

# Subregion 1 Minor Plan Amendment Open House



Wednesday, January 21, 2026  
Laurel-Beltsville Senior Activity Center

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





# Chairman Barnes



**Darryl Barnes**  
Prince George's County Planning Board Chairman



# Councilmanic District 1



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



# M-NCPPC Team



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Urban Designer / Senior Principal



# Agenda

**01**

Welcome!

**04**

What The Data Said

**02**

What is a Minor Plan Amendment

**05**

Activities

**03**

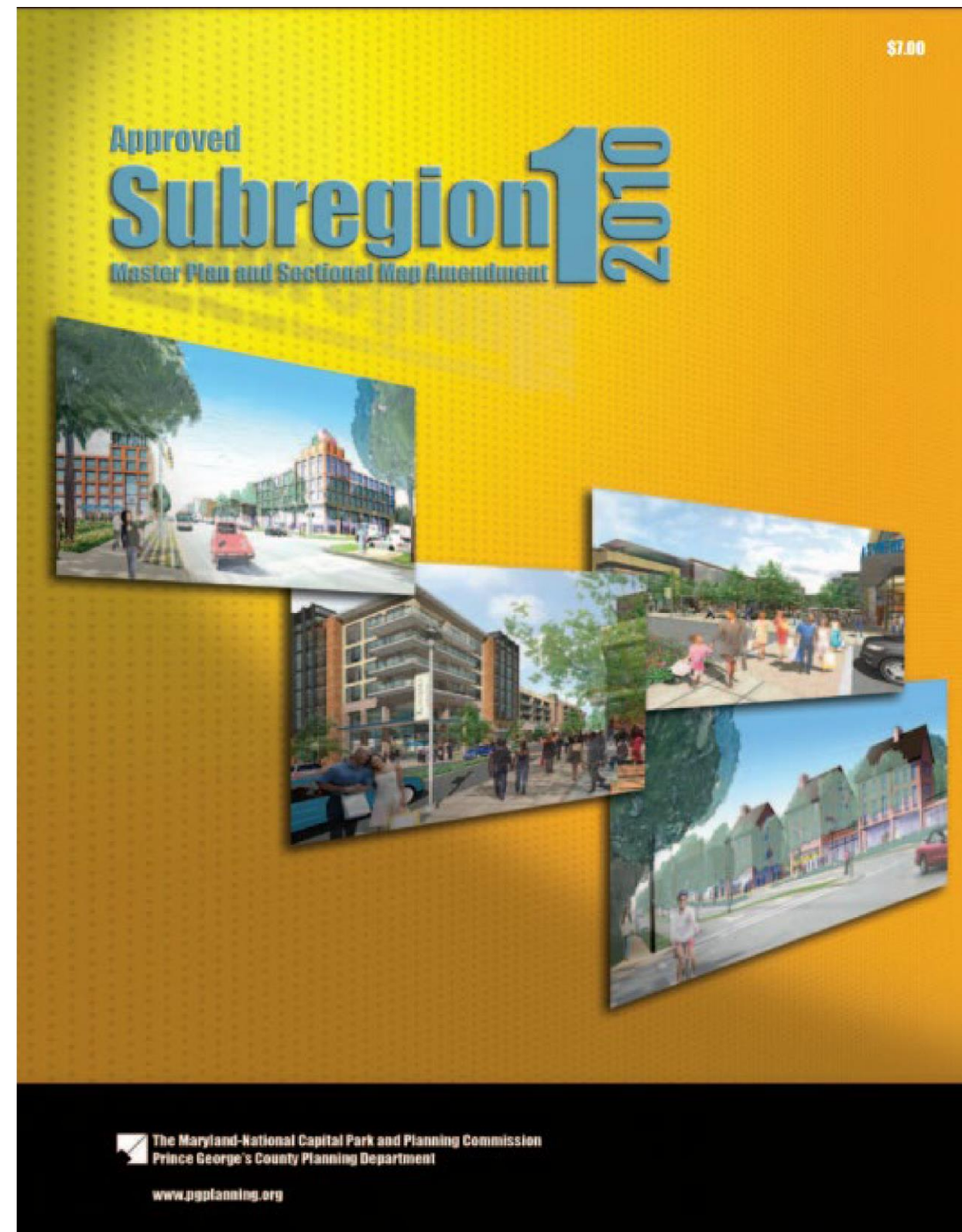
What We Heard From You





# 2010 Approved Subregion 1

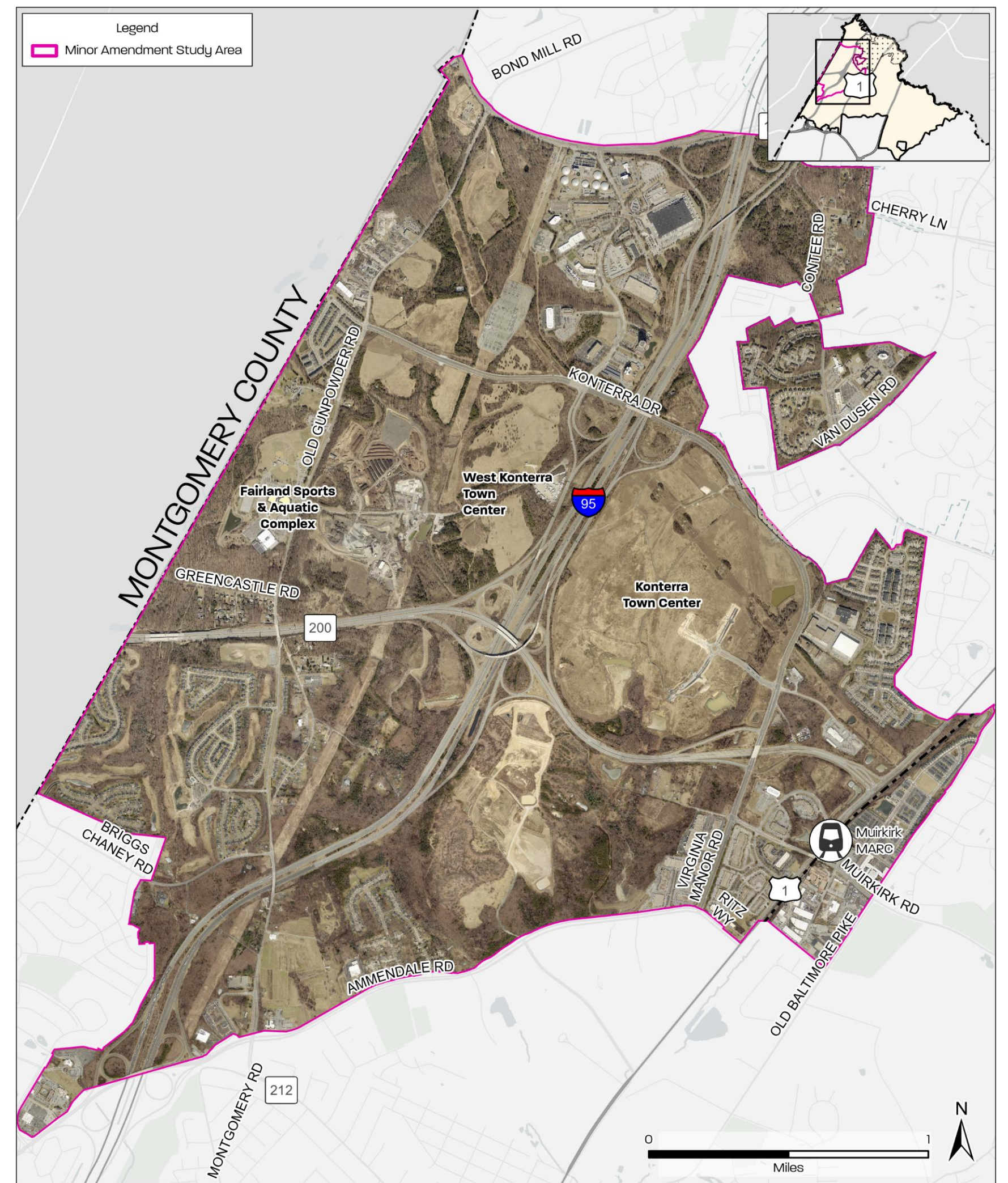
## MASTER PLAN





# Subregion 1

- Established Communities
- I-95, US 1, MD 200
- Plan 2035 Local Centers
  - Konterra
  - Muirkirk MARC station
- Infrastructure/Assets
  - Muirkirk MARC station
  - Burtonsville Substation (PEPCO)
  - Fairland Regional Park (shared with Montgomery County)
  - University of Maryland Hospital



**Aerial Imagery**  
**Subregion 1 Minor Amendment Study Area**

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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# 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

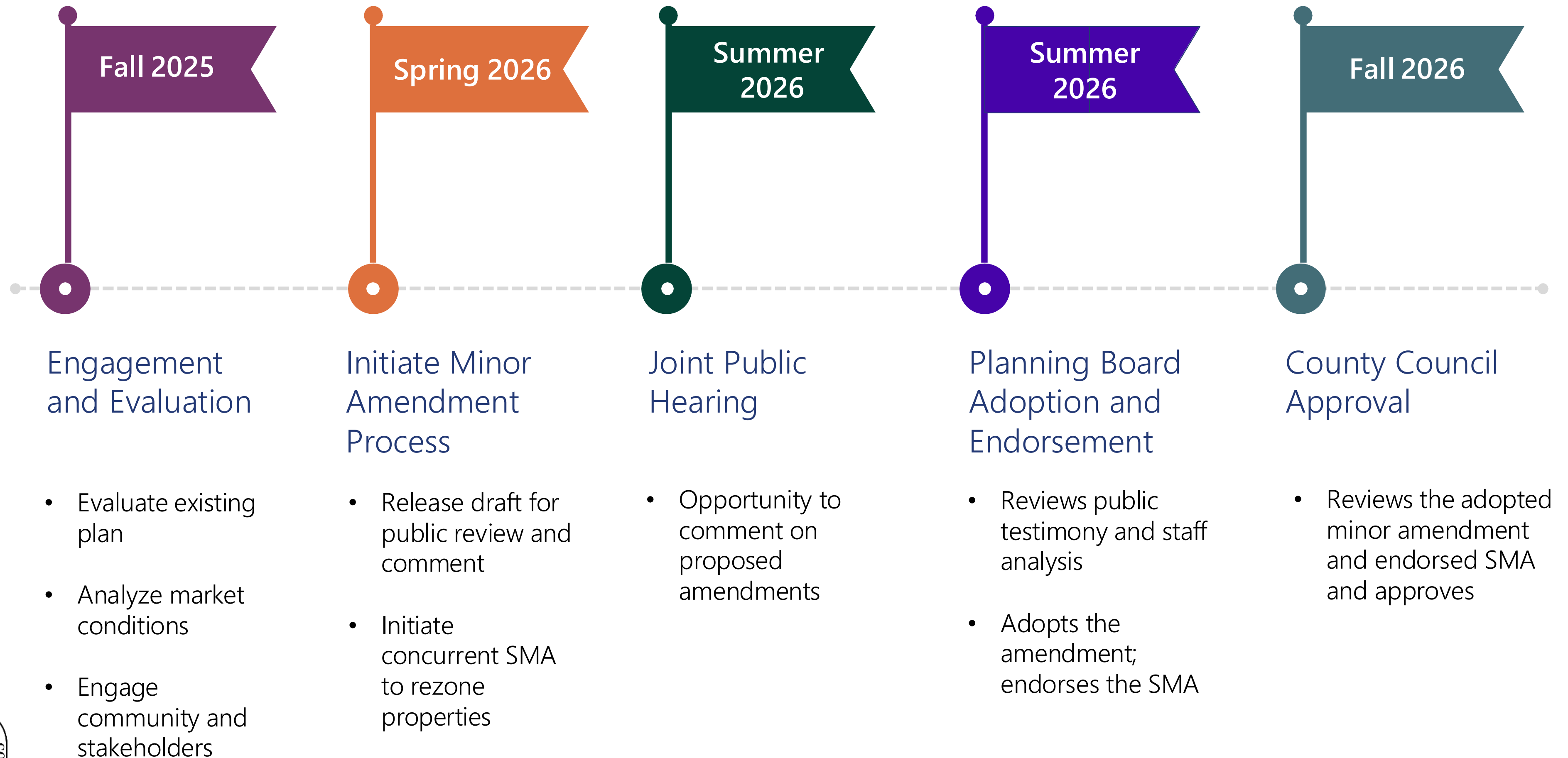
May be paired with a Sectional Map Amendment

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





# Minor Plan Amendment Process





# WHAT WE HEARD FROM YOU





# Community Engagement

"A family friendly mixed use community"

"Safe, vibrant, connected, fun, Livable community"

"Variety of options for living well"

"Development connecting communities practically, affordably, sustainably"

"Affordable suburban living for diverse Americans"

"Green space, trails, trees, streams, parks"

"Where people live with open space"

"Livable, quiet, greenspace, families, trails, bike paths"





# WHAT THE DATA SAID





# Market Study Findings

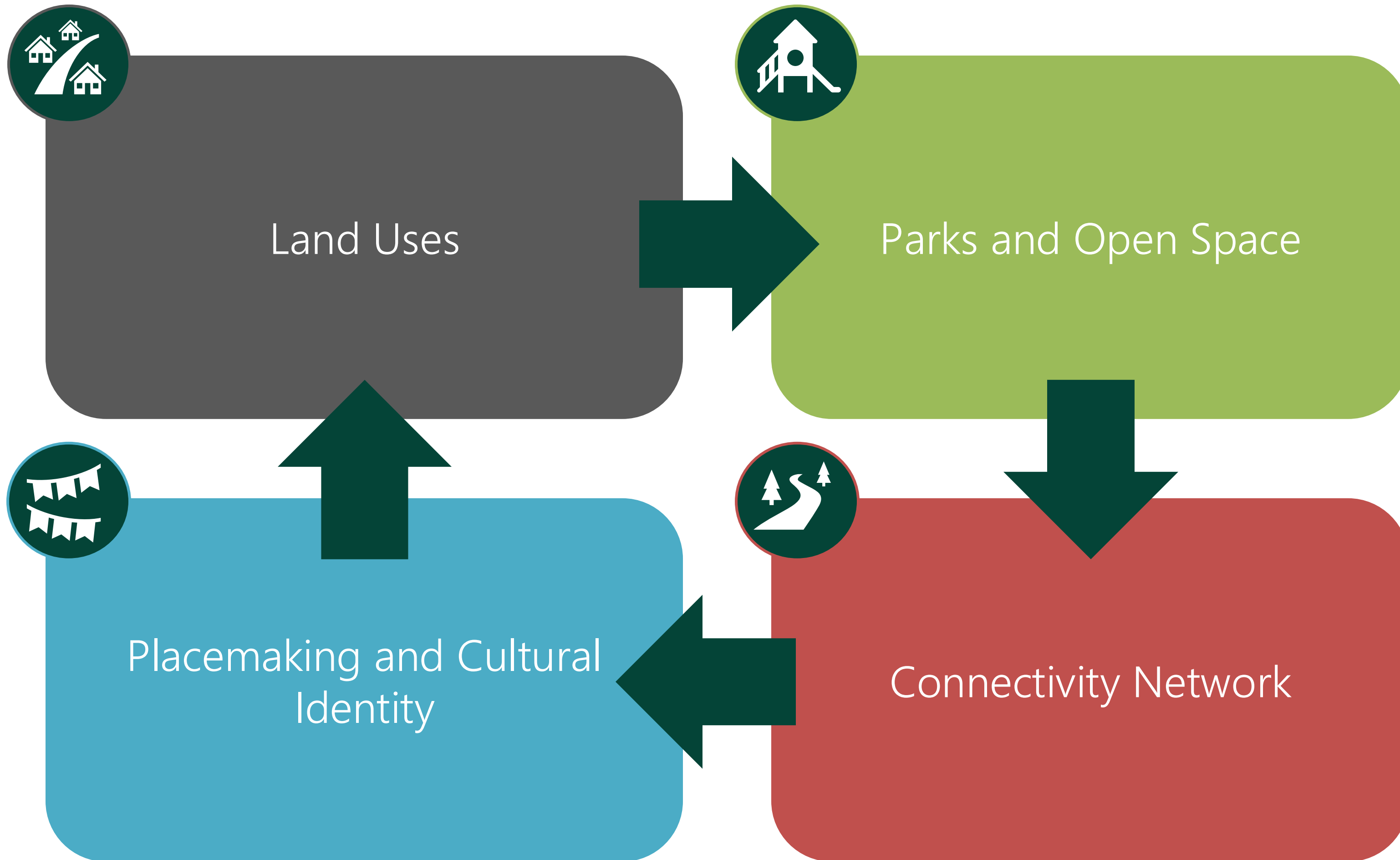
Real Estate Sector	Market Potential for Growth
<b>Residential</b> <i>(Rental Apartments, For-Sale Single Family Detached &amp; Attached)</i>	Strong
<b>Retail</b> <i>(Grocery &amp; Drug, Entertainment &amp; Fitness, Services)</i>	Strong
<b>Industrial/Flex</b>	Strong
<b>Hotel</b>	Moderate
<b>Office</b>	Moderate





# ACTIVITIES







# SUBREGION 01 | PLACEMAKING & CULTURAL IDENTITY



## COMMENTS

Your input matters—add your thoughts on the sticky notes below.

**"Placemaking** is an approach to planning and design that creates vibrant, inclusive public spaces rooted in community identity. It focuses on the social and emotional connections people have with a place, shaping destinations where people gather and bring life to the space."

## Placemaking Elements



Art Installation



Wayfinding/Signage

## Local Identity



Local Architecture/ Historic Preservation



Local Parks and Recreation

## Community-oriented Programs & Activities



Recreation



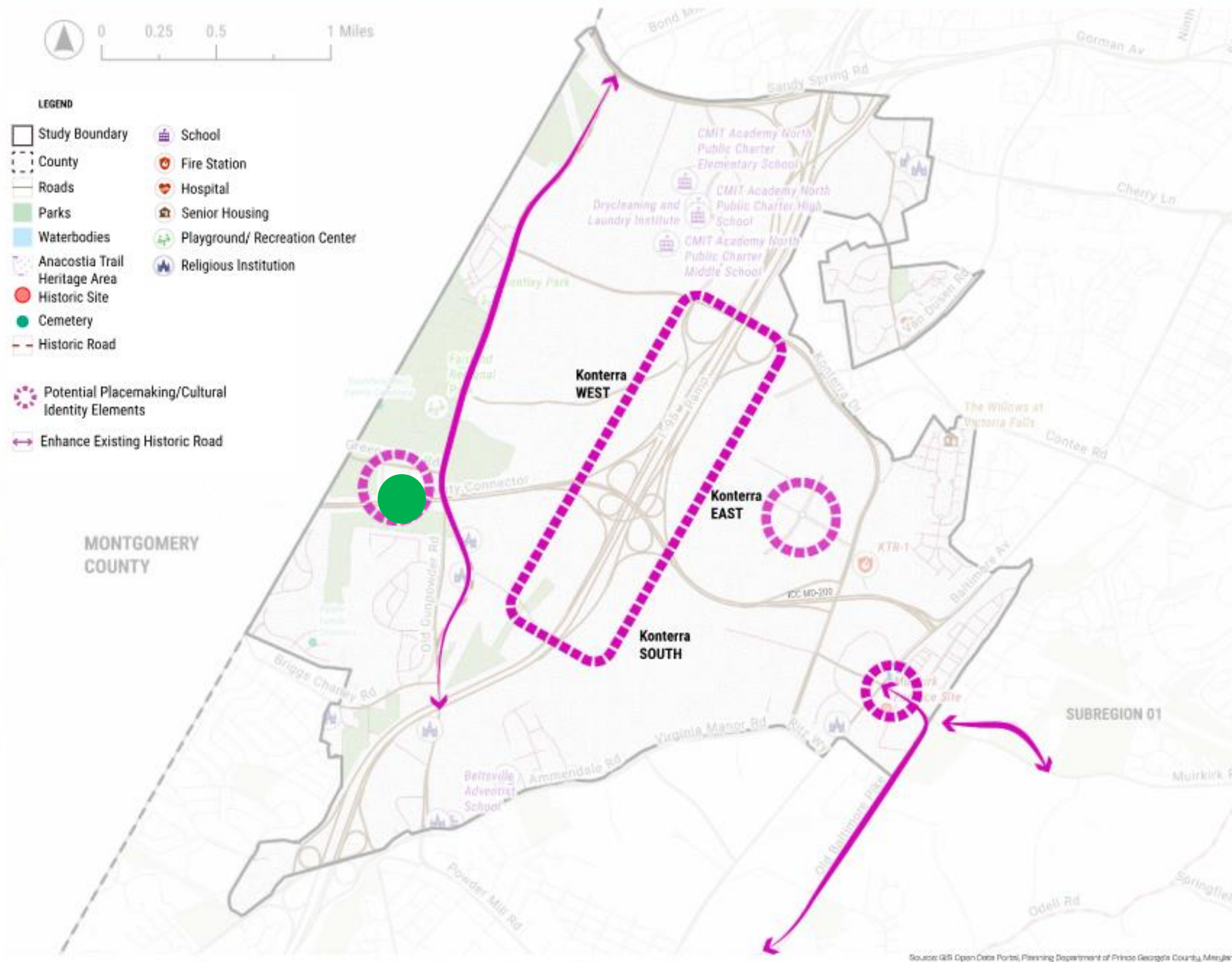
Community Events



Community Garden



Pocket Parks & Activity Centers





# Contact Us

Project Webpage



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



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