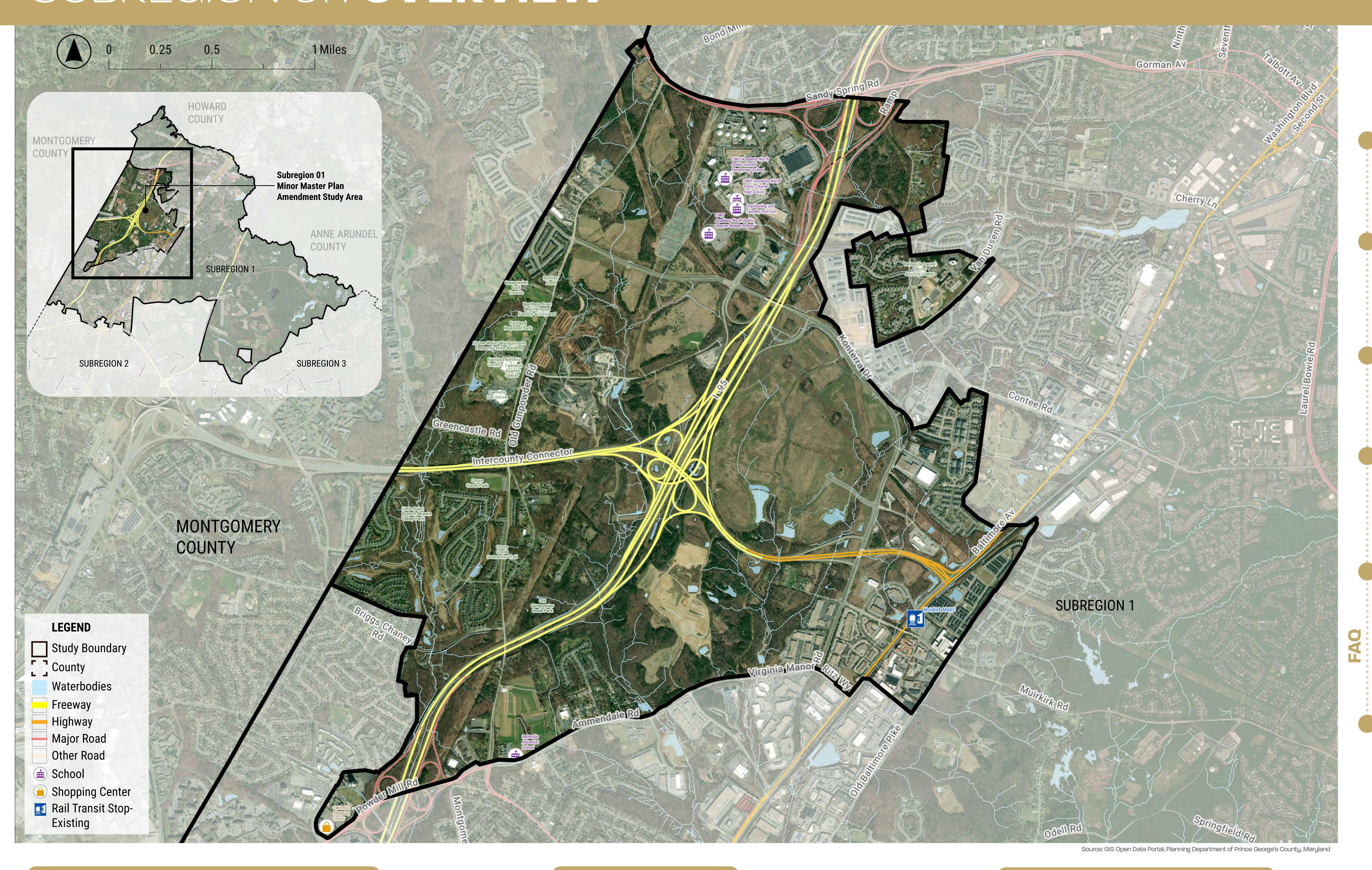
## SUBREGION 01 OVERVIEW





#### 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: What about the City of Laurel?

The City of Laurel has its own zoning and planning jurisdiction so the City makes land use decisions separate from the County Planning Department. Due to proximity, the City will be a stakeholder in the minor plan amendment process.

#### 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

### PURPOSE OF THE LISTENING SESSION

- **1. Listen to community voices** Your ideas, experiences, and priorities will help guide updates to land use, mobility, and open space recommendations.
- 2. Share information about the Subregion 01 Minor Master Plan Amendment, an effort to revisit and refine recommendations from the 2010 Approved Subregion 1 Master Plan and Sectional Map Amendment.
- **3. Understand what's working and what needs to change** to ensure future growth reflects today's realities and supports a sustainable, resilient and connected community.

### 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.

## WHY A MINOR AMENDMENT?

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 at Konterra and the Muirkirk 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.

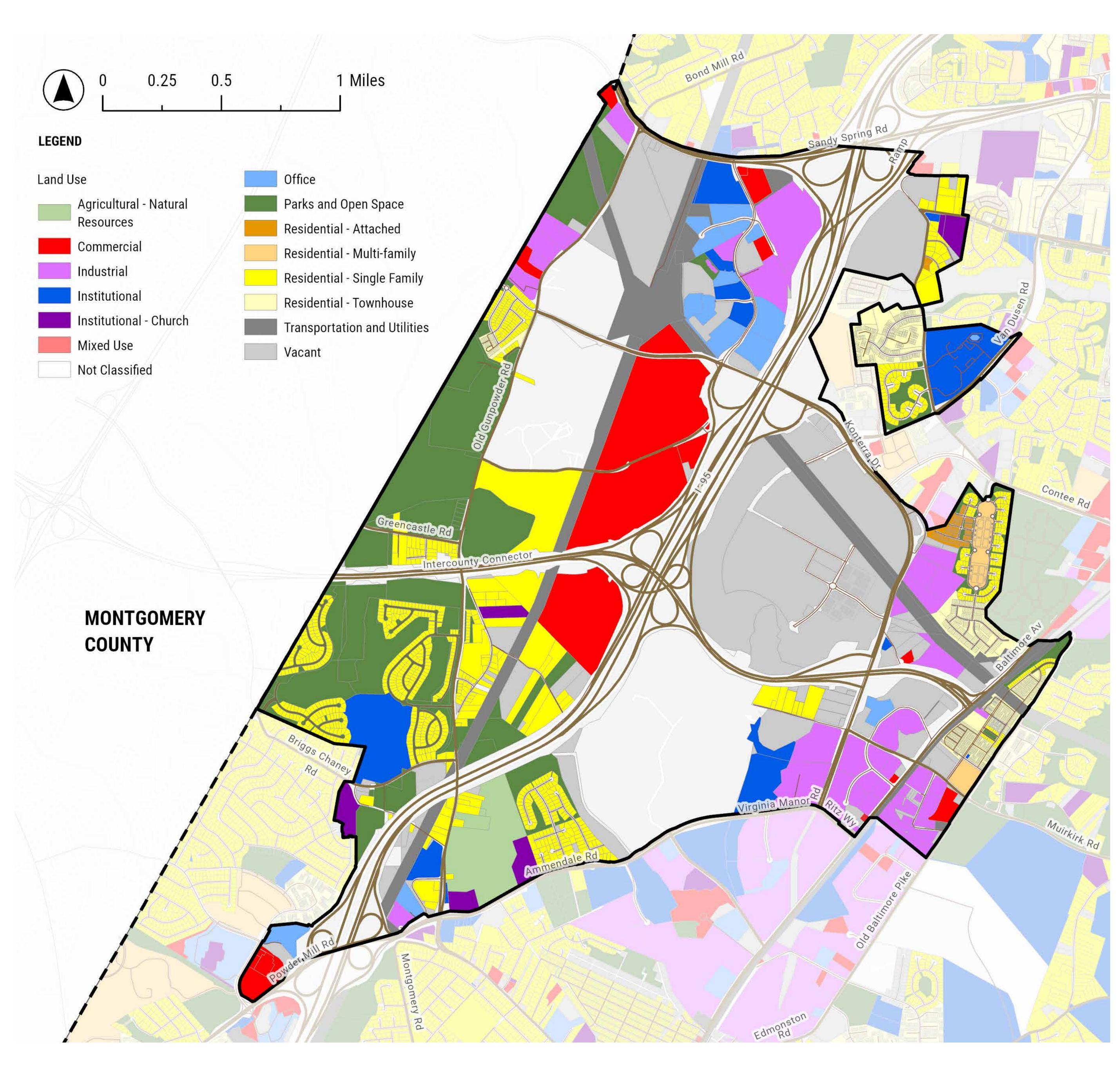
### The Minor Amendment will:

- 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

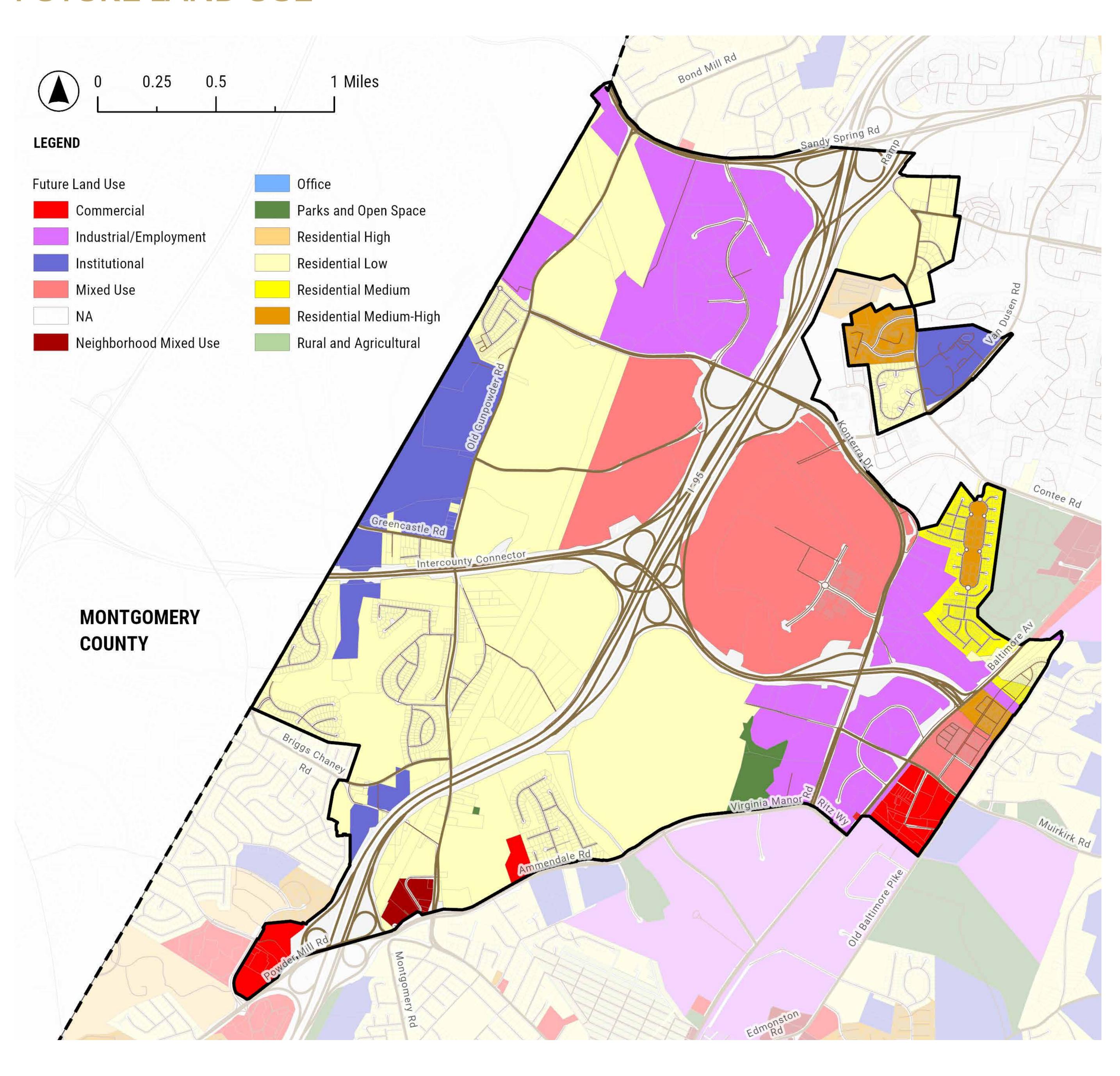
# SUBREGION 01 LAND USE



## EXISTING LAND USE

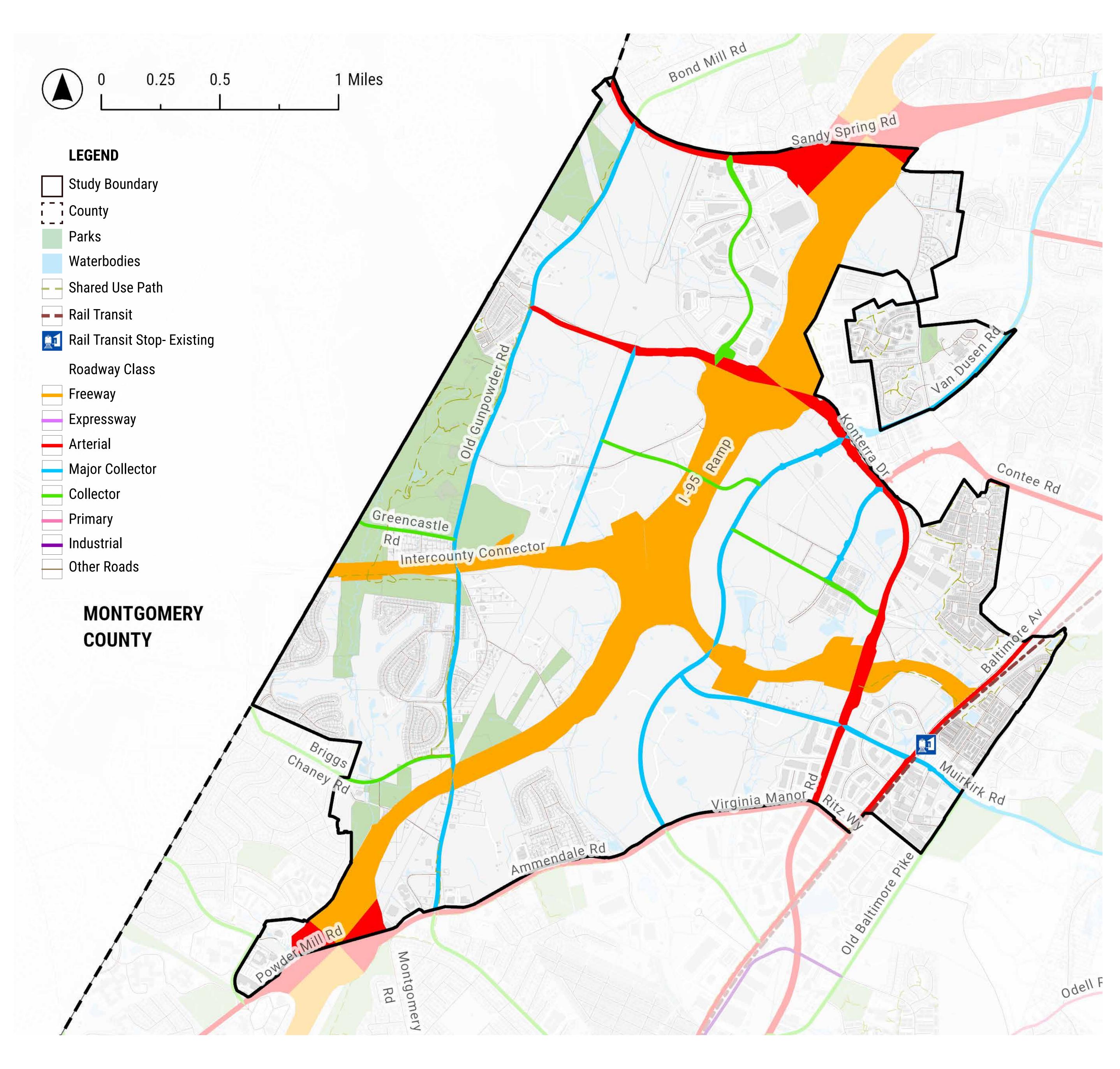


## FUTURE LAND USE

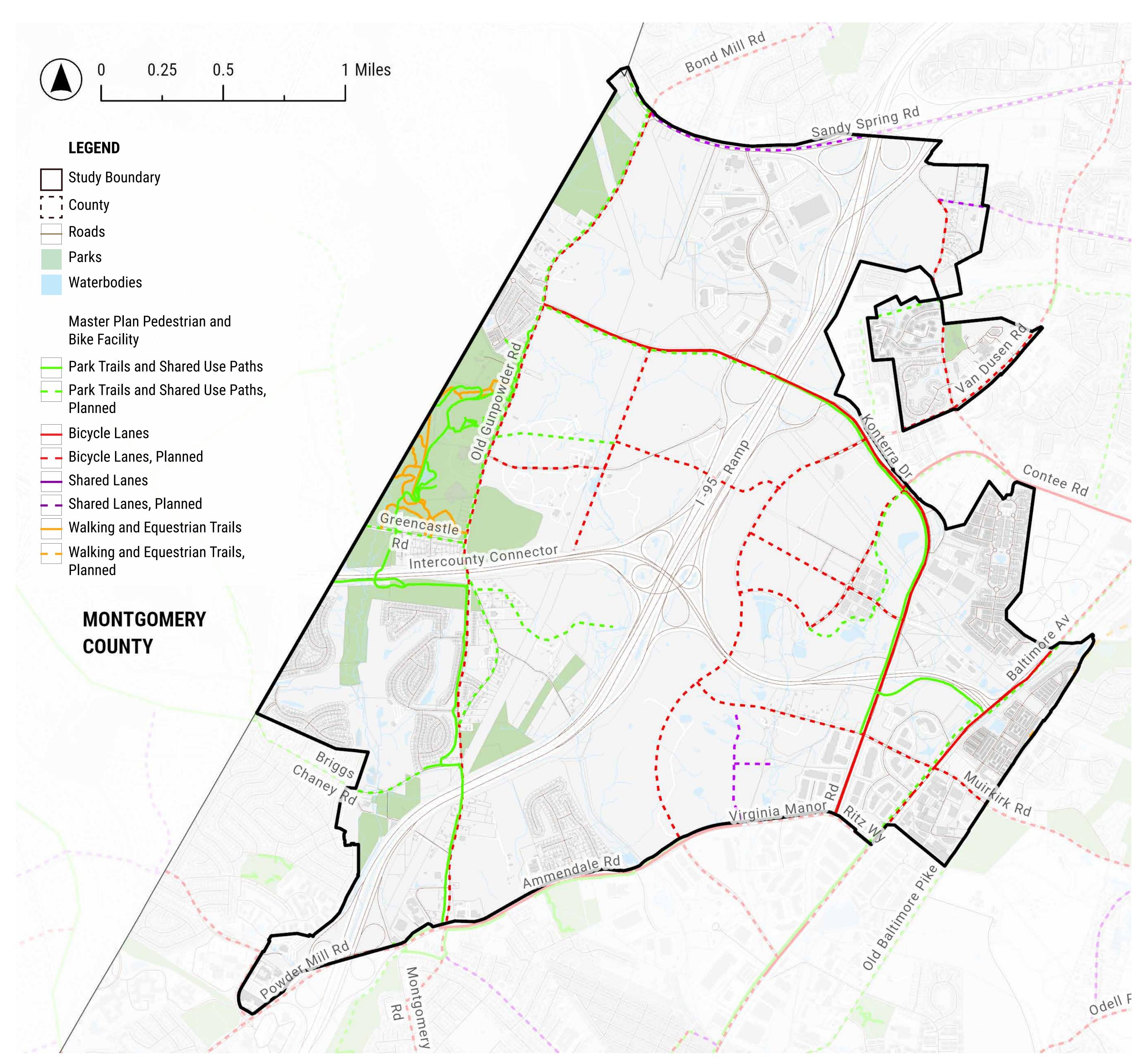


# M-NCP

## MASTER PLAN RIGHT-OF-WAY



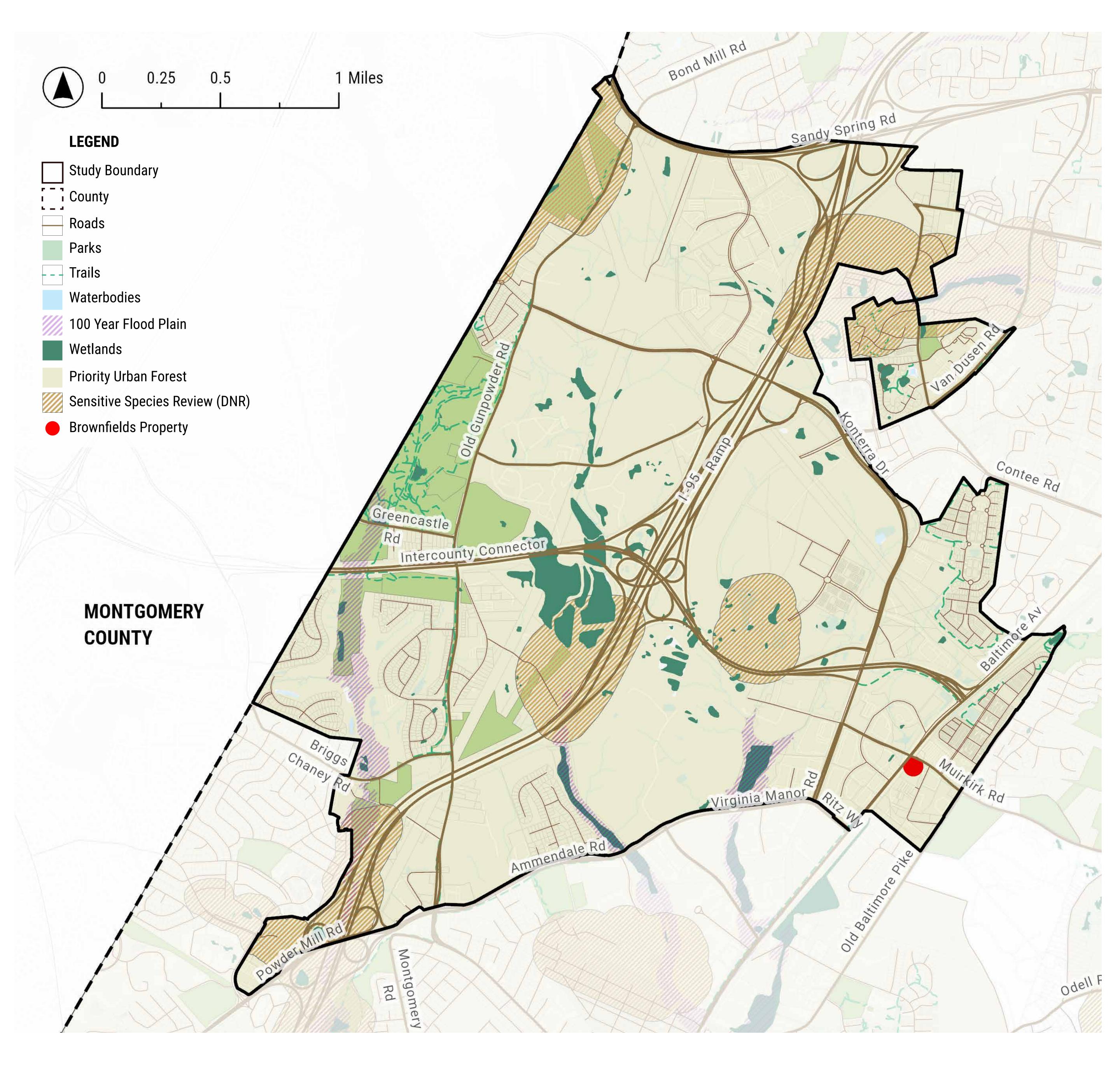
## MASTER PLAN PEDESTRIAN AND BIKE FACILITY



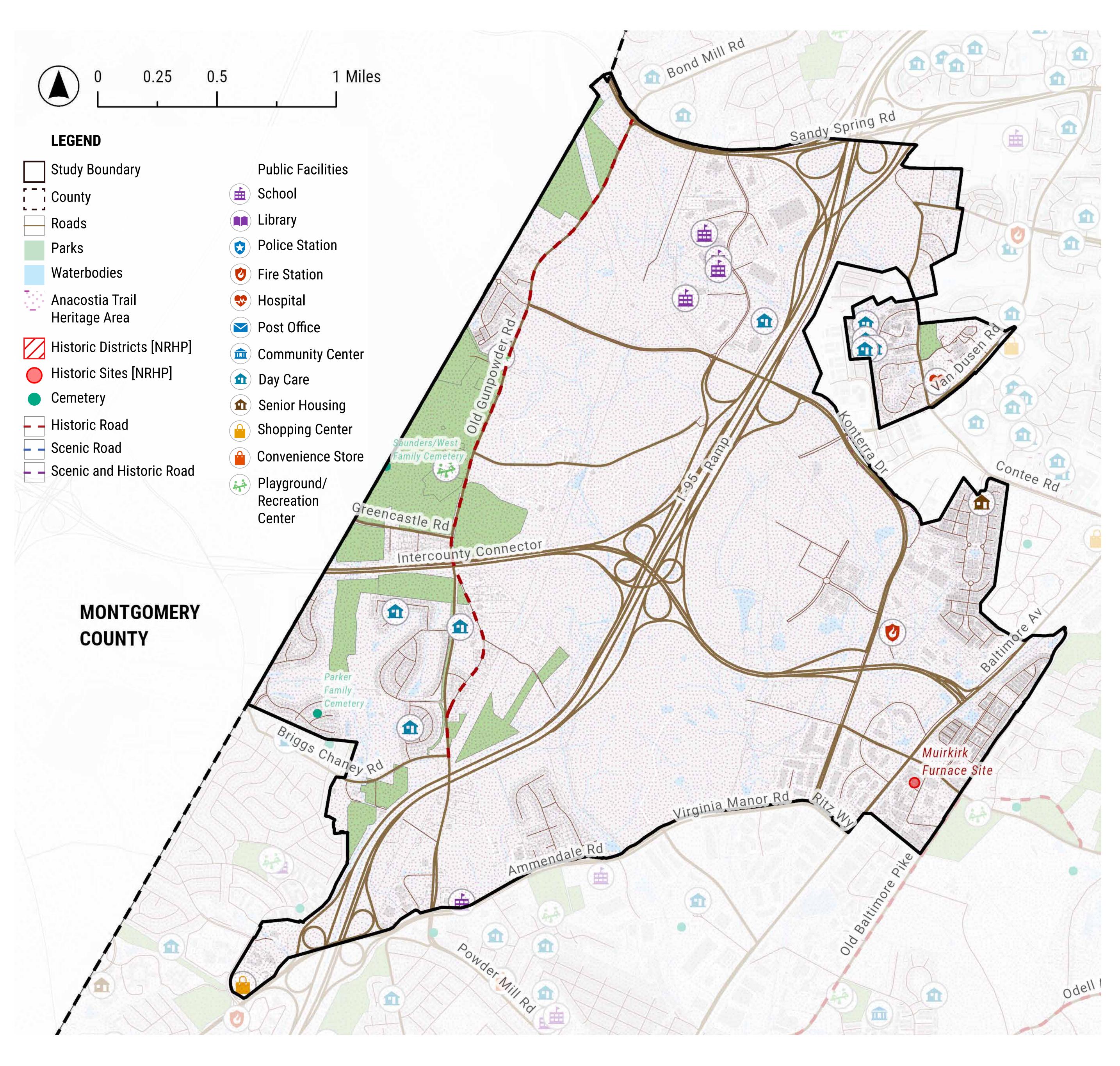
# SUBREGION 01 ENVIRONMENTAL, HISTORIC AND FACILITIES

# M-NCP

## ENVIRONMENTAL ASSETS

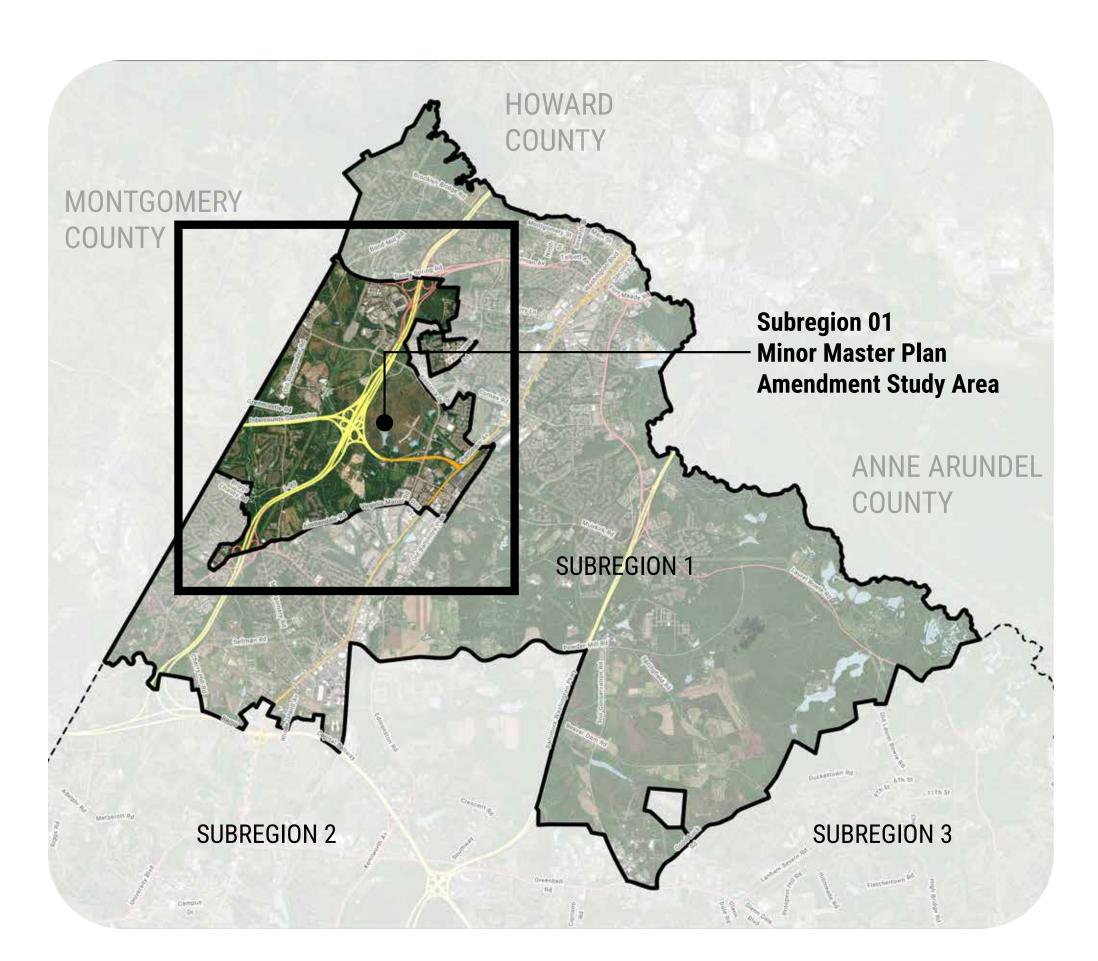


## HISTORIC RESOURCES AND PUBLIC FACILITIES



## SUBREGION 011 LOVE, MORE, AND LESS

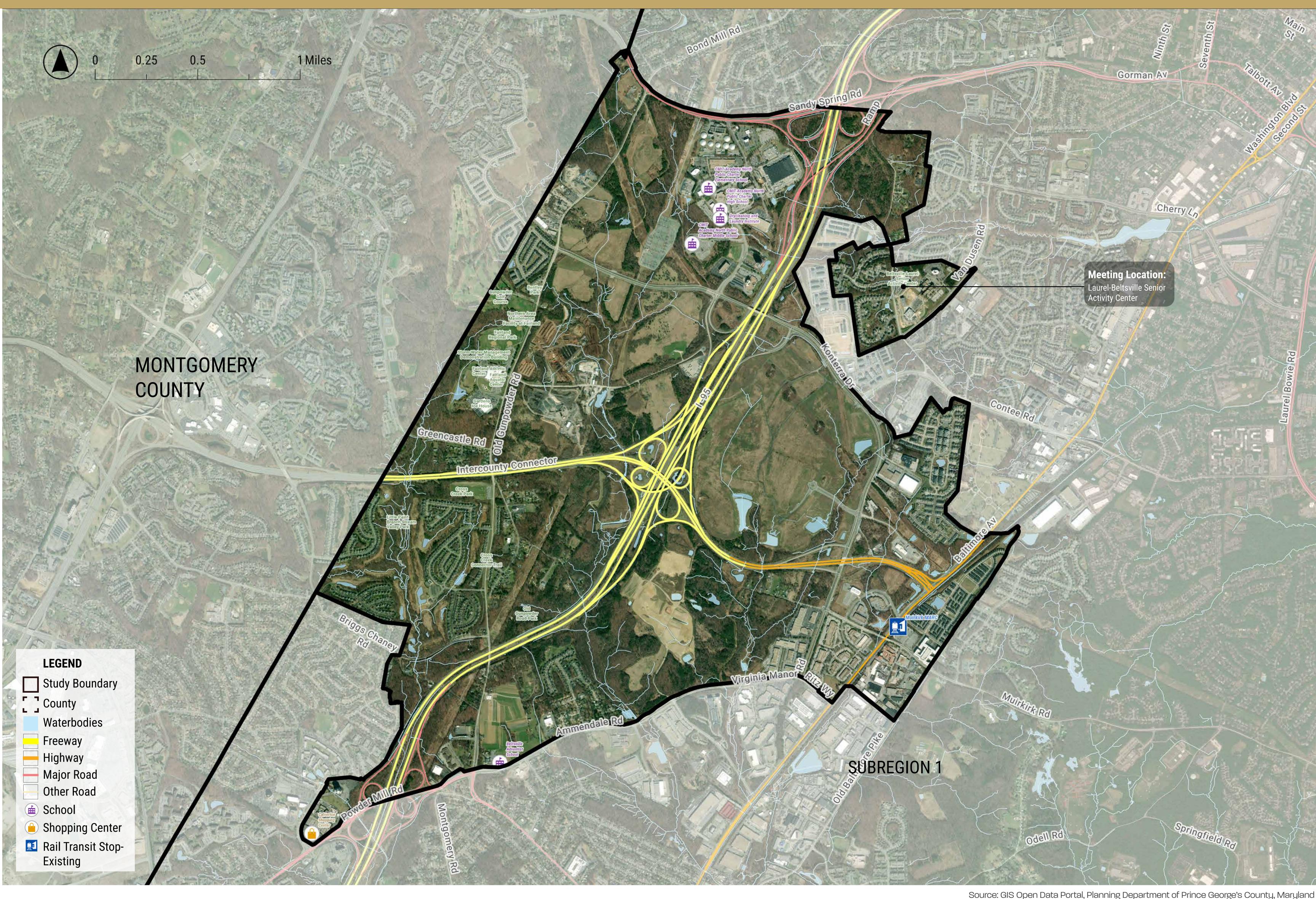




### **OVERVIEW**

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 how future land uses and transportation improvements can strengthen connectivity, support economic growth, and create a sustainable, resilient, and livable community.



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

OVE

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.

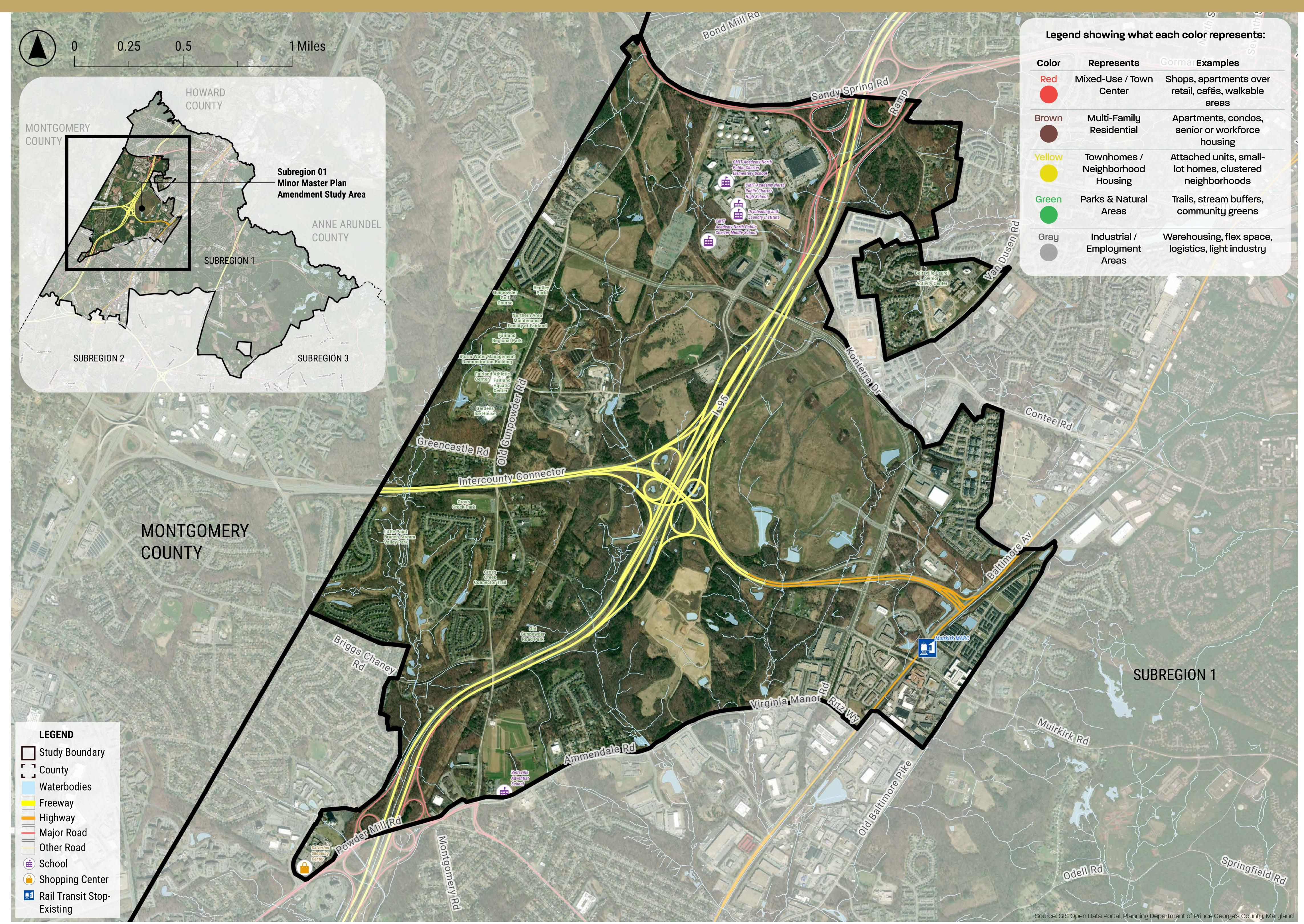
LESS -

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 01 LEGO BLOCKS EXERCISE





## SUBREGION 011 OVERVIEW MAP



