

DISTRICT COUNCIL &  
PLANNING BOARD

# JOINT PUBLIC HEARING

Subregion 1 Master Plan Minor Plan  
Amendment and Sectional Map  
Amendment

Approved  
**Subregion 1**  
2010  
Master Plan and Sectional Map Amendment



# AGENDA

**01**

Project Overview

**02**

Community Engagement  
& Research Analysis

**03**

Plan Amendment  
Highlights

**04**

Proposed Rezoning

**05**

Timeline & Next Steps



# SUBREGION 1

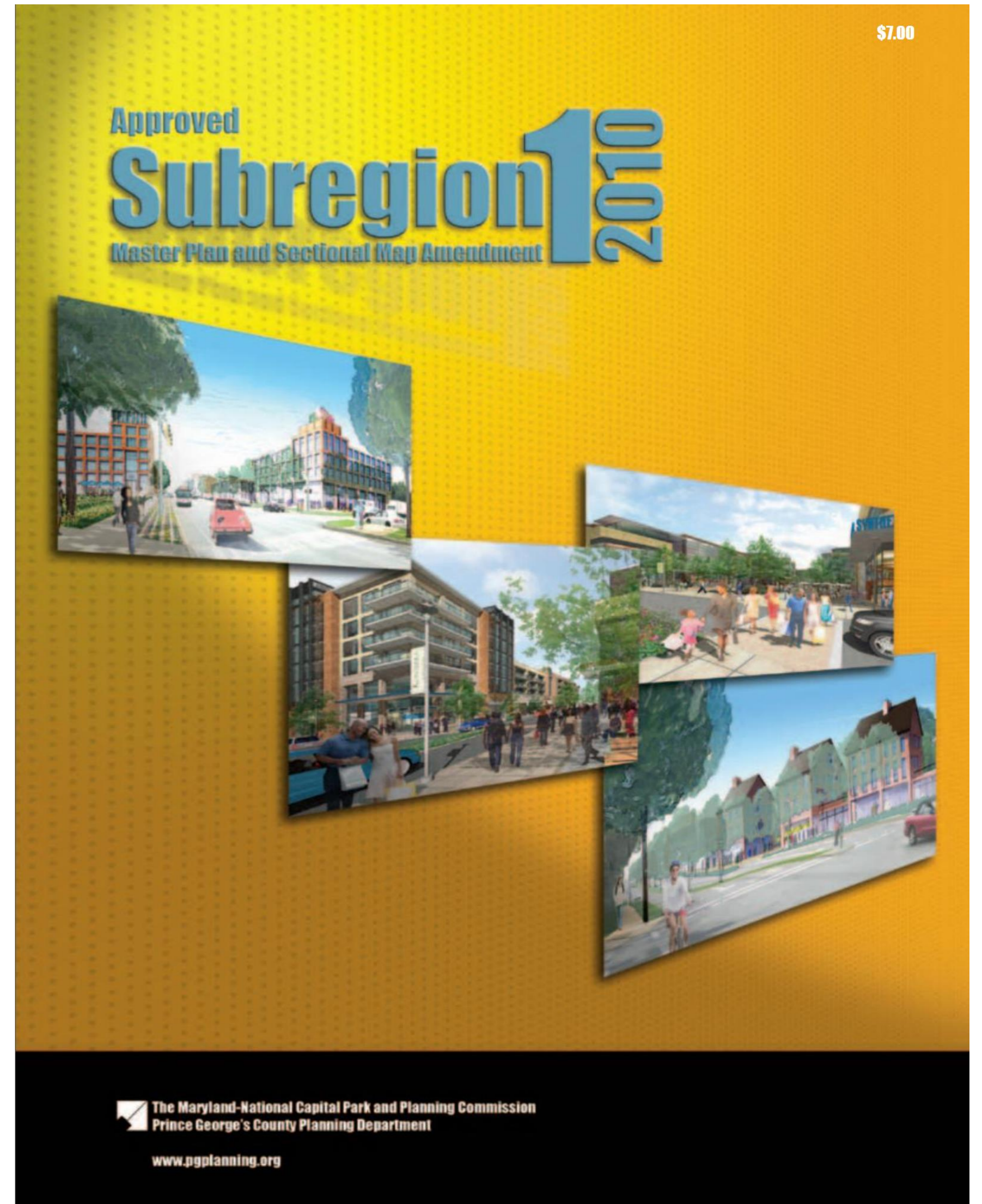
- I-95, US 1, MD 200
- Infrastructure/Assets
  - Muirkirk MARC Station
  - University of Maryland Hospital
  - Fairland Regional Park (shared with Montgomery County)
  - Konterra Future Development Sites – East, West, and South



# PROJECT OVERVIEW

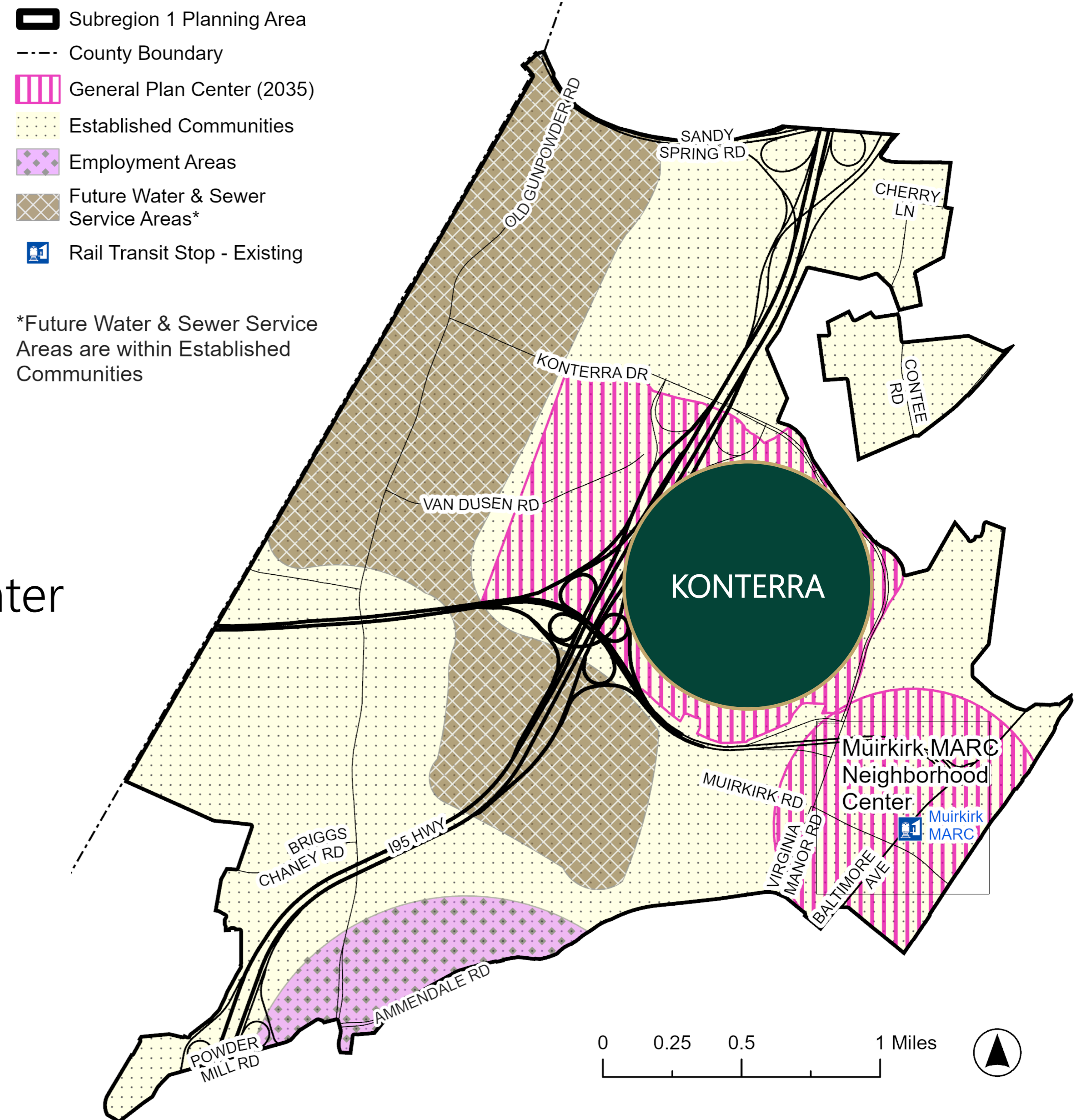
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- Existing Subregion 1 Master Plan predates Plan 2035
  - Based on *prior* General Plan, Zoning Ordinance, and Functional Master Plans
- Brings the Master Plan into alignment with the current County-wide planning framework.
  - Replacing references to 2002 General Plan Tiers, Corridors, and Centers
- Responsive to today's community and stakeholder preferences, Council priorities, and economic conditions and trends.



# PLAN 2035 CENTERS

- Konterra Town Center
- Muirkirk MARC Station Neighborhood Center

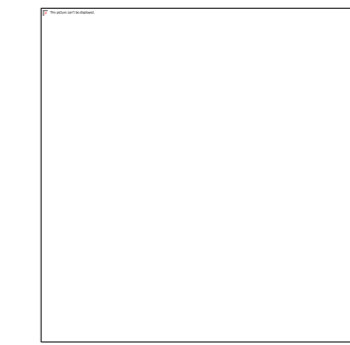


# COMMUNITY ENGAGEMENT & RESEARCH ANALYSIS

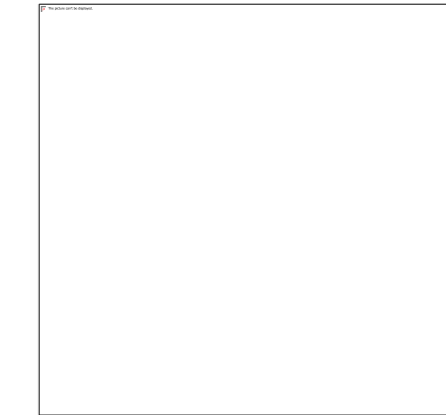
# COMMUNITY ENGAGEMENT

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- Town Hall Meeting (July 28, 2025)
- Community Listening Session (November 24, 2025)
- Agricultural Listening Session (December 18, 2025)
- Online Survey (December 1-19, 2025)
- Public Open House (January 21, 2026)



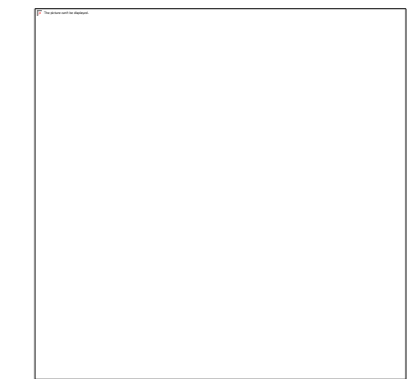
**Public  
Kickoff/Town  
Hall**



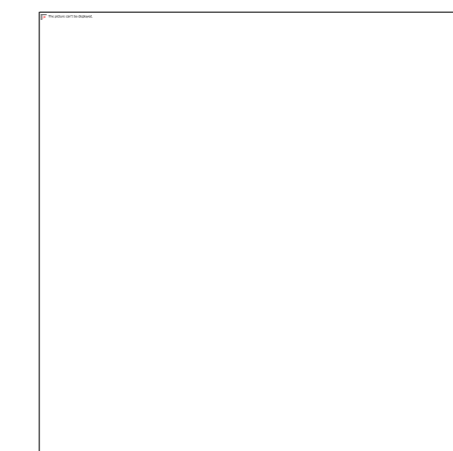
**Existing  
Conditions  
Analysis**



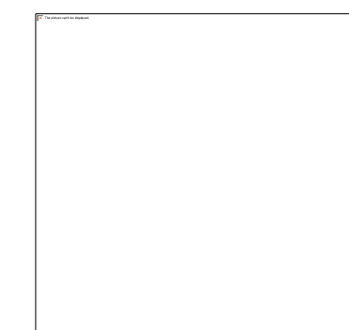
**Stakeholder/  
Agency  
Meetings**



**Community  
Meetings**



**Public Survey**



**Site Tours**

# What We Heard

[Full Engagement Summary](#) available on project webpage

## Land Use

Preference for experiential retail and mixed-use on Konterra East, as well as employment opportunities along I-95.



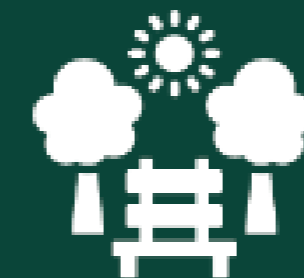
## Connectivity

Support for green and active transportation corridors and improved traffic management.



## Parks & Open Space

Need for trail networks to connect neighborhoods, as well as parks with a variety of amenities.



## Placemaking & Cultural Identity

Desire for public art, cultural gathering space, markets, etc.



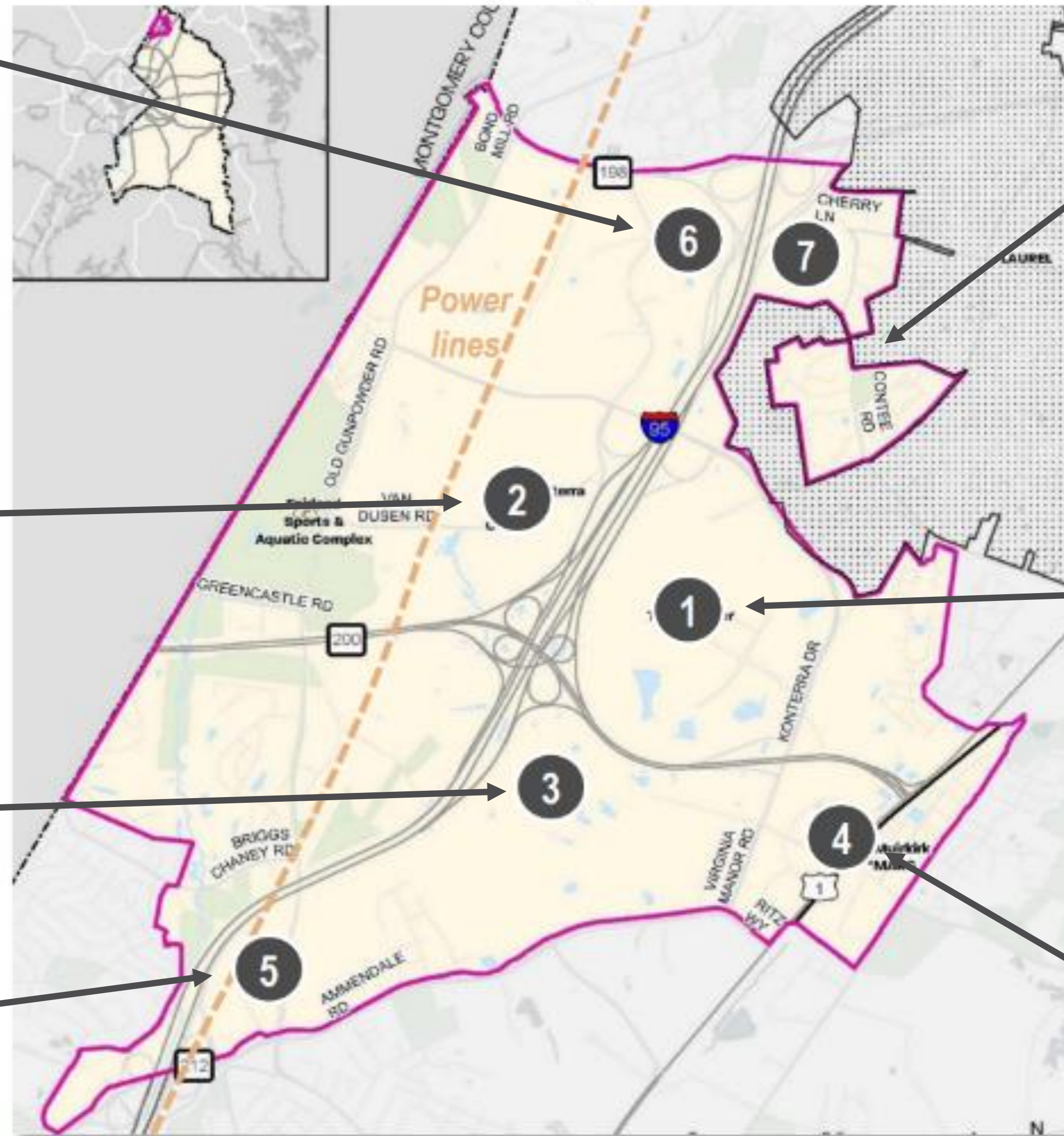
# Market Study - Likely Uses & Planning Considerations

**Burtonsville Substation:**  
Well positioned for industrial development, potentially data centers

**Konterra West:** Could serve as transition zone – low-density housing to west, medium-density housing and auto-centric to the east

**Konterra South:** Commercial uses, such as industrial or low intensity commercial

**Old Gunpowder Rd:** Industrial uses due to proximity to 1-95



**UM Hospital Surroundings:** Medical office and senior housing

**Konterra East:** Strongest opportunity for mixed use. Horizontal mixed-use neighborhoods, mix of rental and for-sale units, stand-alone retail and large-scale entertainment. Future opportunities for diversification.

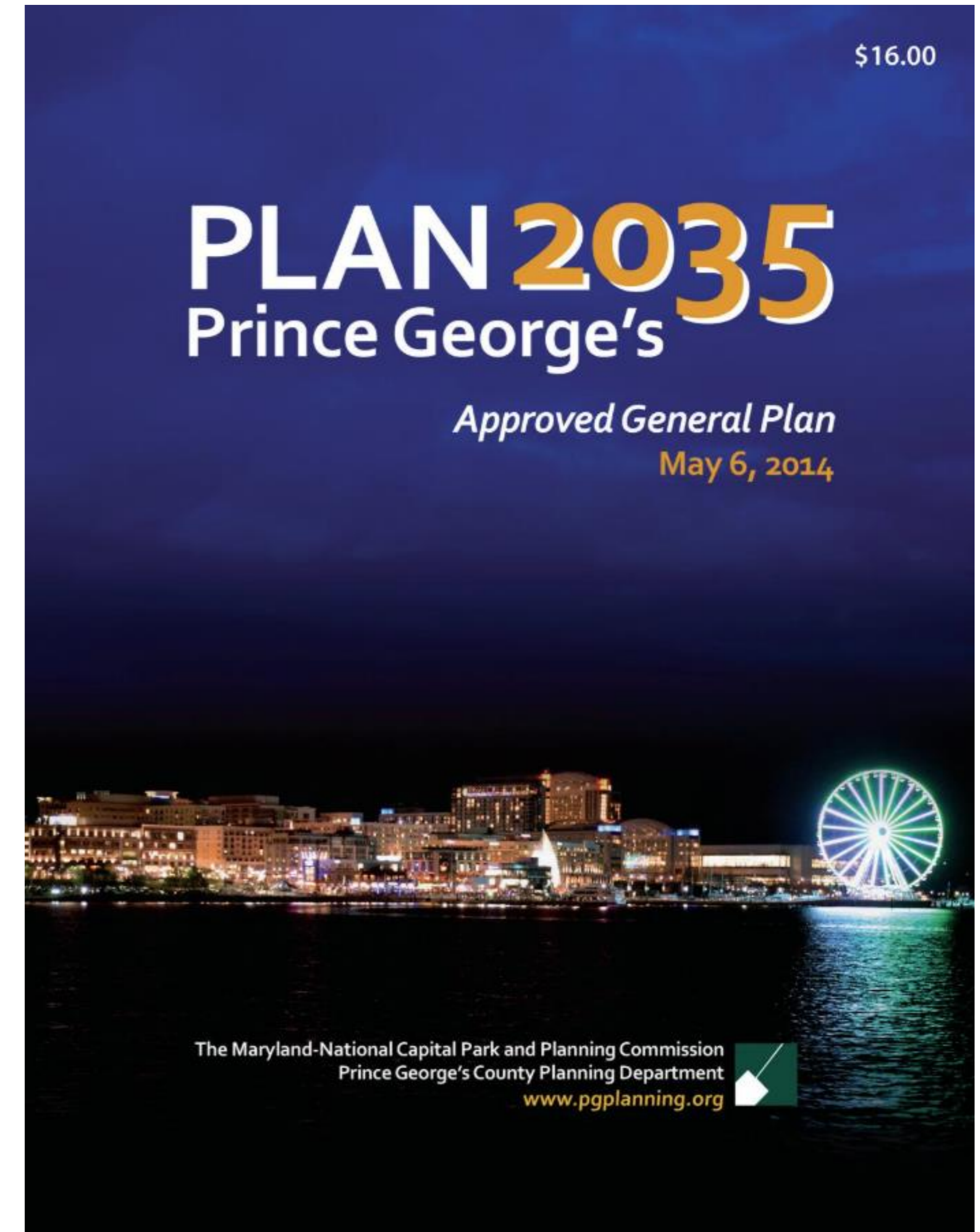
**Muirkirk MARC:** Mid-rise residential, ground-floor retail, as well as traditional office

# PLAN AMENDMENT HIGHLIGHTS

# AMENDMENT UPDATE SUMMARY

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- Updated terminology
  - 2002 General Plan -> Plan 2035
- Updated policies and strategies
  - 2025-2026 Community Engagement
  - 2025 Research/Analysis
- Future land use designation changes
- Zoning designation changes
  - Align with Countywide Map Amendment



# DEVELOPMENT PATTERN ELEMENTS

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- **2025 Market Study:** housing, retail, office, and industrial trends
- **Multimodal transportation**
- **Konterra Town Center (East)**
  - Large-format experiential/destination retail
  - Residential
- **Konterra West**
  - Mix of employment/commercial (east of powerlines)
  - Residential (west of powerlines)
- **Muirkirk MARC**
  - Mixed use and connectivity to station



# INFRASTRUCTURE ELEMENTS

- **Environmental Infrastructure**

- Green building
- Contaminants and remediation
- Aquifers

- **Transportation**

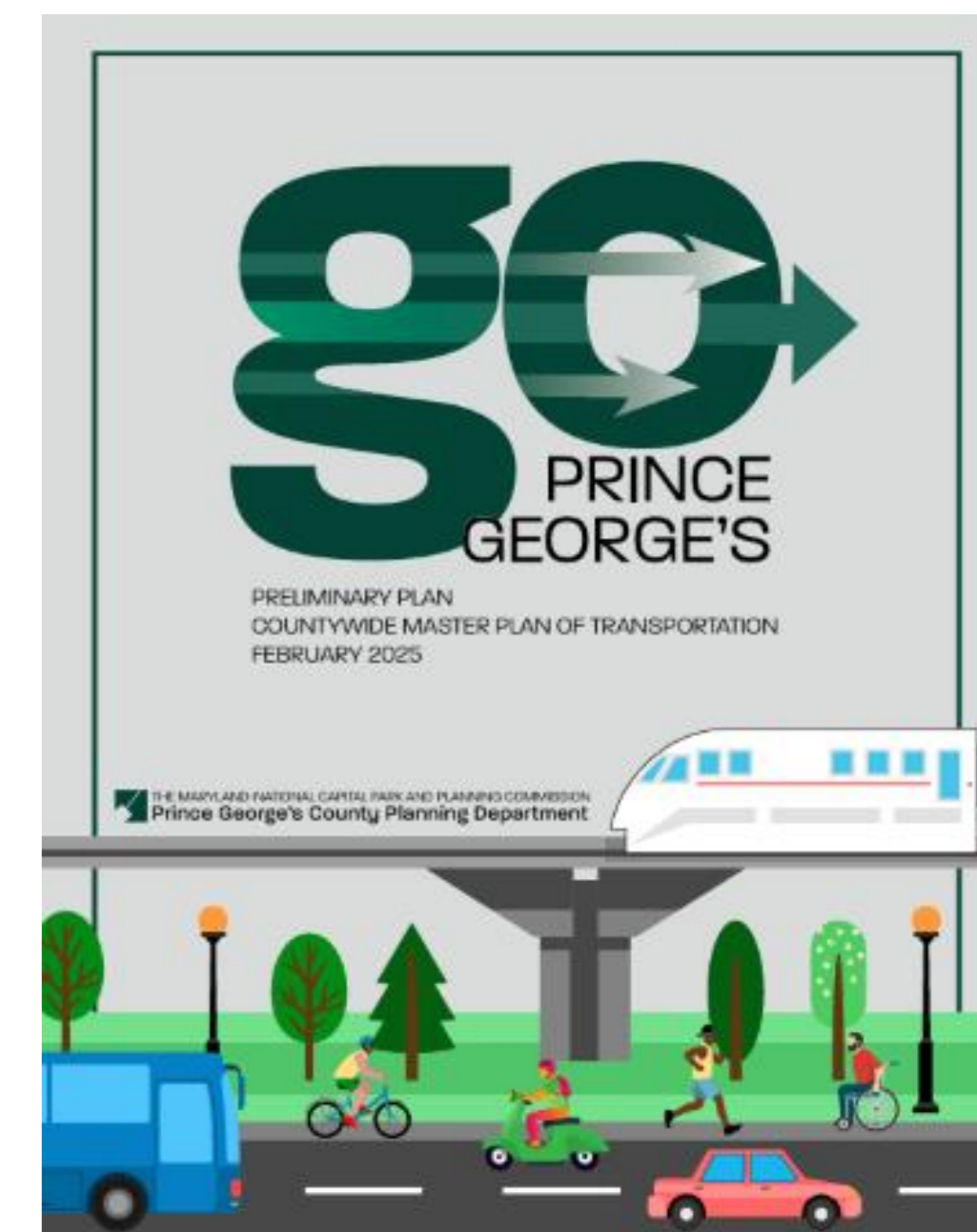
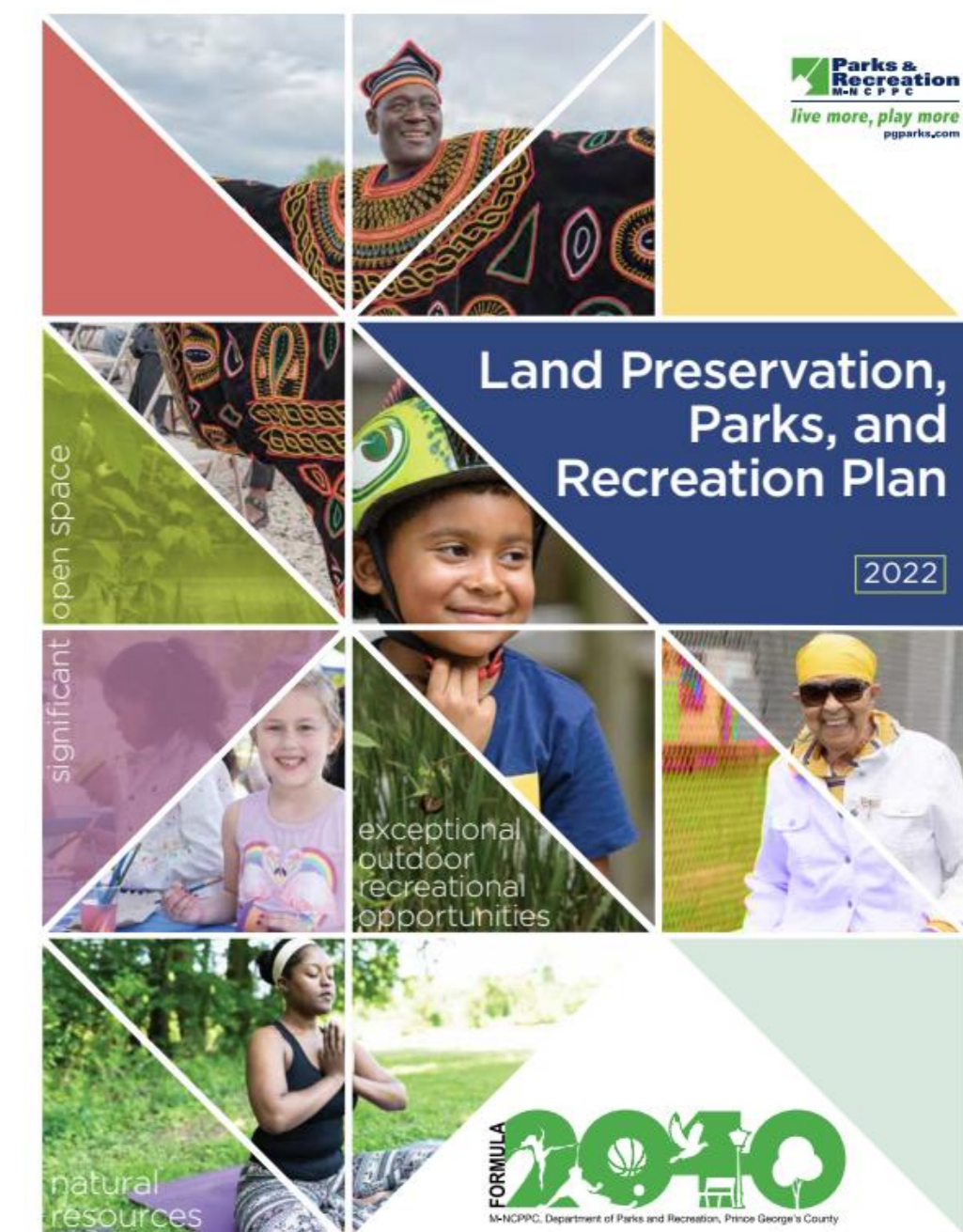
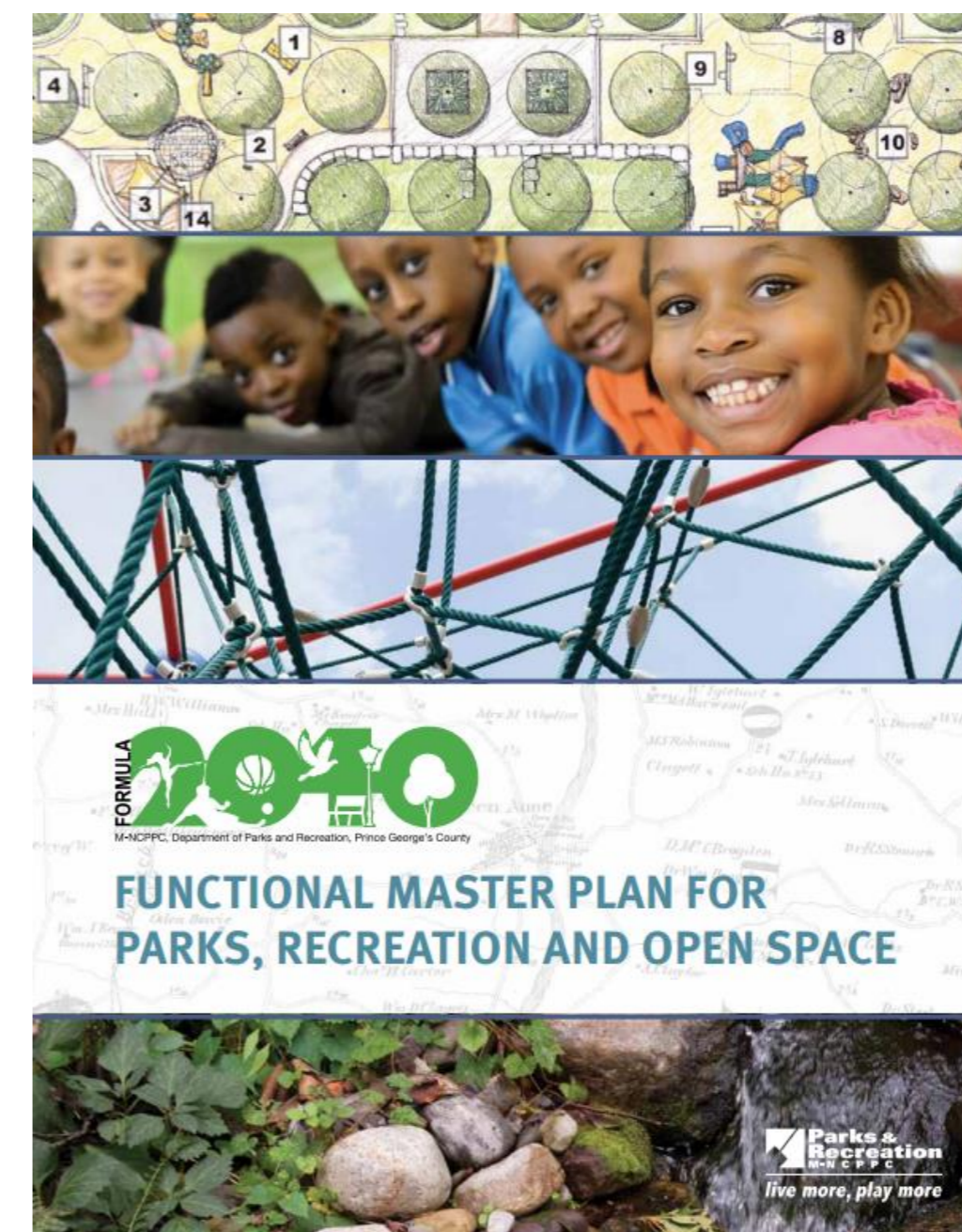
- Go Prince George's recommendations

- **Parks and Recreation**

- Department of Parks and Recreation recommendations
- Update existing parkland inventory table

- **Public Facilities**

- Update public school enrollment and utilization table



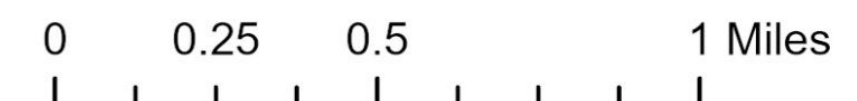
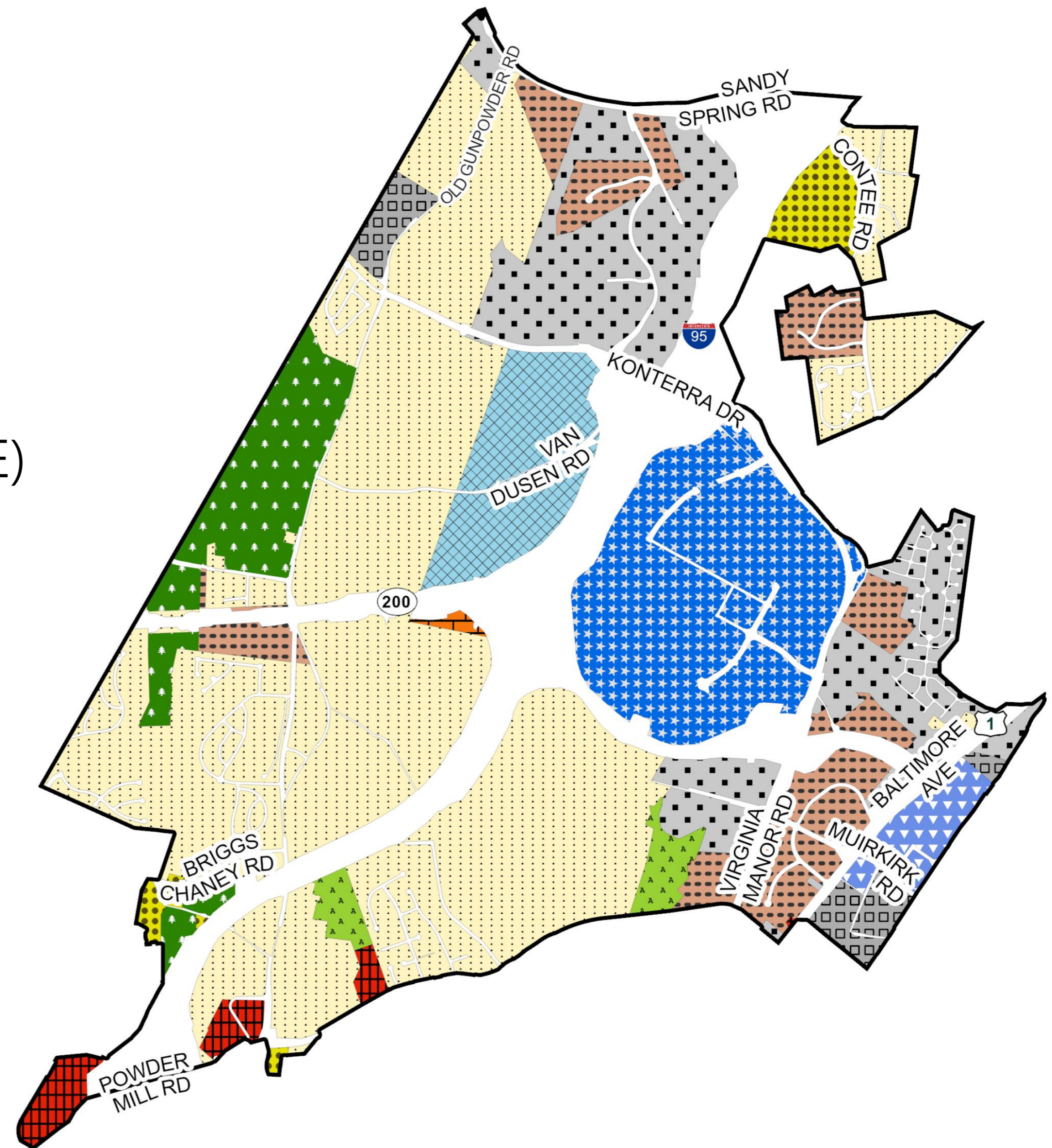
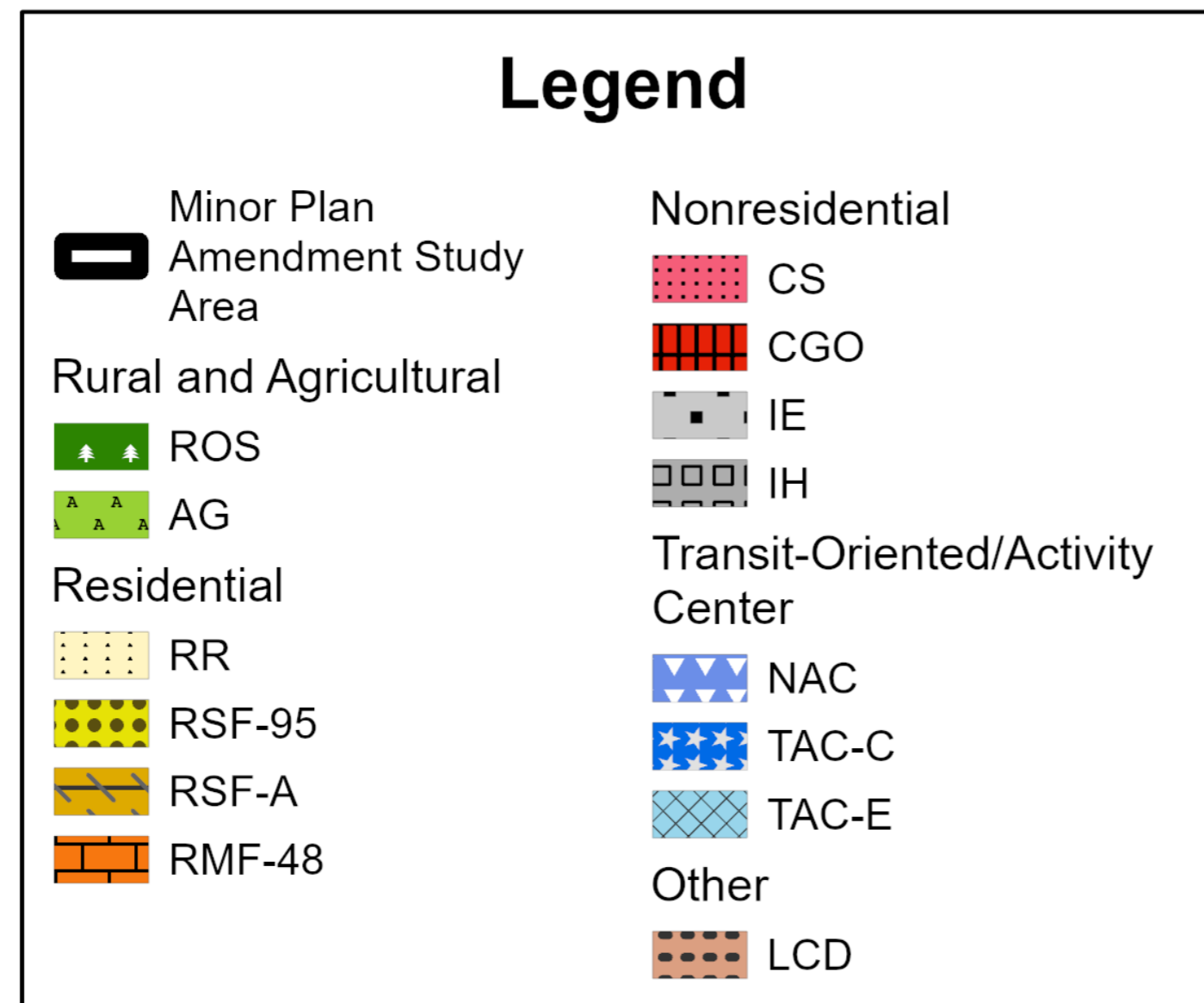
# ECONOMIC DEVELOPMENT, URBAN DESIGN, & HISTORIC PRESERVATION

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- **Economic Development**
  - Housing, retail, industrial and office trends from the 2025 Market Study
  - Amend zoning and uses
- **Urban Design**
  - Compatible transitions between centers and surrounding areas
  - Updates to Konterra Town Center East & West
  - Addition of Konterra South
- **Historic Preservation**
  - No change

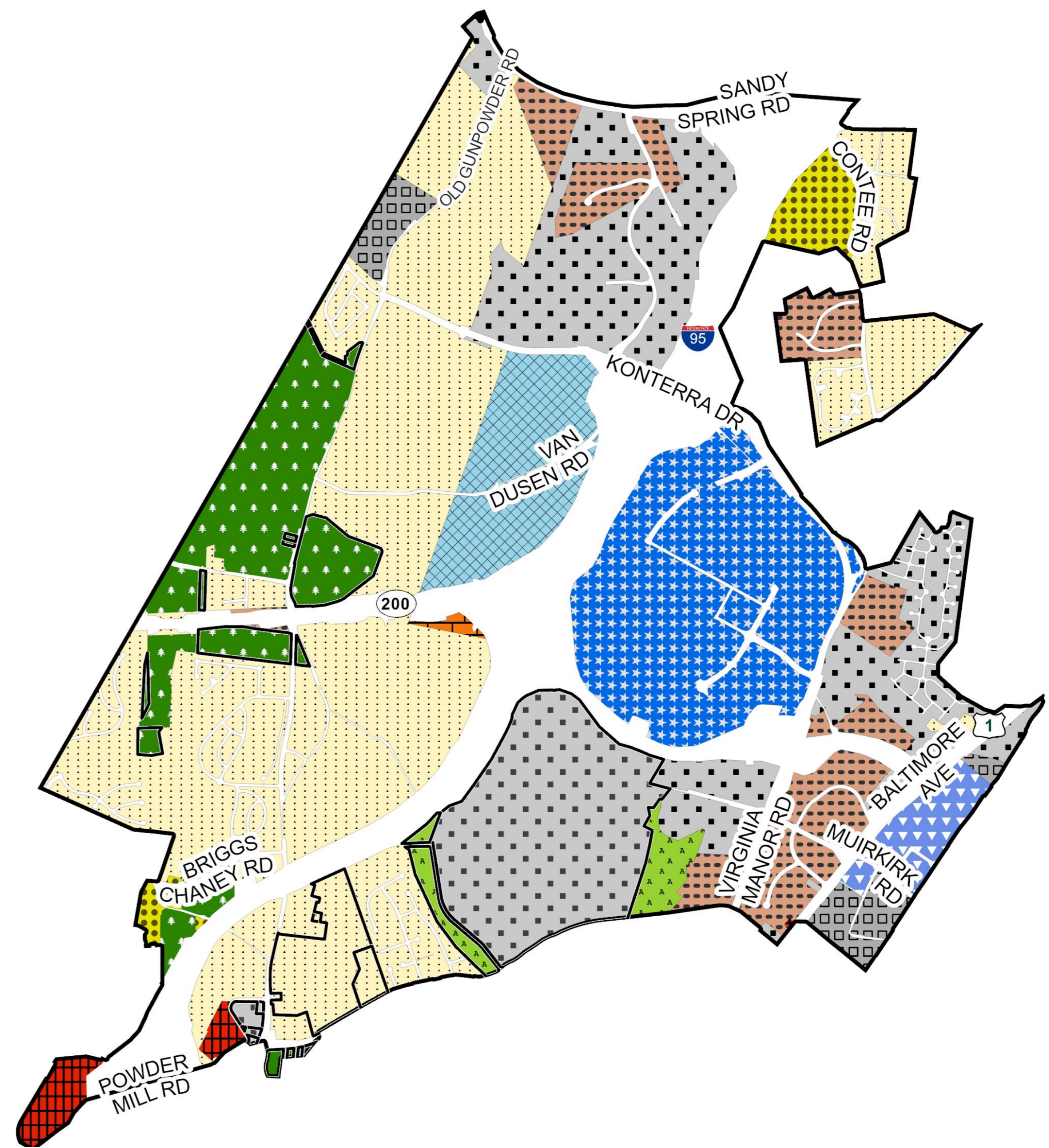
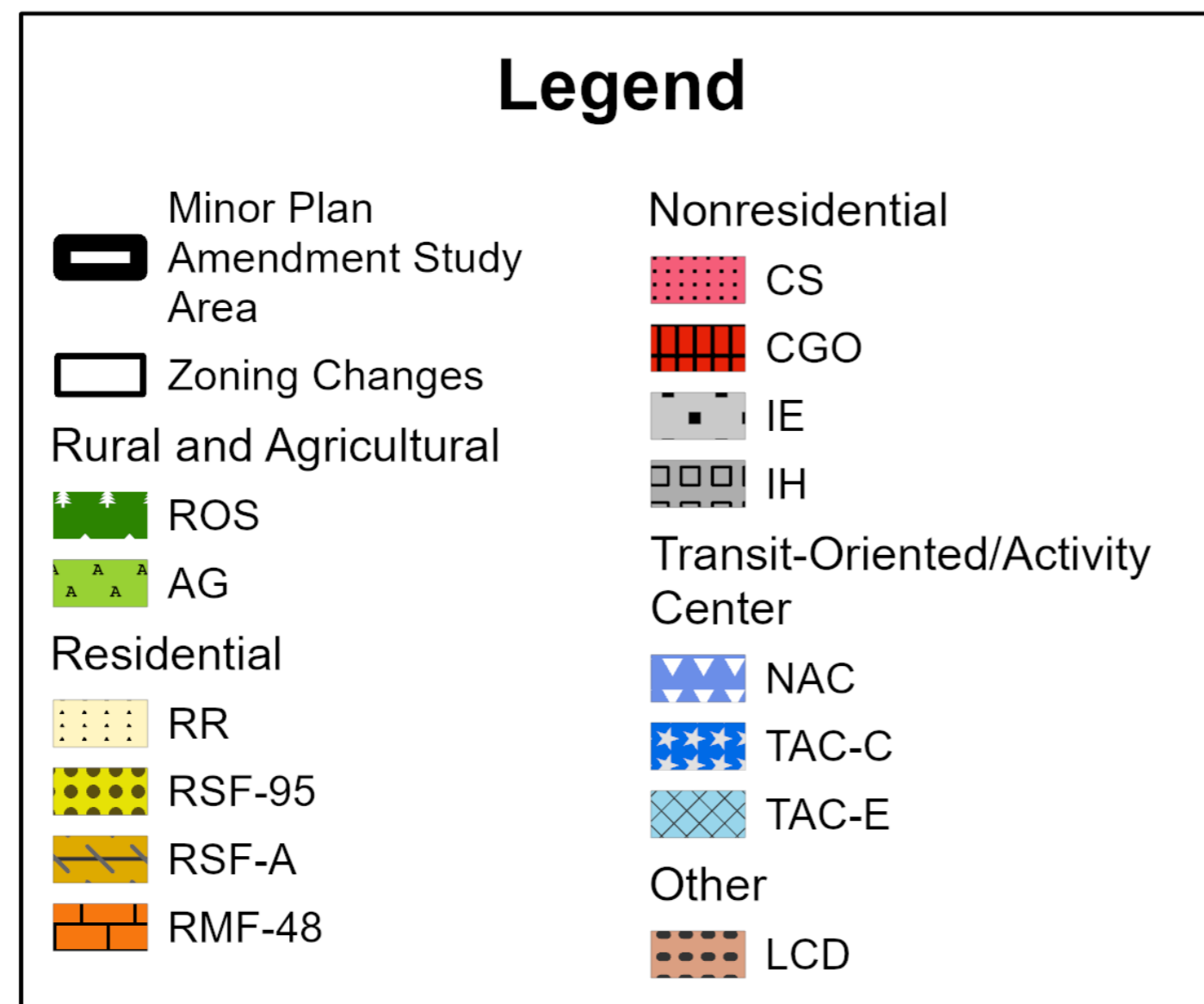
# EXISTING ZONING

- Almost half zoned Residential, Rural (RR)
- Almost 15% zoned Industrial, Employment (IE)



# PROPOSED REZONINGS

- Additional industrial and employment areas
- Preserve parkland and open space
- Align with surroundings
- Resolve split-zoned parcels



# PROJECT TIMELINE

Time	Milestone
September 2025	Project Kick Off
November 2025 – January 2026	Community Engagement + Research Analysis
February 2026	Plan Amendment Drafting
March 2026	Stakeholder Review
April 14, 2026	Initiation
<b>June 8, 2026</b>	<b>Joint Public Hearing</b>
September 2026	Work Sessions
October 2026	Project Completion

# CONTACT INFORMATION



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