HISTORIC



ENVIRONMENTAL ASSETS



HISTORIC RESOURCES

