

Medical Innovation Campus Feasibility Study Open House Summary

Executive Summary

Open House

The Prince George's County Planning Department, along with the consultant team of Torti Gallas + Partners and District 9 Council Member Sydney J. Harrison, hosted an Open House to share the draft vision, conceptual design plans, and land use proposals for the Medical Innovation Campus Feasibility Study to seek community confirmation for needed refinements. The Open House was held at the Southern Area Aquatics and Recreation Complex (SAARC) in Brandywine, Maryland on Wednesday, November 5, 2025.

Council Member Sydney J. Harrison and Deputy Planning Director James Hunt welcomed participants and provided an overview of the Campus vision, including how it aligns with the overall vision for Prince George's County, as well as updates on other concurrent planning activities underway in District 9.

The consultant team presented a summary of work completed to-date, and highlighted key themes from the previous community work session and stakeholder input. They also shared major findings from the market study and unveiled the initial design concepts, including a draft vision statement, a proposed campus framework with unique neighborhoods, that illustrate how the campus could look.

Following the presentation, attendees were invited to review large-format prints and offer their comments, suggestions, and provide guidance to assist in the refinement of the vision and concepts. County planning staff and the consultant team engaged with residents one-on-one and in small groups to answer questions, discuss the concept plans in greater detail, and take written notes of the comments and suggestions.



Figure 1: Attendees review and discuss plans and ask questions of Planning Department staff.

Key Themes from Resident Feedback

Community members generally expressed support for the overall vision of creating a vibrant, mixed-use Medical Innovation Campus. Attendees were enthusiastic about retail, entertainment, and medical innovation opportunities, but they emphasized that traffic and infrastructure improvements are essential prerequisites for success. Key themes have been grouped and summarized into four main categories:

Community Vision and Identity

There was a strong desire to see Clinton become a destination, not just a “pass-through.” Residents were supportive of adding retail and amenities and wish to see family-friendly entertainment options, recreation, and gathering space for community and cultural activities in addition to the Medical Innovation uses.

Education and Workforce

Some residents expressed interest in incorporating primary education facilities in addition to colleges and research universities. Supporting jobs and workforce development should also include workforce housing, allowing Medical Innovation Campus workers to live near their jobs.

Medical Innovation Campus

There was general support for the Innovation Campus, with a suggestion to make sure there was space for medical manufacturing in addition to research and lab space. Incorporating a community makerspace to support innovation and entrepreneurship was also mentioned.

Infrastructure and Transportation

There was strong consensus from attendees that any development of the Medical Innovation Campus needed to be coordinated with, and preceded by, improvements to the Branch Ave / Surratts Road intersection and construction of the Southern Maryland Rapid Transit line.

In addition to the key themes above, many residents express the need for continued public engagement as the project develops and is integrated into other plan updates.



Figure 2: Attendees review and discuss plan during open house.

Notes

This section is a transcribed record of the written notes from the event. Photographs of the note boards are found at the end of the document.

Note Pad A

- Incorporate new elementary and middle schools in plan
- Diversity of medical office and outpatient services
- Houston Med Center as example
 - World class med center
- PEPCO consider adding solar farm to contribute energy directly to innovation center
- Less residential in East Village, more retail.
- Explore expanding length of “Main Street” (more retail)
- Family-oriented entertainment (bowling alley, movies, roller/ice-skating rink)

Note Pad B

- Love ball fields / sports. Need youth recreation.
- Parking garages taking up too much space?
 - A lot along Branch Ave edge
 - Makes sense around retail and hospital
 - Activity Center zone/TOD – reduce parking minimums
- Conflict with emergency vehicles and retail
- Include what added population would be
- Support for new interchange
- Support for gathering spaces
 - Amphitheater / band shell
- Vision: Clinton as a destination and not as a pass-through
- Connect to trails, build the network
- Access to transit is key
- Environmental justice concern with development next to transmission lines (PEPCO)
- Give presentation to Coffee Club? Districts?
- Important to have Workforce Housing where employees can live nearby

Note Pad C

- Add “Learn” to last sentence, “Live, Learn, Work....”

Note Pad D

- If updates to roads/transit don’t materialize...
 - Plan may not happen as shown
 - Need to see changes (alternate plan) for if improvements don’t happen
 - As shown, too much for existing interchange/infrastructure
- Hard to do anything without updated infrastructure/traffic fixes
- Lots of parking shown, leads to car dependence
- Innovation District business to go here
 - Medical device supply
 - E.g. custom wheelchair, prosthetics, etc.
- Community center with maker space
- Additional meetings with community

Note Pad E

- Traffic concerns, need:
 - New interchange at Surratts Rd
 - SMRT Line
 - Second entrance to site
 - Inter-agency coordination
 - Need to infrastructure to support the vision

Photographs of Notepads

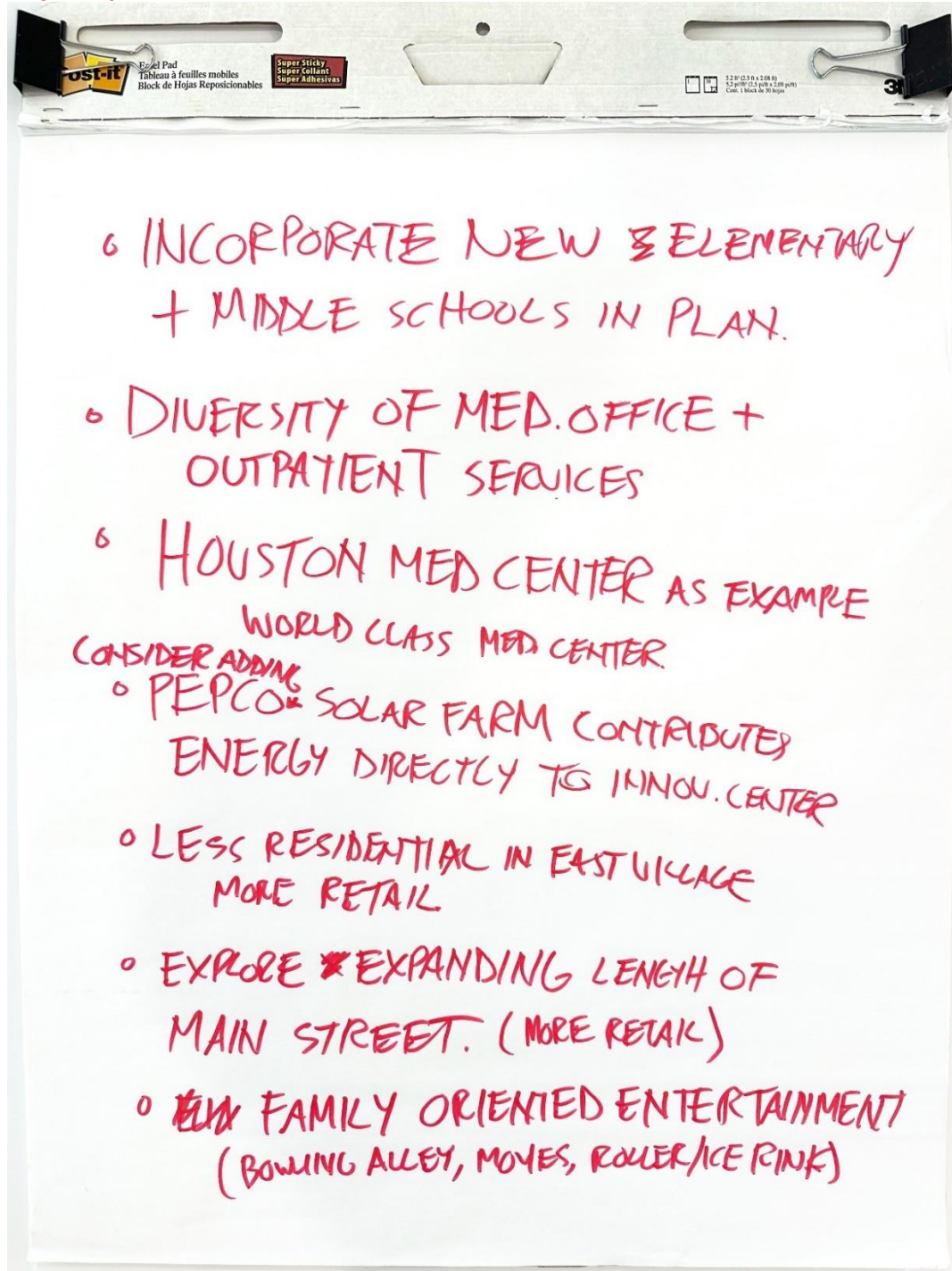


Figure 3: Note Pad A

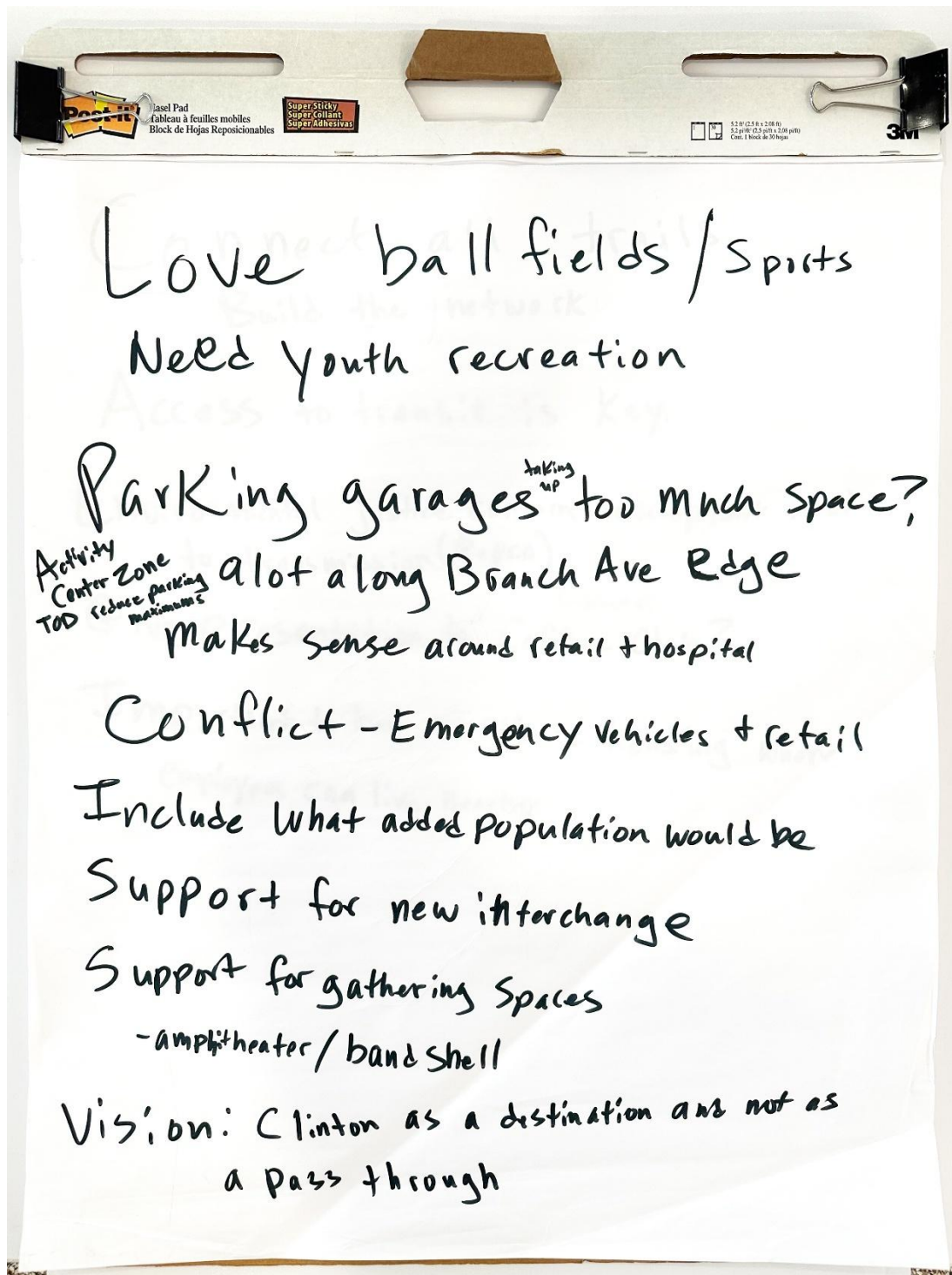


Figure 4: Note Pad B1

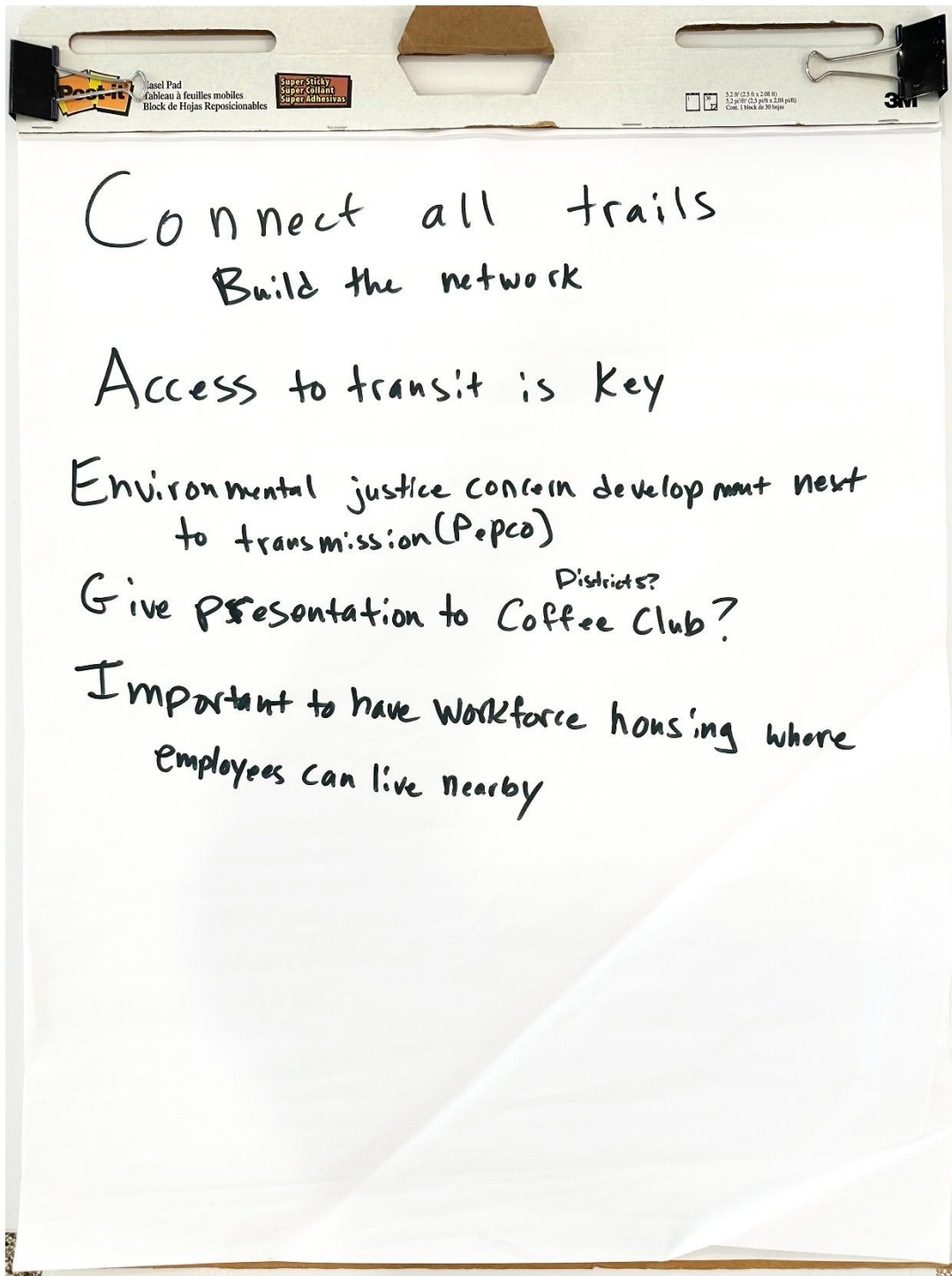


Figure 5: Note Pad B2

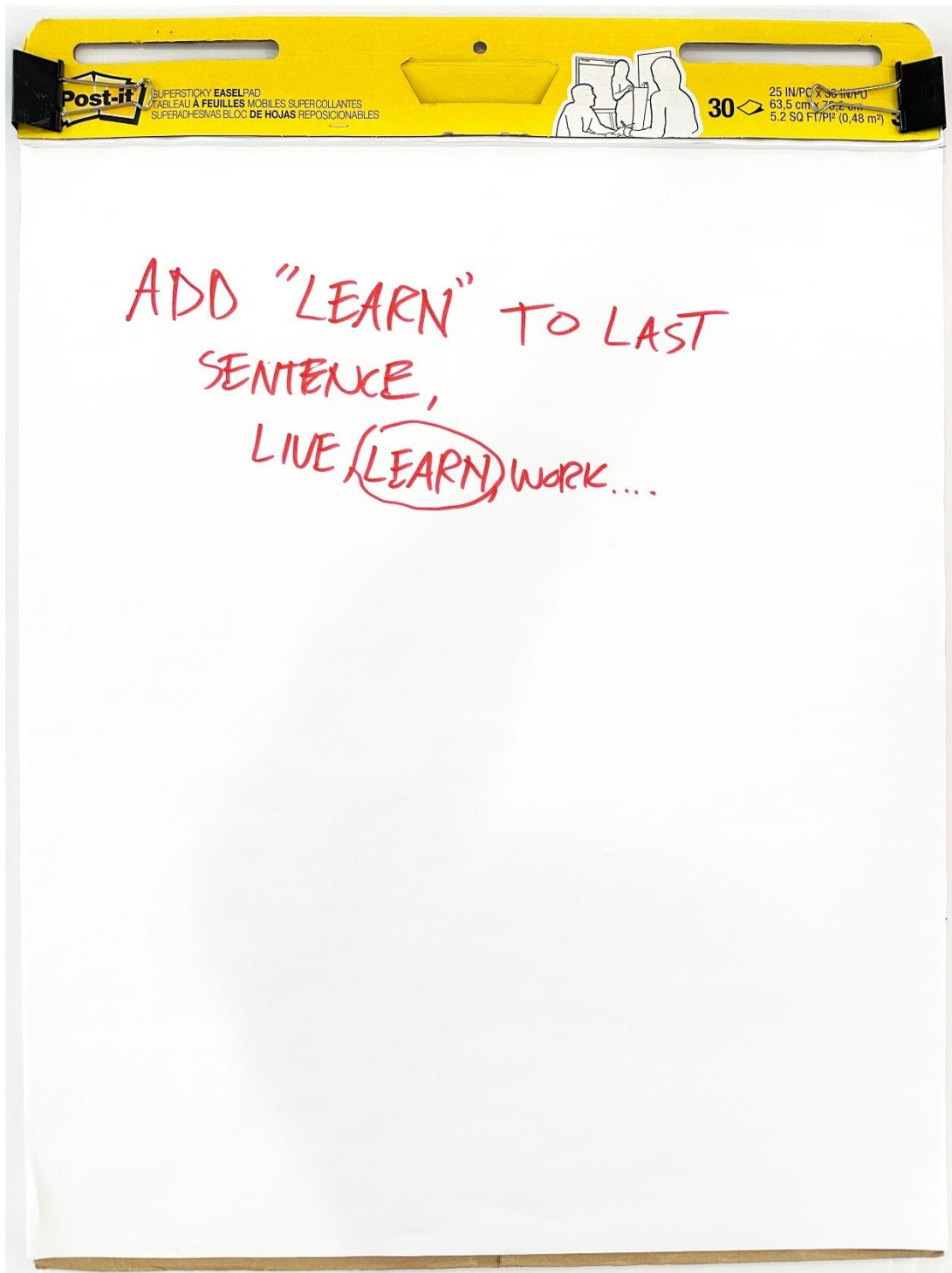


Figure 6: Note Pad C

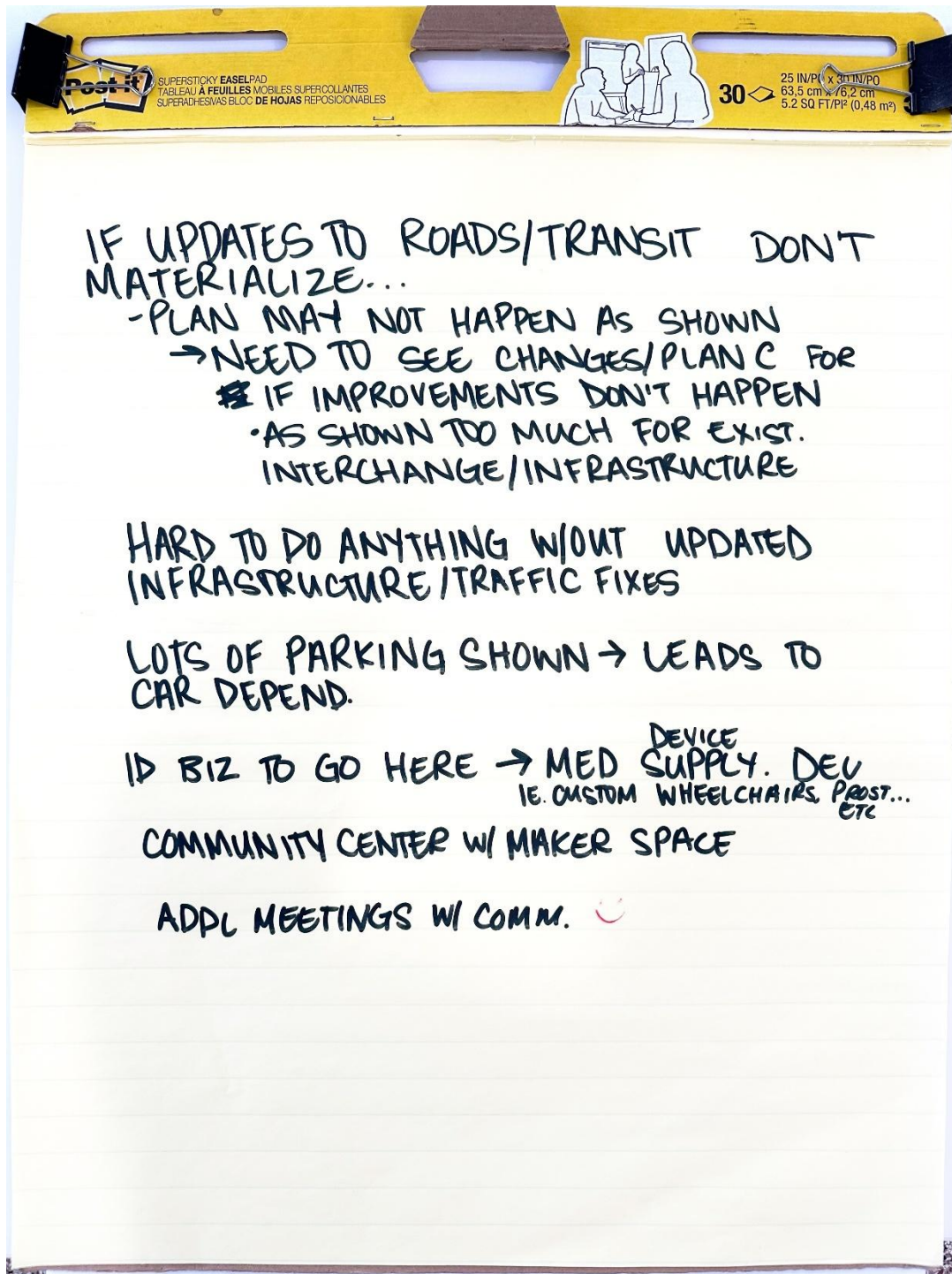


Figure 7: Note Pad D



Figure 8: Note Pad E