

SUBREGION 5

LISTENING SESSION & SURVEY SUMMARY

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

Dates: November 4 & 8, 2025



Subregion 5 | Listening Session Process

To inform the Minor Plan Amendment process for Subregion 5, listening sessions were held in November 2025. At the meeting, participants contributed their opinions to the planning process through a series of exercises:

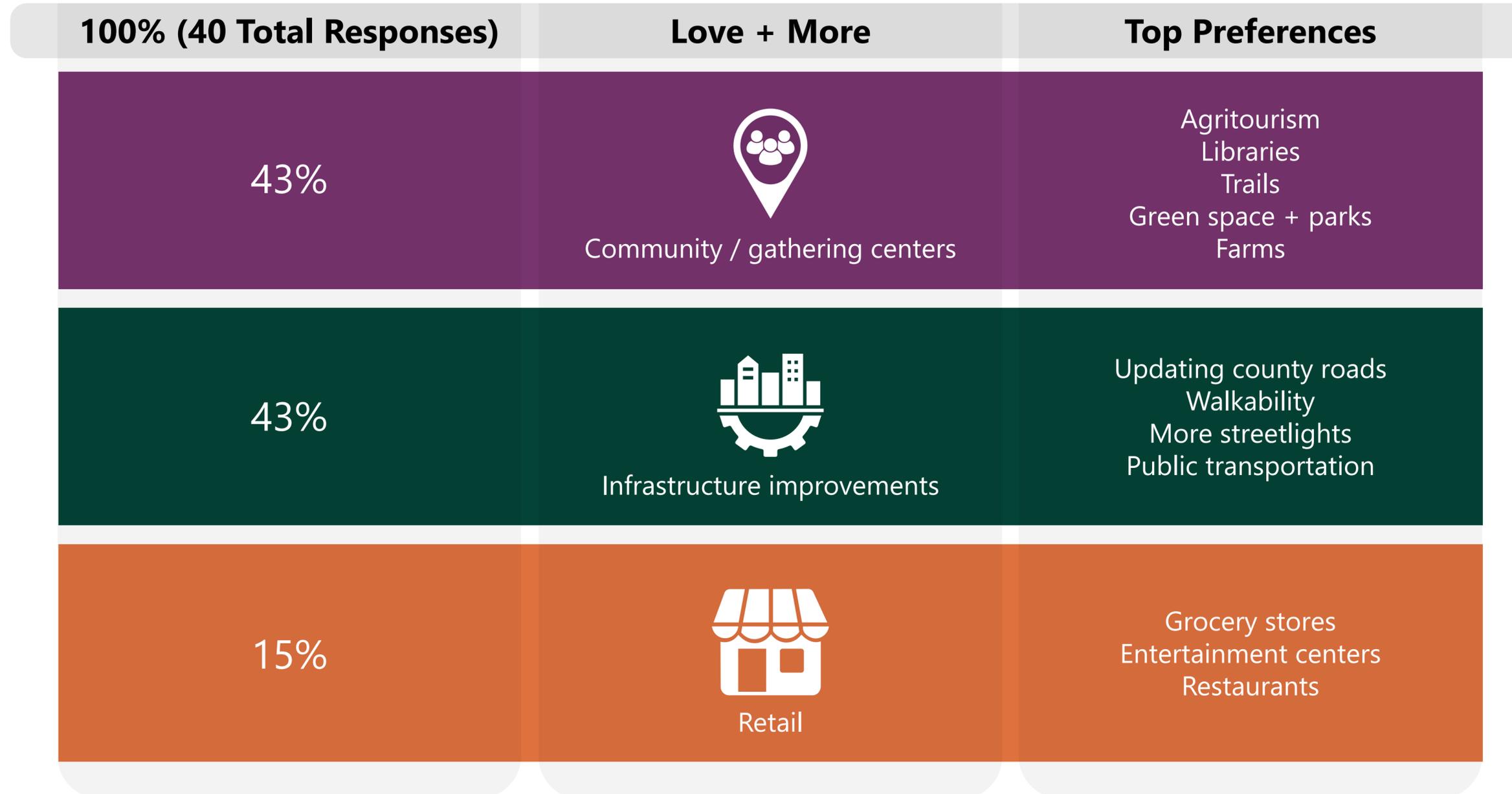
-  • **Love, More, and Less** asked residents what they love about their community, what they want more of in their community, and what they want less of in the community.
-  • **Vision Dollars Exercise** gave participants the opportunity to “spend” a set amount of money on various priorities.
-  • **Six Word Stories** activity allowed residents the opportunity to imagine their vision for the Subregion 5. One Word Visions were used to develop a word cloud.
-  • **Mapping Exercise** asked participants to highlight and comment on areas in the Subregion, designating them as valued, challenging, or investment opportunities.

Following the meeting, an **online survey** was available for residents and stakeholders to answer a series of questions and provide additional input.



Subregion 5 | Listening Session Feedback

Attendees were asked to identify the things that they **love** about their region and things they would like **more** of in their region.



Love, More, Less | Exercise Summary

The Love, More, Less exercise invited participants to share what they **value** in their community, what they **want more of**, and what they prefer to **see less of**. This quick activity highlighted the everyday strengths, needs, and concerns most important to residents.

Love



What Residents Value / Love

- Balanced growth with preserved open space
- Support for small businesses and healthy-living innovation
- Farmland protection and environmental stewardship
- A slower, community-oriented pace of life

More



What Residents Want More Of

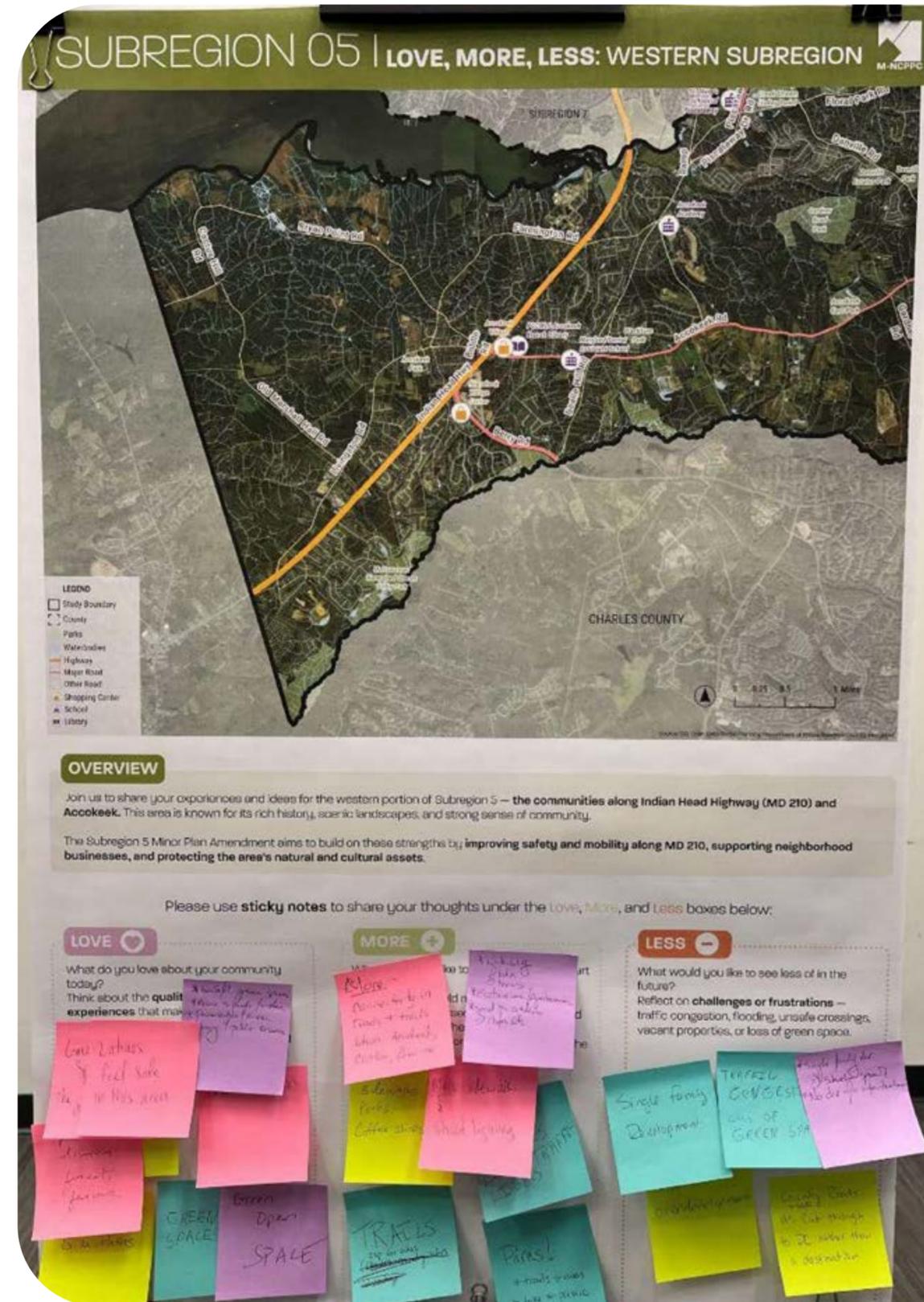
- Heritage tourism, agri-tech, and strong local commercial areas
- Safer walking routes and better neighborhood connections
- Affordable, well-integrated housing options
- Infrastructure improvements before new development
- Opportunities that reduce long commutes

Less



What Residents Want Less of

- Large industrial projects and data centers
- Overcrowded or dense housing developments
- Growth that strains infrastructure or increases sprawl



Love, More, Less

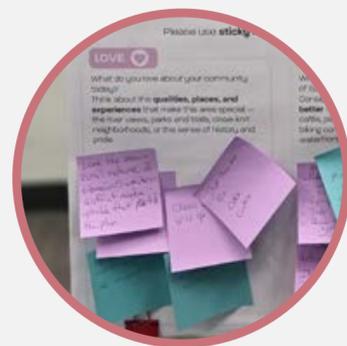
Participant Input

Love



“Love the semi-rural nature of Subregion 5 western district; maybe uphold that part of the plan”

“That there are no data centers”

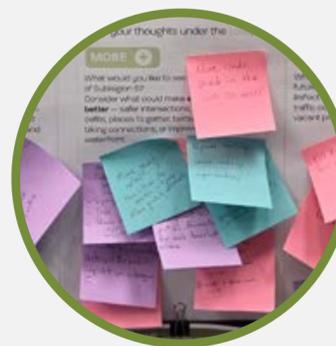


More



“More quality retail facilities for senior citizens ”

“Repair roadways, cleaner roadways, safer roadways”

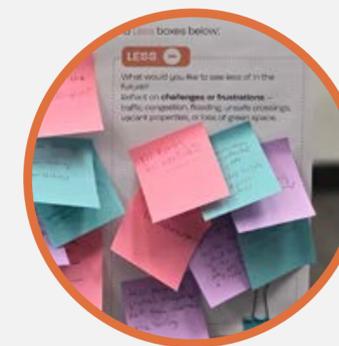


Less



“No zoning for apartments”

“Less exceptions granted on development; they undermine the zoning”



Vision Dollars | Exercise

Exercise Summary

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



Retail Opportunities



Preserving Open Space and Parks



Public Transportation



Housing Options and Affordability



Investing in Brandywine



Agritech

Resident Priorities

- Retail development and diverse small businesses
- Strong value placed on preserving open space
- Desire for improved public transportation
- Safety, connectivity, and maintaining rural character



Vision Dollars | Exercise

Themes and Trends



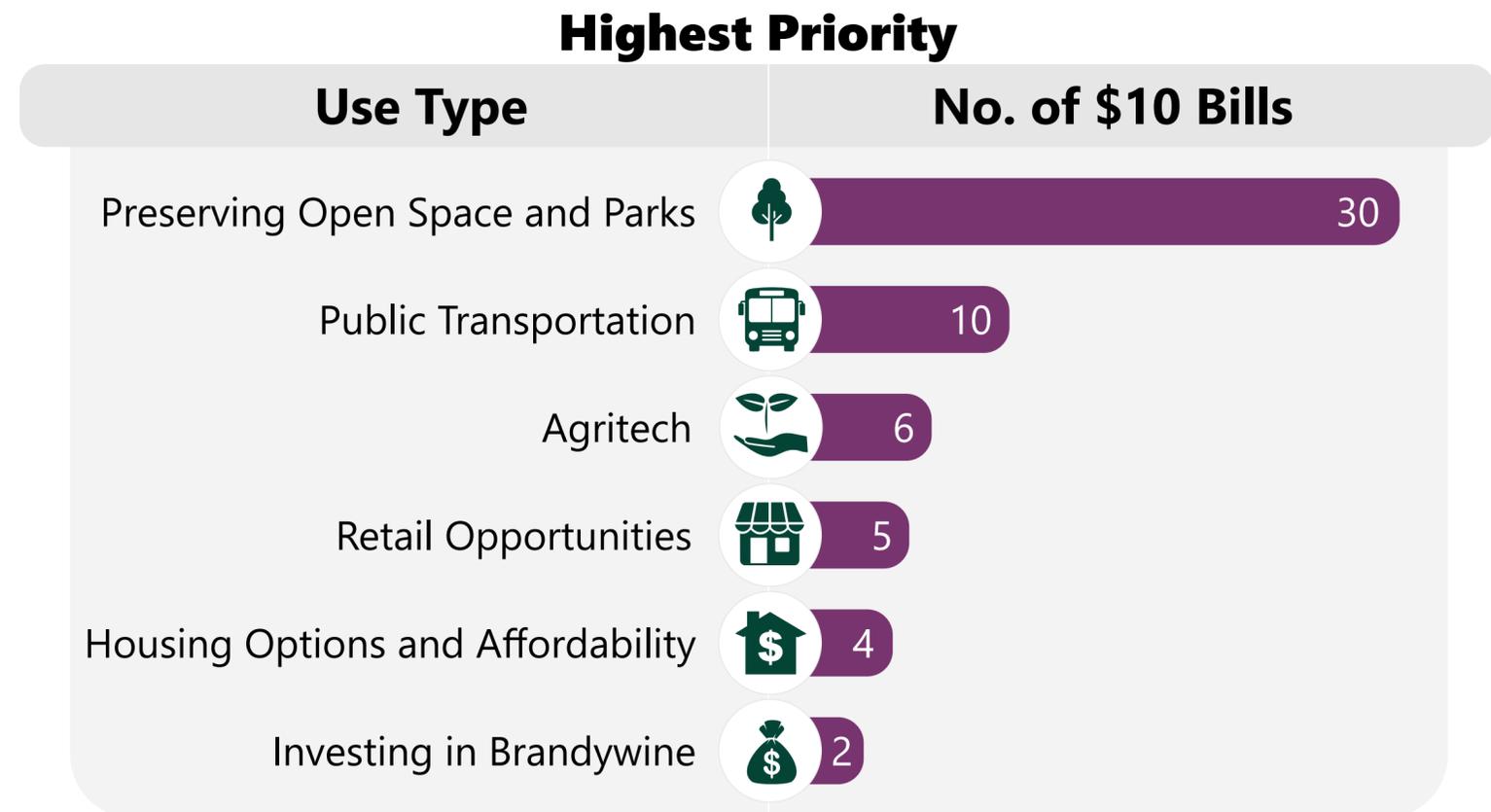
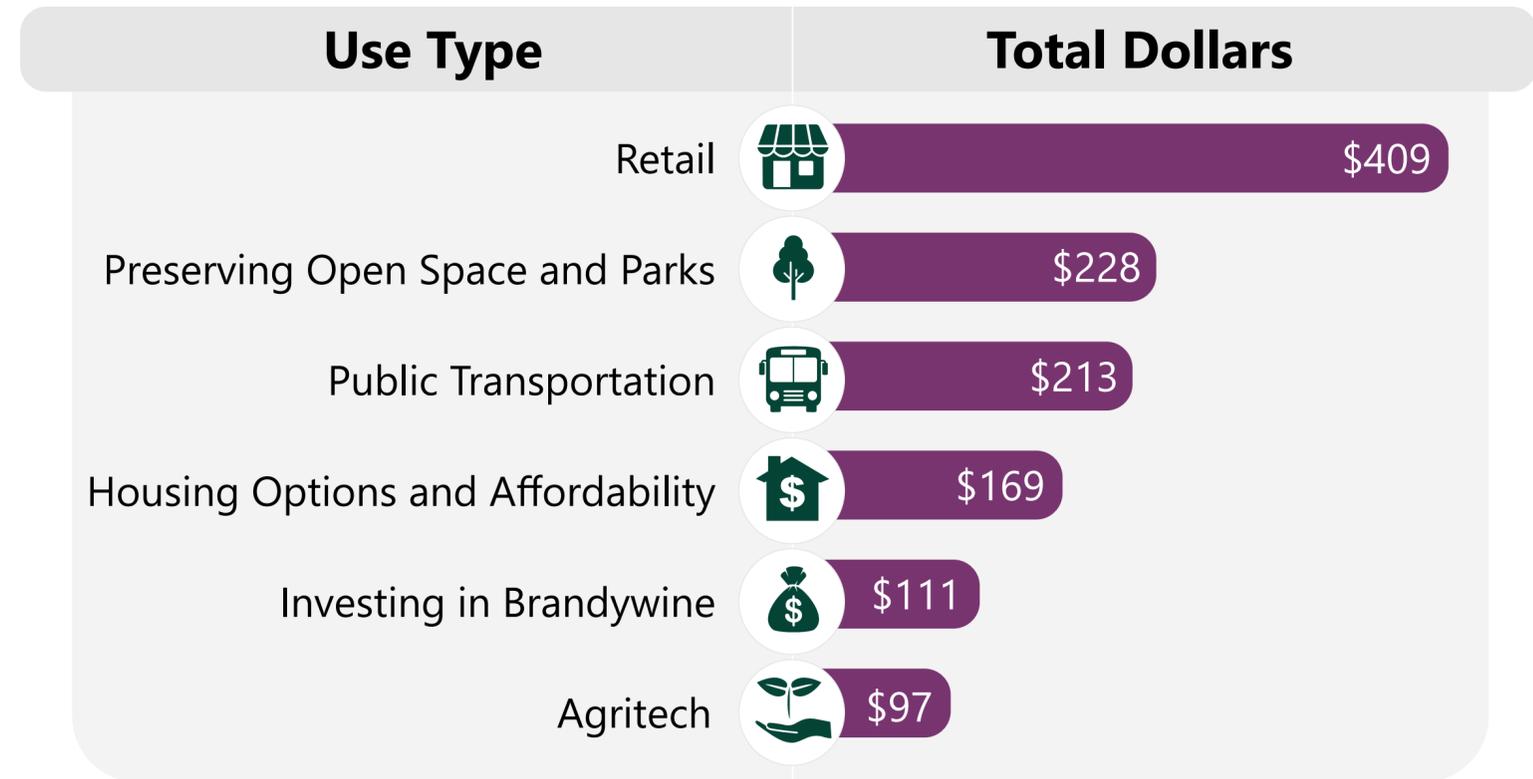
- Residents prioritized **expanding retail** opportunities, with strong secondary support for preserving open space/parks and improving public transportation to enhance safety and connectivity.



- Feedback reflects a desire to **maintain rural character** while promoting livable, safe, and well-connected communities.



- More than half of the allocated \$10 bills were directed toward **preserving open space and parks**, highlighting its importance to residents.

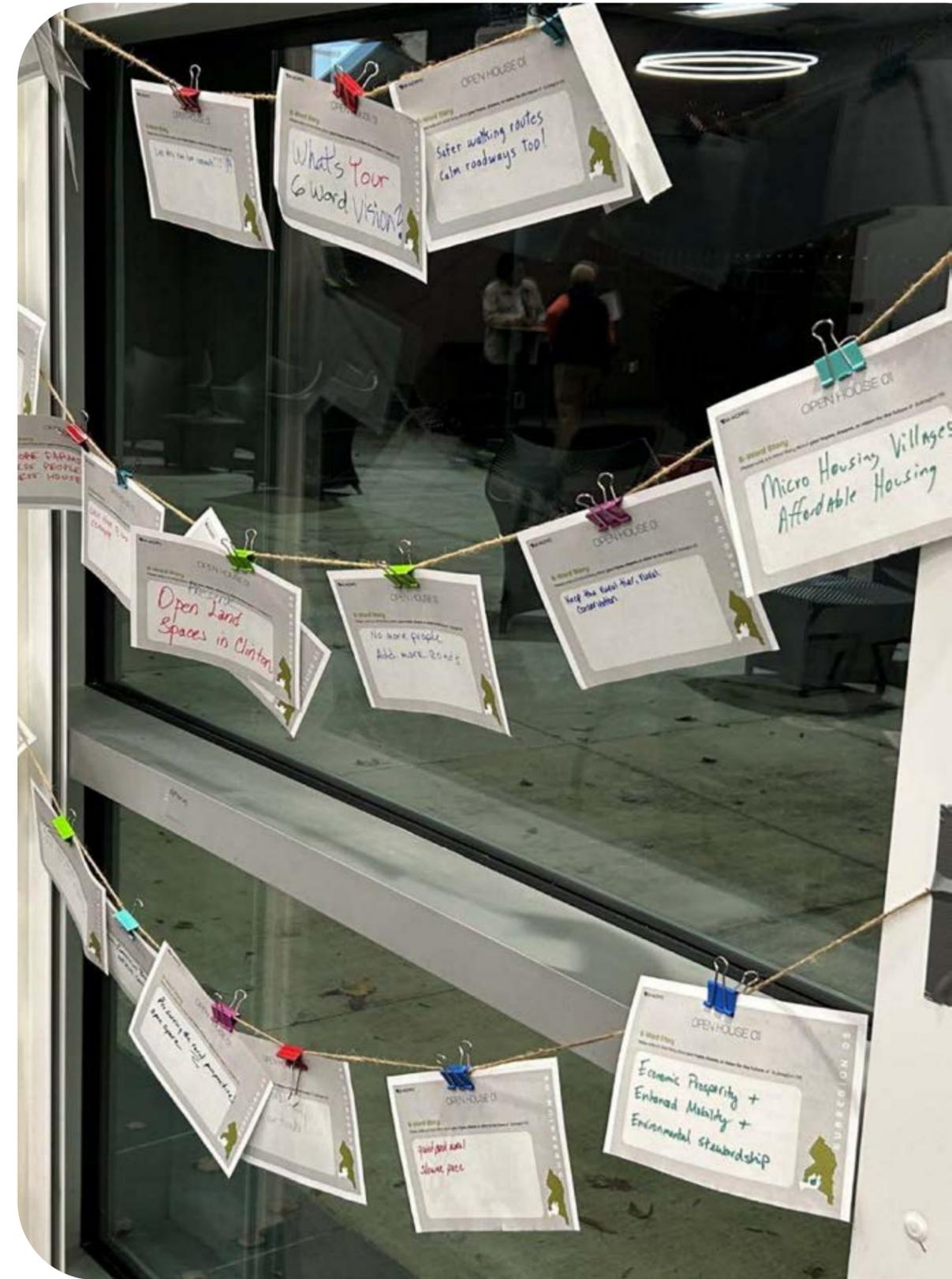


6-Word Stories | Exercise

Participants were asked to use only six words to describe their vision for Subregion 5. This exercise was included in the listening session and online survey, so the responses have been combined.

We want a quiet, multi-generational community with protected open space, better walkability, quality retail, and more affordable housing.

We want better retail options, but we also want to keep our rural character strong.



6-Word Stories

Participant Responses



Business

- Small business innovation for healthy living
- Thriving commercial base that reflects community
- Quality retail and restaurants for PGC dollars
- Repurpose commercial for future jobs
- Diverse small businesses
- Retail & transportation friendly for all
- Unique restaurants and open community fields
- Integrated business residential and open space



Housing

- Micro housing villages/affordable housing
- More affordable housing and retail supports
- Affordable housing and shopping/food in Accokeek
- Less density
- Equal zoning benefiting neighbors (of) development projects
- More affordable housing for all



Agriculture

- More farms, less people, less houses
- In agritech, no GMO bioengineered farming



Preservation

- Balance of development and open space
- Open space beautification
- Keep the rural tier, rural, conservation
- Preserve open land space in Clinton
- Preservation of the environment's natural beauty
- More open space (x2)
- Quiet and rural, slower pace
- Preserving the rural perspectives!
- Quiet, safe, resourceful, walkable, healthy, uncongested
- Leave it like it currently is
- Safe Haven
- A place I want to live

6-Word Stories

Participant Responses



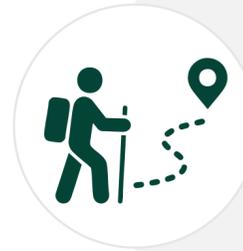
Infrastructure

- No more people, add more roads
- No more multitown home construction in Clinton without infrastructure...roads first



Prosperity

- Heritage tourism, no data centers
- Economically thriving without data centers
- Economic prosperity and enhanced mobility, and environmental stewardship
- Focused on high quality for life (overall)
- We can live healthily and affordably
- Diverse population with open space attractions
- Welcoming, safe, thriving, vibrant, well-maintained
- Make it modern and look forward.



Connectivity

- Community/people-focused interconnected livable areas
- Connected and thriving community
- Heritage Tourism Attraction connecting Patuxent River
- Connected communities, protected wilderness, green infrastructure



Transportation

- Safer walking routes, calm roadways too!
- Less than two-hour commute
- Safe walkable/bikeable multigenerational community
- Rural village with efficient traffic movement

Mapping | Exercise

Participants engaged in the mapping exercise to highlight valued **places**, identify persistent **challenges**, and pinpoint areas with the greatest **potential** for reinvestment.

Emerging Trends Across the Board



Increased walkability



Improved public transportation

Public safety

Decreased traffic



Natural and open spaces



Balancing future development with existing character



Word Cloud | Exercise

The Word Cloud highlights participants' 1-word vision for the future of Subregion 5, offering a quick visual snapshot of community priorities and values.

Participant Priorities



Expanding green spaces



Fostering a thriving community



Enhancing public safety



Improving local amenities



Preserving natural environments and agriculture



Reducing traffic congestion



Supporting strong local investment

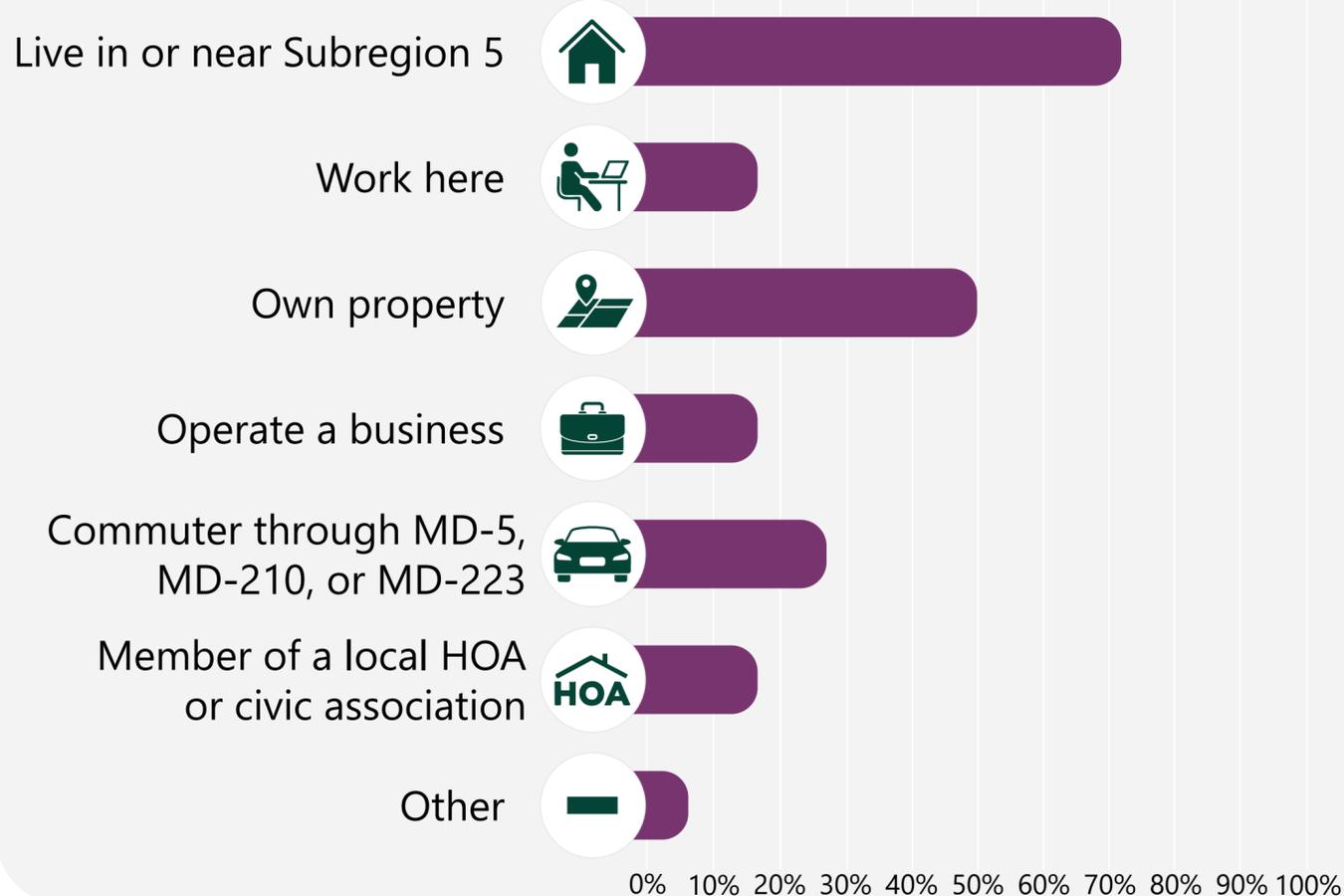


Survey Results

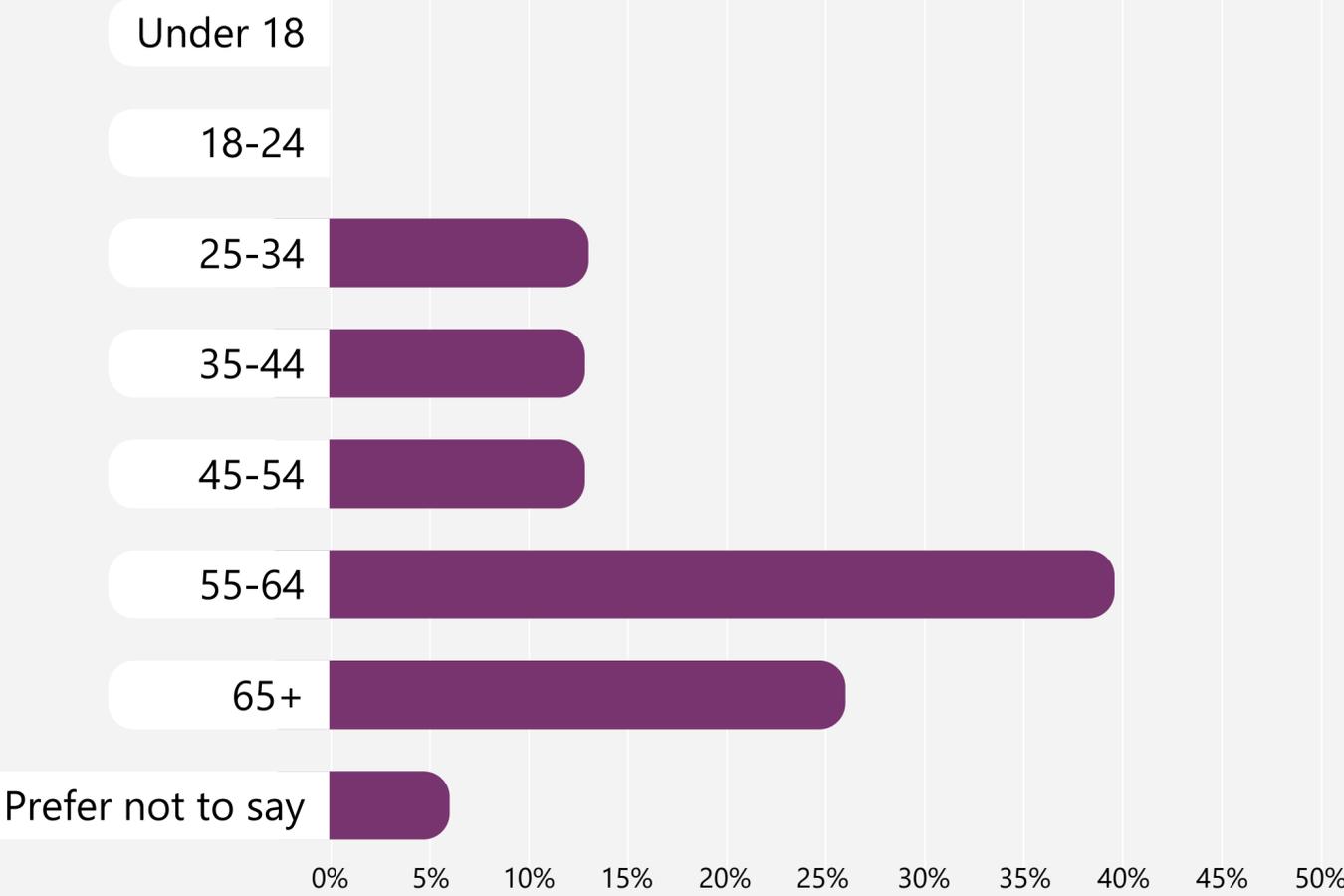
Demographics

Participants were asked to share how they interact with Subregion 5 and their general age group to help show who took part in the outreach sessions and ensure a well-rounded mix of perspectives.

Relationship to Subregion 5



Age of Participants



Survey Results | Public Spaces

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

Answered: 18

Skipped: 0

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



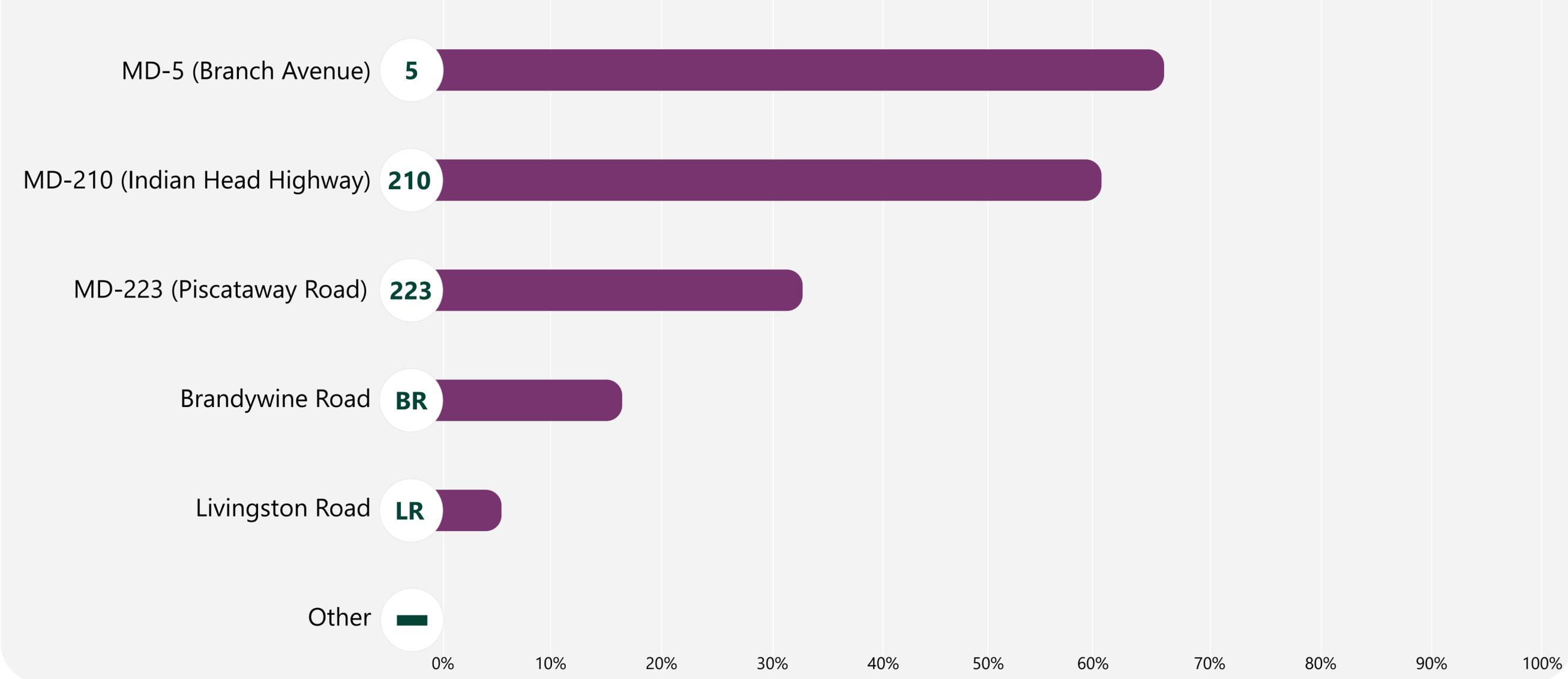
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Survey Results

Congested Corridors

Which corridors feel the most unsafe or congested? (Select up to 2)
Answered: 18
Skipped: 0

Top Congested Corridors



Survey Results

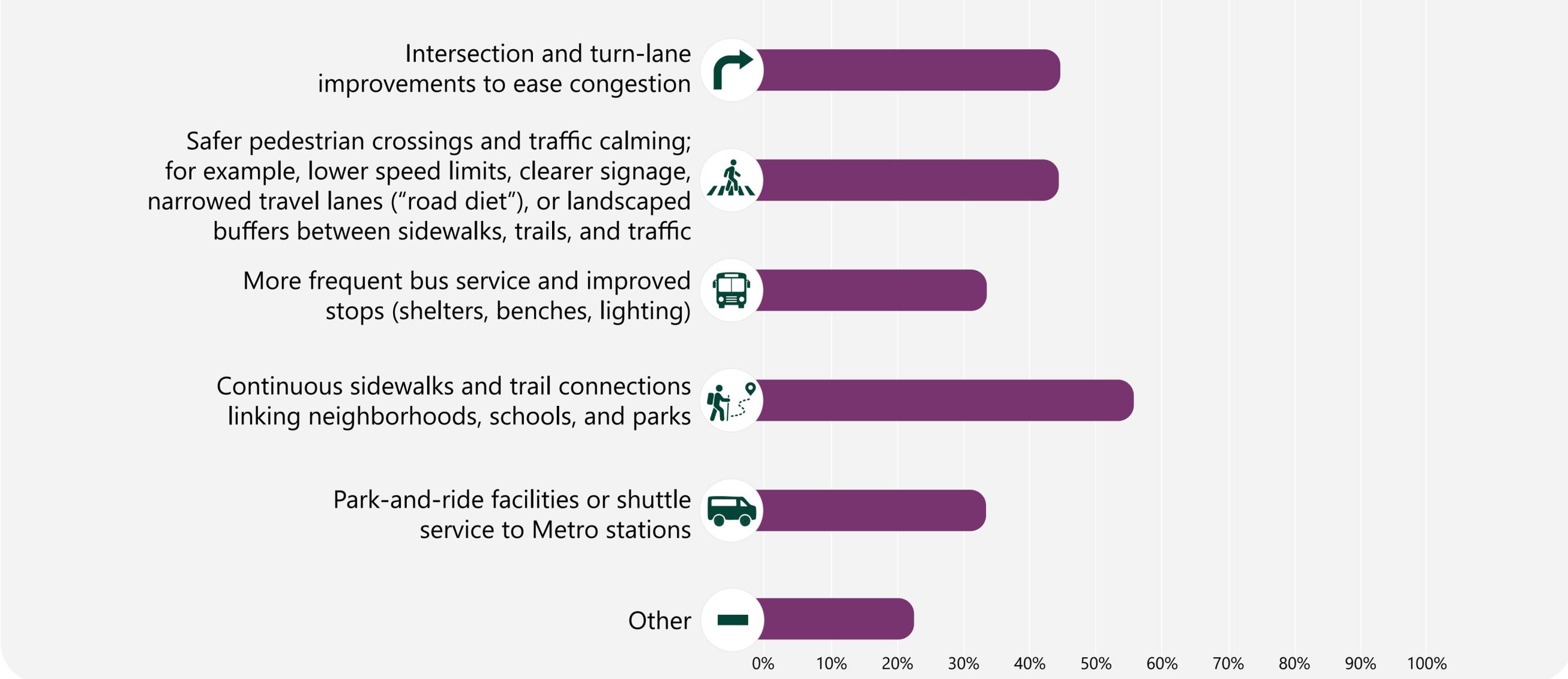
Improve Transportation

What would most improve how people get around Subregion 5? (Select up to 3)

Answered: 18

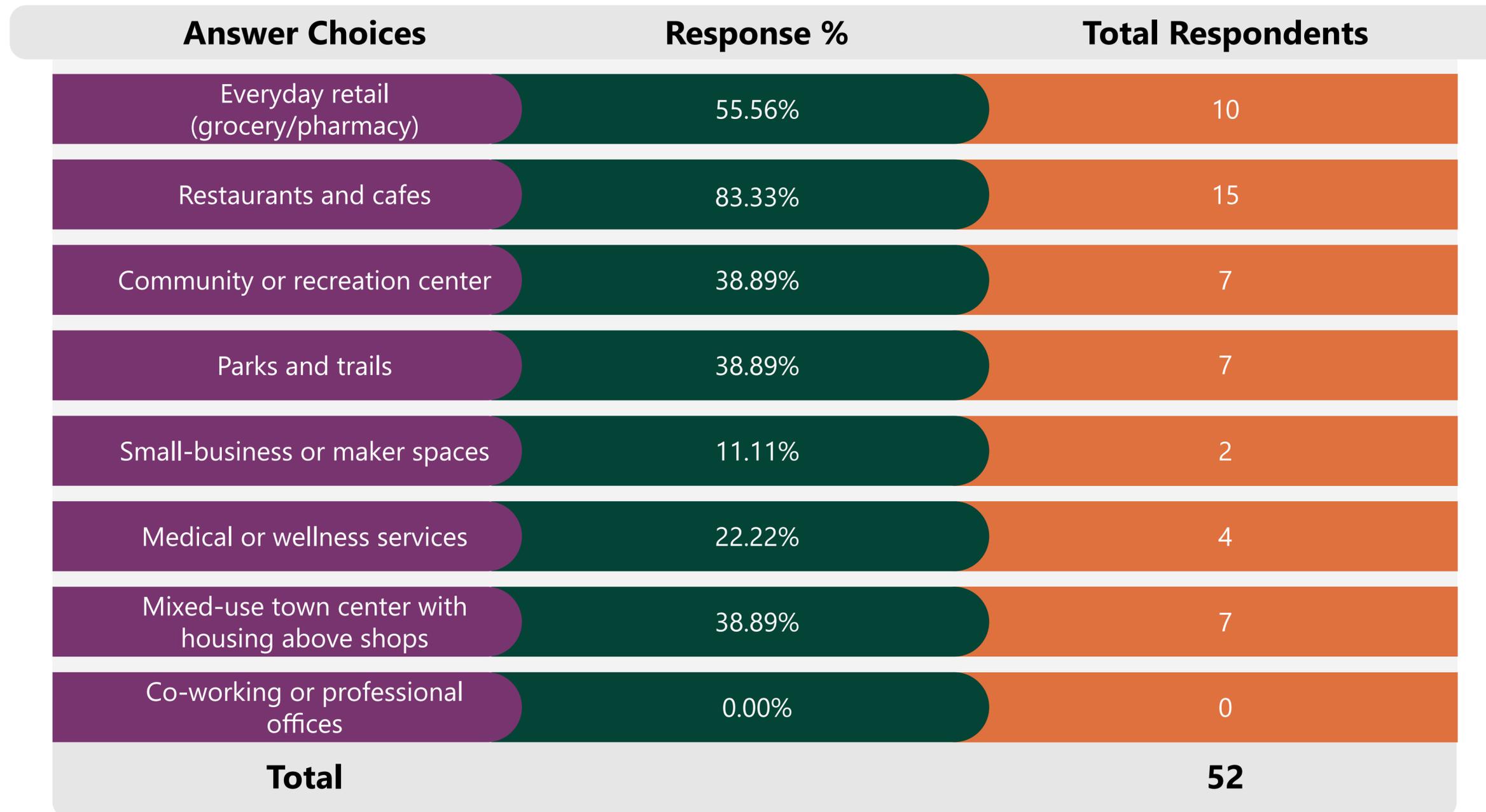
Skipped: 0

Desired Transportation Improvements



Survey Results | New/Improved Places

Which type of new or improved places are most needed?
 Answered: 18
 Skipped: 0



Survey Results | Soonest Improvements

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

Answered: 18

Skipped: 0

Answer Choices	Response %	Total Respondents
Everyday retail and services (grocery/pharmacy)	50.00%	9
Trails and bike lanes that connect neighborhoods and parks	38.89%	7
Parks, plazas or community greens for gathering	50.00%	9
Spaces for local businesses and entrepreneurs	27.78%	5
Youth and teen recreation or activity facilities	38.89%	7
Affordable and diverse housing options	33.33%	6
Infrastructure and mobility upgrades (e.g. new roadways and transit)	61.11%	11
Total		54

Survey Results

Acceptable Trade-Offs

Which trade-offs would you consider acceptable to help achieve community goals?

Answered: 14

Skipped: 4

Answer Choices	Response %	Total Respondents
Allowing more housing choices in exchange for new shops, restaurants, and services	42.86%	6
Investing public funds in key streets and parks to attract private development	57.14%	8
Allowing slightly taller buildings in target areas to support affordable housing and open space goals	35.71%	5
Reducing on-site parking where safe walking, biking, and transit options are available	35.71%	5
Total		24

Survey Results | Summary

Of note: Survey respondents were able to select multiple responses, resulting in totals greater than 100%.



Transportation

- Almost 90% of respondents usually drive their car to their daily destinations
- Most responses (67%) would want improved bus or shuttle service to connect to Branch Avenue Metro; Brandywine (39%) and National Harbor (33%) were 3rd and 4th
- If safe and comfortable, people would be willing to walk 15 min to reach a park, trail, or shopping area



Parks & Open Space

- Multi-use trail connections are most important to respondents (56%)
- Similarly, walking and biking trails that connect neighborhoods and parks are most desired (61%)
- Most people only go to parks or trails in or near Subregion 5 a few times a year (29%) or rarely (29%)
- A quarter of respondents go to a park or trail in Subregion 5 weekly (24%)



Future Growth

- Local retail, dining, and neighborhood services (72%) are most desired
- Technology, professional, or creative services (39%) and agritourism, farm-to-table, or agricultural enterprises (29%) are 2nd and 3rd
- The County should concentrate development around existing centers and transportation corridors (56%)



Environmental Priorities

- Protecting streams, wetlands, and tree canopy (78%) and improving air quality and reducing traffic pollution (78%) are the environmental priorities that should be most emphasized in future planning



Housing

- Single Family Homes (47%), Senior/Age Qualified Housing (47%), and affordable or Workforce Housing (47%) were all identified as housing types that would best serve the community

Takeaways and Implications for Planning

The project team analyzed all individual responses received at the listening sessions and from the online survey to summarize these key takeaways.

Community input revealed a consistent desire to balance growth with the preservation of Subregion 5's natural assets and cultural identity.

Across all exercises and the survey, participants emphasized:



Importance of improving basic infrastructure while supporting the growth of local businesses



Expanding community services



Strengthening safety, recreation, and economic vitality.



Takeaways and Implications for Planning

By Topic Area



Innovation

- Continue to build out Brandywine and Clinton as local destinations
- Create an innovation corridor with co-working, and local food production
- Invest in “micro-housing”



Infrastructure & Mobility

- Create road connectivity to the Metropolitan area
- Enhance the capacity and reliability of current water and wastewater systems
- Improve sidewalks, crossings, and traffic flow
- Add streetlights, marked pedestrian signage and safer intersections



Economic Development

- Attract businesses to invest locally
- Enforce local sourcing standards
- Revitalize and strengthen shopping centers and reuse vacant spaces
- Prioritize mixed-use developments that combine essential living services



Community Priorities

- Develop community centers and recreation facilities
- Provide job opportunities for young people
- Increase safety along public corridors and pedestrian routes
- Enhance medical services facilities



Preservation & Recreation

- Preserve character and cultural identity
- Design zoning policies that leverage natural landscapes as economic assets
- Expand trails, parks, and waterway connections



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