



Montgomery Planning Upcounty Division

Montgomery County Planning Board
04/21/2022

Agenda item 10

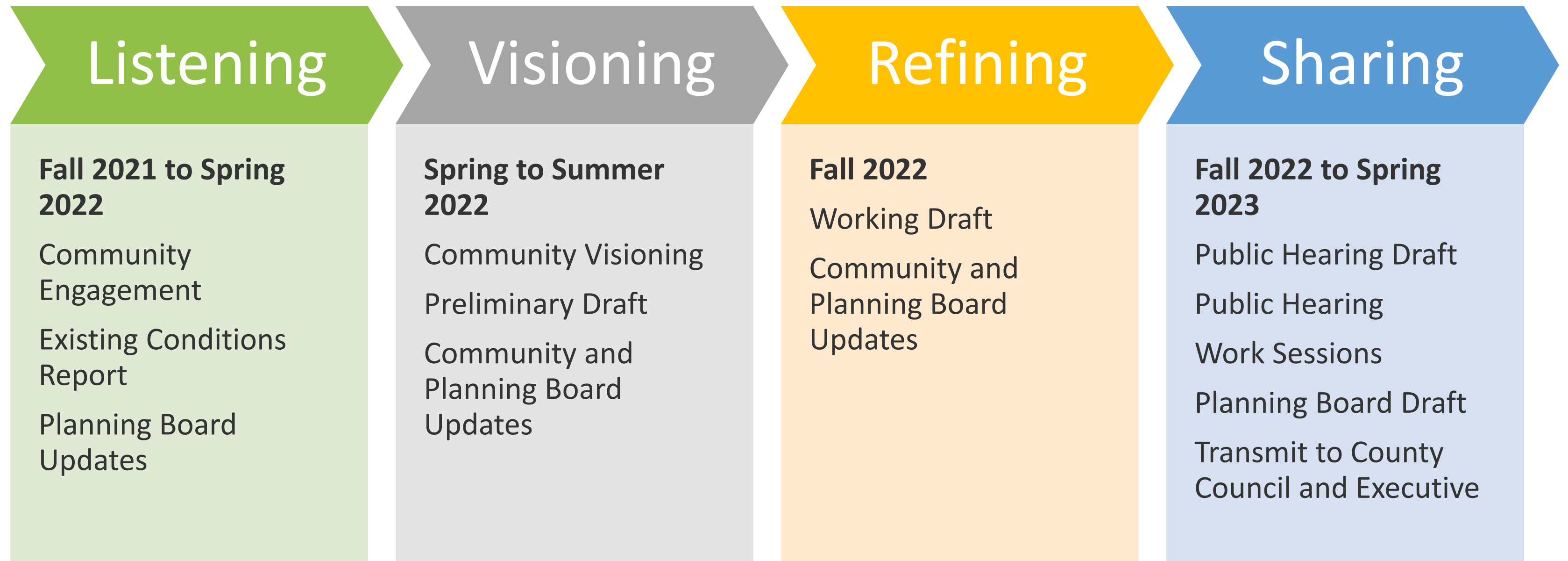
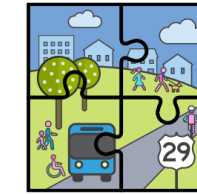
Fairland and Briggs Chaney Master Plan

Existing Conditions Report



Fairland and Briggs Chaney
MASTER PLAN

Plan Schedule



Agenda

Regional Context – *Where is Fairland and Briggs Chaney?*

People in the Plan Area – *Who Lives and Works Here?*

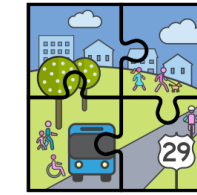
- Racial Equity & Social Justice
- Demographics

Built Environment – *What is Built Here?*

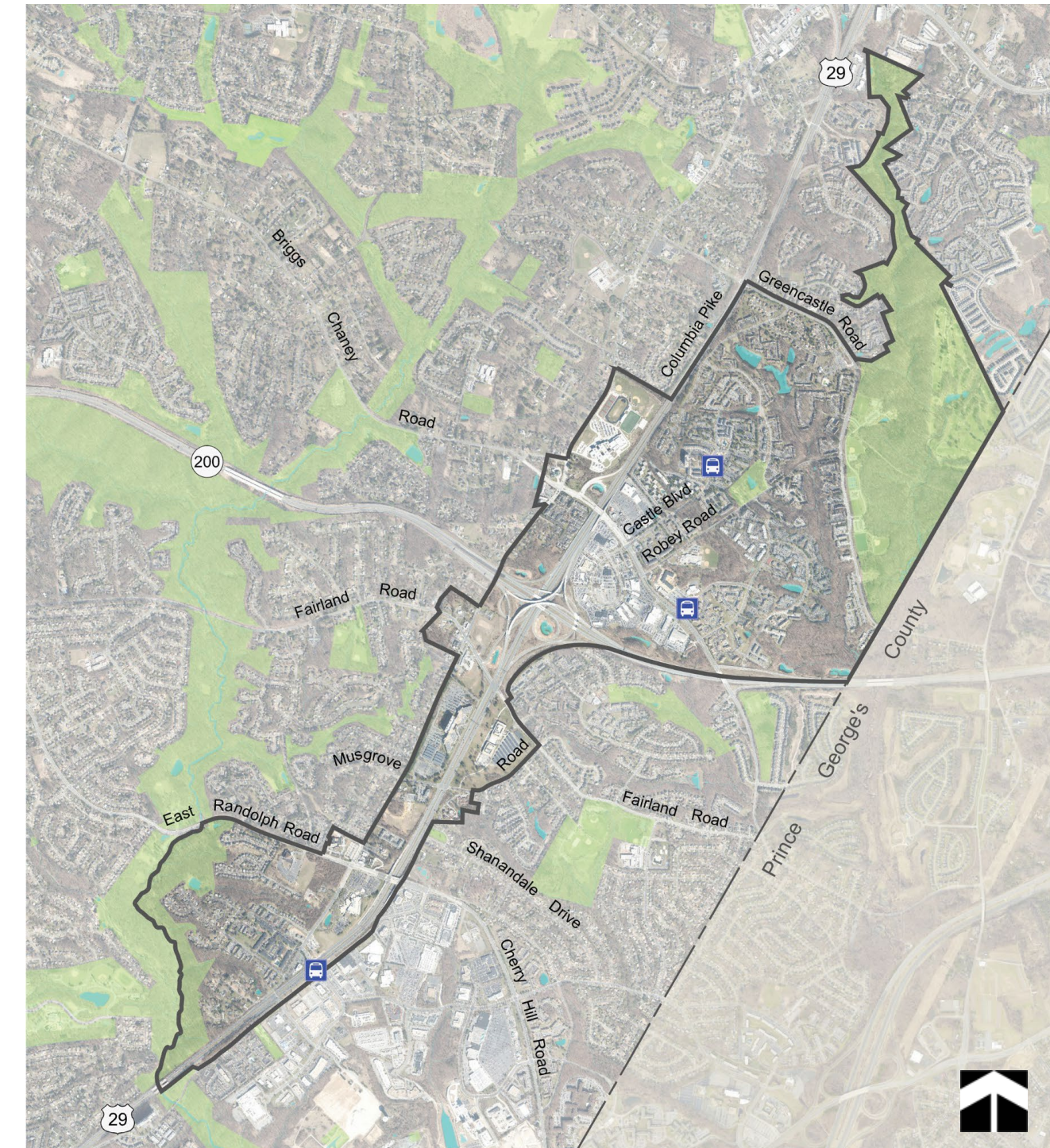
- Land Use, Zoning, & Development Patterns
- Transportation
- Housing
- Schools

Natural Environment – *How People Live, Play, & Thrive Here?*

- Parks, Recreation, & Community Facilities
- Environment, Climate & Food Systems



Fairland and Briggs Chaney MASTER PLAN



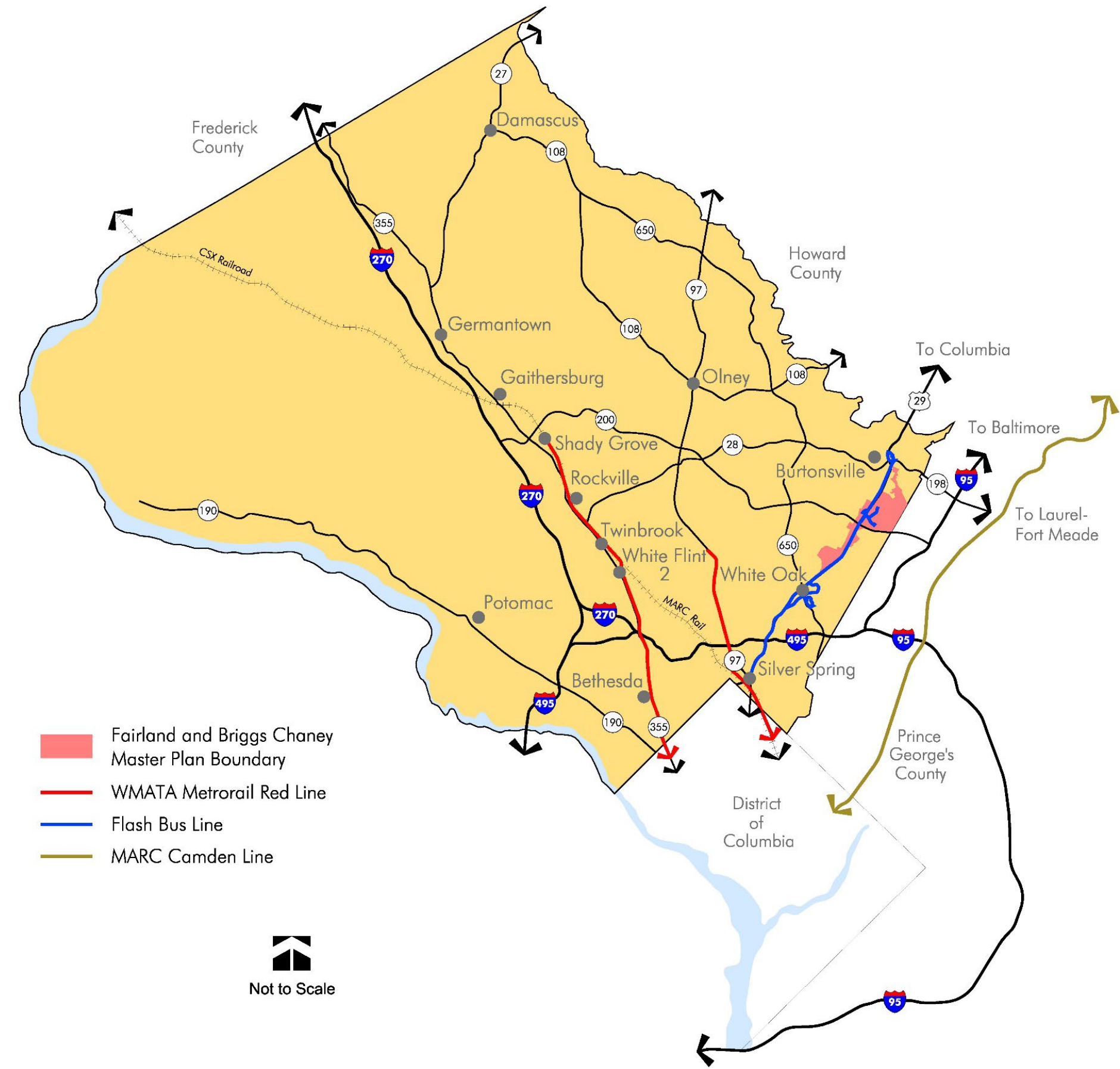
Key Take-aways



Regional Context	<ul style="list-style-type: none">• Major nearby transportation routes (US-29, MD-200, I-95) access the region• Historically, lower community investment and higher socioeconomic vulnerability
People	<ul style="list-style-type: none">• History of racial inequality through housing discrimination and displacement• Well-educated, predominantly Black or African American population today• Diverse culture supports community richness
Built Environment	<ul style="list-style-type: none">• Opportunities for safe, affordable, and accessible living not available for all• Improved transit service with Flash BRT• Unsafe and uncomfortable driving, walking, rolling, and biking conditions; car travel often a necessity• Communities poorly connected, separated by busy roads, deep stream valleys and property barriers.
Natural Environment	<ul style="list-style-type: none">• Significant parks and recreation amenities, yet certain programs and amenities are needed• Inadequate walking, rolling, and biking access to parks and open space• Forested stream valleys provide relief, though extreme summer heat and lack of adequate shade is of concern• Highest food insecurity rate in the county; food distribution resources are available

Regional Context

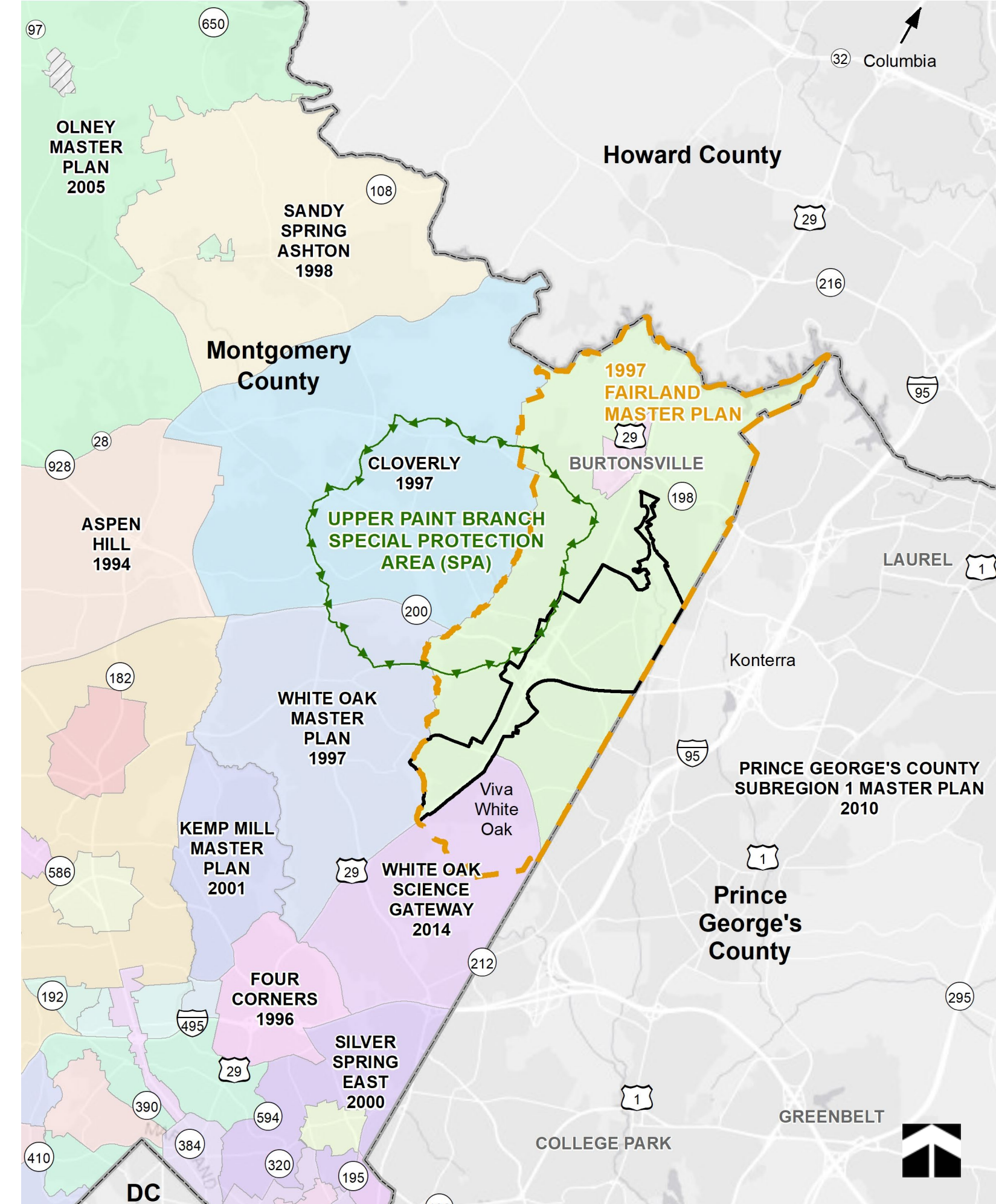
- Situated between Washington DC and Baltimore along U.S. Highway 29 (Columbia Pike)
- Close to Interstate I-95 corridor
- Accessible to Montgomery County via MD-200 (ICC or the Inter-County Connector), Briggs Chaney Road, and Fairland Road



Relationship to Surrounding Areas

- Master Plan area is a portion of the 1997 Fairland Master Plan
- Adjacent to White Oak Master Plan, White Oak Science Gateway Plan, and Cloverly Master Plan
- Prince George's County adjacent

— Fairland Briggs Chaney Sector Plan Boundary





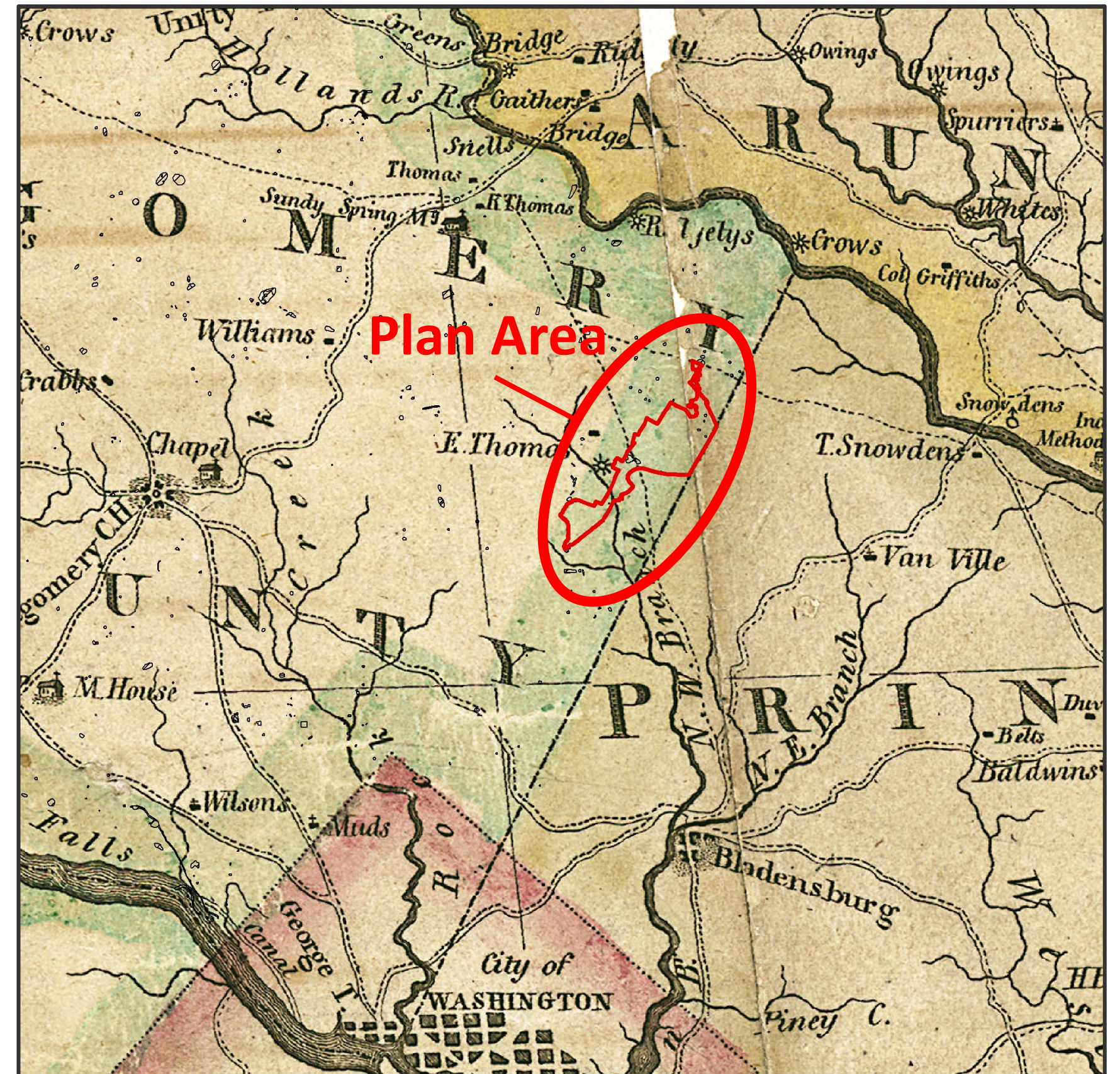
People

Key Take-aways

- History of racial inequality through housing discrimination and displacement
- Well-educated, predominantly Black or African American population today
- Diverse culture supports community richness

Historical Context

- **By 10,000 BCE**
Indigenous people inhabited the area
- **1634**
English colonists arrive in Maryland
- **1664**
Maryland codified chattel slavery
- **1720s**
First land grants in Fairland vicinity
- **1776**
Montgomery County Formed
- **1810**
Columbia Turnpike Company authorized by Maryland Assembly
- **1800-1825**
Earliest Free Black Communities in Montgomery County
- **1864**
Slavery Abolished in Maryland



Map of the State of Maryland, 1794 (Dennis Griffith)

Historical Context

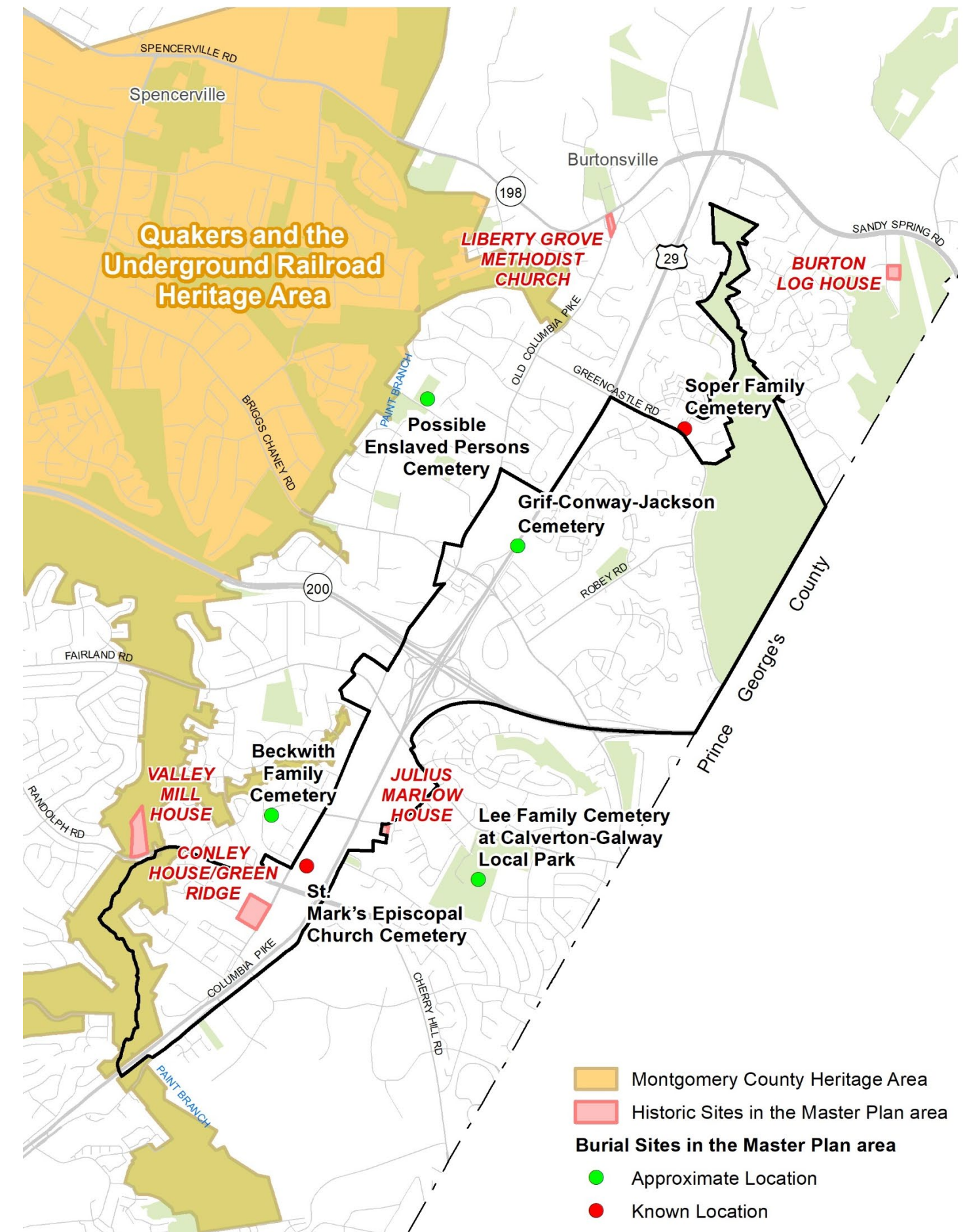
- **1860s**
Freed African Americans acquire property in Fairland.
- **1920s**
First suburban development in Fairland along Old Columbia Pike.
- **1930s**
Discriminatory housing practices common in Montgomery County and Fairland.
- **1955**
US 29 realigned; development in Fairland increases.
- **1967**
Montgomery County adopts first Open Housing Law.
- **1960s-80s**
Major development of Fairland, including Autopark and shopping center.
- **2011**
Construction begins on the ICC



Fairland plan area 1945

Existing Historic Resources

- About 12 individual historic resources within or near the Fairland and Briggs Chaney Master Plan area
- Two resources eligible for listing on the National Register of Historic Places
 - The Conley House/Green Ridge built c. 1910: Classical Revival style
 - The Lacy Shaw House built in 1924: American Bungalow style
- Three Master Plan Historic Sites
- Six Burial Sites
- Archaeological sites
 - Some destroyed, but some may be eligible for listing on the National Register



Racial Equity

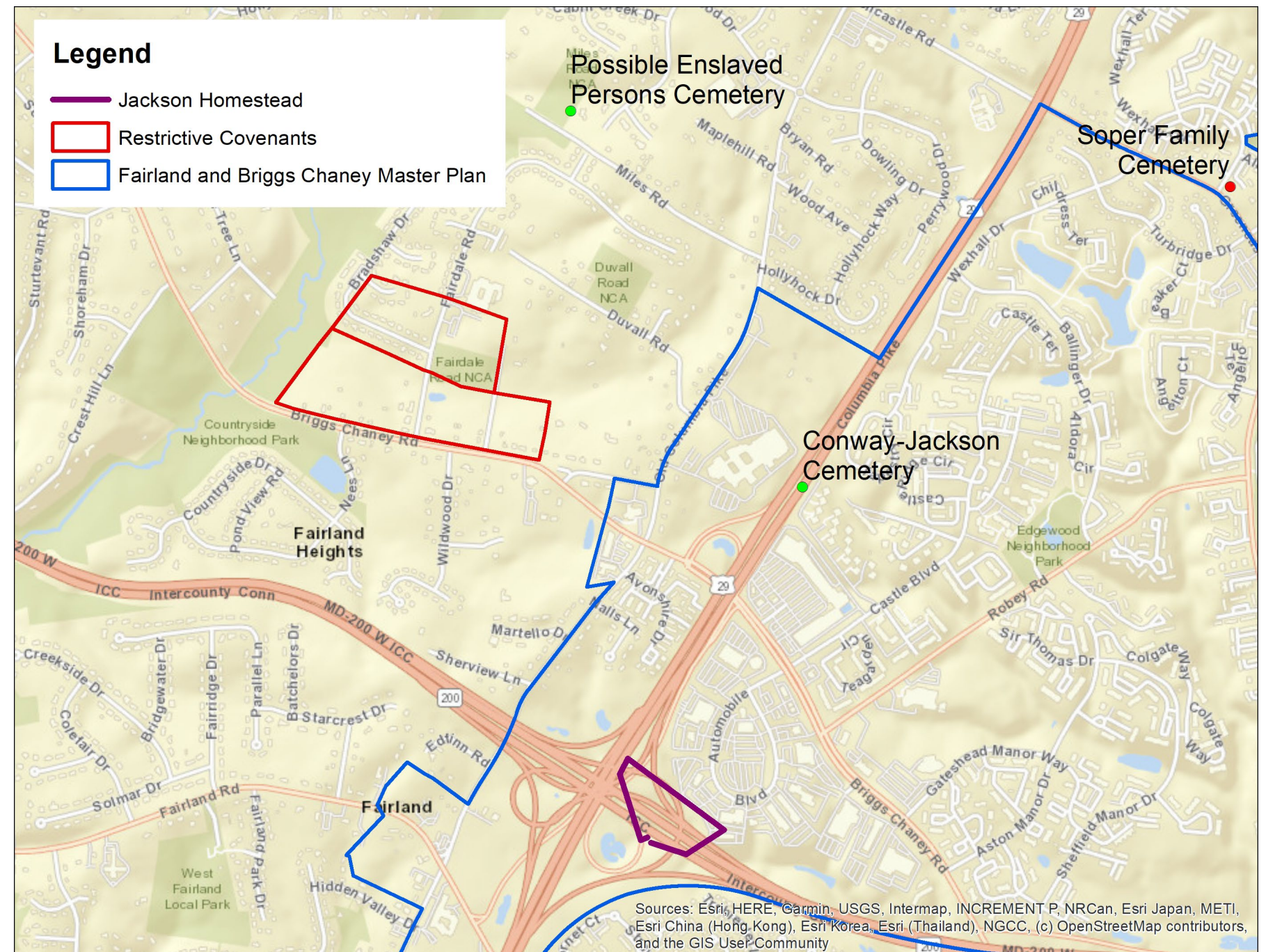
Rise in African American Homeownership

1936 Federal Housing Administration (FHA) publishes map of the District of Columbia and neighboring suburbs grading the perceived quality of housing in racialized terms (**‘redlining’**), reinforcing discriminatory real estate practices throughout the region.

1938 William Briggs includes **racially restrictive covenants** in a deed selling his farm for residential development west of the plan area, along Briggs Chaney Road, forbidding sale to African Americans.

By 1940 **Black homeownership increases** to 75%, which at the time exceeded the rate of white Homeownership (71%) in the East County communities (District 5).

1967 Montgomery County adopts first **Open Housing Law**, banning discrimination on the sale or rental of housing, except owner-occupied housing of two units or less.



Historic Properties and Cemeteries

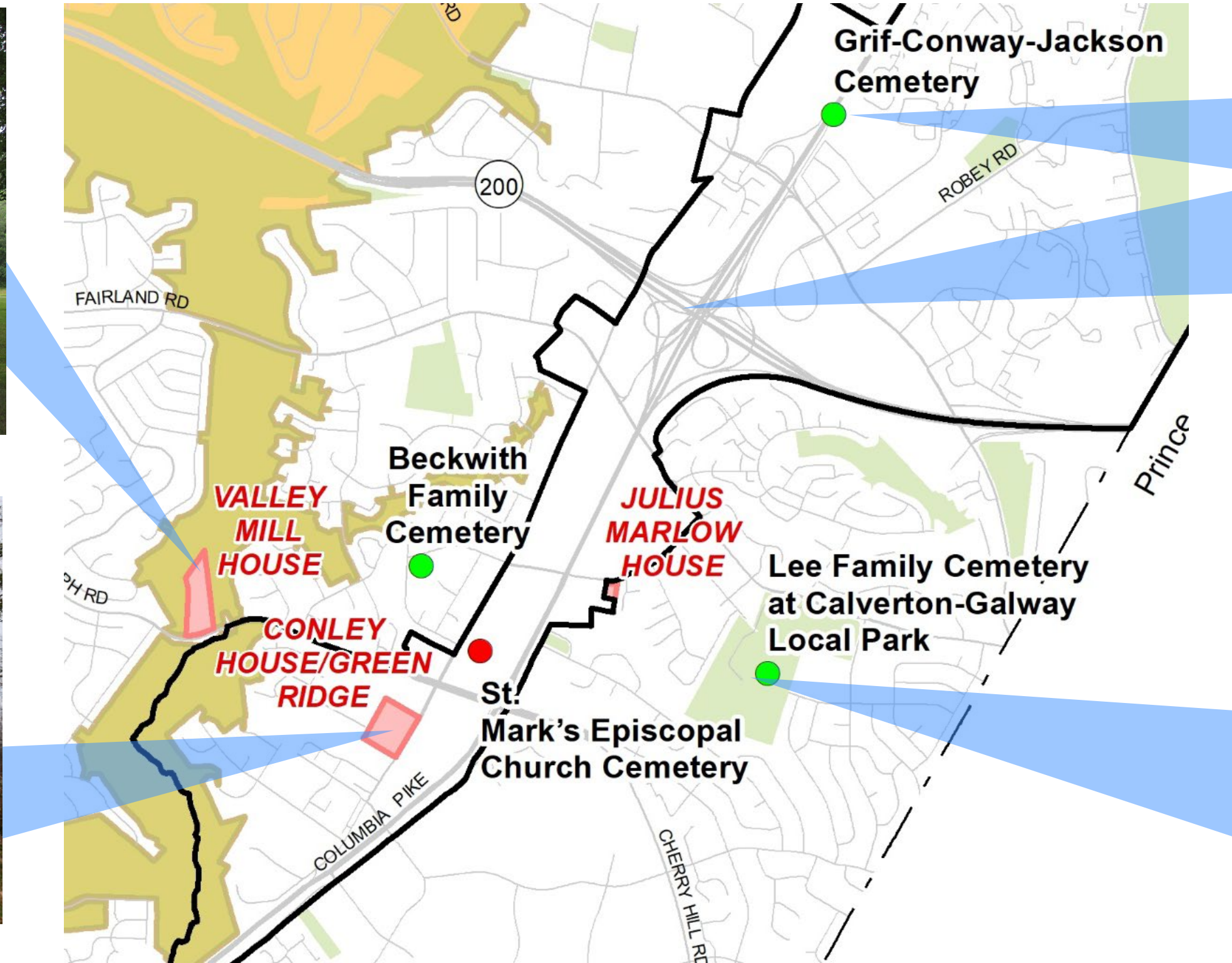
Racial Equity: Land Ownership & Family Legacies in Fairland



Valley Mill House



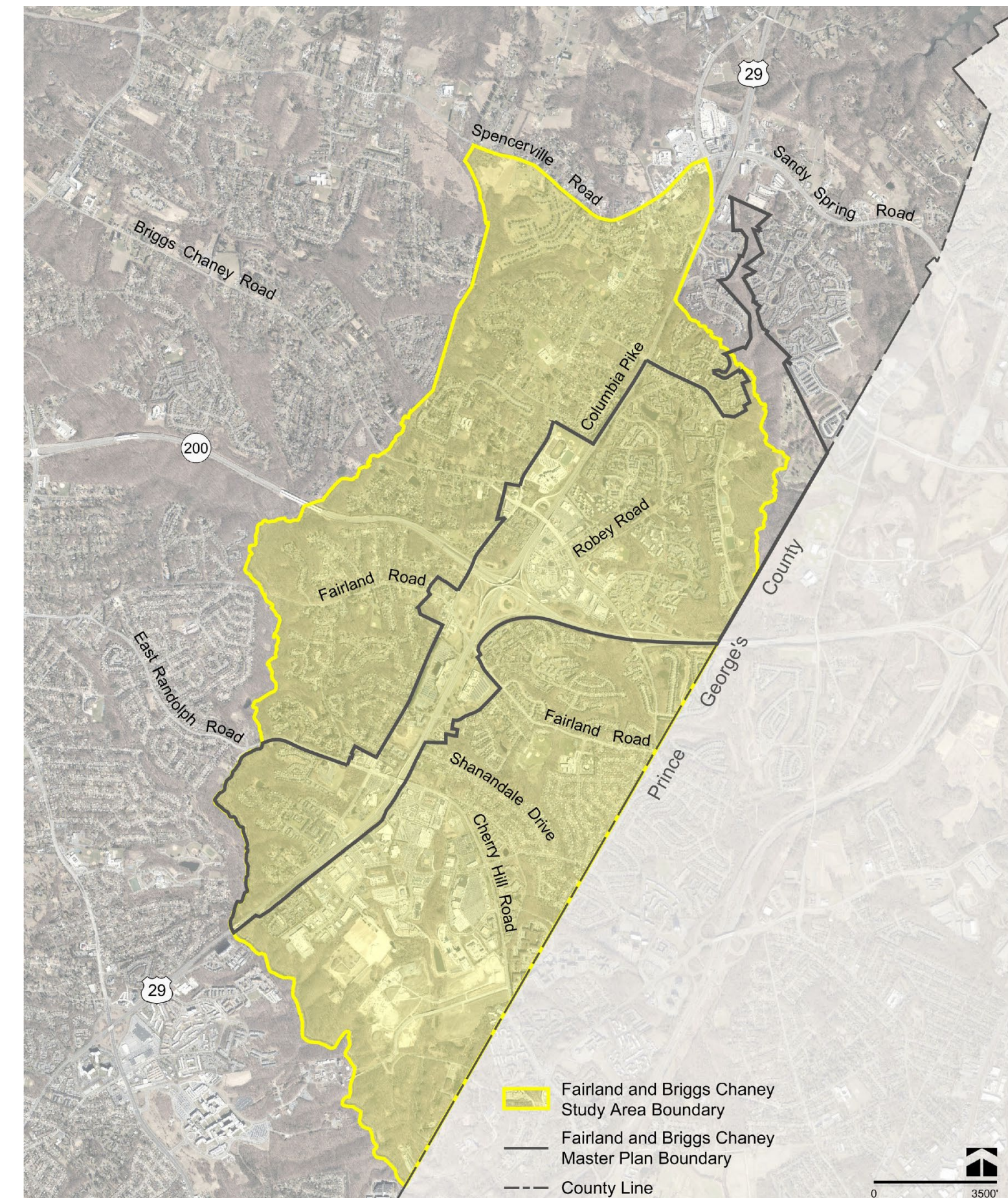
Conley House



Fairland and Briggs Chaney Boundaries

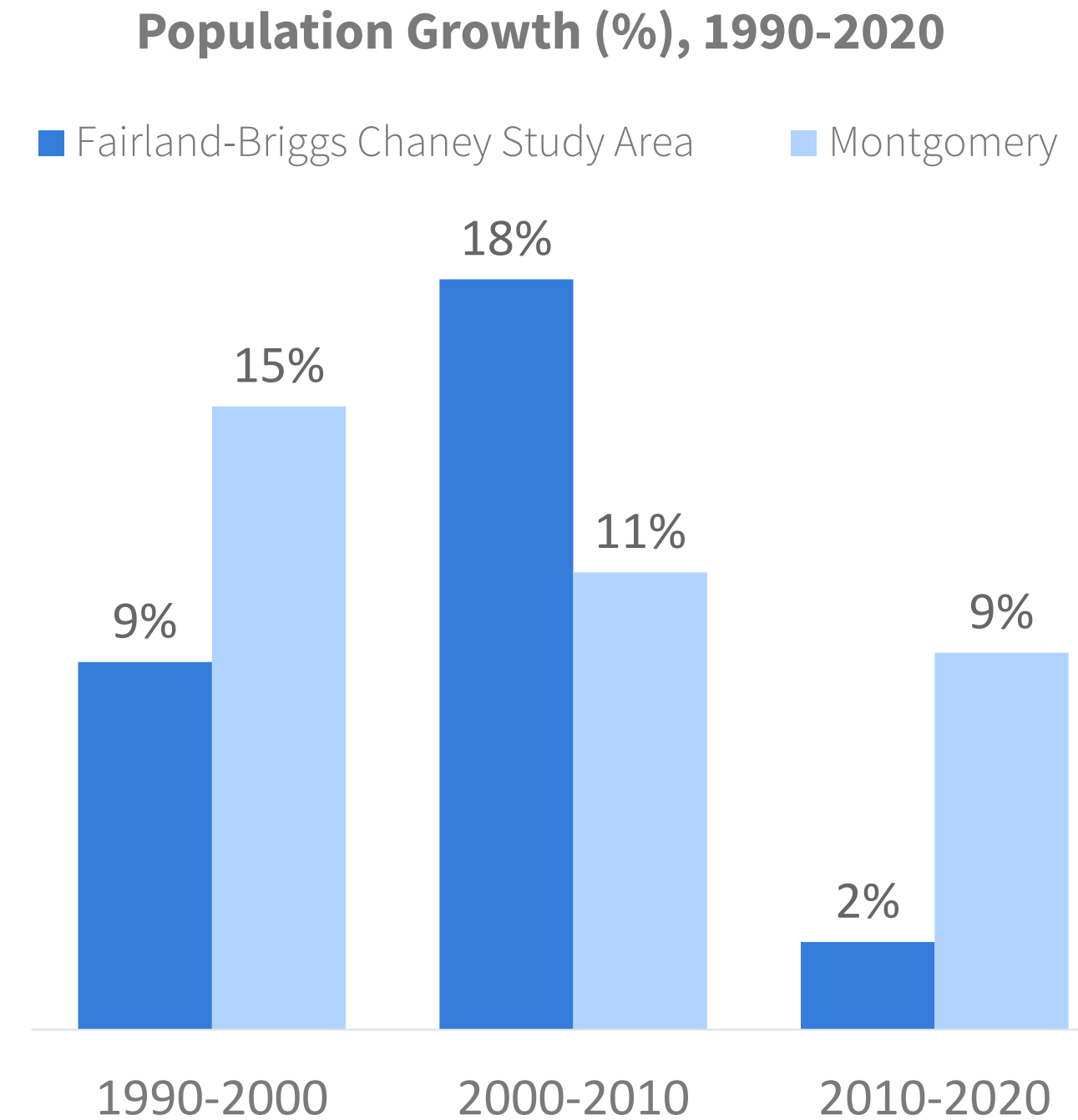
Master Plan Area vs. Study Area

- Master Plan Area (black outline) is the focus for the Plan's existing conditions, vision, and recommendations
- Study Area (yellow) is the basis for the demographic and data analysis



Population Growth

- An estimated **37,500** people reside in the Study Area in 2020.
- Area gained about 9,100 people since 1990.
- Peak population growth occurred between 2000 and 2010 followed by a decade of slow growth.
- Area's population growth rate differs from the overall County.

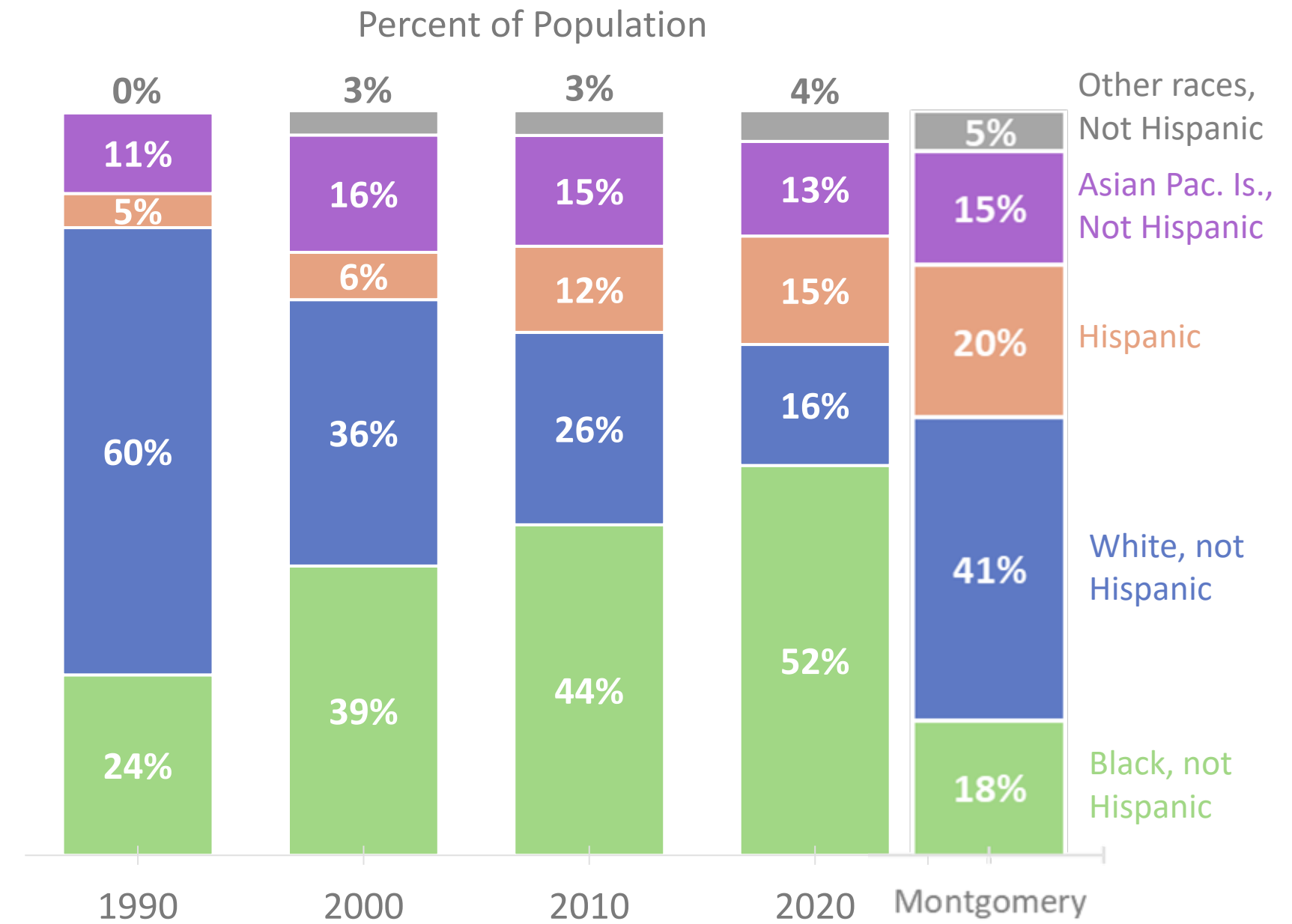


Source: Decennial Census, 1990-2020, U.S. Census Bureau

Population Diversity

- Racial and ethnic diversity steadily increased since 1990.
- Over half of the residents were Black or African American by 2020.
- The Study Area is more racially diverse compared to the overall county.

Share of the population by race and ethnicity, 1990-2020



Source: Decennial Census, 1990-2020, U.S. Census Bureau

Foreign-Born Residents



2 out of 5

residents are foreign-born
(15,050)

Of all residents, age 5+:

41% (14,975)

speak a language other than English at home

Of other language speakers:

28% (4,250)

speak English less than very well

Top Foreign Languages

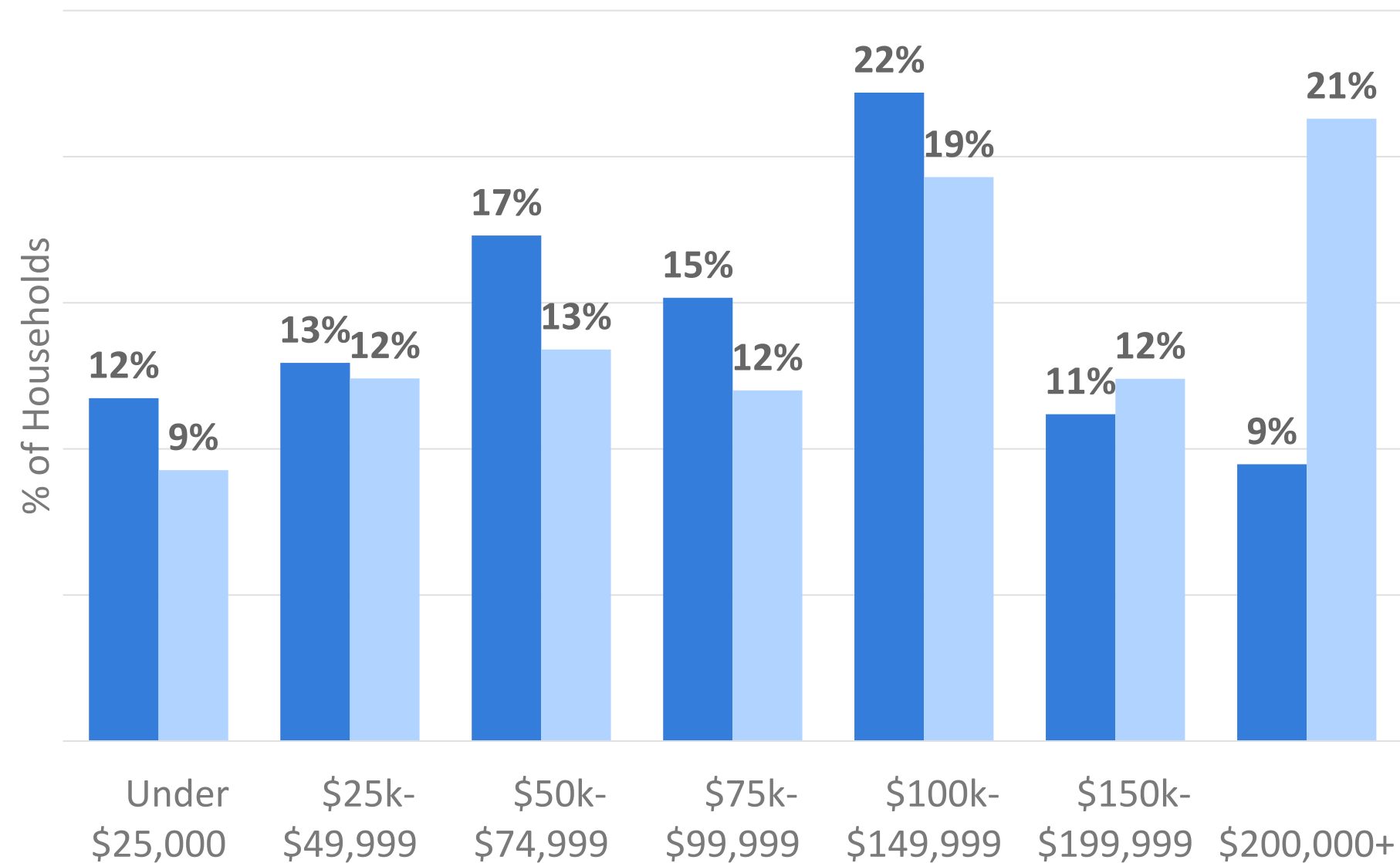
Language	% of non-English	% less than very well
Other & other unspecified	25%	19%
Spanish	23%	30%
French, Haitian, or Cajun	15%	23%
Other Indo-European	14%	23%
Vietnamese	8%	61%

Source: 2018 American Community Survey, 5-year estimates, U.S. Census Bureau

Household Income Skewed to Lower Brackets

Household Income Distribution

■ Fairland-BC Study Area ■ Montgomery



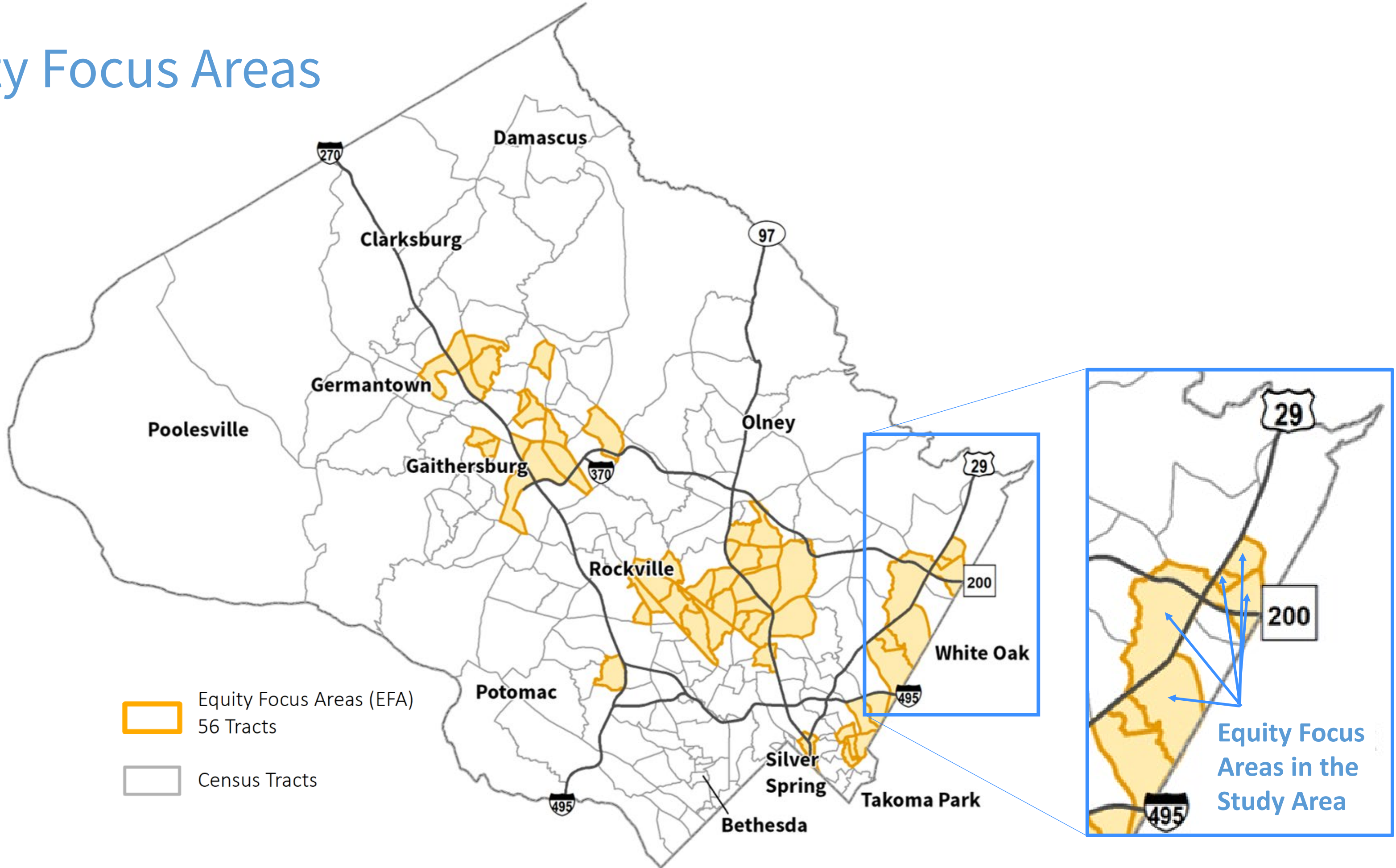
Study Area vs. Montgomery Co.

Average household income:
\$101,664 vs. \$144,723

% of people whose income is below the poverty level:
7.5% vs. 6.9%

Source: 2018 American Community Survey, 5-year estimates, U.S. Census Bureau

Equity Focus Areas





Built Environment

Key Take-aways

- Opportunities for safe, affordable, and accessible living not available for all
- Improved transit service with Flash BRT
- Unsafe and uncomfortable driving, walking, rolling, and biking conditions; car travel often a necessity
- Communities poorly connected, separated by busy roads, deep stream valleys and property barriers.

What is Built Here?

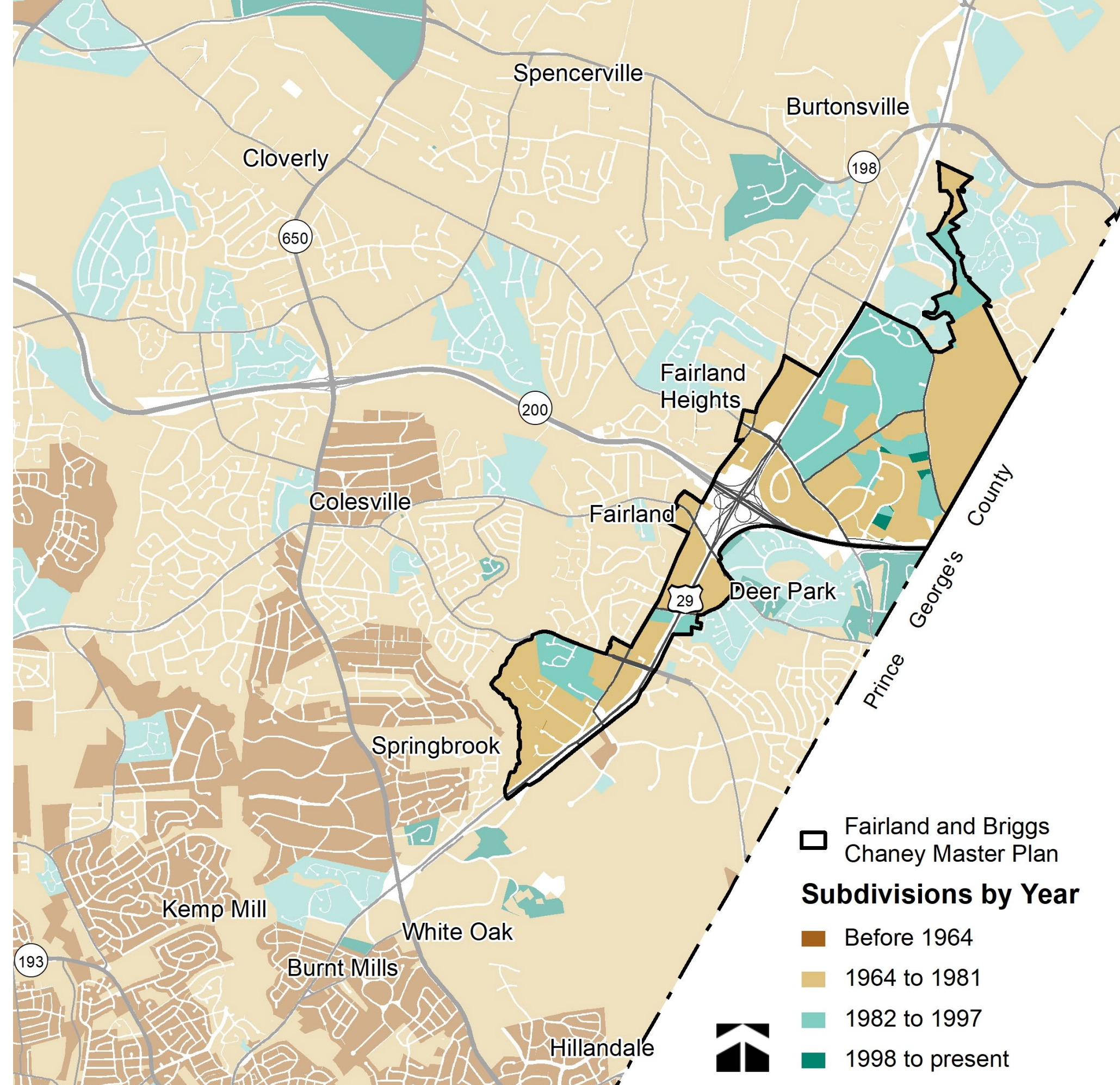
Land Use

- Historical Context
- Land Use
- Zoning
- Development Patterns



Historical Context

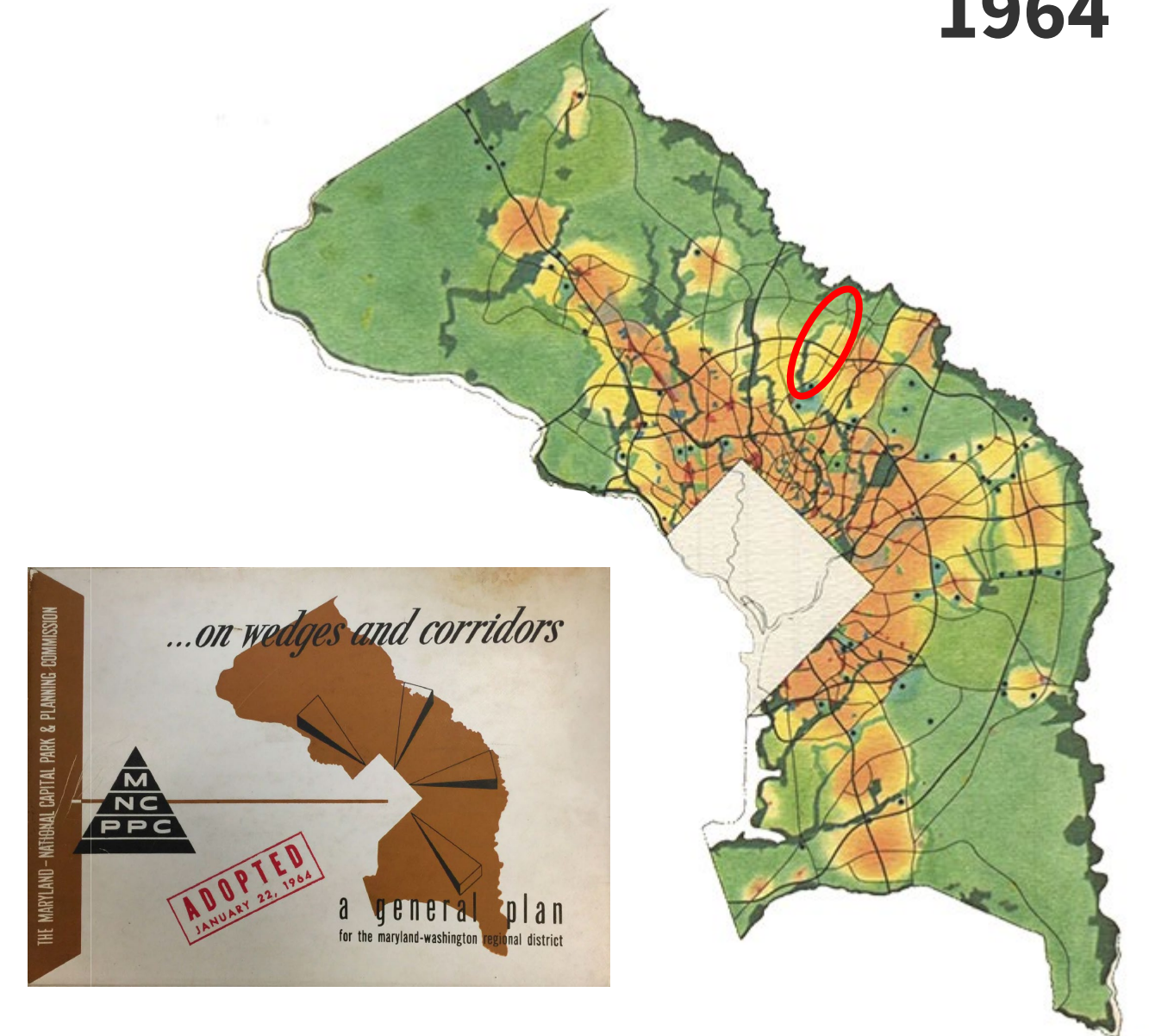
- 1940s**
Largely rural character through the end of World War II.
- 1960s**
M-NCPPC acquires Paint Branch Stream Valley Park and Fairland Recreational Park.
- 1965**
Fairland Data Center built.
- 1968**
Auto Sales Park built.
- 1982**
Briggs Chaney Shopping Center built.
- 1997**
Fairland Master Plan adopted



Historical Context: Plans and Policies

- **1960s - Rezoning leads to density and auto-centric suburbanization**
Wedges and Corridors General Plan (1964), Fairland-Beltsville Plan (1968), I-495 & I-95 constructed
- **1970s - Residential growth, metro expansion, HP Master Plan**
Rural and rural cluster zones (1974), DC metro rail expansion (1976), Historic Preservation Master Plan (1979)
- **1980s - Peak of commercial and residential development**
Eastern Montgomery MP (1981), Annual Growth Policy (1987), Chesapeake Bay Agreement (1987)
- **1990s - Growth slows, focus on neighborhoods, transit, environment**
Trip Reduction Amendment to 1981 Plan (1990), General Plan Refinement (1993), Fairland Master Plan (1997)
- **2000s - Auto-centric infrastructure planning**
Construction of ICC begins, documentation of historic sites
- **2010s - Realization of infrastructure**
ICC fully operational (2014), BRT service begins (2020)

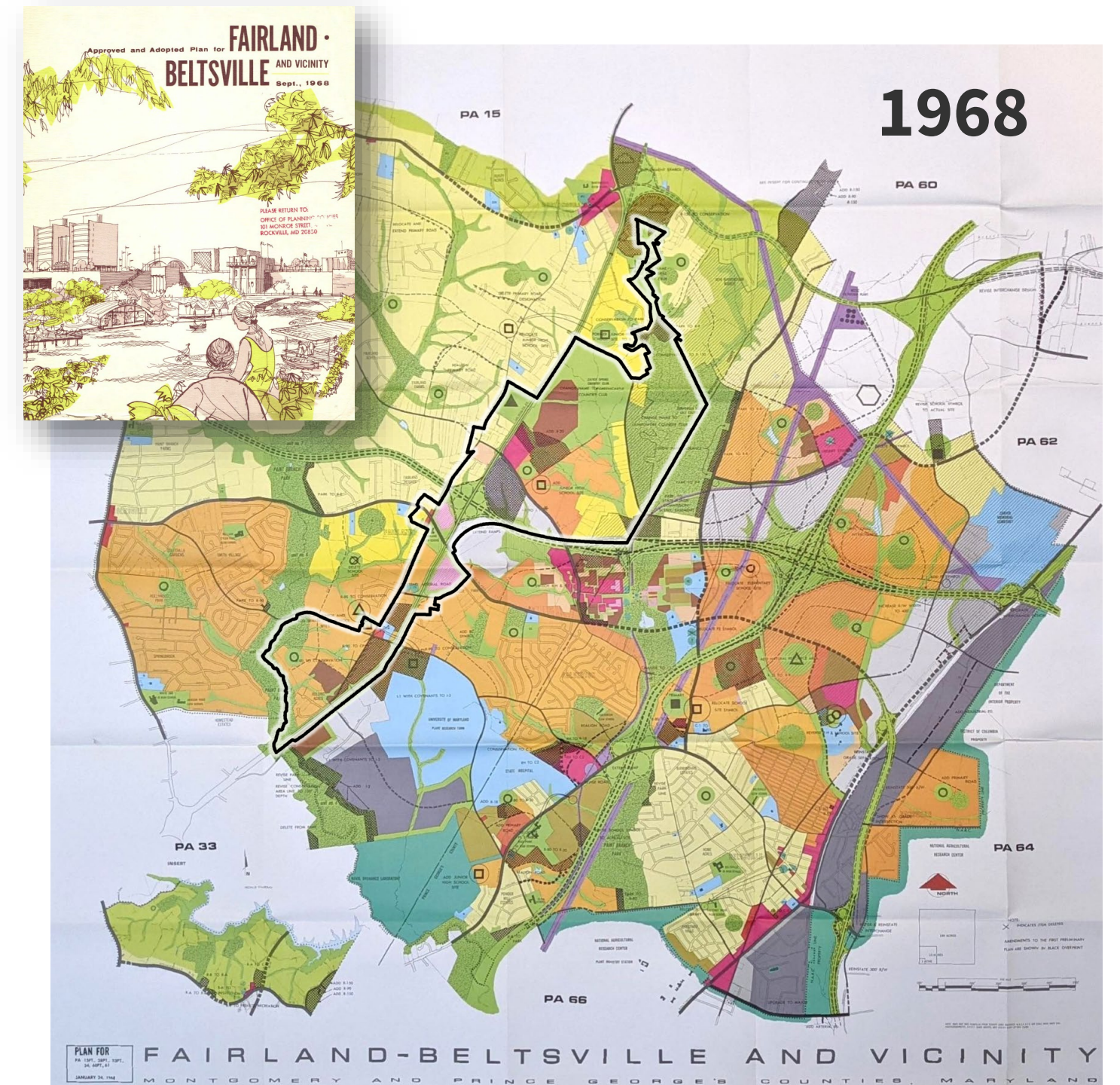
1964



Credits: UMD HISP650 Students: Nicole Ursin, Angela Bailey, Sarah Fuller, Eric Resnick, Devon Murtha, Samantha Lee, Frankie Evans, Karen Yee; and Partnership for Action Learning in Sustainability (PALS)

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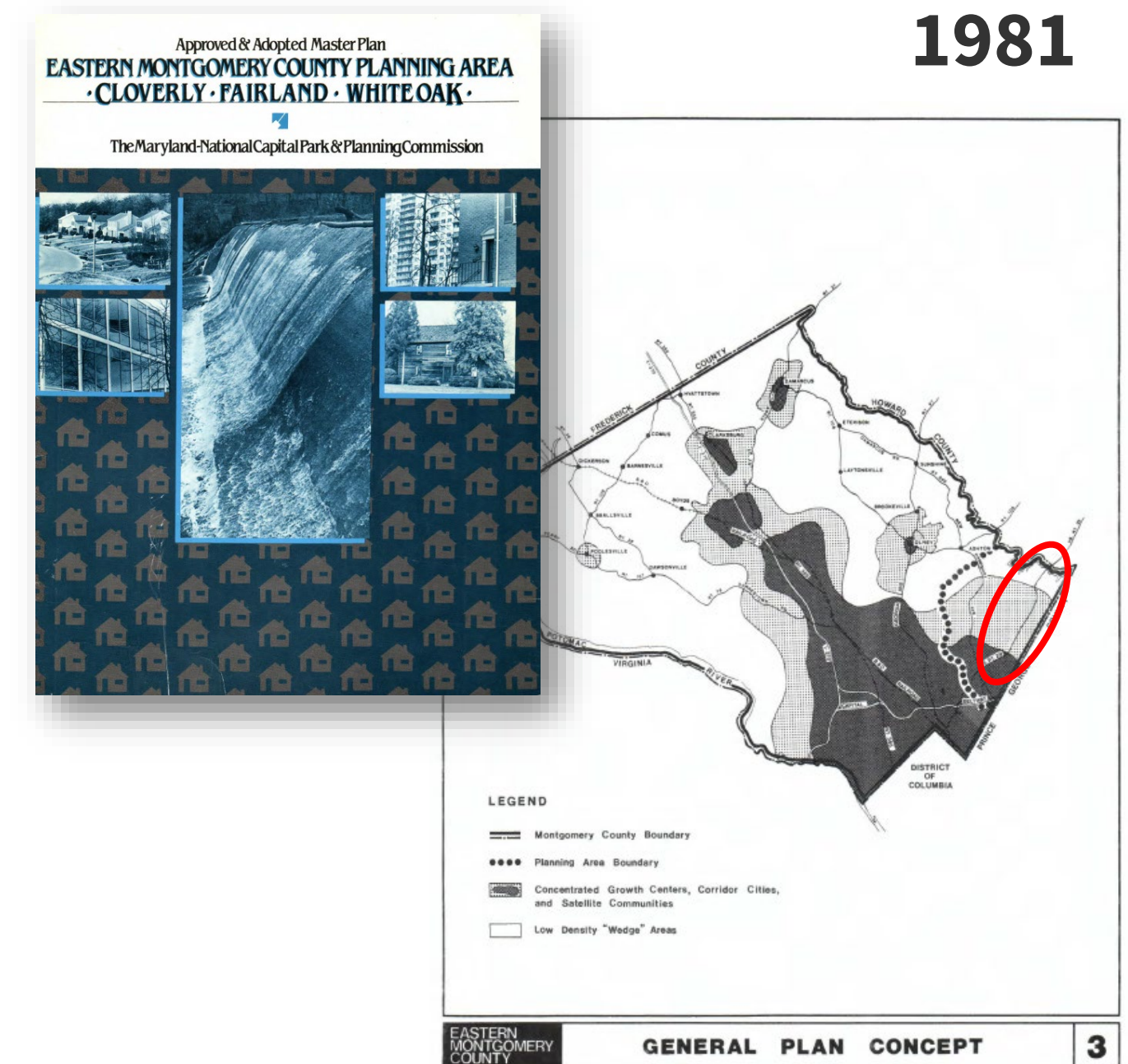
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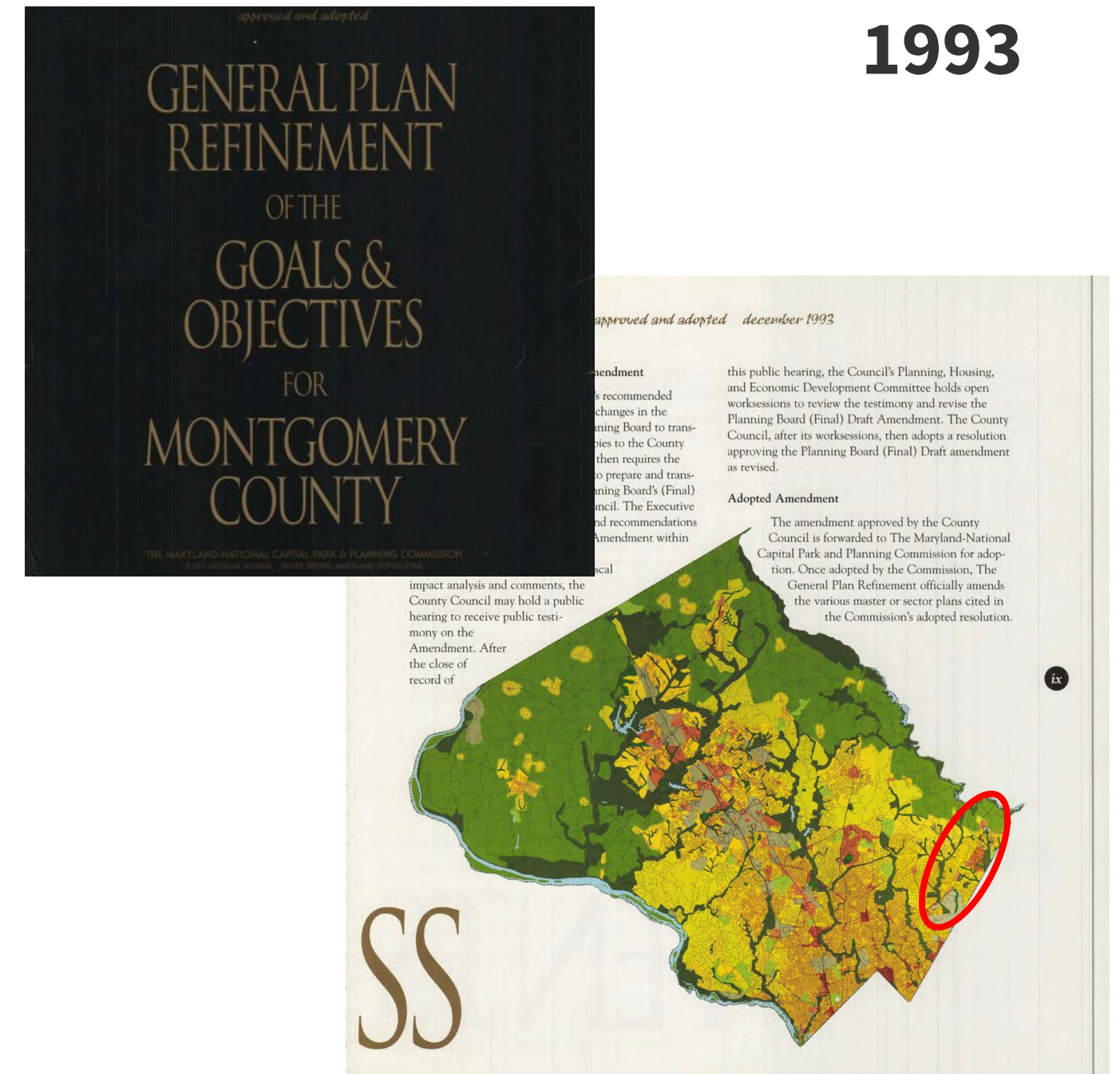
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1993

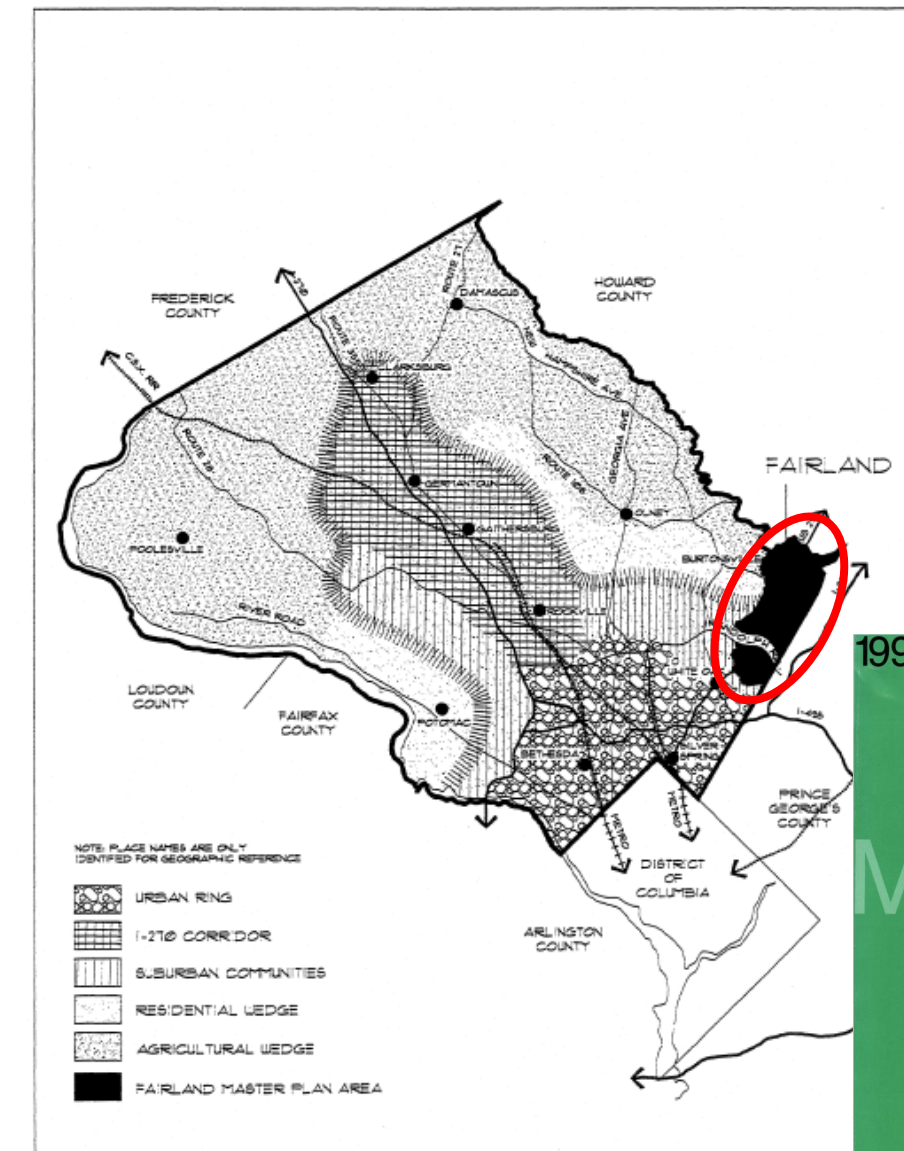
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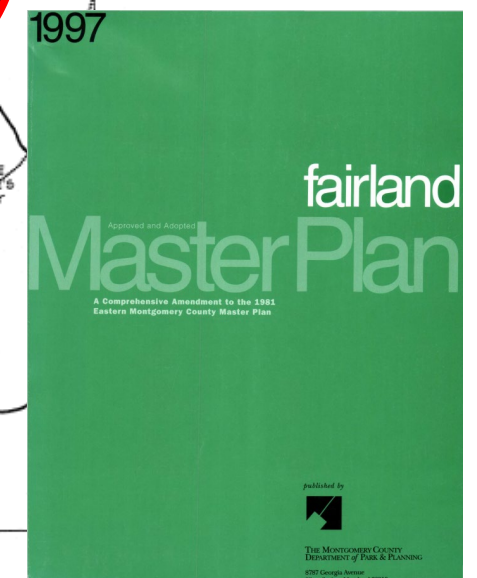
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WEDGES AND CORRIDORS GEOGRAPHIC COMPONENTS

FIGURE 8



1997



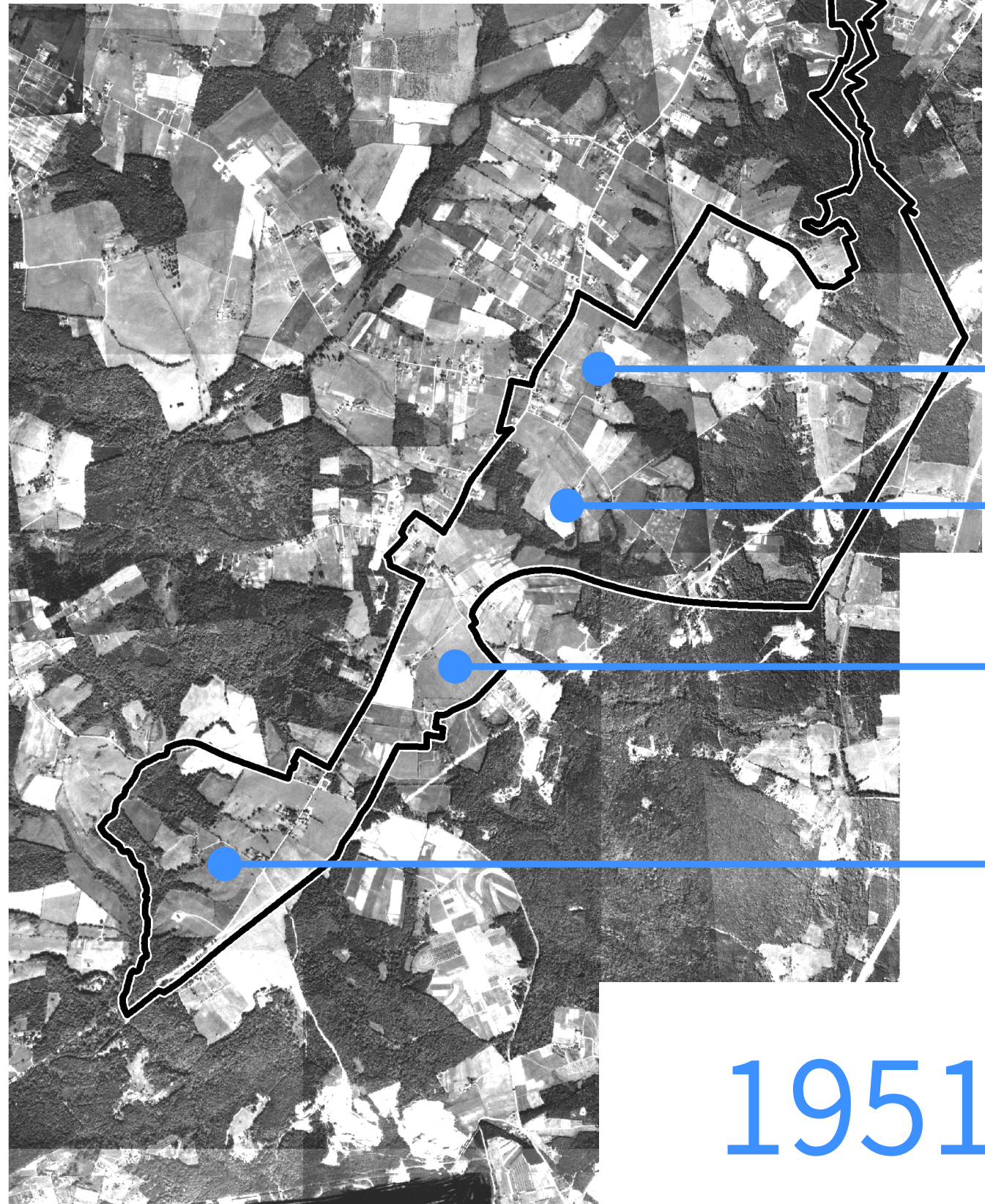
APPROVED AND ADOPTED

- 10 -

FAIRLAND MASTER PLAN

Credits: UMD HISP650 Students: Nicole Ursin, Angela Bailey, Sarah Fuller, Eric Resnick, Devon Murtha, Samantha Lee, Frankie Evans, Karen Yee; and Partnership for Action Learning in Sustainability (PALS)

Then & Now



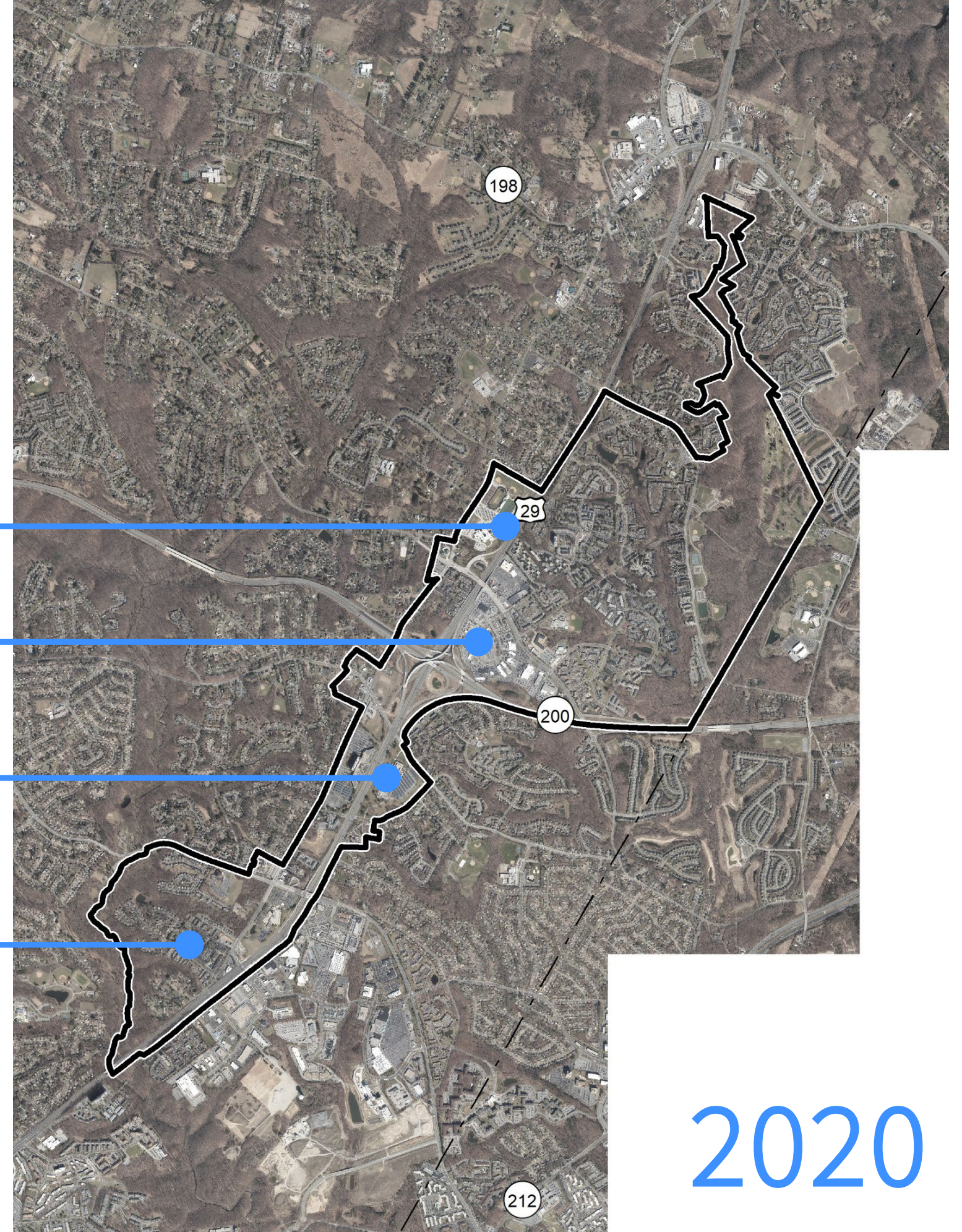
1951

1955
Columbia Pike built

1968
Auto Sales Park built

1965
Fairland Data Center
built (now Verizon)

1920-30
Suburbanization of
Fairland area begins

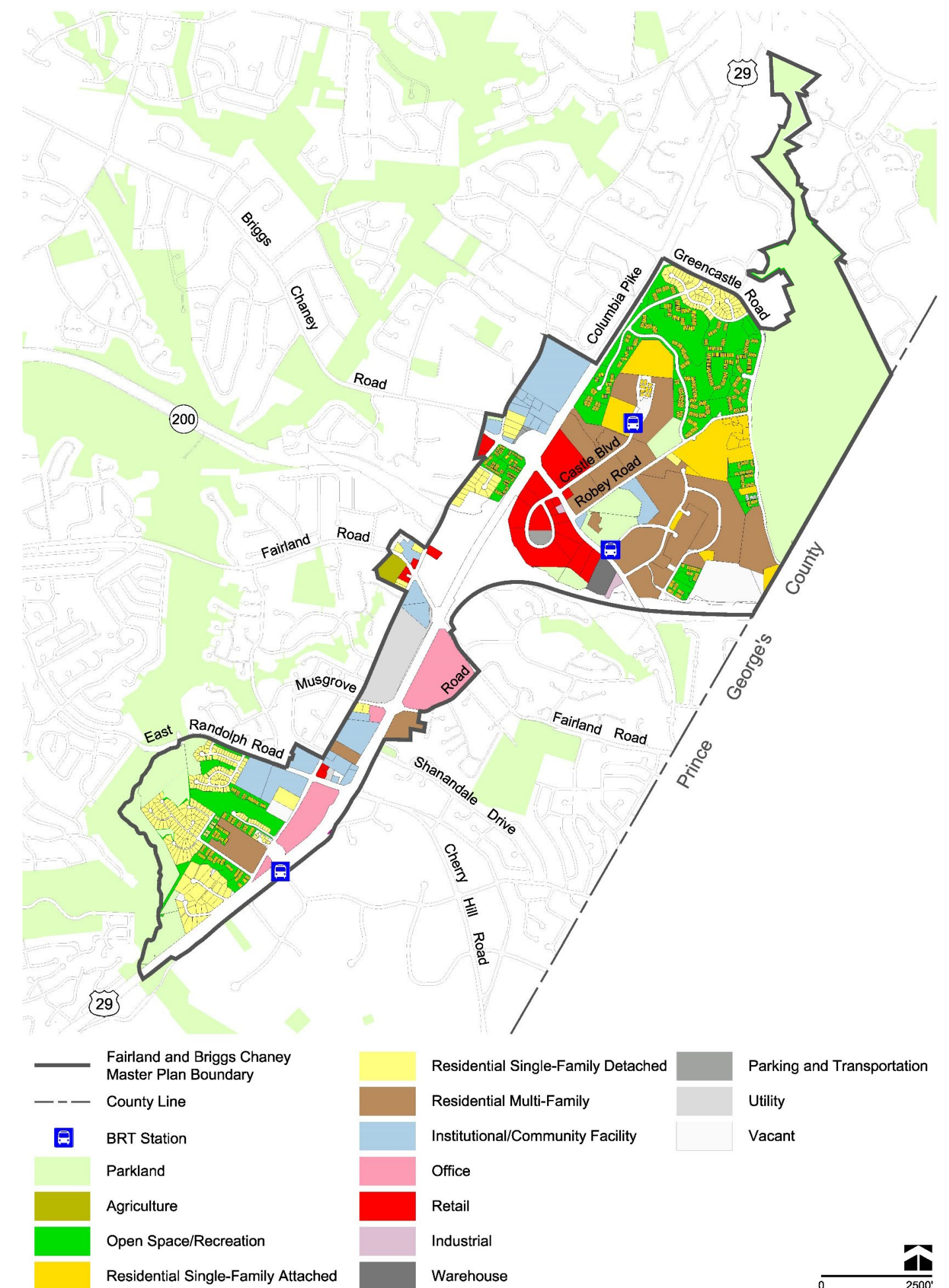
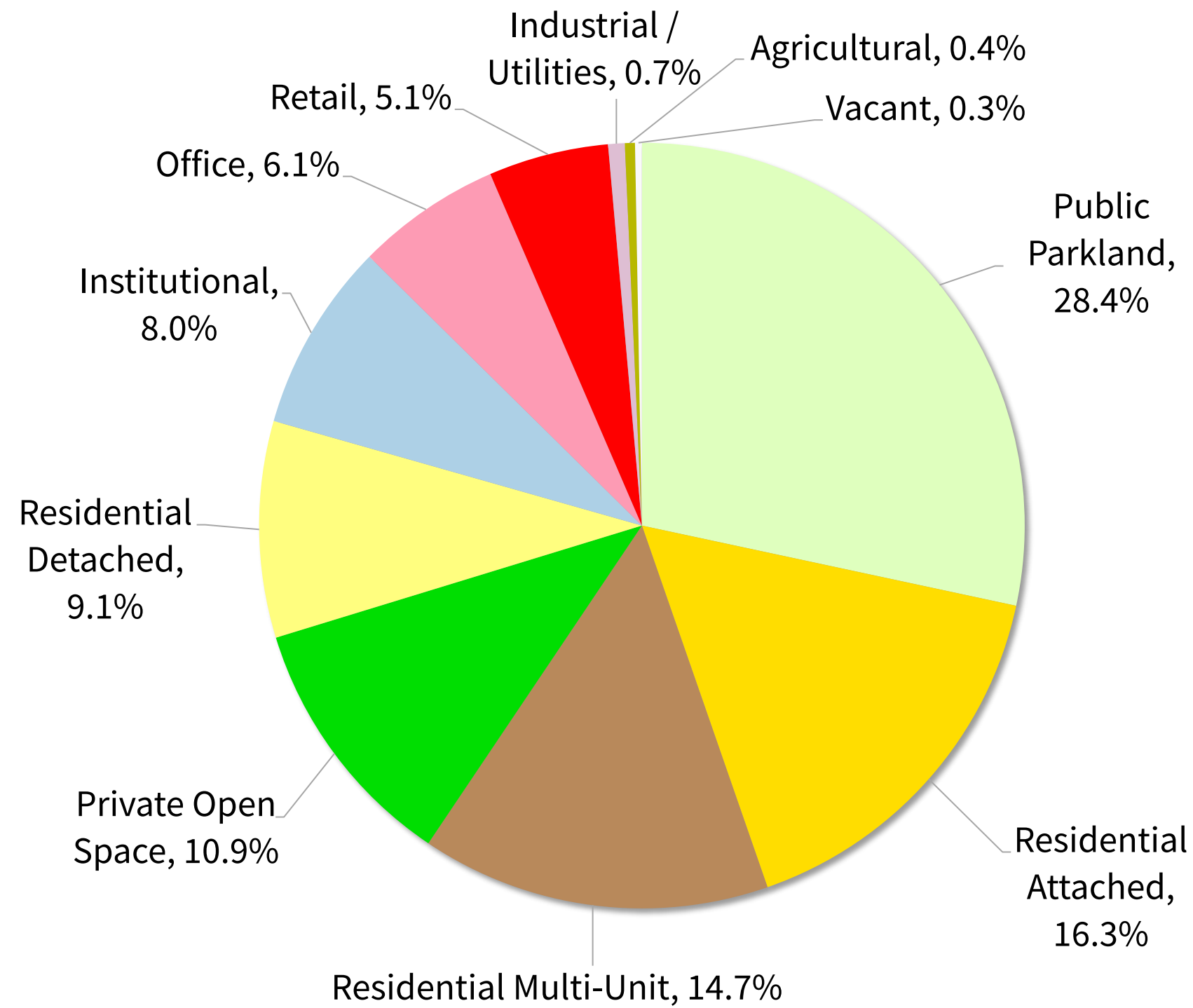


2020

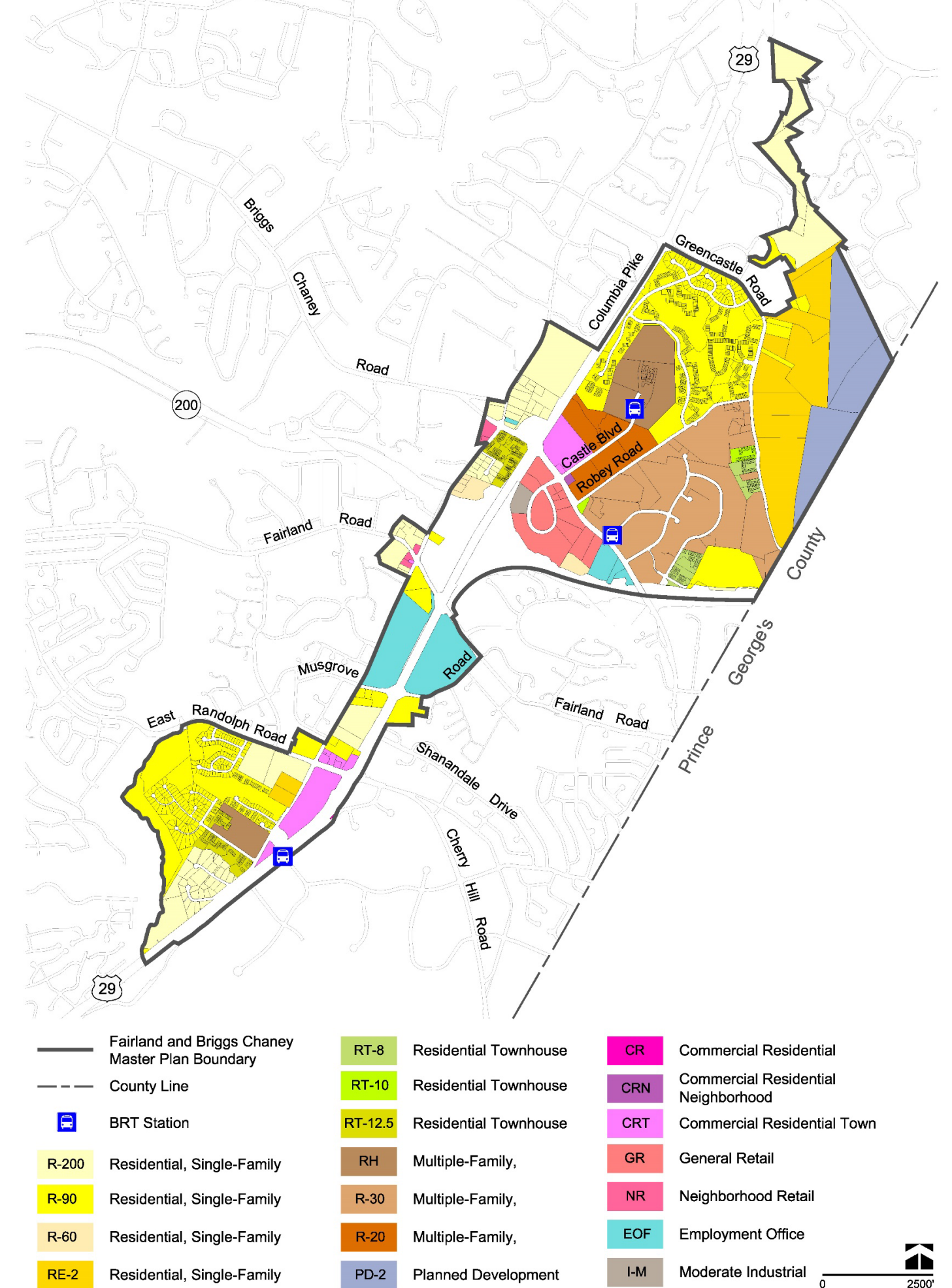
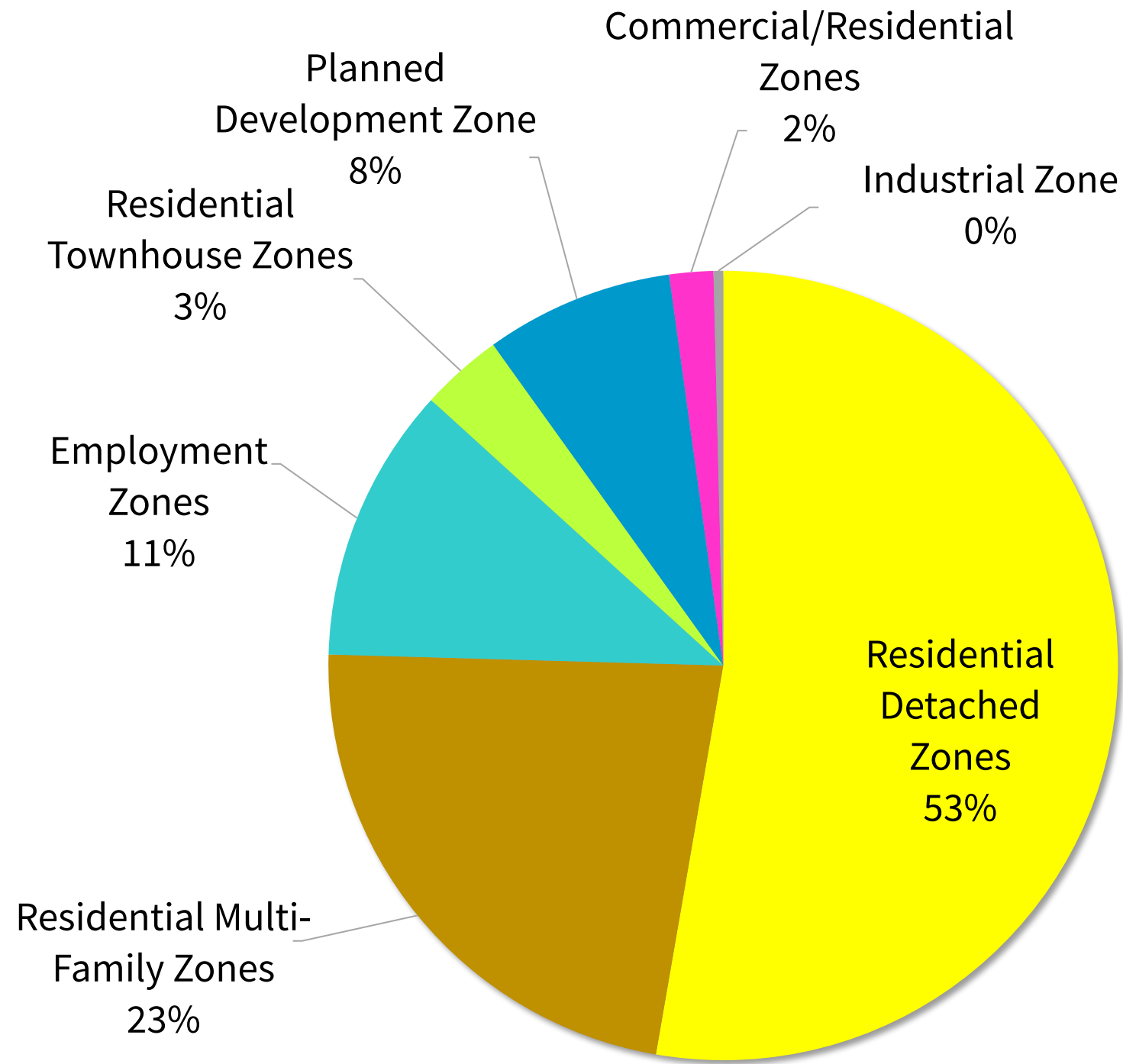
Review of 1997 Fairland Master Plan Recommendations

1997 MP Implemented Recommendations	Recommendations not yet implemented
<ul style="list-style-type: none"> • Maximize the percentage of Single-Family Detached units in developable areas • Cluster development to protect stream buffer areas and high-quality forests. • Encourage compatible and transitional land uses between retail and residential uses. • Encourage housing for the elderly as an appropriate use in the vicinity of shopping centers. [e.g., affordable senior recently built near East County Community Recreation Center.] • Most focus area zoning recommendations adopted. 	<ul style="list-style-type: none"> • Recommended clustered residential developments not yet built in some focus areas. • Recommendations to improve streetscape along Briggs Chaney Road not fully implemented, including eliminating parking on green space and improving pedestrian safety and comfort.

Existing Land Use

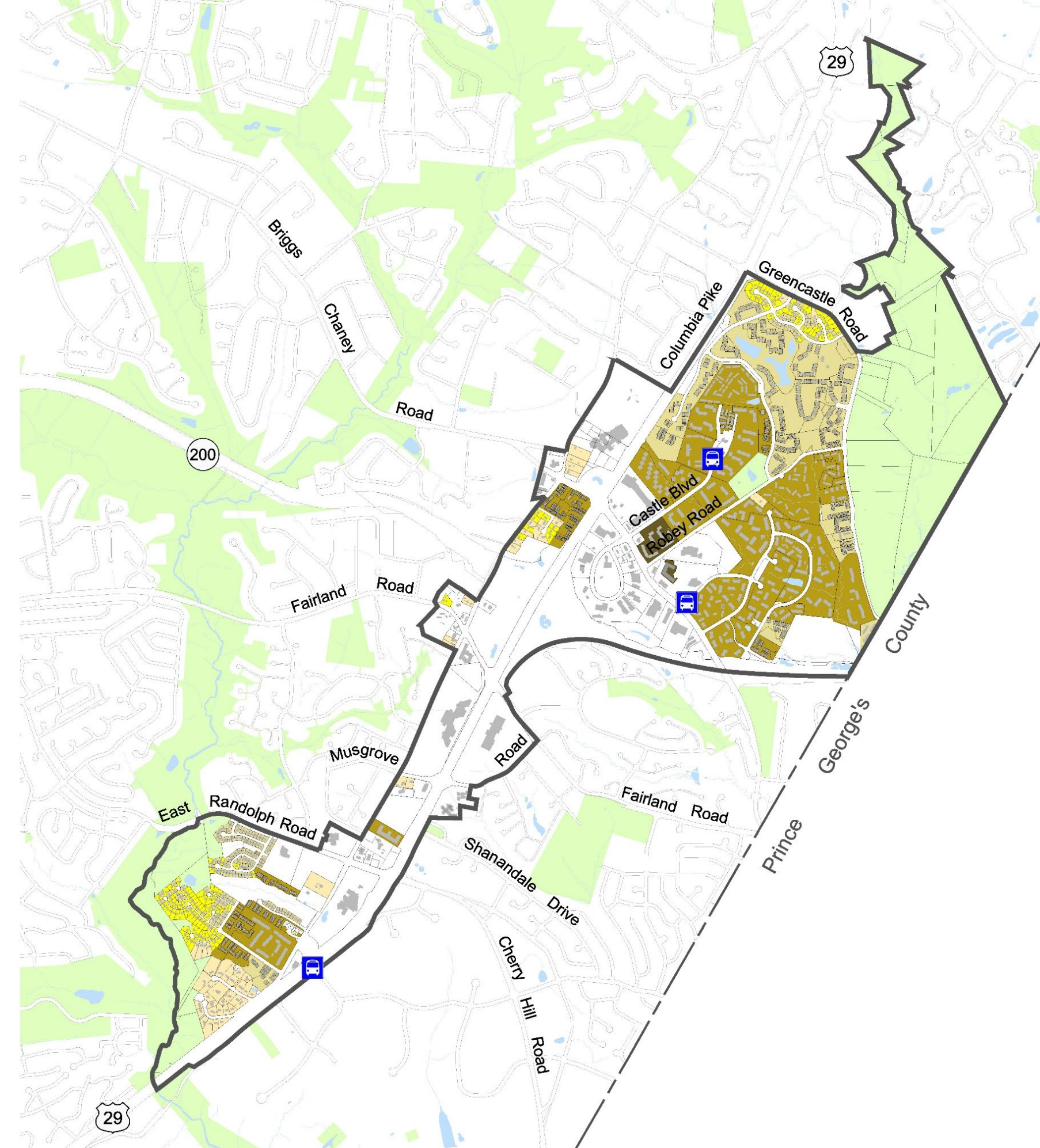


Existing Zoning



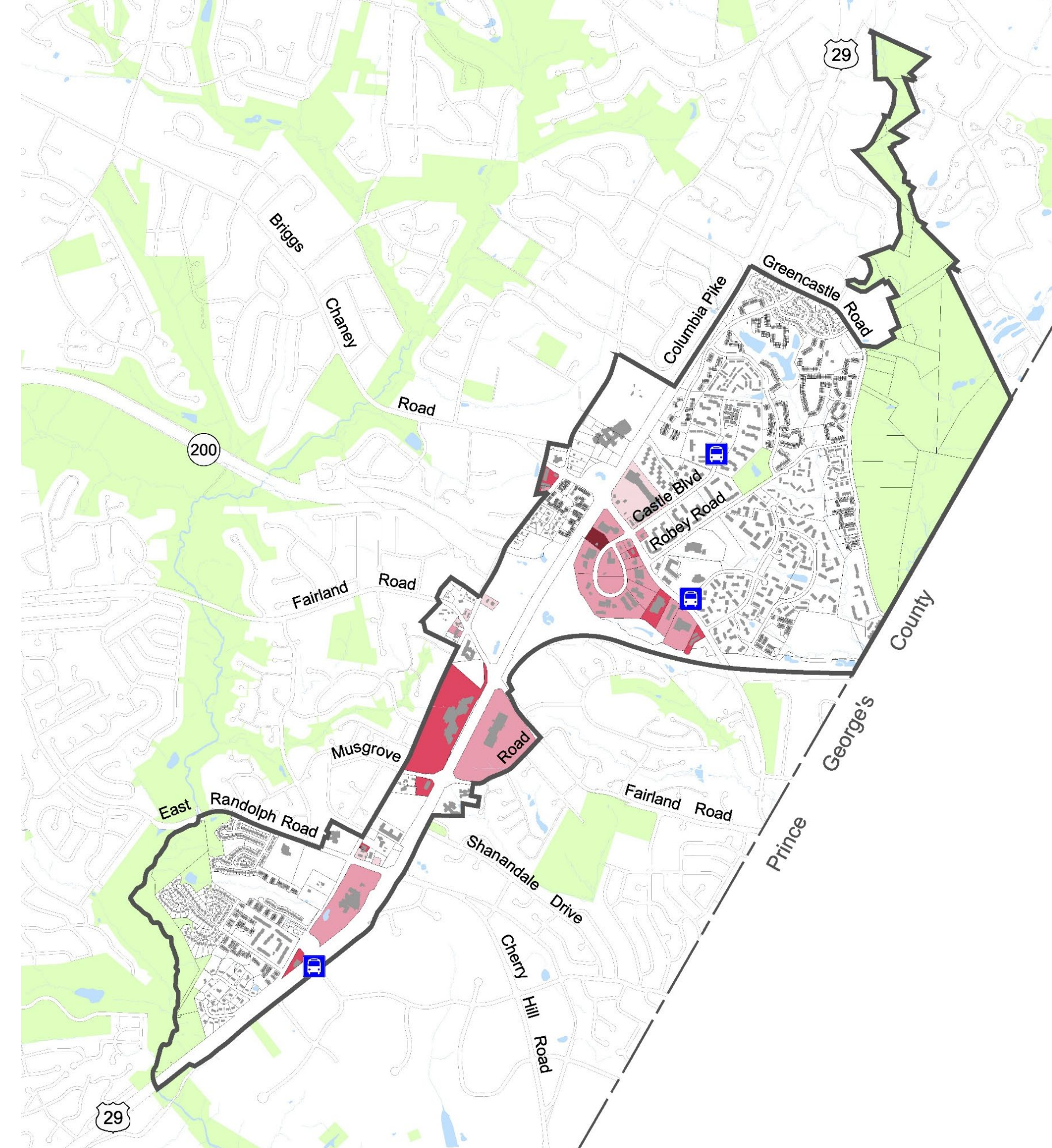
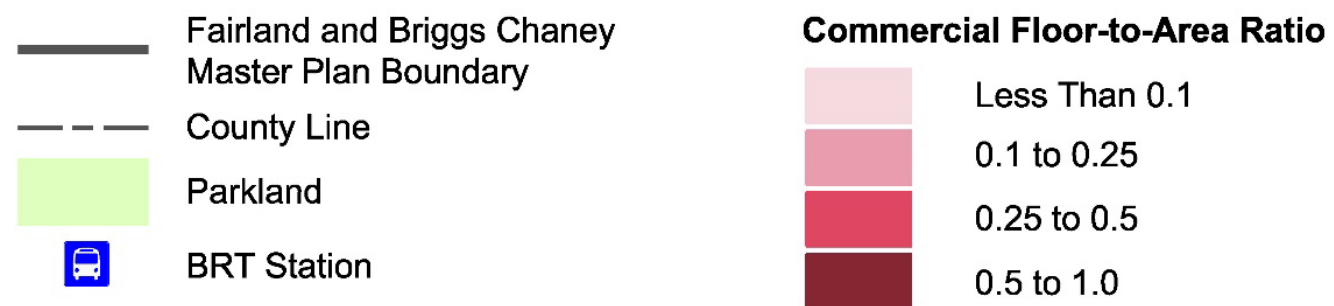
Residential Density

- Two residential clusters in the corridor
- Highest residential density is near BRT stations



Commercial Density

- Limited commercial development in the Master Plan area
 - Road Right-of-Way
 - Small extent of the Plan area
- Commercial density is low compared to other corridors in the County.



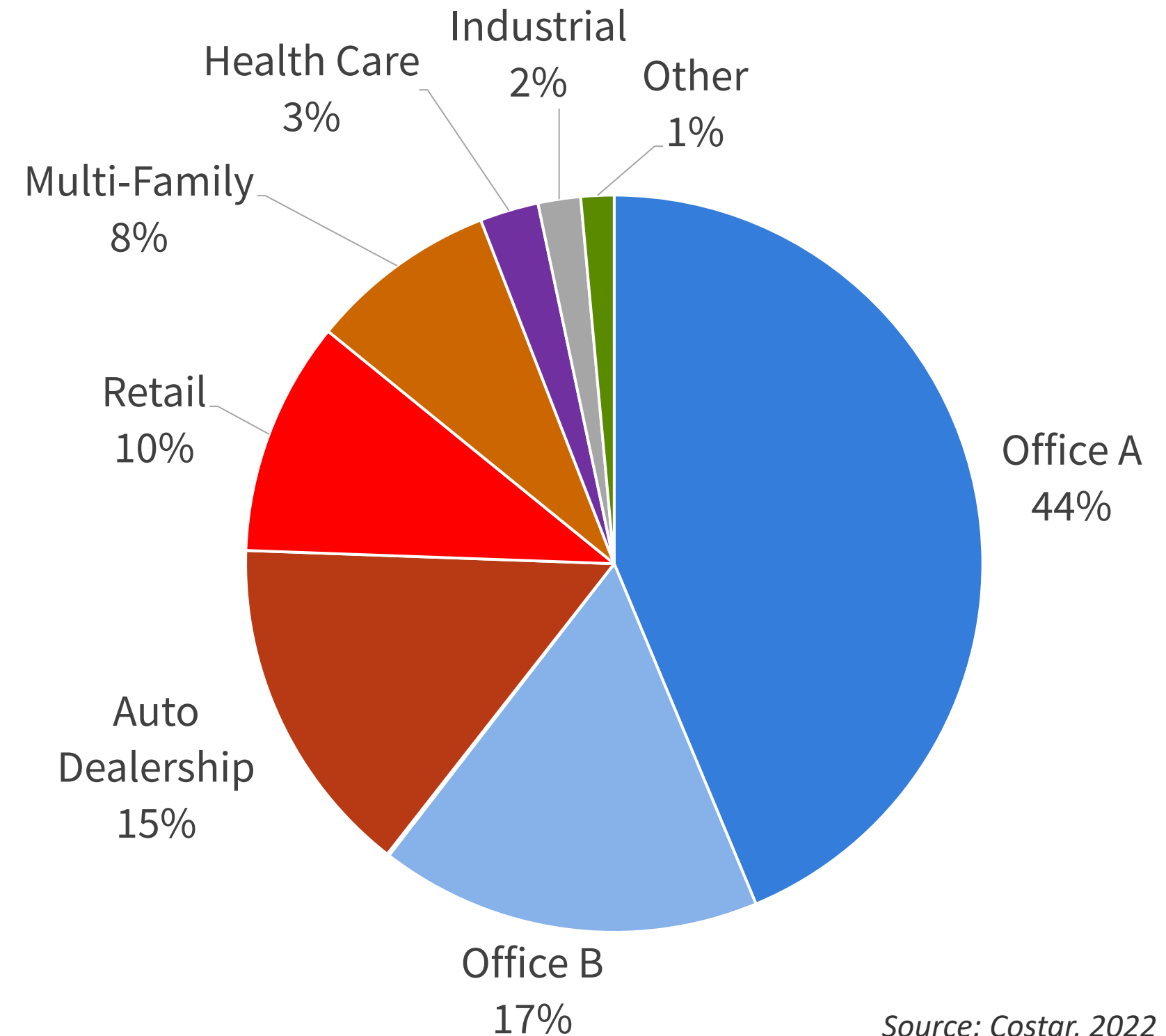
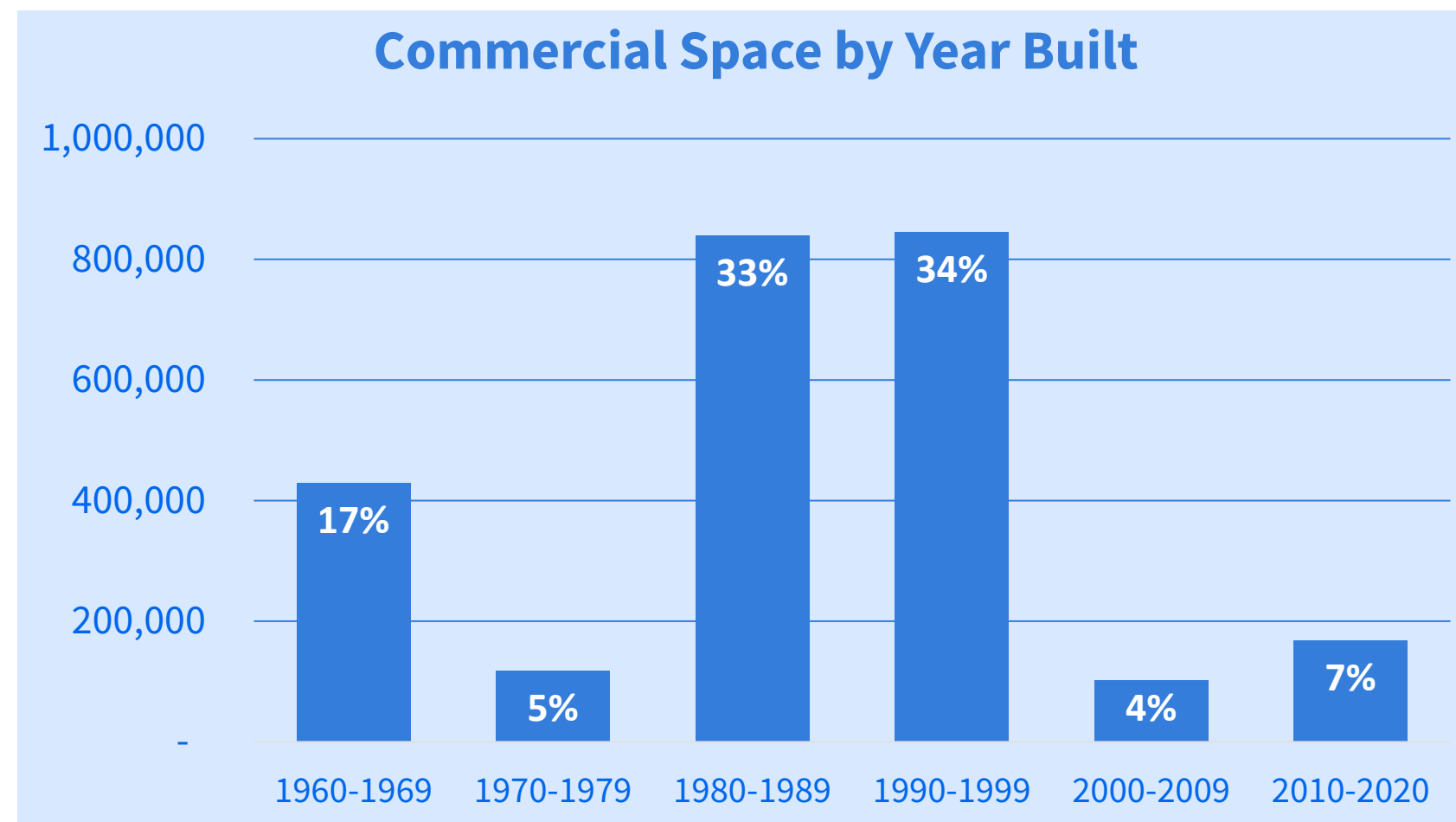
Development Analysis: Density Utilization

- Limited properties with unbuilt development potential due to limited commercial zones.
- Additional potential development:
Approximately nine (9) million square feet of floor area, either commercial or residential space.
- Potential for 540 additional residential units under current zoning.



Commercial Real Estate

- 2.5 million s.f. of commercial space
- Office space makes up over 60%



Source: Costar, 2022

Business Establishments & Employment



2010 → 2018

+27%

Business Establishments

Montgomery County: +2%

6,300

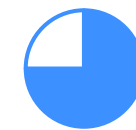
Total Private Jobs

(2018)

-16%

Employment

Montgomery County: +6%



Percent of Jobs at Three Major Employers



2018

20,500

Civilian employed residents
16 years and over

48%

Live and Work
in the County

Occupation

46% (9,500)

management, business & science

21% (4,300)

service

Source: 2018 American Community Survey, 5-year estimates, U.S. Census Bureau

Commercial Uses



What is Built Here? Transportation

- Challenges / Opportunities
 - Safety
 - Land Use / Topography
 - Inadequate Bike / Ped Network
 - Transit



Historical Context

- **1795**
Road along Paint Branch appears on 1795 map of Maryland.
- **1810**
Columbia Turnpike Road authorized.
- **1865**
Major crossroads of the plan area in place.
- **1955**
Columbia Pike is realigned to current location of US 29.
- **2006**
Groundbreaking for Intercounty Connector (ICC) highway
- **2020**
Bus Rapid Transit (BRT) US-29 Flash route operational










Former US 29 between Clarksville and Columbia, MD in 1950

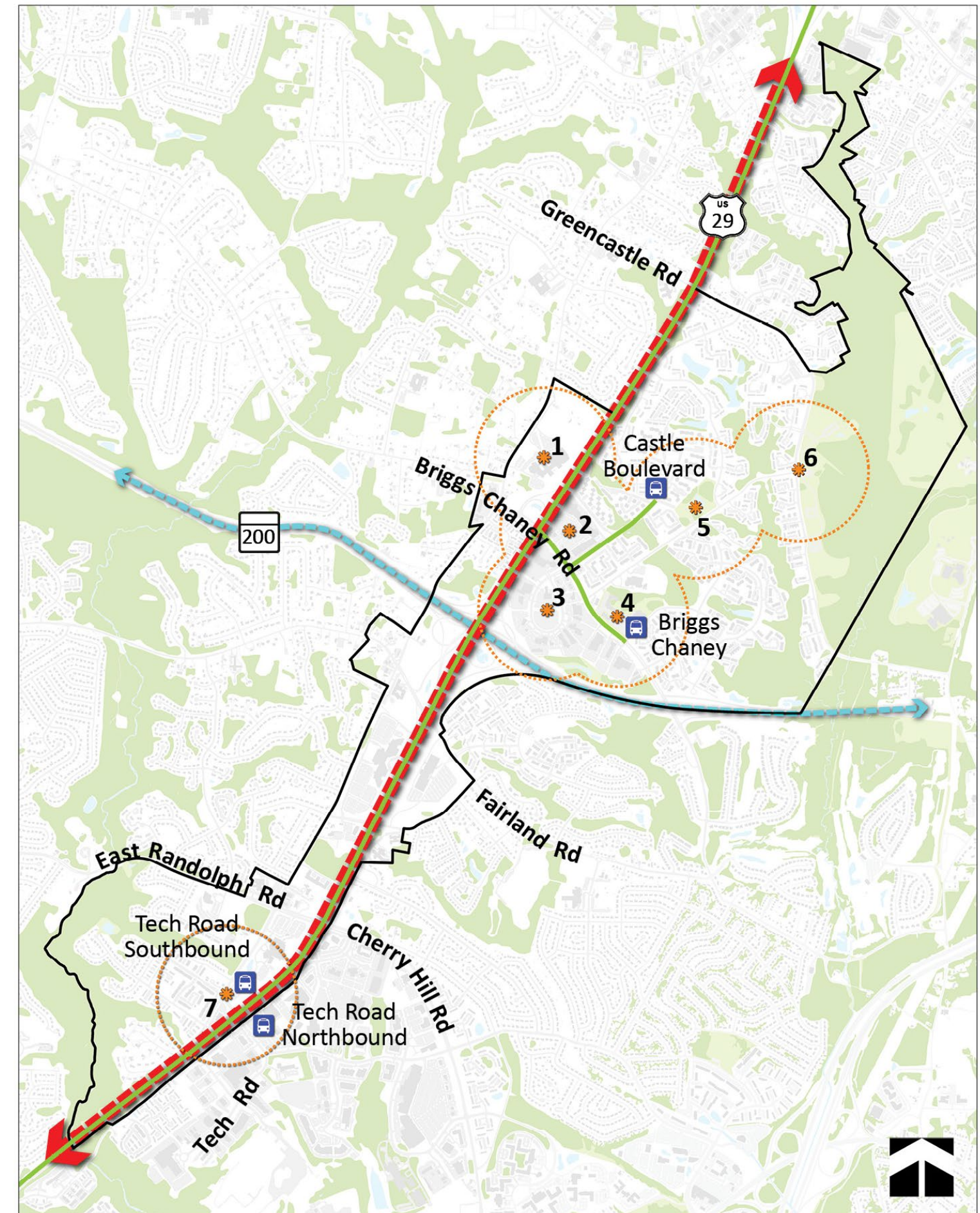
Review of 1997 Fairland Master Plan Recommendations

1997 MP Implemented Recommendations	Recommendations not yet implemented
<p>Freeways: Intercounty Connector</p> <p>Grade Separation, Interchanges: 3 Interchanges completed</p> <p>Arterial and Primary Roads: Additional capacity added, particularly with interchanges</p> <p>Transit: Connection with FLASH BRT to Silver Spring and Burtonsville</p>	<p>Full Grade Separation of US 29</p> <p>Transit: Still limited service, no dedicated lanes. Private vehicles are still the major mode of transportation.</p> <p>Bikeways: Less than half of the proposing bike ways have been implemented; most of this proposal is not meeting the current standard.</p> <p>Bike and Pedestrian Improvements: Little expansion of sidewalk and bike network complete. Improvements predominantly are no longer to current standards; maintenance a major issue.</p>

Nodes and Corridors

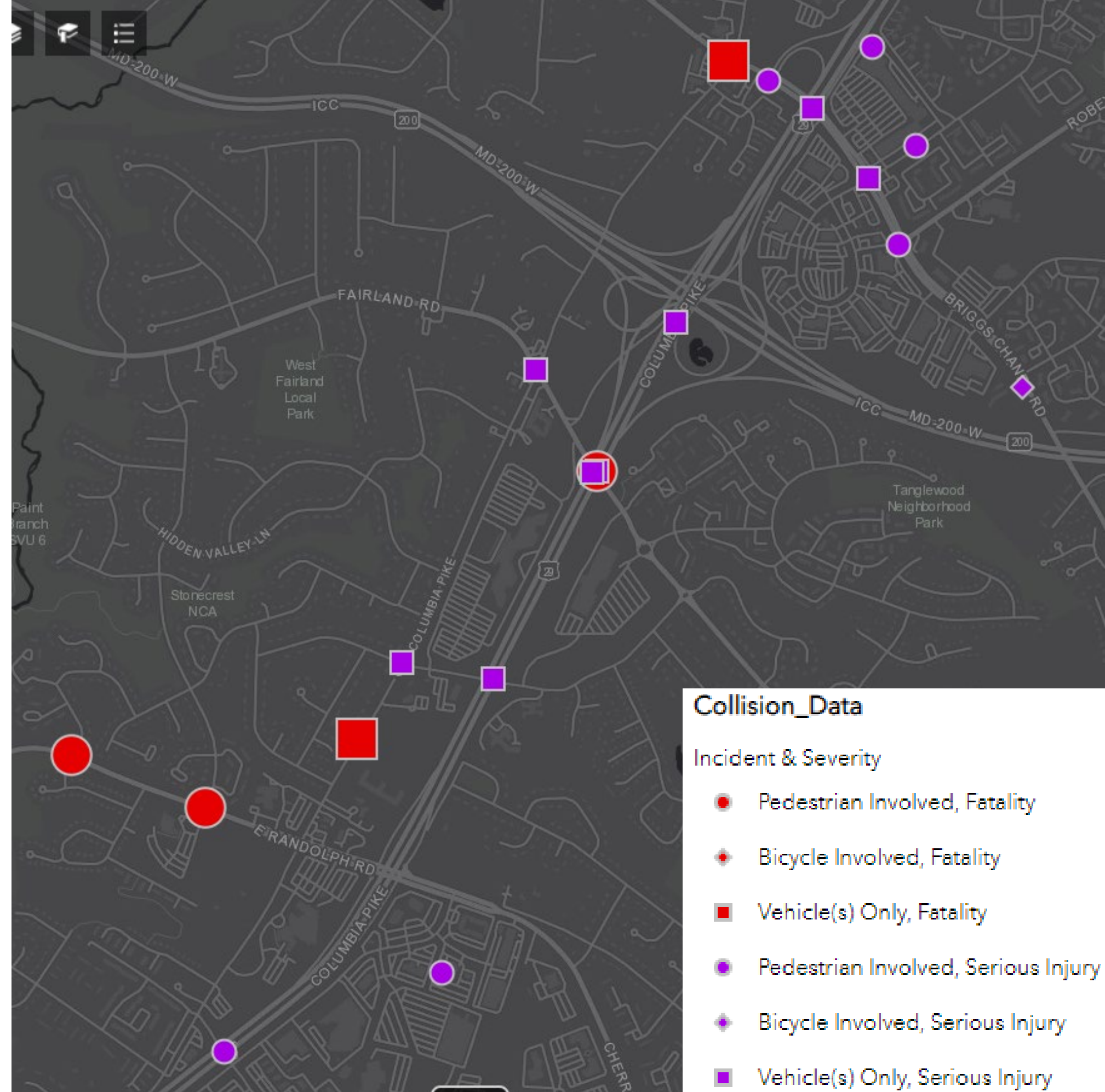
Legend

-  Node of Activity
 1. Paint Branch High School
 2. Briggs Chaney Marketplace
 3. Silver Spring Auto Park
 4. Eastern Montgomery Regional Services Center/
East County Community Center
 5. Edgewood Neighborhood Park
 6. Fairland Recreational Park
 7. Tech Road Park and Ride
-  Bus Rapid Transit (BRT) Stop
-  5-Minute Walk (1/4 mile)
-  US 29
 - East-West Divider
-  MD 200
 - North-South Divider
-  BRT Route
-  Fairland Briggs Chaney Sector Plan Boundary



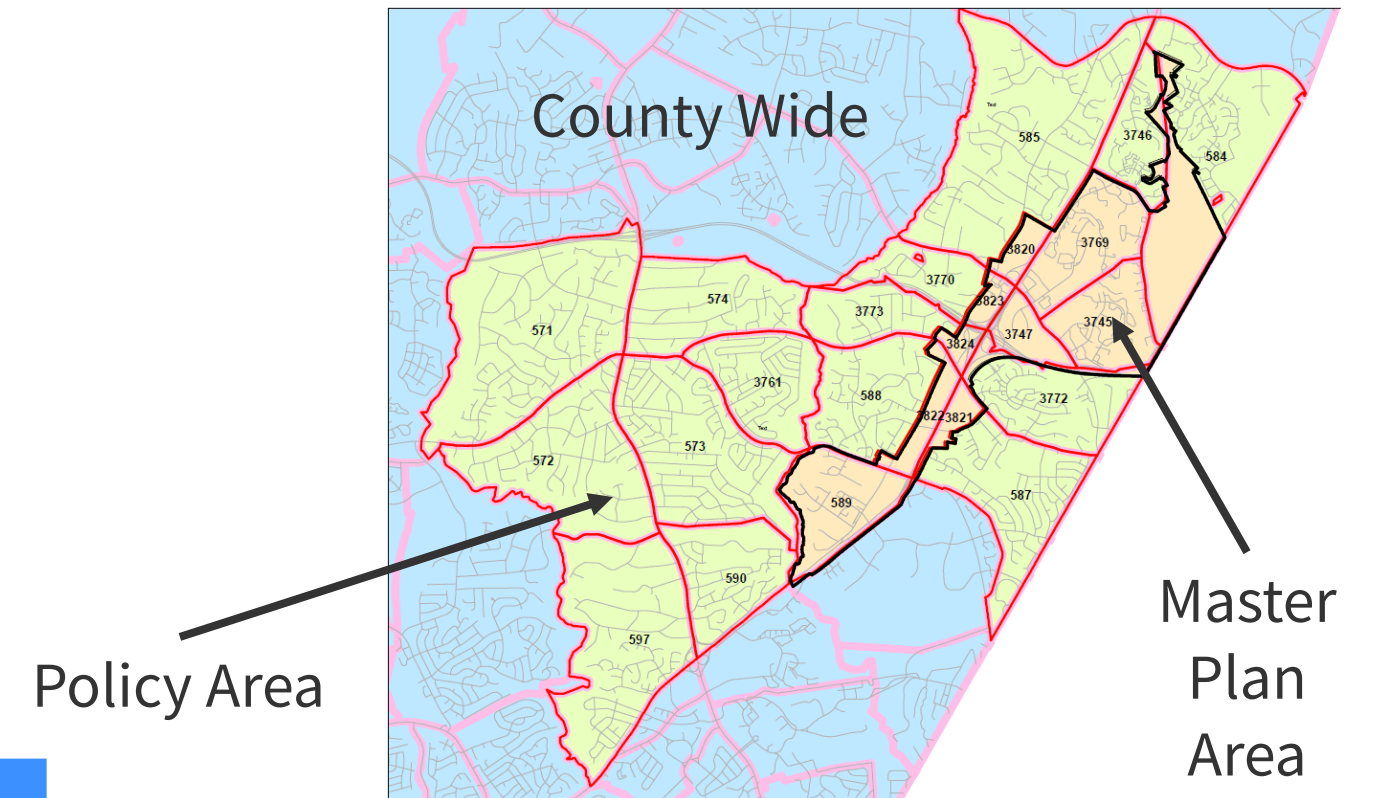
Safety

- 23 Serious Crashes
- 5 fatalities
- 9 Pedestrians (39%)
- Clustered along highways



Existing Transportation System Analysis

- Transportation patterns similar to County as a whole
- Lower transit accessibility / Non-Auto Driver Mode Share (NADMS)

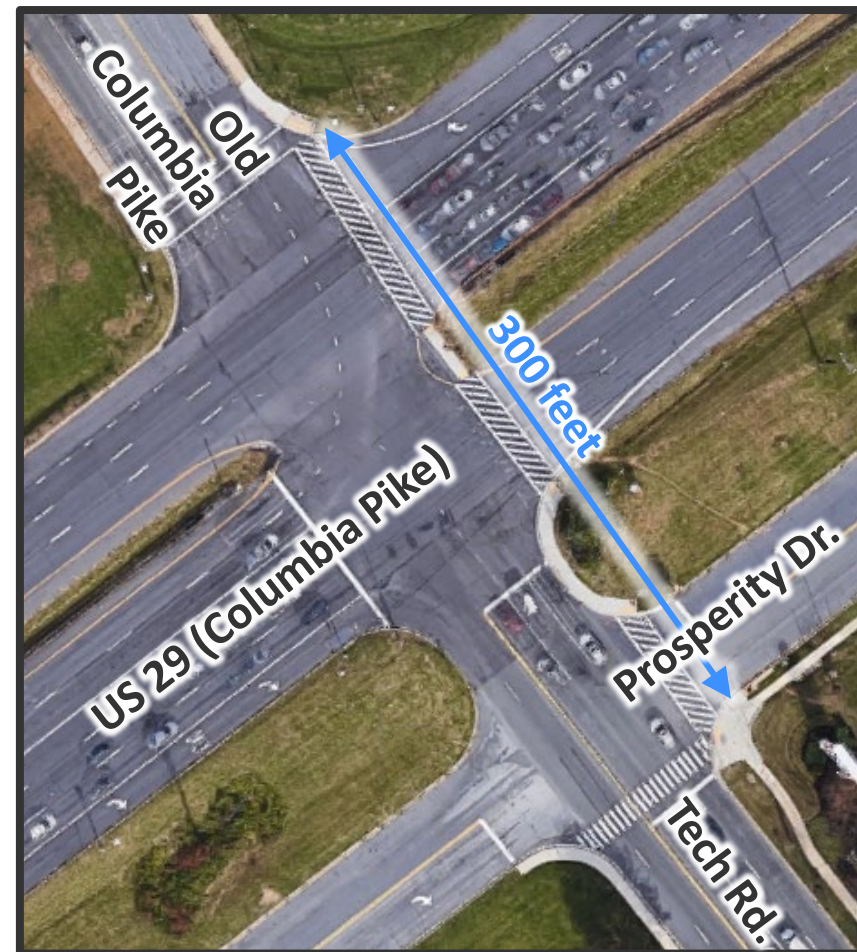


	Auto Accessibility (Jobs) *1	Transit Accessibility (Jobs) *2	VHT (Minutes) *3	PHT (Minutes) *4	VMT per Capita *5	NADMS *6
County Wide	1 Mil.	110 k	17	50	13	28%
Policy Area	1 Mil.	21 k	16	56	11	26%
Master Plan Area	1 Mil.	30 k	20	68	10	25%

*1 Total Jobs / Total Population
 *2 Total Jobs / Total Population
 *3 Total VHT / Total Auto Trips (VHT = Vehicle Hours of Travel)
 *4 Total PHT / Total Transit Trips (PHT = Person Hours of Travel)
 *5 Total VMT / (Total Pop+Total Emp) (VMT = Vehicle Miles of Travel)
 *6 Non-Auto Trips/Total Trips (NADMS = Non-Auto Driver Mode Share)

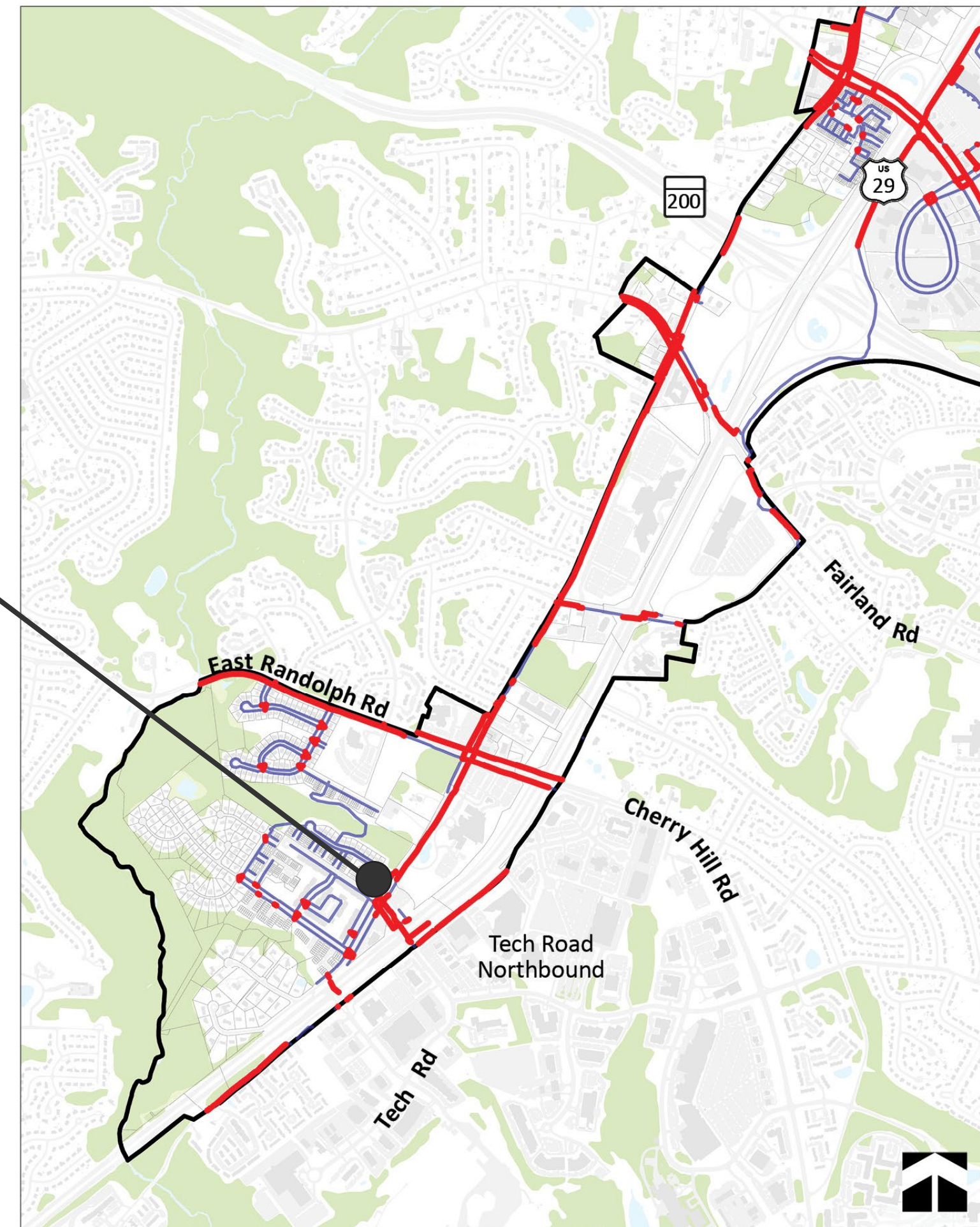
Pedestrian Level of Comfort

- Limited comfortable pedestrian routes outside of residential communities

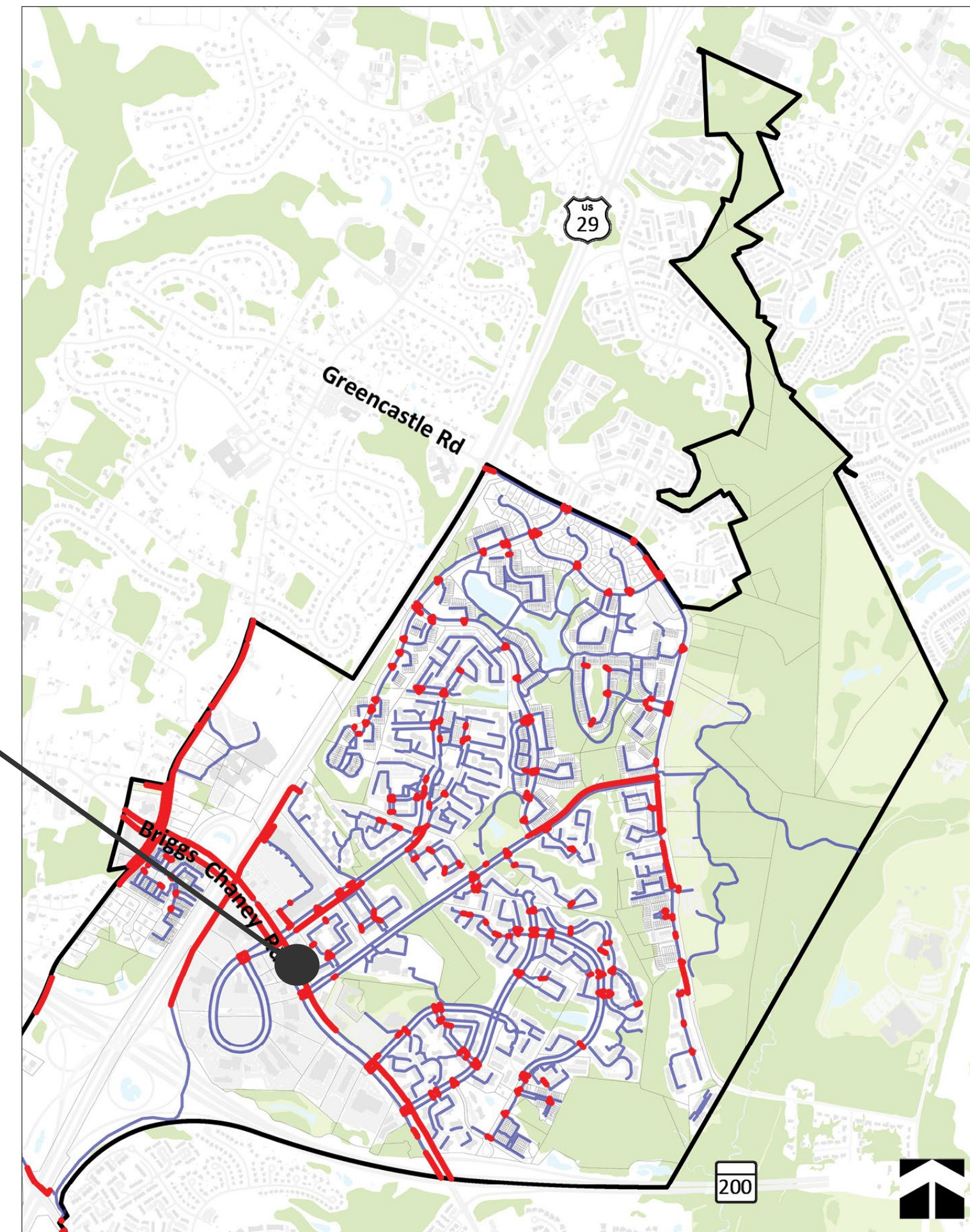


Legend

- Very/Somewhat Comfortable Sidewalks and Paths
- Uncomfortable/Unacceptable Sidewalks and Paths
- Fairland Briggs Chaney Sector Plan Boundary



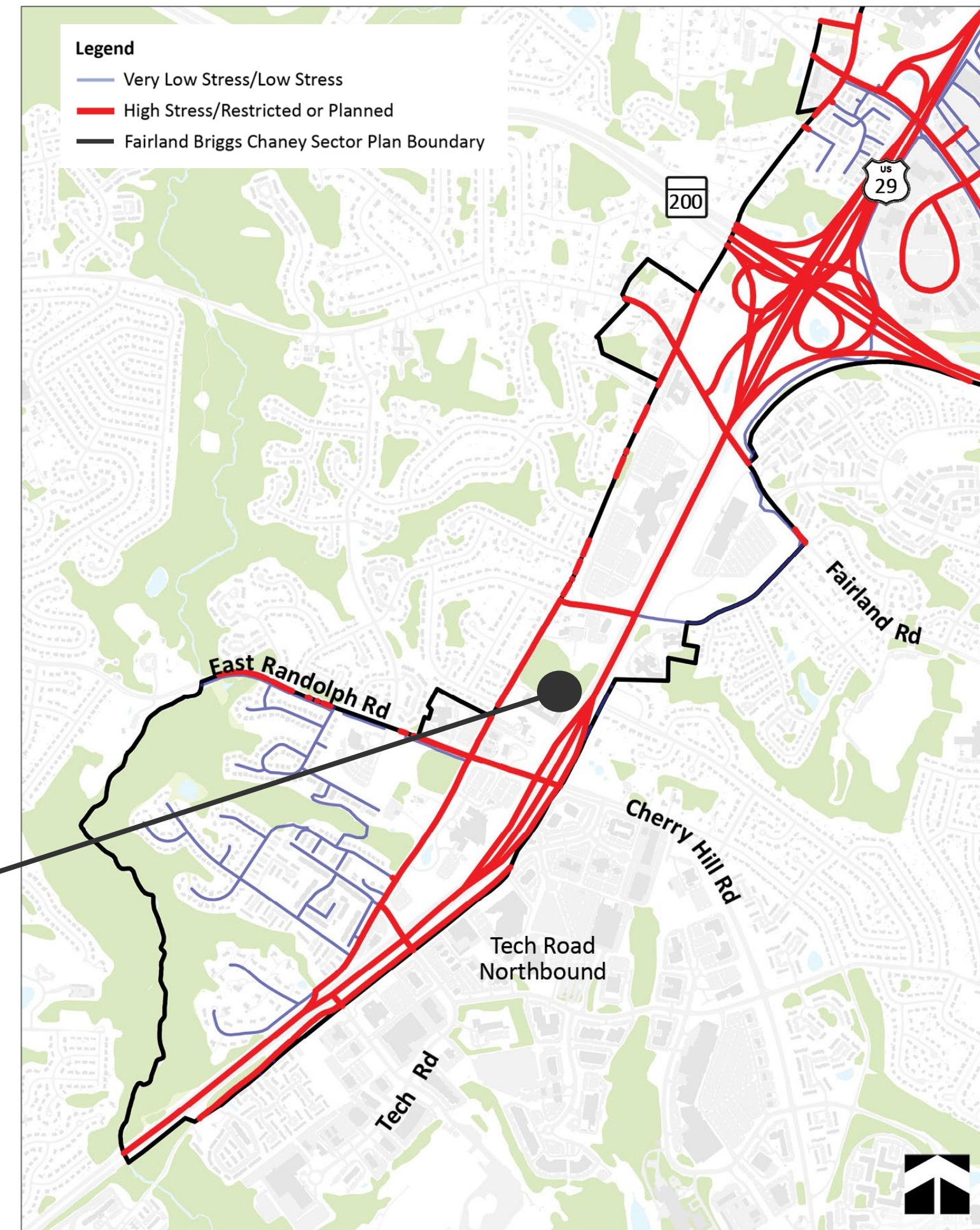
Pedestrian Level of Comfort



- Legend**
- Very/Somewhat Comfortable Sidewalks and Paths
 - Uncomfortable/Unacceptable Sidewalks and Paths
 - Fairland Briggs Chaney Sector Plan Boundary

Bicycle Level of Comfort

- Medium and long-distance cycling largely impossible

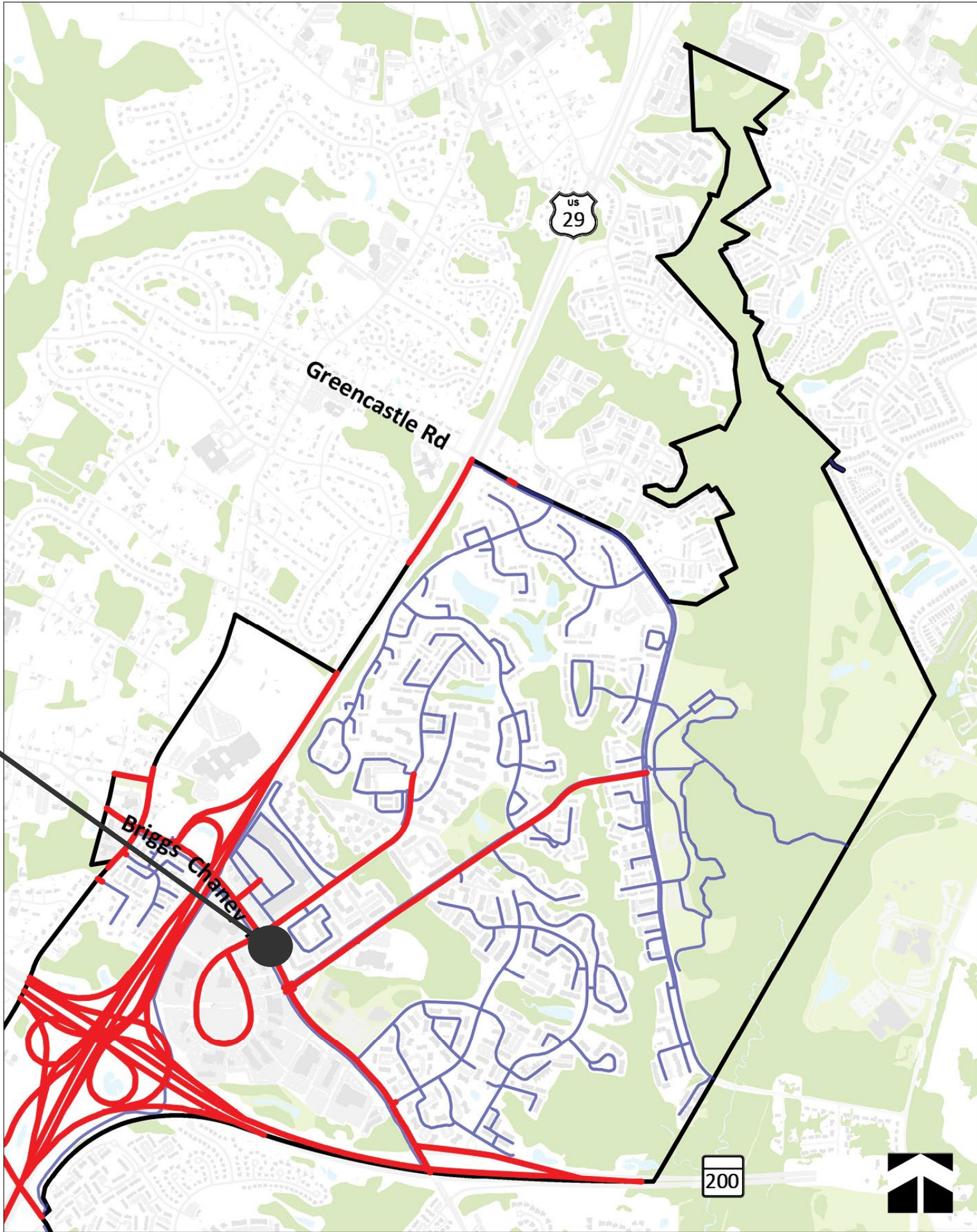


Bicycle Level of Comfort

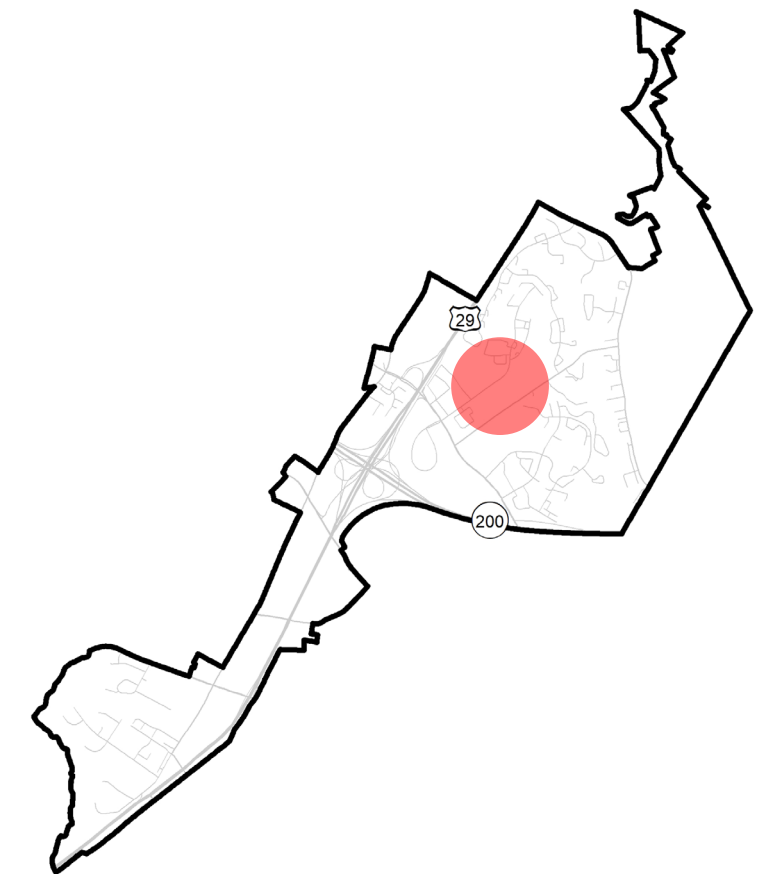


Legend

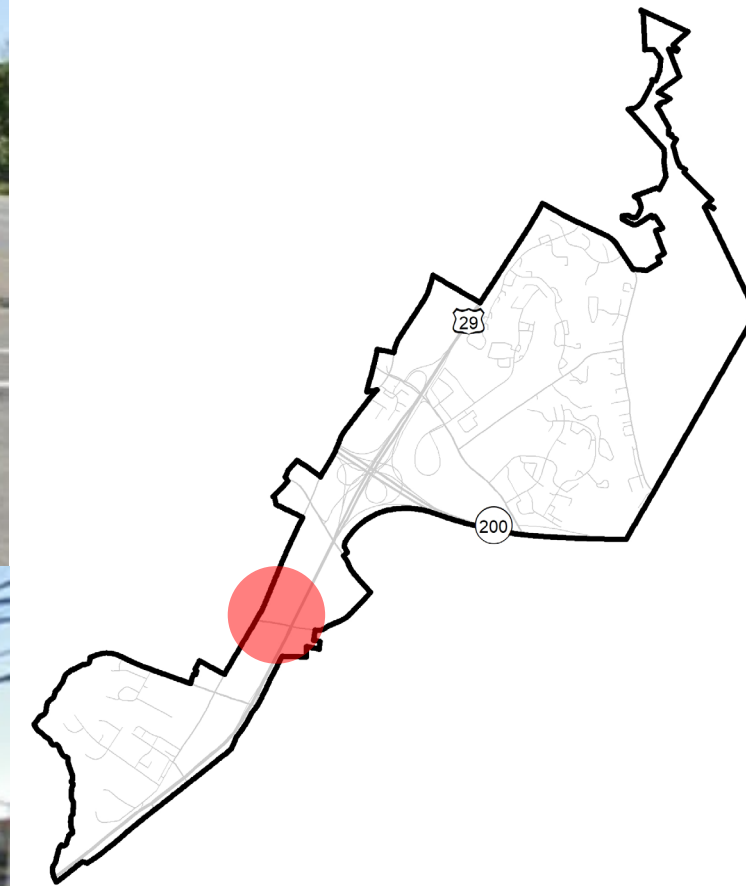
- Very Low Stress/Low Stress
- High Stress/Restricted or Planned
- Fairland Briggs Chaney Sector Plan Boundary



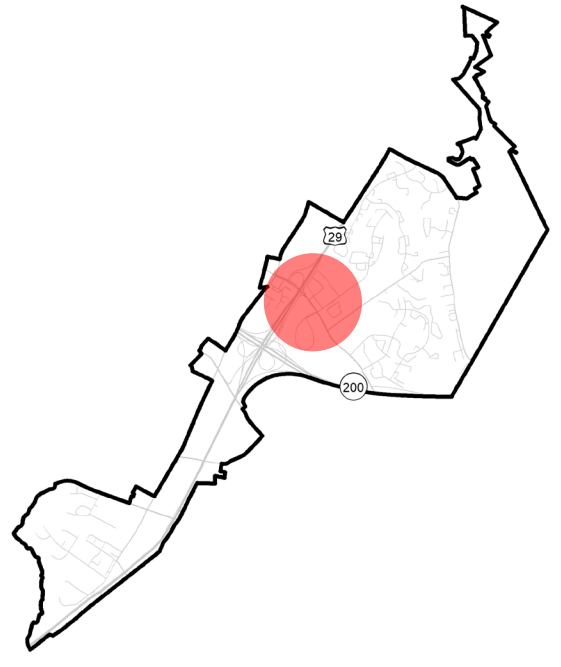
Significant Hurdles to Walking and Rolling



Unsafe Road Design



Infrastructure in Poor Shape



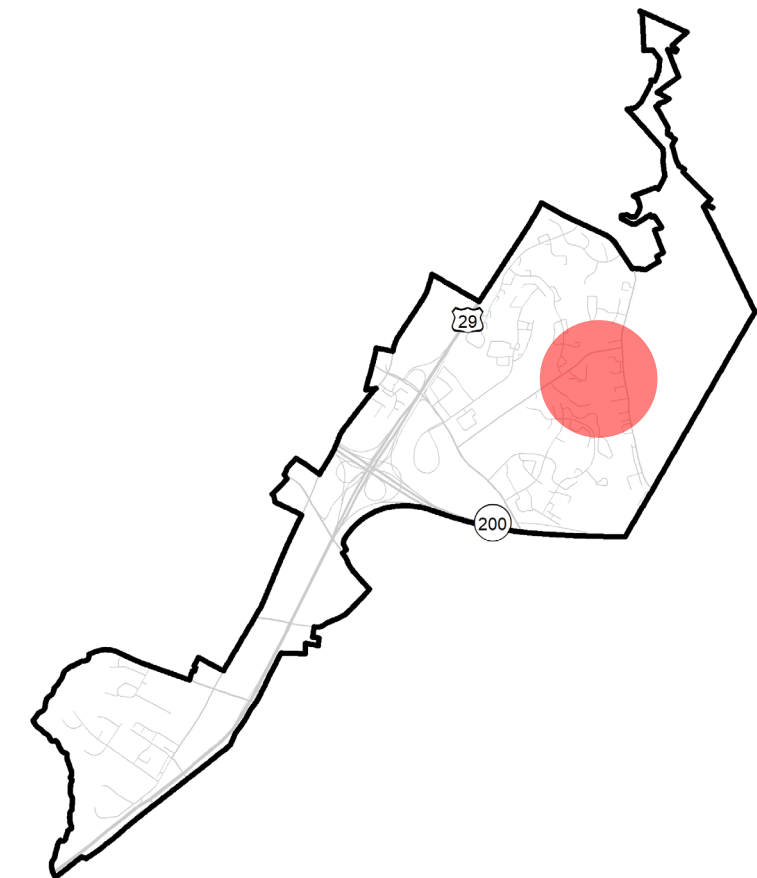
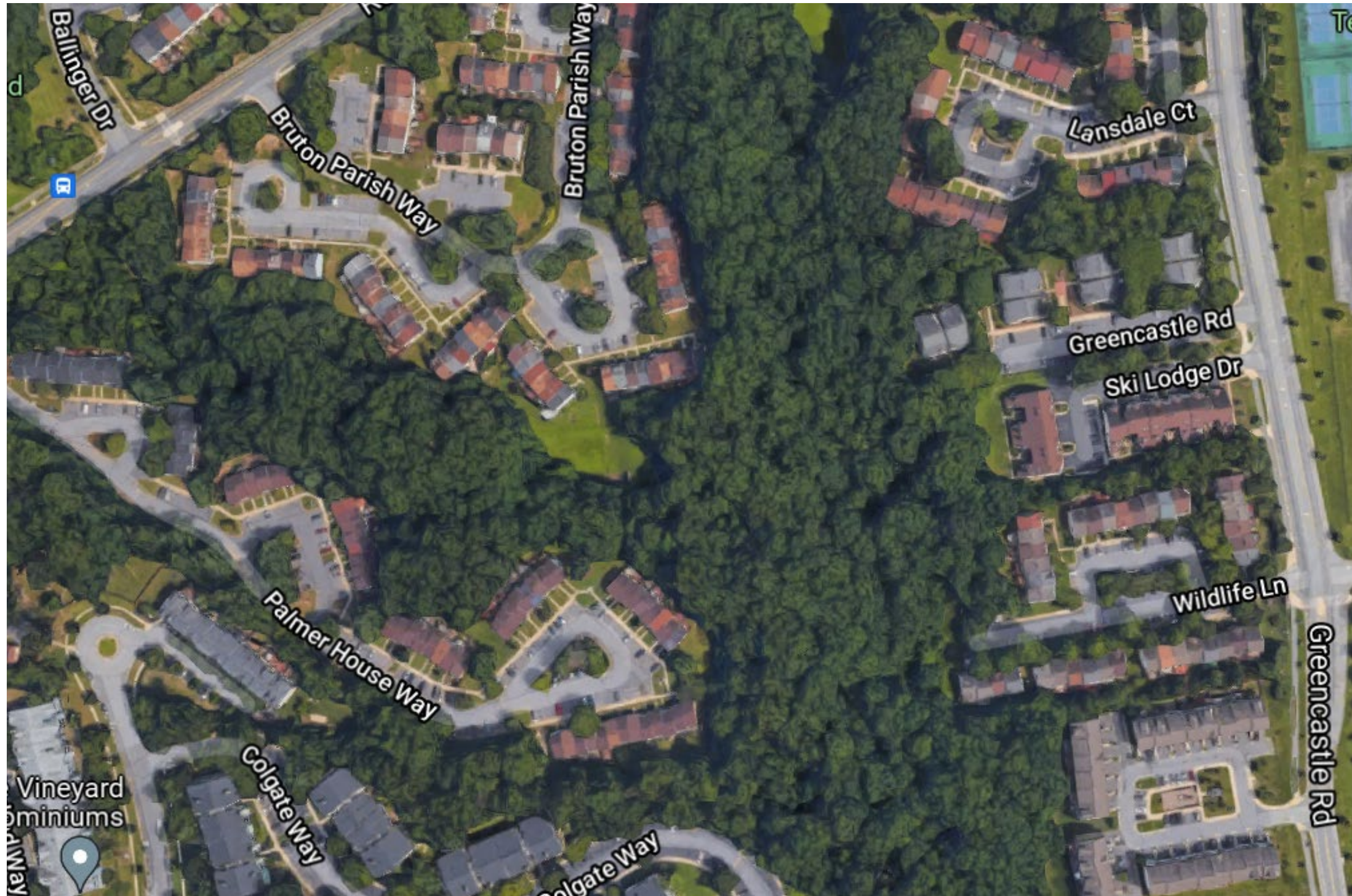
Poor Condition



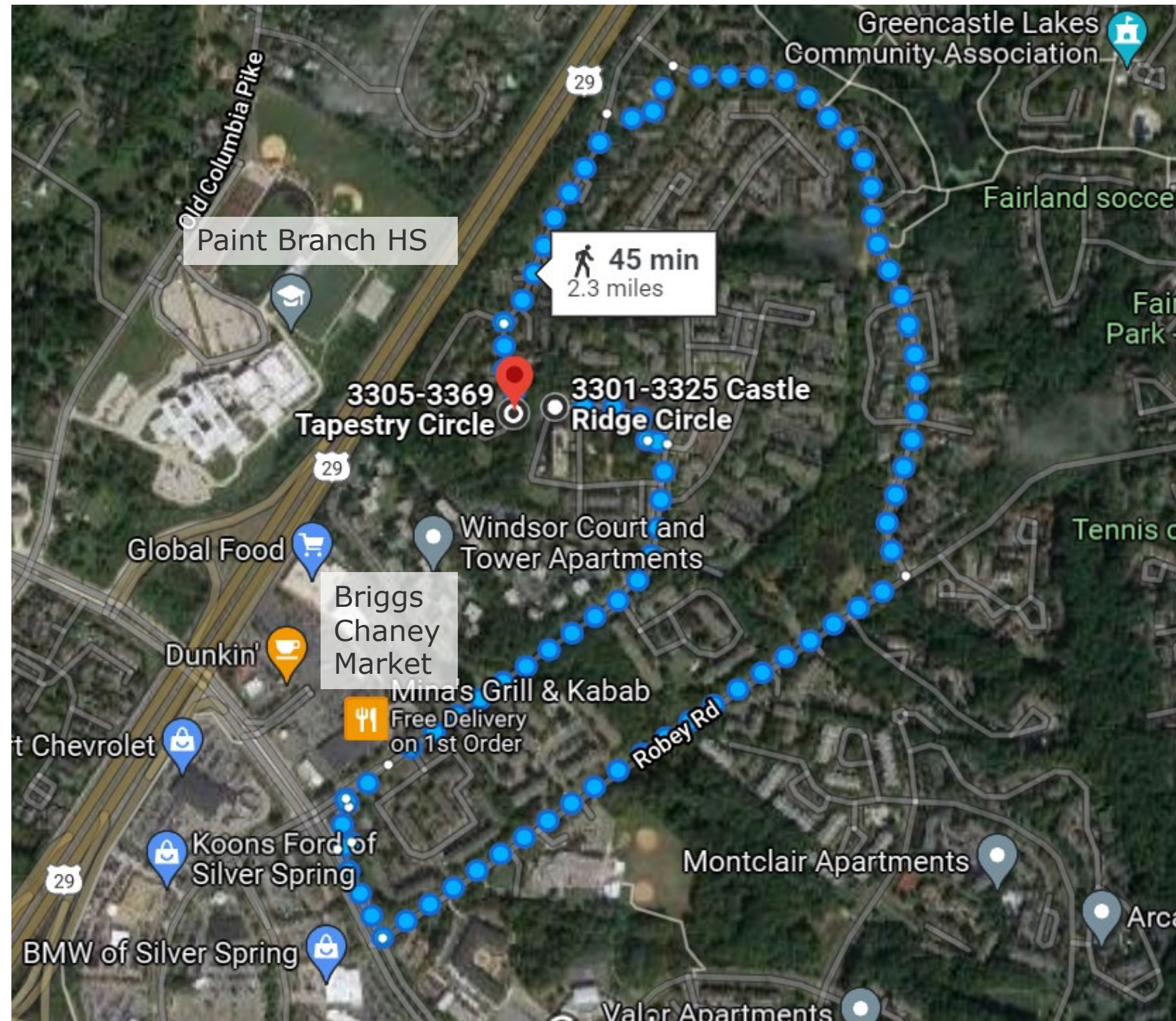
Inadequate



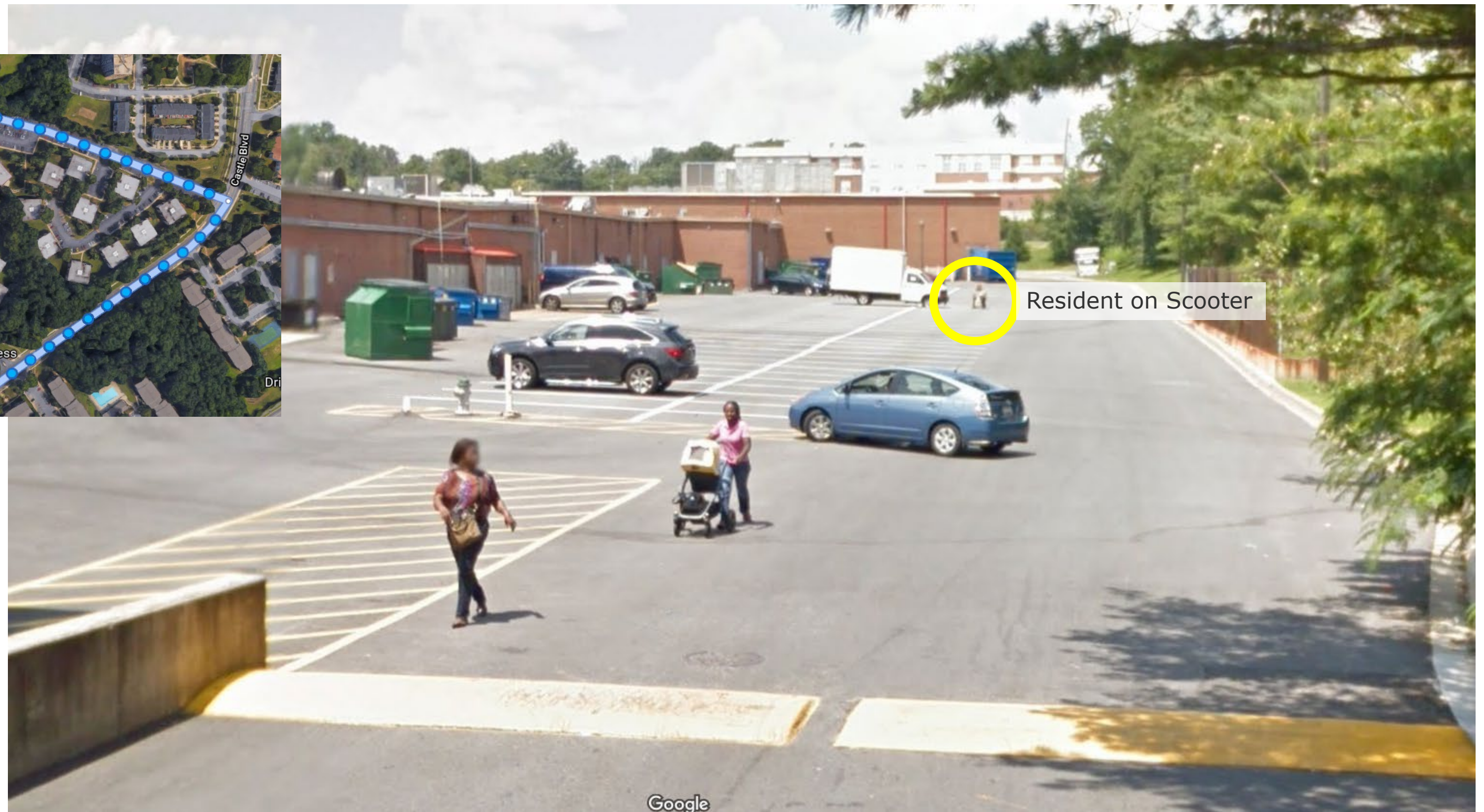
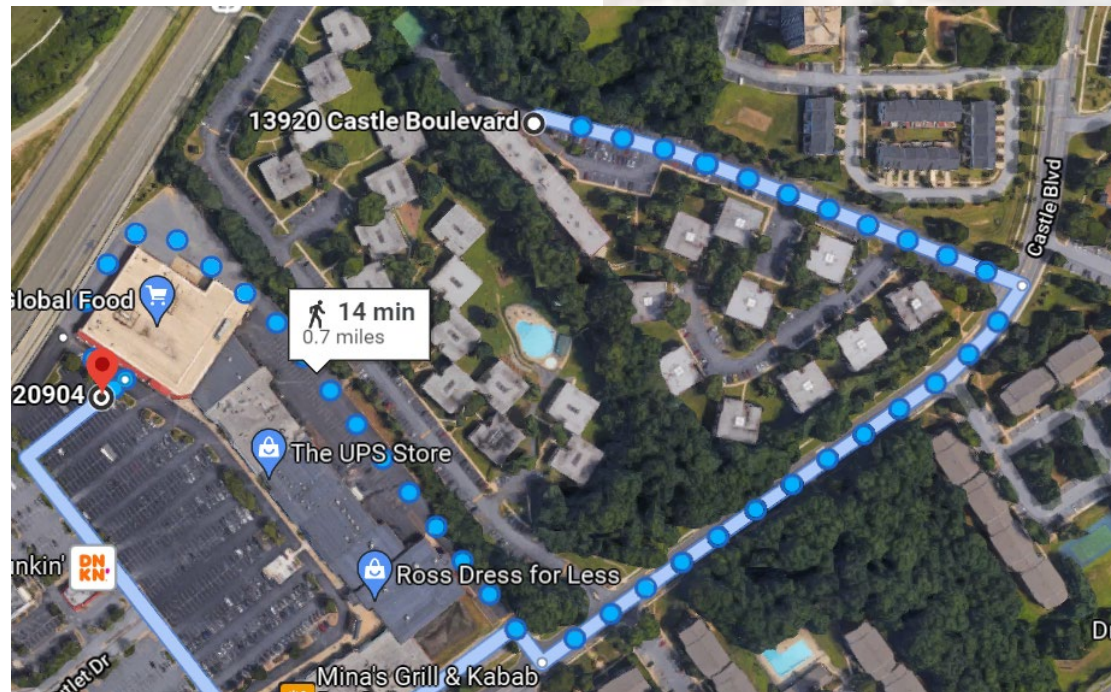
Cul-de-Sacs Create Disconnected Islands



Barriers Make Some Connections Difficult

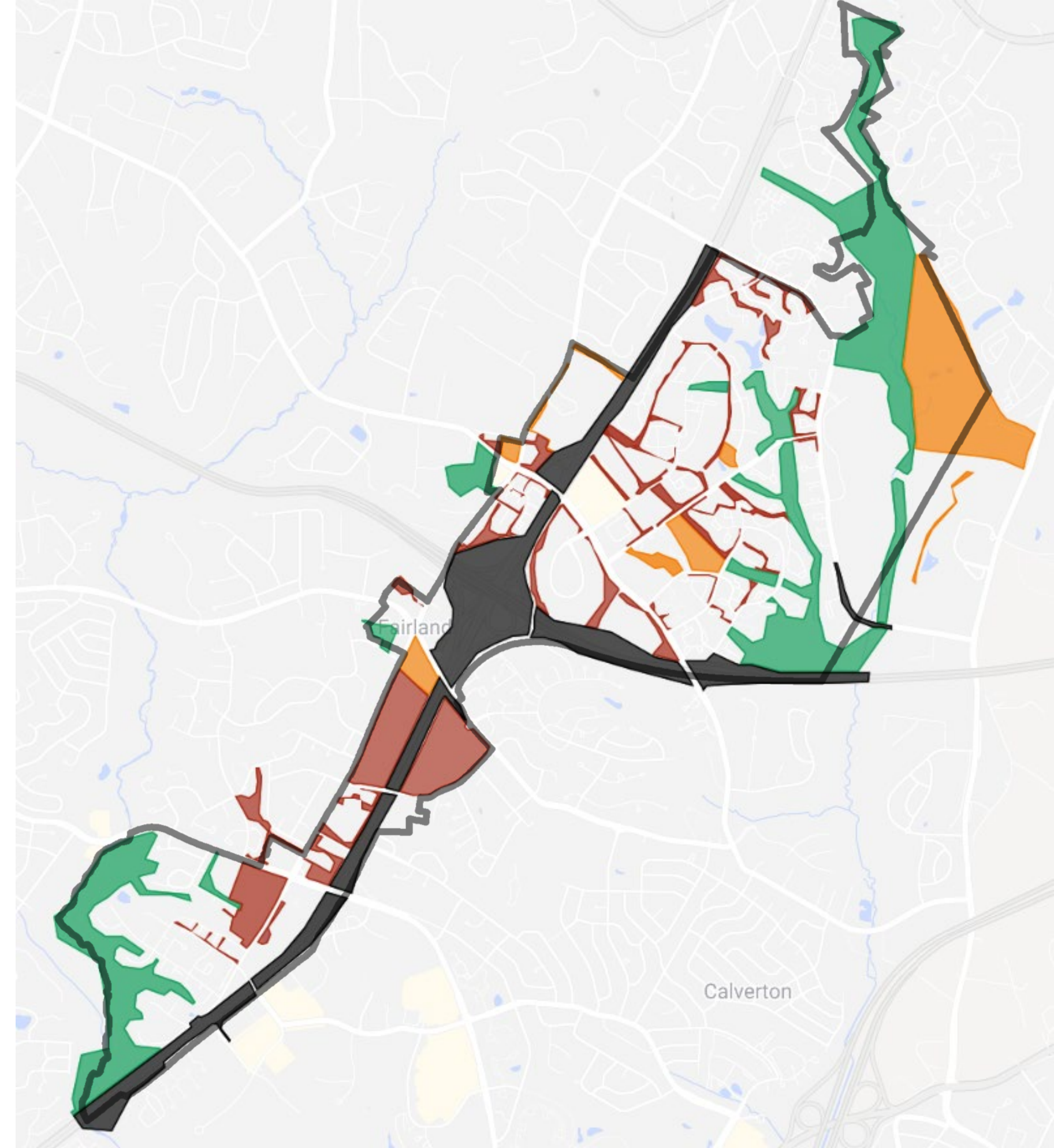
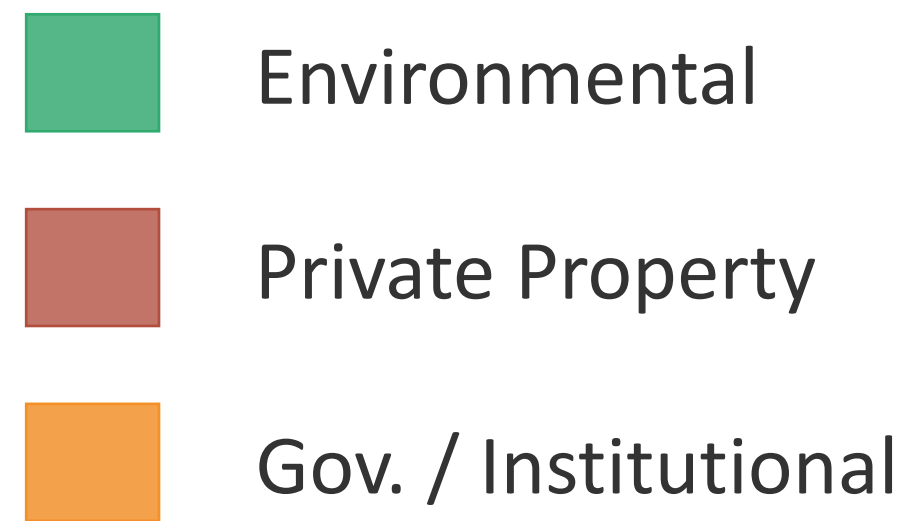


Balkanization Harms Walkability



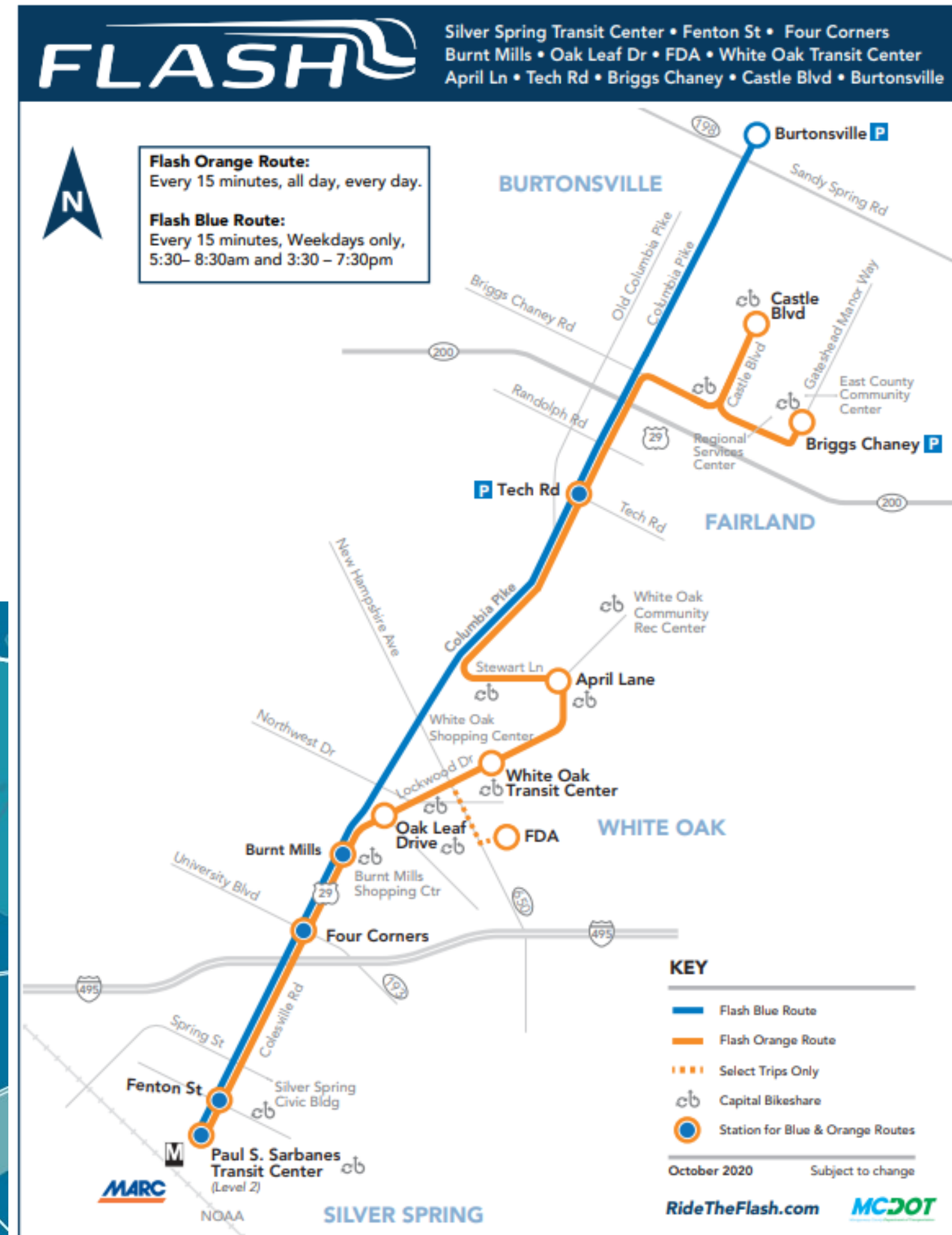
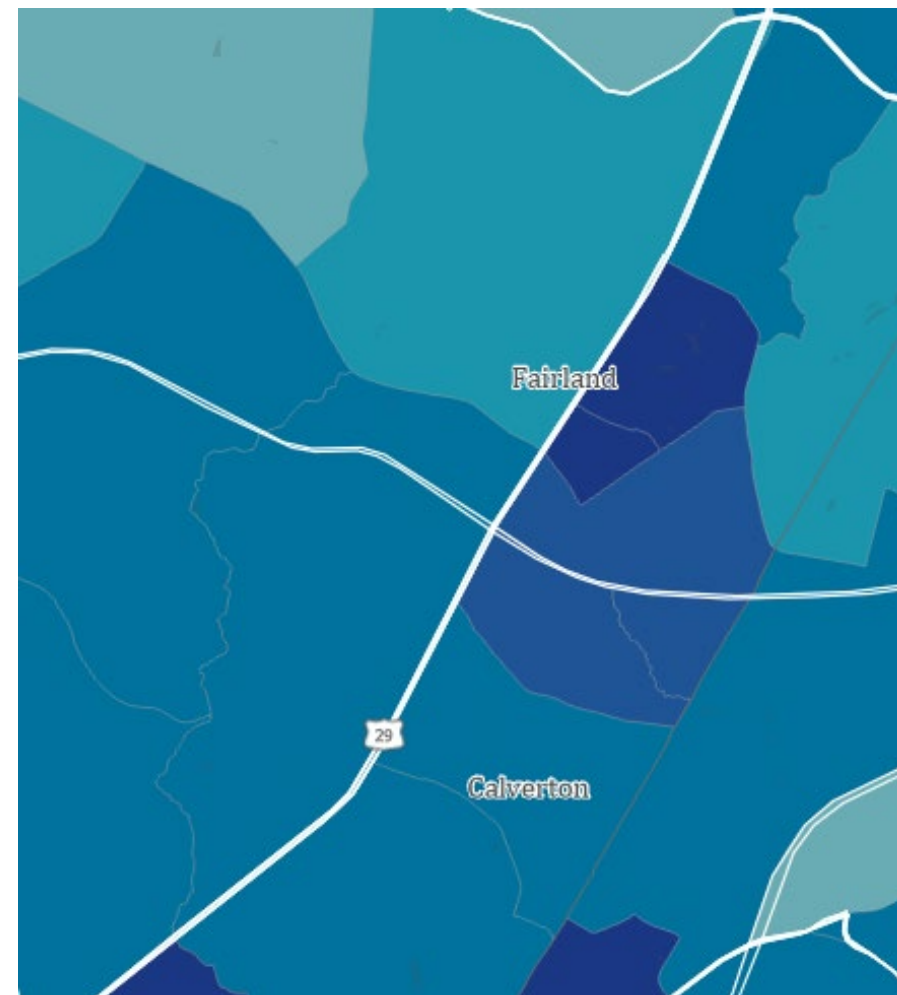
A Maze of Barriers

- Barriers to travel make moving throughout the plan area difficult and dangerous.



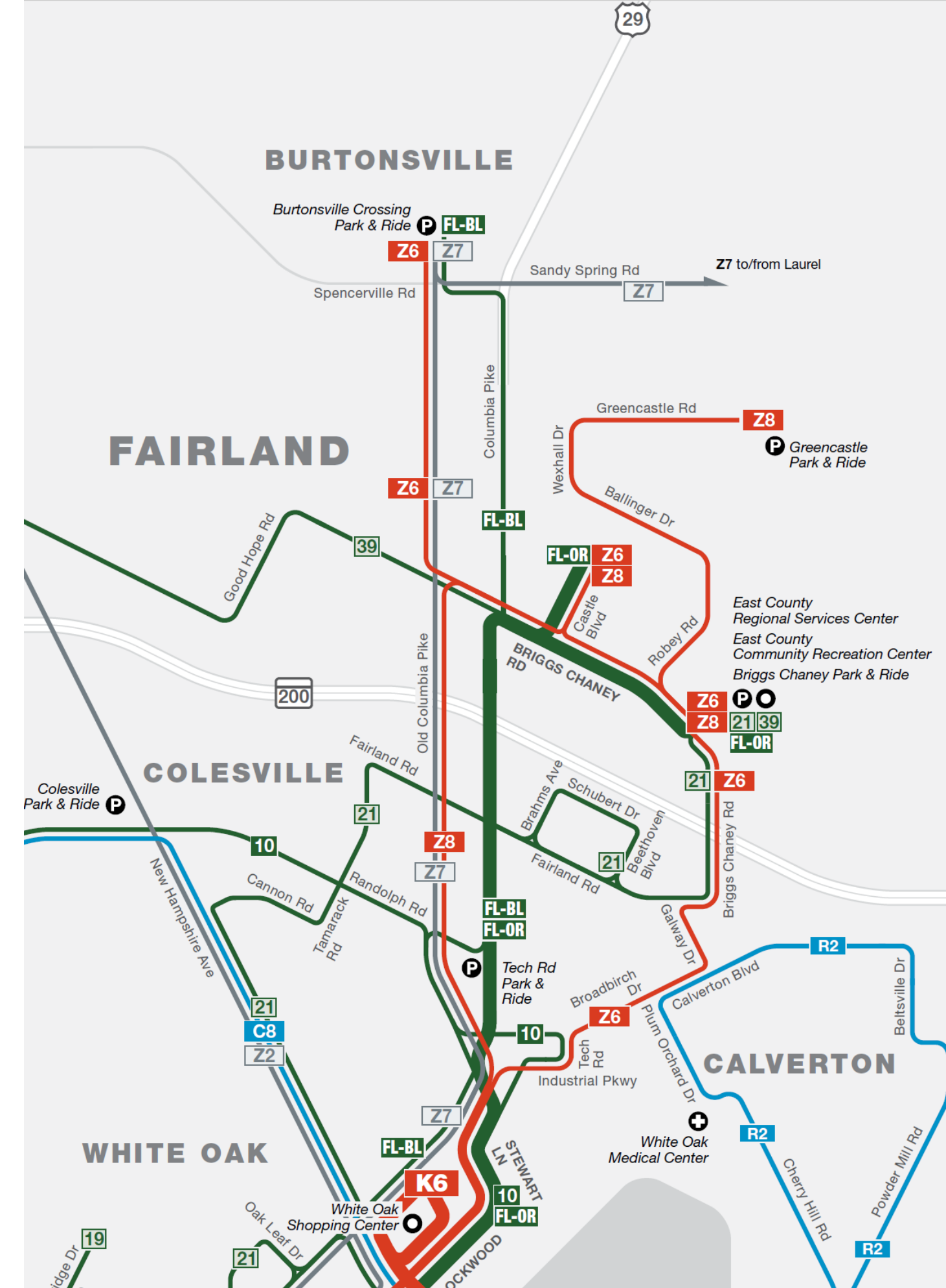
Public Transit

- Flash BRT – Two high-frequency bus routes along US 29 (Blue and Orange)
- Population density off-centered, inaccessible from major corridors

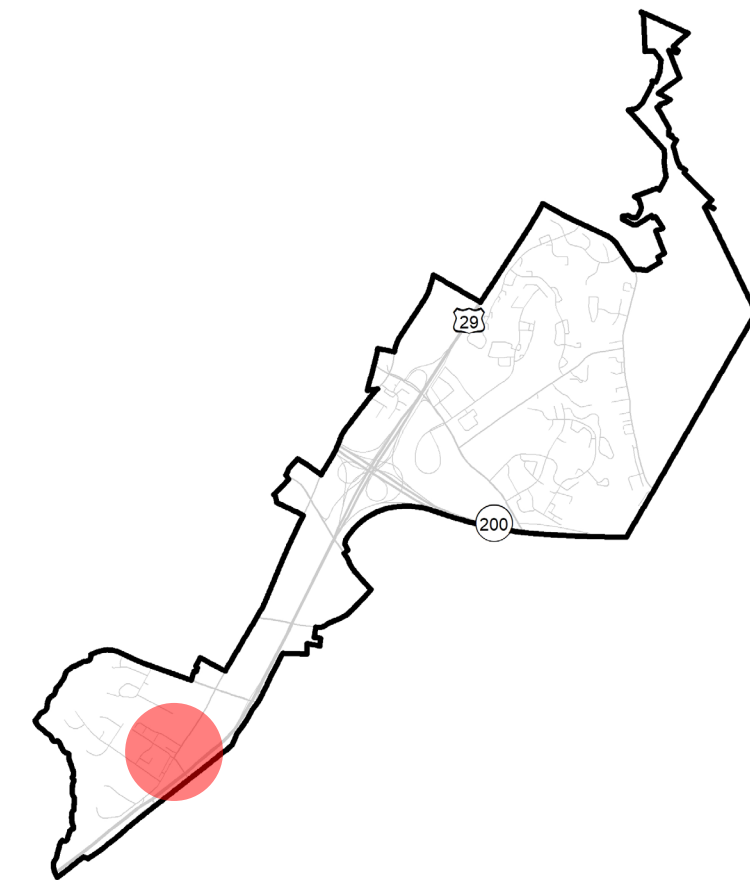


Public Transit

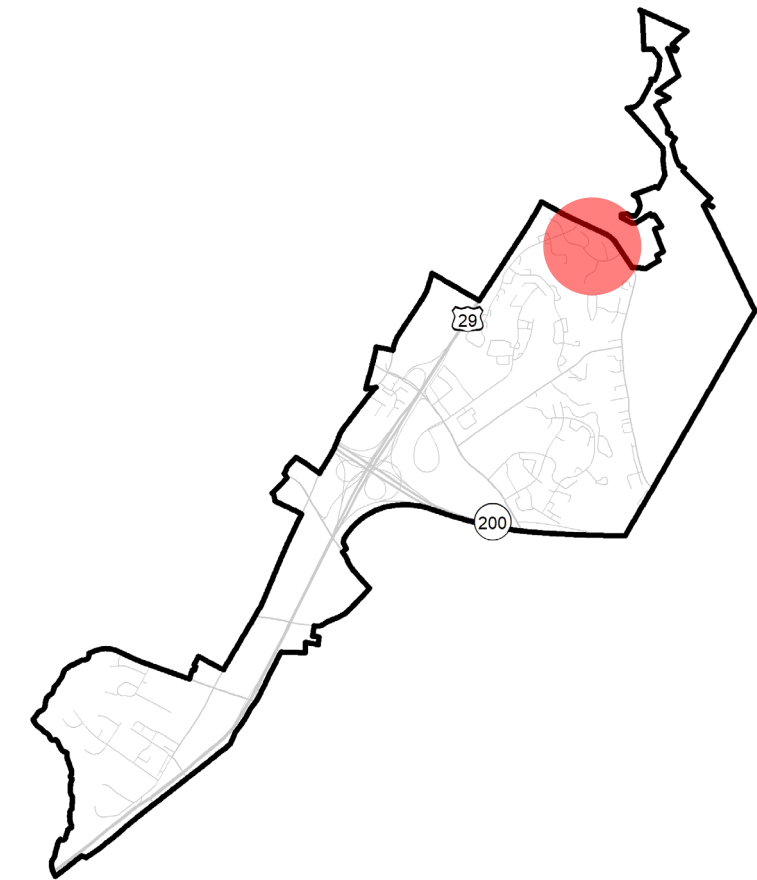
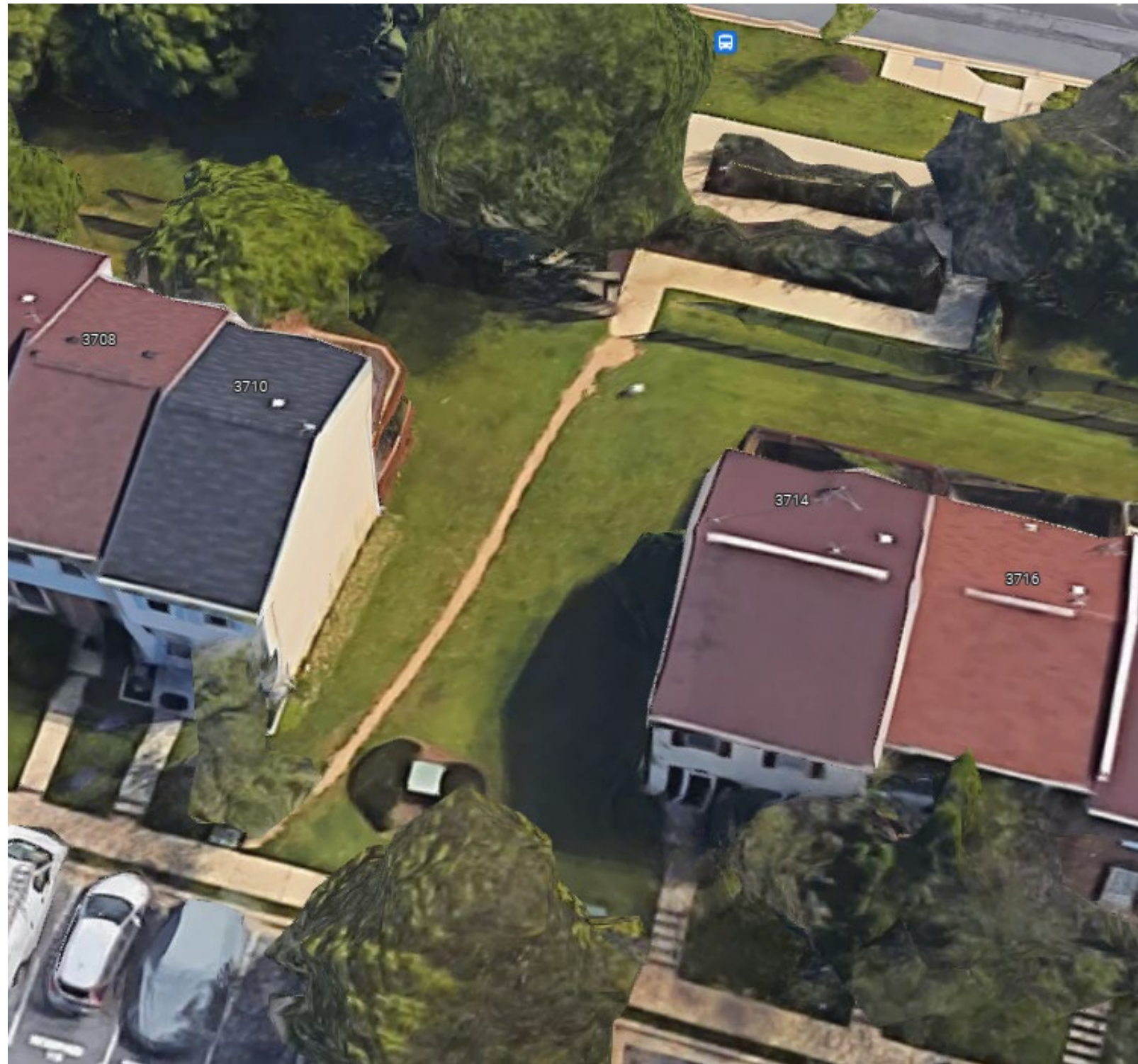
- Served by several WMATA and Montgomery County Ride-On routes
- Limited weekend Ride On service



Transit Is Hard to Access



Transit Is Hard to Access



What is Built Here? Housing

- Historical Context
- Rental Housing
- For-Sale Housing



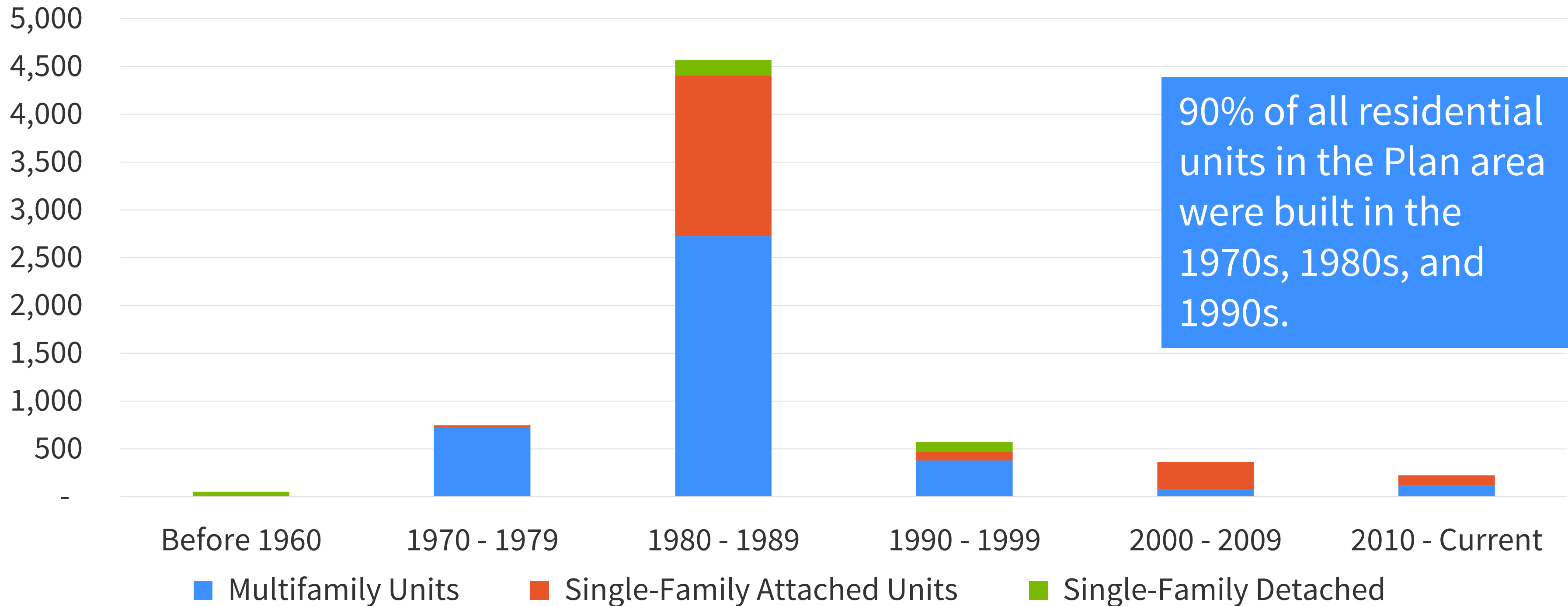
Historical Context

- **1866** - Sarah Lee acquires property in what is now Calverton Local Park through the will of Evan Shaw who had once held her in slavery.
- **1869** - Malinda Jackson acquires property approximately where the ICC crosses Columbia Pike. Jackson bought the home where she had previously lived while held in slavery.
- **1865 -1870s** - Establishment of African American communities; Pine Hill established along Columbia Pike south of Paint Branch; Colesville/Smithville, Good Hope, and Spencerville established east of Colesville Pike and west of Upper Paint Branch
- **1936** - Redlining - FHA publishes map of planned federally insured housing. Although the Fairland Brigs Chaney plan area is beyond where formal redlining occurred FHA policies influenced discriminatory real estate practices beyond the formal maps.
- **1940** - Black home ownership in the area around Fairland continues to increase to 75% of households of color, exceeding the rate of white home ownership (71%).
- **1967** - Montgomery County passed the Fair Housing Ordinance, which outlawed discrimination in the sale or rental of all housing, except owner-occupied housing of two rented units or less.
- **1974** - Montgomery County established the Moderately Priced Dwelling Unit (MPDU) program.

Review of 1997 Fairland Master Plan Recommendations

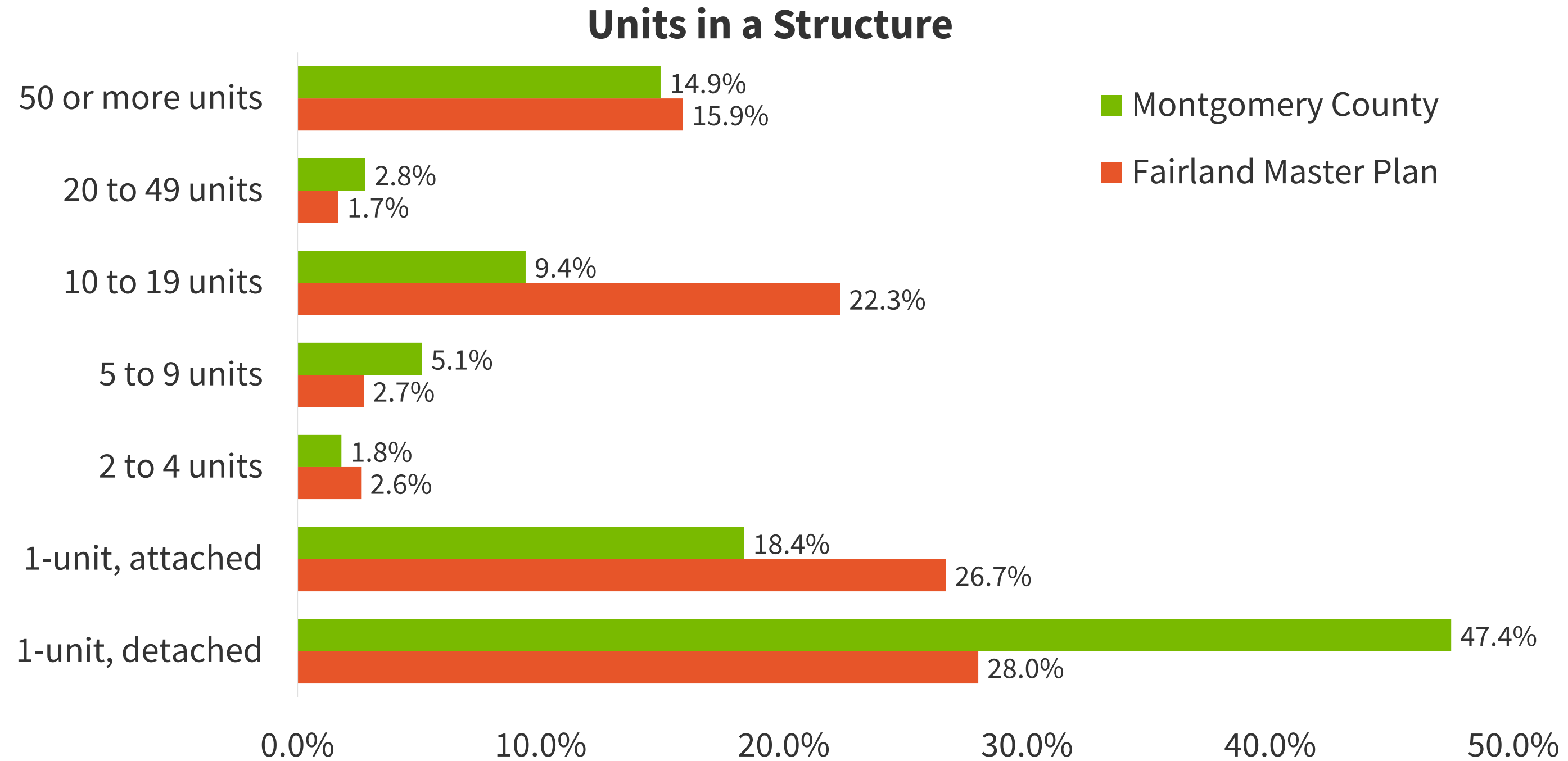
1997 MP Implemented Recommendations	Recommendations not yet implemented
<ul style="list-style-type: none">Identify appropriate locations for housing for the elderly.	<ul style="list-style-type: none">Maximize the percentage of single-family detached units in the developable areas.Encourage dispersal of MPDUs in new developments to prevent localized areas of high density and provide sufficient common open space and recreational facilities for MPDUs in accordance with Site Plan Guidelines for MPDUs.

Residential Units by Year Built



Source: Montgomery County SDAT, 2022

Housing by Type



Source: 2014-2018 American Community Survey, 5-year estimate, U.S. Census Bureau.

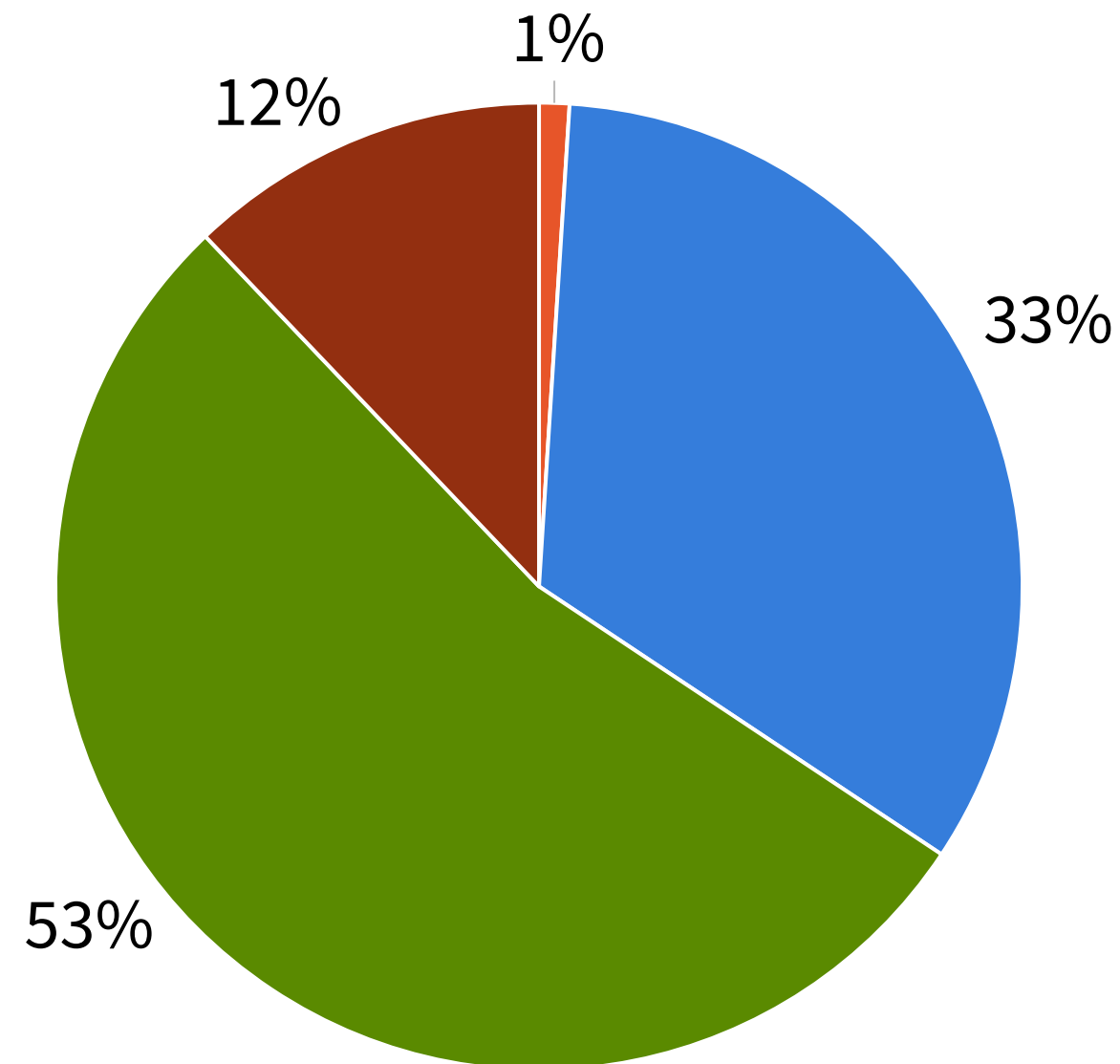
Residential Uses



Rental Housing by Type

FBC Study Area Bedroom Mix

■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed



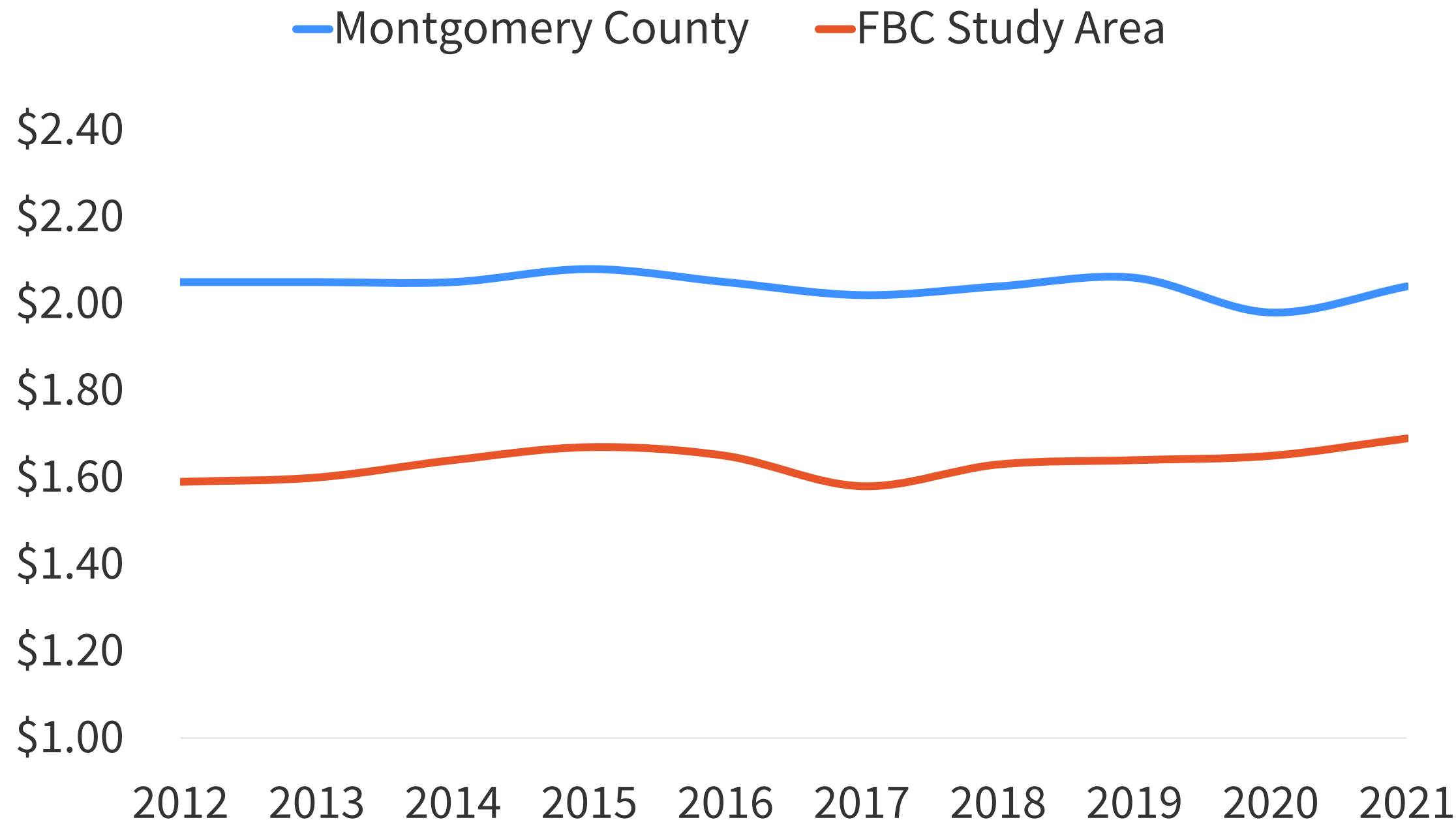
- The Fairland Briggs Chaney (FBC) Study Area is home to nearly **4,500 multifamily rental units**.
- **7% of rental units are income-restricted** through the MPDU program, LIHTC, the HIF, or other affordable housing program or funding source.
- The FBC Study Area has more cost-burdened renters than the county (60% vs. 49% in the county)*.

*Defined as spending more than 30% of income on rent

Source: 2015-2019 American Community Survey, 5-year estimate, U.S. Census Bureau, CoStar, DHCA.

Rental Housing by Rental Rates

Effective Rent/Square Foot (Inflation Adjusted)

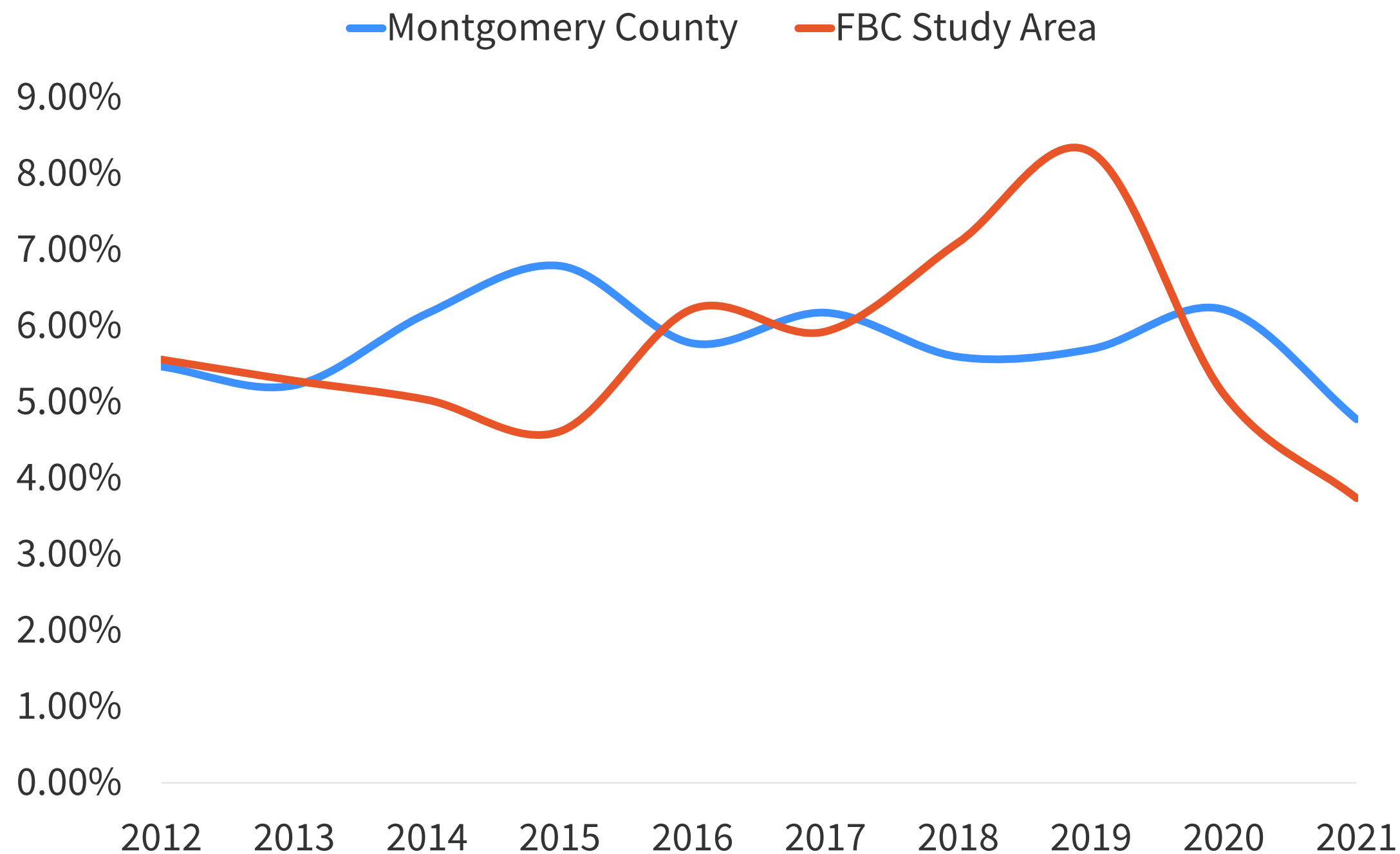


- **Study Area rents are 20% lower than the County’s** average but are growing.
- **Average effective rent per unit in 2021 in FBC was \$1,655** (vs. \$1,887 in the County).
- **FBC recorded its highest Year-over-Year (YoY) rent levels ever in 2021.**
 - 9% YoY increase in nominal dollars
 - 2.4% YoY increase in real dollars
- **Almost all market rental units in FBC are “market rate affordable”** – affordable to households under 80% of Area Median Income (AMI).

Source: CoStar

Rental Housing in Fairland Briggs Chaney Study Area

Vacancy Rate



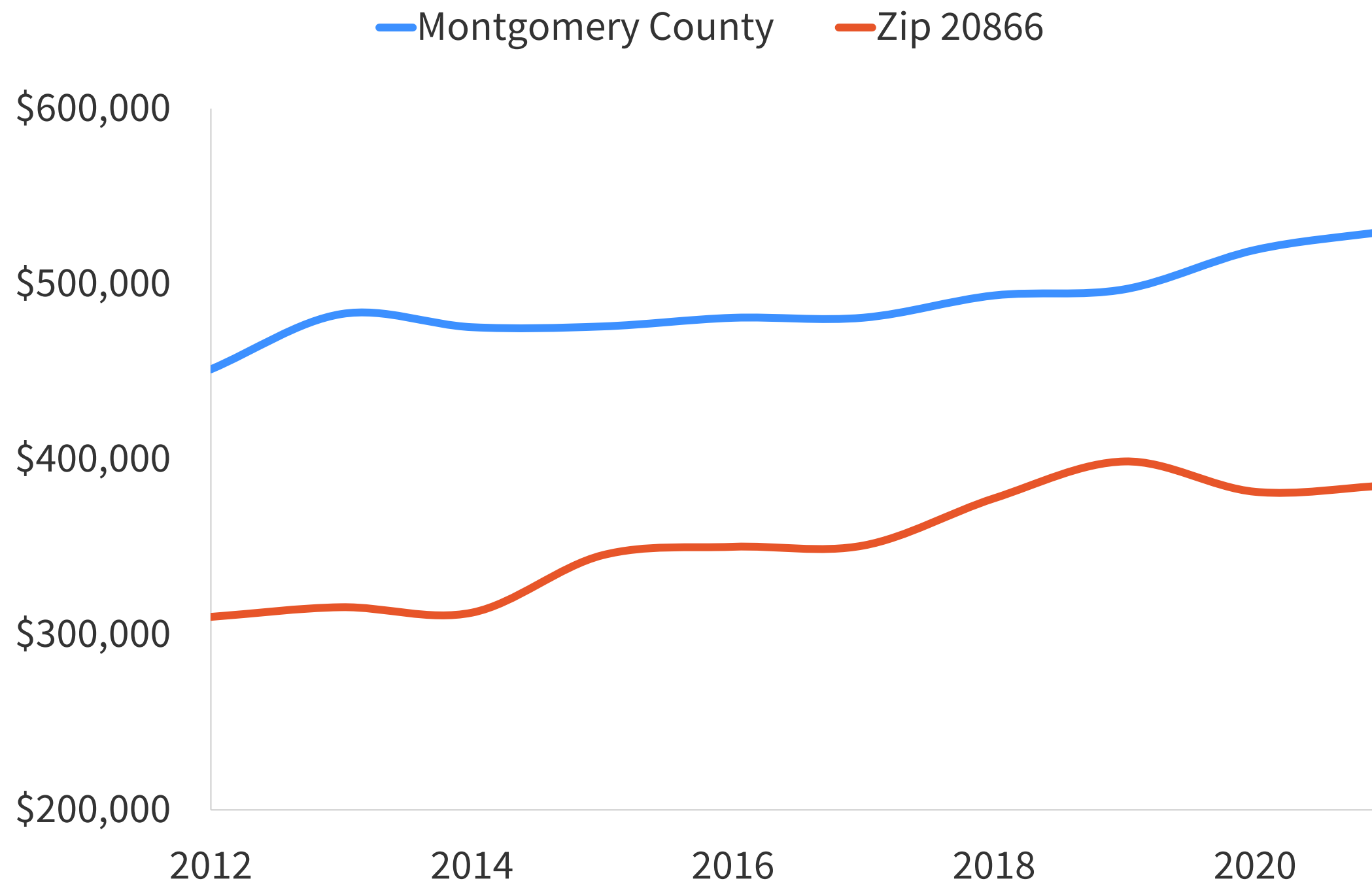
Vacancy rates are low in both the county and in the FBC Study Area.

In 2021, vacancy rates in FBC were very low - below 4%.

Source: CoStar

For-Sale Housing by Median Sales Price

Median Sold Price (Inflation Adjusted)



- Both the county and FBC's Median Sales Price (all types) increased YoY
 - **10% increase** for both FBC and the County in nominal dollars
 - **1-2% increase** for both FBC and the County in real dollars
 - Median sold price **38% lower** than county's

Source: MRIS

Fairland Briggs Chaney Housing Market Assessment

- Recent Kick-off of Fairland Briggs Chaney Housing Market Assessment with BAE Economics
 - Household Demographic Characteristics
 - Housing Unit Characteristics
 - Housing needs assessment
 - Strategies for redevelopment, preservation, and growth

What is Built Here? Schools

- Historical Context
- School Trends



Historical Context

● **1879**

School established north of Fairland Road, near Columbia Pike, for White children.

● **1894**

School for Black children is established in Pine Hill, near Columbia Pike just south of Plan area by 1894.

● **1955**

Integration begins in Montgomery County, with the closing of 'substandard' black schools.

● **1969**

Paint Branch High School opens in Plan area.



Review of 1997 Fairland Master Plan Recommendations

1997 Fairland Master Plan

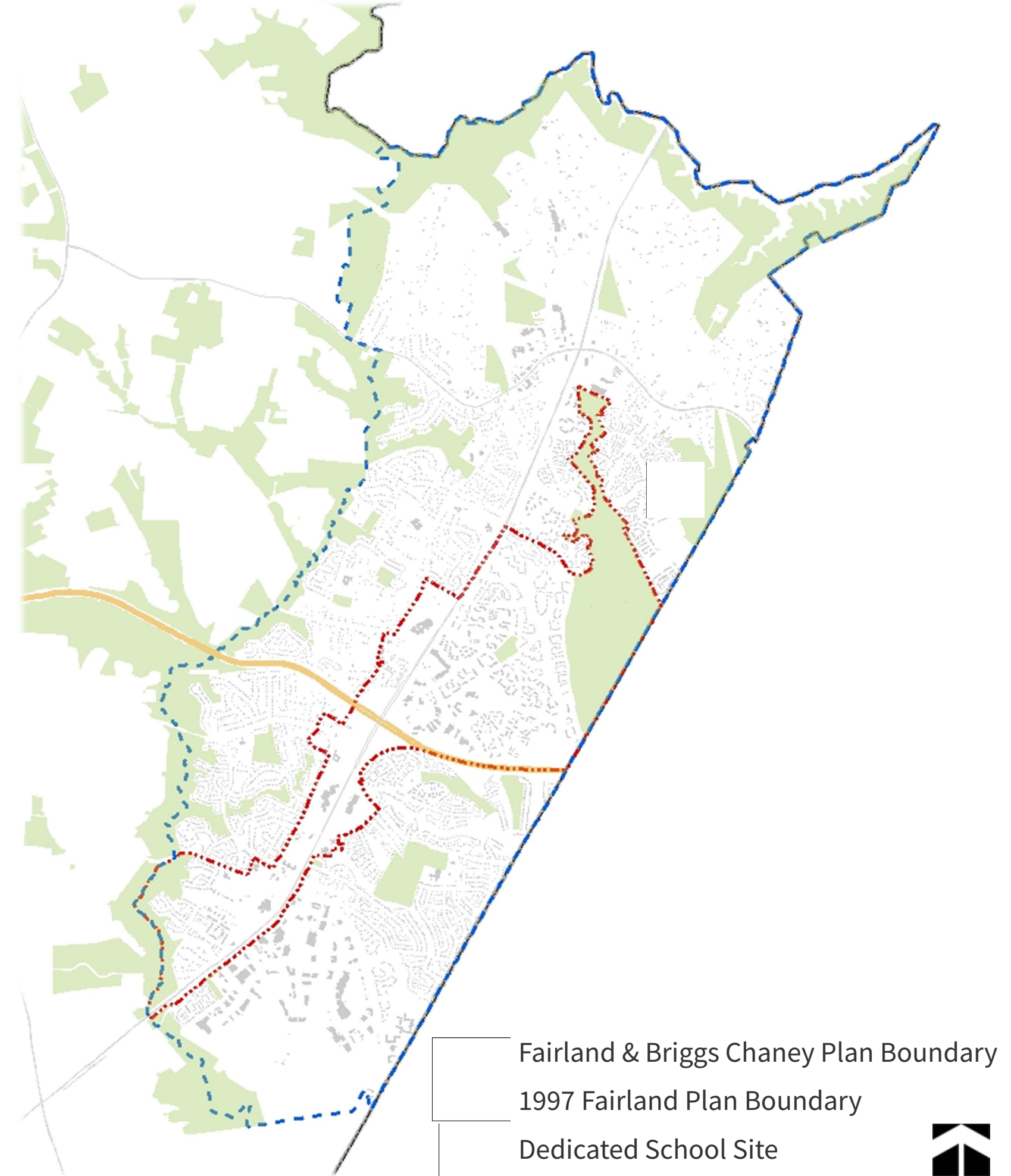
Recommendation:

‘Designate an elementary school site within the proposed Golf Course Community site.’

(p.125, 1997 Fairland Master Plan)

Implementation:

- 11 acres school site dedicated as recommended
- No near-term plan to build school facility on dedicated site in MCPS Capital Improvements Program.



Review of 1997 Fairland Master Plan Recommendations

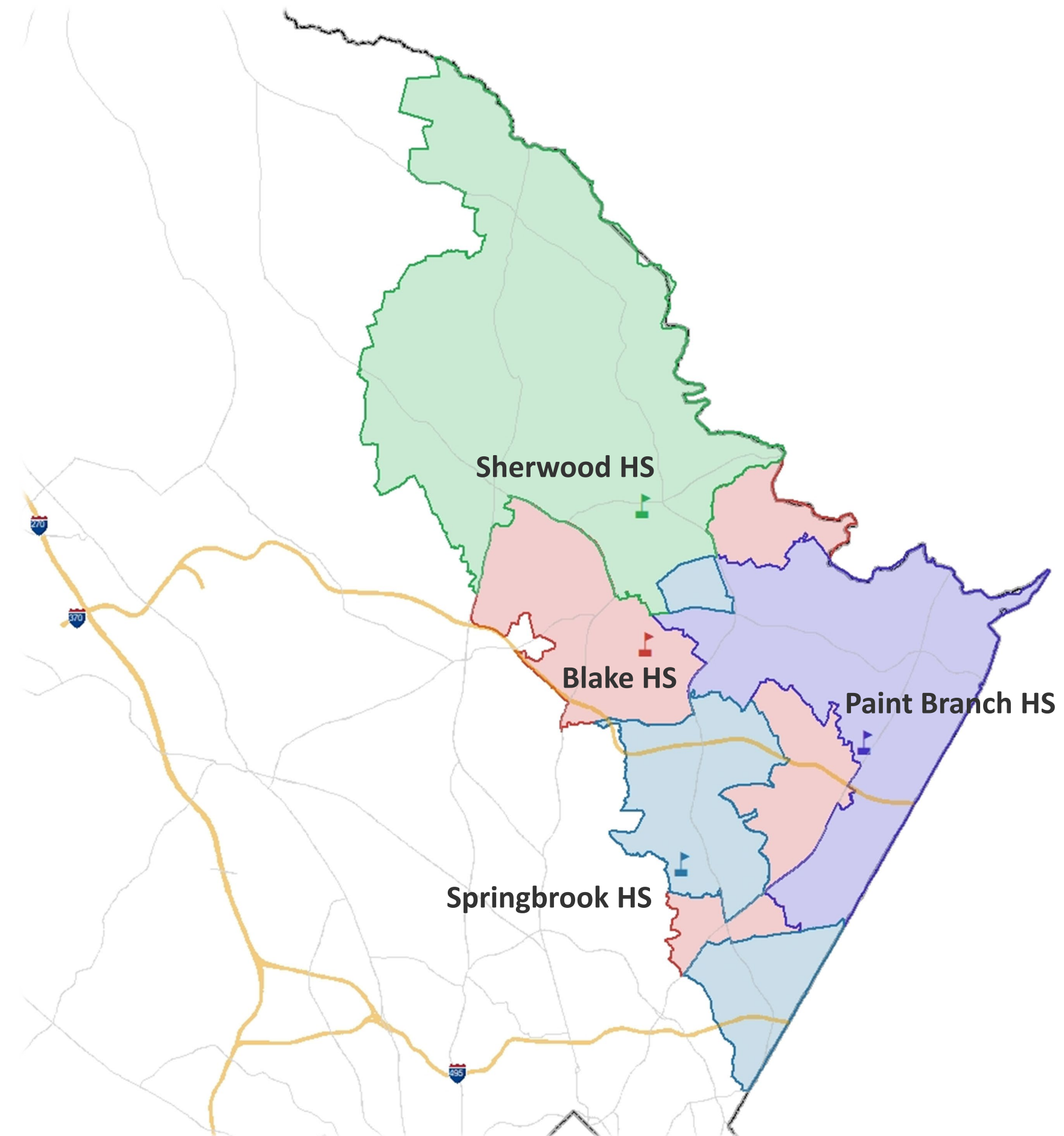
1997 Fairland Master Plan

Plan Assumption:

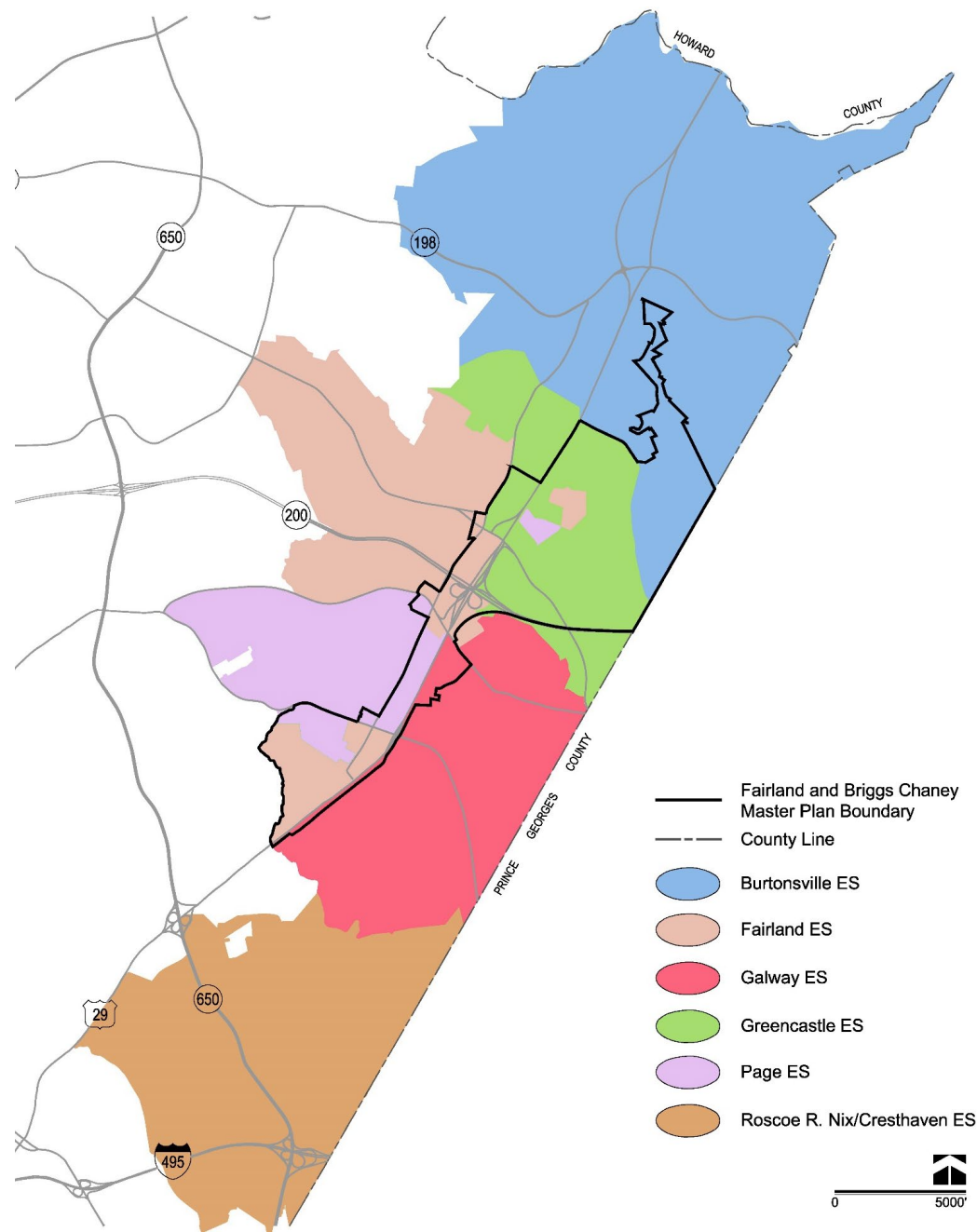
A new high school will relieve overcrowding in Paint Branch, Sherwood, and Springbrook High Schools.

Reality:

- Blake HS opened in 1998, as part of the Northeast Consortium.
- Controversy over home school assignment plan based on geography vs. racial/ethnic balance.
- Sherwood HS was excluded from the Northeast Consortium at its request. A portion of the service area was redistricted into the NEC instead.

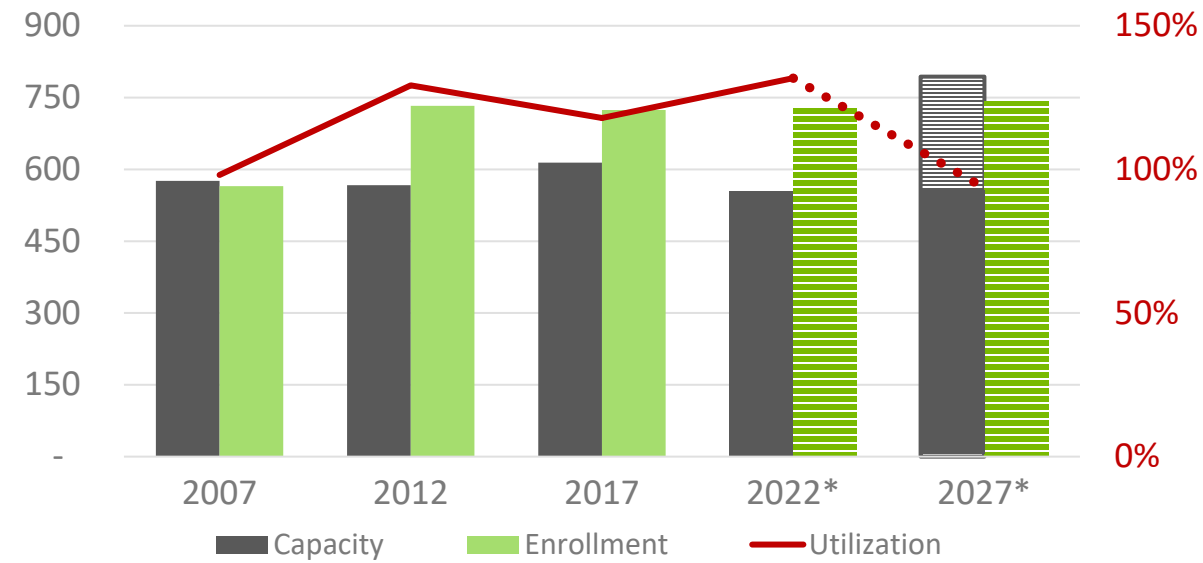


Elementary School Utilization Trends



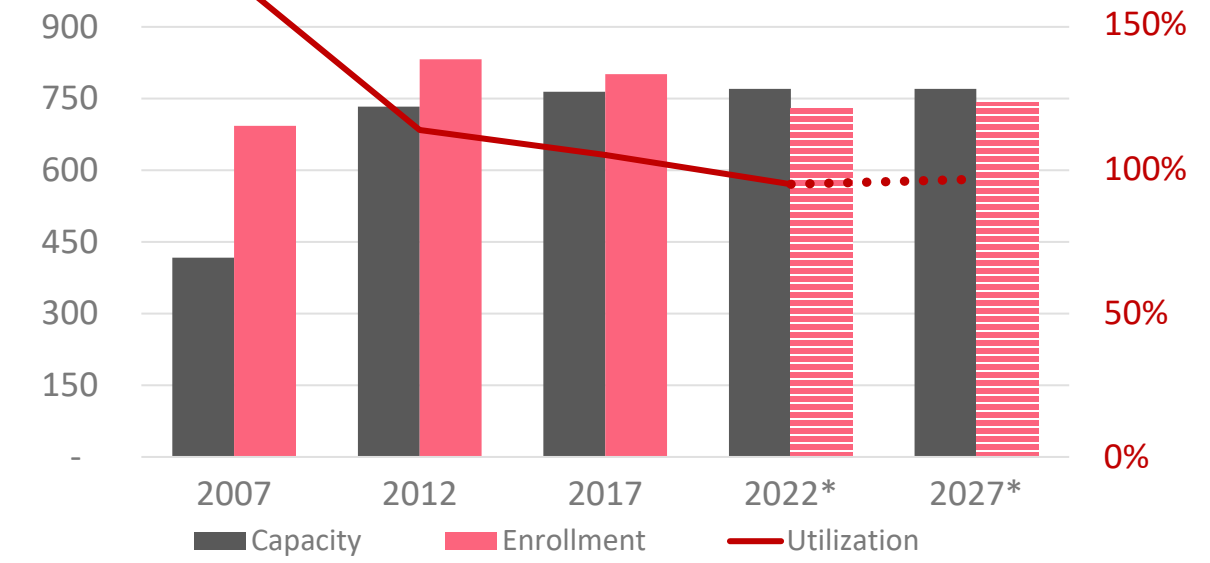
Greencastle ES

- Classroom addition proposed in Board of Education's FY23-28 CIP Request (scheduled completion 2025)
- Class Size Reduction school



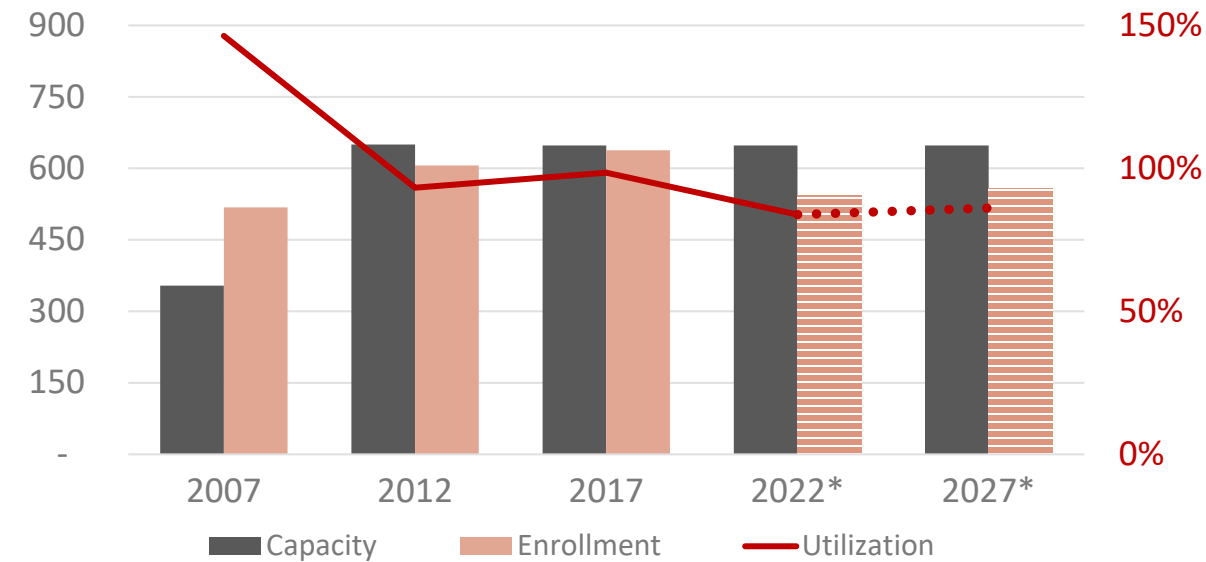
Galway ES

- Capacity expanded in 2008
- Class Size Reduction school



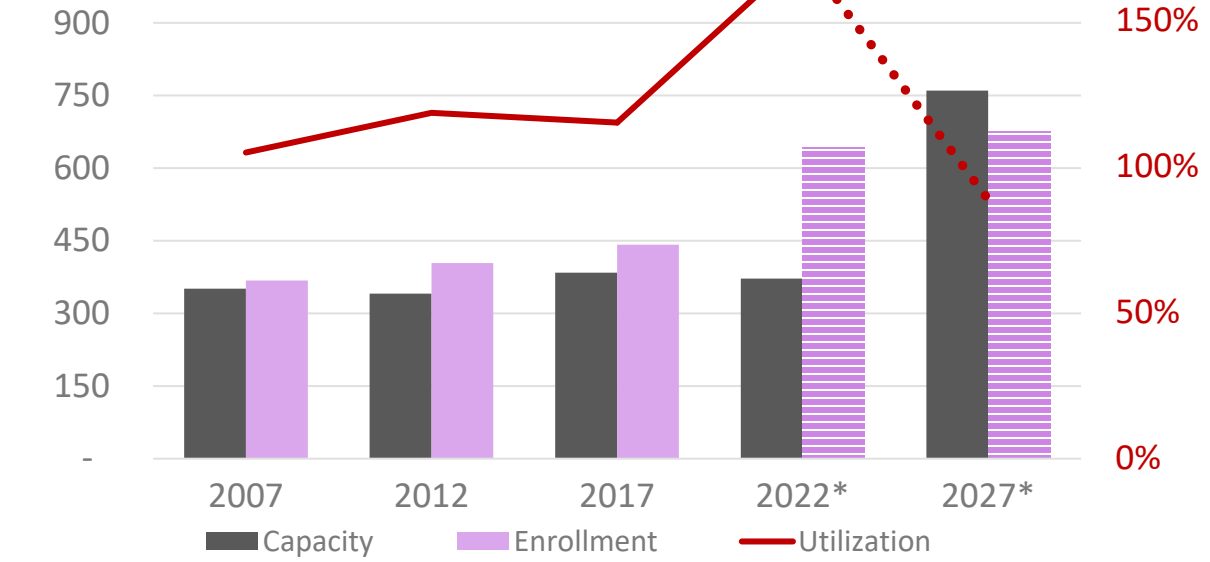
Fairland ES

- Capacity expanded in 2011
- Class Size Reduction school



William T. Page ES

- Classroom addition to be completed by 2023
- Spanish immersion program launched in 2018
- Class Size Reduction school

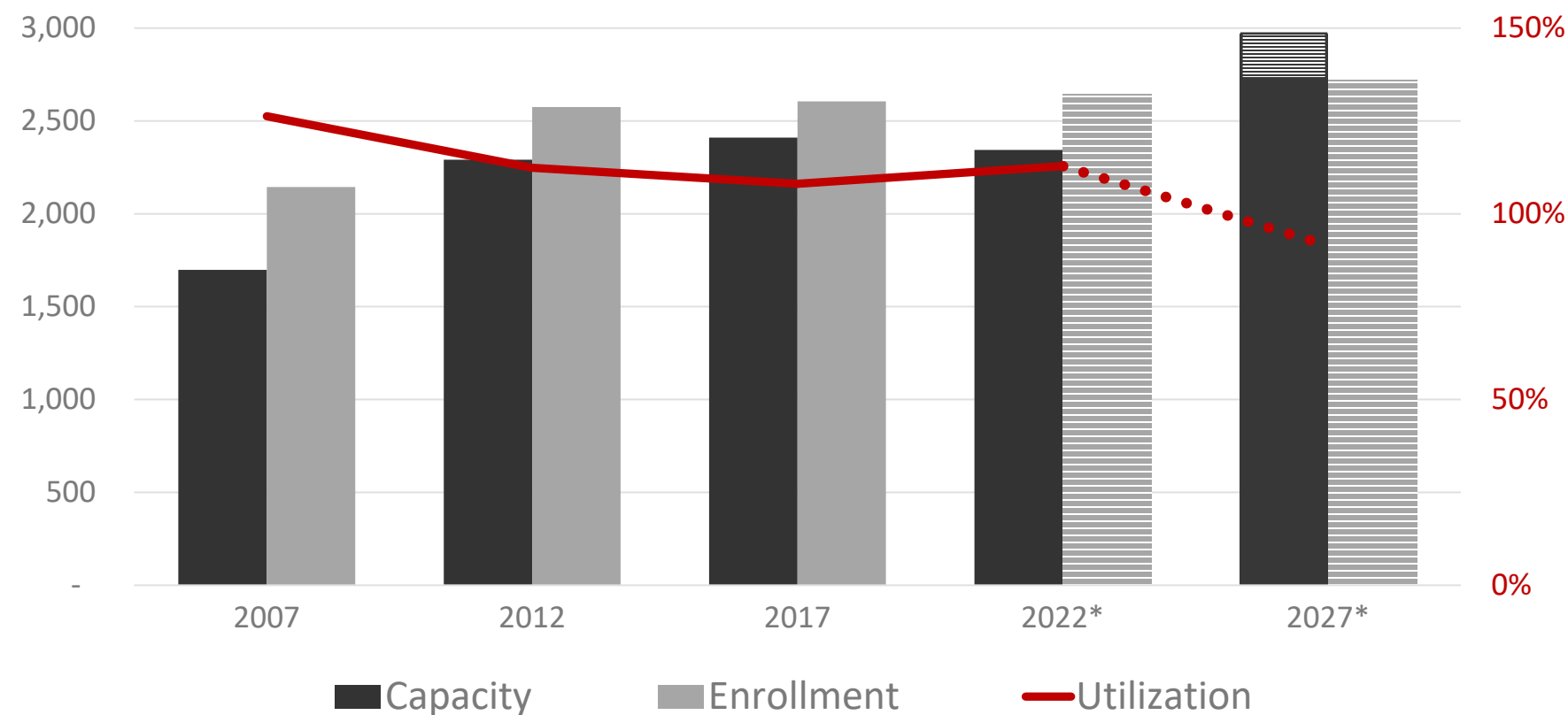


Source: Superintendent's FY2023 Educational Facilities Master Plan and the FY2023-2028 Capital Improvements Program, MCPS Division of Capital Planning

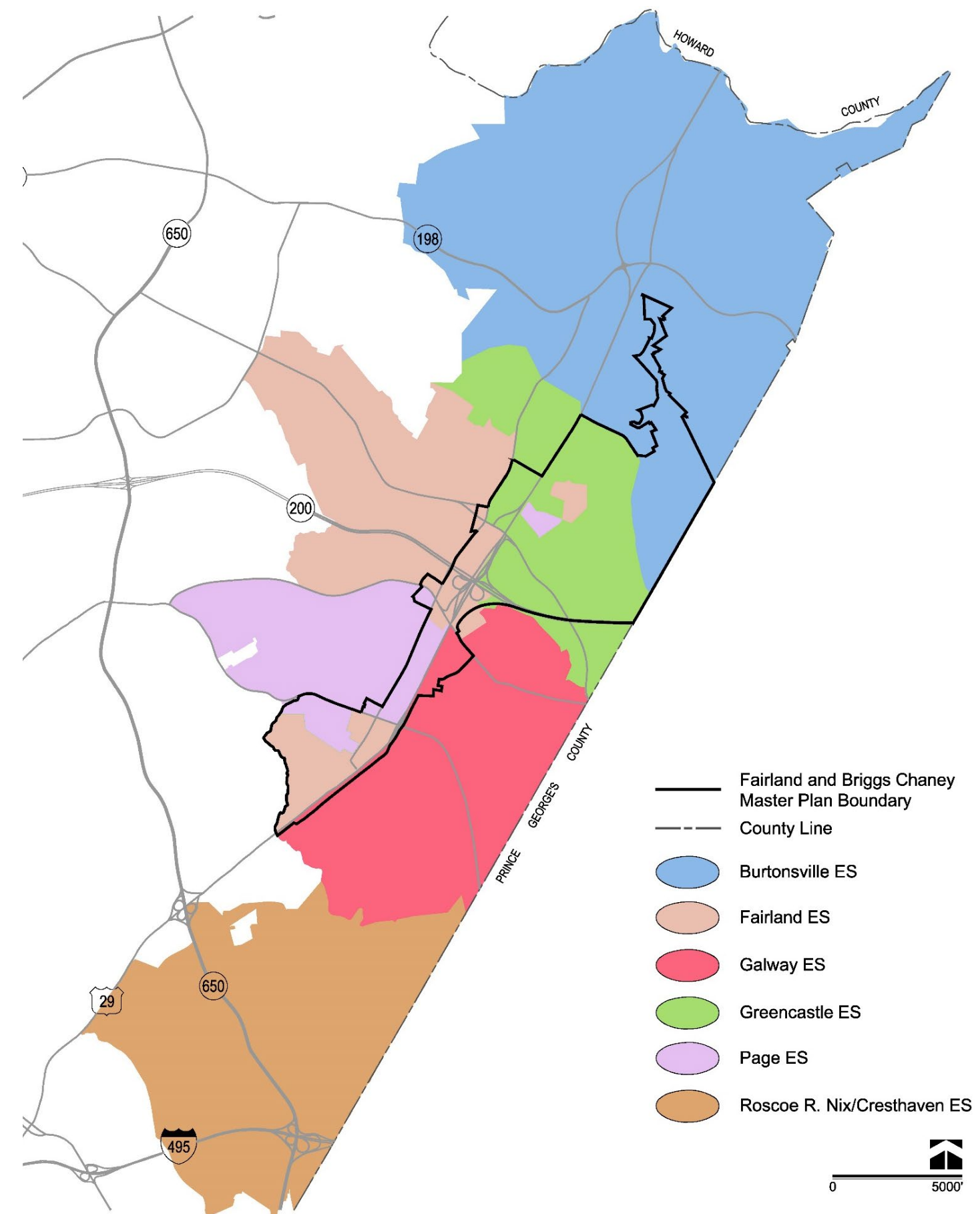
Elementary School Utilization Trends

Elementary Schools Serving Plan Area Combined

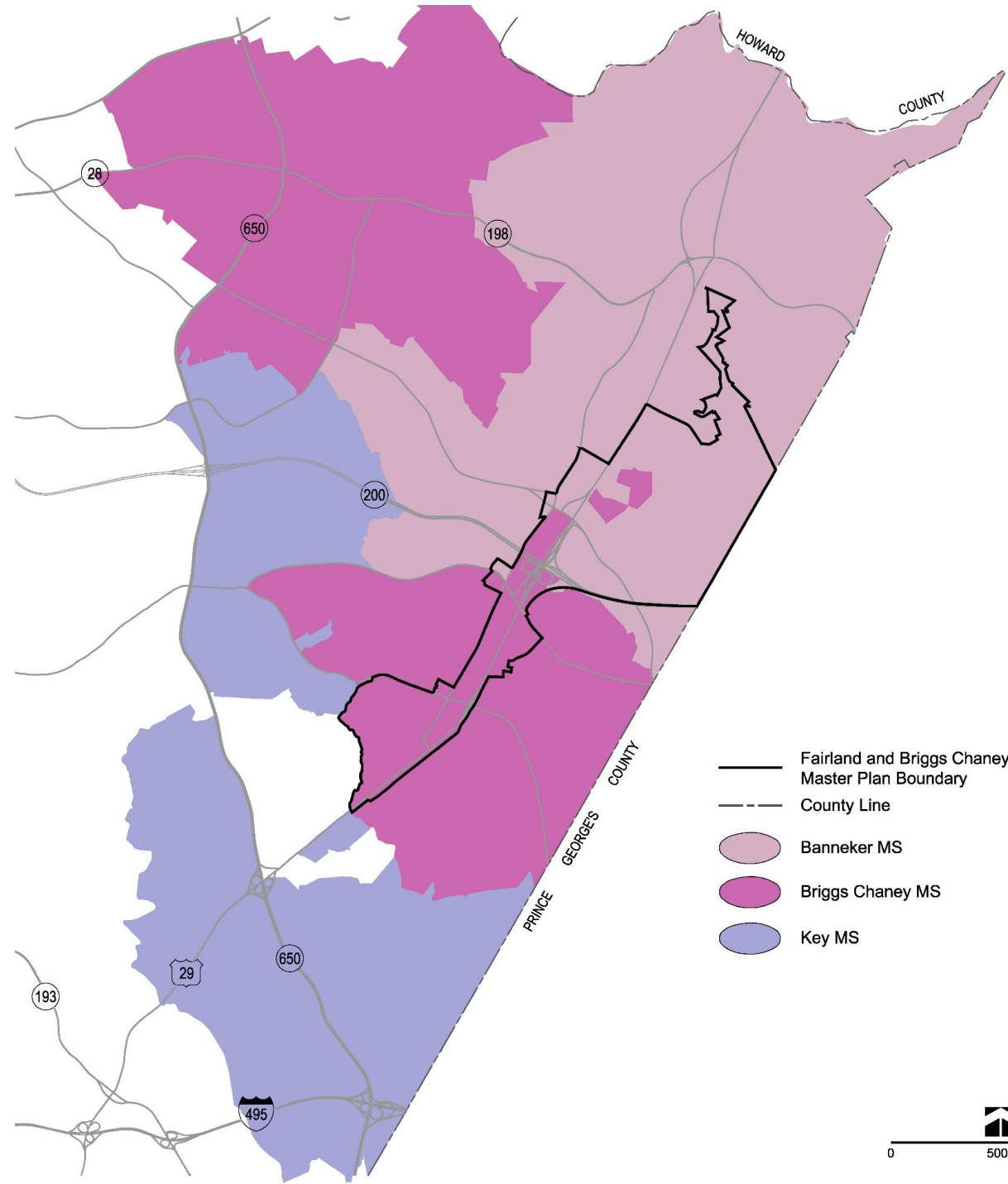
- Greencastle ES
- Fairland ES
- Galway ES
- William T. Page ES



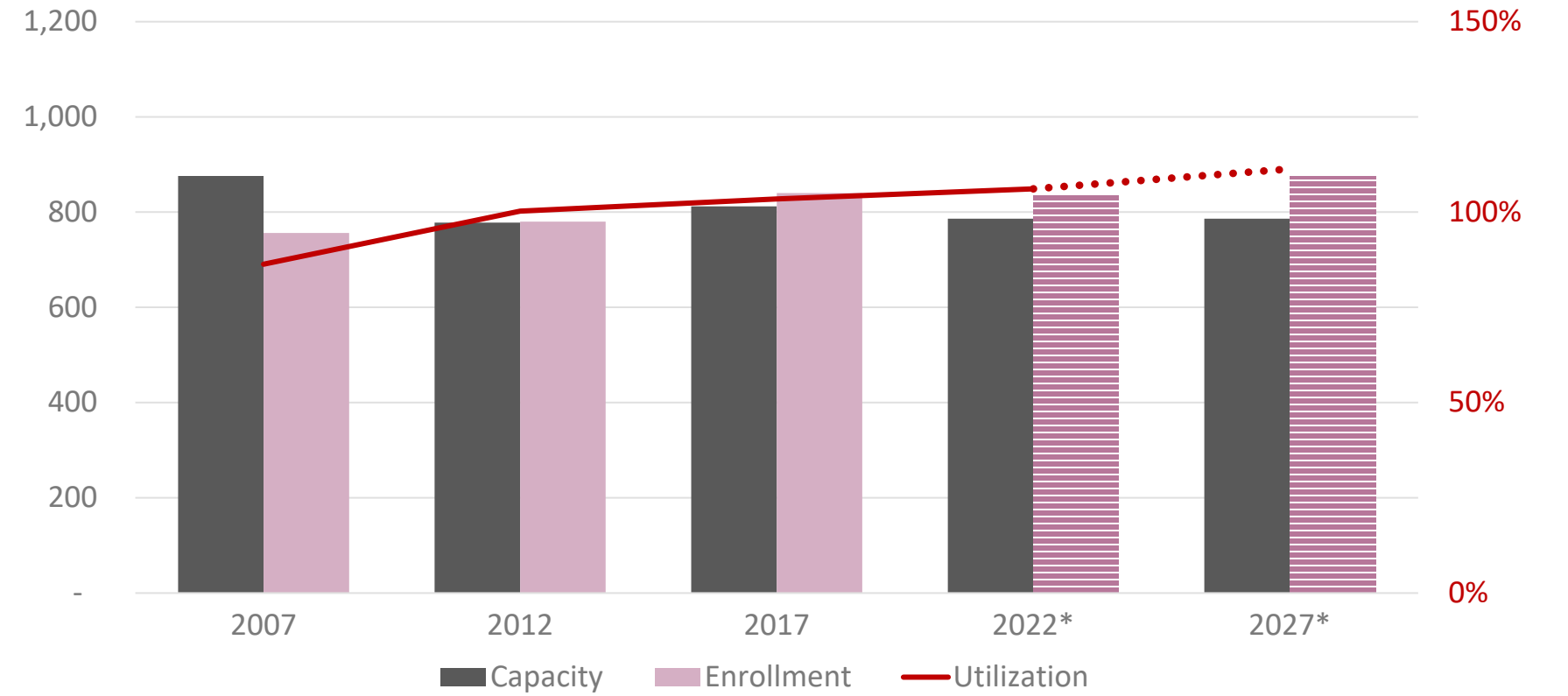
Source: Superintendent's FY2023 Educational Facilities Master Plan and the FY2023-2028 Capital Improvements Program, MCPS Division of Capital Planning



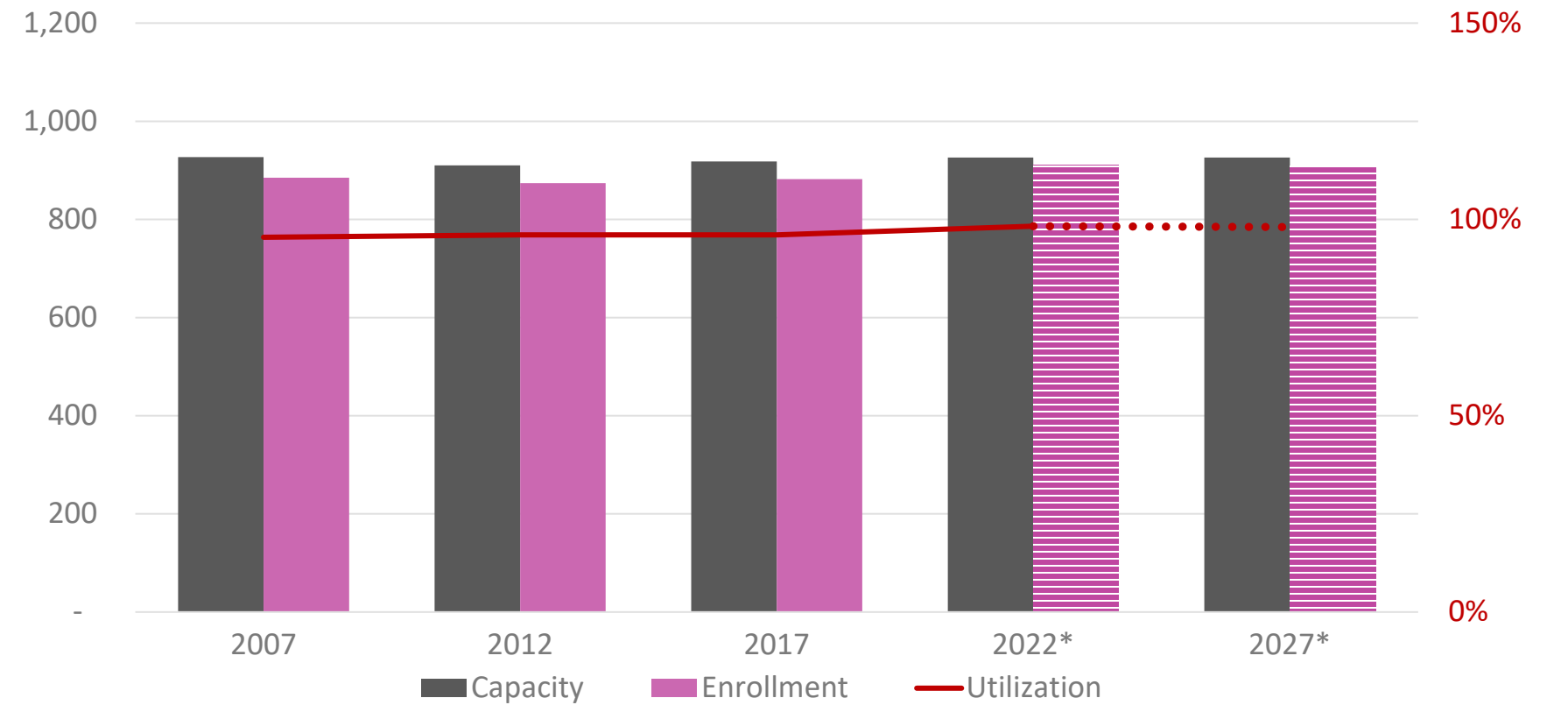
Middle School Utilization Trends



Benjamin Banneker MS



Briggs Chaney MS

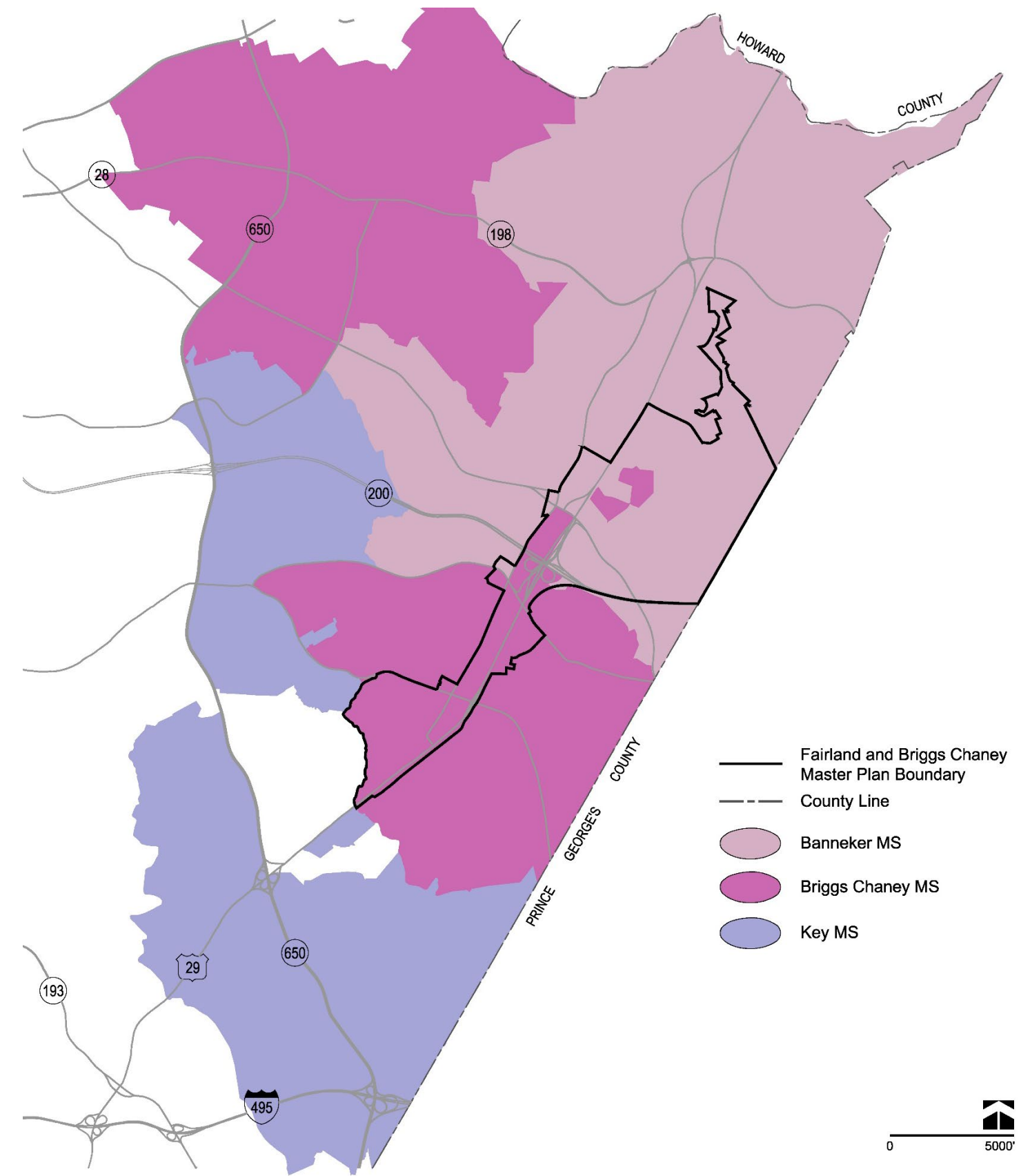
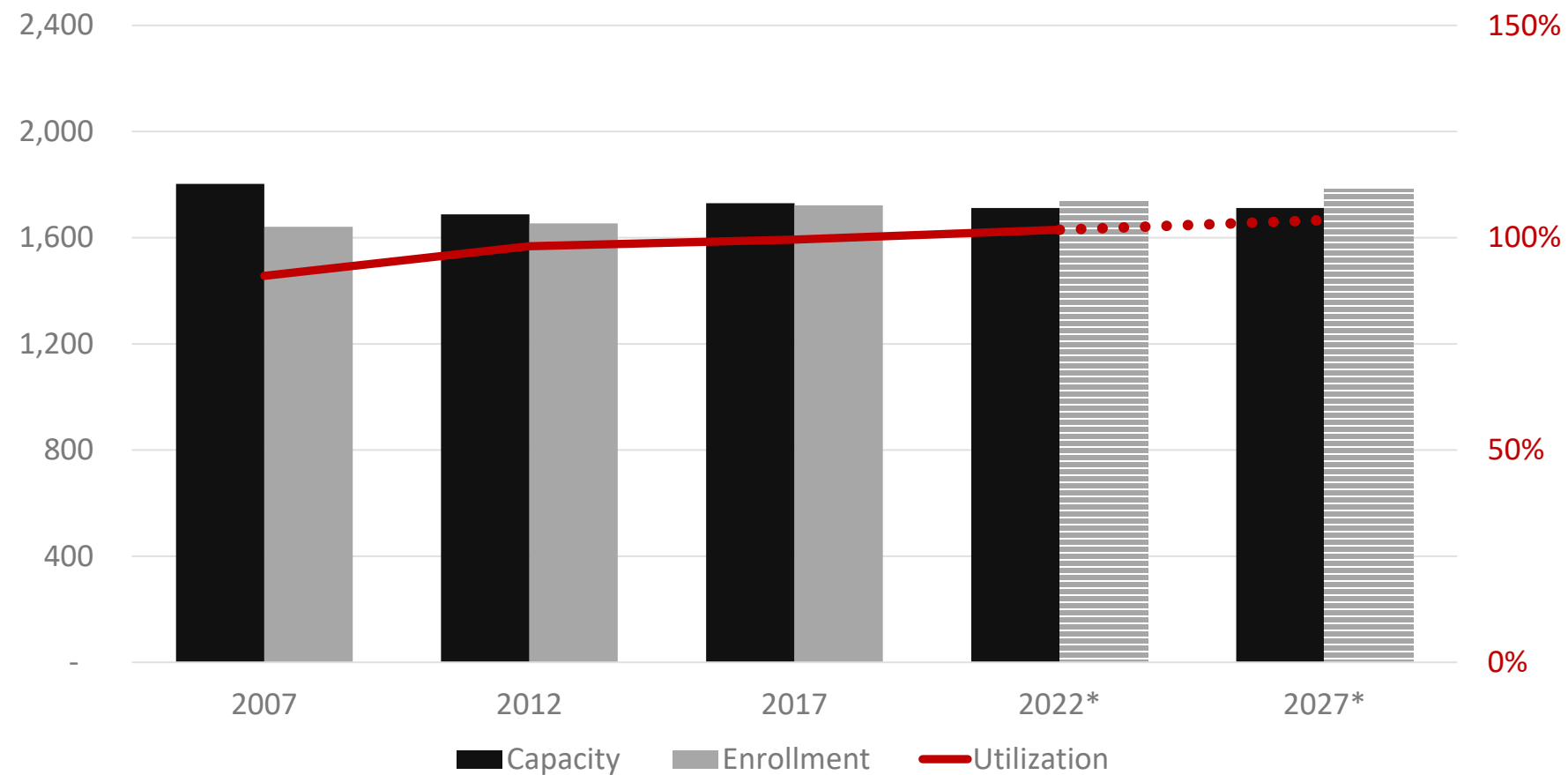


Source: Superintendent's FY2023 Educational Facilities Master Plan and the FY2023-2028 Capital Improvements Program, MCPS Division of Capital Planning

Middle School Utilization Trends

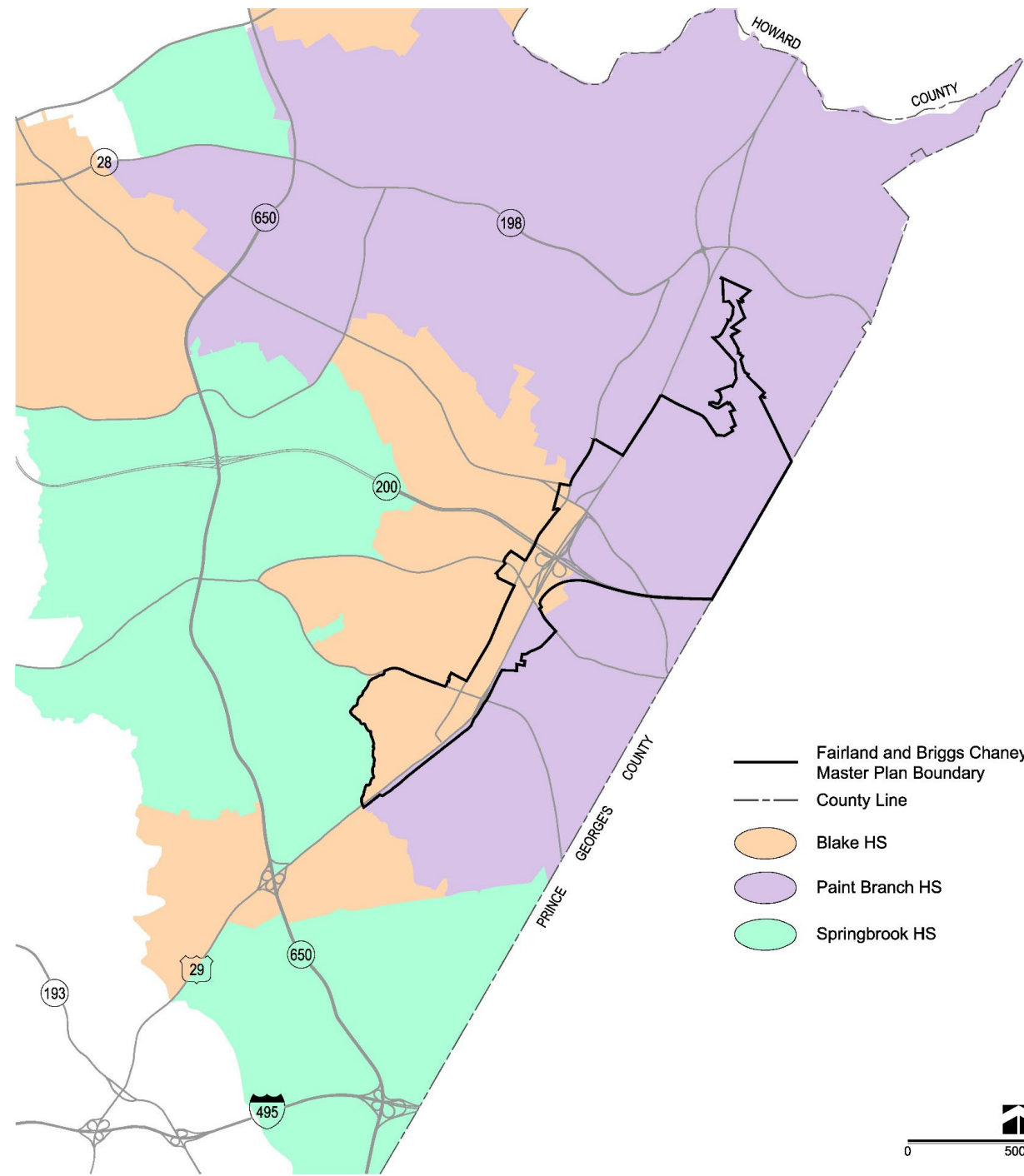
Middle Schools Serving Plan Area Combined

- Benjamin Banneker MS
- Briggs Chaney MS



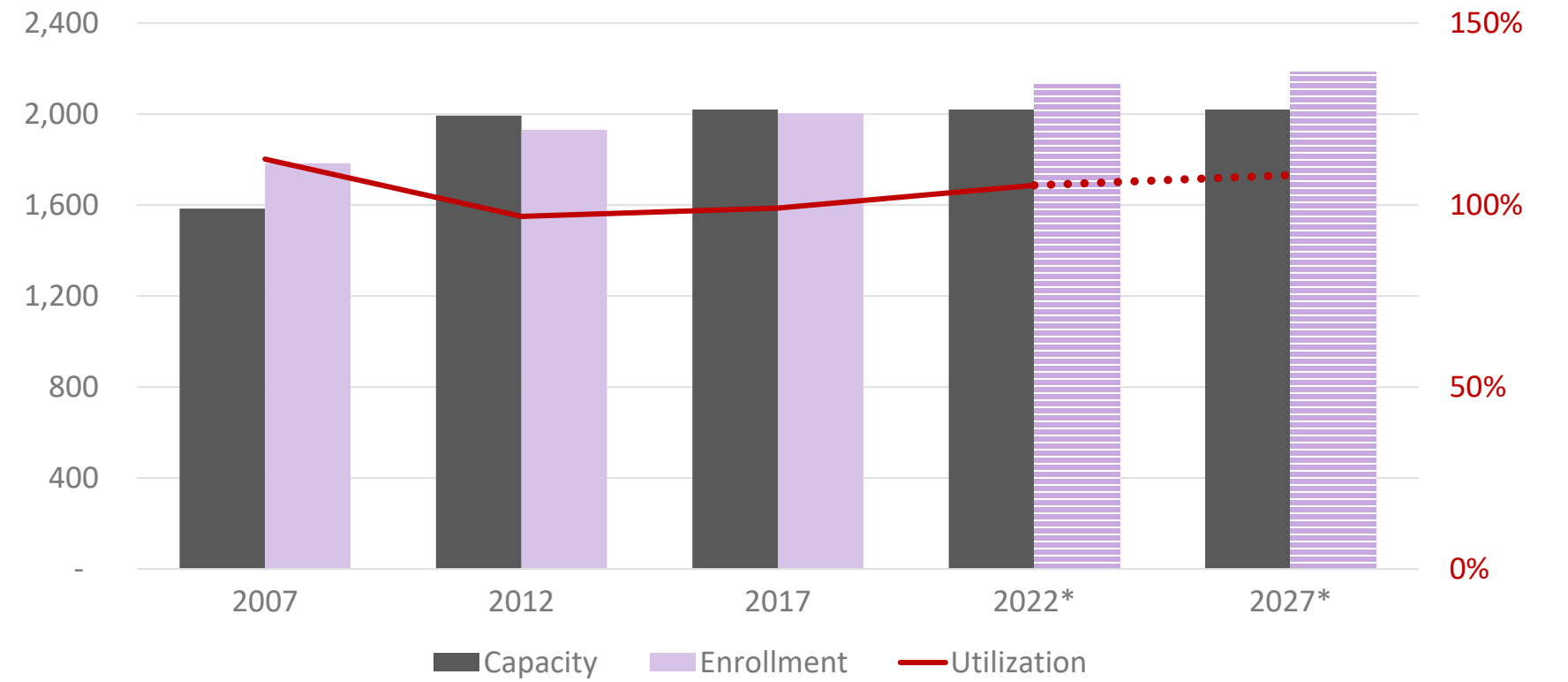
Source: Superintendent's FY2023 Educational Facilities Master Plan and the FY2023-2028 Capital Improvements Program, MCPS Division of Capital Planning

High School Utilization Trends

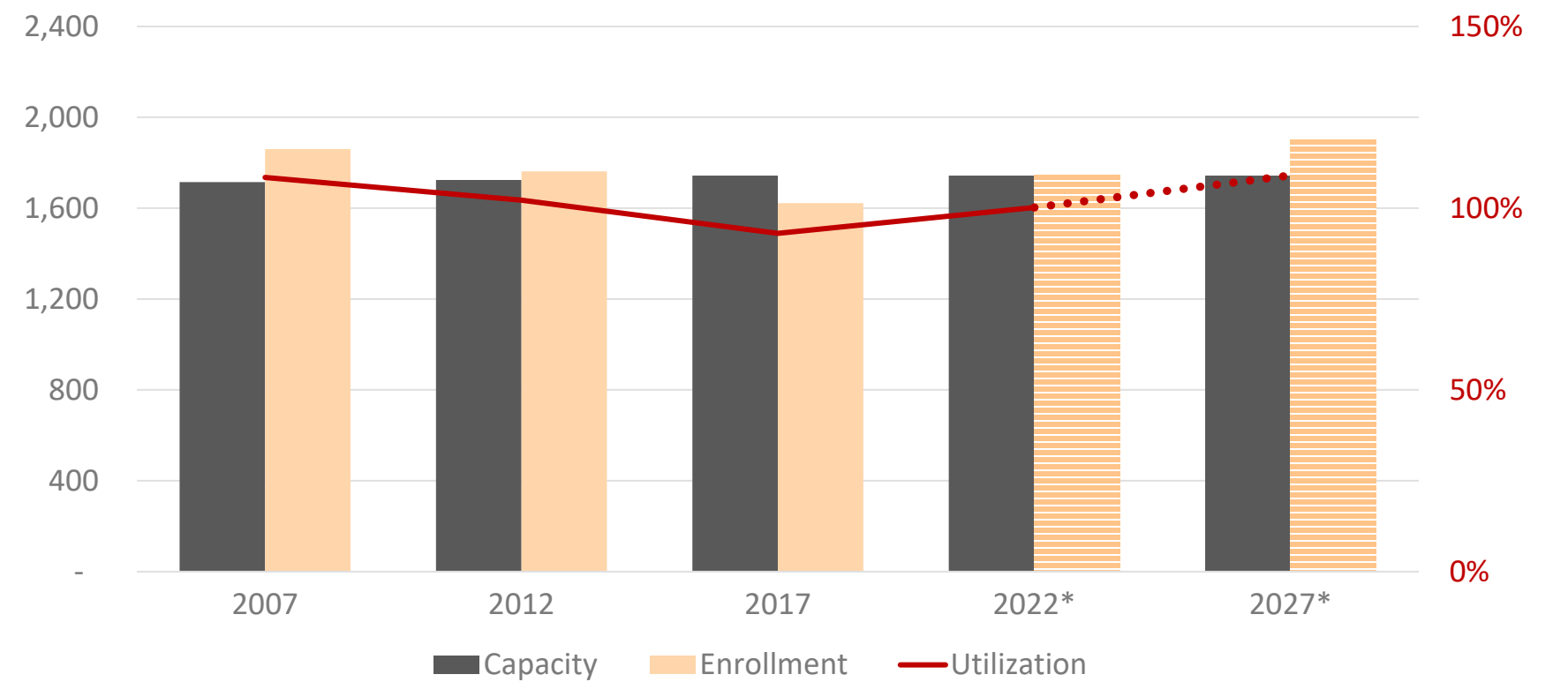


Paint Branch HS

- Modernization (+ capacity increase) completed in 2012.



James H. Blake HS

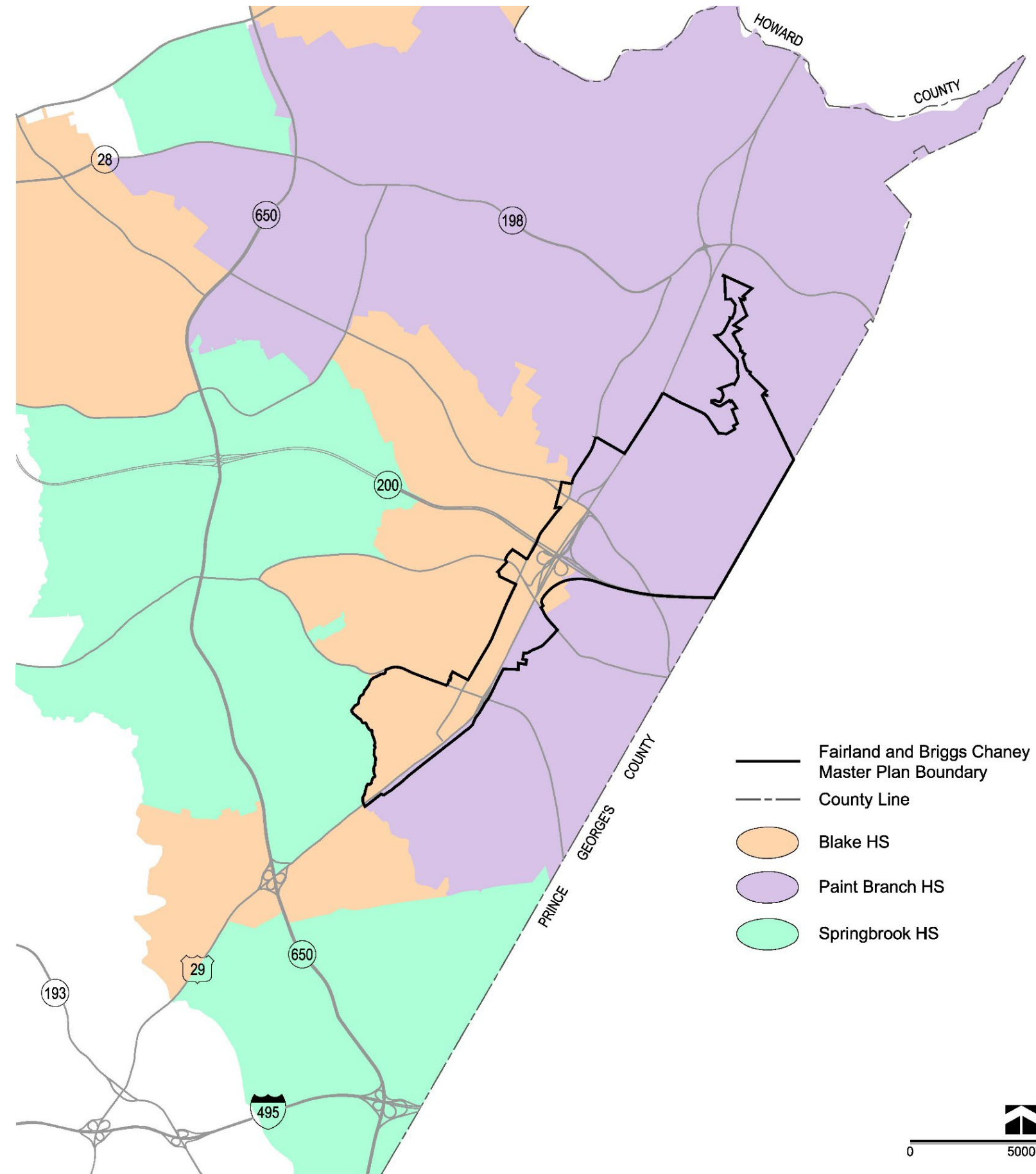
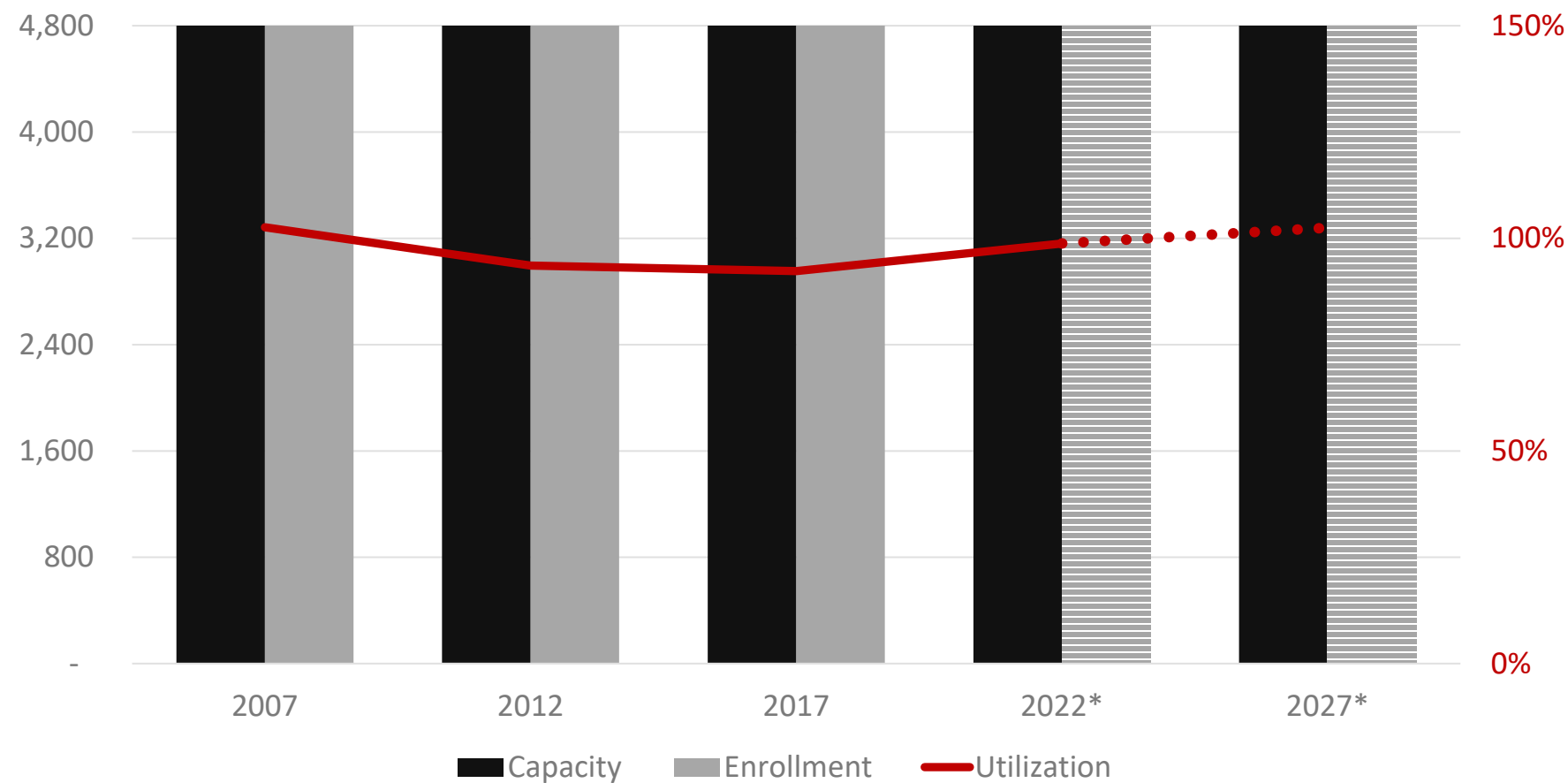


Source: Superintendent's FY2023 Educational Facilities Master Plan and the FY2023-2028 Capital Improvements Program, MCPS Division of Capital Planning

High School Utilization Trends

Northeast Consortium High Schools

- Paint Branch HS
- James H. Blake HS
- Springbrook HS



Source: Superintendent's FY2023 Educational Facilities Master Plan and the FY2023-2028 Capital Improvements Program, MCPS Division of Capital Planning



Natural Environment

Key Take-aways

- Significant parks and recreation amenities, yet certain programs and amenities are needed.
- Inadequate walking, rolling, and biking access to parks and open space .
- Forested stream valleys provide relief, though extreme summer heat and lack of adequate shade is of concern.
- Highest food insecurity rate in the county; food distribution resources are available.

How People Live, Play, and Thrive Here?

Parks and Recreation






- Historical Context
- Existing Parkland and Recreation Centers
- Public Space Walkability



Historical Context

- **1963**
M-NCPPC begins acquiring portion of Paint Branch Stream Valley Park within plan area.
- **1967-1983**
M-NCPPC acquires Fairland Recreational Park land
- **1985**
Edgewood Neighborhood Park established
- **1998**
East County Community Recreation Center built

Montgomery County Parks Timeline 1930 to 2010

1930s-1940s	1950s-1960s	1970s
		
Stream Vally Parks Water Protection	Regional Parks And Athletic Fields	Neighborhood Parks
1960s-1970s	1980s-1990s	2000s-2010s
		
Environmental Awareness	Smart Growth Open Space Preservation	Urban Park Shortage

Review of 1997 Fairland Master Plan Recommendations

1997 MP Implemented Recommendations	Recommendations not yet implemented
<p>Parkland</p> <ul style="list-style-type: none"> Acquire land adjacent to Paint Branch High School. Add two ball fields, one playground, and one basketball/multi-use court. Acquire properties north of Fairland Recreational Park to protect Little Paint Branch headwaters. <p>Recreation</p> <ul style="list-style-type: none"> Establish a recreational facility adjacent on Briggs Chaney Road (<i>East County Community Recreation Center</i>) 	<p>Parkland</p> <ul style="list-style-type: none"> Development of a local park between Briggs Chaney Road and the proposed ICC containing two playgrounds, two ball fields, and two basketball courts. Designate the length of the ICC as a greenway connector between the Paint Branch greenway, the Little Paint Branch greenway, and the County line.

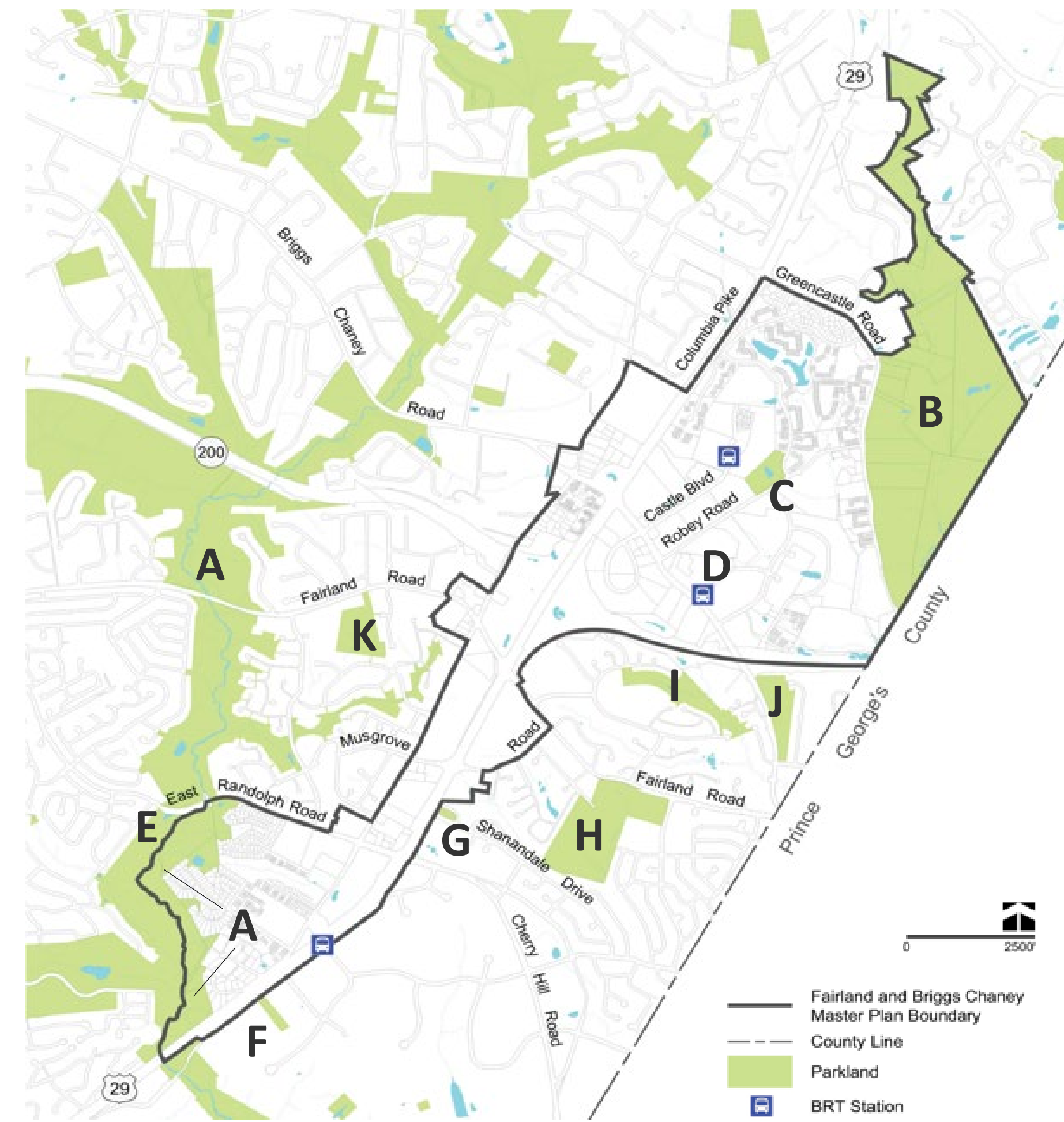
Existing Parks and Recreation Centers

Master Plan Area Parks and Recreation Centers

- A. Paint Branch Stream Valley Park
- B. Fairland Recreational Park
- C. Edgewood Local Park
- D. East County Community Recreation Center

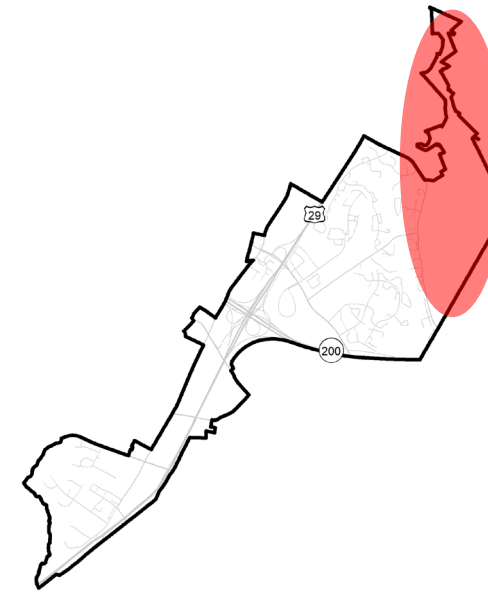
Nearby Parks and Recreation Centers

- E. Pilgrim Hills Local Park
- F. Stonehenge Local Park
- G. Calverton Neighborhood Conservation Area
- H. Calverton-Galway Local Park
- I. Tanglewood Neighborhood Park
- J. Cross Creek Club Local Park
- K. West Fairland Local Park



Fairland Recreational Park

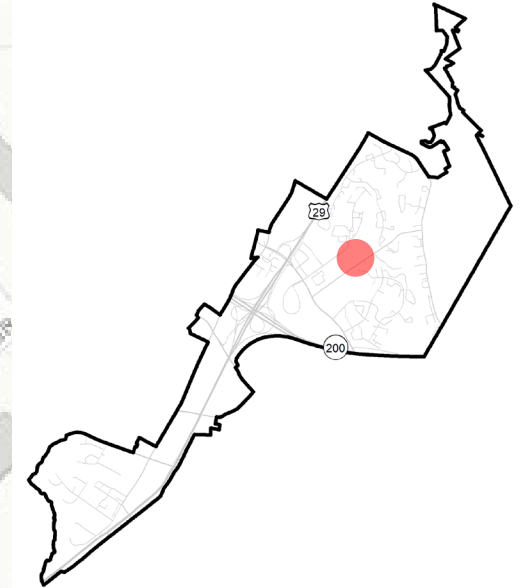
- 322 acres
- Tennis courts, a multi-purpose court, and basketball courts
- Two softball fields (One lighted), two soccer fields (one lighted), and one practice field.
- Playgrounds
- Four picnic shelters
- Restrooms
- 1.4 miles of hard surface trails and more than 3 miles of natural surface trails for hiking, biking and horseback riding
- Regional Bike Park – **new facility**
- Adjacent to Fairland Regional Park in Prince George's County





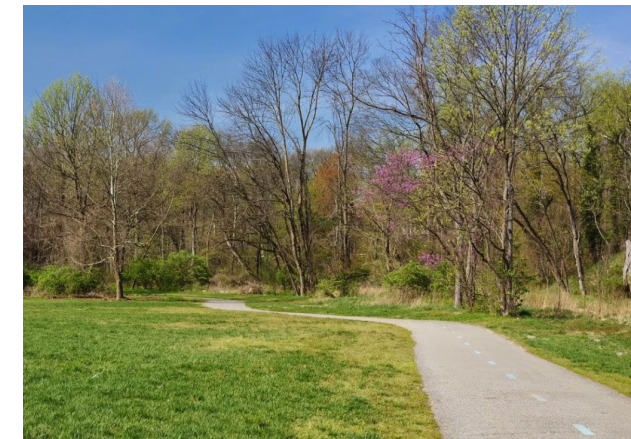
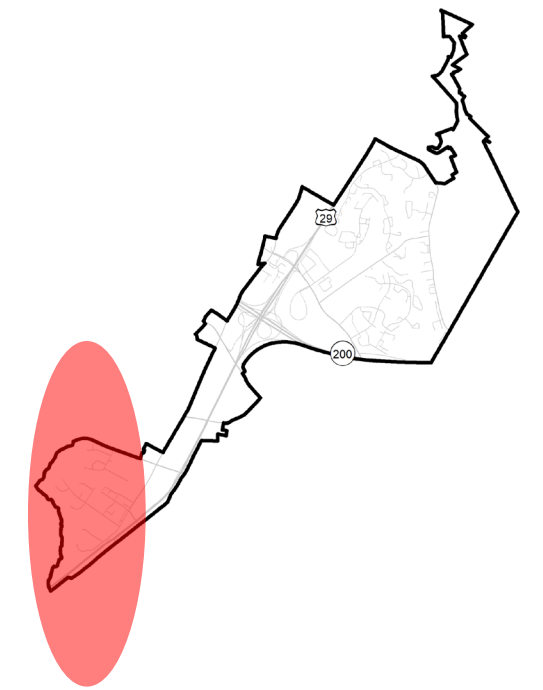
Edgewood Neighborhood Park

- 9.6 acres
- Playground and picnic area
- Maintained without the use of pesticides
- Planned community garden



Paint Branch Stream Valley Park

- Portion of Park within Plan area.
- Hard and Natural Surface Trails connect to a large trail system
- Many acres of beautiful high-quality forest
- No direct trail connection from Rolling Acres neighborhood



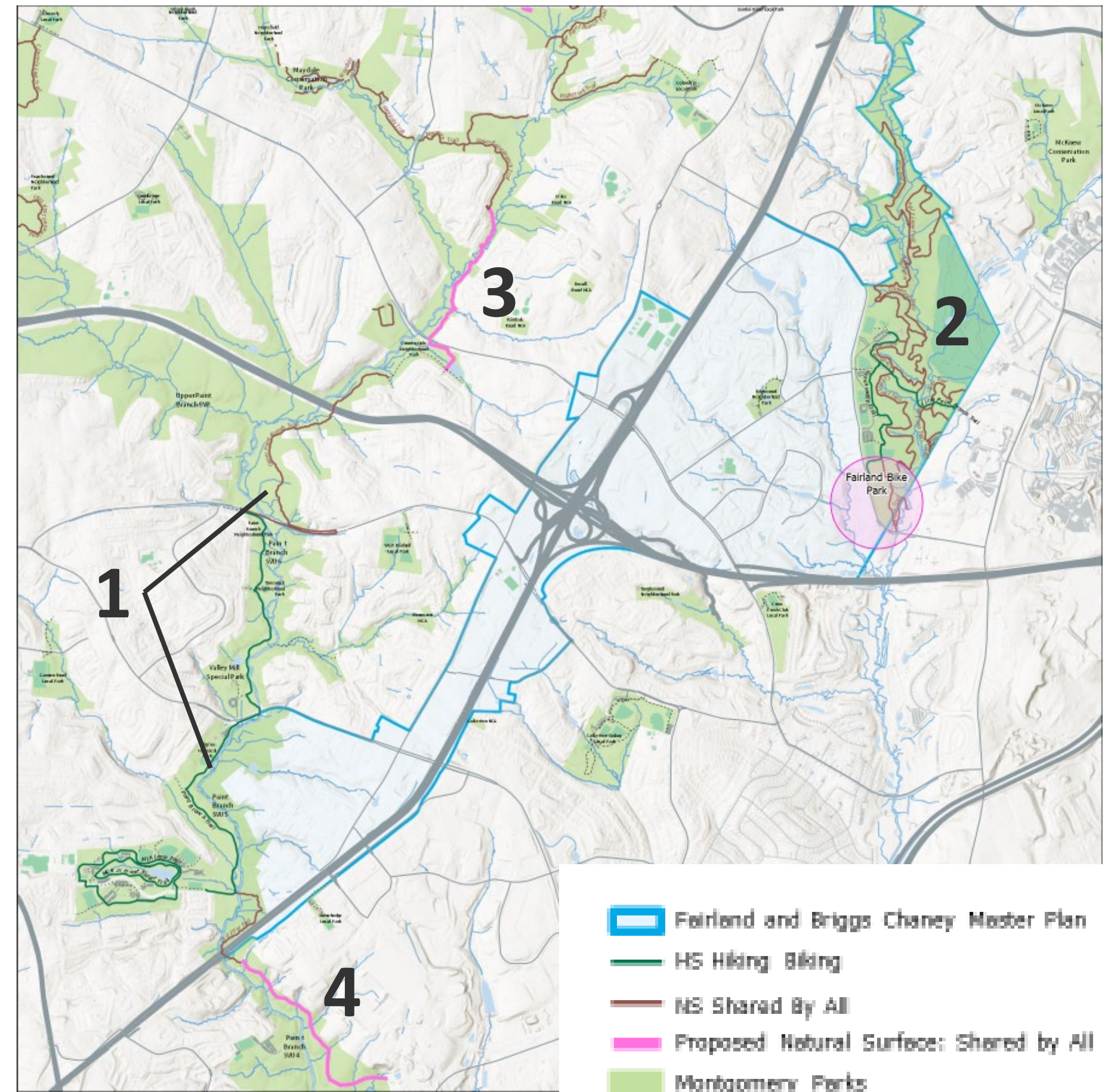
Trails

Existing Trails

1. Paint Branch SVP Trail
2. Fairland Rec. Park Trails

Proposed Trails (pink)



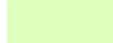










3. Upper Paint Branch Trail
4. Paint Branch Trail

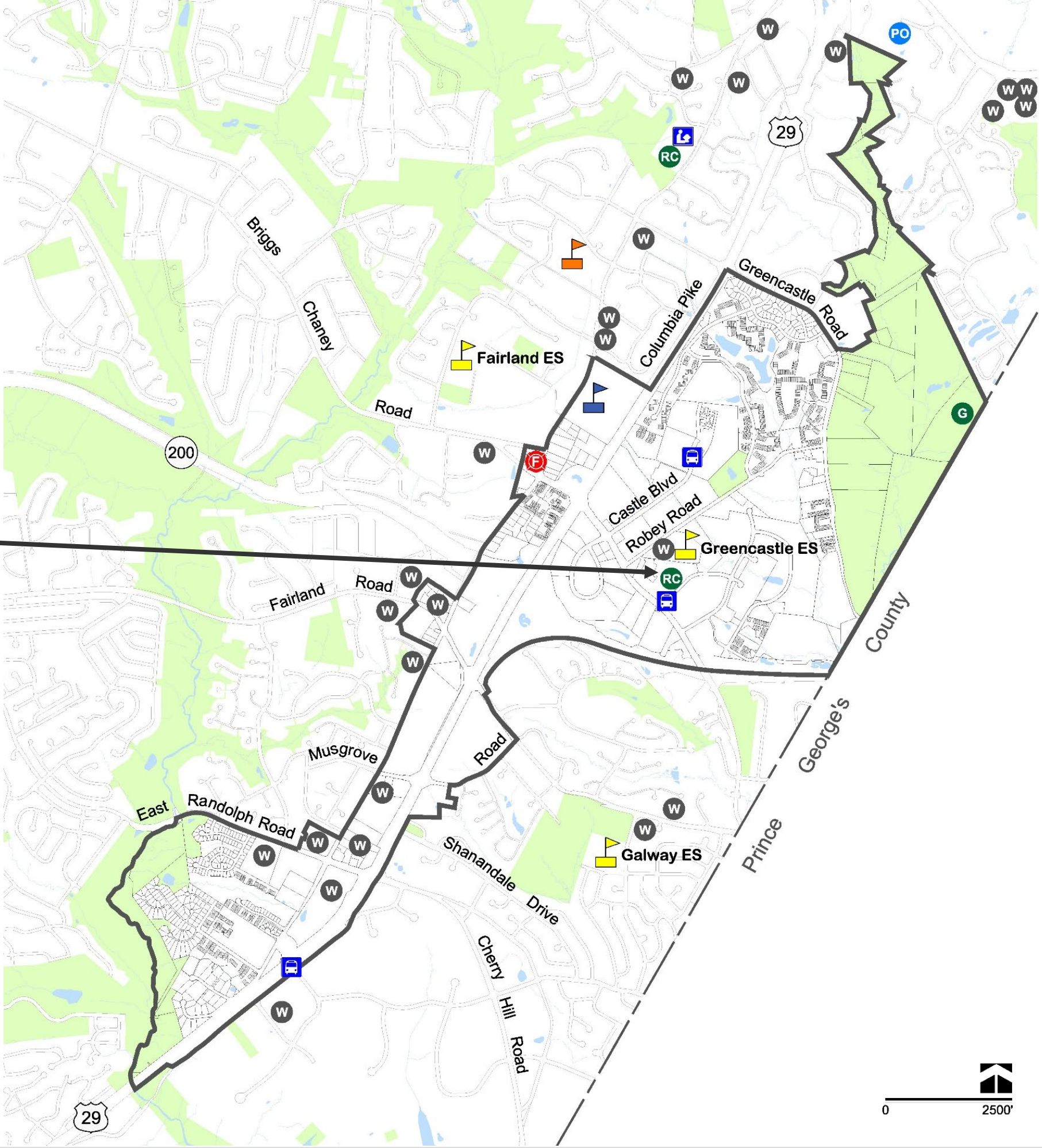


Community Facilities



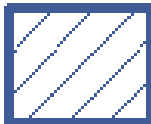
East County Community Recreation Center

-  Fairland and Briggs Chaney Master Plan Boundary
-  County Line
-  Parkland
-  BRT Station
-  Paint Branch High School
-  Benjamin Banneker Middle School
-  Elementary School
-  Recreation Center
-  Golf Course
-  Places of Worship
-  Post Office
-  Fire Station
-  Library








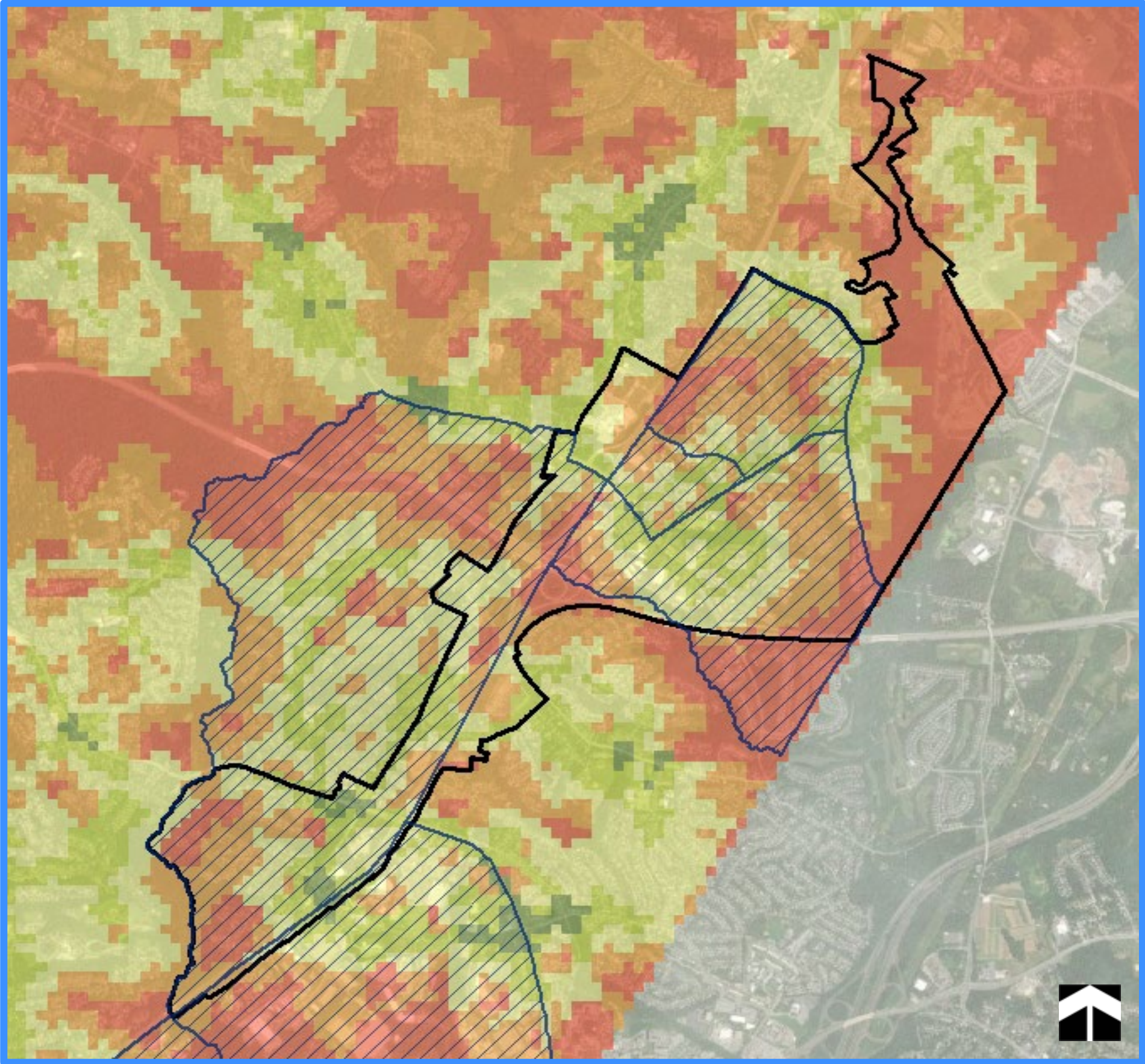
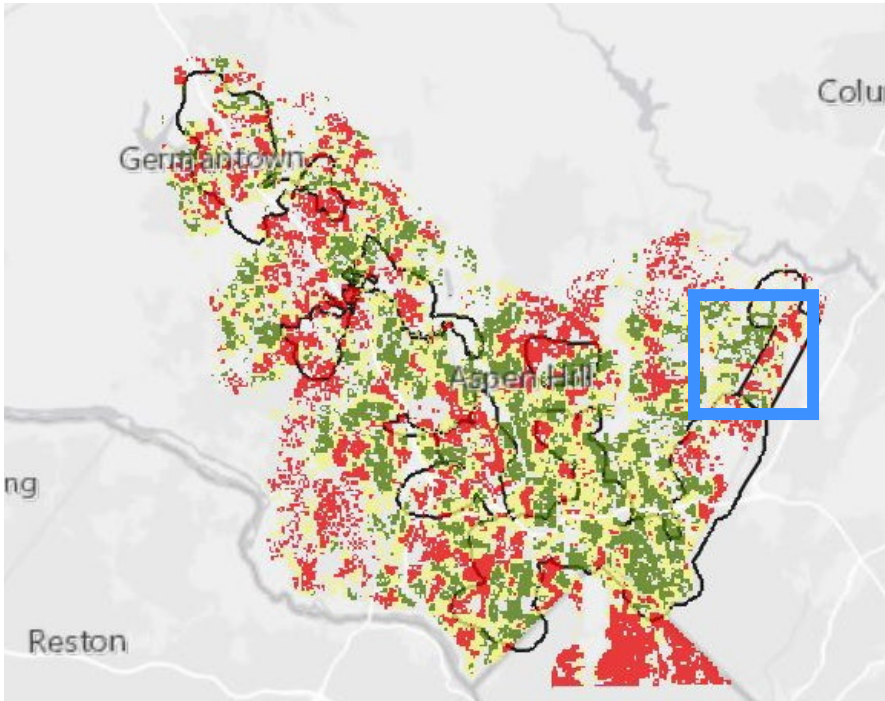
Public Space Walkability

Energized Public Space (EPS) 10-minute Walkability

 Equity Focus Areas

EPS Walkability

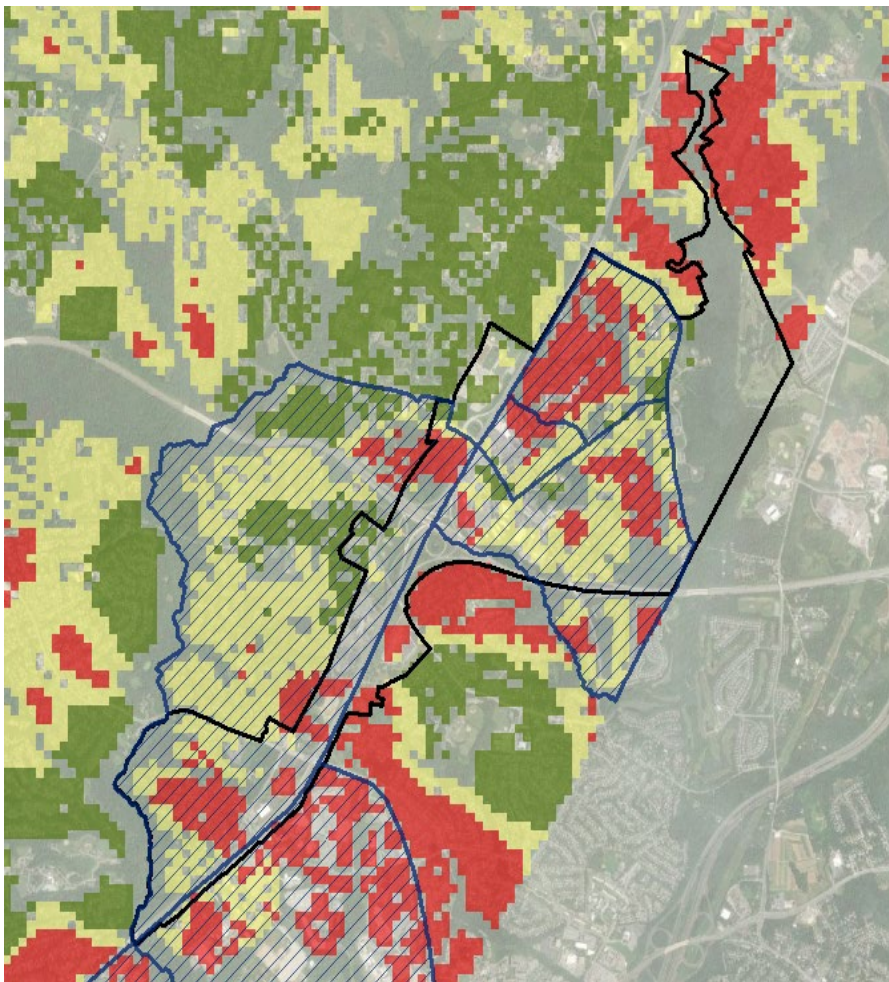
-  Below Average (< 103 acres)
-  Below Average (103 - 157)
-  Average (157 - 214)
-  Above Average (214 - 271)
-  Above Average (> 271)



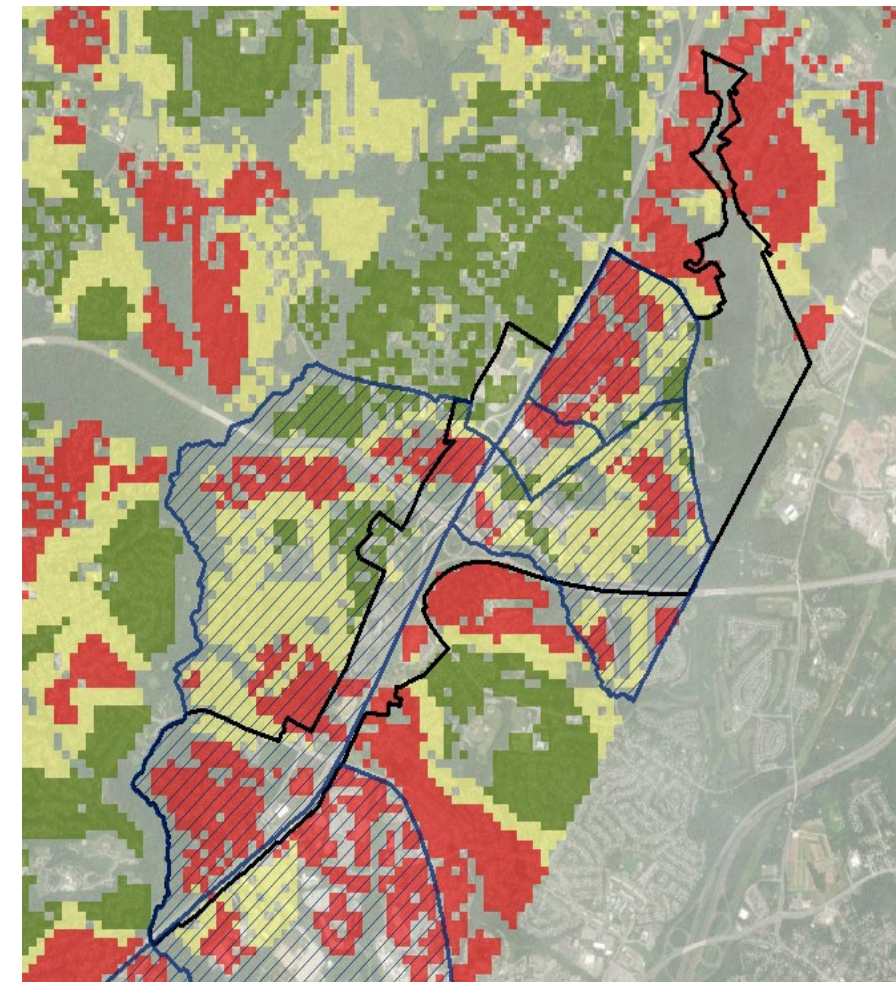
Fairland and Briggs Chaney Master Plan

EPS Experience Improvement Areas (EIAs) and Experience Areas (EAs)

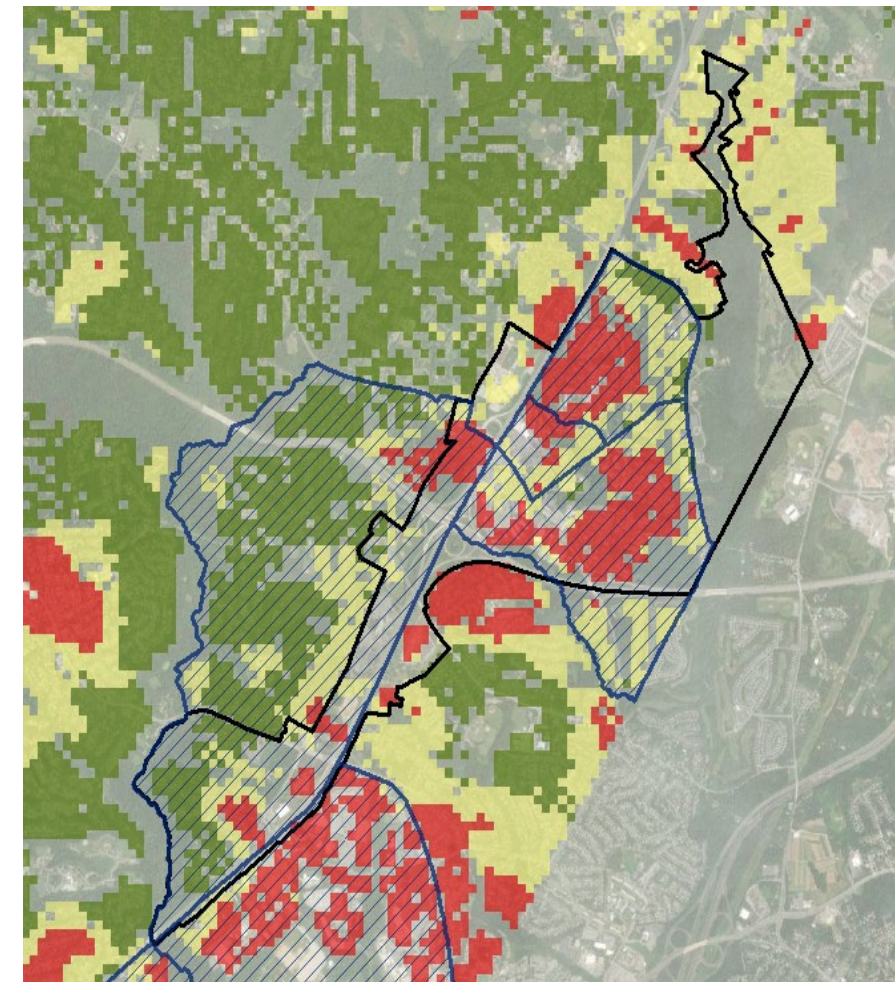
Consolidated



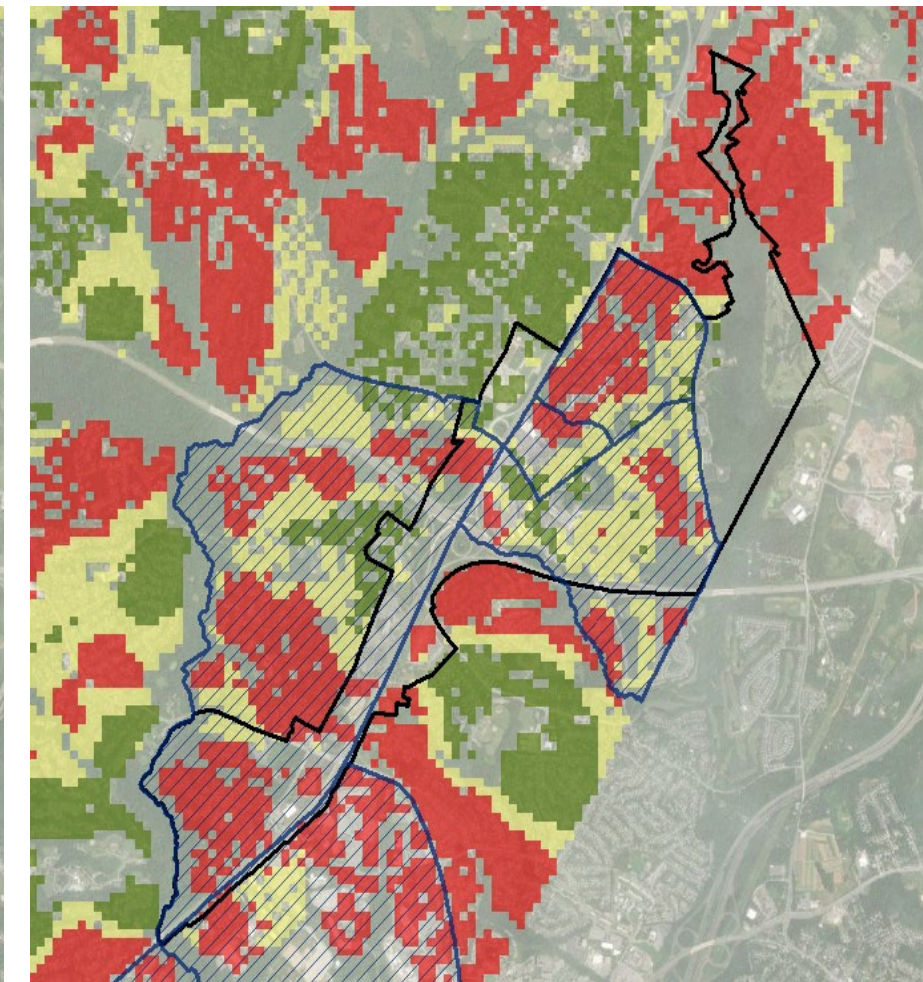
Active



Contemplative




Social





Experience Type	Experience Points Per Person	People in EIAs	People in Medium EAs	People in High EAs
All - Consolidated	2.25	58.21 %	37.12 %	4.67 %
Active	0.71	56.68 %	35.64 %	7.68 %
Contemplative	0.82	62.89 %	31.34 %	5.77 %
Social	0.72	57.76 %	35.55 %	6.69 %

 Equity Focus Areas

EPS Experience Index

 Experience Improvement Areas

 Medium Experience Areas

 High Experience Areas

2022 Parks, Recreation, and Open Space Plan and Community Surveys (key take-away)

Implications for the Fairland Briggs Chaney Master Plan

- Need for more programming and amenities for seniors
- Need more amenities and programming for Teens
- Need more walking and biking access to existing parks
- Need more programming and amenities geared toward the population in FBC Master Plan Area

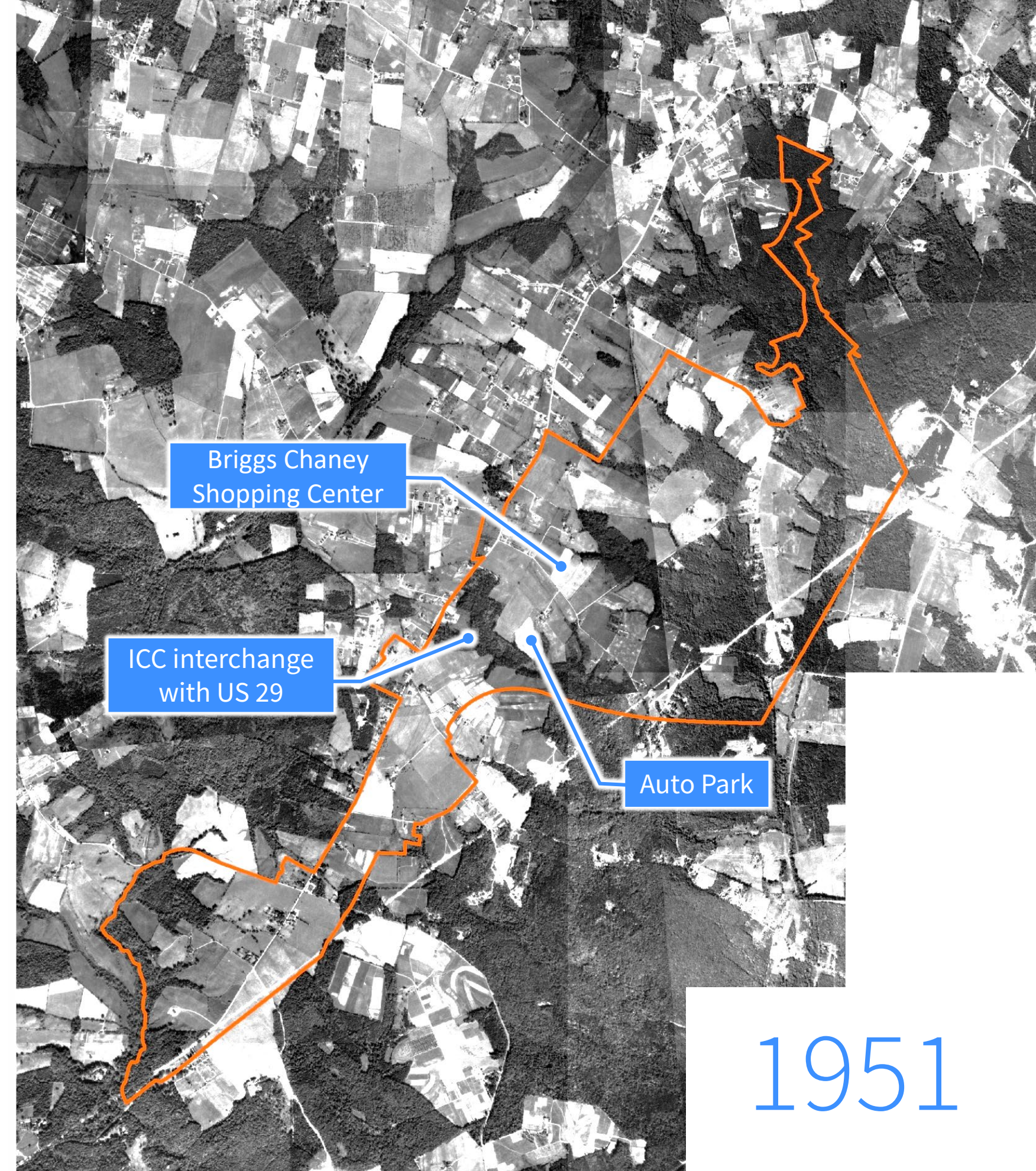
How People Live, Play, and Thrive Here? Environment

- Environmental Setting and Historical Context
- GHG Emissions and Climate Risk
- Watershed Quality
- Food Insecurity



Historical Context

- **ca. 11,000 BP – 1600s**
Indigenous people practiced land management for thousands of years.
- **1723**
Mills proliferate along the Paint Branch fall zone supported by large active farms.
- **1951**
Surface mining continues in the study area.
- **1968**
Auto Park impacts scenic areas and undergirds surface streams.
- **1982**
Briggs Chaney Shopping Mall removes Greencastle tributary's forested stream valley.
- **1997**
Little Paint Branch water quality declines; 1997 FBC MP recommends minimizing additional imperviousness.
- **2006**
Construction of Intercounty Connector (ICC) removes the remaining Tanglewood tributary forested headwaters.

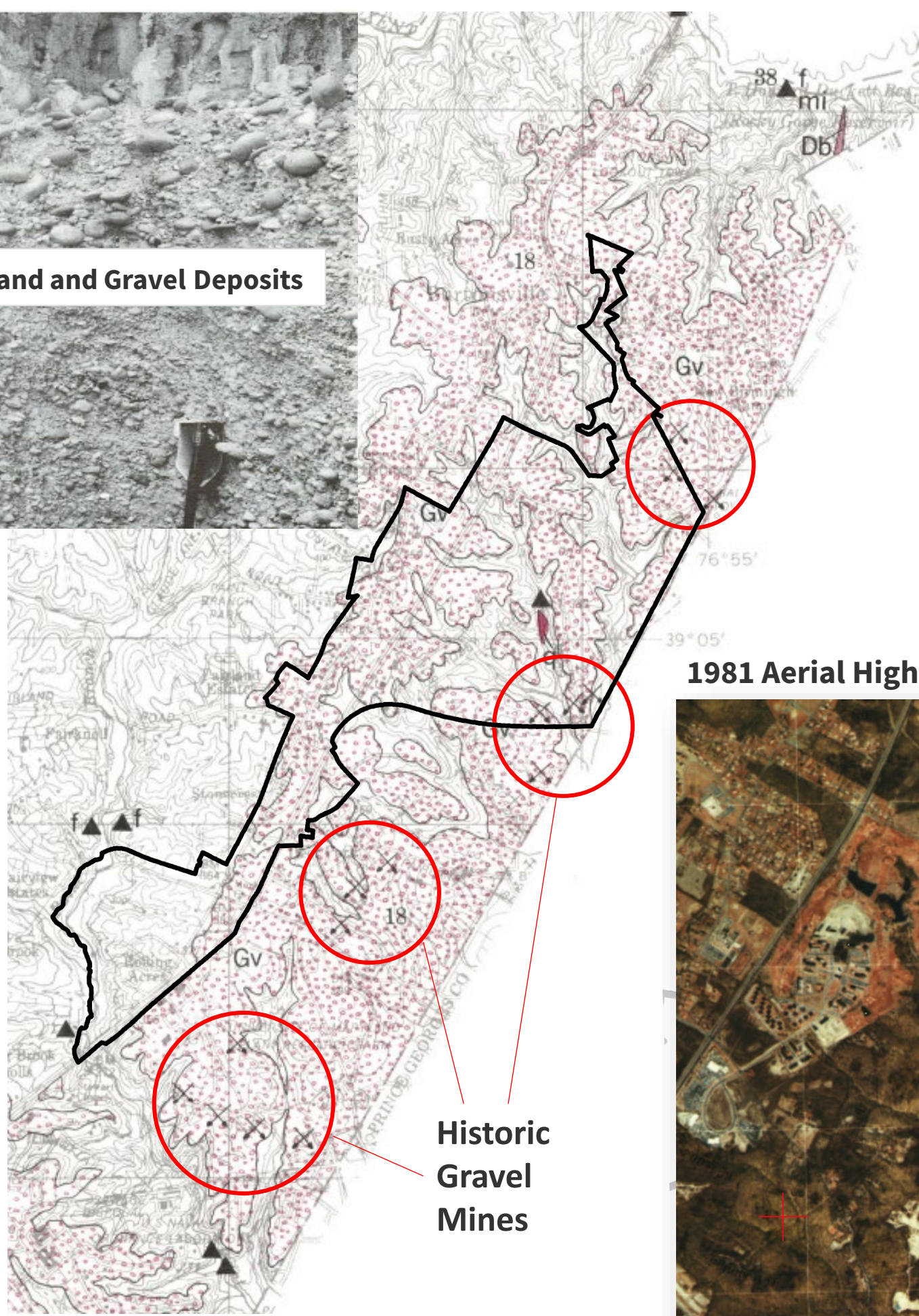
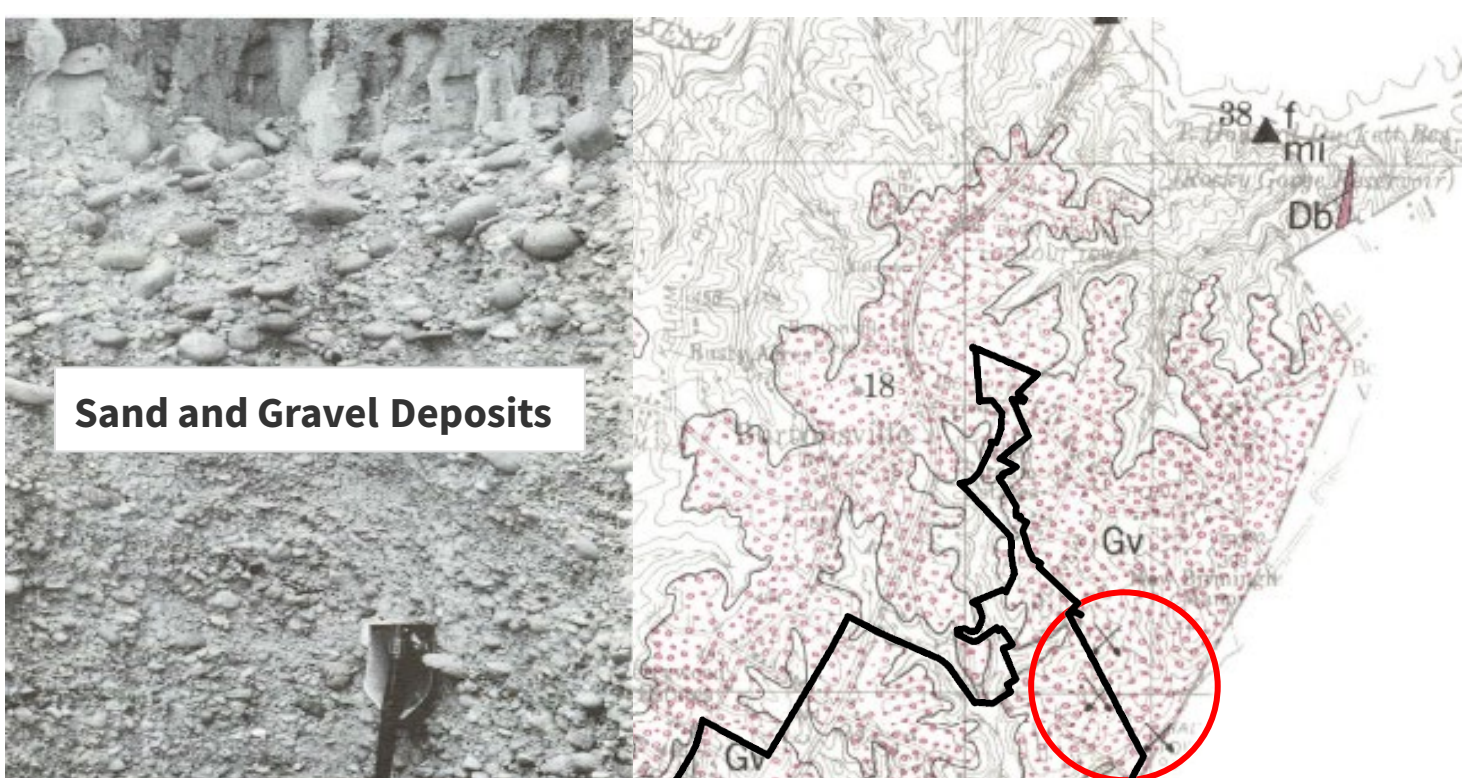


Review of 1997 Fairland Master Plan Recommendations

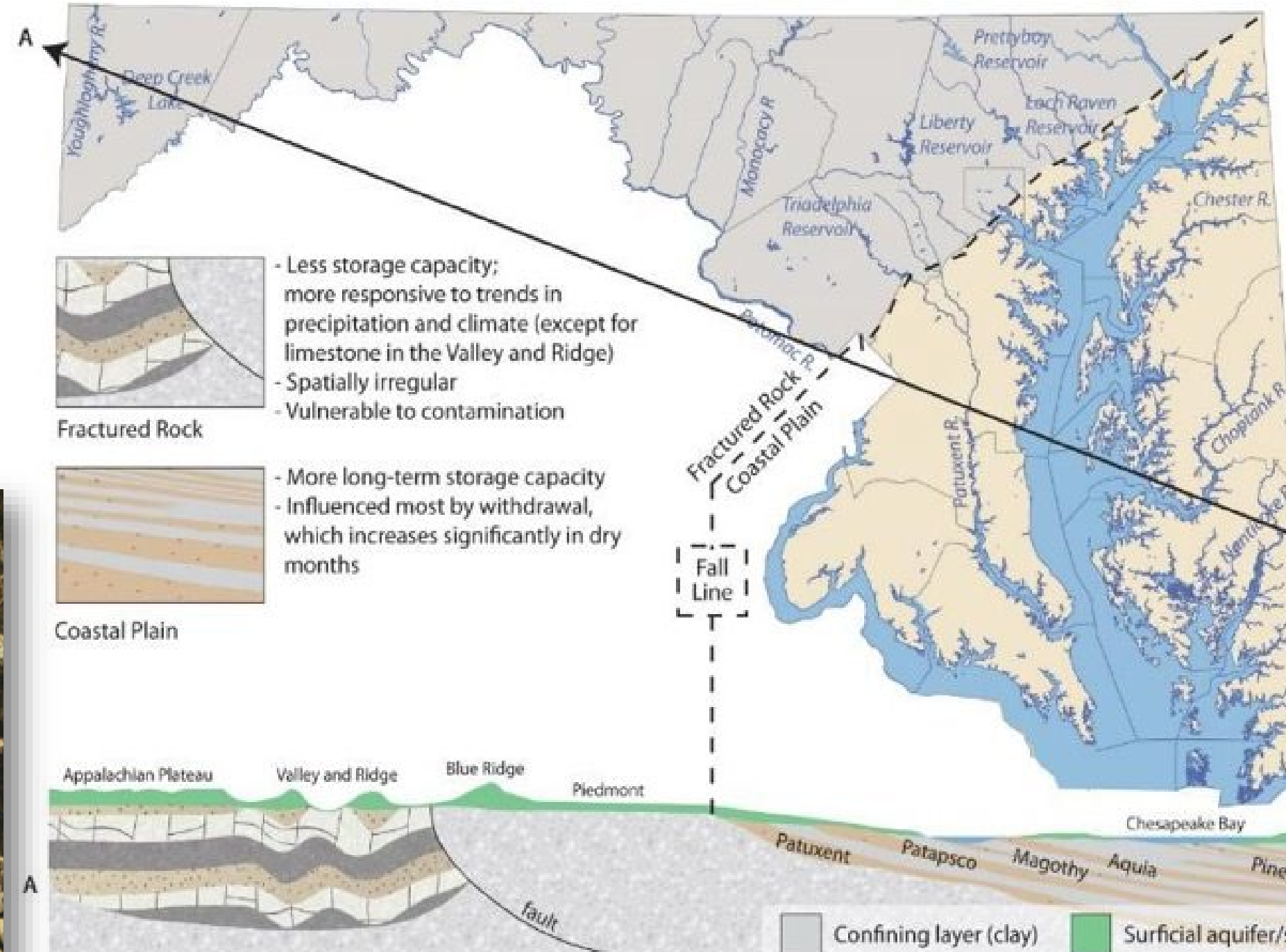
1997 MP Implemented Recommendations	Recommendations not yet implemented
<p>Water Quality</p> <ul style="list-style-type: none"> Establish wooded stream buffers along all tributaries to Little Paint Branch Expand stream buffers and open space connection to Fairland Recreational Park. <p>Forest Conservation</p> <ul style="list-style-type: none"> Although the ICC required more forest removal than originally planned, large forested areas under State ownership remain protected or within Conservation Easements 	<p>Water Quality</p> <ul style="list-style-type: none"> Stream under the Automobile Circle was not protected (1968 Fairland Master Plan); Land uses and impervious surfaces in the Silverwood subwatershed was not limited to protect the high-water quality <p>Landscaping of Public Land</p> <ul style="list-style-type: none"> Auto Sales Park property owners have not been encouraged to participate in efforts to make the south side of Briggs Chaney Road more attractive and compatible, including eliminating parking on green space along the road

Environmental Setting: Fall Zone

Sand and Gravel Deposits

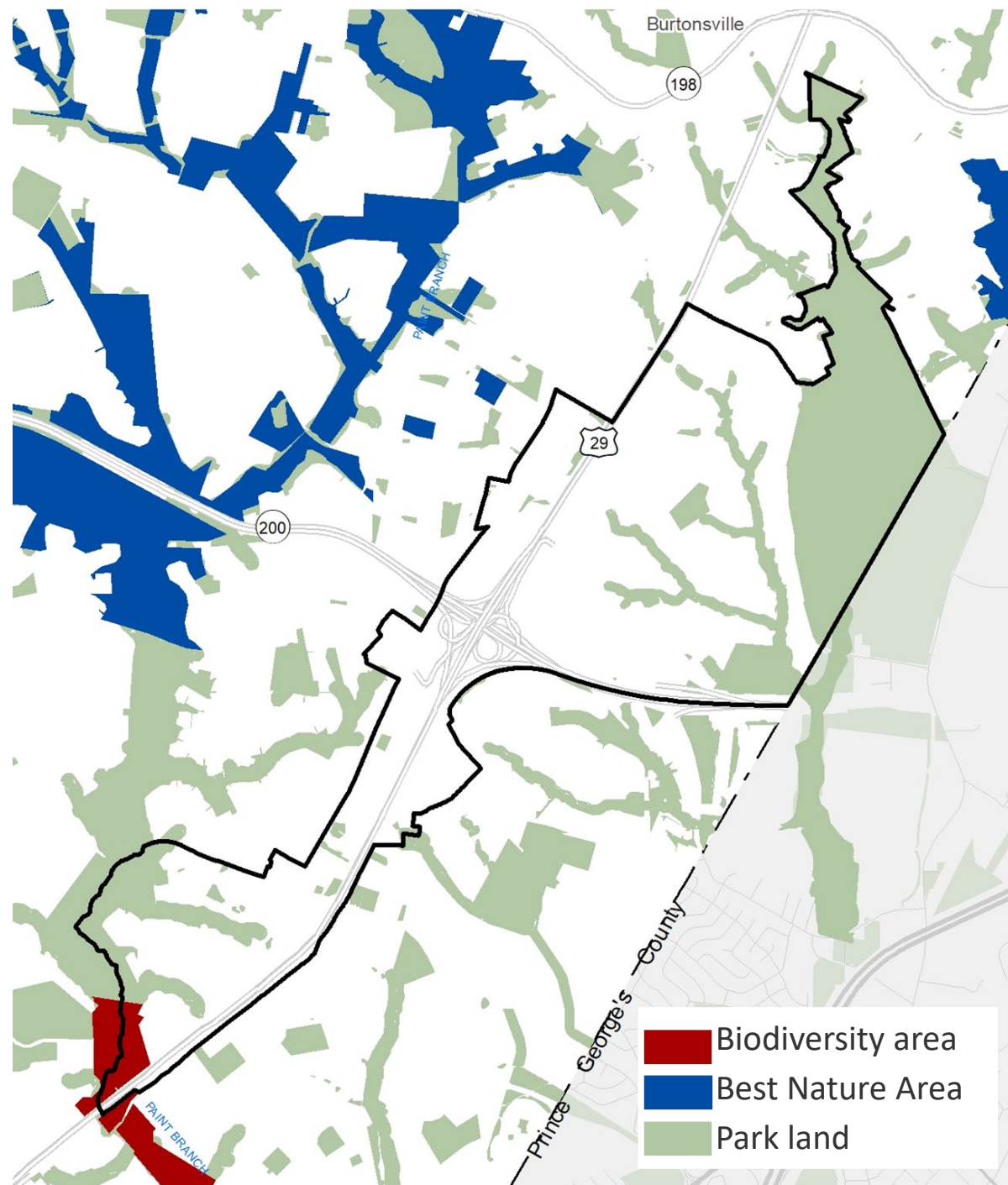


1981 Aerial Highlighting Surface Mines



Schematic Diagram of fall line adapted from Shedlock et al. 2007

Exceptional Natural Habitats



Best Nature & Biodiversity Areas



Fall Line typography

Paint Branch Gorge
Wetlands, moss and lichen covered rock outcrops, and a diverse and complex ecosystem hosting multiple watchlist plant species.



Fall Line Magnolia Bogs

Climate Action

Greenhouse Gas (GHG) mitigation

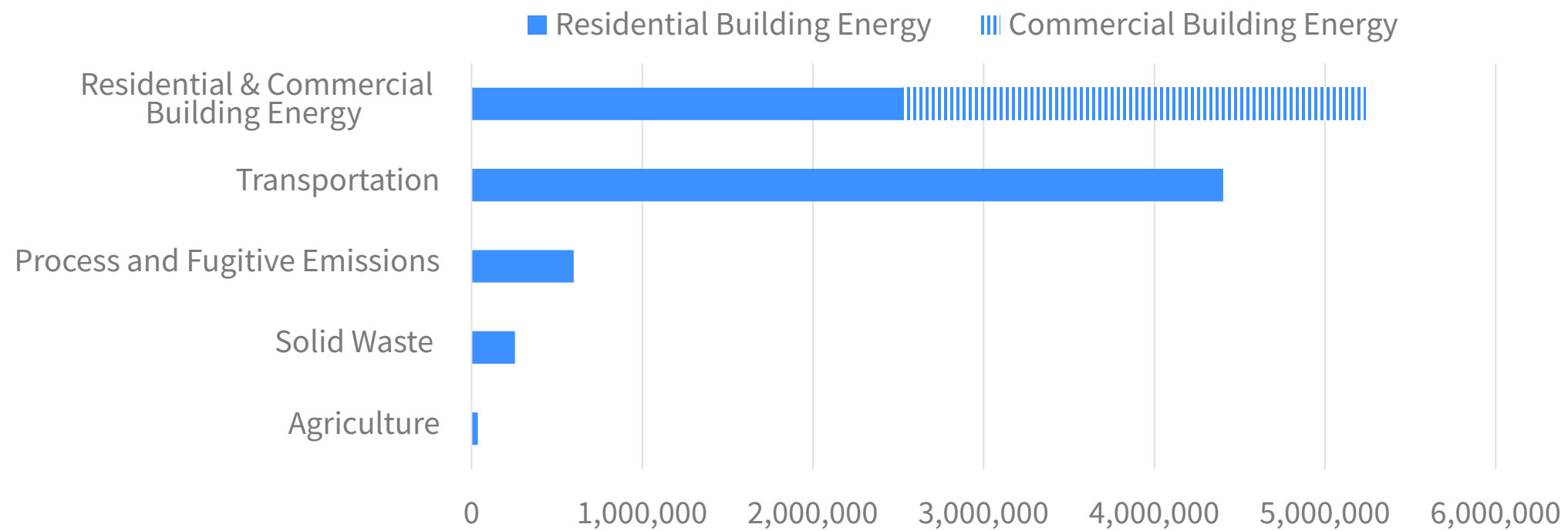
County-wide GHG Emissions

Building usage **(50%)** transportation **(42%)**

Building Energy use Performance Standards (BEPS)

Current BEPS regulated buildings in the plan area: **6**

Future BEPS regulated buildings in the plan area: **150+**



Green Energy Systems in the plan area

Green building: **2**

Solar panel installations: **81**

Electric Vehicle (EV) chargers: **6**

Microgrids: **0**

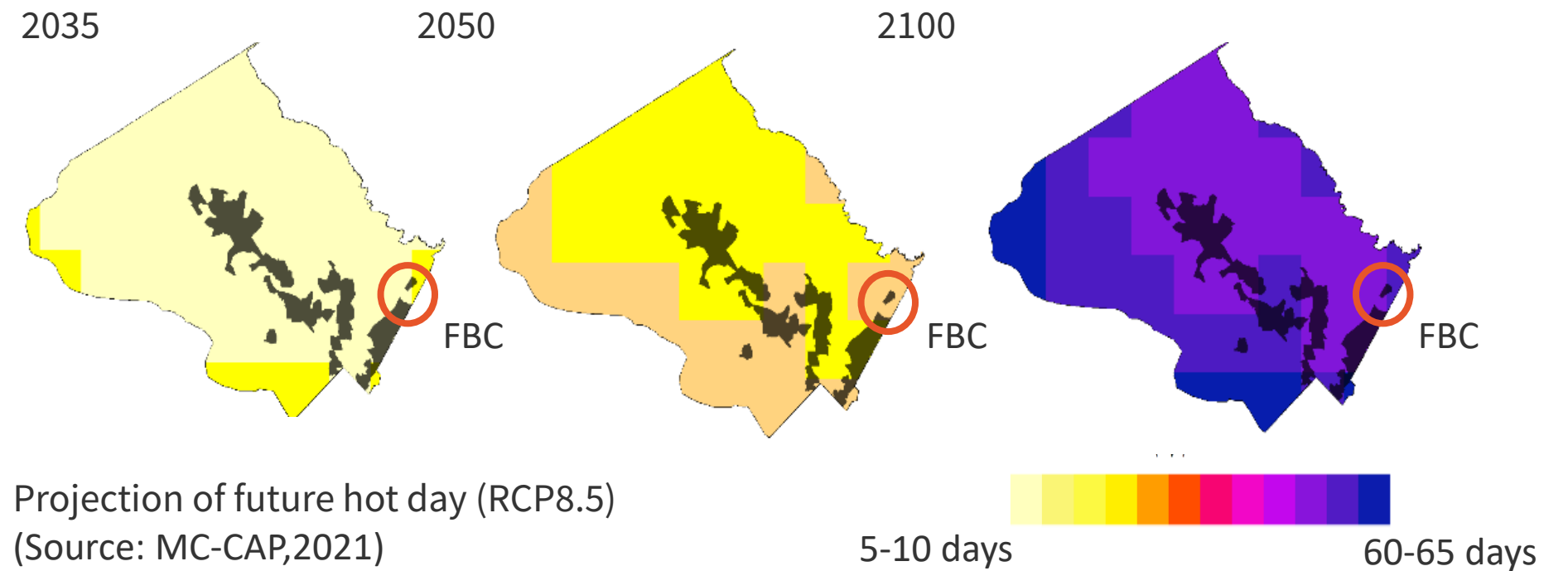


Source: Montgomery County 2018 GHG inventory

Climate Risk Vulnerability and Adapting Capacity

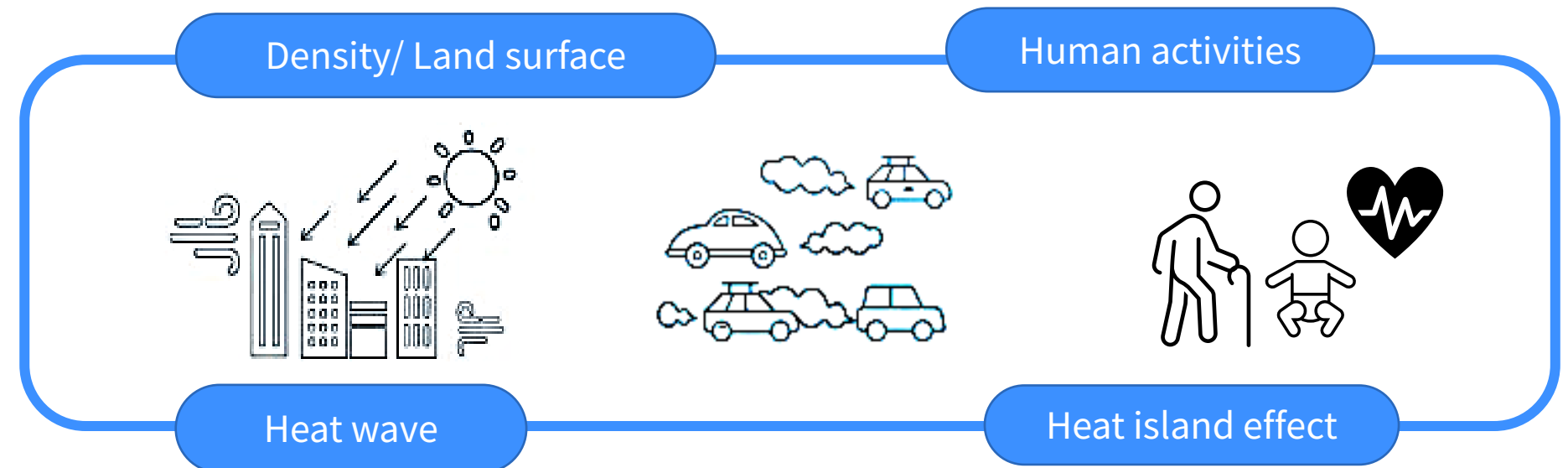
Climate Risk In FBC

- Extreme temperature: **High**
- Extreme precipitation: **Medium**
- Drought: **Medium**
- High winds: no spatial data
- Current hot days (95°+): **14** (County baseline: **4**)
- Projected to increase to **28-60** per year

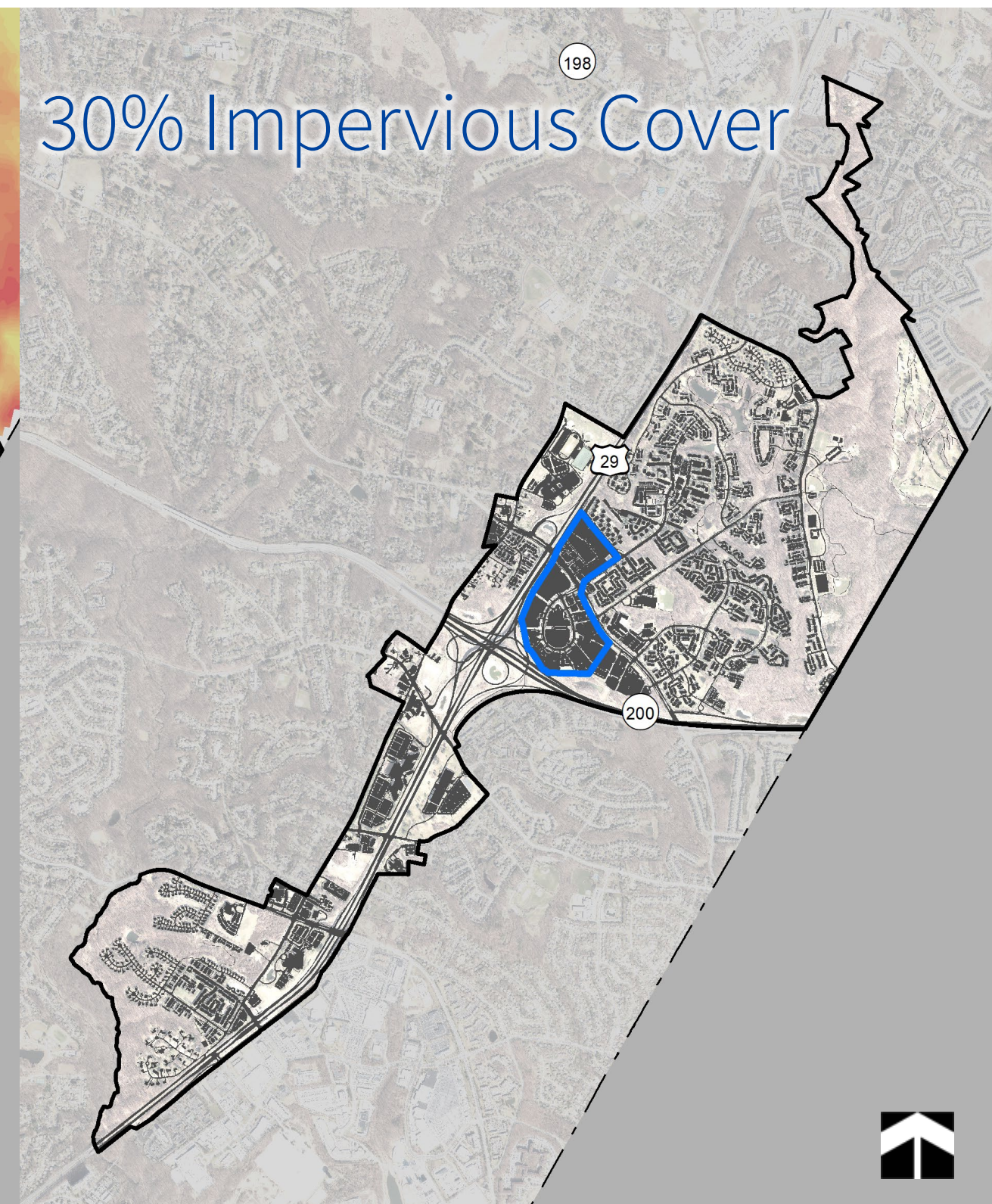
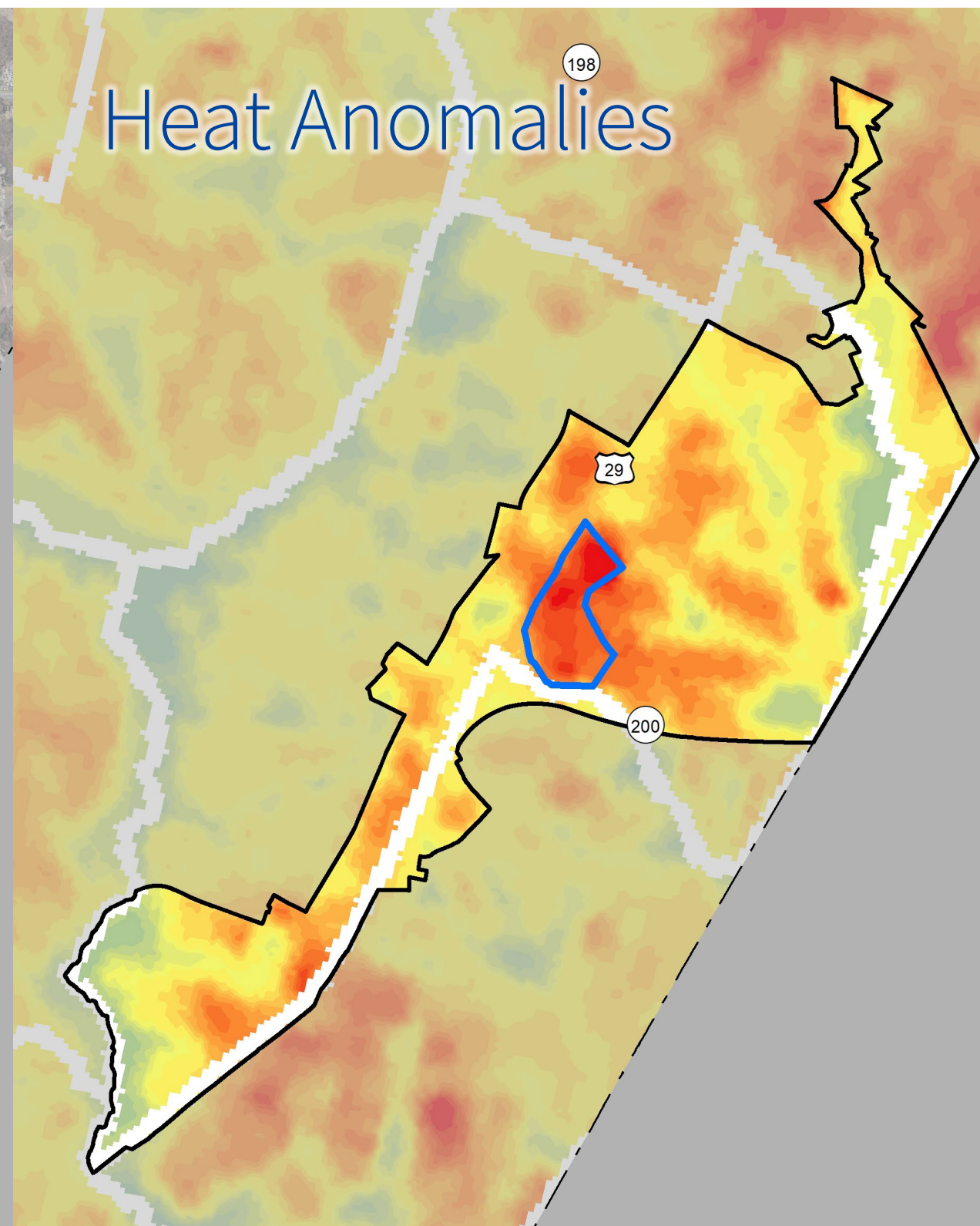
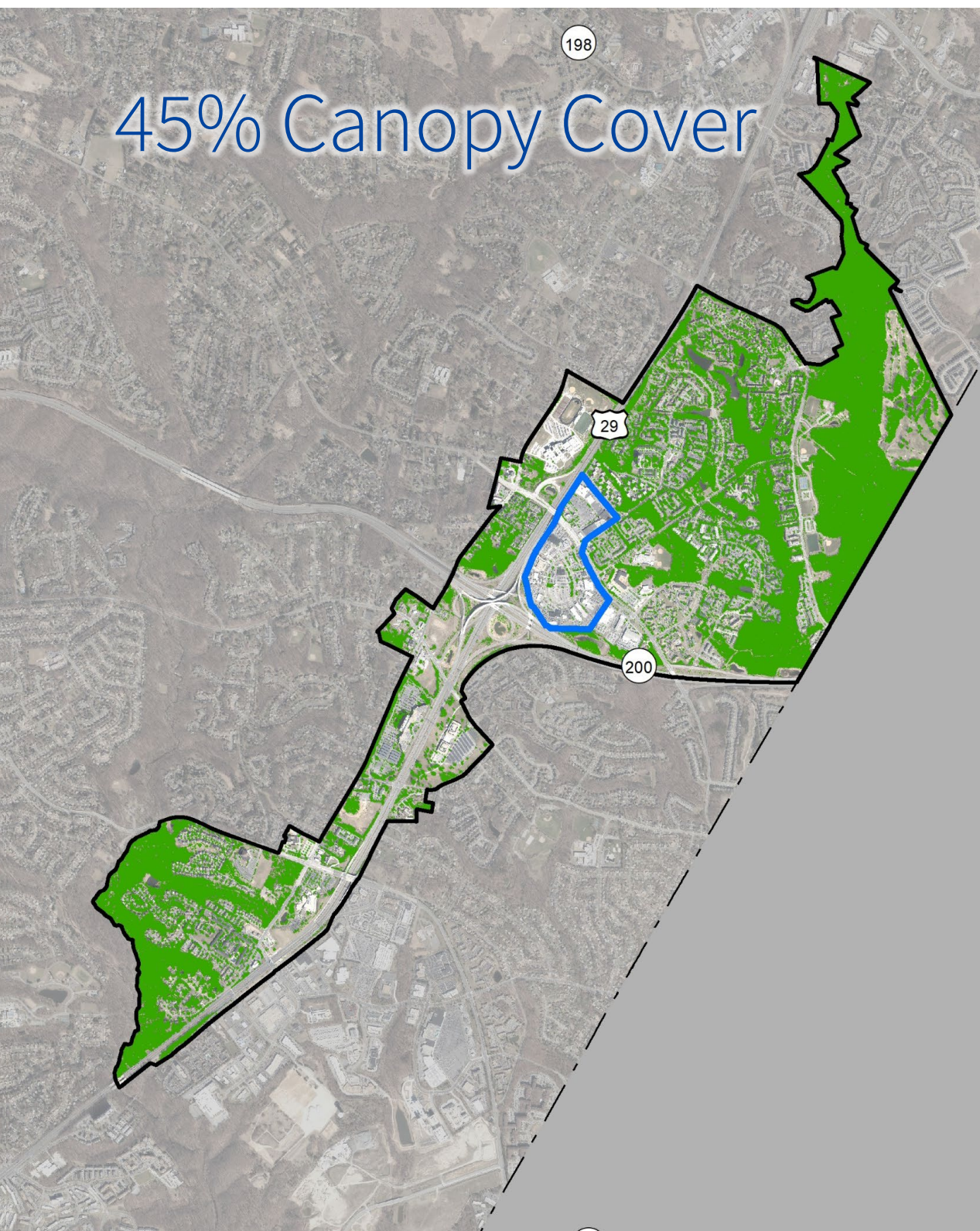


Risk Of extreme heat

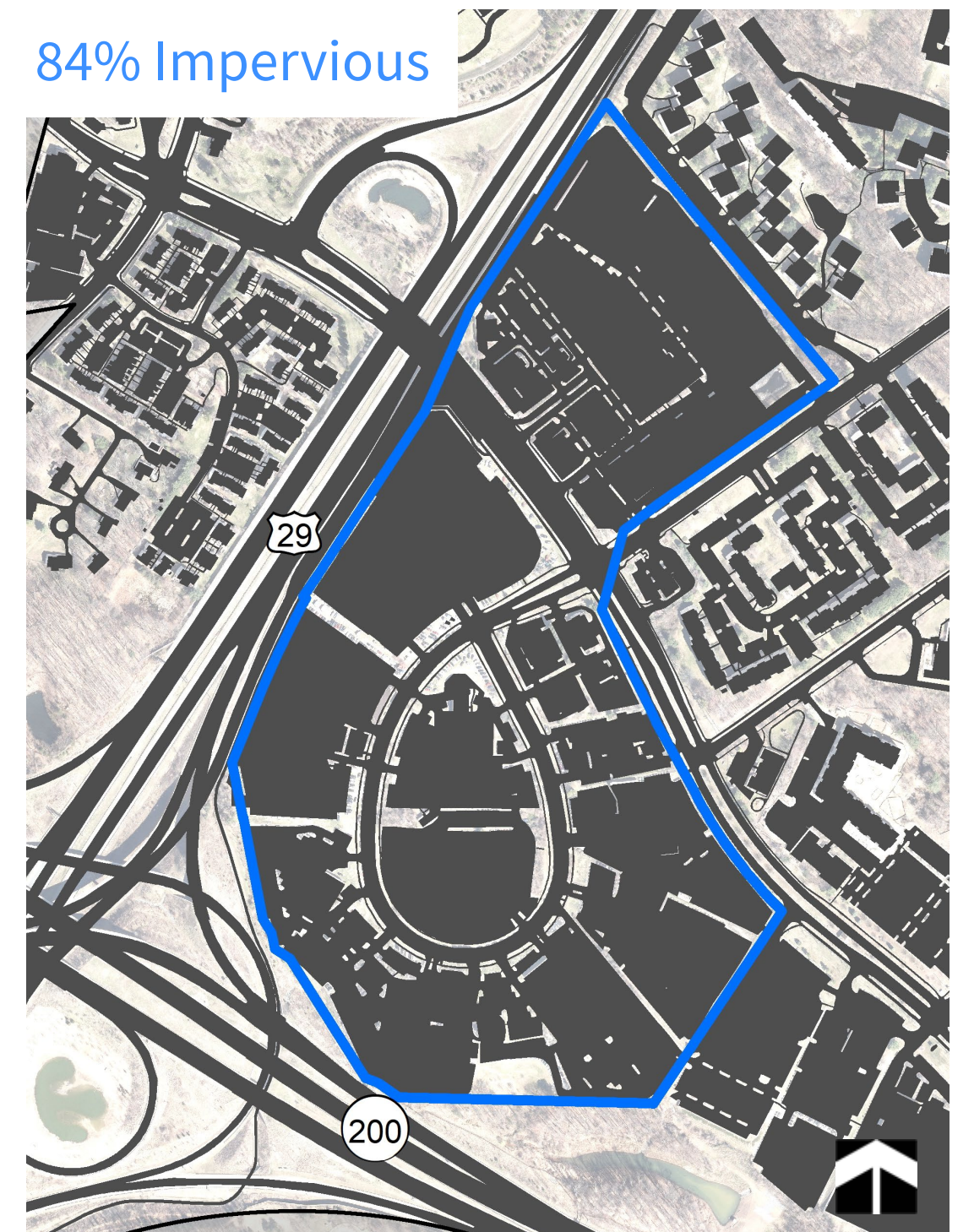
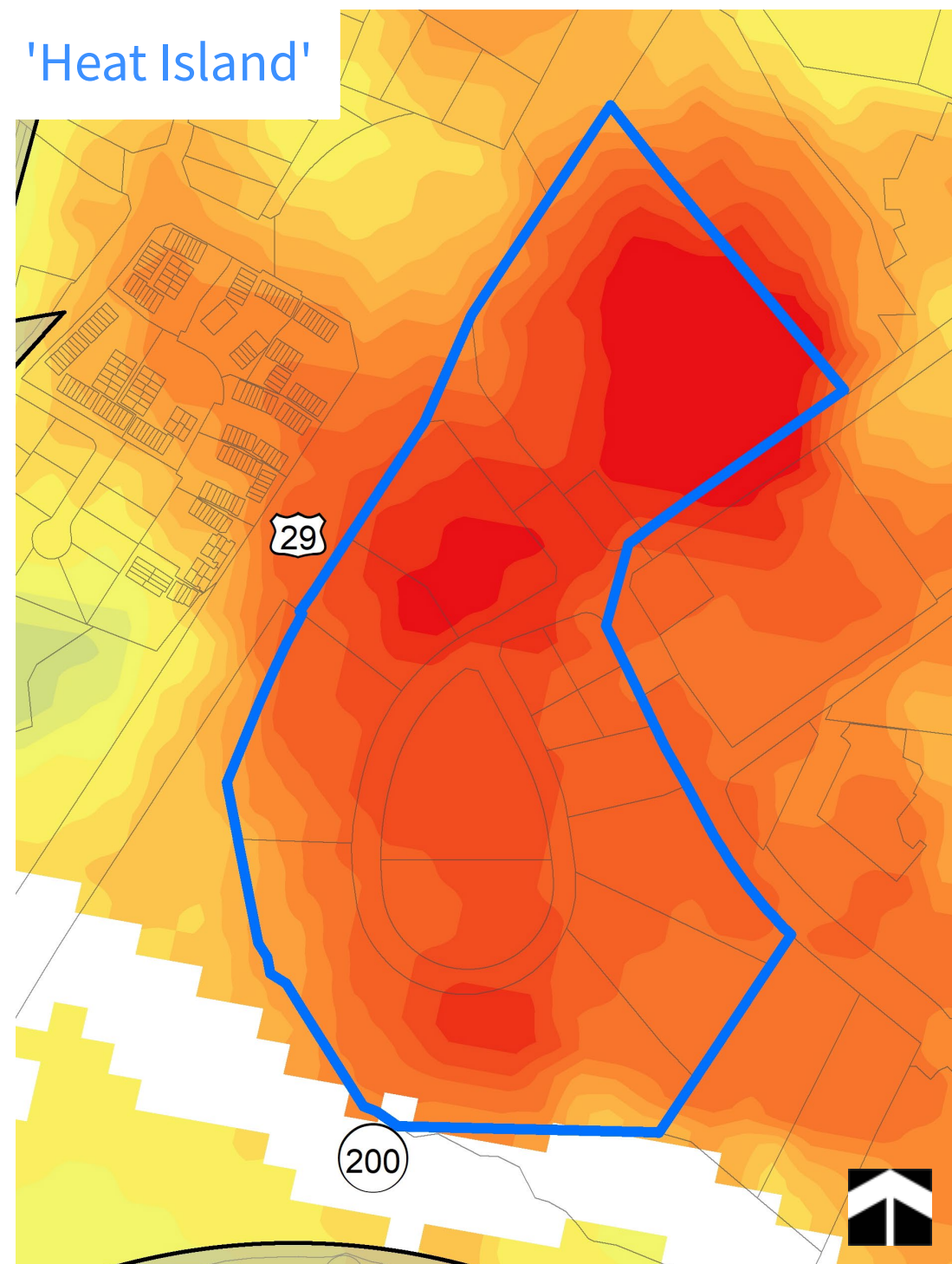
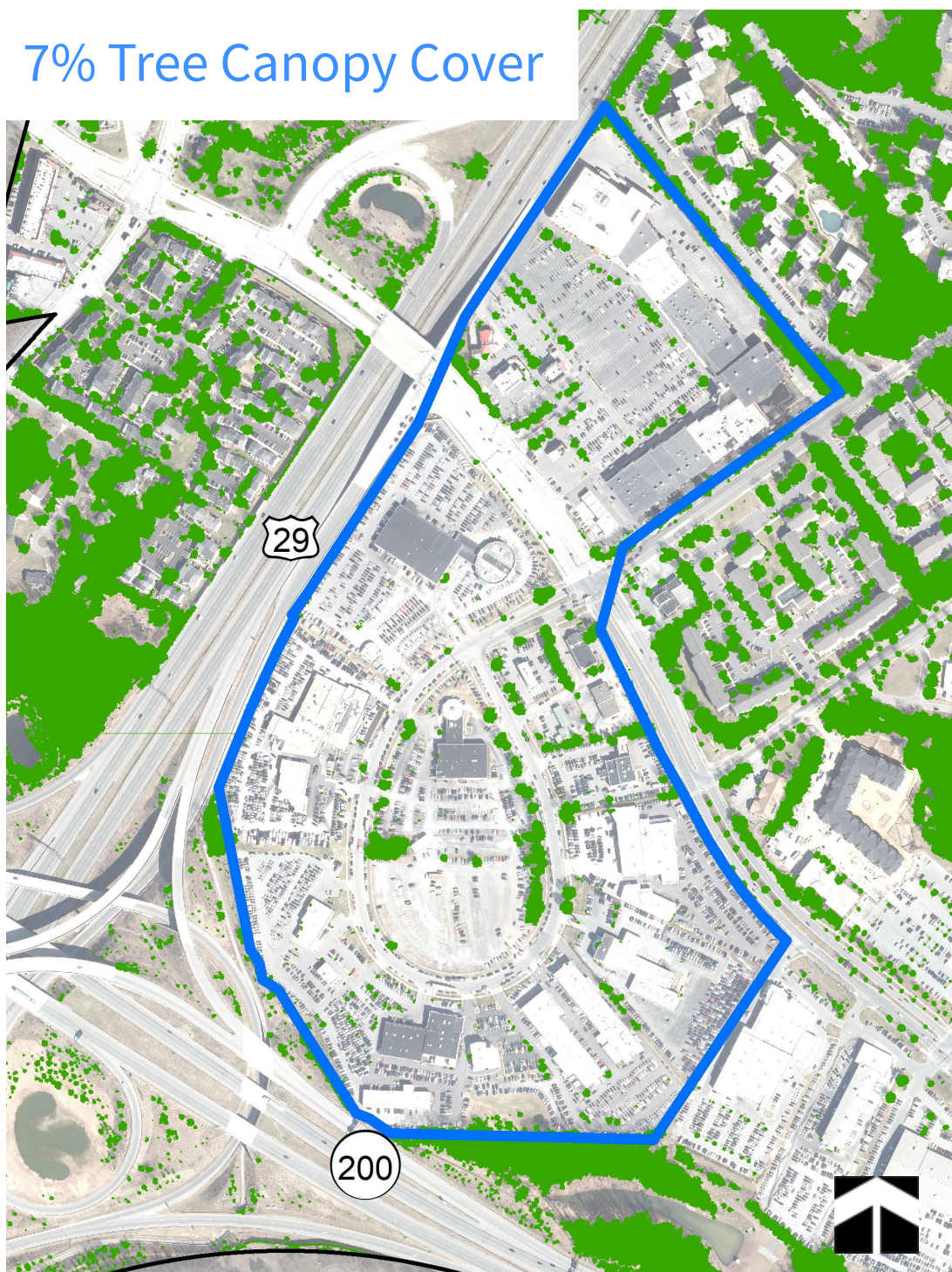
- Vulnerability score **0.502** (0.277 County average)
Scale of 0.007 to 0.916



Tree Canopy, Heat Islands, and Impervious Surfaces



Fairland Briggs Chaney Hot Spot



IMPERVIOUS SURFACE (IS)

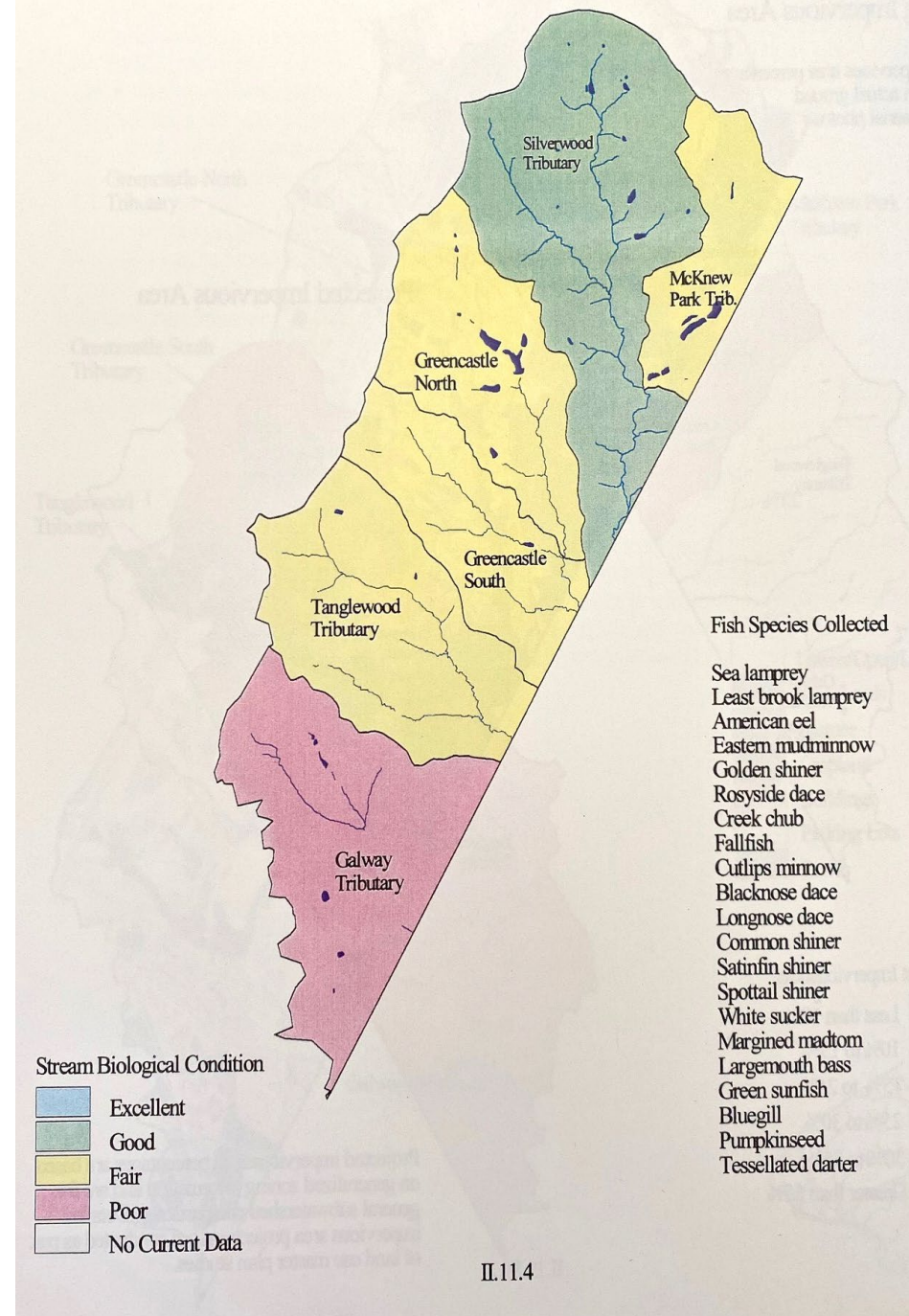
Parking lot (**32%**) is the highest IS usage: ; **62%** of IS (Buildings, parking, athletic courts) has the potential to be permeable.

Watershed Quality

Little Paint Branch Stream Condition

Based on biological indicators.
See Chapter 2 for details.

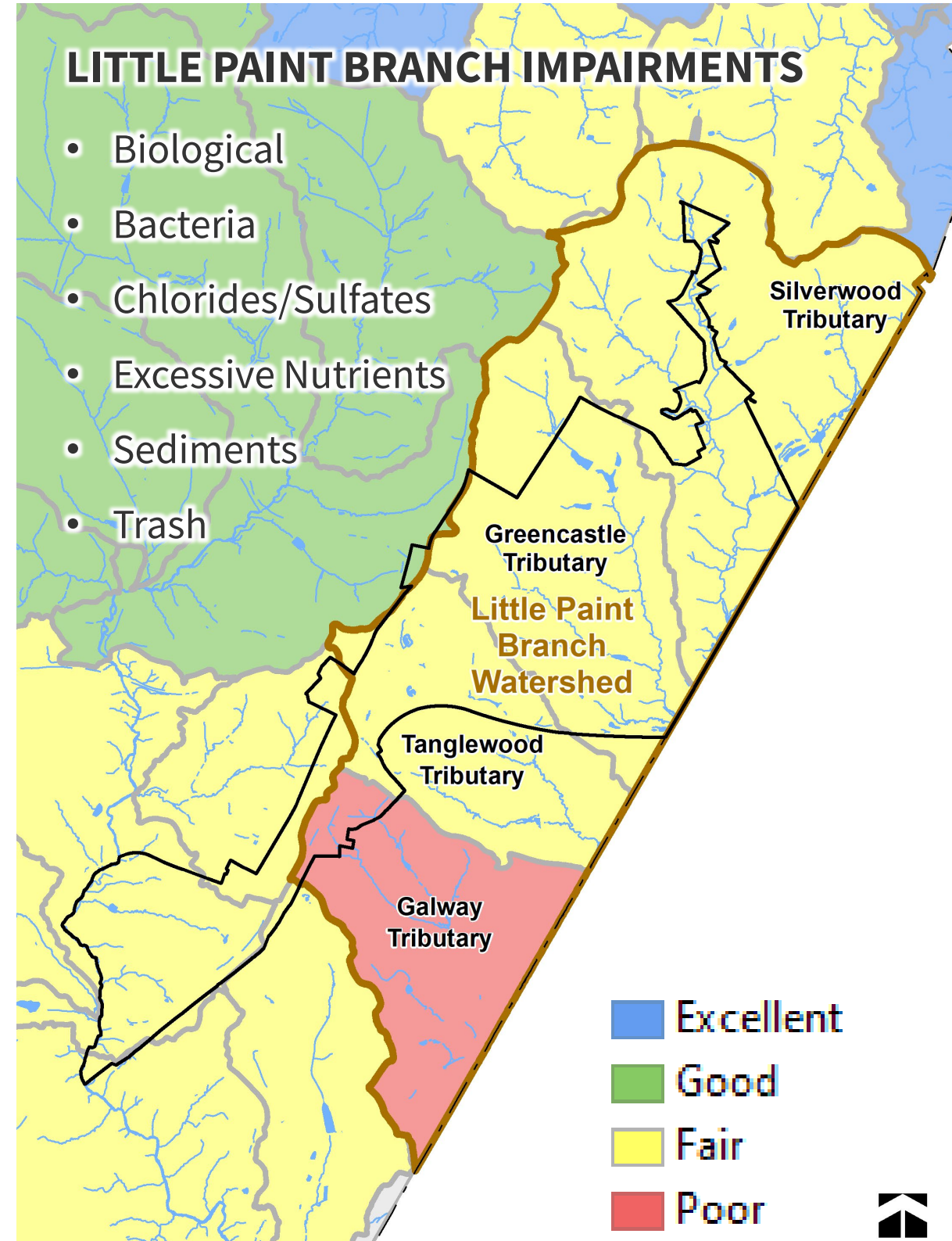
Map 3



1998 Stream Conditions

LITTLE PAINT BRANCH IMPAIRMENTS

- Biological
- Bacteria
- Chlorides/Sulfates
- Excessive Nutrients
- Sediments
- Trash

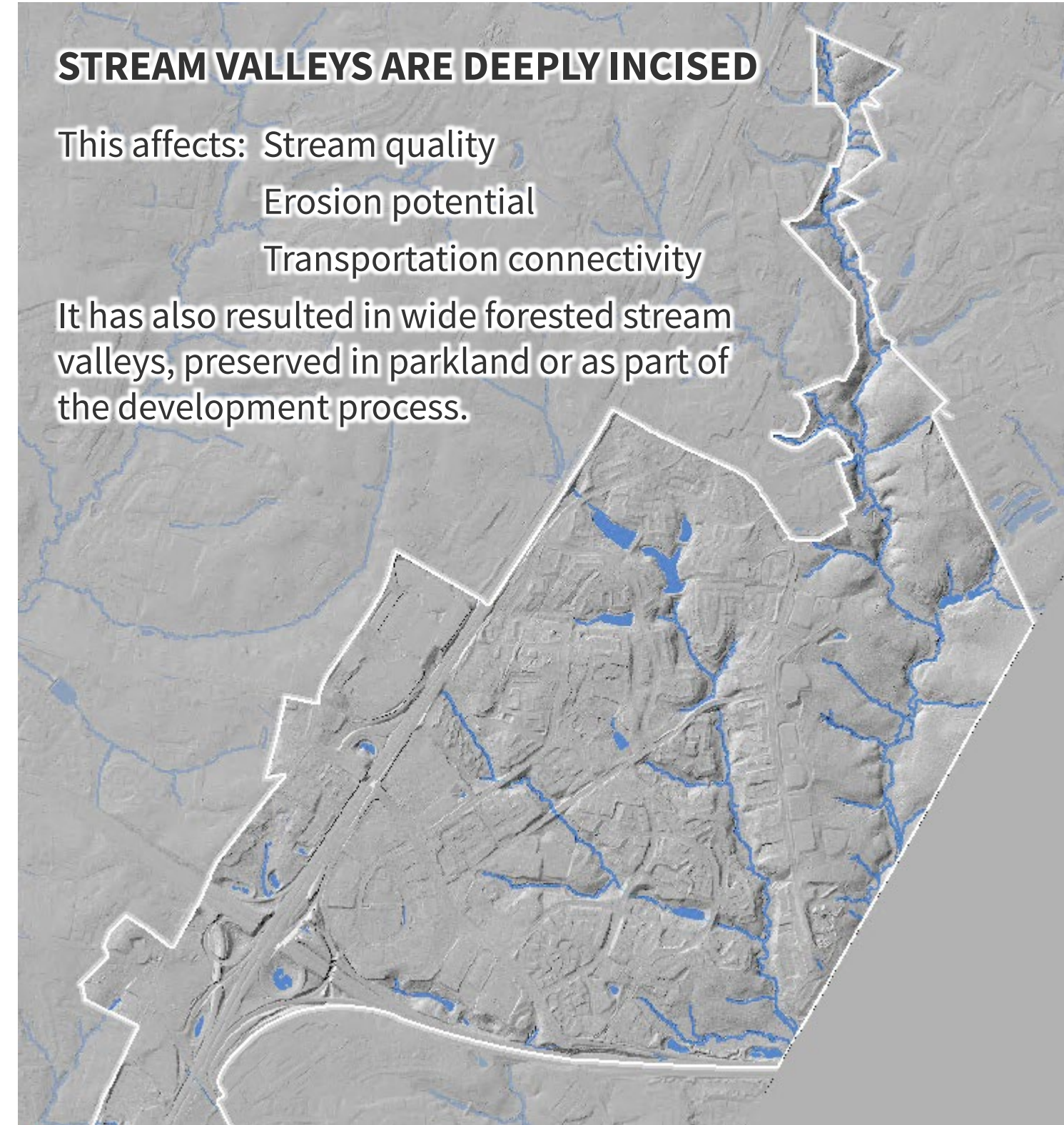


Current Stream Conditions

STREAM VALLEYS ARE DEEPLY INCISED

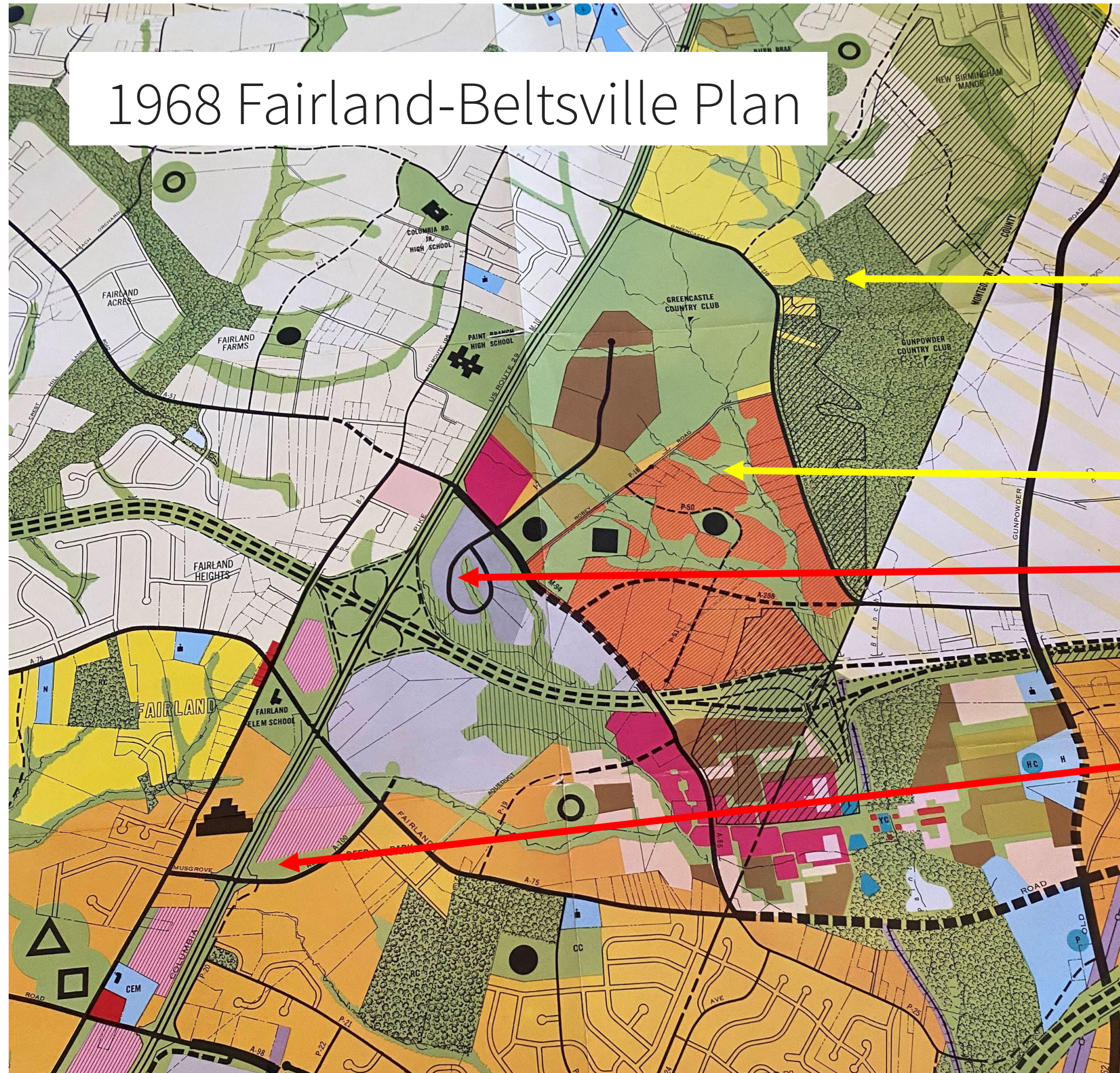
This affects: Stream quality
Erosion potential
Transportation connectivity

It has also resulted in wide forested stream valleys, preserved in parkland or as part of the development process.

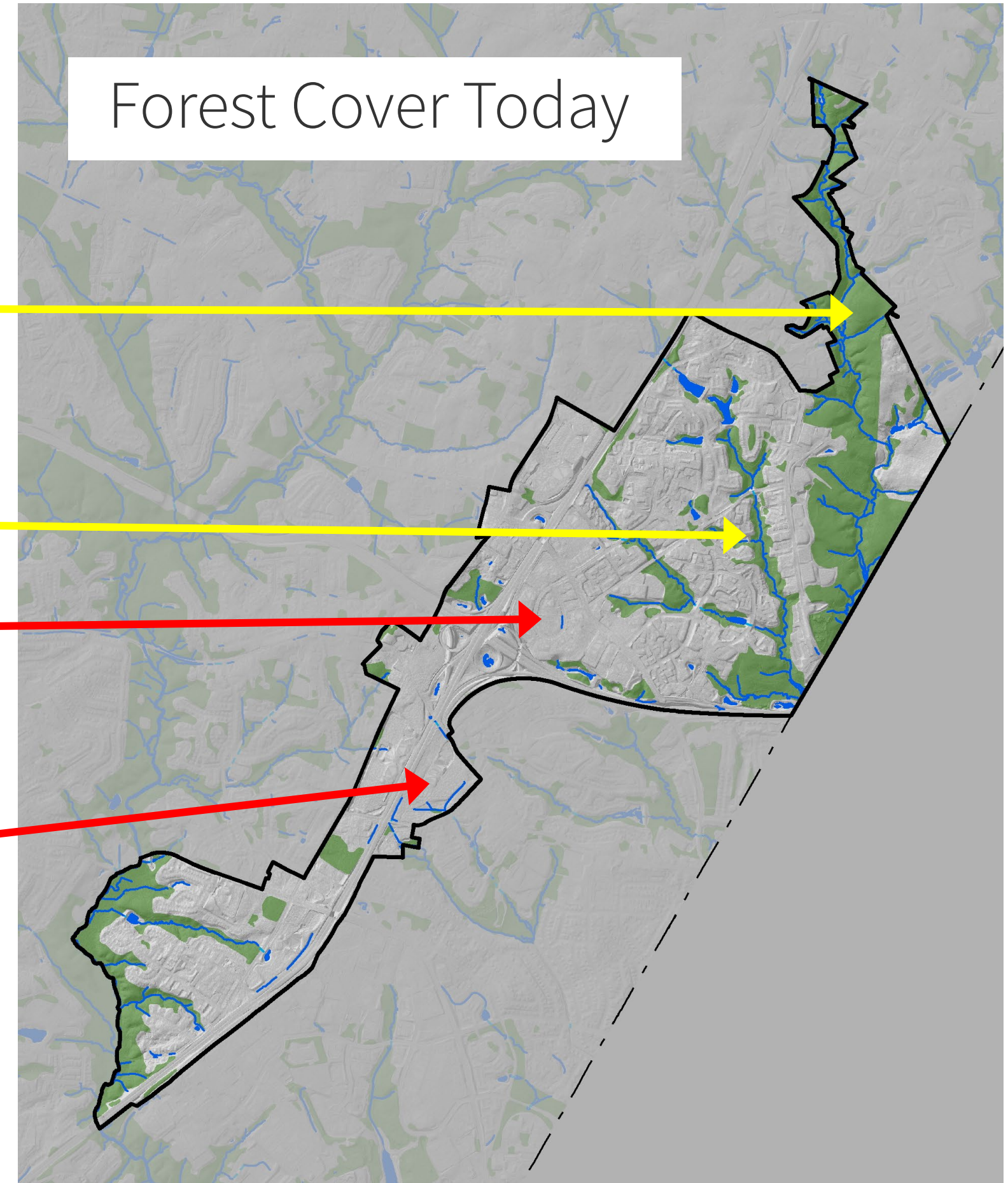


Topography

1968 Fairland-Beltsville Plan



Forest Cover Today



Current Food System

Food Retail/Restaurants: Supermarkets (3+1), Restaurants (23), and Small Retailers (10) inside the plan area or within 30-50 minutes walk distance. None within residential areas.

Food Assistance Providers and Distribution Locations: 20 inside the plan area or 10-30 minutes walking / 10 minutes by bus.

Food Donation Sites: 2 in the south of the plan area.

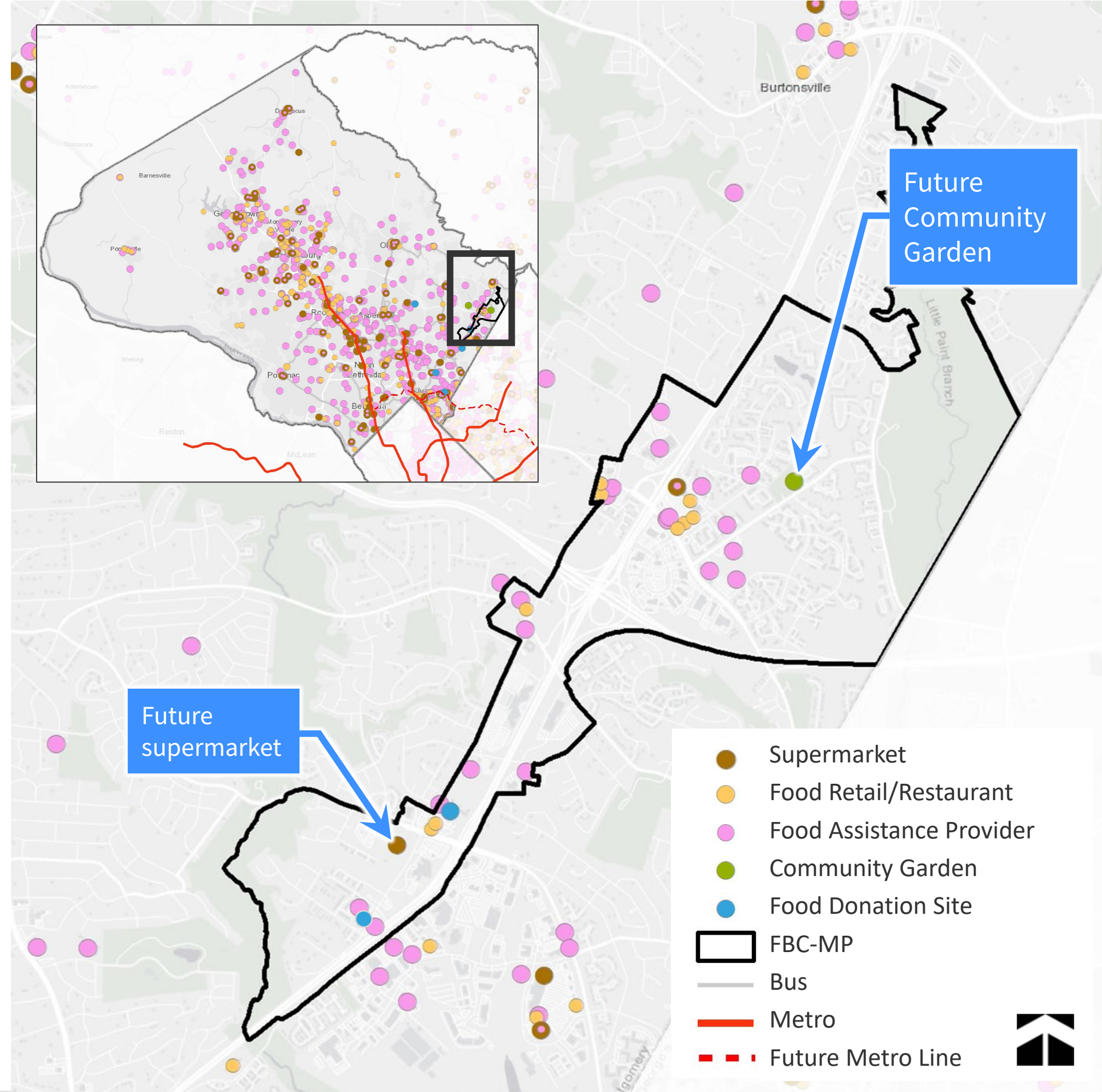
Community Gardens: None. 1 proposed at Edgewood Neighborhood Park and 1 within 2-miles of the planning area (Briggs Chaney Community Garden).

Farmers Markets: None.

Agricultural Production/Farms: 1 west of the plan area on Fairland Road.

Nutrition Education or Programming: 2 (MANNA Food Center, CHEER Healthy Food Access Pilot program)

Source: FBC-MP team



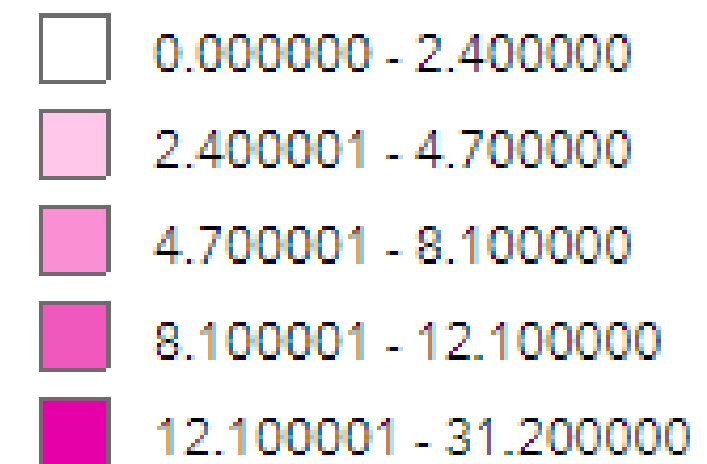
Food Insecurity

Food Security Rate Variables

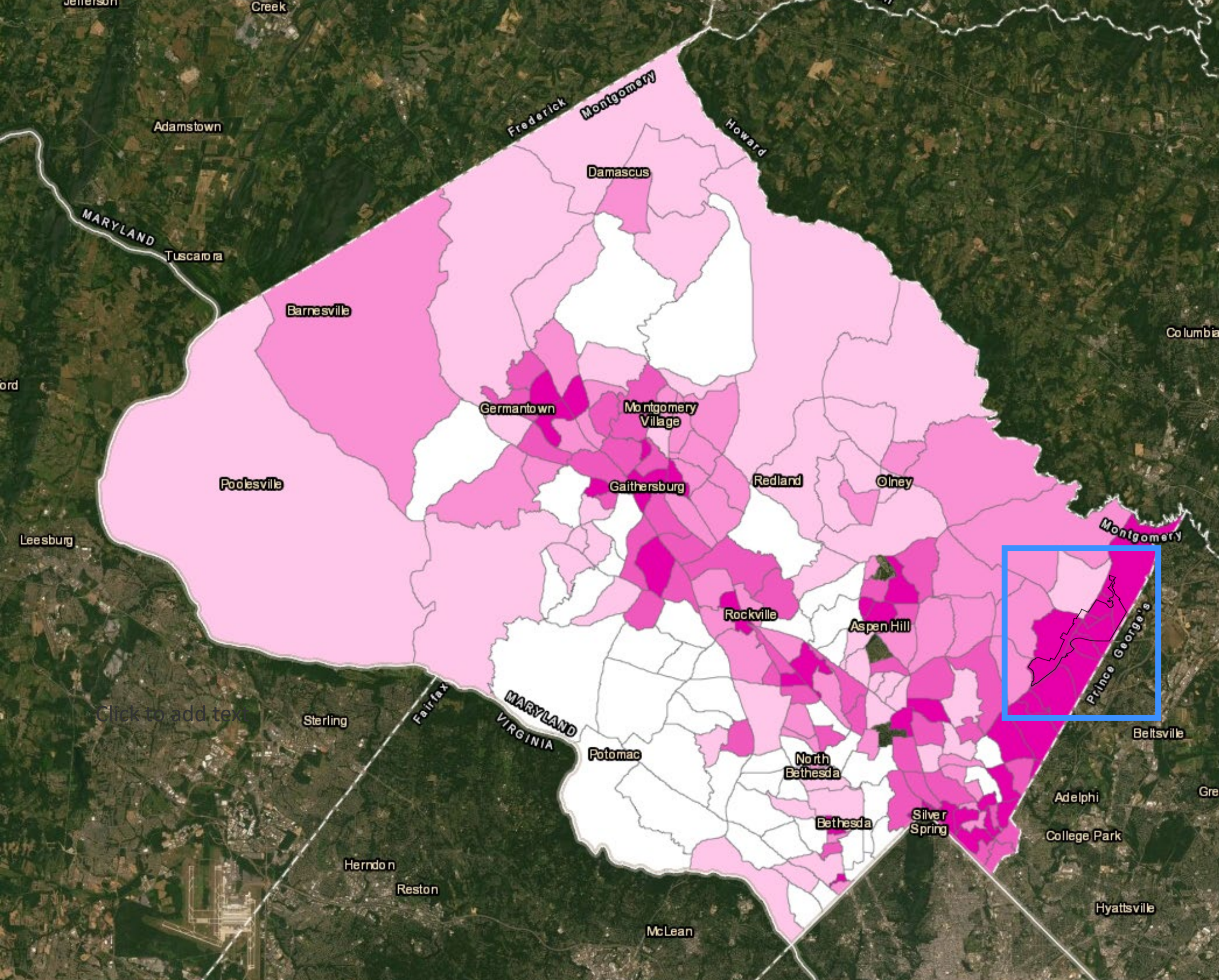


Demographics

Percent of Residents that are Estimated to be Food Insecure 2017



Source: Montgomery County Foodstat Application, 2017

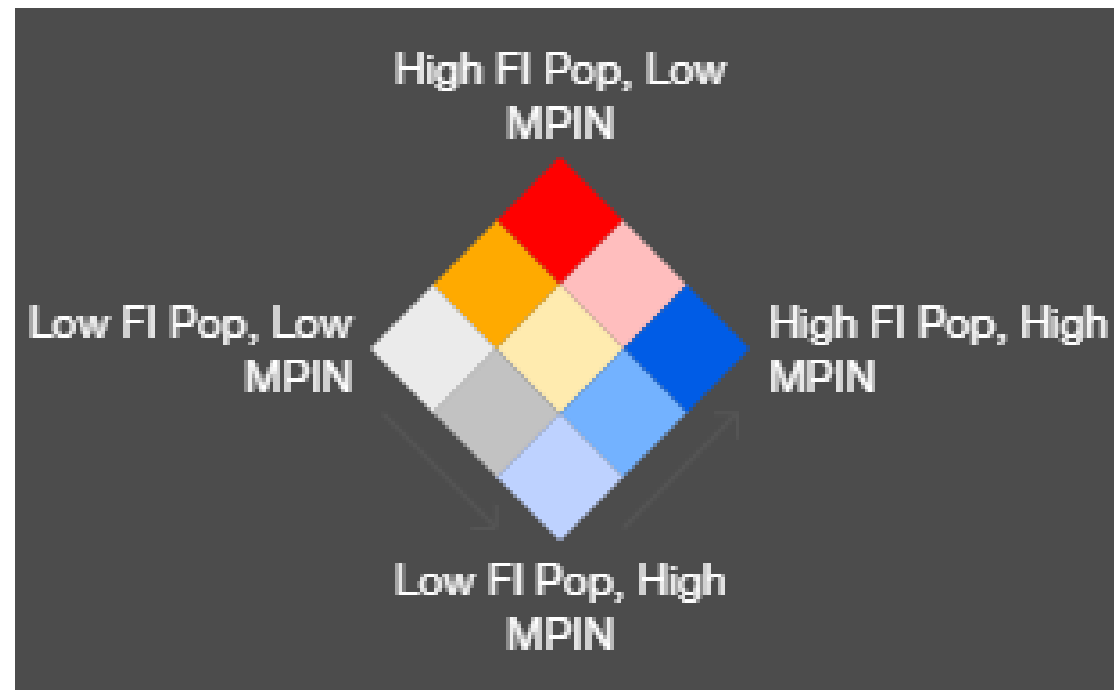


Food Insecurity

Capital Area Food Bank (CAFB) Focus Areas consider Food Insecurity (FI) and Meals Provided per person In Need (MPIN)

12.5%

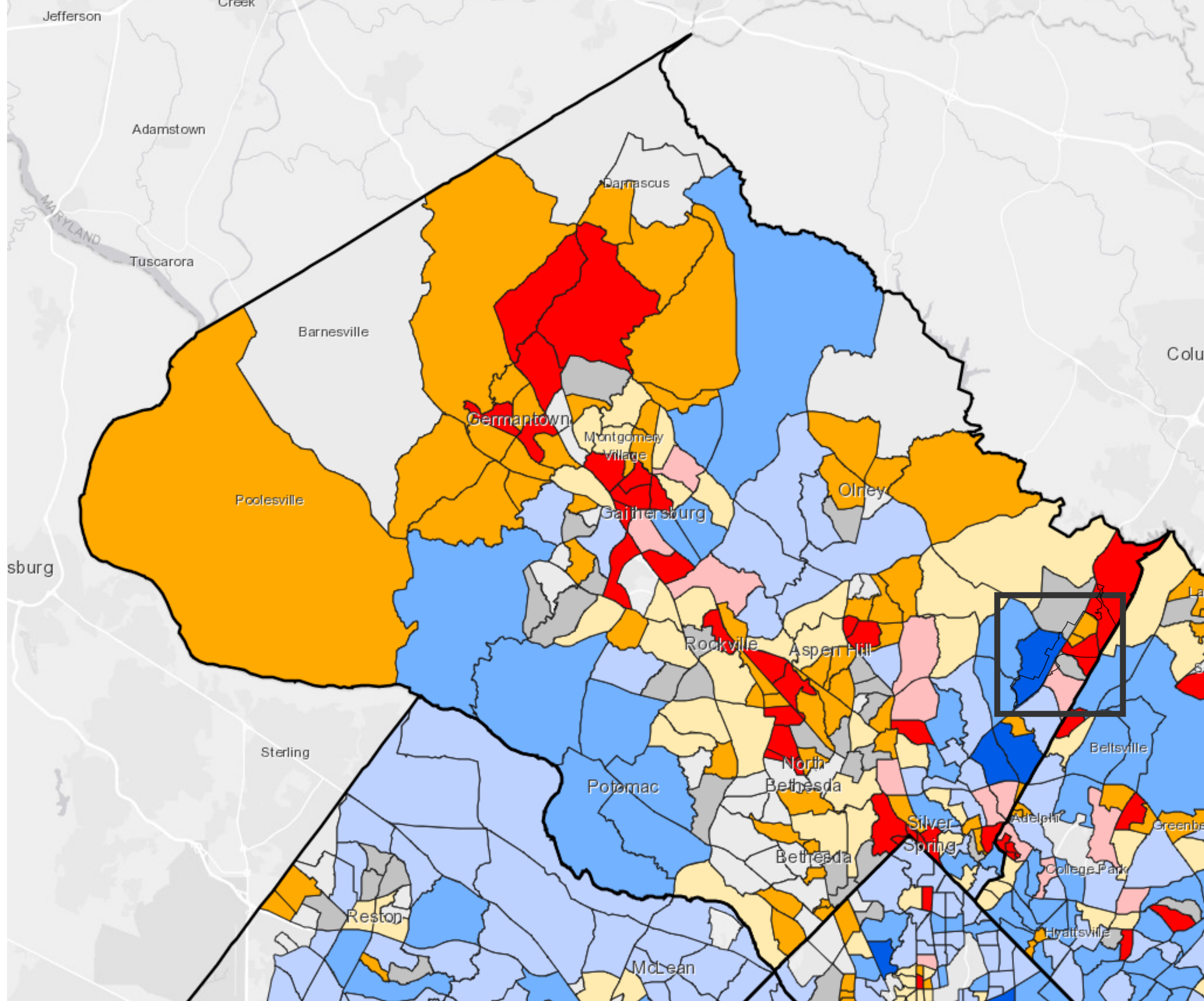
Food Insecurity rate in the Plan area
(County highest: 16.3%, lowest: 6.9%)



MPIN: "meals provided per person in need."

Calculated by dividing the distributed meals in a census tract by the number of food insecure individuals in that census tract.

Source: 2021, Capital Area Food Bank



Food Systems Wrap Up

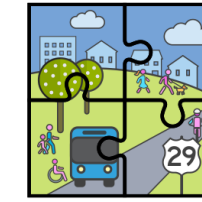
- All schools except one (1) in the Planning Area have 60% of students enrolled in Free and Reduced Meal (FARM) Program
- Food Insecurity Rate has decreased
- Continue working toward access to high quality, fresh food for all residents
- More food system activities related to education and production; compliment food assistance programs
- Aligning with other adopted plans (i.e., Climate Action Plan)

Photo Source: Michelle Nelson, Community Garden Program Manager



Next Steps

- Community Visioning Charettes
- Continued community engagement
- Continued research and analysis



Fairland and Briggs Chaney MASTER PLAN

Upcoming Community Events

- **Spring Photo Contest** – April to May
- **Community Pop-Up at East County Regional Services Center** – April 29th, 3 to 6 p.m.
- **Community Pop-Up at Briggs Chaney Market Place** – TBD
- **Visioning Charettes** – July 2022
- **Placemaking Event** – Fall 2022

Contact Us

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Historic Preservation - Brian.Crane@montgomeryplanning.org

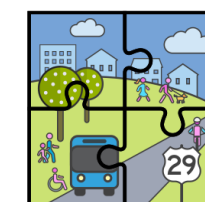
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Demographics – Melissa.Cameron@montgomeryplanning.org

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Fairland and Briggs Chaney
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