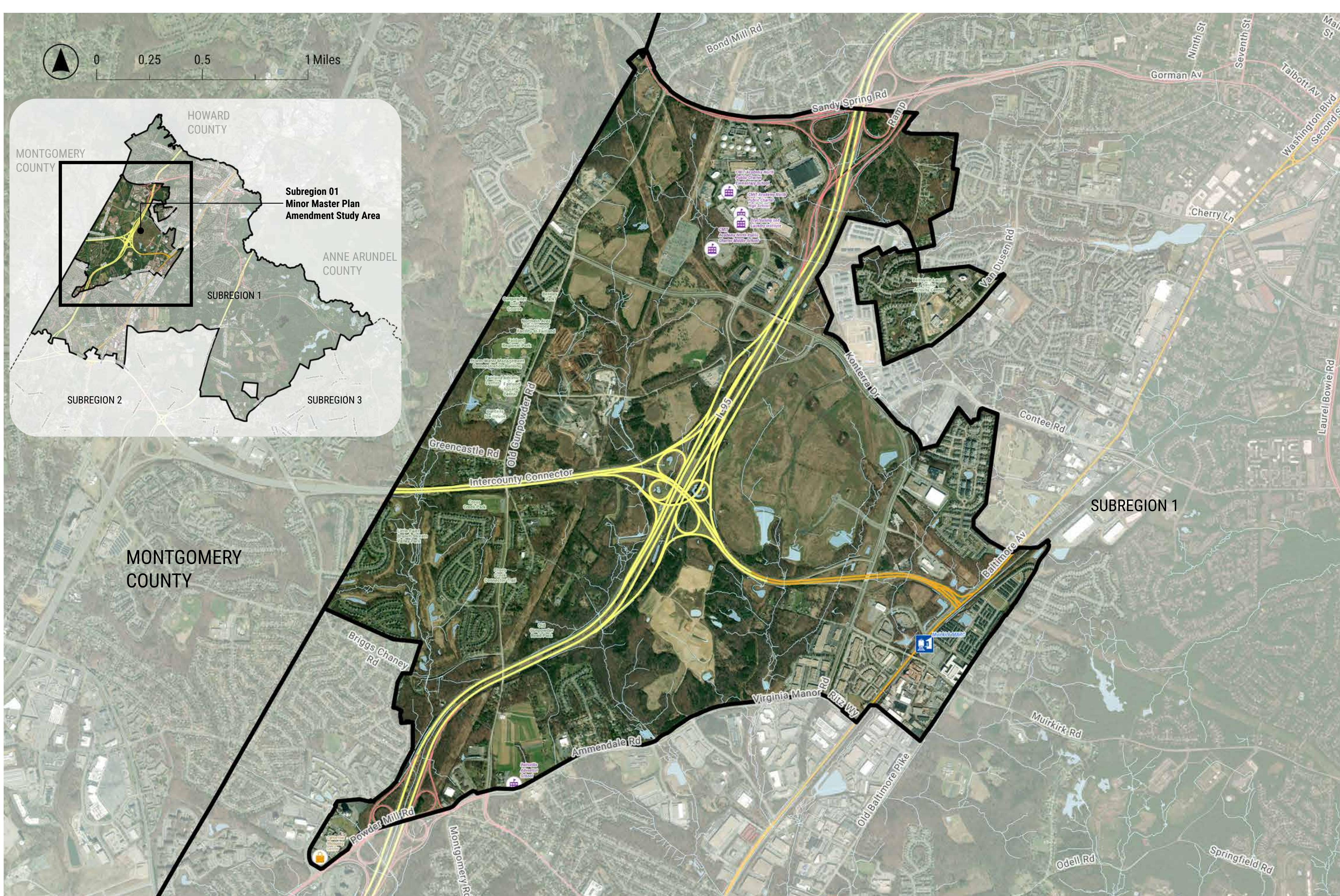


# LISTENING SESSION | OVERVIEW

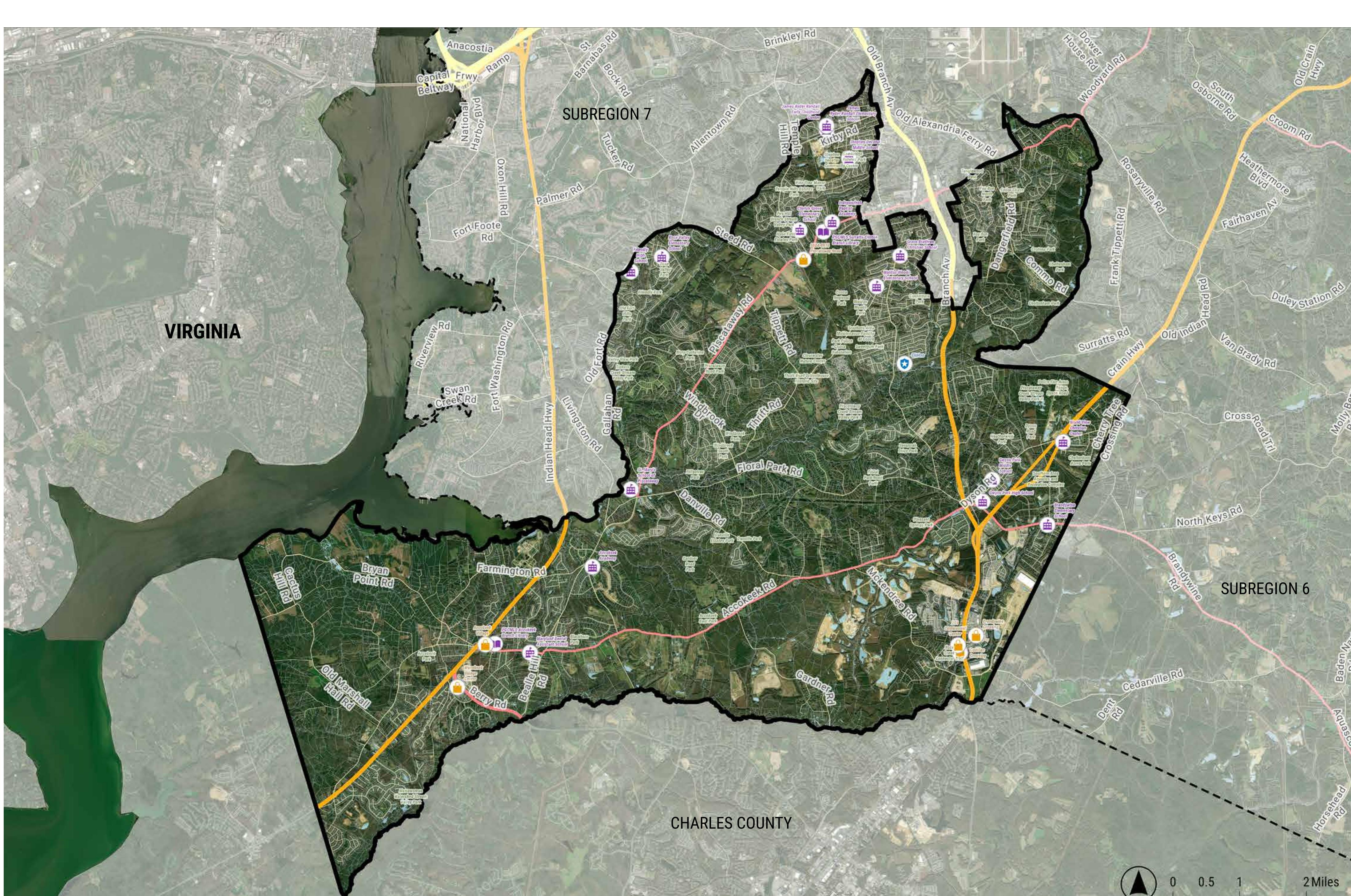


## SUBREGION 1 Study Area

### PLANNING HISTORY

#### From the 2010 Master Plan to Today

- The 2010 Approved Subregion 1 Master Plan set a vision for balanced growth in northwestern Prince George's County—connecting established neighborhoods, employment centers, and major corridors while improving mobility, supporting economic opportunity, and protecting environmental assets.
- Recent capital investments continue this vision, aligning new development with County goals for sustainability, resilience, and livable communities.



## SUBREGION 5

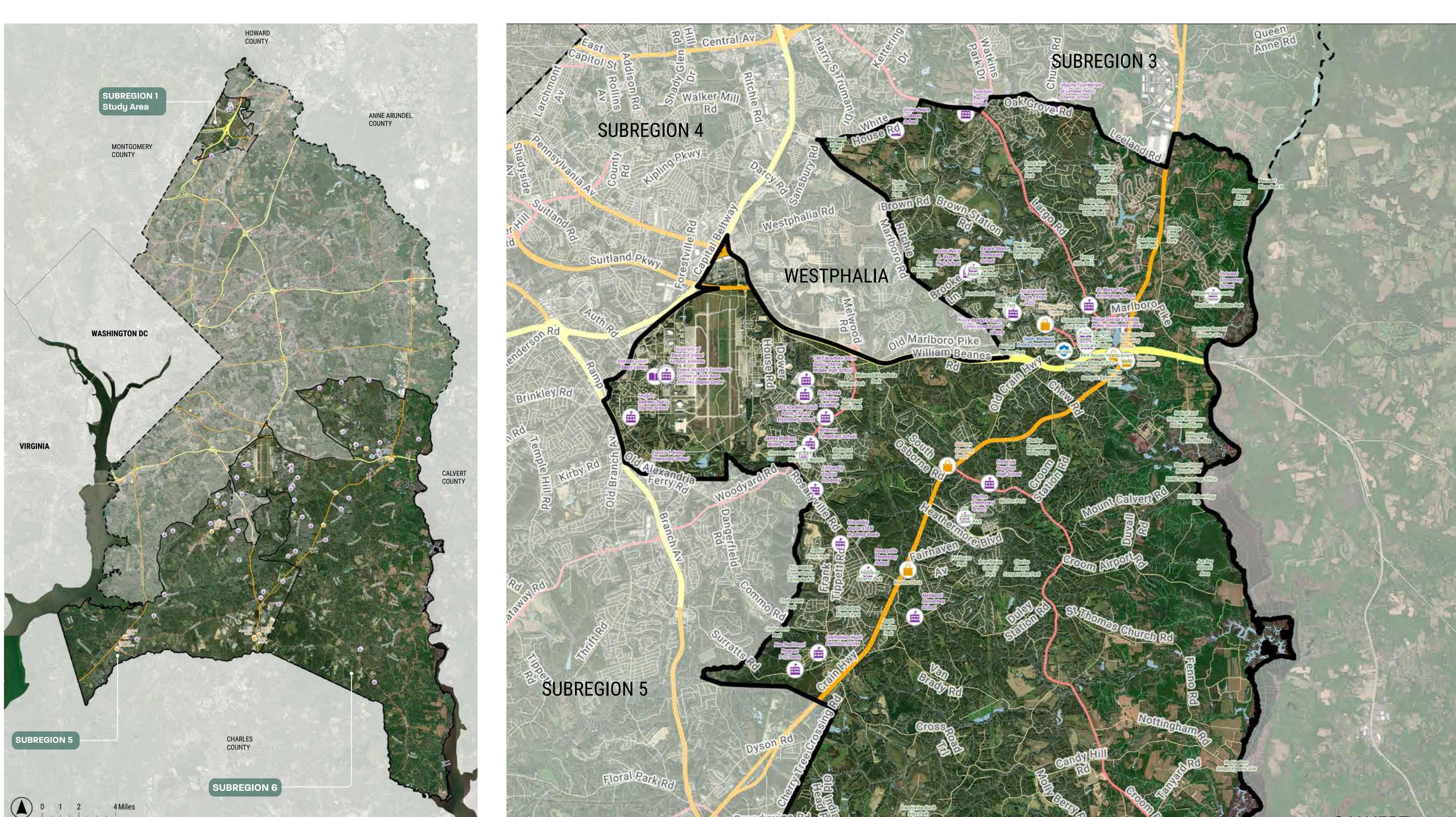
### PLANNING HISTORY

#### From the 2013 Master Plan to Today

The 2013 Subregion 5 Master Plan established a long-term vision for Accokeek, Clinton, Tippett, 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



## SUBREGION 6

### 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

#### LEGEND

- Study Boundary
- Parks
- Waterbodies
- Freeway
- Highway
- Major Road
- Other Road
- Shopping Center
- School
- Police Station
- Library

# LISTENING SESSION | OVERVIEW



## WHY A MINOR AMENDMENT?

### SUBREGION 1 Study Area

Since adoption of the 2010 plan, Subregion 1 has experienced ongoing change, including major transportation investments and development around key employment and corridor areas. However, some anticipated projects—such as mixed-use centers along US 1 and near the MARC station—have not fully materialized. The Minor Plan Amendment provides an opportunity to evaluate what has changed and re-focus strategies to meet current needs.

#### The Minor Amendment will:

- Re-evaluate land use, transportation, open space, and economic strategies in light of today's market and infrastructure conditions
- Renew focus on mixed-use and transit-ready development along key corridors, supported by public facility and infrastructure investments.
- Align future growth with Countywide goals for sustainability, equity, and connected communities

### SUBREGION 5

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

#### The Minor Amendment will:

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

### SUBREGION 6

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 Minor Amendment 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

## FAQ

### Q: What is planning?

Planning is a collaborative process that uses data, analysis, and public input to guide how a community grows and evolves over the next 20–25 years.

### Q: What can a plan do?

- Recommend land uses and zoning
- Guide where public and private investment should go
- Set strategies to build stronger neighborhoods

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

- Force a specific project or business to happen
- Change tax rates
- Guarantee complete implementation of every strategy

### Q: What is zoning?

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

### Q: How will these projects protect rural and agricultural lands?

Plan 2035 establishes a growth boundary and growth policy areas. The rural & agricultural tier cannot and will not change in this process. These planning processes will direct growth towards areas like Konterra, Brandywine, and Upper Marlboro.

### Q: What happens next?

After this Listening Session, the project team will:

- Summarize community input
- Analyze existing conditions
- Release a draft major amendment for public review (anticipated early 2026)
- Conduct additional community and agency review prior to final adoption

## TIMELINE

### MILESTONE

#### Fall/ Winter 2025

Pre-Planning Phase—Community Engagement

### ACTIONS

- Residents and stakeholders can attend listening sessions and open houses to participate in activities and conversations and make their voices heard.

#### Spring 2026

Initiation – Preliminary Plan Ready for Review

- District Council officially initiates the Minor Plan Amendment. Residents and stakeholders can attend the District Council session in-person, online, or watch a recording.
- After initiation, residents and stakeholders can view the proposed Minor Plan Amendment, ask questions of staff, and prepare to submit testimony into the record for the Joint Public Hearing.

#### Summer 2026

Joint Public Hearing – Testify & Give Input on Preliminary Plan

- Residents and stakeholders can attend the Joint Public Hearing and submit verbal comments into the legal record.
- Within 15 days after the Joint Public Hearing, stakeholders can submit written comments as legal testimony to the Clerk of the Council.
  1. Use the Council's eComment portal: pgccouncil.us/Speak
  2. Email: onlinesignup@co.pg.md.us
  3. Fax (301) 952-5178


#### Fall 2026

Planning Board Recommendation – Meeting to Adopt Plan

- Residents and stakeholders can attend the Planning Board and the District Council session meeting in-person, online, or watch a recording.

District Council Decision – Meeting to Approve Plan

# LISTENING SESSION | OVERVIEW



## PURPOSE OF THE LISTENING SESSION

**1. Listen to community voices** — your experiences and perspectives will help shape how Prince George's County can support its agricultural economy and rural character while managing growth.

**2. Share information about the rural and agricultural land in Subregions 5 and 6**, including areas that support farming, open space, and environmental stewardship.

**3. Understand what's working and what needs to change** so that policies protect farmland and natural systems, strengthen local food and resource industries, and limit development pressures that contribute to sprawl.

## PLANNING CONTEXT

Subregions 5 and 6 contain some of the County's most significant agricultural and natural lands that stretches natural lands that cover a majority of the southern County. These areas form the southern anchor of the County's Green Infrastructure Network, providing critical farmland, forests, and habitat corridors that protect air and water quality.

The County's existing Master Plans for these subregions emphasize:

- Preserving rural landscapes and environmental features
- Directing new development toward designated centers and corridors
- Maintaining transportation systems and infrastructure scaled to rural conditions

## WHY THIS MATTERS NOW

As regional growth continues, protecting agricultural lands and rural character is increasingly important. This session will explore how Subregions 5 and 6 can balance continued agricultural use and environmental preservation while accomodating limited, context-sensitive development.

Your insights will help planners:

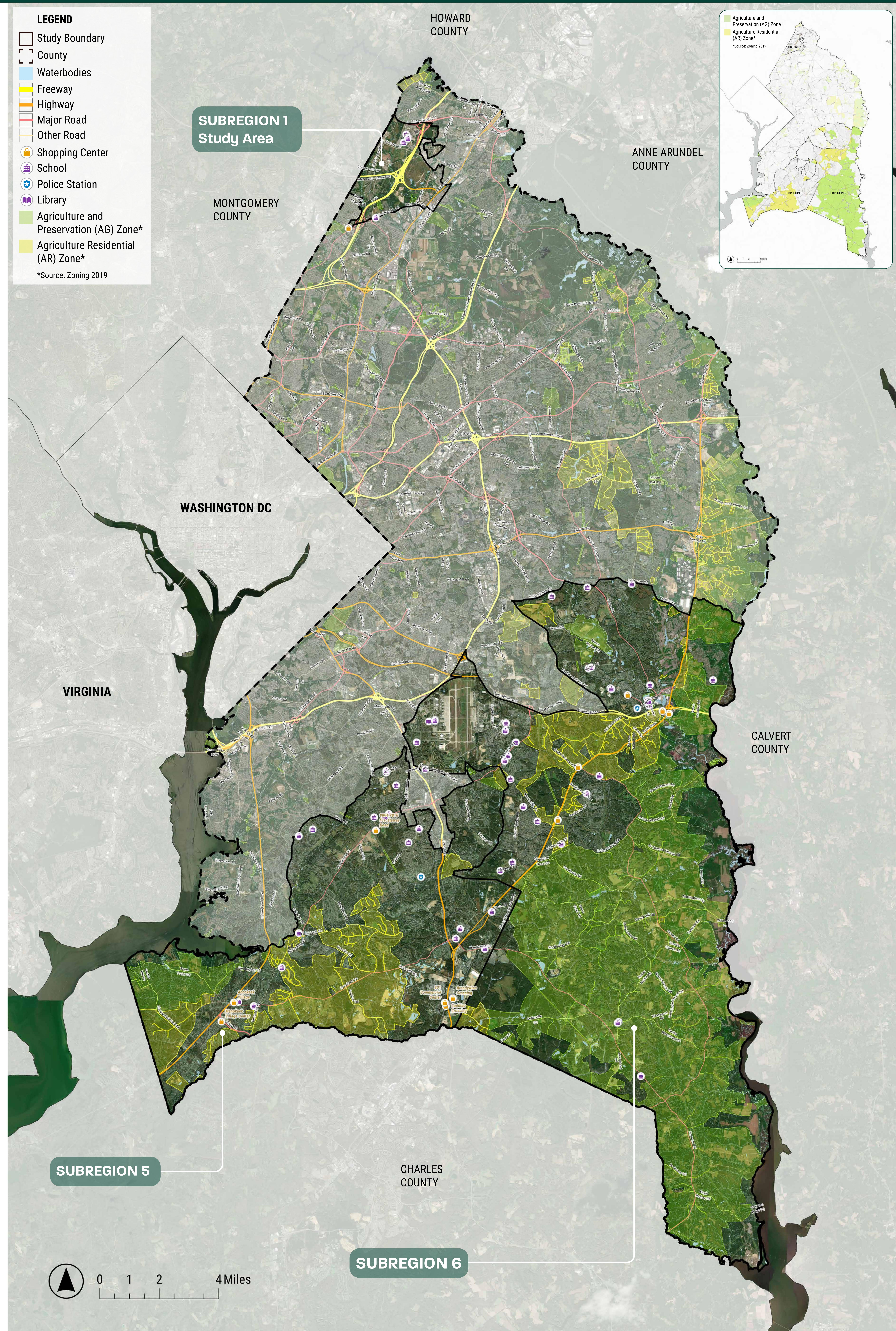
- Identify strategies to preserve farmland and open space
- Evaluate where rural infrastructure investments (like road maintenance, broadband, or ag-support facilities) are most needed
- Guide policies that prevent outward sprawl and maintain the County's rural identity for future generations

### Your input will help shape:

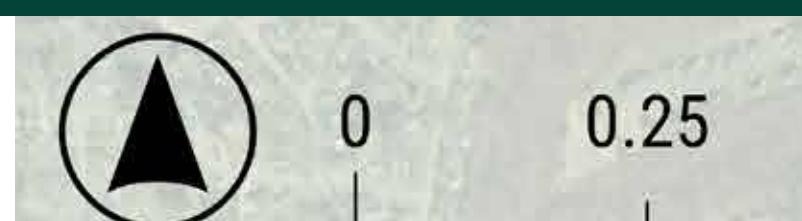
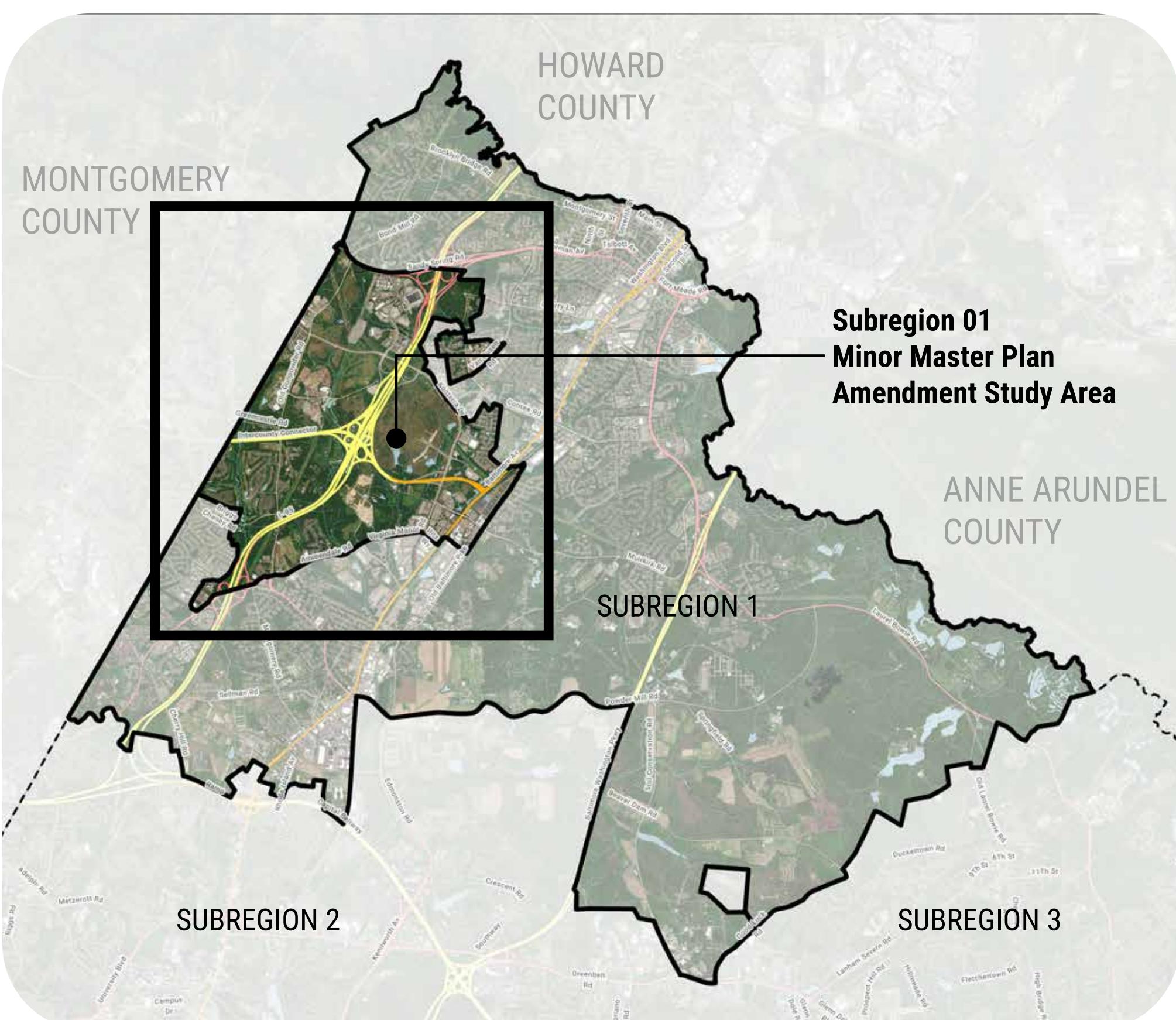
- How rural lands and working farms are protected and sustained
- Where growth boundaries and conservation priorities should be reinforced
- What investments can best support a resilient agricultural economy and rural quality of life

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

# LISTENING SESSION | OVERVIEW



# SUBREGION 1 | LOVE, MORE, AND LESS



**LEGEND**

- Study Boundary
- County
- Waterbodies
- Freeway
- Highway
- Major Road
- Other Road
- School
- Shopping Center
- Rail Transit Stop- Existing
- Agriculture and Preservation (AG) Zone\*
- Agriculture Residential (AR) Zone\*

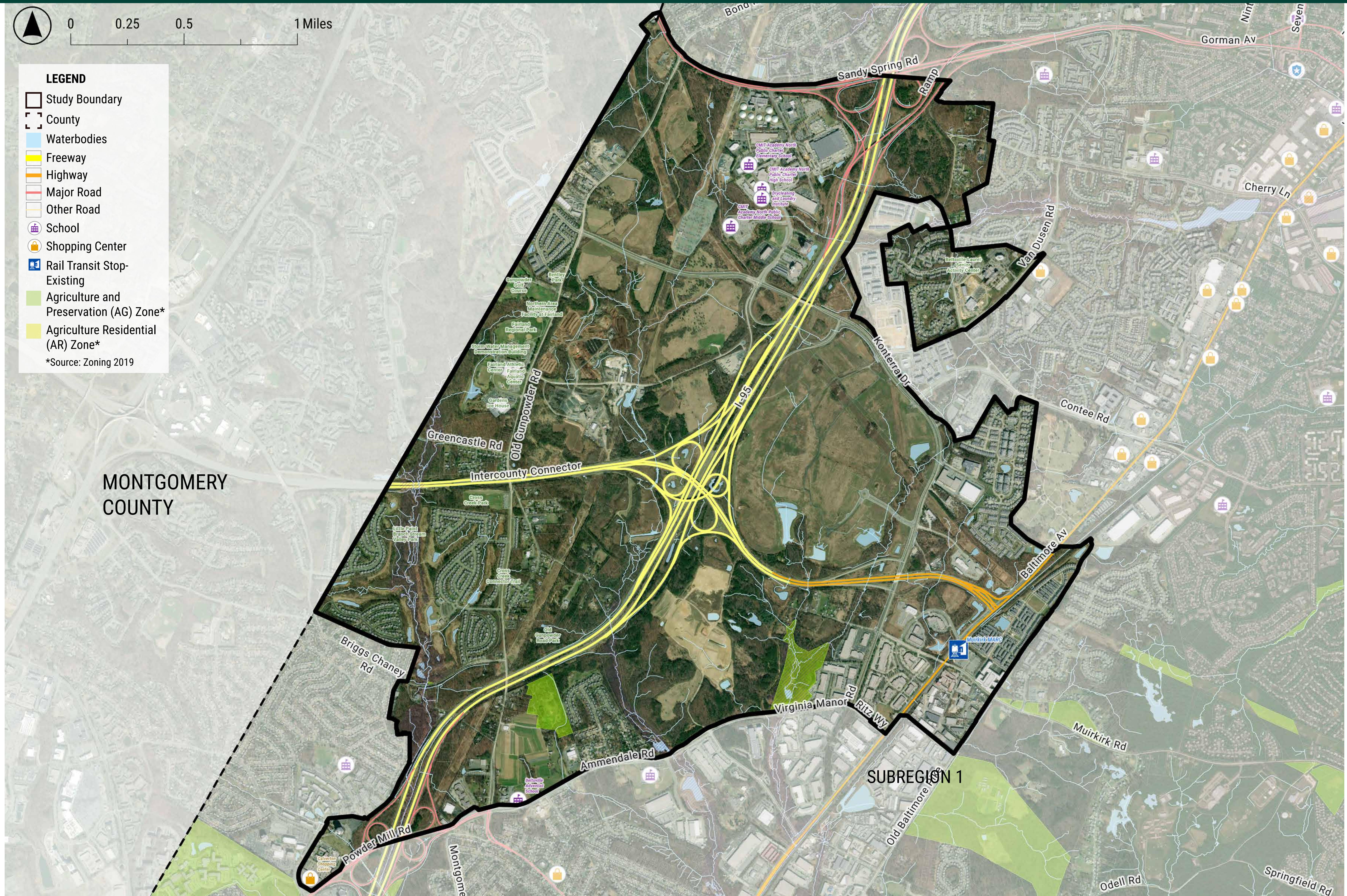
\*Source: Zoning 2019

## MONTGOMERY COUNTY

### OVERVIEW

The Subregion 1 Minor Master Plan Amendment focuses on the western portion of Prince George's County, where I-95 and U.S. Route 1 connect neighborhoods, jobs, and regional destinations. The area includes the Muirkirk MARC Station and nearby employment centers that make it a vital hub for travel and opportunity.

**Your input will help shape the future of Subregion 1 study area.**



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

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? Consider the **qualities, places, and experiences** that give it character—welcoming neighborhoods, local parks and trails, quality schools, public facilities or a strong sense of history and pride.

### MORE

What would you like to see more of in Subregion 1? Think about what could **enhance your everyday life**—more housing, local shops and cafés, inviting gathering spaces, safer streets or improved walking and biking routes.

### LESS

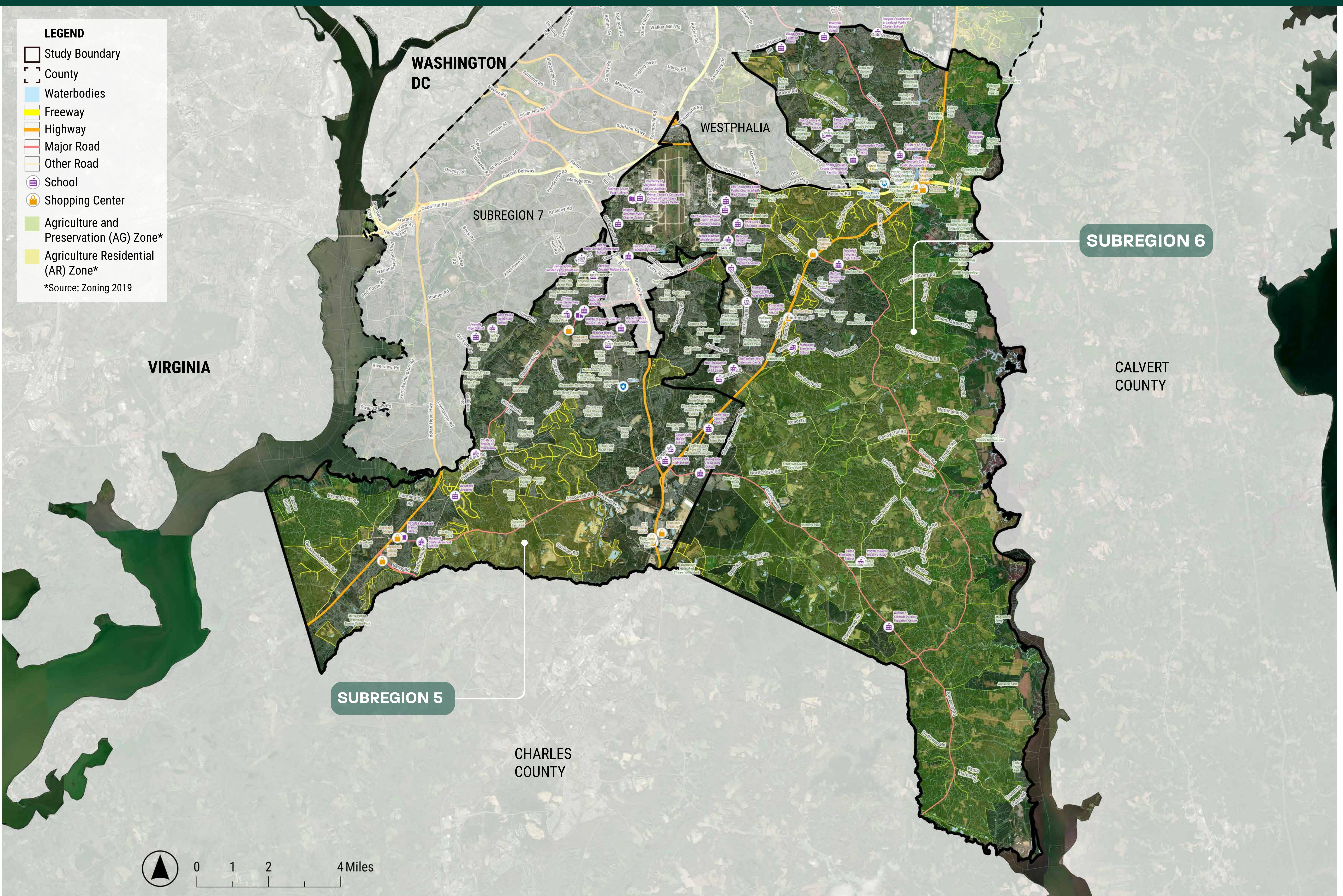
What would you like to see less of in the future? Reflect on **issues or challenges** you face— traffic congestion, flooding, unsafe crossings, vacant properties or loss of green space.

# SUBREGION 5, 6 | LOVE, MORE, AND LESS

## OVERVIEW

The Subregion 5 and 6 Minor Plan Amendment focuses on the southern portion of Prince George's County and includes communities that are rich in natural beauty and rural landscape.

**Your input will help shape the future of Subregion 5 and 6.**



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

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?  
Consider the **qualities, places, and experiences** that give it character—welcoming neighborhoods, local parks and trails, quality schools, public facilities or a strong sense of history and pride.

### MORE +

What would you like to see more of in Subregion 5 and 6?  
Think about what could **enhance your everyday life**—more housing, local shops and cafés, inviting gathering spaces, safer streets or improved walking and biking routes.

### LESS -

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