



Montgomery Planning

Upcounty Division

Montgomery County Planning Board

09/29/2022

Agenda item 11

# Fairland and Briggs Chaney Master Plan

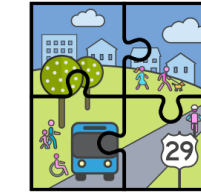
## Preliminary Recommendations Briefing



**Fairland and Briggs Chaney**  
MASTER PLAN



# Master Plan Schedule



**Fairland and Briggs Chaney**  
MASTER PLAN

## Listening

**Fall 2021 to Spring 2022**

Community Engagement  
Existing Conditions Report  
Planning Board Updates

## Visioning

**Spring to Summer 2022**

Community Visioning  
Preliminary Recommendations  
Community and Planning Board Updates

## Refining

**Fall 2022**

Working Draft  
Community and Planning Board Updates

## Sharing

**Fall 2022 to Spring 2023**

Public Hearing Draft  
Public Hearing  
Work Sessions  
Planning Board Draft  
Transmit to County Council and Executive

# Embracing the Goals of Thrive 2050

- **Complete** and **Equitable** communities
- **Corridor-focused** with **compact growth** without loss of affordable housing or residents that want to age in place.
- Greater **Economic Health** and **Environmental Resilience**
- Increased **sustainability** and **adaptability**



# Meeting Agenda

- Visioning Workshops Debrief
- Workshop Key Take-Aways
- Draft Concept Framework Plan
- Emerging ‘Big Ideas’
- Other Recommendations
- Next Steps
- Q & A





# Visioning Workshops Public Outreach

July 2022

 **Fairland and Briggs Chaney**  
MASTER PLAN  
NEWSLETTER

**Fairland and Briggs Chaney Master Plan Visioning Workshop series continues through July**  
Community members are invited to RSVP to attend upcoming in-person and virtual workshops, the next will take place on July 14 at the Greencastle Lakes Community Center.

The Montgomery County Planning Department is hosting several additional opportunities for the community to get involved with the **Fairland and Briggs Chaney Master Plan**. These include the plan's Visioning Phase, which began on June 27 and will conclude with the last visioning workshop on July 24, as well as the Fairland and Briggs Chaney Placemaking Festival, taking place in October.

**Upcoming Workshops:**

- Thursday, July 14, 6-8 p.m., at the Greencastle Lakes Community Center (3661 Turbridge Drive, Burtonsville, MD). The conversation will focus on the northern portion of the master plan area. [RSVP for July 14](#).
- Tuesday, July 19, 6-7:30 p.m., via Zoom Meeting. [RSVP for July 19](#) (required to receive a link to join the meeting).
- Friday, July 22, 5-8 p.m., at the north parking lot of Fairland Recreational Park (3928 Greencastle Road, Burtonsville, MD). Meet Montgomery Parks and Planning staff and



**Stay connected with the Fairland and Briggs Chaney Master Plan update**

- Join us in your community and online at upcoming events (see reverse)
- Submit your Photo Contest entries
- Sign up to receive email updates on the Master Plan's progress
- View recordings and materials from our recent engagement efforts
- Connect with the planning team

Stay in touch, RSVP for upcoming events, and sign-up for monthly emails by visiting: [montgomeryplanning.org/fairlandbriggschaney](https://montgomeryplanning.org/fairlandbriggschaney)

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**October 21 & 22, 2022**  
Briggs Chaney Park & Ride  
3300 Briggs Chaney Road

Montgomery Planning (M-NCPPC)  
2425 Quipple Drive  
Floor 14  
Wheaton, MD 20902

**Fairland and Briggs Chaney Placemaking Festival**

Montgomery Planning and Dallas-based nonprofit Better Block Foundation are working to bring to life the goals of the Fairland and Briggs Chaney Master Plan. The Fairland and Briggs Chaney Placemaking Festival will temporarily reimagine a portion of the Briggs Chaney Park & Ride, creating a vibrant place for residents, visitors, local business owners, and community members to come together.

To participate in this exciting event, visit [montgomeryplanning.org/fairlandplacemaking](https://montgomeryplanning.org/fairlandplacemaking).

**Submit your Photos for a Chance to Win!**

Help us capture the essence of Fairland and Briggs Chaney with your photos. For details, visit [montgomeryplanning.org/fairlandphotocontest](https://montgomeryplanning.org/fairlandphotocontest). Submission period ends July 31, 2022.

**Free ice cream and shaved ice!** **FUN GAMES MUSIC**

Meet us at **Fairland Recreational Park** for free food, fun, and activities!

**Friday, July 22nd, 5 to 8 pm**  
3800 Greencastle Road  
No RSVP necessary. Just stop by!

**Share your ideas. Try a bike or bring your own to the Bike Garden!**

**Fairland and Briggs Chaney MASTER PLAN**

**Envision Your Future!**  
የወደፊት ዕቅድን አከብሩ!  
¡Visualice su futuro!  
Imaginez votre avenir!

Join Montgomery Planning at the Community Visioning Workshops of the Fairland and Briggs Chaney Master Plan, a planning initiative to create a framework to guide the growth and future of the Fairland and Briggs Chaney communities.

**Visioning Workshop Dates**

**Monday, June 27, 6 to 7:30 p.m.**  
(Virtual Kick-off Meeting via Zoom)

**Wednesday, July 6, 6 to 8 p.m.**  
(Seventh-Day Adventist Headquarters, 12501 Old Columbia Pike)

**Thursday, July 14, 6 to 8 p.m.**  
(Greencastle Lakes Community Center, 3661 Turbridge Drive)

**Tuesday, July 19, 6 to 7:30 p.m.**  
(Virtual Meeting via Zoom)

**Sunday, July 24, 2 to 4 p.m.**  
(East County Community Recreation Center, 3310 Gateshead Manor Way)

We invite you to attend any of these workshops to share your ideas for the future of your community. RSVPs are required for each workshop you wish to attend. For questions, contact [Mobile.Jackson@montgomeryplanning.org](mailto:Mobile.Jackson@montgomeryplanning.org) or [Clark.Larson@montgomeryplanning.org](mailto:Clark.Larson@montgomeryplanning.org). Learn more at [montgomeryplanning.org/fairlandbriggschaney](https://montgomeryplanning.org/fairlandbriggschaney).



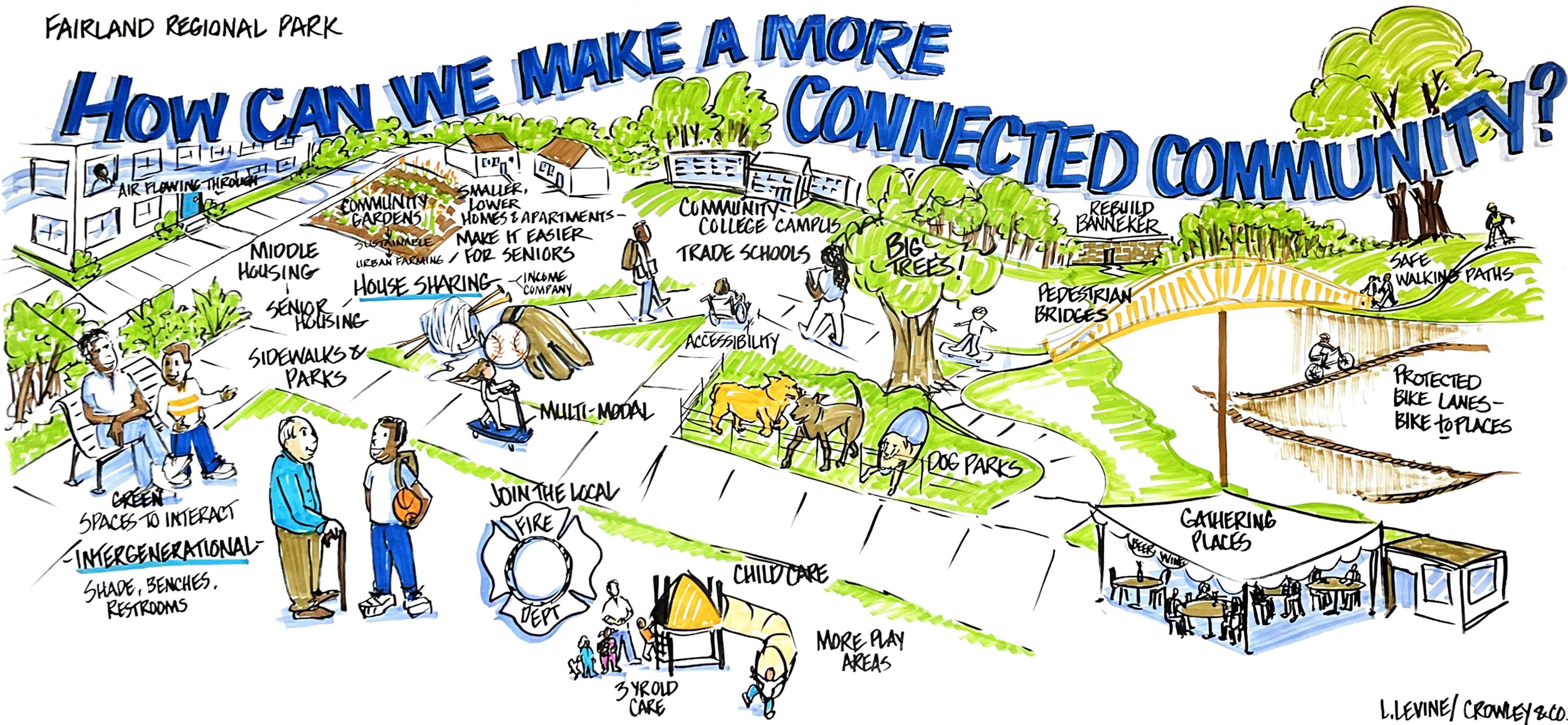
# Workshop Activities

- Introduction
- Break-out Groups
  1. High-level 'ice-breaker' visioning activity
  2. Policy-theme based brainstorming, illustrating, and map feedback
  3. Open discussion
- Wrap-Up & Next Steps



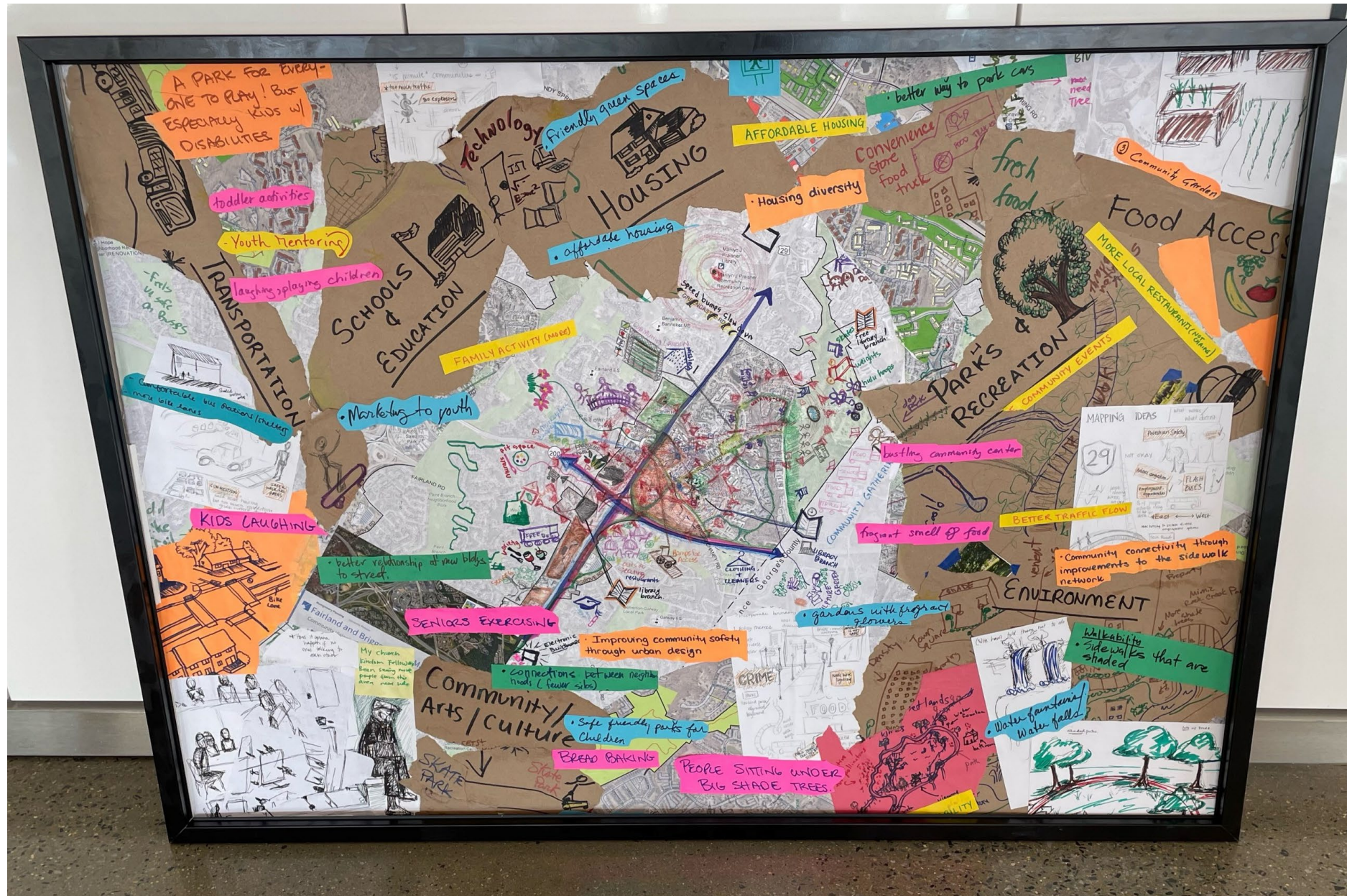


# Workshop Outcomes





# A Collective Vision





# Fairland's Shared Story



Watch video at: [https://www.youtube.com/watch?v=5-uuvk\\_x9yg](https://www.youtube.com/watch?v=5-uuvk_x9yg)



# Draft Concept Framework Plan

‘Main Street’ Corridor

Primary Focus Area

Secondary Focus Areas

Residential Areas

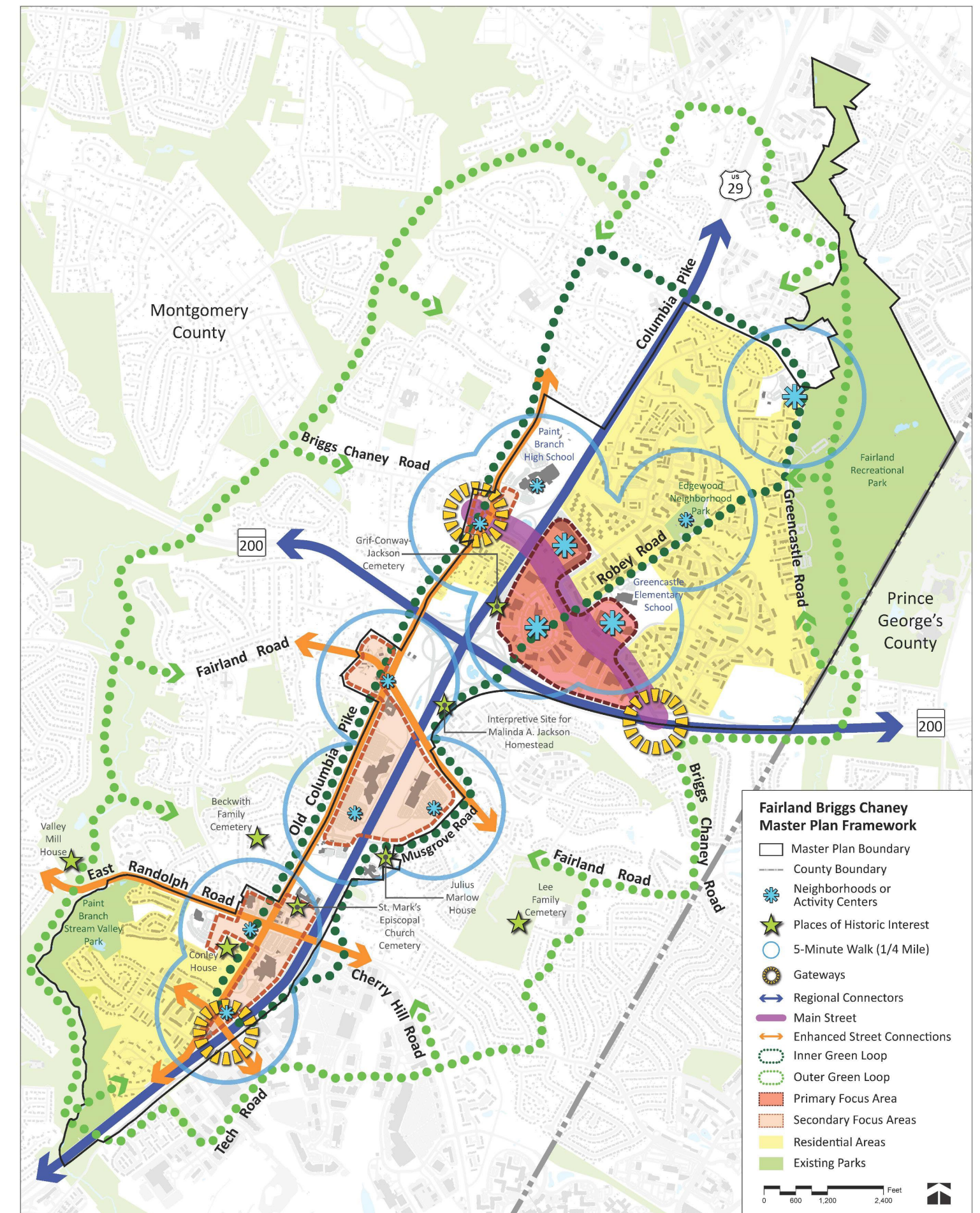
Active Transportation ‘Inner’ and ‘Outer’ Loops and Connections

Enhanced Street Connections

Existing Parkland & Historic Sites

Neighborhood Centers or Places of Interest and related 5-minute walking radii

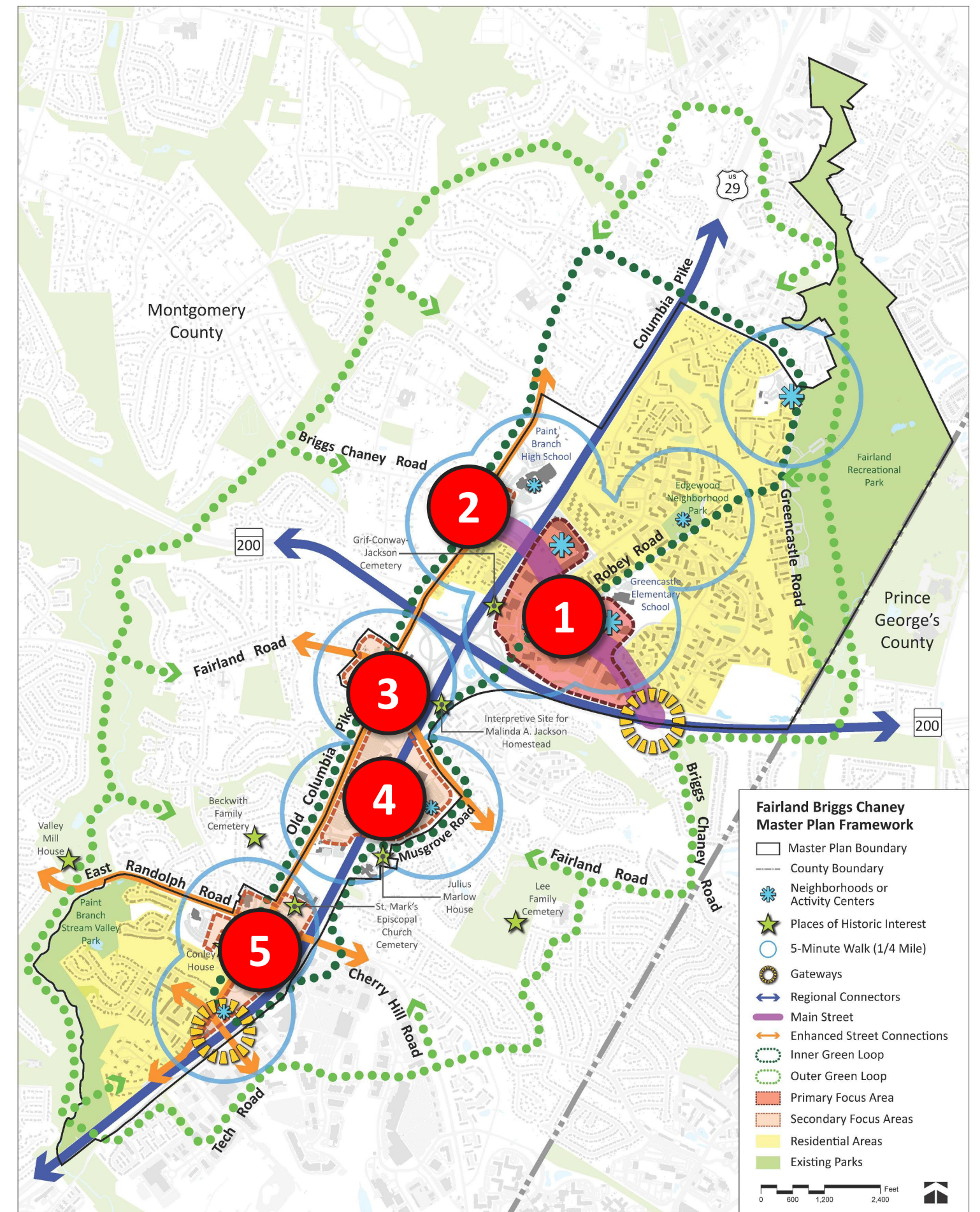
Community Gateways





# Activity Centers

- 1 Briggs Chaney Road Corridor
- 2 Briggs Chaney Road / Old Columbia Pike
- 3 Fairland Road / Old Columbia Pike
- 4 Verizon Properties
- 5 E. Randolph Road / Old Columbia Pike





# Primary Activity Center: Briggs Chaney Road

- Establish a 'Main Street' experience
- Apply 'Complete Street' improvements
- Long-term transition to compact, walkable development pattern

Proposed Briggs Chaney Road Redesign





# East County Campus

Potential Campus Locations



Possible Campus Concept at Auto Sales Park





# Health/Resilience Hub and Learning Center



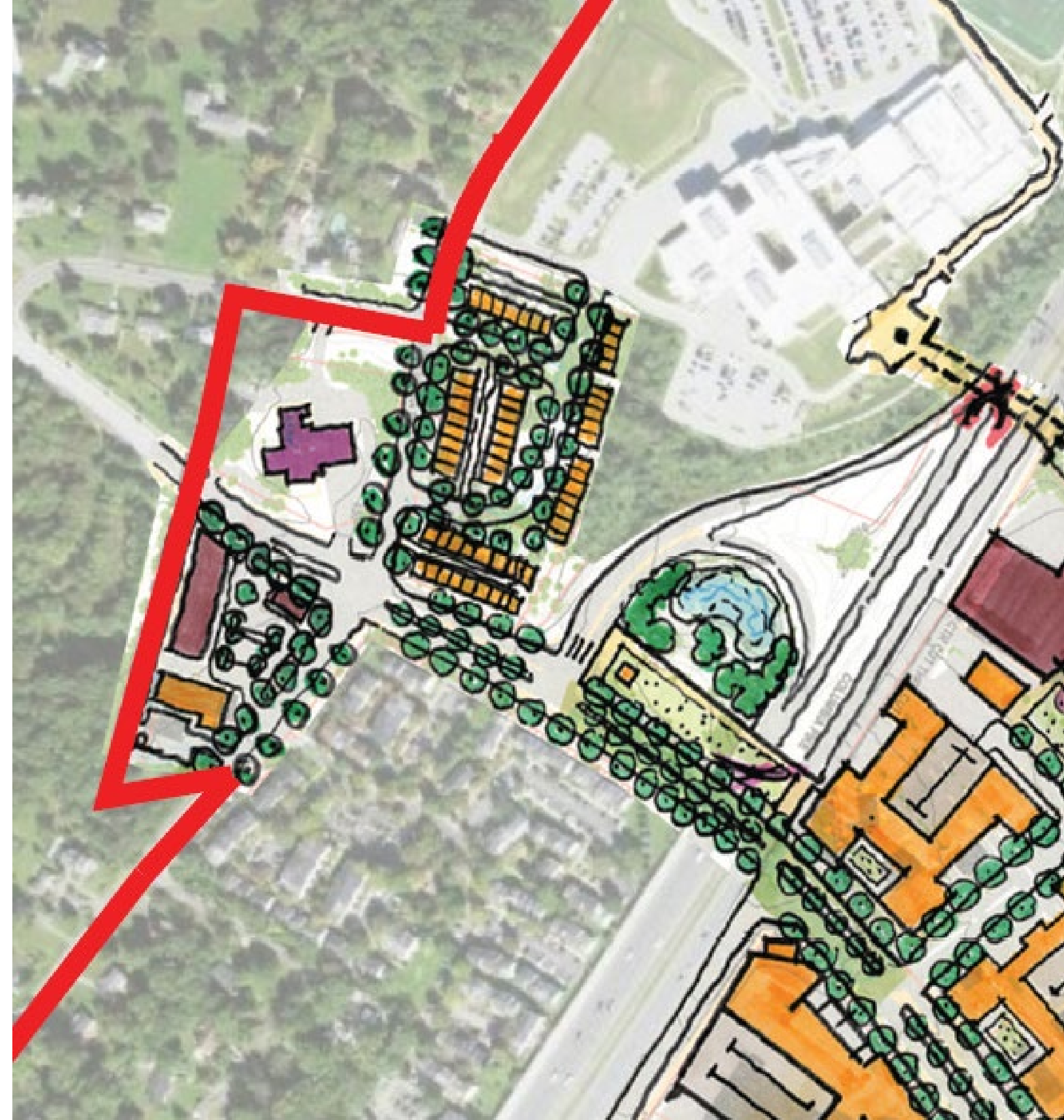
**Collocating Public Facilities** *to increase access to necessary resources*

- Charging Stations
- Water Filling Stations
- Cooling Stations
- Food Distribution
- Bicycle Storage,
- Opportunities to LEARN how to transition from a state of emergency.
- Other related programming





# Secondary Neighborhood Center



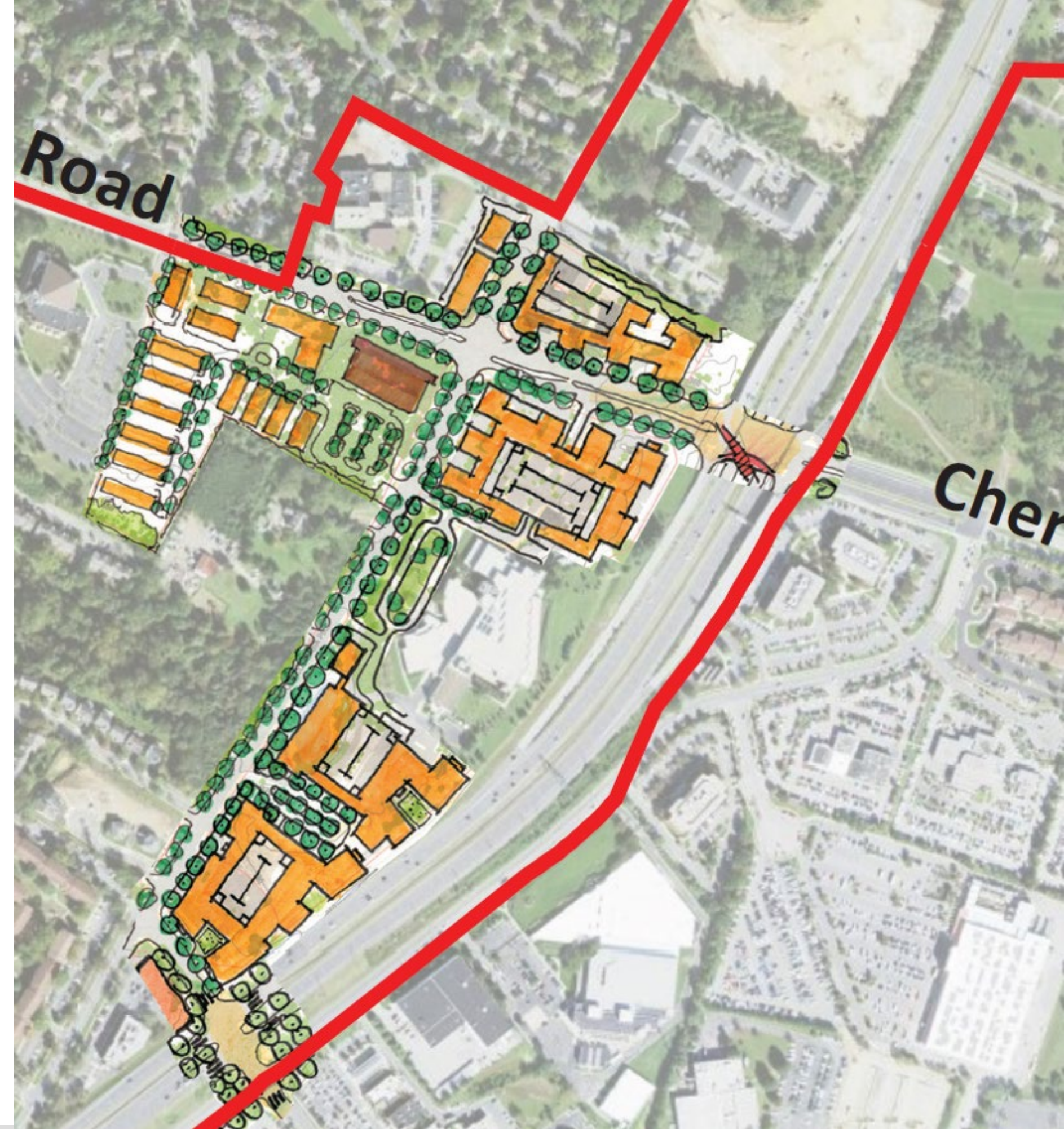
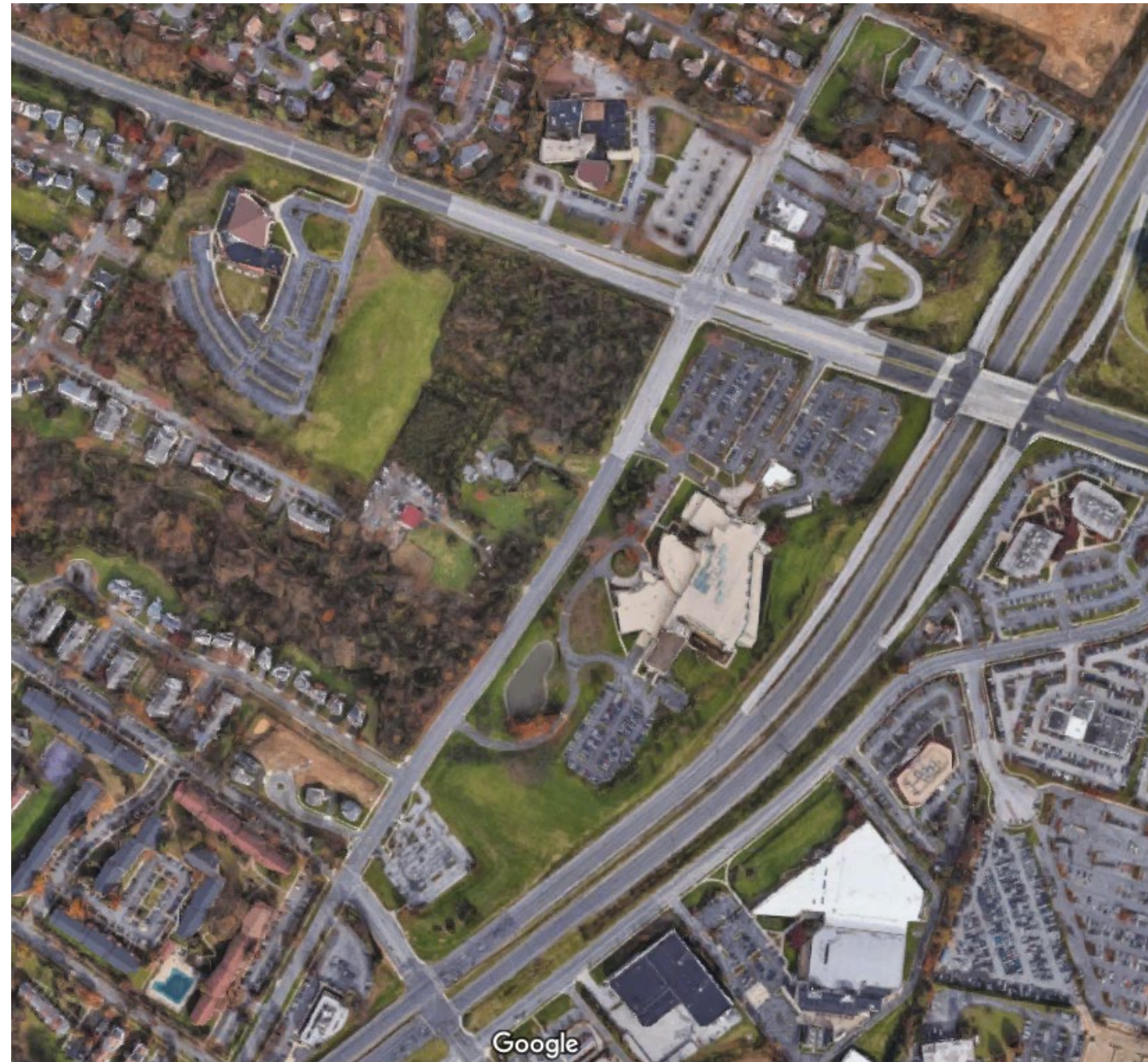


# Secondary Neighborhood Center





# Secondary Neighborhood Center





# Enhance Park and Ride Locations



## 1 Tech Road Park & Ride

161 parking spaces

47,000 s.f. (parking & driveways)



## 2 Briggs Chaney Park & Ride

~220 (shared) parking spaces

120,000 s.f. (parking & driveways)



## 3 Greencastle Park & Ride

144 spaces

65,500 s.f. (parking & driveways)

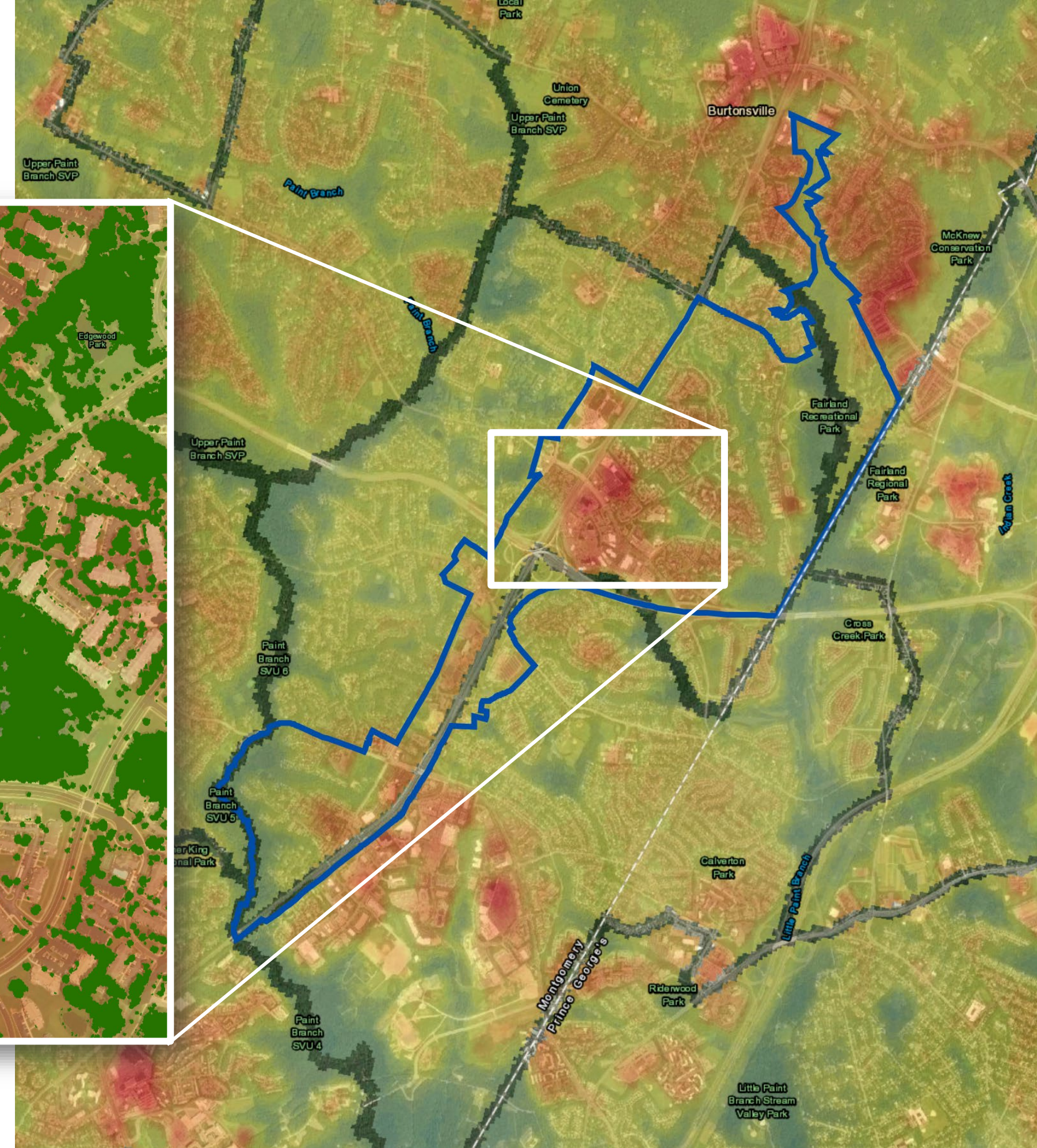


# Tech Road Park and Ride Lot





# Mitigate 'Urban Heat Islands'





# Prioritize US-29 as a BRT 'Expressway'

## Elements of Successful Bus Rapid Transit (BRT):

- Dedicated transit lanes
- Few/No impediments from traffic congestion
- Less policy focus on vehicle capacity
- Integration into existing infrastructure (e.g., 'feeder' buses, sidewalks, payment, etc.)



Metroway BRT (Alexandria/Arlington, VA)



TransMilenio (Bogota, Columbia)



# Prioritize US-29 as a BRT 'Expressway'

Attaining a transit-first approach on US-29:

- Prioritize transit service
- Allow reductions in vehicle congestion standards to benefit movement of people over vehicles
- Explore policies to reduce long-term single-occupancy vehicle travel



GRTC Pulse (Richmond, VA)



Orange Line BRT (Minneapolis, MN)



# Revisit US-29 Intersections & Interchanges

## ● Existing Grade-Separated Interchanges

- Retain and Reconfigure to increase active transportation space, safety, and comfort

## ● Existing At-Grade Intersections

- Do not build highway-style interchanges
- Explore urban-style, compact grade-separated intersections, if needed
- Reconfigure to maximize active transportation space, safety, and comfort





# Enhance Briggs Chaney Road bridge over US-29

Existing Briggs Chaney Road Bridge



Potential Bridge Design Examples





# Reconfigure East Randolph Road bridge over US-29

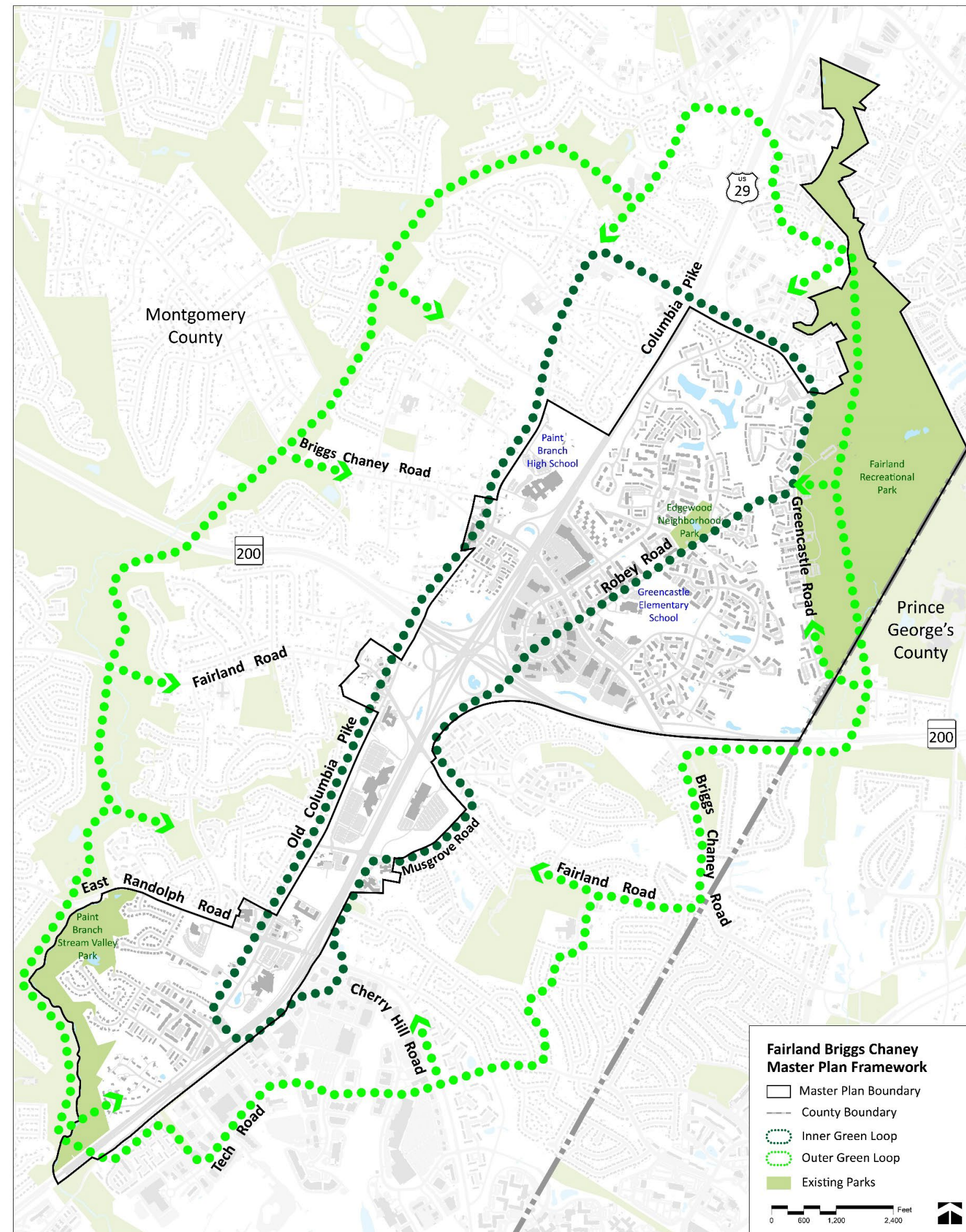


Rendering of possible bridge reconfiguration



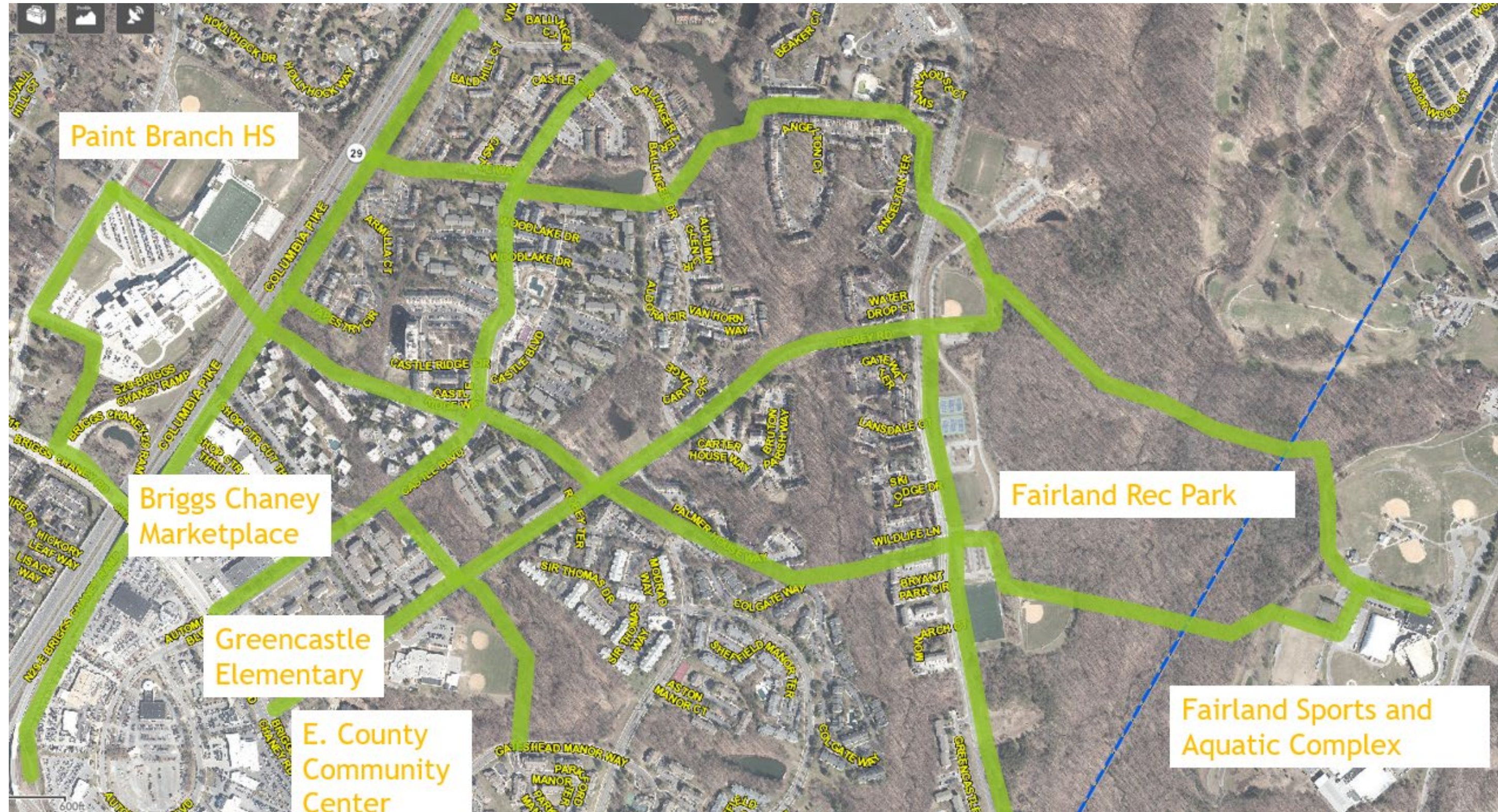
# Inner and Outer Trail Loops

- Complete missing trail & path sections
- Connect loops to Activity Centers
- Include local historic and cultural destinations
- Identify with locally relevant name





# Neighborhood Greenway Connections





# Fairland Recreational / Regional Park

- Take a bi-county approach to planning, operations, and maintenance of **Fairland Recreational Park** (Montgomery Parks) and **Fairland Regional Park** (Prince George's Parks & Recreation).
- Preserve and enhance existing natural resources
- Consider **additional activities and amenities** where most feasible, such as additional pool/water facilities, Agro-Tech Park, sports fields (that cater to diverse cultures), refreshment facilities, etc.

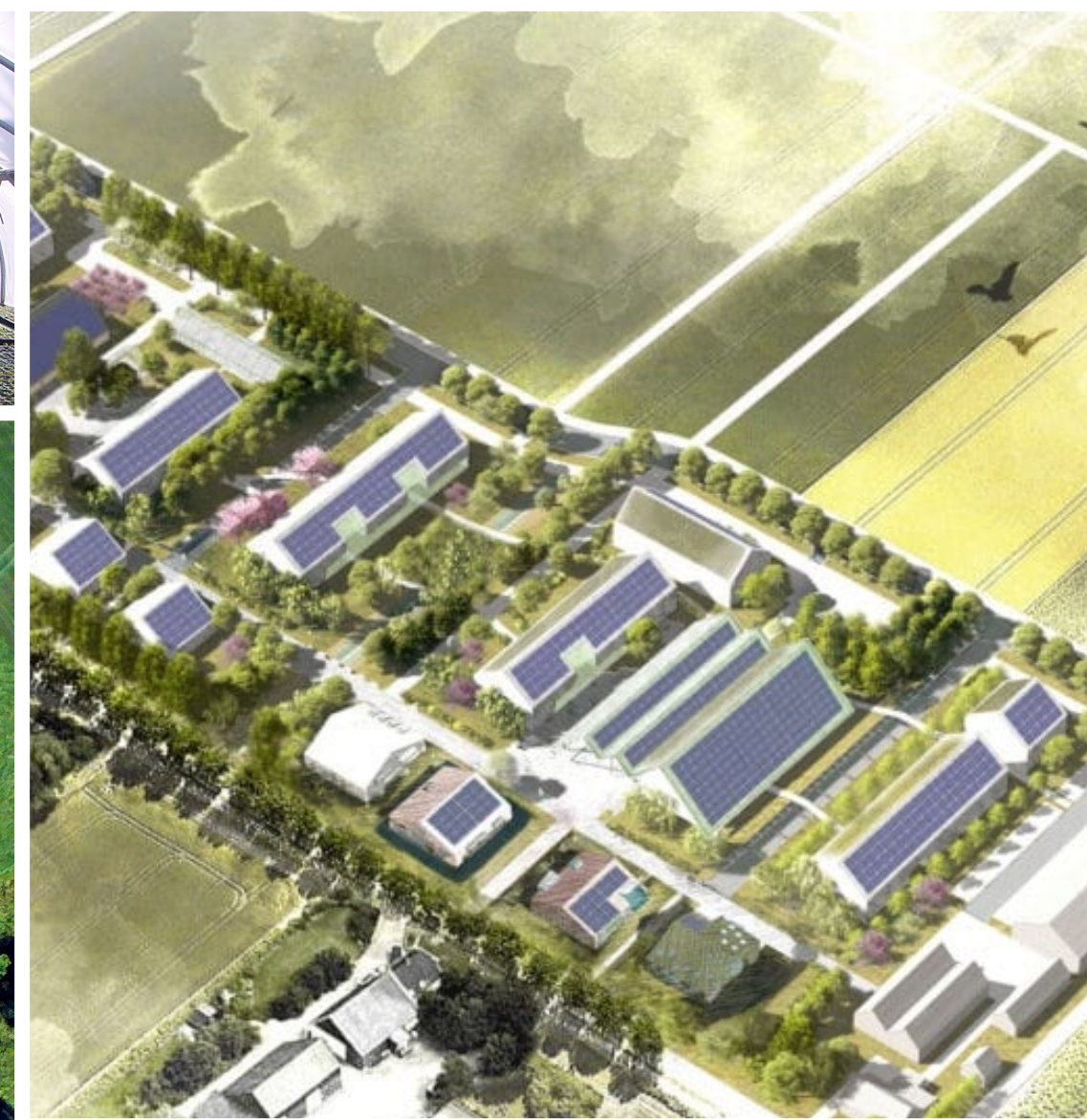




# Bi-County Fairland Recreation / Regional Park

## What is an Agro-Tech Park?

*A regional attraction that teaches and mentors growers. It's where agricultural practices and new technology are studied to make the process of growing more effective and efficient.*





# Fairland Recreational Park Study

## Phase 1

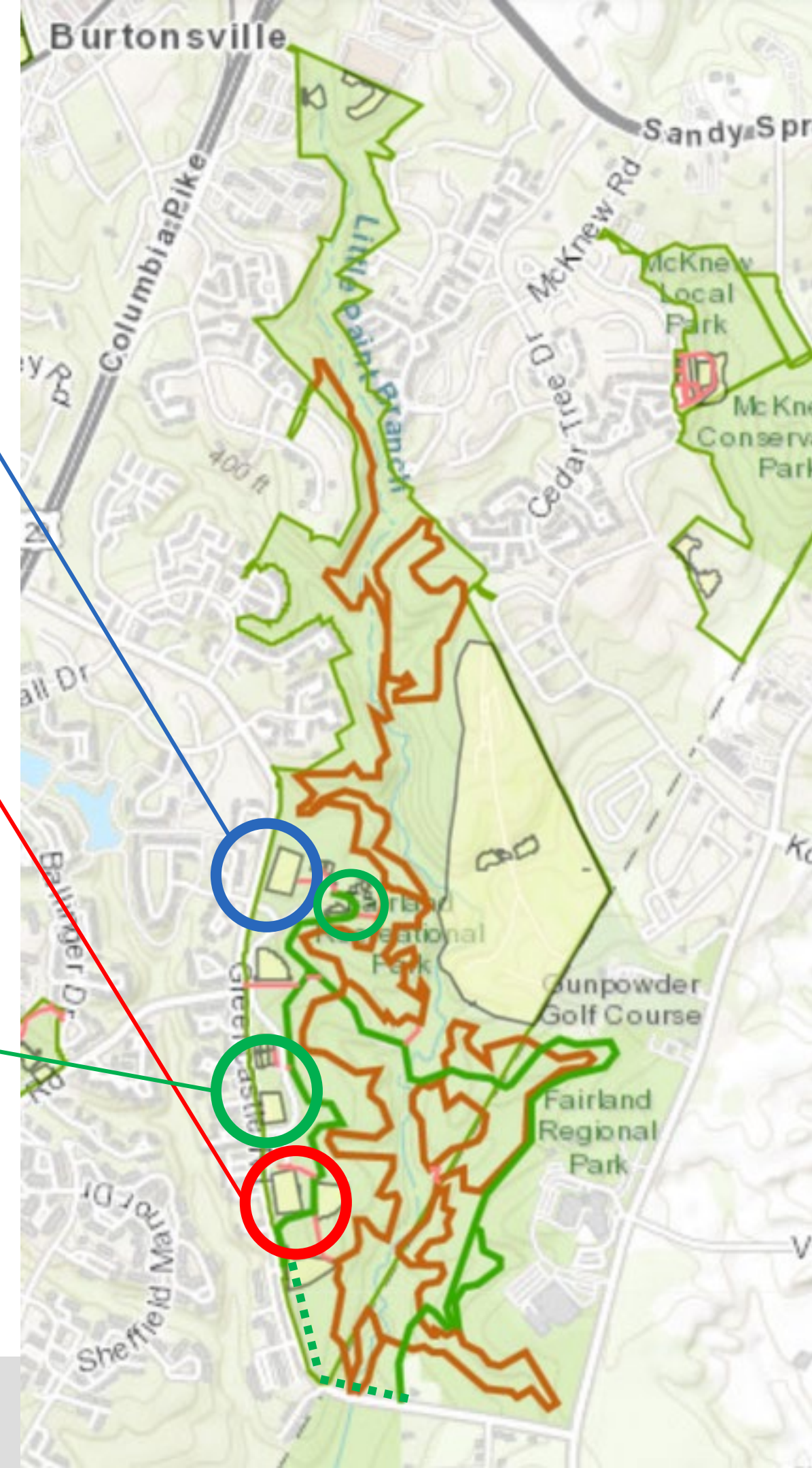
Renovate parking lot to add lights, ADA accessible trails, new soccer court with lights, and renovated basketball courts with lights.

## Phase 2

Renovate soccer field from artificial turf into natural turf field with irrigation

## Phase 3

- Renovate playground and shelter area into destination adventure playground
- Renovate practice field into community garden/agro garden hub
- Study a new hard surface trail connection to directly link Montgomery side to PG side
- Create a trail connection from Montgomery side to PG side along Greencastle and Old Gunpowder Roads





# Draft Preliminary Recommendations

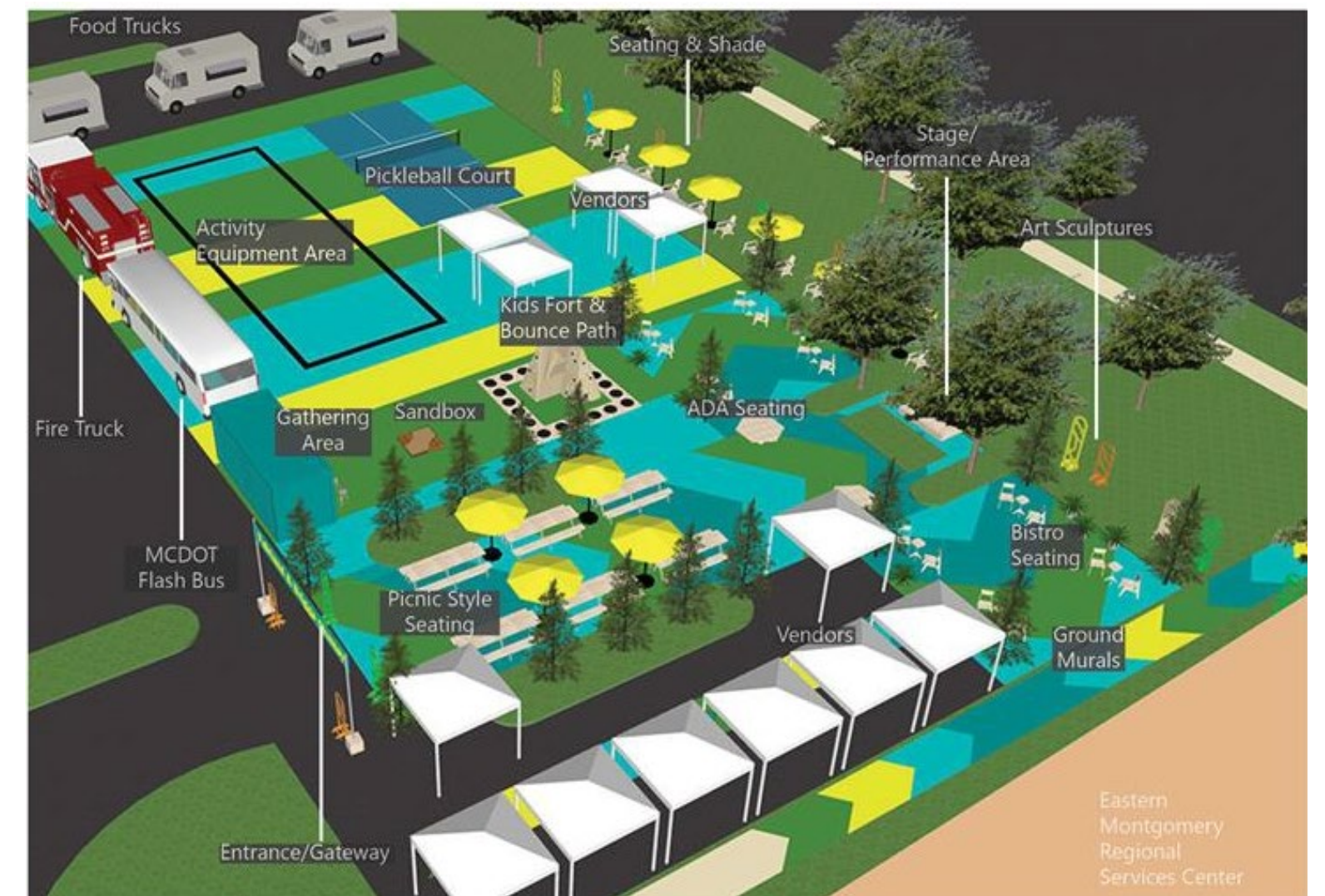
Policy Themes	Recommendations
Land Use Development & Design	17
Transportation	23
Housing	13
Community Health & Culture	18
Parks, Recreation, & Open Spaces	13
Environment	6
Educational Opportunities & Workforce Development	6
Historic Preservation & Cultural Resources	3
	<b>99</b>



# Fairland and Briggs Chaney Placemaking Festival



- Use placemaking as a tool to demonstrate qualities of great public gathering spaces.
- Help inform the plan recommendations and test ideas 'in the field' with community participation.

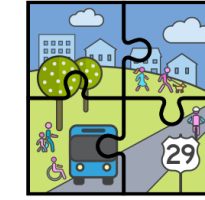




# Embracing the Goals of Thrive 2050

- **Complete** and **Equitable** communities
- **Corridor**-focused with **compact growth** without loss of affordable housing or residents that want to age in place.
- Greater **Economic Health** and **Environmental Resilience**
- Increased **sustainability** and **adaptability**





# Next Steps

- Refine Preliminary Recommendations – October 2022
- Prepare Master Plan Preliminary Draft – October-November 2022
- Preliminary Draft Community Meeting – December 2022
- Preliminary Draft Planning Board Briefing – December 2022
- Working Draft Planning Board Briefing – January 2023
- Planning Board Public Hearing – March 2023
- Planning Board Work Sessions – April 2023



# Contact Us

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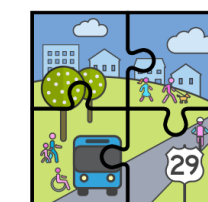
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**Fairland and Briggs Chaney**  
MASTER PLAN