

SUBREGION 6

LISTENING SESSION & SURVEY SUMMARY

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

Dates: November 10 & 13, 2025



Subregion 6 | Listening Session Process

To inform the Minor Plan Amendment process for Subregion 6, listening sessions were held in November 2025. At the meeting, participants contributed their opinions to the planning process through a series of exercises:

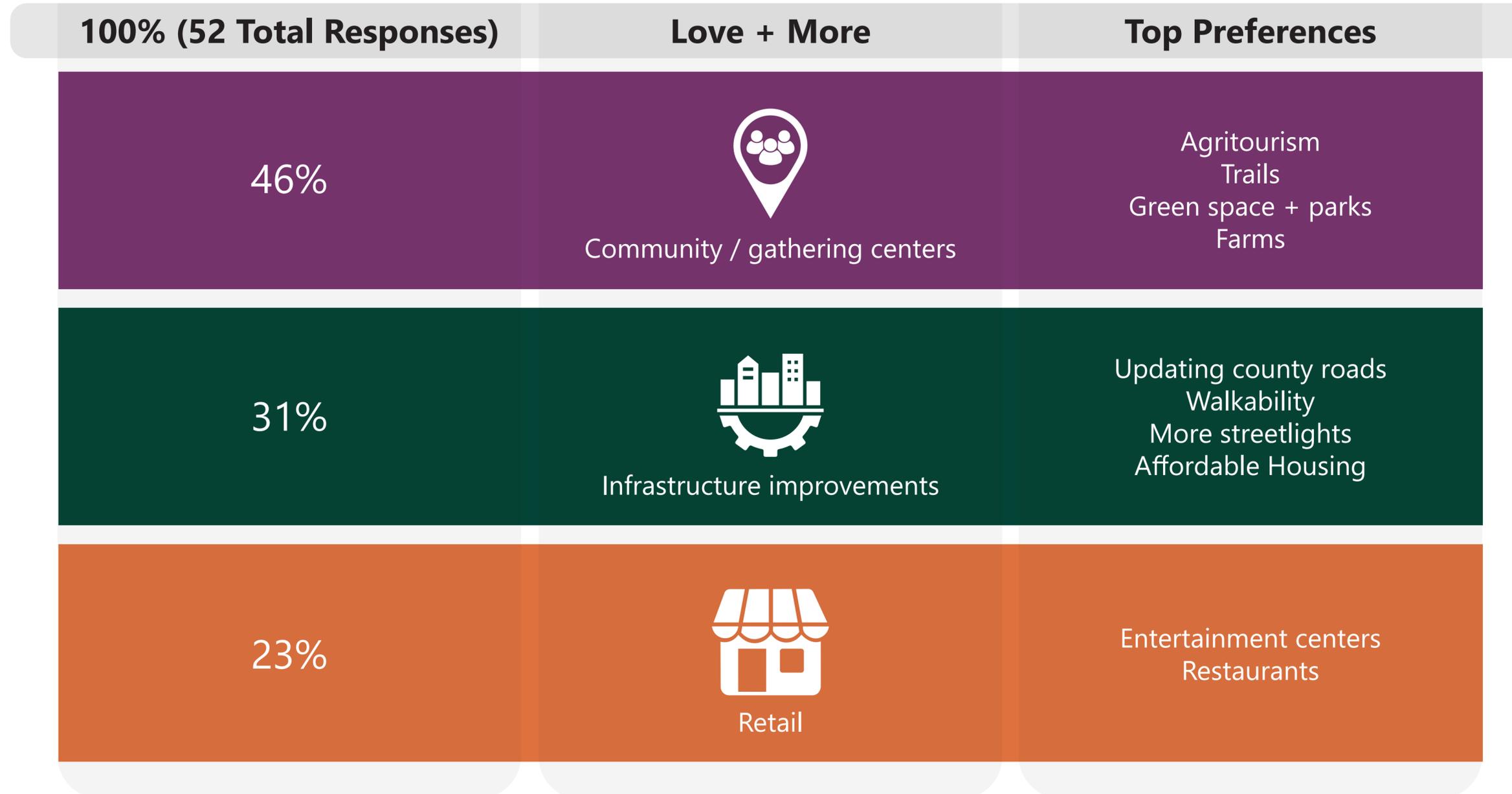
-  • **Love, More, and Less** asked residents what they love about their community, what they want more of in their community, and what they want less of in the community.
-  • **Vision Dollars Exercise** gave participants the opportunity to “spend” a set amount of “vision dollars” on various priorities.
-  • **Six Word Stories** activity allowed residents the opportunity to image their vision for the Subregions. 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 6 | 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



More



Less



Love, More, Less | Participant Input

Eagle Harbor



What Residents Value / Love

- Residents value Eagle Harbor's waterfront setting, natural beauty, and peaceful, close-knit community.
- Preserve the town's rural and waterfront character.



What Residents Want More Of

- More parks, recreation options, and small retail/services.
- Road improvements to support local access and safety.



What Residents Want Less of

- Concerns about overgrowth, blight, and unmanaged development pressures.



Love, More, Less | Participant Input

US 301 Corridor

Love



What Residents Value / Love

- Value placed on nature, parks, farms, and a rural character.

More



What Residents Want More Of

- Seek safer, walkable communities with sidewalks, trails, public transit, and light rail.
- Preserve open spaces and repurpose underutilized areas for better connectivity and local access.
- Prioritize balanced growth that reduces congestion and maintains quality of life.

Less



What Residents Want Less of

- Community opposes high-density development, data centers, suburban sprawl, and excessive traffic

AND LESS: US 301 CORRIDOR

OVERVIEW

The US 301 Corridor is **one of the county's fastest-changing areas**, linking neighborhoods, businesses, and open spaces from Marlboro Pike south toward Brandywine.

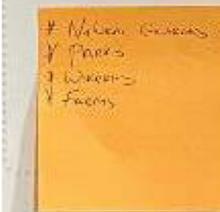
Growth along this corridor brings both opportunities and challenges—your input will help shape **future land use plans** and **identify where improvements to traffic flow, walkability, and community character can make everyday life better.**

Please use **sticky notes** to share your thoughts under the **Love**, **More**, and **Less** boxes below.

LOVE

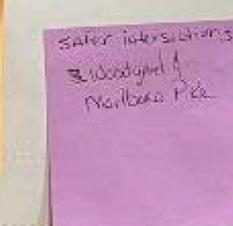
What do you love about the US 301 Corridor and the communities it connects?

Think about the **qualities, places, and experiences** that make this area special — parks and trails, close-knit neighborhoods, or the sense of history and pride.



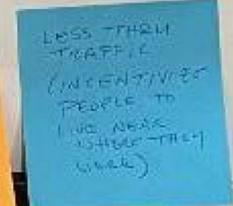
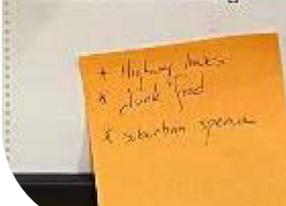
MORE

What would you like to see more of that would enhance how people live, travel, and experience places along the corridor? Consider what could make **everyday life better** — safer intersections, local shops and cafés, places to gather, or better walking and biking connections.



LESS

What would you like to see less of to improve the look, feel, and function of the US 301 Corridor? Identify **challenges or issues that you'd like to reduce** — congestion, vacant or underused properties, or unsafe conditions for walking.



Vision Dollars | Exercise

Exercise Summary

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



Preserving Open Space and Parks



Agritourism



Investing in Upper Marlboro



Agritech



Retail Opportunities



Housing Options and Affordability

Resident Priorities

- Preserving open space and parks ranked highest as a community priority Upper Marlboro.
- Agritourism ranked second, reflecting strong support for agricultural tourism and related investment.
- Together, these priorities express a vision for safeguarding rural heritage while fostering agricultural tourism and economic investment



Vision Dollars | Exercise

Themes and Trends



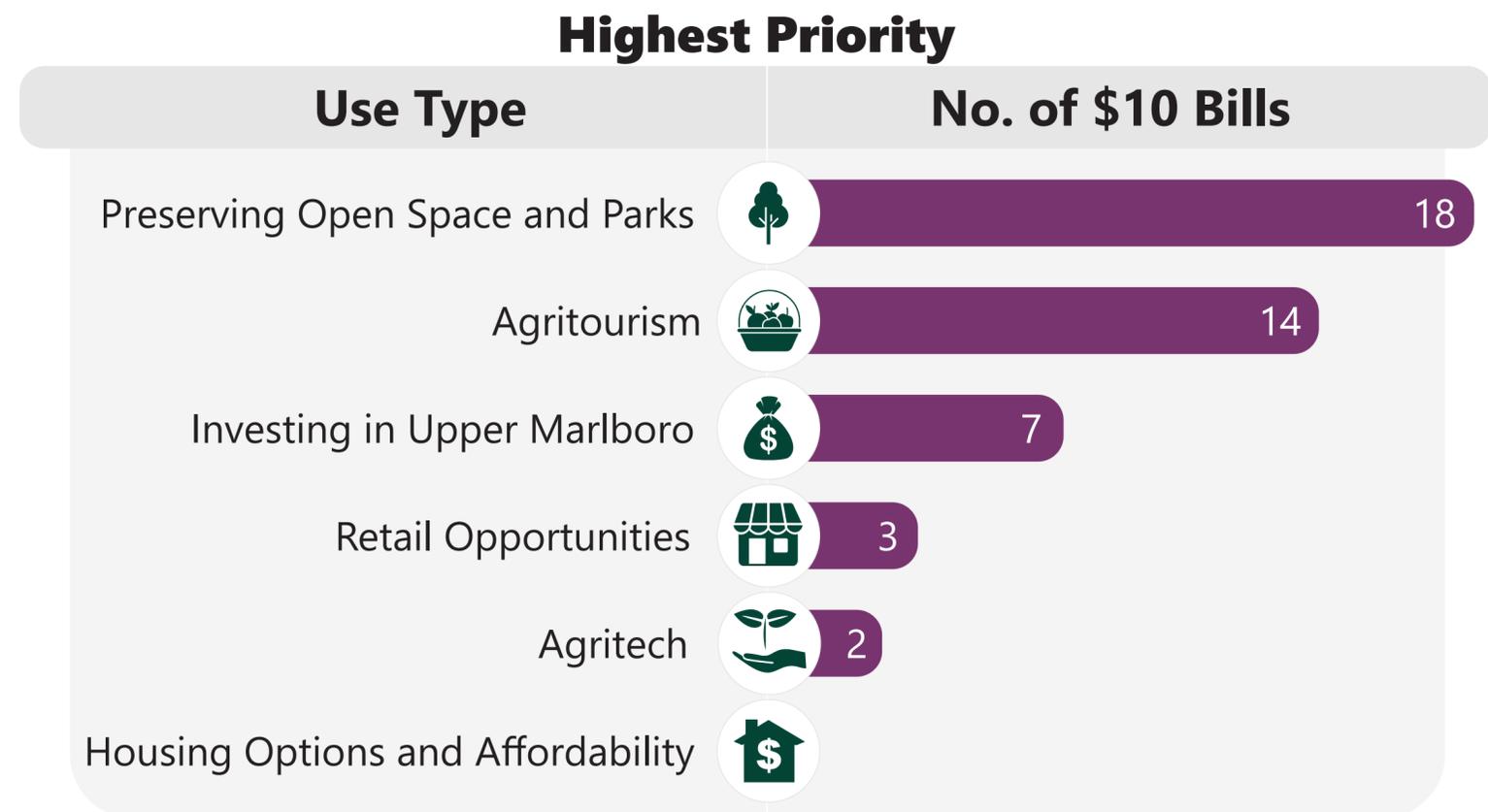
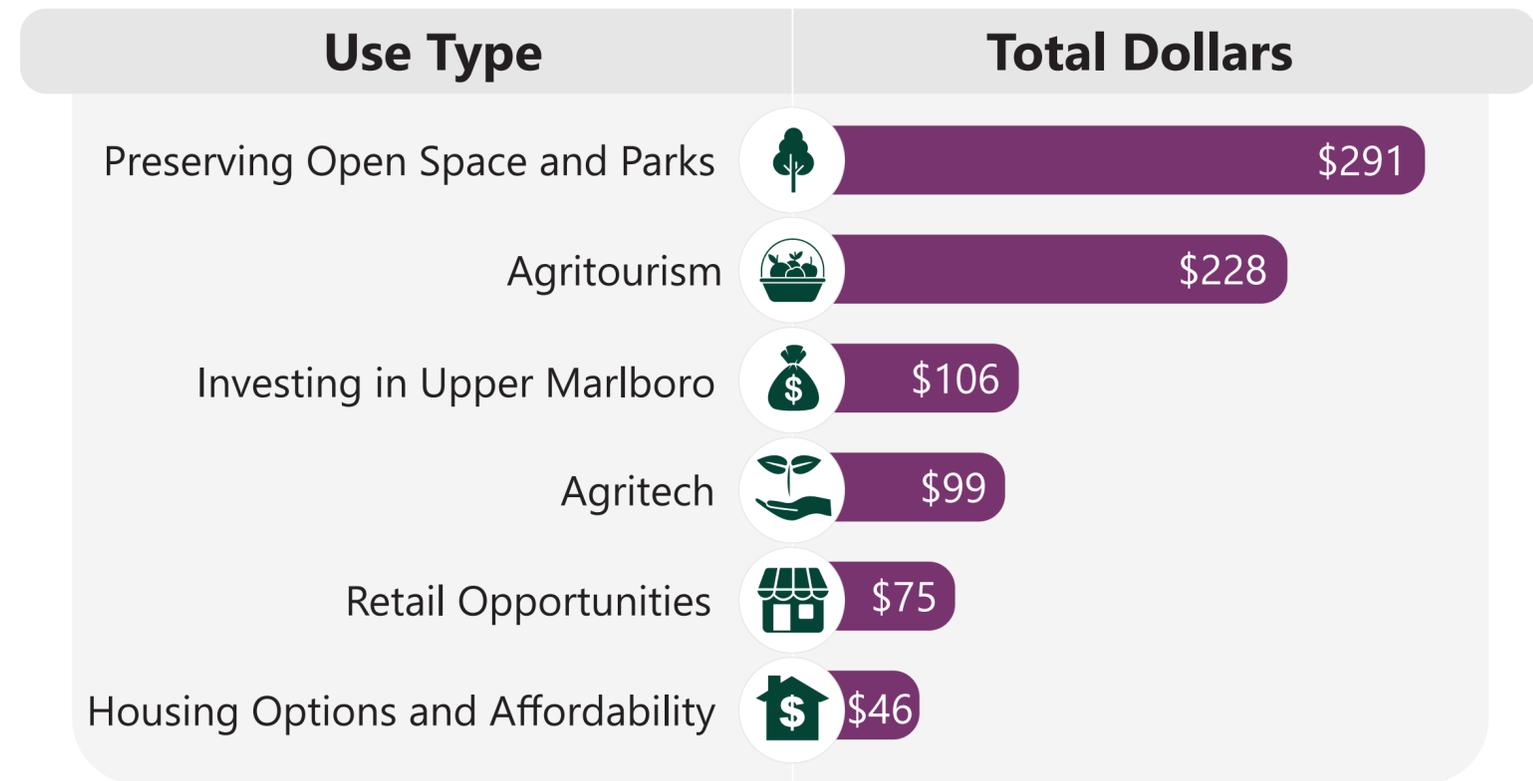
- **Preserving Open Space and Parks** ranked the highest, totaling \$291, showing a strong desire for protecting the rural landscape and environmental stewardship.



- **Agritourism** came in second, reaching \$228, reflecting widespread interest in promoting agriculture, recreation, and tourism.



- Overall, the data points toward a vision of Subregion 6 that **preserves its rural heritage** while meeting its potential for agricultural tourism and investment in Upper Marlboro.



6-Word Stories | Exercise

Participants were asked to use only six words to describe their vision for Subregion 6. This exercise was included in the listening session and online survey, so the responses have been combined.

We envision a connected, supportive community with improved services and programming, anchored by protected natural and open spaces, along with desired walkability, transit, and transportation safety improvements.

We place emphasis on safer mobility, focusing new development in already-developed areas, and supporting environmental stewardship and agritech.



6-Word Stories

Participant Responses



Housing

- Do not build any more homes!



Agriculture

- Agritourism championed by county economic boom
- Small rural agricultural community



Preservation

- I would like our community to not be over saturated and a place where people want to love
- Well-rounded all-encompassing needs met
- Very quiet with amenities near by
- Healthy living surrounded by historical gems
- As rural as possible
- Keep the rural tier rural forever
- quality place to live and work
- Keep rural, maintain farms & animal habitat
- Leave it the way it is
- Southern PG has all you need
- Inviting beautiful artistic scenic welcoming atmosphere
- Rural land with lots of trees
- Wildlife, animals open spaces
- Home, a place we grow dreams!
- Less construction, more nature, less development
- Suburban-rural, ample trees and greenspace
- Keep the rural feeling and conditions
- Quiet suburban conveniently located secluded community
- Rural roots, strong families, thriving farmland
- Don't make me move away please
- Green space with minimal congestion
- Rural enough to see the stars
- Preserved as it is for future
- A sustainable, livable, rural, walkable, bikeable countryside
- A beautiful countryside unchanged
- Quiet peaceful area to live in
- Healthy residents in a green environment
- Rural and country
- Needs to remain the same
- Quiet, farm community
- Attract more to explore nature
- Less development more farmland and parks

6-Word Stories

Participant Responses



Prosperity

- A place that is cohesive, accessible and vibrant
- The place to live and visit
- Vibrant community with diverse amenities
- Planned Fairly Protected From Corrupt Influence
- Closed schools = space 4 PGC policing
- A Peaceful-harmonious-collaborative-sustainable community
- A community with everything you need
- Building a community with lasting joy



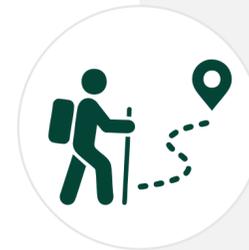
Infrastructure

- Reinvest in community, natural beauty, safe transit
- Modernization that respects nature and community
- Transform area into a modern, future-ready environment
- Development without over development
- Community with amenities that's well maintained
- No development!
- No more building



Transportation

- Kids don't walk 30 mins for transit
- Adjust intersection at Old Marlboro and Woodyard Rd
- Speen cameras on Osborne Road
- Baden rural with maintained road



Connectivity

- More public access to our water
- Connected and walkable small town centers
- Preserved woodlands, interconnected communities, pedestrian friendly
- Accessible connected healthy green communities
- More villages linked by walking trails
- Most things in 15-minute drive



Business

- Toddler friendly programs beyond those available to stay at home moms
- Upscale retail, grocery stores and restaurants
- Multipurpose space for residential and retail

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



Preserving rural and natural assets



Improving key transportation corridor



Focusing future development and community amenities in existing nodes rather than expanding outward



Word Cloud | Exercise

The Word Cloud highlights participants' 1-word vision for the future of Subregion 6, 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

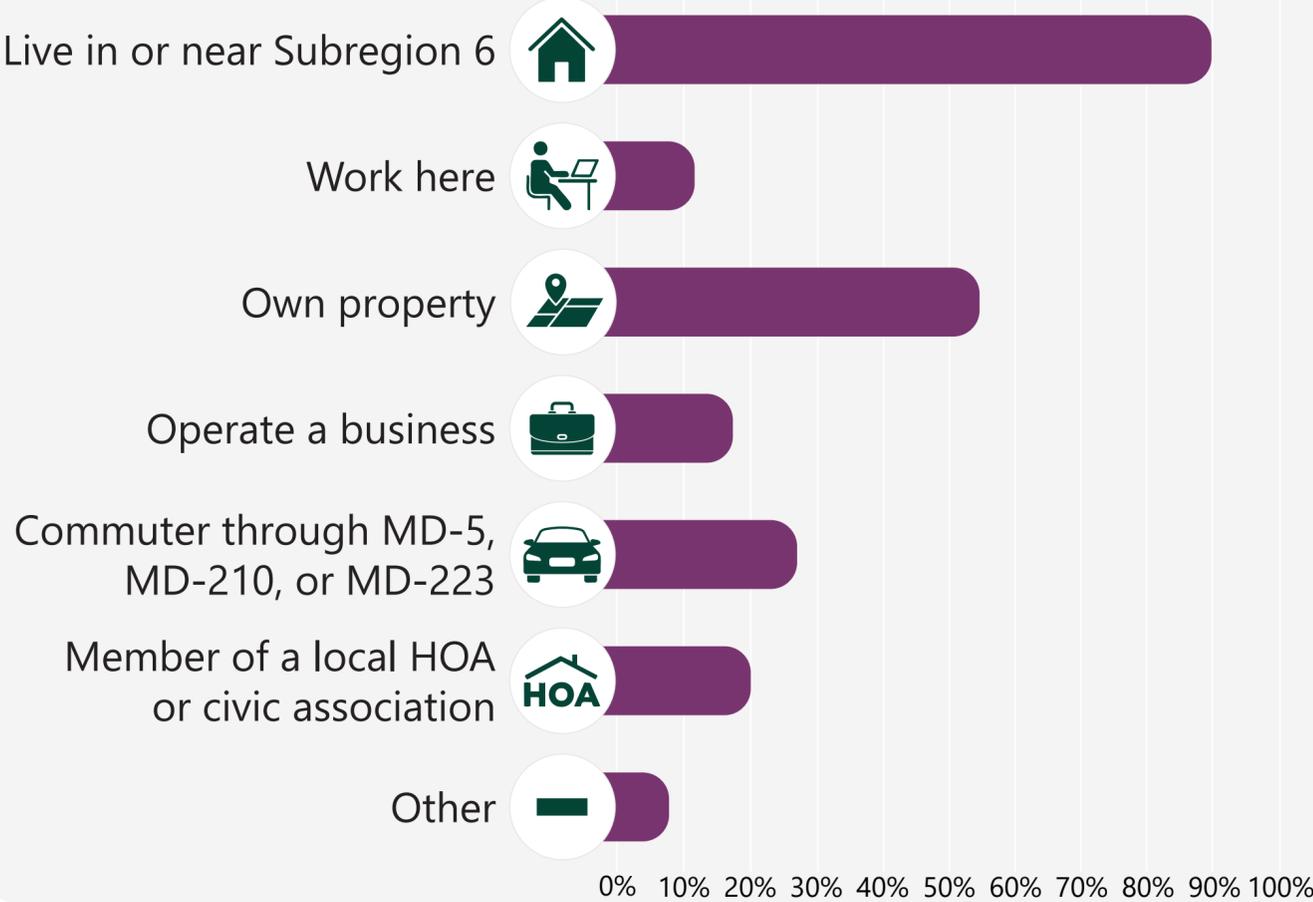


Survey Results

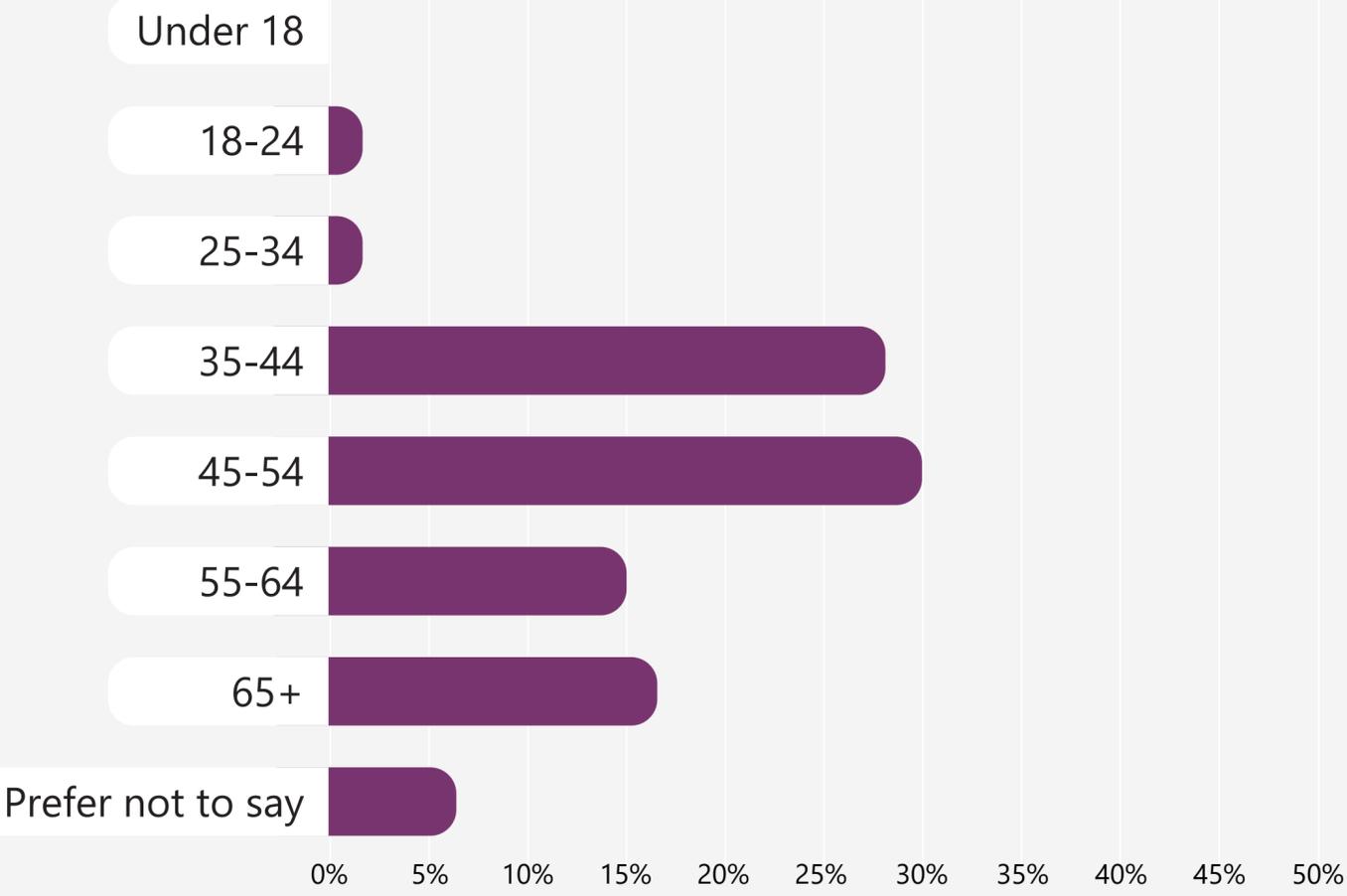
Demographics

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 6



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

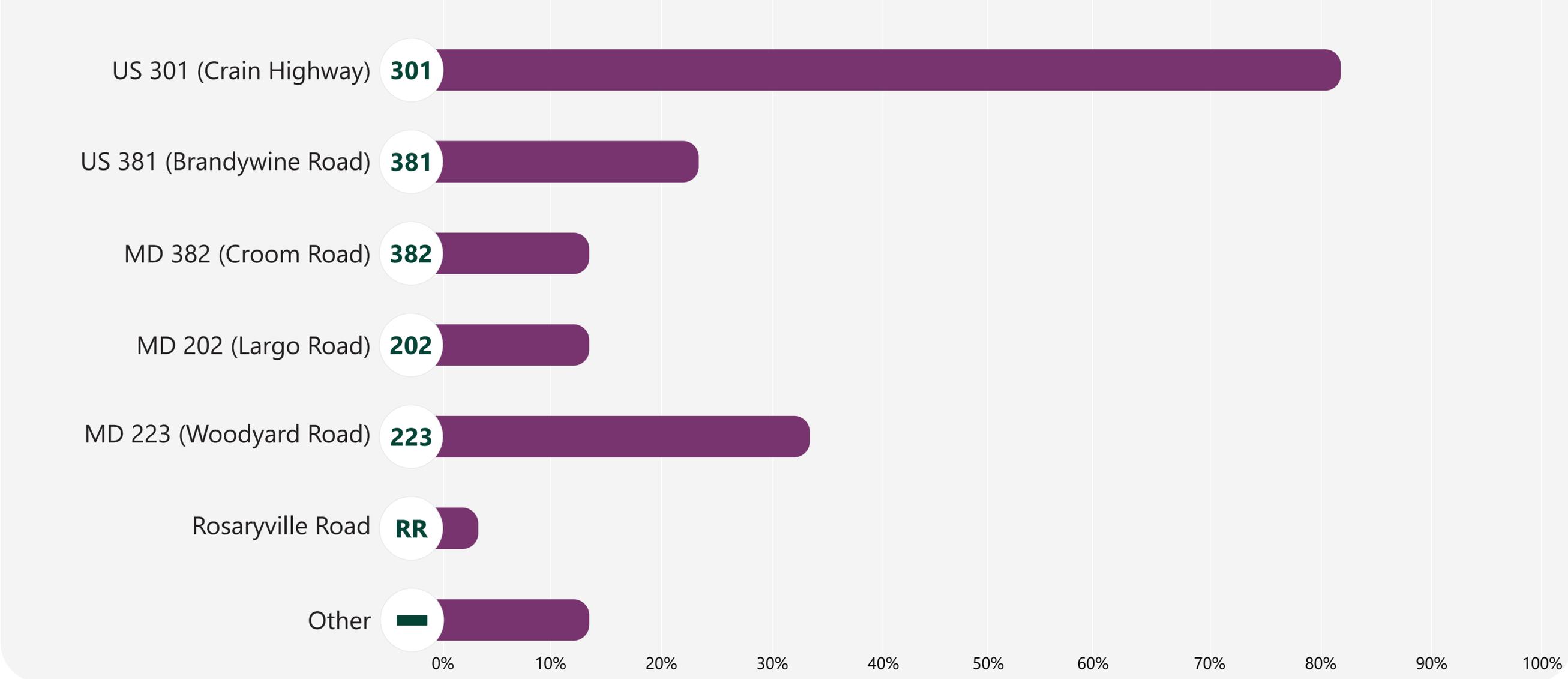
Congested Corridors

Which corridors feel the most unsafe or congested? (Select up to 2)

Answered: 60

Skipped: 0

Top Congested Corridors



Survey Results

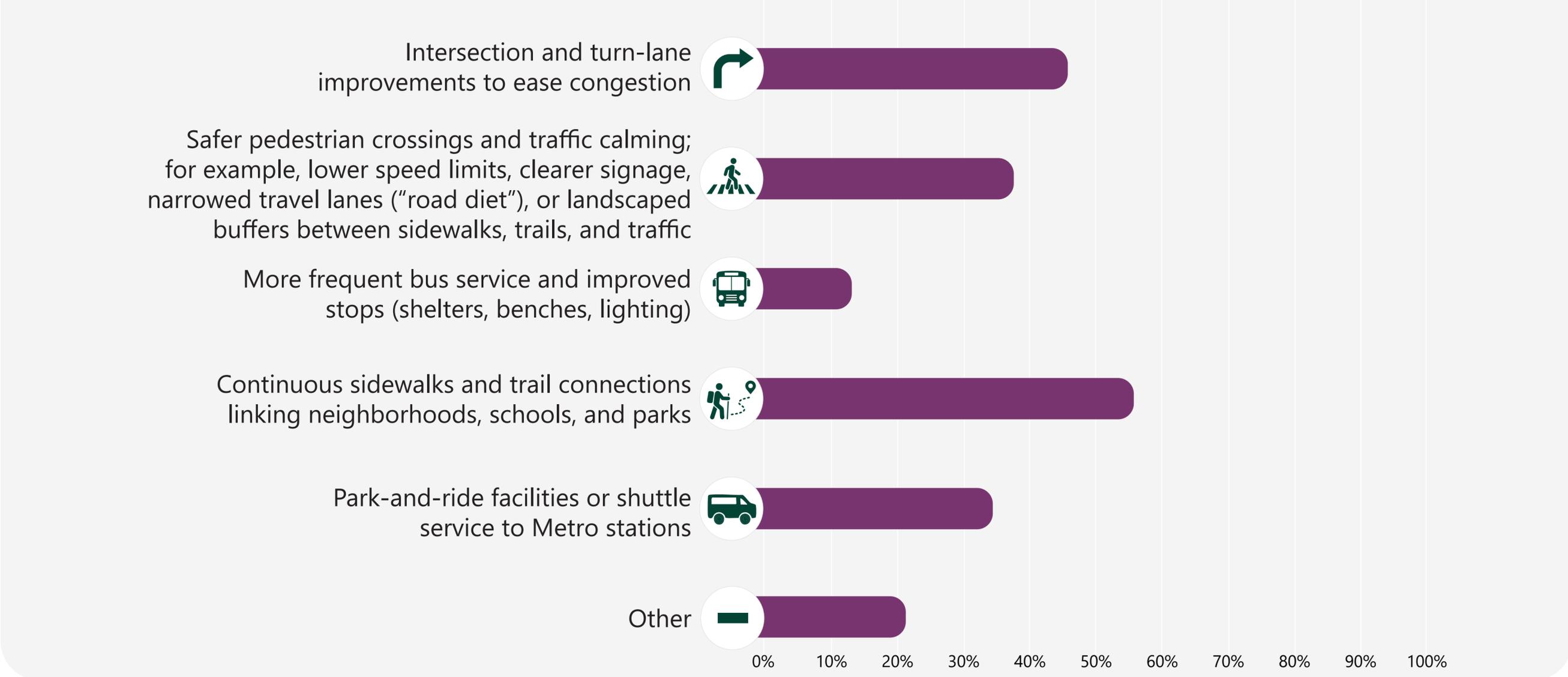
Improve Transportation

What would most improve how people get around Subregion 6? (Select up to 3)

Answered: 60

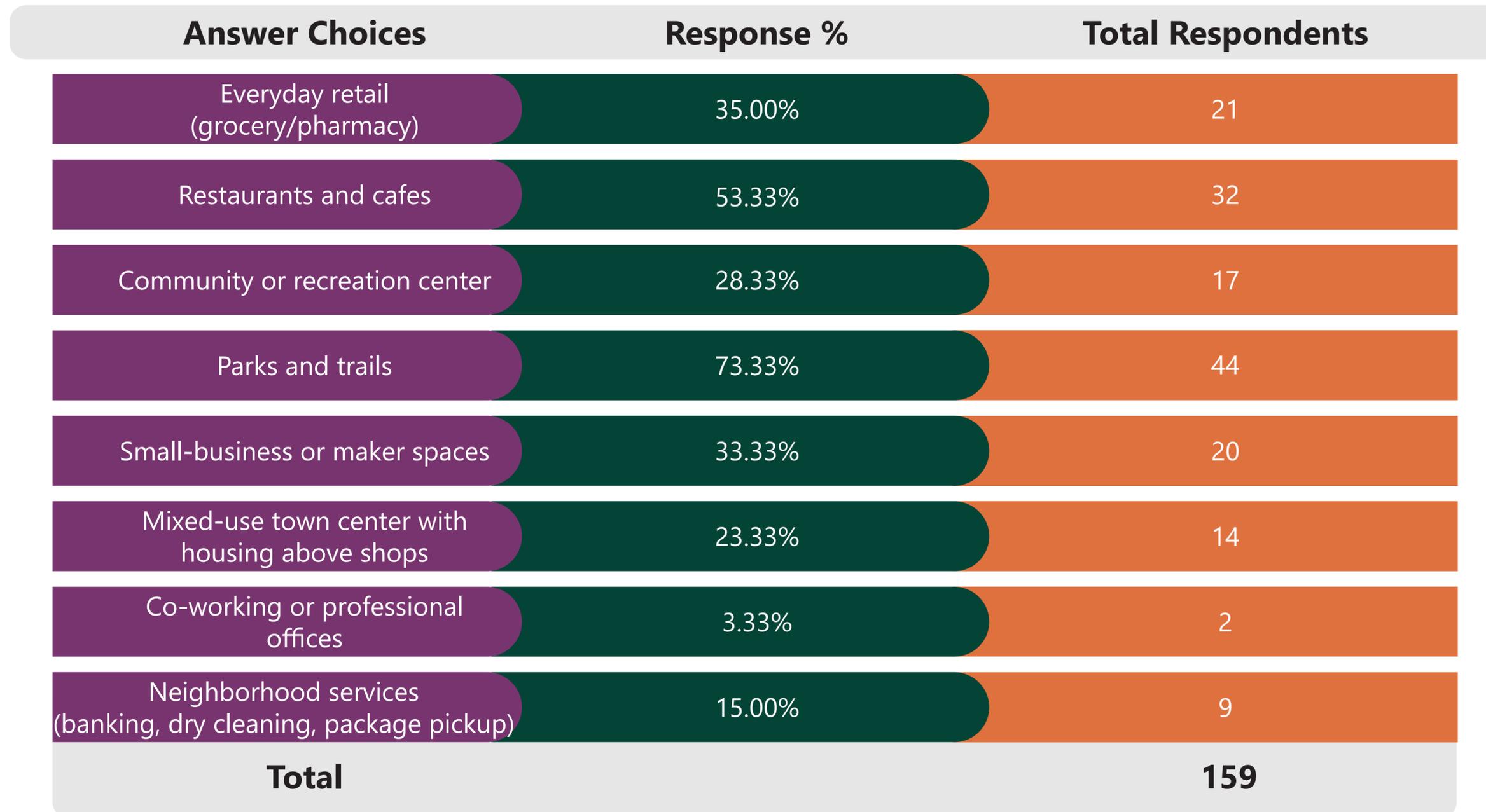
Skipped: 0

Desired Transportation Improvements



Survey Results | New/Improved Places

Which type of new or improved places are most needed?
 Answered: 60
 Skipped: 0



Survey Results | Soonest Improvements

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

Answered: 60

Skipped: 0

Answer Choices	Response %	Total Respondents
Everyday retail and services (grocery/pharmacy)	36.67%	22
Trails and bike lanes that connect neighborhoods and parks	70.00%	42
Parks, plazas or community greens for gathering	58.33%	35
Spaces for local businesses and entrepreneurs	33.33%	20
Youth and teen recreation or activity facilities	33.33%	20
Affordable and diverse housing options	11.67%	7
Infrastructure and mobility upgrades (e.g. new roadways and transit)	56.67%	34
Total		180

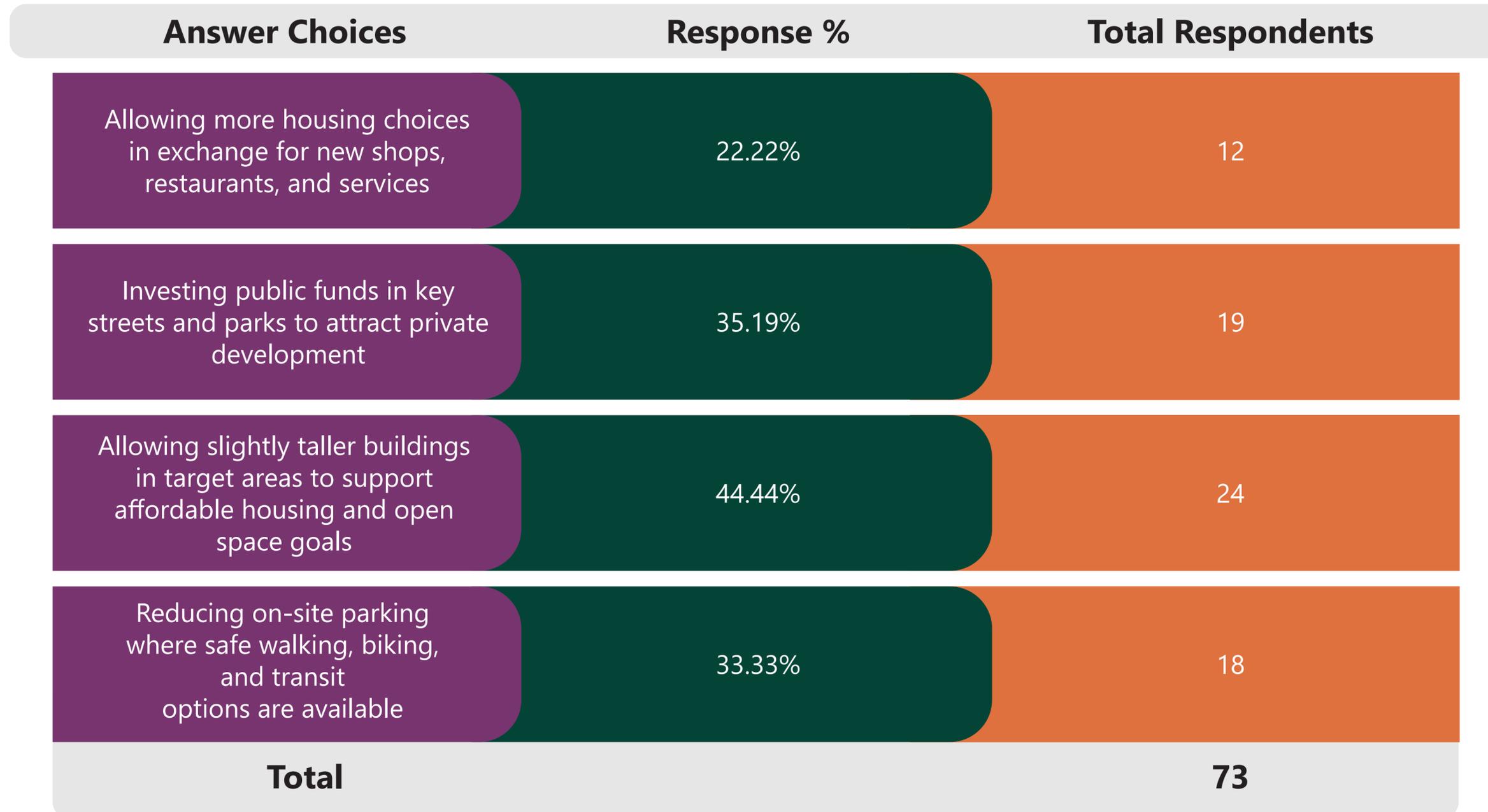
Survey Results

Acceptable Trade-Offs

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

Answered: 14

Skipped: 4



Survey Results | Summary

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



Transportation

- Almost 97% of respondents usually drive to their daily destinations
- Respondents would want improved bus or shuttle service to connect to Upper Marlboro (42%) or Waldorf (40%)
- If safe and comfortable, people would be willing to walk 10 or 15 min to reach a park, trail, or shopping area



Parks & Open Space

- Walking or biking trails that connect neighborhoods and parks (57%) and natural areas, boardwalks, or scenic overlooks (52%) are most desired
- Most people go to parks or trails in or near Subregion 6 monthly (30%) or a few times a year (28%)
- About one-fifth of respondents go to a park or trail in Subregion 6 weekly (22%)



Future Growth

- Agritourism, farm-to-table, or agricultural enterprises (78%) are most desired
- Local retail, dining, and neighborhood services (42%) are 2nd-most desired
- The County should maintain current land use patterns to preserve rural character (37%) and concentrate development around existing centers/ transportation corridors (31%)



Environmental Priorities

- The County should maintain current land use patterns to preserve rural character (37%) and concentrate development around existing centers/ transportation corridors (31%)



Housing

- Single Family Homes (57%) and Senior/Age Qualified Housing (35%) were 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 protection of Subregion 6's rural character and open space, natural assets, and cultural identity. There is a growing interest in agritech jobs and innovation corridors as well as a desire to reinvest in existing shopping centers.

Across all exercises and the survey, participants emphasized:



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



Expanding community services such as youth programs, community hubs, and urgent care



Takeaways and Implications for Planning

By Topic Area



Innovation

- Make Upper Marlboro a regional hub for agritech
- Create an innovation corridor with co-working, light manufacturing, and local food production
- Build talent pipeline with Maryland universities



Infrastructure & Mobility

- Fix roads, flooding, and truck traffic issues
- Improve sidewalks, crossings, and traffic flow.
- Add merge lanes, traffic lights, and safer intersections



Economic Development

- Attract businesses that invest locally
- Enforce local sourcing standards
- Revitalize shopping centers and reuse vacant spaces.



Community Priorities

- Develop community centers and recreation facilities
- Provide urgent care and youth job opportunities
- Increase policing and code enforcement.



Preservation & Recreation

- Preserve historic character and cultural identity
- Reuse abandoned golf course and County buildings
- Expand trails, parks, and waterway connections.



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