

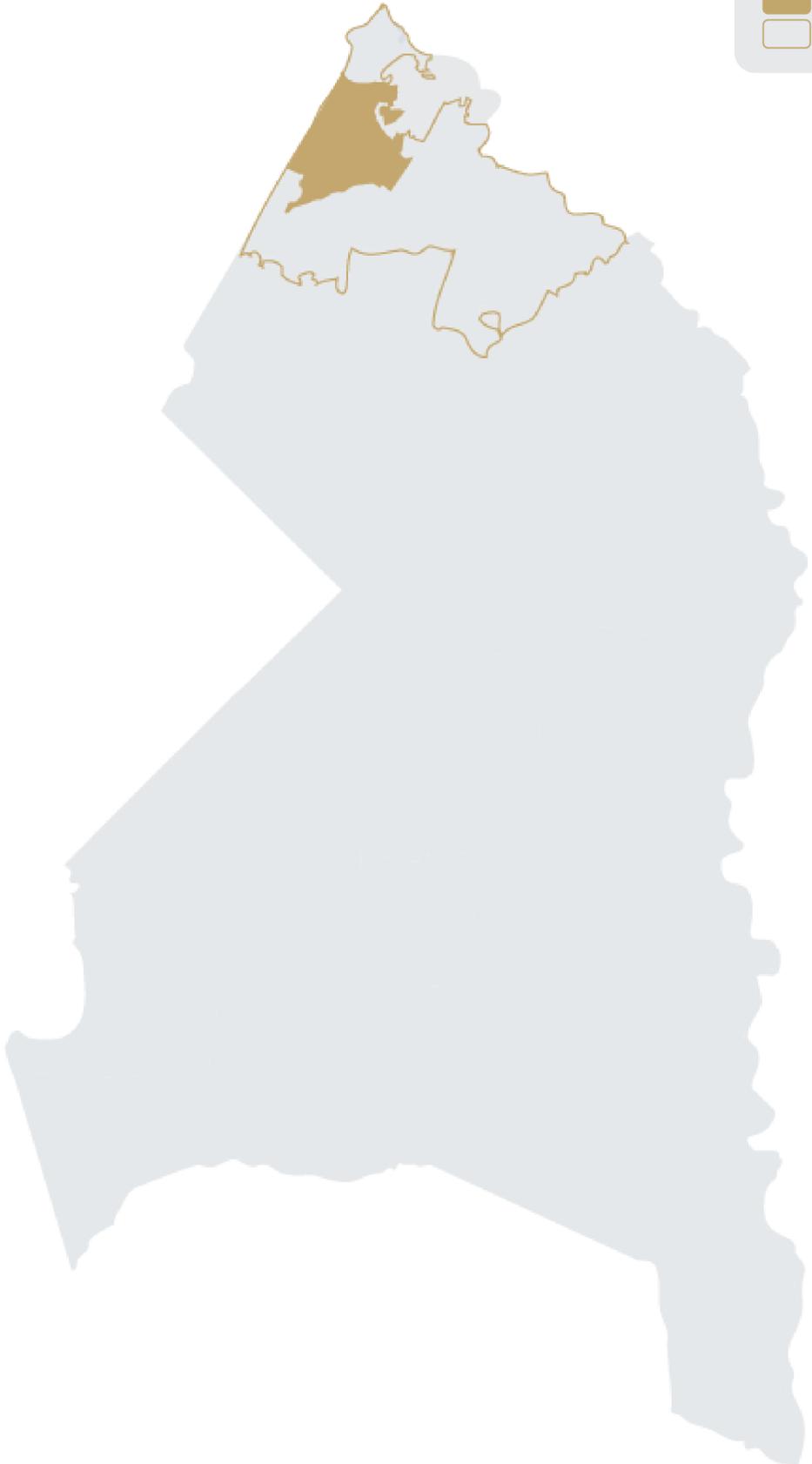
Subregion 1 Minor Plan Amendment Engagement Summary

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

in partnership with



Fall 2025 - Winter 2026



Engagement Opportunities

Subregion 1

Please Note:

An additional Listening Session was hosted in partnership with the Subregions 5 & 6 project team that focused on the needs of the Agricultural Community in Prince George's County. [A separate Engagement Summary was produced for this event.](#)



Town Hall Community Meeting

July 28, 2025
In-person

This event allowed attendees to ask questions of major stakeholders in the area, including the M-NCPPC, Konterra Realty, UM Medical System, and Soltesz Engineering. [A recording of the event is available online.](#)



Subregion 1 Listening Session

November 24, 2025
In-person

To inform the Minor Plan Amendment process for Subregion 1, the project team hosted an interactive Listening Session with a variety of activities for attendees to participate in. [Event materials are available online.](#)



Subregion 1 Open House

January 21, 2026
In-person

After analysis of engagement results and study of existing conditions, possible concept plans were shown to the public at the Open House for feedback. [Concept plans and event materials are available online.](#)



Subregion 1 Survey

Open between December 1 - December 19, 2025
Virtual

A brief survey was also available online following the Subregion 1 Listening Session. This survey asked respondents about their priorities and vision for the Study Area, and echoed many of the activities done at the Listening Session.

Listening Session

Subregion 1

To inform the Minor Plan Amendment process for Subregion 1, the project team hosted an interactive Listening Session on November 24, 2025. At the meeting, participants contributed their opinions to the planning process through a series of exercises:



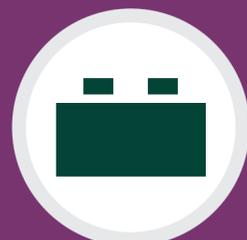
Love, More, and Less asked residents what they love about their community, what they want more of in their community, and what they want less of in the community.



The **Vision Dollars Exercise** gave participants the opportunity to “spend” a set amount of “vision dollars” on various priorities.



The **6-Word Stories** activity allowed residents the opportunity to imagine their vision for the Subregion. Attendees were also invited to share their **One Word Vision** that was combined to create a Word Cloud.



The **Lego Activity** gave participants the ability to place Legos - each representing a different land use - in their preferred location within the Study Area.



Love, More, Less

Exercise Summary

The Love–More–Less exercise asked participants to share what they value most about their community, what they would like to see more of, and what they prefer to see less of in the future. This quick activity helped identify the everyday strengths, needs, and concerns that matter most to residents.

Love

- What Residents Value / Love**
- Green Spaces & Parks
 - Quiet Community
 - Proximity to Major Roads & Thoroughfares

+ More

- What Residents Want More Of**
- Improved Infrastructure & Amenities (Schools, Trash Service, Retail & Shopping Options, New Businesses)
 - Enhanced Public Transportation
 - Community Centers
 - Sustainable Technology
 - Homeownership

— Less

- What Residents Want Less Of**
- Excessive Rental Housing
 - Overdevelopment without Supportive Infrastructure
 - Surface Parking



Love, More, Less

Exercise Results



Listening Session attendees were asked to identify the things that they love about their region and things they would like more of in their region.

Vision Dollars

Exercise Summary

Participants were each given **\$24** (one \$10 note, two \$5 notes, and four \$1 notes) to “spend” on their **priorities**:



Employment Opportunities



Walkability & Connectivity



Neighborhood Serving Retail



Community Facilities



Placemaking & Community Identity



Housing Options



Environmental Resilience



Overall, the responses point toward a vision of **Subregion 1** and the **Study Area** that focuses on **housing development** while still prioritizing **environmental resilience**.

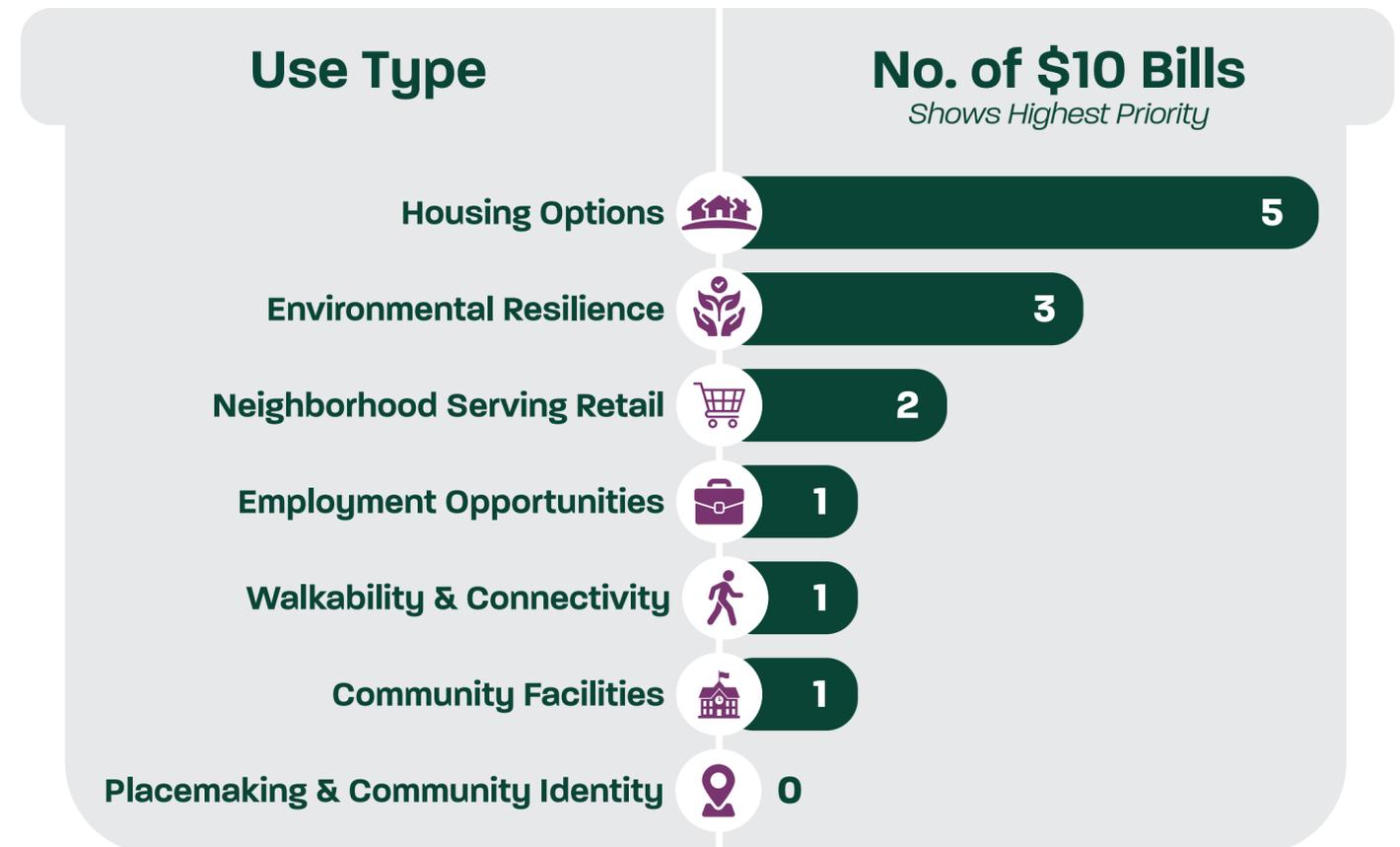
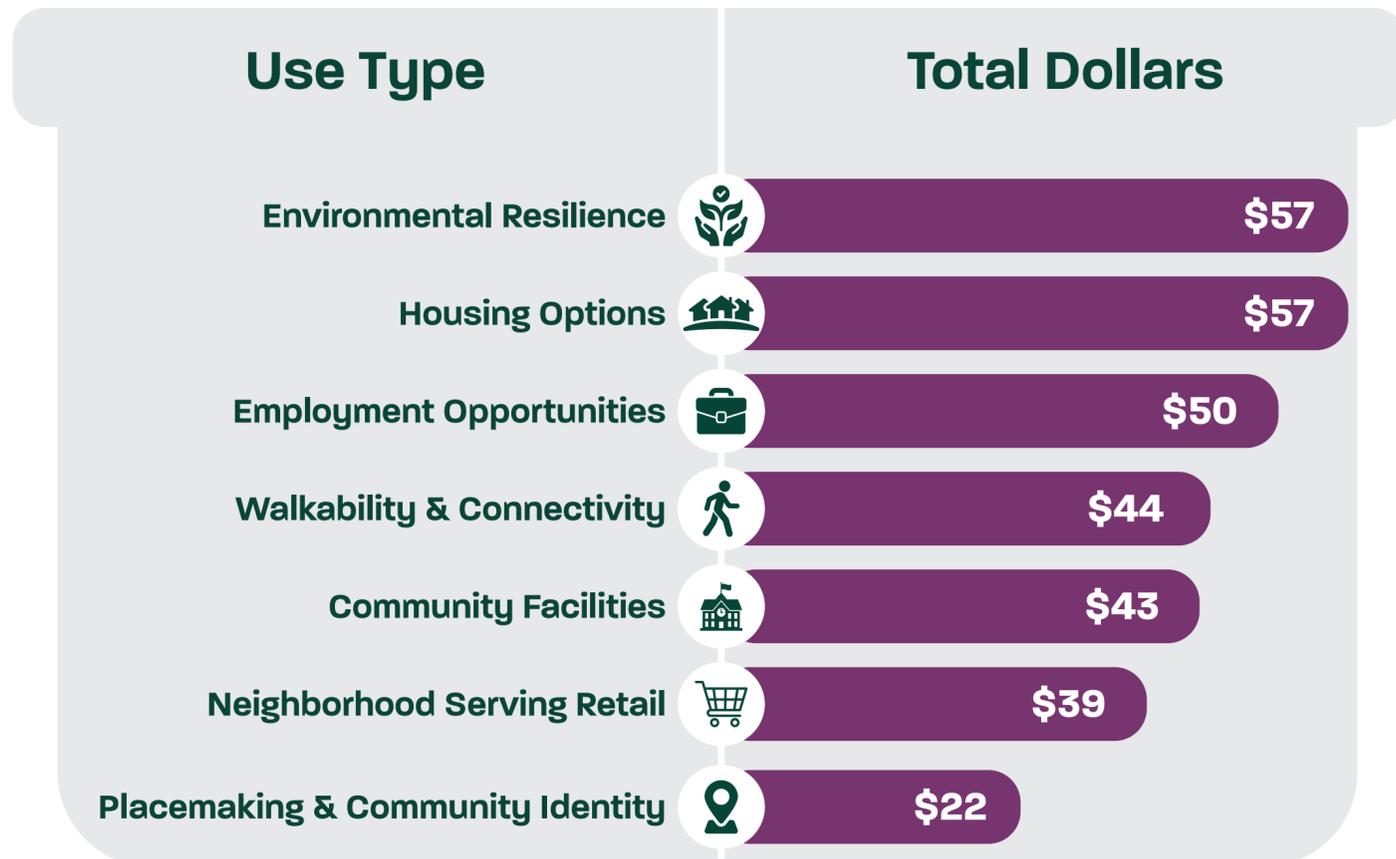


Vision Dollars

Exercise Results



Housing Options & Environmental Resilience ranked the highest, totalling **\$57**, showing a strong desire for **sustainable development** and diverse market rate and affordable **housing options for all**.



6-Word Stories

Exercise Summary

For the 6-Word Stories, participants were asked to use only six words to describe their vision for the Study Area.

We want to see a safe, vibrant community with high-quality housing and job opportunities so residents have long-term livability in our community.

We also want to encourage greenspaces, sustainable development, and amenities to foster family life and recreation.



6-Word Stories

Participant Responses

*Responses may be edited for clarity and may appear in multiple categories.
Responses may come from survey and/or in-person activity*



Green Space & Connectivity

- Try to save some green space!
- Green space, grocery, playgrounds, agriculture encouraged
- Livable, quiet, green space, families, trails, bike paths
- Safe, vibrant, connected, fun, livable community
- Development connecting communities practically, affordably, sustainably
- Green space, trails, trees, streams, parks
- Senior housing, shopping, walking trails, greenery, safe
- Where people live with open space



Family-Oriented Development

- Livable, quiet, green space, families, trails, bike paths
- A family friendly mixed use community
- Families making memories for the future
- Beacon, value, attraction, family, excellent customer service
- Green space, grocery, playgrounds, agriculture encouraged



Affordability & Livability

- Livable, quiet, greenspace, families, trails, bike paths
- Safe, vibrant, connected, fun, livable community
- Affordable suburban living for diverse Americans
- Variety of options for living well
- Development connecting communities practically, affordably, sustainably
- Senior housing, shopping, walking trails, greenery, safe
- Less development in the study area



Employment & Retail Options

- Job creation, homes, highest quality, pride
- Faster, more, high-quality, safe, employment, destination
- Senior housing, shopping, walking trails, greenery, safe
- Green space, grocery, playgrounds, agriculture encouraged
- Beacon, value, attraction, family, excellent customer service

Lego Activity

Exercise Summary & Results

For the Lego Activity, participants were asked to make choices about where certain land uses should be located within the Study Area. Each Lego brick represented a different land use, and the activity was designed to spark meaningful dialogue about land use priorities and future development patterns.



The results show stakeholders envision a **walkable, car-free neighborhood** with **quality businesses**, diverse **housing options**, **restaurants** and **entertainment**, and **educational facilities** within the Konterra parcels. Results also showed **industrial uses** along the railroad, and **hospitality** along I-95.



Takeaways and Implications for Planning

By Topic Area



Infrastructure & Mobility

- Better traffic planning, congestion management, and video simulations
- Expanded public transportation on Route 198
- More bike paths, sidewalks, and trails



Community Services & Safety

- Additional middle and high schools
- More community centers for growing neighborhoods
- Increased security and measures against reckless driving



Housing & Development

- Encourage homeownership over rentals
- Townhome development and infrastructure readiness for Konterra East
- Thoughtful planning before new construction



Retail & Economic Development

- Attract local businesses (e.g., doggy daycare, childcare centers)
- Improve shopping options
- Reduce reliance on neighboring counties



Environment & Sustainability

- Protect land around Contee Road
- New parks, arboretum, and athletic facilities.
- Incorporate solar lighting and green building practices

Community Vision Survey

Subregion 1

A brief survey, hosted on SurveyMonkey, was also available online between December 2 and December 19, 2025. The survey asked respondents to provide their **Vision** for the **Study Area**, including **Konterra** and **Muirkirk MARC Centers**, as well as questions on the following topics:



Land Use & Development



Mobility & Connectivity



Parks, Open Space, and Community Character



Environment & Resilience

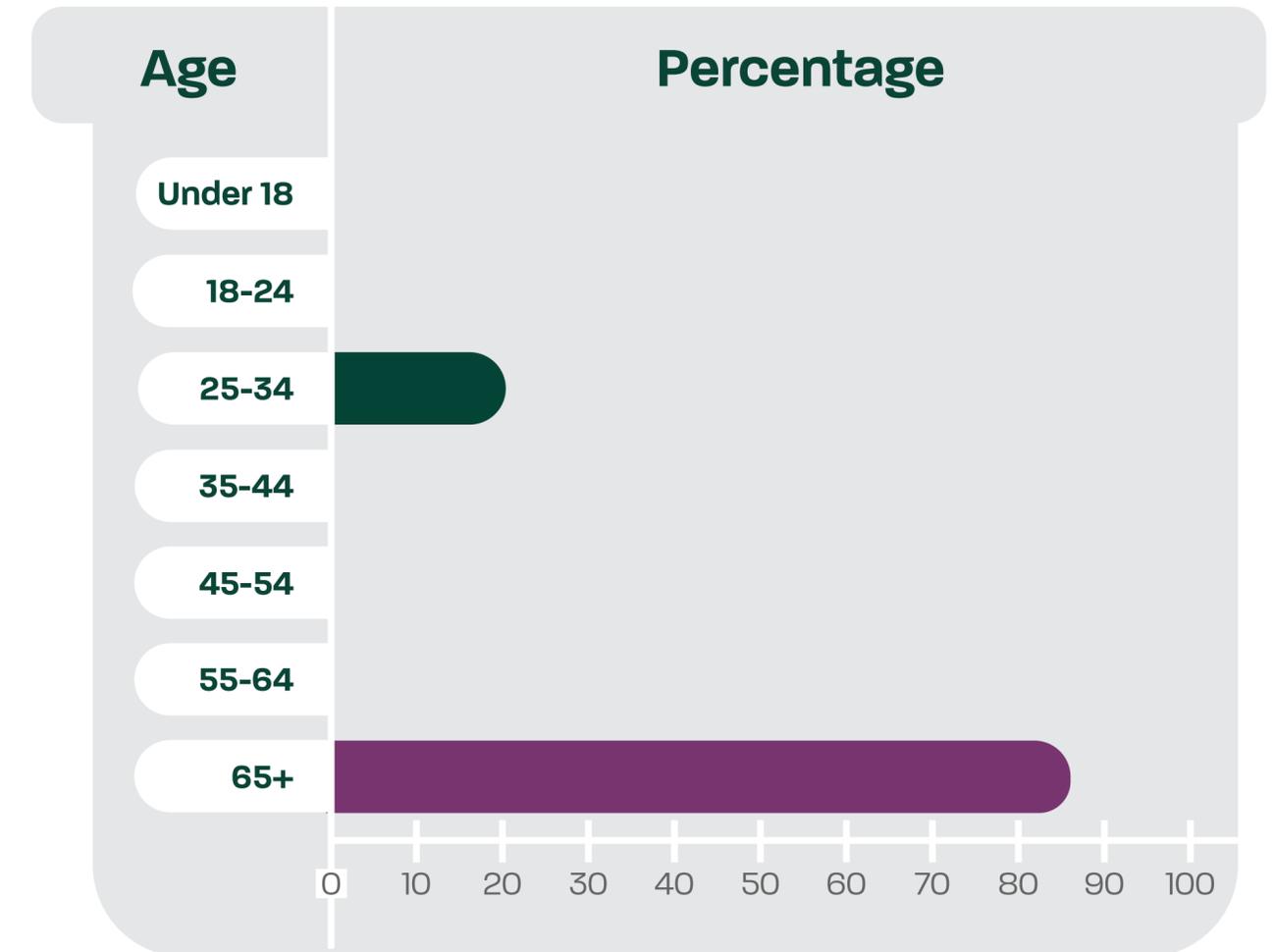
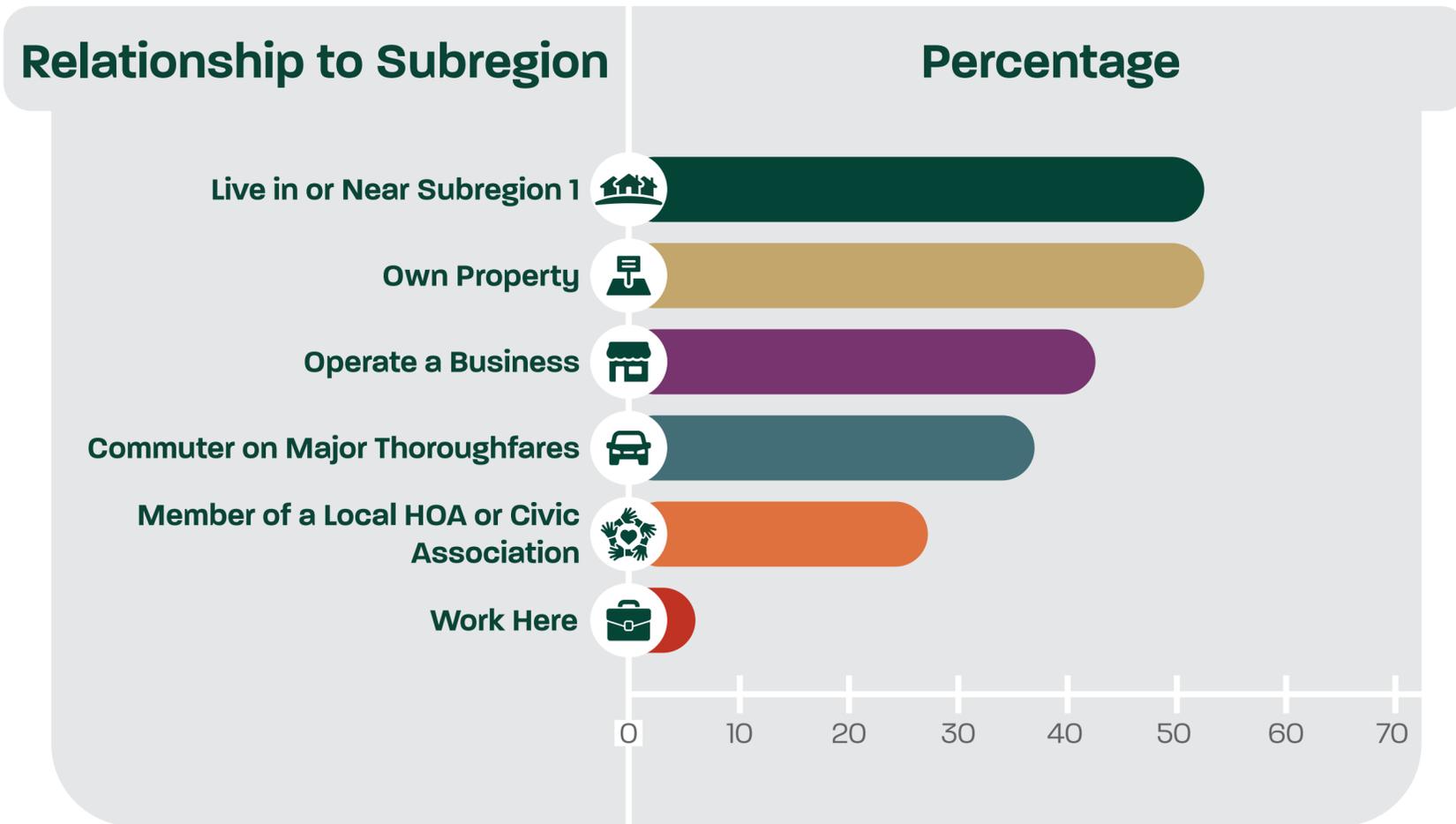


Community Priorities & Trade Offs



Survey Results

Demographics



Survey Results

Public Spaces

What types of public spaces are most important to you? (Select up to 2)

Answered: 8
Skipped: 13

Desired Public Space Type

A large community green or plaza that serves as a central gathering space for the community



Neighborhood pocket parks and play areas



Multi-use trail connections that increase access to parks and nature



Natural areas that protect trees, streams, and wildlife habitat



Spaces for markets, festivals, and events



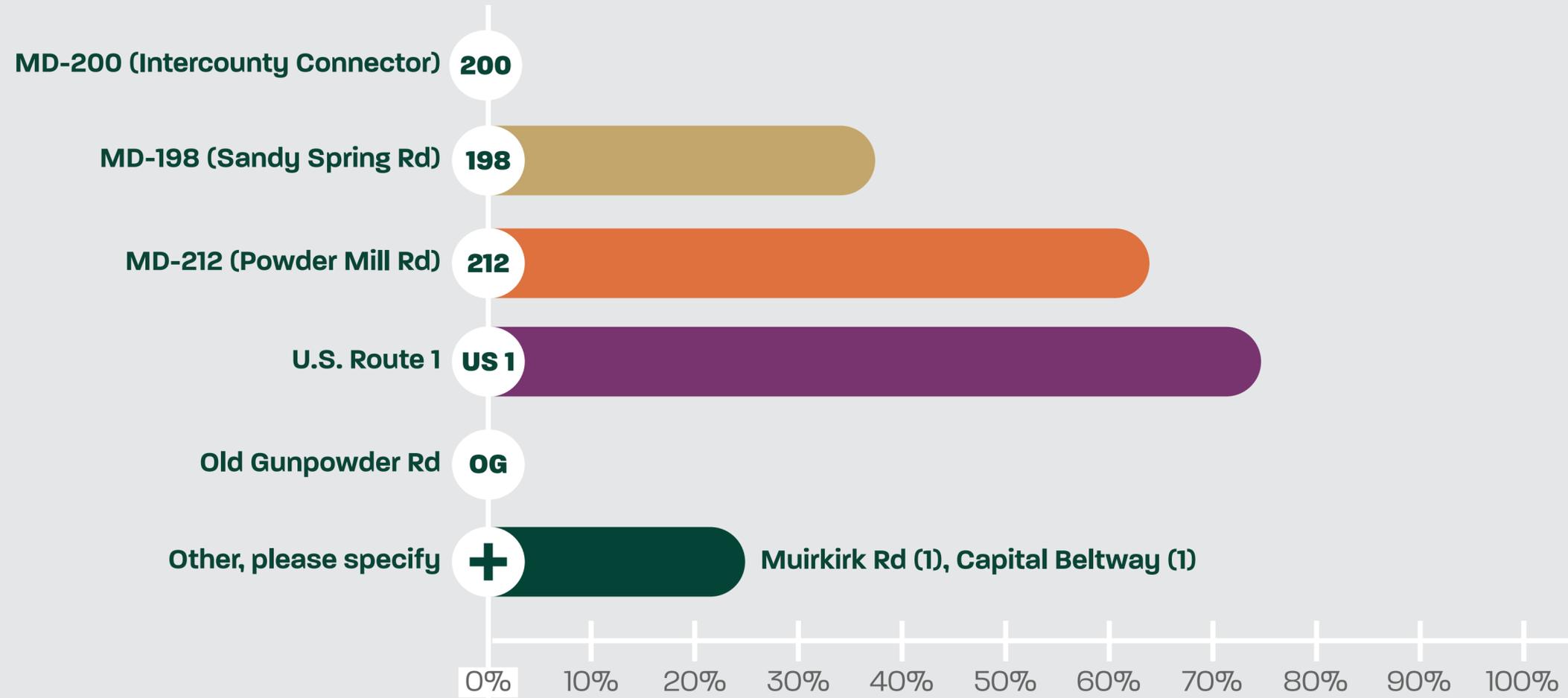
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Survey Results

Congested Corridors

Which corridors feel the most unsafe or congested? (Select up to 2)
Answered: 8
Skipped: 13

Top Congested Corridors



Survey Results

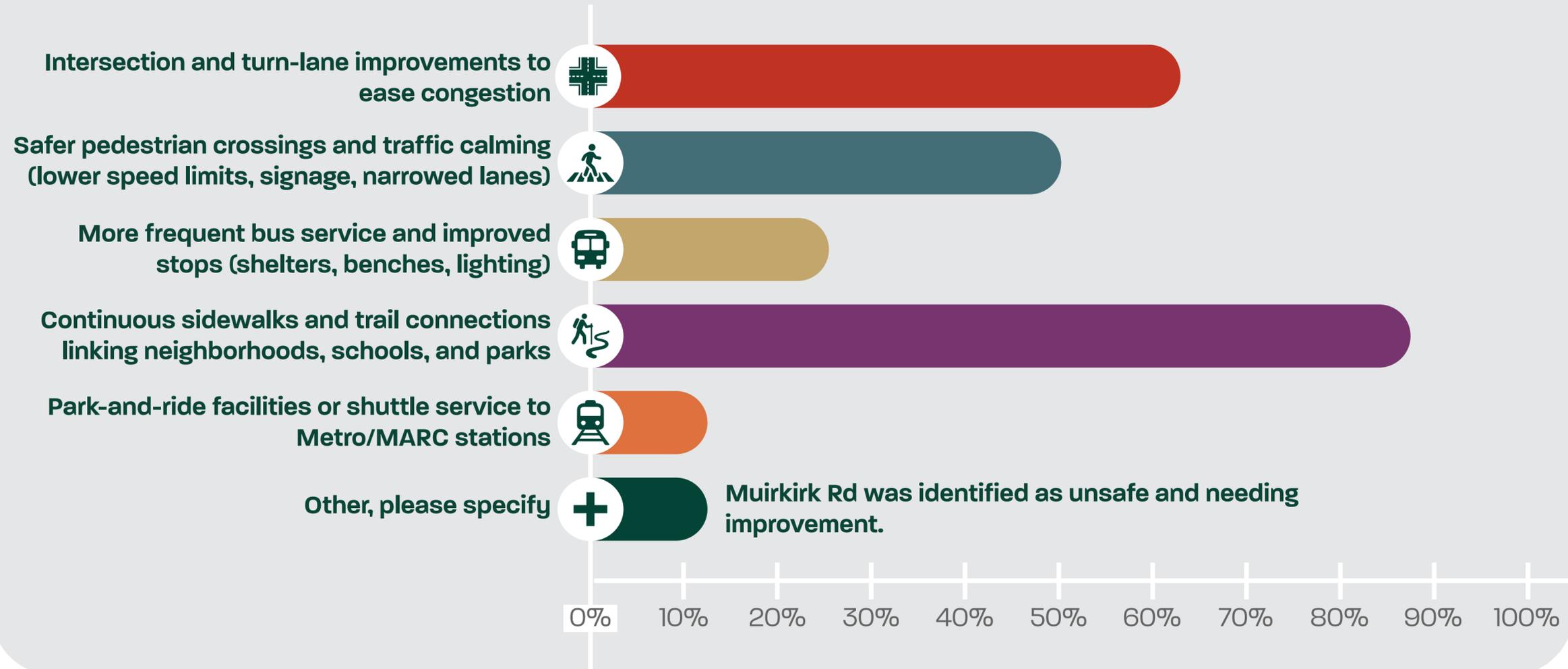
Transportation

What would most improve how people get around Subregion 1? (Select up to 3)

Answered: 8

Skipped: 13

Desired Transportation Improvements



Survey Results

New & Improved Places

Which types of new or improved places are most needed? (Select up to 3)
 Answered: 8
 Skipped: 13

| Answer Choices | Response % | Total Responses |
|--|------------|-----------------|
| Everyday retail (such as grocery or pharmacies) | 12.5% | 1 |
| Restaurants and cafes | 12.5% | 1 |
| Community or recreation center | 62.5% | 5 |
| Parks and trails | 87.5% | 7 |
| Small business or maker spaces | 25.0% | 2 |
| Medical or wellness services | 25.0% | 2 |
| Mixed-use town center with housing above shops | 37.5% | 3 |
| Co-working or professional offices (employment opportunities in general) | 12.5% | 1 |
| Other Responses: <i>Survey Error (1), No More Development (1)</i> | 25.0% | 2 |
| Total | | 24 |

Survey Results

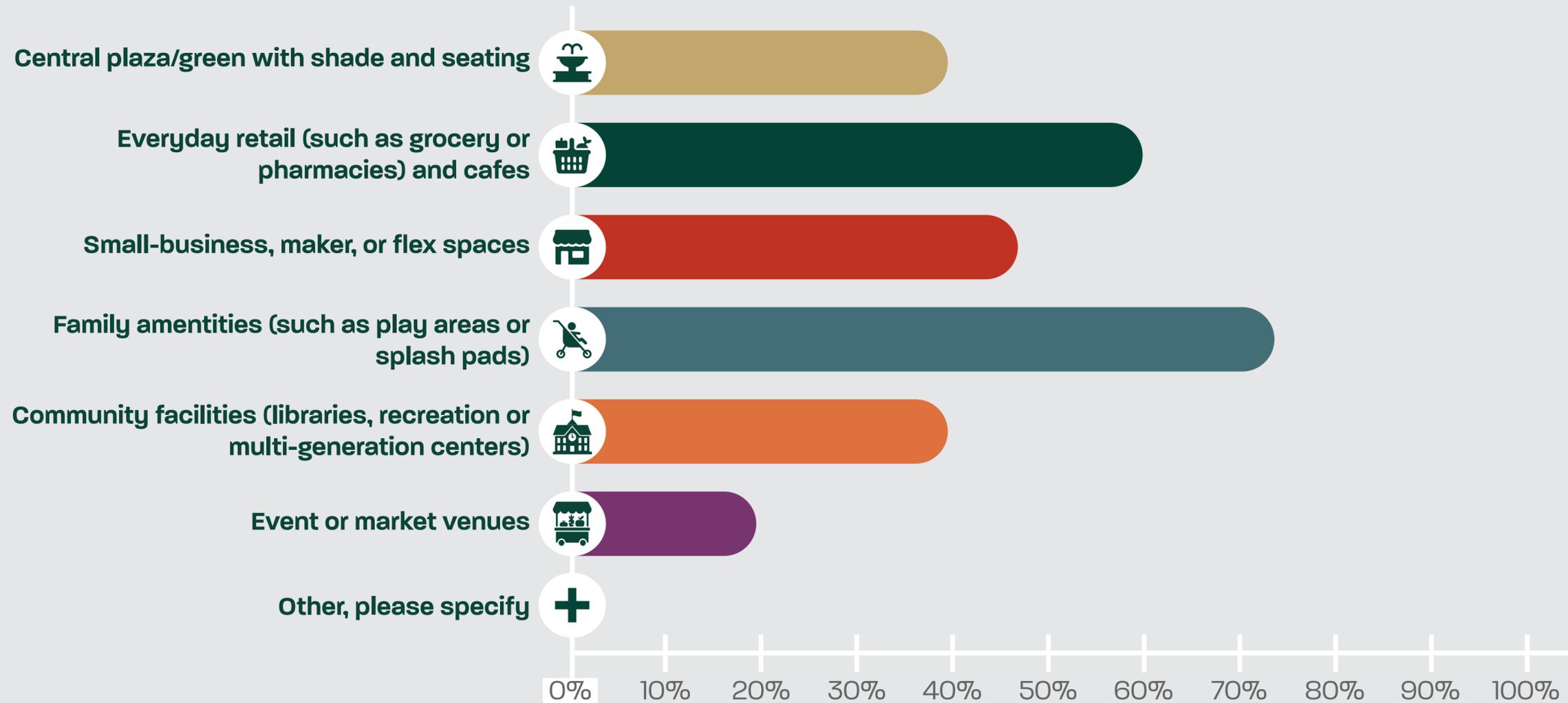
Konterra Town Center

What destination elements do you most desire in Konterra Town Center? (Select up to 3)

Answered: 15

Skipped: 6

Desired Elements at Konterra Town Center

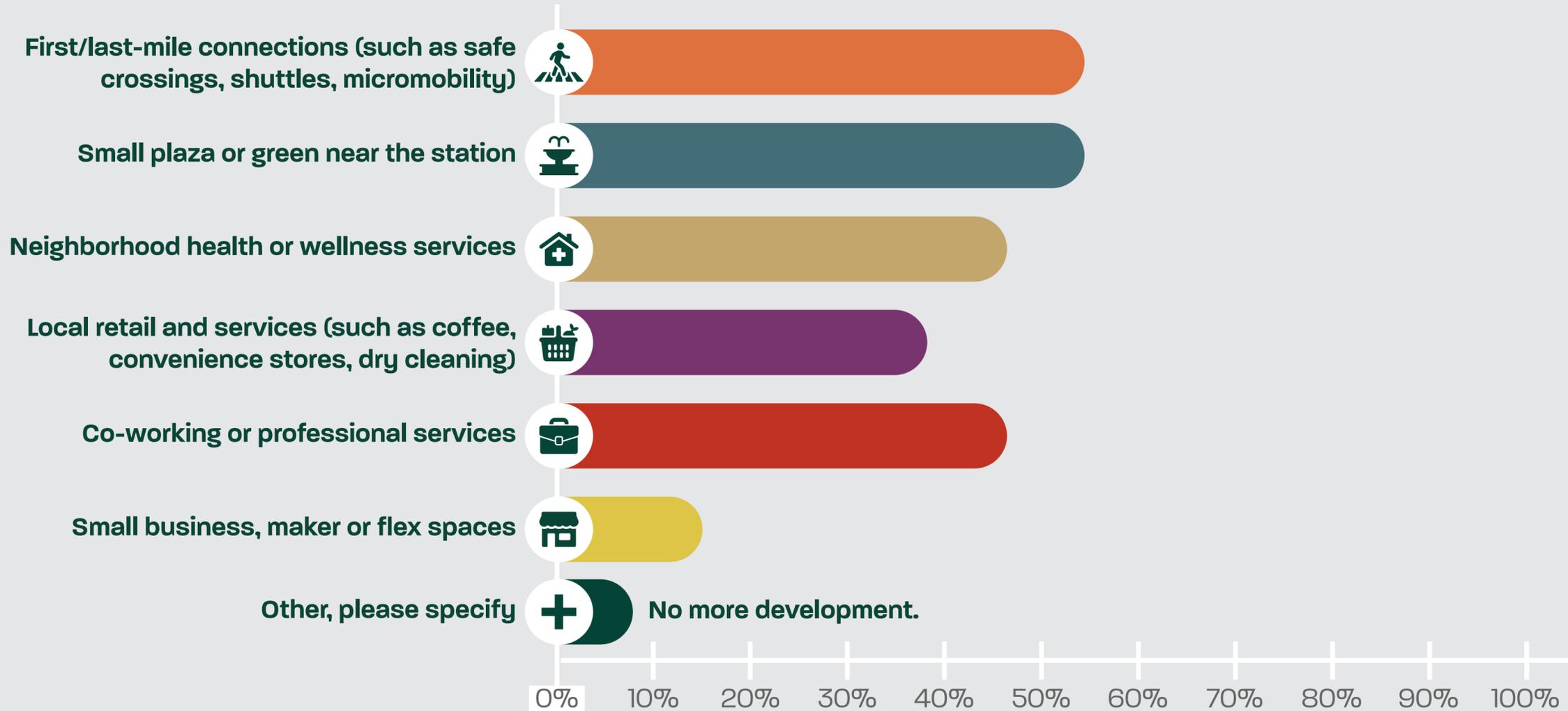


Survey Results

Muirkirk MARC Station

What else is most needed near Muirkirk MARC Neighborhood Center? (Select up to 3)
Answered: 13
Skipped: 8

Desired Elements for Muirkirk MARC Neighborhood Center



Survey Results

Soonest Improvements

Which amenities or improvements would you like to see delivered sooner? (Select up to 3)

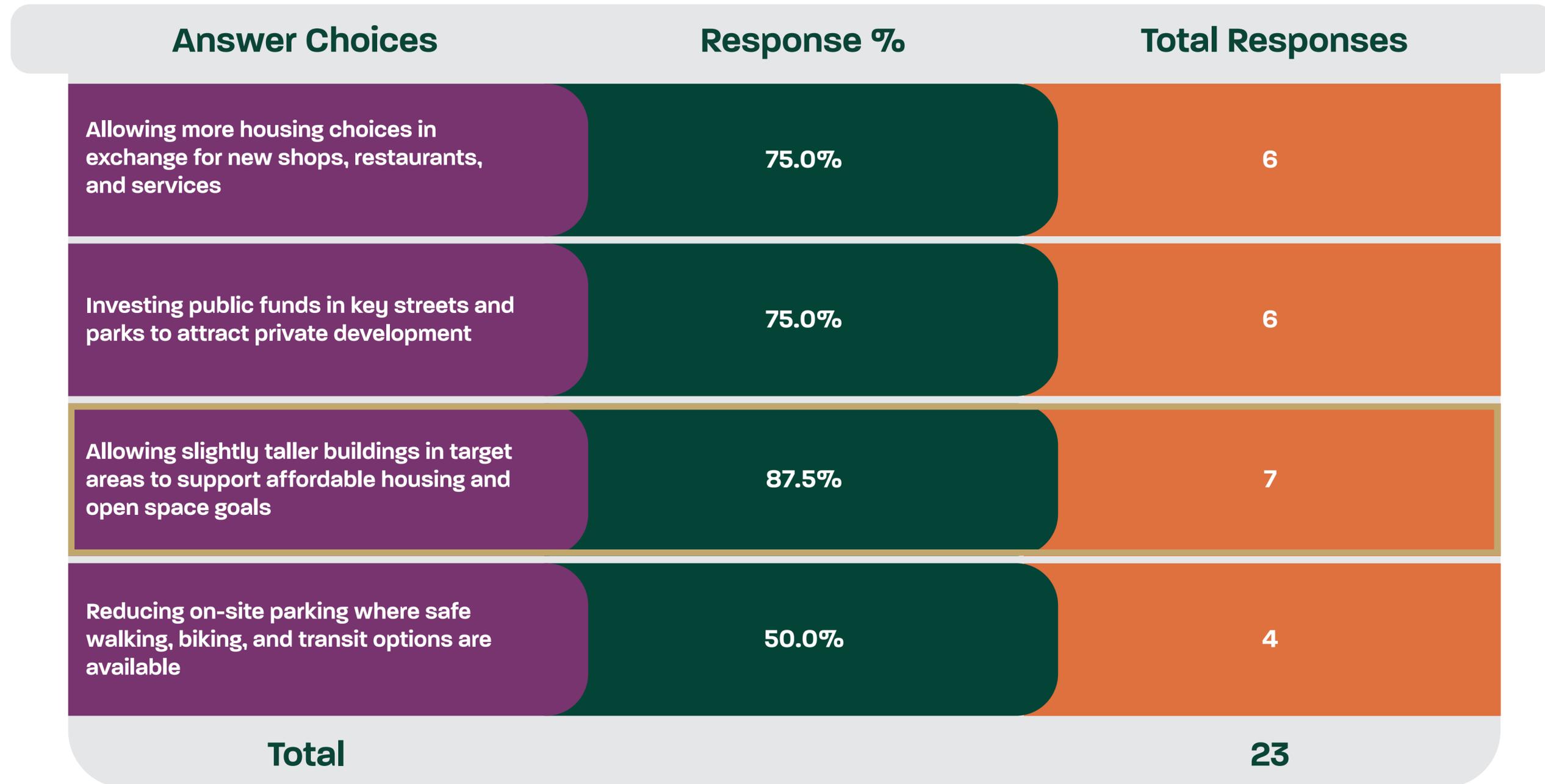
Answered: 8
Skipped: 13



Survey Results

Acceptable Trade-offs

Which trade offs would you consider acceptable to help achieve community goals?
Answered: 8
Skipped: 13



Survey Results

Summary



Connectivity & Mobility

- Almost half of respondents usually either Drive or Bike to their daily destinations
- Half of the respondents expressed interest in improving bus and shuttle services at Muirkirk MARC Station and in Laurel.
- If safe and comfortable, people would be willing to walk 15 min to reach a park, trail, or shopping area.



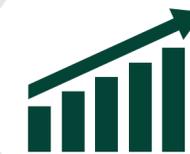
Parks & Open Space

- Most respondents (87.5%) would like multi-use trail connections that increase access to parks and nature.
- Most people go to parks or trails in or near Subregion 1 weekly (66.67%).
- Most respondents (87.5%) want continuous sidewalks and trail connections linking neighborhoods, schools and parks.



Types of Housing

- Townhouses, Duplexes, Apartments, Senior/age-qualified housing (87.5%); Affordable or workforce housing (62.5%); and Single-Family Homes (50%) were all identified as housing types that would best serve the community.
- Several responses indicated that they would not support additional housing or development.



Future Growth Opportunities

- Allow more housing choices in exchange for new shops, restaurants, and services (75%)
- Allow slightly taller buildings in target areas to support affordable housing and open space (87.5%).
- There was not a clear consensus on preferences for Konterra Town Center, but creating employment opportunities was highly ranked.



Environmental Priorities

- Protecting streams, wetlands, and tree canopy (87.5%); preserving rural and agricultural lands (62.5%); and improving air quality and reducing traffic pollution (62.5%) are the environmental priorities that should be most emphasized in future planning.

Open House

Subregion 1

To inform the Minor Plan Amendment process for Subregion 1, the project team hosted an interactive Open House on January 21, 2026. At the meeting, participants provided detailed input on the following topics:



The **Land Use Activity** focused on Konterra East, West, and South, as well as introducing different types of retail, commercial, residential, and industrial uses for discussion.



The **Connectivity Activity** focused on bicycle and pedestrian infrastructure, potential roadway designs and alignments, and how people move through and to the Study Area.



The **Parks and Open Space Activity** focused on a 41-acre parcel located in Konterra West, as well as the types of amenities stakeholders would like to see in future parks and community centers.



The **Placemaking and Cultural Identity Activity** focused on potential placemaking elements for the Study Area including community-oriented programming and activities residents most want to see.



Open House

Exercise Summary

Through a series of **interactive mapping boards** and **individual comment cards**, stakeholders provided detailed input on Land Use, Connectivity, Parks & Open Space, and Placemaking & Cultural Identity. The following pages provide topic-specific summaries based on participant feedback.



Activity Overview

Participants worked in **small table groups** of four to six people. Table maps were **rotated** in timed increments. Tables had 10 minutes each for **Connectivity, Parks & Open Space, and Placemaking & Cultural Identity**, and 30 minutes for **Land Use**.



Written Feedback

Written feedback was collected through **comment cards** for each topic, with specific **questions and prompts**, as well as from **sticky notes** and other written comments left on the table maps.



Stickers

Each participant received **six dot stickers** (three green and three red) per topic to **indicate their desire** (green dots) or **lack of desire** (red dots) for the topics, potential configurations, or visual examples shown on the table maps.



Land Use

Summary

Participants consistently emphasized the importance of **expanding green space**, providing high quality **athletic and recreational facilities**, increasing access to **affordable housing**, and supporting a balanced mix of **mid-market and higher-end development** that enhances **livability** while promoting long-term **community growth**.



Support for **employment opportunities** was strongest in the **Konterra parcels** (East, West, and South), as well as along the **I-95 corridor**, where stakeholders noted that mixed use centers could be effectively clustered.



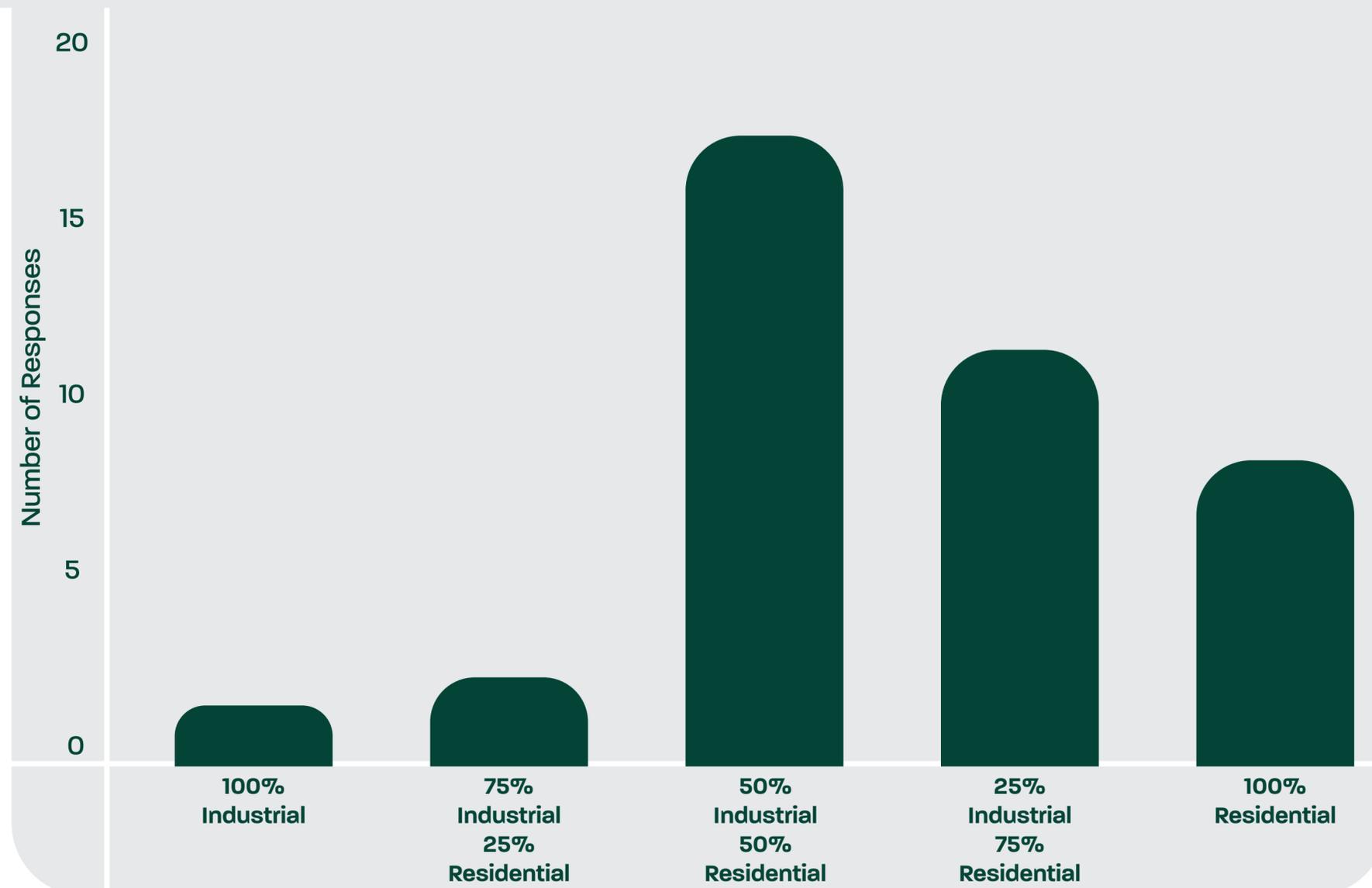
Preferred land use patterns generally trended toward a **balanced residential-to-industrial mix**. However, many participants expressed a preference for **fully residential development**. Additionally, there was interest in **age-restricted housing options**, particularly that targeted residents age 55 and older.



Land Use Comments

This page's information was compiled from **feedback cards** filled out by attendees during the event.

What balance of industrial and residential uses would you prefer at Konterra ?



M-NCPPC

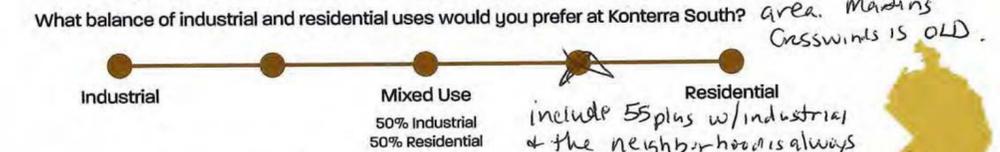
OPEN HOUSE

LAND USE

Please write your thoughts and responses to these questions.

Where do you want to see employment opportunities located?

In the Experiential Retail in Konterra East include a nice hotel. People have guest come and nice hotels are nonexistent. Maybe the one on Sweetwater Lane next to Exxon. One that has nice ballrooms. There are no places for weddings in this area. Making Crosswinds is OLD.



Is there anything else you want to tell us about land use in Subregion 1?

Experiential retail - small mom + pop restaurants no franchise (olive garden etc). The tents are good for festivals (wine, childrens, ethnic) upscale grocery (sprouts, wholefoods, Joes)

Feedback on the preferred land-use balance for **Konterra South** indicates a strong interest in **mixed-use development**. Of the respondents, most (17) expressed a preference for an even mix of uses. The second most preferred option (11) was a predominantly residential mix of uses.



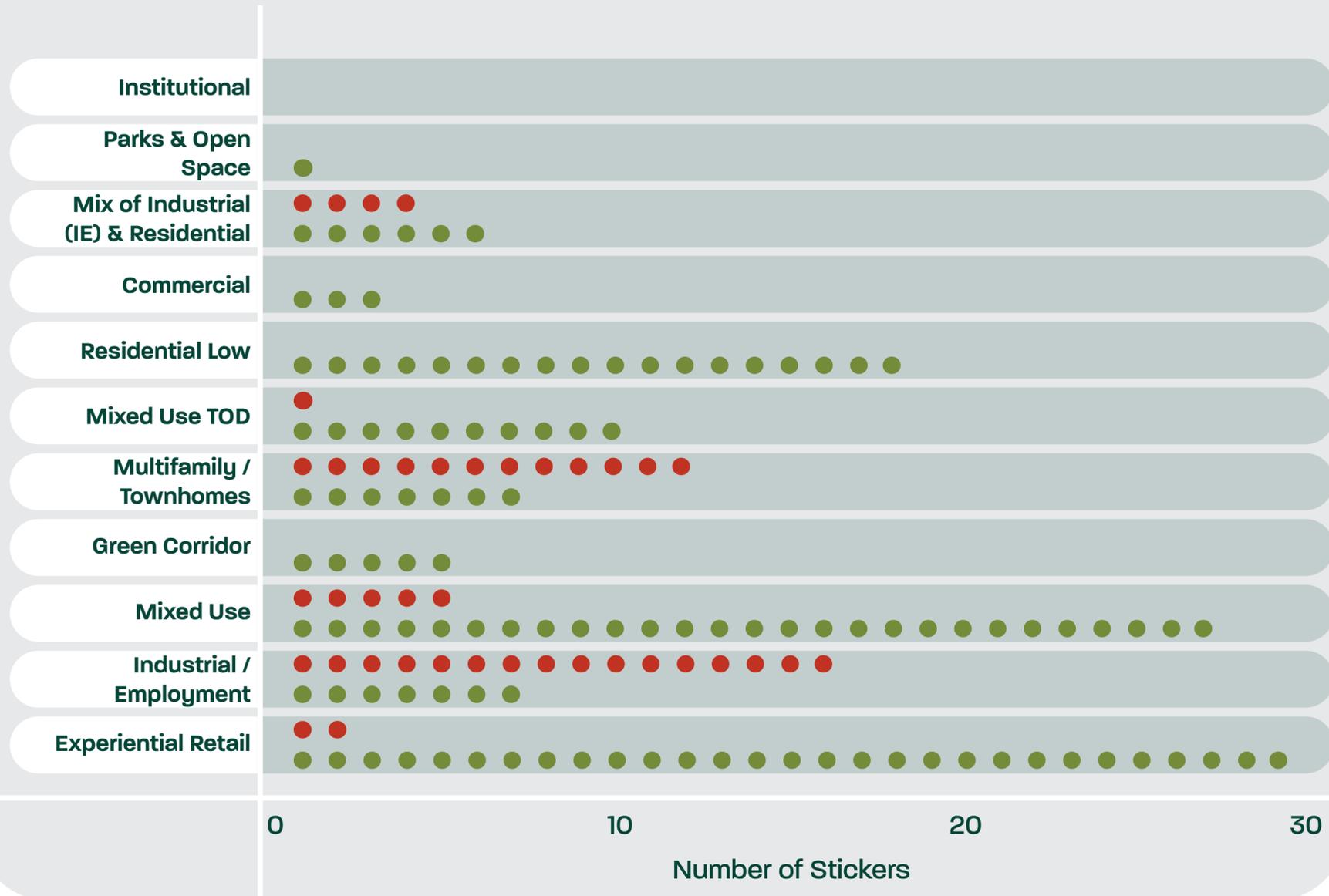
Overall, these results suggest that stakeholders favor **increasing residential opportunities** in the area, while maintaining a meaningful, though **more limited, industrial presence**.

Land Use Preferences

This page's information was compiled from **interactive maps** attendees used during the event.

Land Use Preferences

● Green Dots ● Red Dots



Strongest Areas of Support



Experiential Retail

29 Green Stickers
2 Red Stickers



Mixed Use

27 Green Stickers
5 Red Stickers



Residential Low

18 Green Stickers
0 Red Stickers

These preferences highlight a community interest in **expanded retail amenities, walkable environments, and lower-density residential options.**

Highest Levels of Disagreement



Industrial / Employment

7 Green Stickers
16 Red Stickers



Multifamily / Townhomes

7 Green Stickers
12 Red Stickers

These concepts receiving the highest levels of disagreement indicates **concern** about introducing more **intensive industrial activities** or **higher-density residential** development within Konterra.

Land Use

Example Map

This page shows one of several identical maps used to promote discussion during the **Land Use Activity**. Attendees had the option to **add stickers and comments** directly to map areas, or react to **example images**.

SUBREGION 01 | LAND USE

LEGEND

- Commercial
- Industrial/ Employment (IE)
- IE/ Residential
- Institutional
- Mixed Use
- NA
- Neighborhood Mixed Use
- Parks and Open Space
- Residential Low
- Residential Medium
- Residential Medium-High

EXPERIENTIAL RETAIL

- Experiential Retail
- Mixed Use
- Multifamily / Townhomes
- Mixed Use Transit-Oriented Development
- Green Corridor

COMMENTS
Your input matters—add your thoughts and sticky notes below.

Mixed Use TOD Development

Experiential Retail

Industrial/ Employment

Multifamily/Townhomes

Mixed Use

Residential Low

Connectivity

Summary

Participants consistently emphasized concern about **congestion on existing roadways**, however, there were mixed opinions about future roadway connectivity and expansion.



While desires on roadway expansion was varied, there was a strong and unified desire for **safer, well-designed pedestrian and bicycle infrastructure** throughout the Study Area.



Attendees highlighted the need to make the **Muirkirk MARC Station** more user-friendly, particularly via **shuttle or bus connections to employment centers and retail destinations**.



Attendees further stressed the importance of **improved traffic management** within the Study Area, including **safer trail crossings and designated trucking lanes to reduce conflicts with local traffic**.

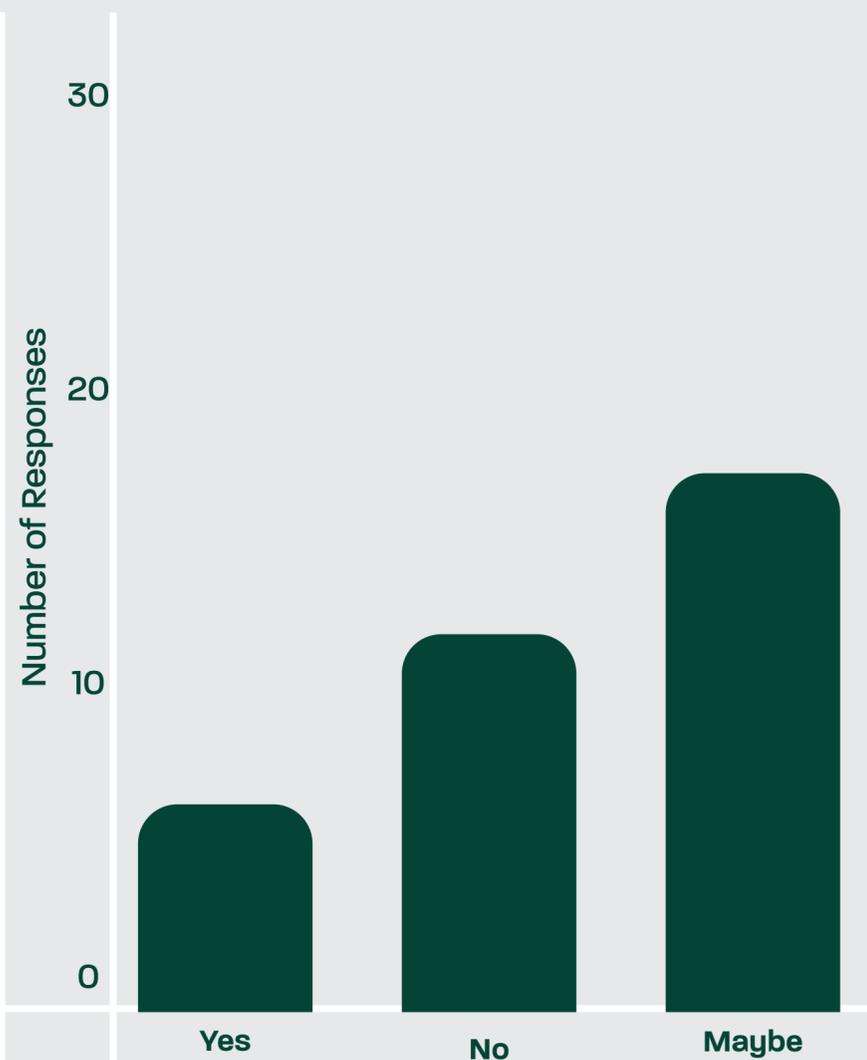


Connectivity

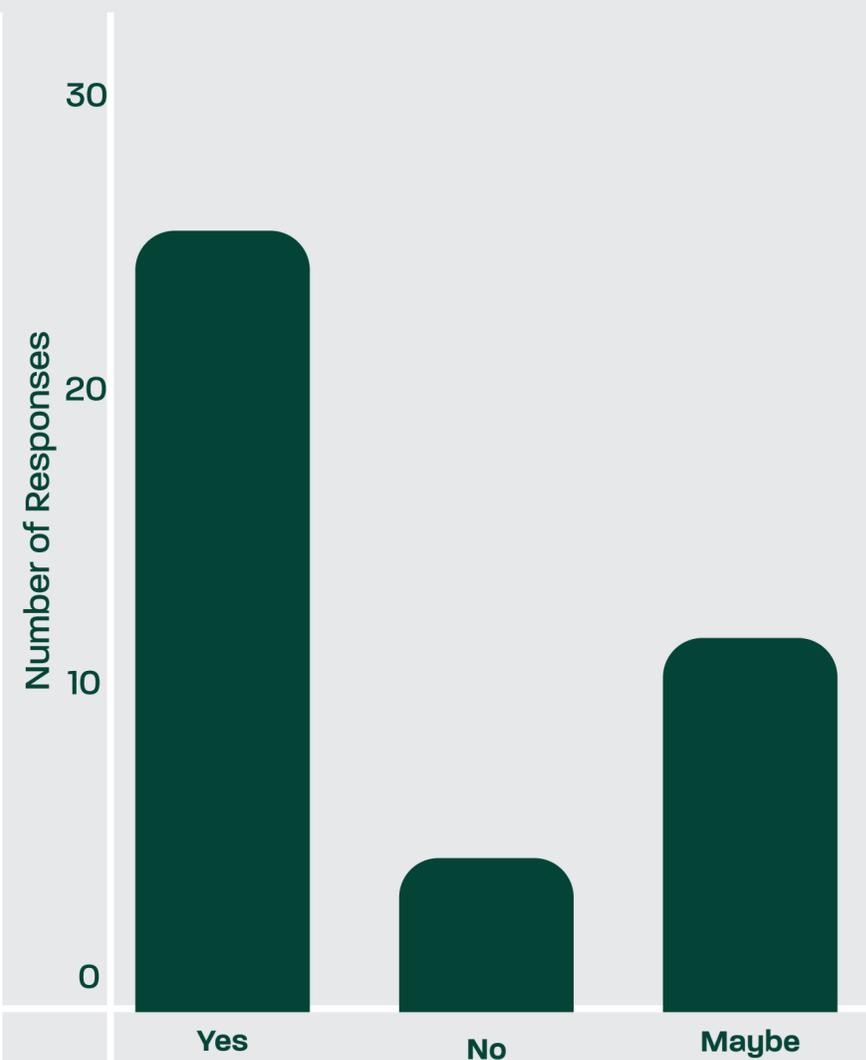
Comments

This page's information was compiled from **feedback cards** filled out by attendees during the event.

Would this updated roadway network make your daily travel more efficient?



Would the updated sidewalks and trails network encourage you to walk and/or bike more?



M-NCPPC

OPEN HOUSE

CONNECTIVITY

Please write your thoughts and responses to these questions.

Would this updated roadway network make your daily travel more efficient?

Yes No Maybe

Would this updated sidewalk and trails network encourage you to walk and/or bike more?

Yes No Maybe

Is there anything else you want to tell us about connectivity in Subregion 1?

Bike lanes ; More trails ; More bus routes along Old Gunpowder Rd.



Feedback shows **mixed perspectives** on proposed roadway improvements, with “Maybe” receiving the highest number of responses (17), suggesting **uncertainty but potential interest** in enhancements that could improve daily travel efficiency.

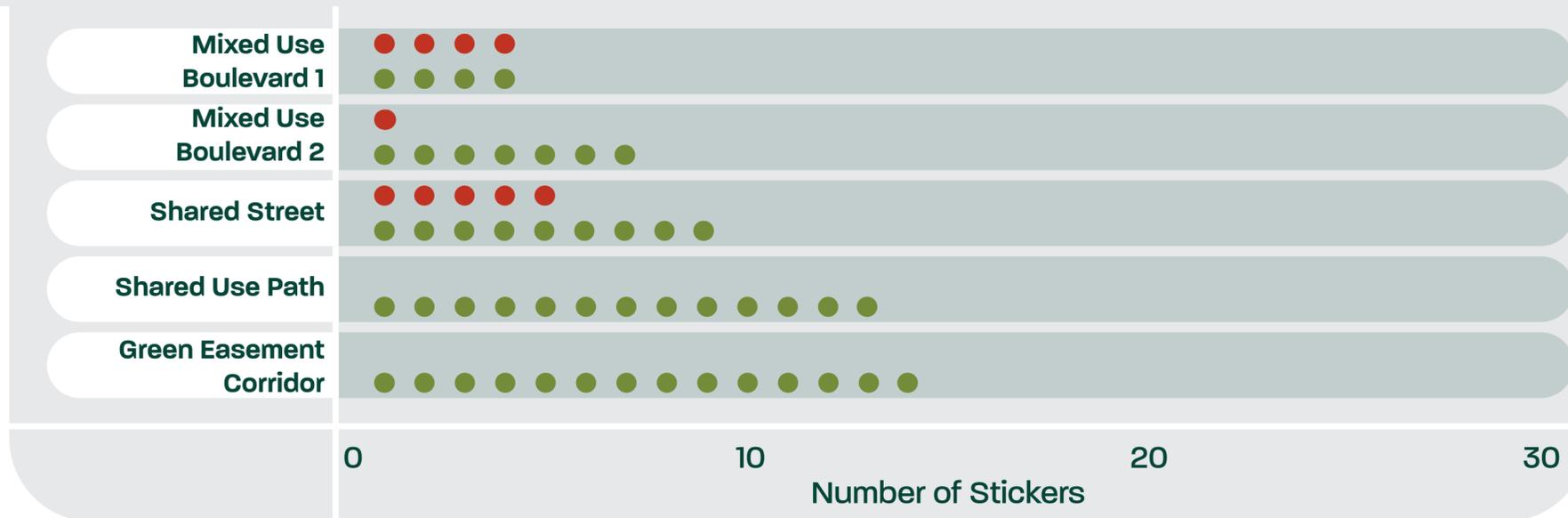
In contrast, proposed **sidewalk and trail improvements** received strong support, with a majority (25), indicating that improvements would **encourage them to walk or bike more.**

Connectivity Preferences

This page's information was compiled from **interactive maps** attendees used during the event.

Connectivity Preferences

● Green Dots ● Red Dots



Strongest Areas of Support



Shared Use Path
13 Green Stickers
0 Red Stickers



Green Easement Corridor
14 Green Stickers
0 Red Stickers

Strong support for green and active transportation corridors reflect a clear interest in **safe, accessible, and nature-integrated mobility** options.

Highest Levels of Disagreement



Mixed Use Boulevard 1
4 Green Stickers
4 Red Stickers



Mixed Use Boulevard 2
7 Green Stickers
2 Red Stickers



Shared Street
9 Green Stickers
5 Red Stickers

These concepts receiving more mixed feedback may indicate the **need for clearer communication** of these concepts or suggests participants prioritize **off-street or separate facilities** over shared roadway environments for alternative transportation.



Overall, participant responses point to a **clear community preference** for strengthening **pedestrian and trail infrastructure**.

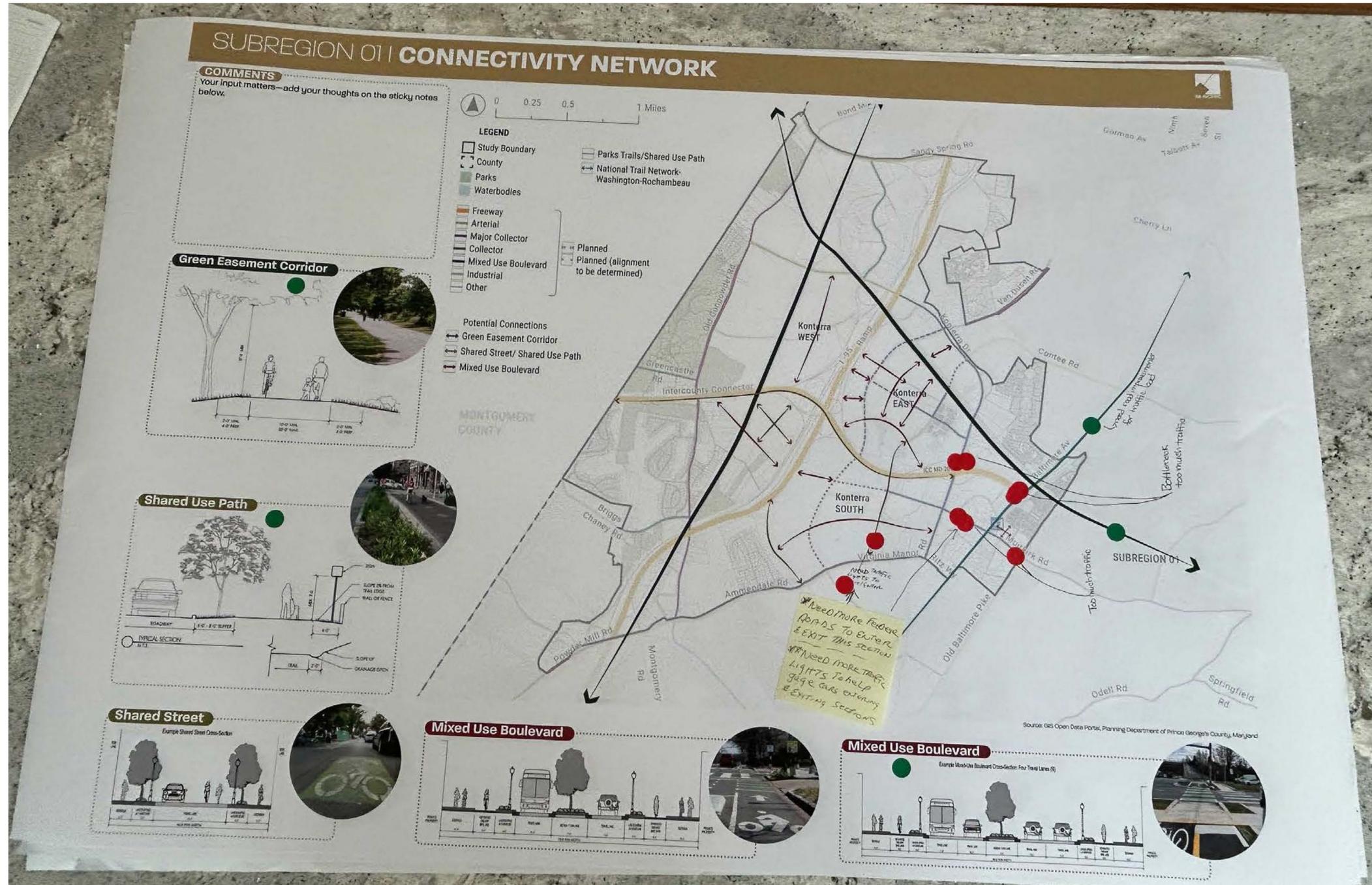


Participants also identified several **high conflict intersections** needing improvement, along **Muirkirk Road, Old Gunpowder Road, Konterra Drive, and U.S. Route 1**.

Connectivity

Example Map

This page shows one of several identical maps used to promote discussion during the **Connectivity Activity**. Attendees had the option to add **stickers and comments** directly to map areas, or react to **example images**.



Parks & Open Space

Summary

As demonstrated in both the Parks & Open Space and Connectivity Activities, participants expressed a strong preference for additional trail networks, as well as the creation of additional recreation opportunities within the Study Area.



Participants expressed a strong preference for **open spaces** that include a variety of recreational amenities such as **playgrounds, picnic areas, walking and biking trails, sports facilities, dog parks, and community gardens.**



They emphasized the importance of **preserving and restoring** the community's **tree canopy** to maintain **ecological health** and **enhance the overall character** of the area.



In addition, attendees consistently highlighted the need for **trail networks** that connect across neighborhoods, supporting both **recreation** and **non-motorized travel.**



Parks & Open Space Preferences

This page's information was compiled from **interactive maps** attendees used during the event.

Parks & Open Space Preferences

● Green Dots ● Red Dots



Strongest Areas of Support



Potential Parks & Recreation

21 Green Stickers
5 Red Stickers



Park Trails / Shared Use Path

14 Green Stickers
1 Red Sticker



41-Acre Parcel

13 Green Stickers
0 Red Stickers

Feedback demonstrated strong resident support for **expanding recreational and green amenities**. These results indicate broad community interest in **enhancing park spaces, trail networks, and access to outdoor recreation** throughout the Study Area, with stakeholders focusing their interest on **park and recreation opportunities** within the future Konterra development.

What kinds of recreational amenities would you want to see on the 41 acres dedicated from Konterra?



Placemaking & Cultural Identity

Summary



Attendees expressed a strong interest in honoring Konterra's **historical and cultural identity**, placing an emphasis on its **multicultural character** and **African American heritage**.



There is a general desire for **public art** and for **public green spaces** to be integrated throughout.



Participants envision a community where **people of all ages** can participate in **cultural gatherings**, **local celebrations**, and **shared public events**.



Stakeholders also strongly support expanding programs such as **farmers markets**, creating venues for **concerts and festivals**, and **outdoor movie events**.



Stakeholders emphasized the value of preserving **open agricultural landscapes** that support **community gardens** and providing spaces for **sporting activities and recreation**.

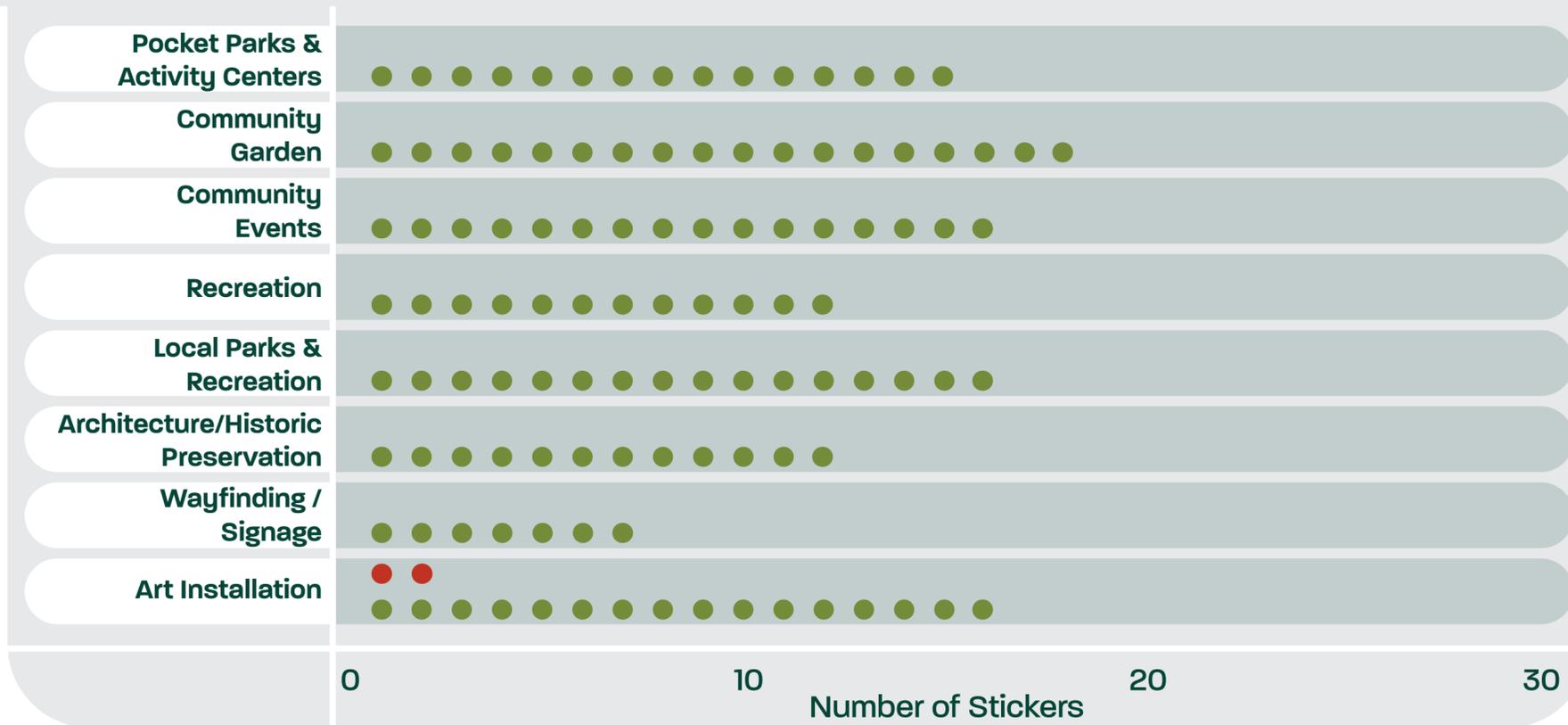


Placemaking Preferences

This page's information was compiled from **interactive maps** attendees used during the event.

Placemaking Preferences

● Green Dots ● Red Dots



Strongest Areas of Support



Community Gardens

18 Green Stickers
0 Red Stickers



Local Parks & Recreation

16 Green Stickers
0 Red Stickers



Community Events

16 Green Stickers
0 Red Stickers

Overall, stakeholders responded positively to **placemaking options**, demonstrating strong support for investments that enhance **social spaces, cultural expression, and neighborhood identity**. These results indicate broad **enthusiasm** for **public gathering spaces, cultural programming, and visual placemaking elements** that contribute to a **vibrant and cohesive** community environment.

Placemaking Sticker Locations

■ Green Dots ■ Red Dots



As part of the **Mapping Activity**, attendees placed stickers where **placemaking elements** or **community programming** could possibly go or happen.

Placemaking

Example Map

This page shows one of several identical maps used to promote discussion during the **Placemaking Activity**. Attendees had the option to add **stickers and comments** directly to map areas, or react to **example images**.

SUBREGION 01 | PLACEMAKING & CULTURAL IDENTITY

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

LEGEND

- Study Boundary
- County
- Roads
- Parks
- Waterbodies
- Anacostia Trail Heritage Area
- Historic Site
- Cemetery
- Historic Road
- School
- Fire Station
- Hospital
- Senior Housing
- Playground/ Recreation Center
- Religious Institution
- Potential Placemaking/Cultural Identity Elements
- Enhance Existing Historic Road

Placemaking Elements

Art Installation

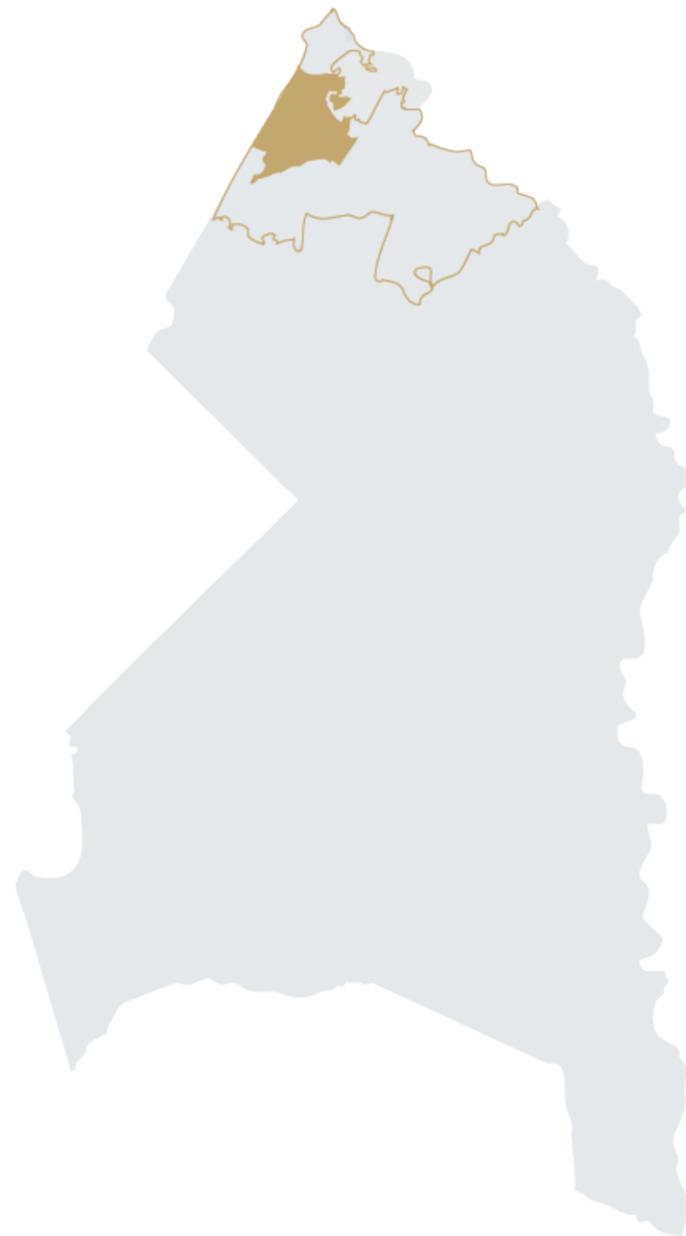
Wayfinding

Local Identity

Community-oriented Program

Handwritten Comments:

- Summerville
- Marlboro
- Safe, walkable connections between neighborhoods
- Maintain existing tree canopies
- Elevated Welcome Monument Sign
- More community spaces or center w/ recreation & all uses
- Residents are interested in seeing a sports & learning complex in the subregion
- Recreation Facilities within walking distance
- Potential location for community solar for Konterra South
- Bicycle parking at public facilities, parks, and retail + EV charging
- No date centers
- Public spaces with seating to build social connections



Subregion 1

Engagement Summary