

Subregion 1 Listening Session



Monday, November 24, 2025
Laurel-Beltsville Senior Activity Center

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department



Councilmanic District 1



The Honorable Thomas E. Dernoga
Prince George's County Council
Council Member, District 1



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Agenda

01

Welcome & Introductions

02

Subregion 1 Overview

03

Next Steps

04

Community Input Stations



Purpose



Review

The plan area and existing Master Plan recommendations



Understand

The planning and process here

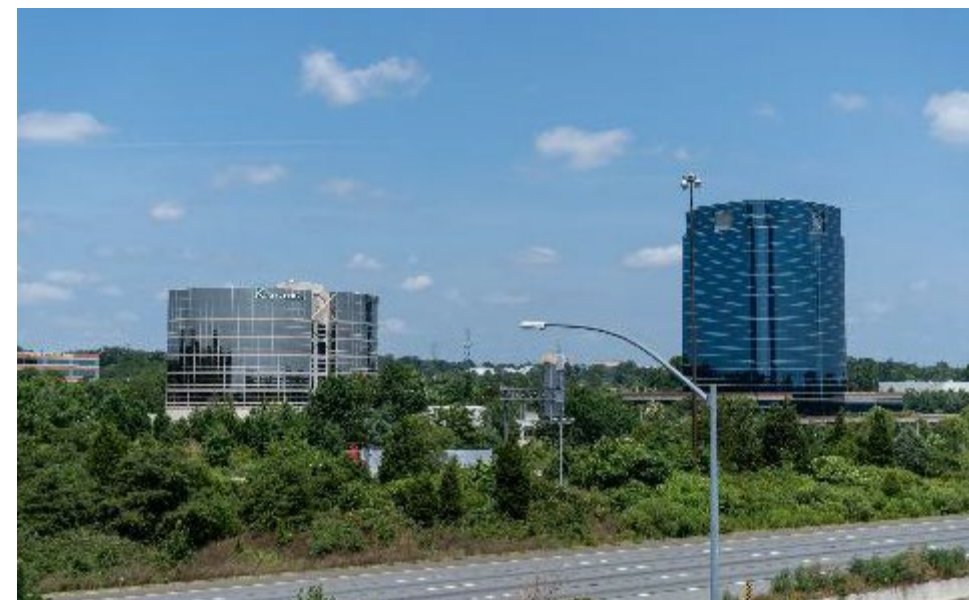
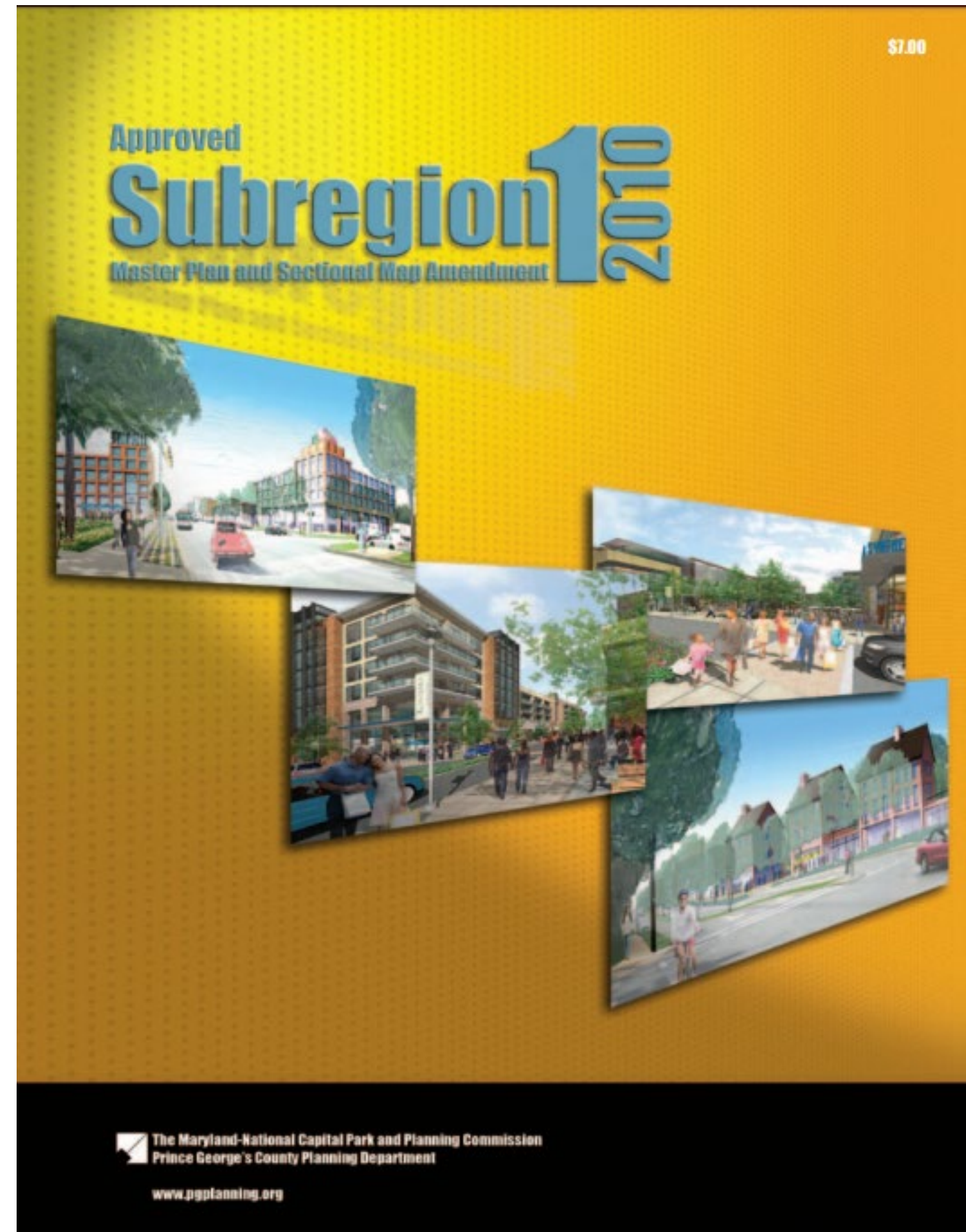


Engage

With interactive stations to capture vision, goals, and priorities for this area

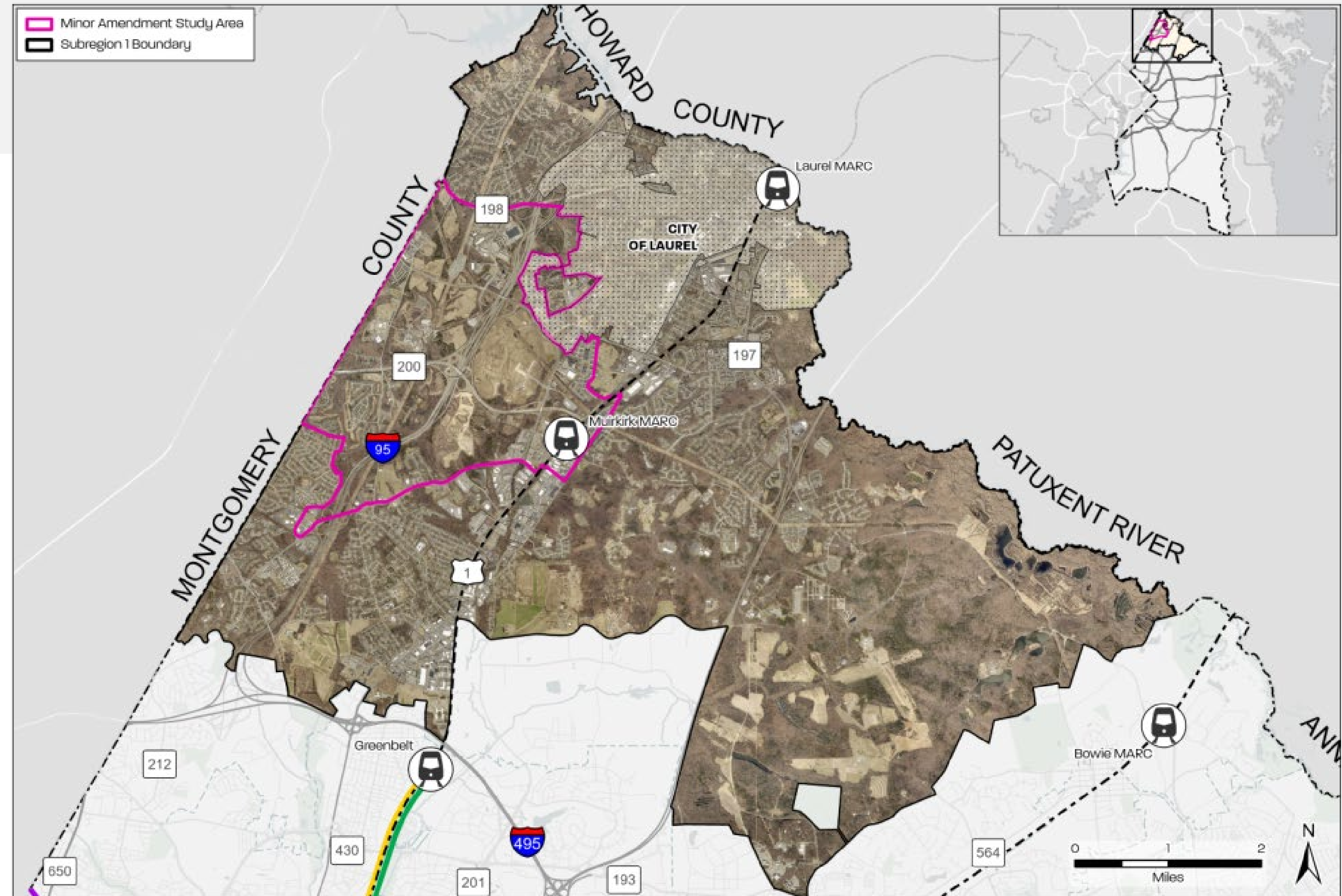
2010 Approved Subregion 1

MASTER PLAN



Subregion 1

- **Established Communities**
 - Unincorporated areas of Calverton, Beltsville, and Laurel
- **Plan 2035 Local Centers**
 - Konterra & Muirkirk MARC
- **Major Roadways**
 - I-95
 - Baltimore-Washington Parkway
 - MD 200 (Intercounty Connector)
 - U.S. Route 1
 - MD 198 (Sandy Spring Rd)
 - MD 212 (Powder Mill Rd)



Subregion 1 Boundary
Subregion 1 Minor Amendment

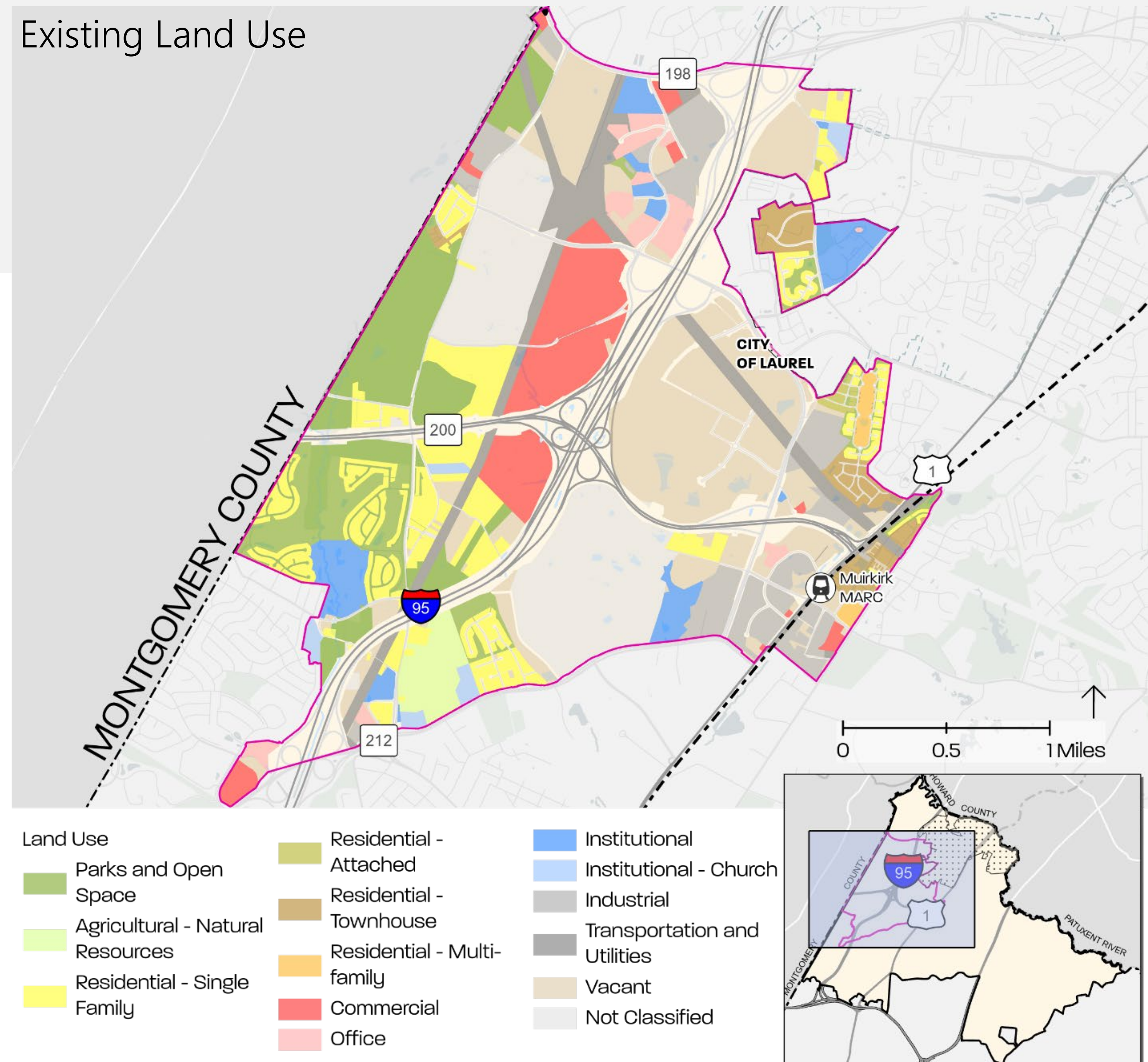
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Subregion 1

- Existing and Future Land Use for Minor Plan Amendment Focus Area
- Mobility – How do we improve vehicular and pedestrian circulation and safety?
- Economic Development – How do we intertwine office/flex spaces with retail and residential uses to ensure a diverse local economy?

Existing Land Use



Vision from 2010 Master Plan



Konterra

Konterra Town Center is a sustainable mixed-use development proposed for Subregion 1. It is envisioned as a commercial, residential, cultural, and recreational focal point of the Subregion.

US 1

The vision for the small segment of US 1 is to enhance an environmentally sustainable employment area with a cohesive bicycle and pedestrian network and unified streetscape and a mix uses including industrial, open space, and transit-supporting commercial uses.

Muirkirk MARC Station

The Muirkirk MARC Station and surrounding areas are a major gateway into the US 1 Corridor, characterized by medium- to high-density retail, office, and residential mix of uses and easy transit access.

Plan Elements

What to be thinking about:

- Land Use
- Environment
- Transportation
- Public Facilities
- Economic Development
- Historic Preservation



A Minor Plan Amendment is...

A revision to an existing master or sector plan

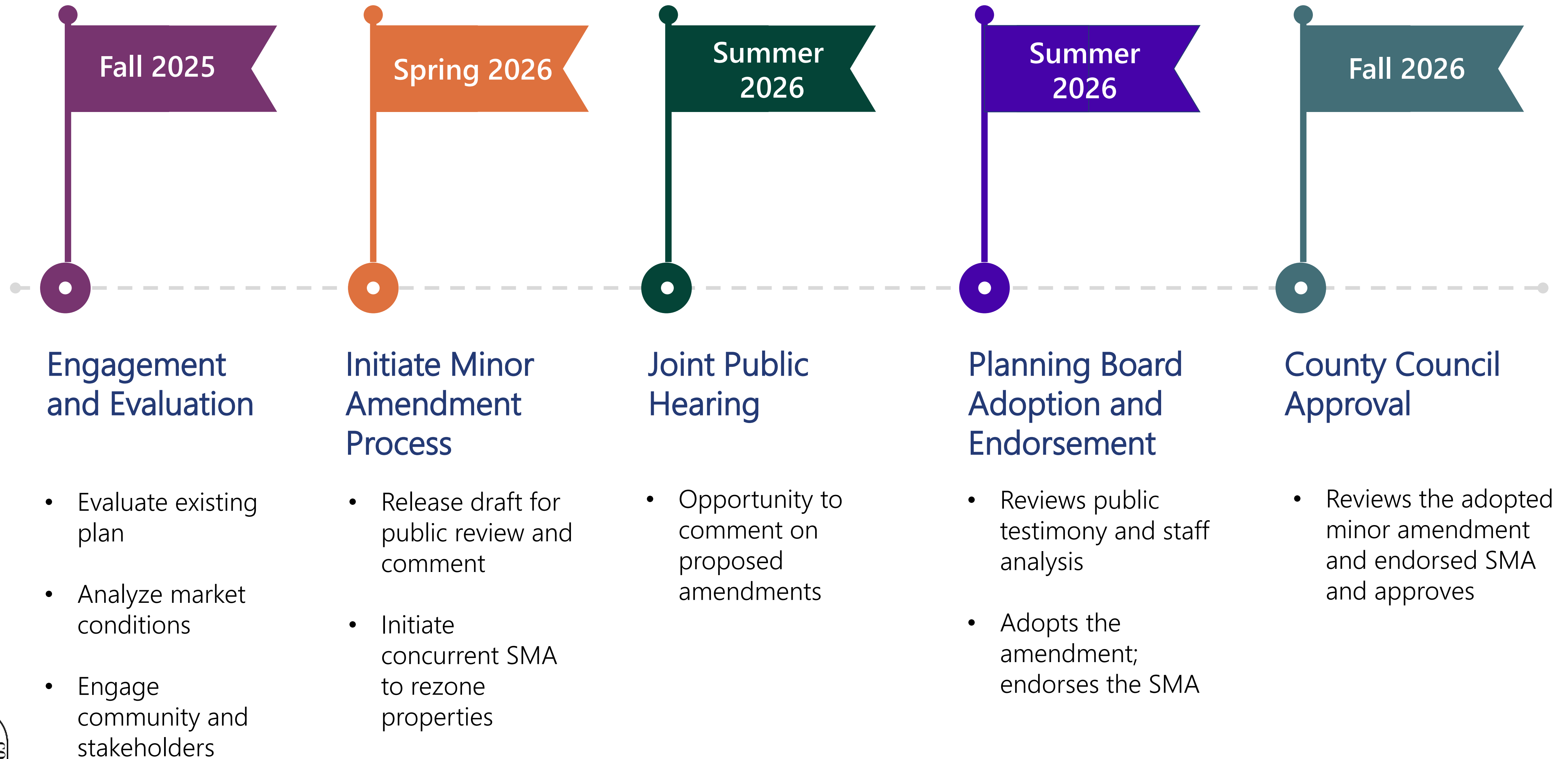
- Small in geographic area
- Targeted in scope
- Addresses specific public planning objectives
- Corrects text and/or map errors or inconsistencies

May be paired with a Sectional Map Amendment

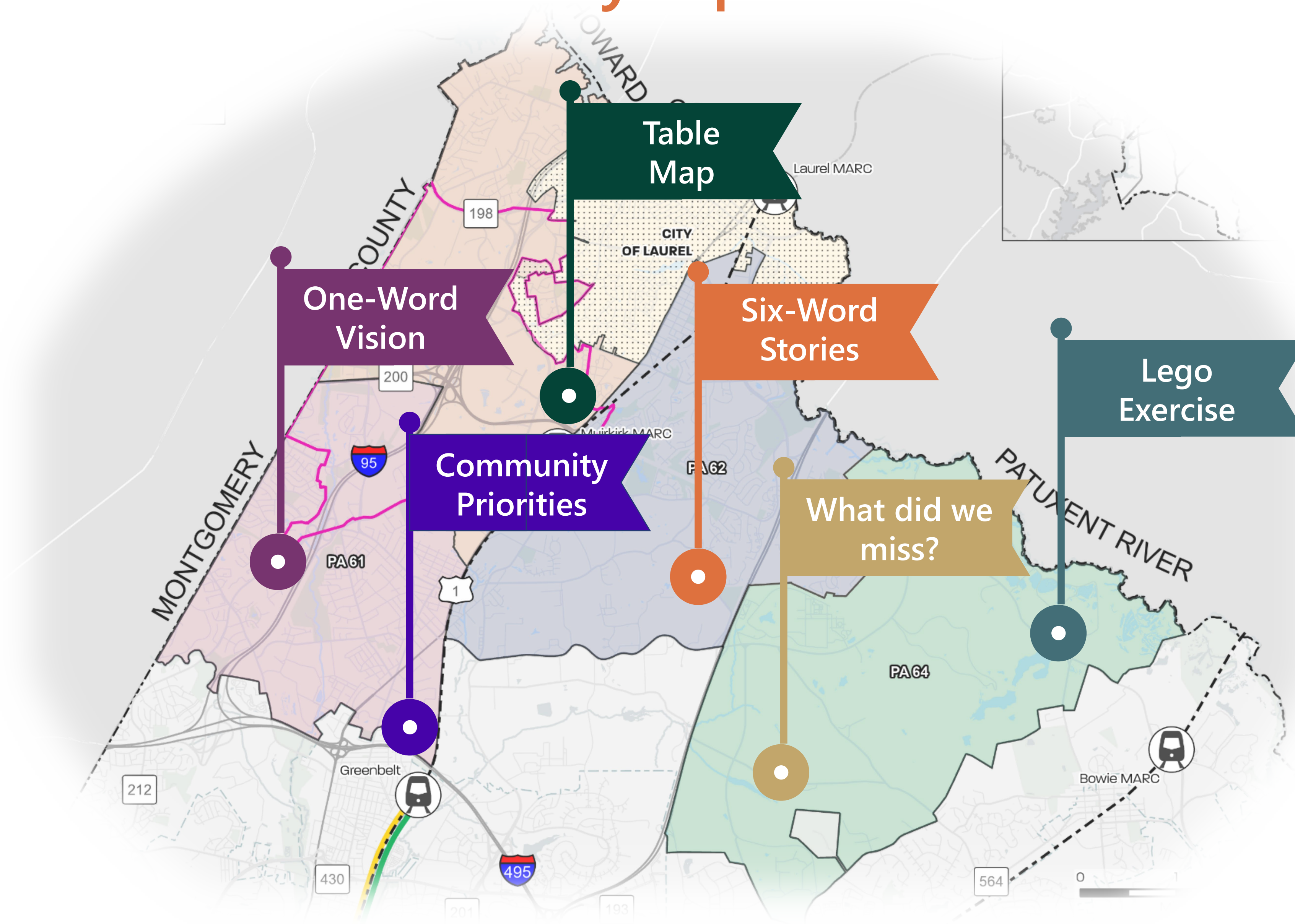
- Necessary to implement the zoning recommendations for the plan, as amended



Minor Plan Amendment Process



Community Input Stations

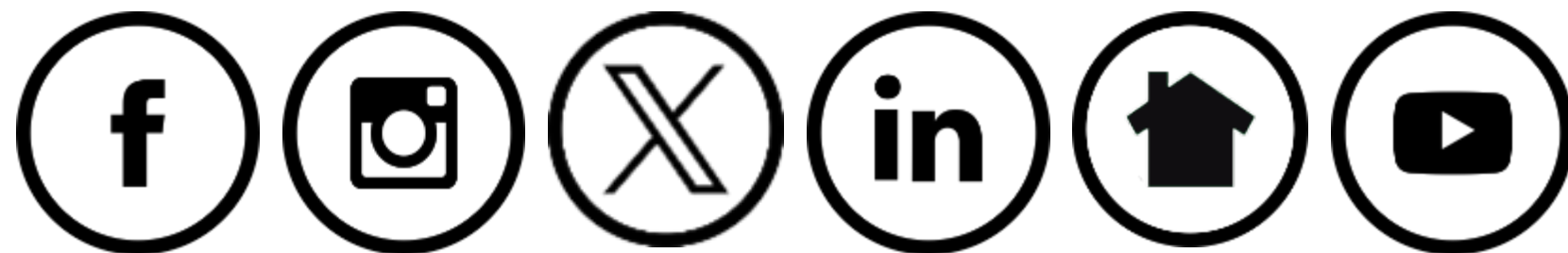


Contact Us

Project Webpage



<https://www.pgplanning.org/projects/minor-amendment-to-the-subregion-1-master-plan-and-sma/>



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