

**Town Hall on the Subregion 1 Master Plan Amendment  
for Konterra & the Surrounding Area Questions Document  
from the Office of County Council Member Tom Dernoga  
Last Updated: Thursday, November 12, 2025**

**Once you have reviewed the following document and still have questions, please email the Office of Councilmember Tom Dernoga at [Councildistrict1@co.pg.md.us](mailto:Councildistrict1@co.pg.md.us). Our office will then connect you with the appropriate person.**

1. What is the construction timeline for the Konterra Town Center, and when can businesses expect to be able to move in?
  - a. Phase 1 is coming this Fall, and the developer predicts that residential developments will be the first structures built [47:52]. There are 219 townhouses [47:58] and 500 units of multi-family housing approved so far [48:11]. Five thousand units will be coming to Town Center East [1:10:28]. While the developer continues to determine the number of residential units it will build in the Town Center West, it believes that it will be half the number compared to the Town Center East.
  - b. The developer did not specify when businesses can begin moving in. However, they noted that the entire Town Center would take over 15 years to complete. Anticipated retail offerings at Town Center East will include high-quality grocers, restaurants, service-oriented retail, themed restaurants, medical services, and specialty shops. No specific company was named, just the type of expected retail [57:25]. Broadway (a planned street) will attract grocers, service retail, and restaurants. Fashion Place will contain fashion retail. To attract businesses to the development, it (be specific) exhibited to retailers at the International Council of Shopping Centers (ICSC) in Las Vegas, Nevada, this year.
2. Will the County be allowing the City of Laurel to annex any part of Konterra into its boundaries?
  - a. The City of Laurel has full annexation authority and does not need County approval. Normally, if annexation is desired, the City enters into an annexation agreement with an interested property owner. However, the Gould family, which owns Konterra, has expressed that they are uninterested in annexation by the City of Laurel.
3. What spaces, shops, businesses, music and entertainment, or other activities will be coming to the Konterra Town Center?
  1. Timestamp: [56:21]
  2. High End Grocery
  3. High-End Restaurants (themed and with activities)
  4. Other Retail Services
  5. Experiential Retail-themed Restaurants
  6. Fashion Shopping
  7. Medical Services
  8. Hospitality Uses

4. Are there investment opportunities that can encourage preferred businesses and shops to come to the Konterra Town Center? [57:17]
  - a. The developer will determine which businesses will be brought to Konterra. It is currently marketing to commercial retailers, such as those attending the ICSC in Las Vegas to bring businesses to Konterra Town Center. Owners interested in bringing their businesses to the Konterra Town Center should contact the attorney at [chris@clhatcher.com](mailto:chris@clhatcher.com).
5. Are there plans to include affordable housing? [1:09:21- 1:09:36]
  - a. There are no plans to include affordable housing. The developer will be building market-rate housing, and there is no specific program for affordable housing at this time.
6. Are there plans to include housing for seniors? [1:14:00 - 1:14:46]
  - a. There is no land planned in the Konterra East Town Center for Senior Housing. There may be some available to be built in Konterra West when the time is right and the developer is ready.
7. What will be done to make sure that the Konterra Town Center will be kept safe?
  - a. “Schools, police, fire, and transportation adequacy were evaluated, and they are going to comply with the requirements imposed by the county government.” [1:02:31 - 1:02:45]
  - b. The developer suggested that a new public safety facility could be located just north of I-200 and east of Konterra Drive, for either the Fire/EMS or the Police Department. [1:30:16]
  - c. Security at Konterra Town Center East is a priority of the developer. As mentioned during the meeting, the adequacy of public facilities was evaluated and confirmed during the Preliminary Plan of Subdivision. As part of the adequacy finding, the developer will be required to pay the Public Safety and Behavioral Health Surcharge of \$9,903 per building permit. This surcharge generally increases every year. Additionally, the developer will work with the local police precincts to foster a safe and well-patrolled community. A more comprehensive security strategy will be developed and implemented as retail and public parking facilities are delivered.
8. How will this impact the nearby University of Laurel Medical Center?
  - a. The UM Laurel Medical Center Campus exceeds 40 acres. Once Phase I of the UM Laurel Medical Center Campus is complete (about 10 acres), development will begin on the remaining campus. After Phase I, they will develop approximately 16 acres, focused on providing health and wellness services [36:50 - 37:25]. The Konterra Town Center will also have its own medical services [56:55].
  - b. UM Laurel Medical Center also plans to tear down the old hospital when funding becomes available, and once the next phase of development is fully planned. [1:11:05 - 1:11:27]
  - c. Potential impacts on UM Laurel include traffic patterns that could impact emergency vehicle ingress/egress, increases in patient volumes from the new residential units, and the potential for duplication of services. There may also be opportunities for synergies

between the two projects by offering complementary health and wellness services at Konterra. Keeping lines of communication open with the developer is important.

9. Will the development of the Konterra Town Center lead to the construction of new Prince George's County Public Schools?
  - a. "Employment and business don't really produce school-age children, so it won't have an impact on Prince George's County Public Schools. [1:09:42]- "There will be schools in due course if necessary. Right now, most of Laurel ES and MS are not crowded enough to warrant new school construction." [53:11- 53:18]
  - b. The current Subregion I Master Plan provides for addressing the need for additional schools as a result of the development of the complete Konterra project.
  - c. 5,000 residential units will, however, generate students. County law requires a developer to pay a school facility surcharge for each dwelling unit. This will assist with paying for school construction.
  
10. "Will the construction of the Konterra Town Center lead to nearby road, bike, or pedestrian sidewalk improvements?" How will the construction of the Konterra Town Center impact the level of traffic on adjacent local, county, and state roads?
  - a. [1:02:31] The plan for the Konterra Town Center will provide an adequate level of transportation based on County standards, and will comply with the required roadway improvements imposed by the county. [1:16:04- 1:16:49]. The Konterra Town Center was intentionally designed to feature narrower streets, providing greater space to encourage foot traffic and enhance pedestrian convenience and experience. The narrower streets are therefore more pedestrian and bike-friendly. [1:17:22-1:17:29] These differing right-of-ways will need to be upgraded to accommodate the new development, and improvements to intersections will be made when necessary.
  - b. Konterra Drive, Contee Road, the Konterra Drive interchange on I-95, and the ICC were constructed with the expectation of the eventual development of the entire Konterra project.
  - c. [1:16:04- 1:16:49] The Konterra Town Center will be designed with narrow streets to enhance foot traffic and pedestrian walkability, while mitigating excessive automobile traffic. Narrower roadways are more pedestrian and bike-friendly [1:17:22-1:17:29]. These facilities will need upgrades to accommodate new development, and so improvements will be made to the necessary intersections.
  - d. The impact of Konterra on the road system was addressed in the 1990 Master Plan as well as the 2010 Master Plan. Many of the necessary road improvements have been built in the past 10-15 years, ahead of the actual development.
  
11. Are there efforts to expand public transportation to meet the growing needs of the new, expanded community?
  - a. New public transit will be considered and included as necessary. [1:26:42 - 1:26:54]

- b. Also, the approved Conceptual Site Plan requires the provision of a shuttle bus to the Muirkirk MARC station.
- 12. Are there existing nearby data centers, and should we expect new data centers to be developed nearby?
  - a. “A data center is very feasible at our site. The critical element to building a data center is electrical capacity, which needs to be assessed and will take some time to evaluate. The potential use of the site should be carefully considered. Data centers contribute significantly to the tax base and generate no traffic. However, they can be noisy, so it would be essential to buffer them from the nearby community. We have one small data center that we are hoping to develop on Frost Place, which would be located to the south and west of the WSSC building, ensuring there is no residential area nearby.” [1:20:55]
- 13. What will be the impact on the local natural resources, water consumption, and pollution?
  - a. The developer mentioned that at the Konterra Town Center, there will be Electric Vehicle (EV) charging stations, solar panels, and green spaces. As the Konterra holdings develop, they will need to meet the state and local stormwater management requirements. These regulations require mitigation of the 100-year storm event. As a part of the Konterra Town Center East project, Konterra commissioned a 100-year floodplain study of Route 1. The development of Konterra will follow the recommendations of the Route 1 Flood Study report by either modifying existing facilities, such as regional pond #3, or constructing new facilities in appropriate locations.
- 14. How will the development impact the stormwater management of the area?
  - a. It is the responsibility of the developer of the Konterra Town Center to implement stormwater management measures. The developer will build four stormwater management retention basins along the Konterra Business Campus and the Konterra Town Center.
  - b. The stormwater management retention ponds and other measures must meet the specifications set by County and State requirements. Planned measures are expected to mitigate potential flood conditions in the area between Route One/Baltimore Avenue, Ammendale Road, and Muirkirk Road. Also, the developer is not allowed to build within the 100-Year Floodplain. There is no 100-Year Stormwater Management Plan for Route One.
- 15. Where can I get access to information about the planned development?
  - a. Please go to <https://tinyurl.com/D1KonterraResources> to access information about the Konterra Town Center and the Subregion 1 Master Plan for Konterra and the Surrounding Area.
- 16. Is there a link to watch the recording of the “Town Hall on the Subregion 1 Master Plan Amendment for Konterra & the Surrounding Area”?
  - a. Please see the following: [Town Hall on the Subregion 1 Master Plan Amendment for Konterra & the Surrounding Area](#)