

Montgomery Planning

Upcounty Division

Paint Branch High School 01/17/2023



Fairland and Briggs Chaney Master Plan

Community Meeting



Meeting Agenda

- Welcome
- Plan Status and Schedule
- Community Engagement & Feedback
- Draft Concept Framework Plan
- **Preliminary Recommendations**
- **Next Steps**
- Q&A



Master Plan Schedule



Listening

Visioning

Refining

Sharing

Fall 2021 to Spring 2022

Community Engagement

Existing Conditions Report

Planning Board **Updates**

Spring to Summer 2022

Community Visioning

Preliminary Recommendations

Community and Planning Board **Updates**

Fall 2022 to Winter 2023

Placemaking Festival

Preliminary Recommendations

Working Draft

Community and **Planning Board Updates**

Spring to Summer 2023

Public Hearing Draft

Public Hearing

Planning Board Work Sessions

Planning Board Draft

Transmit to County Council and Executive



Outreach & Engagement



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

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 the Fairland and Briggs Chaney Placemaking Festival, taking place in October.

- 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
- Friday, July 22, 5-8 p.m., at the north parking lot of Fairland Recreational Park (3928)









Fairland and Briggs Chaney Master Plan update

- Join us in your community and online at upcoming events (see reverse)
- Submit your Photo Contest entries
- View recordings and materials from our recent engagement efforts





About the Plan update

The Fairland and Briggs Chaney Master Plan update will outline goals, policies and strategies to address future challenges in our community. We will not only need to make room for growth, jobs and new residents, but also improve the quality of life for people living here today.

Submit Photos for a Chance to Win!



Capture the essence of the Fairland and Briggs Chaney community for a chance to win cash prizes and public recognition.

Submission period: April 25-July 31, 2022



Contact Us

Get Involved!

Visioning Workshops
Share your ideas for the future of the Fairland and Briggs Chaney plan area through a series of interactive in-person and virtual meetings. Online RSVPs are required.

Monday, June 27, 6 to 7:30 p.m. Wednesday, July 6, 6 to 8 p.m.

Thursday, July 14, 6 to 8 p.m.

Tuesday, July 19, 6 to 7:30 p.m.

Friday, July 22, 5 to 8 p.m. (No RSVP required. Just stop by!)

Sunday, July 24, 2 to 4 p.m.

Placemaking Festival

October 21-22 @ Briggs Chaney Park and Ride (3300 Briggs





Visioning Workshops

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













Workshop Outcomes









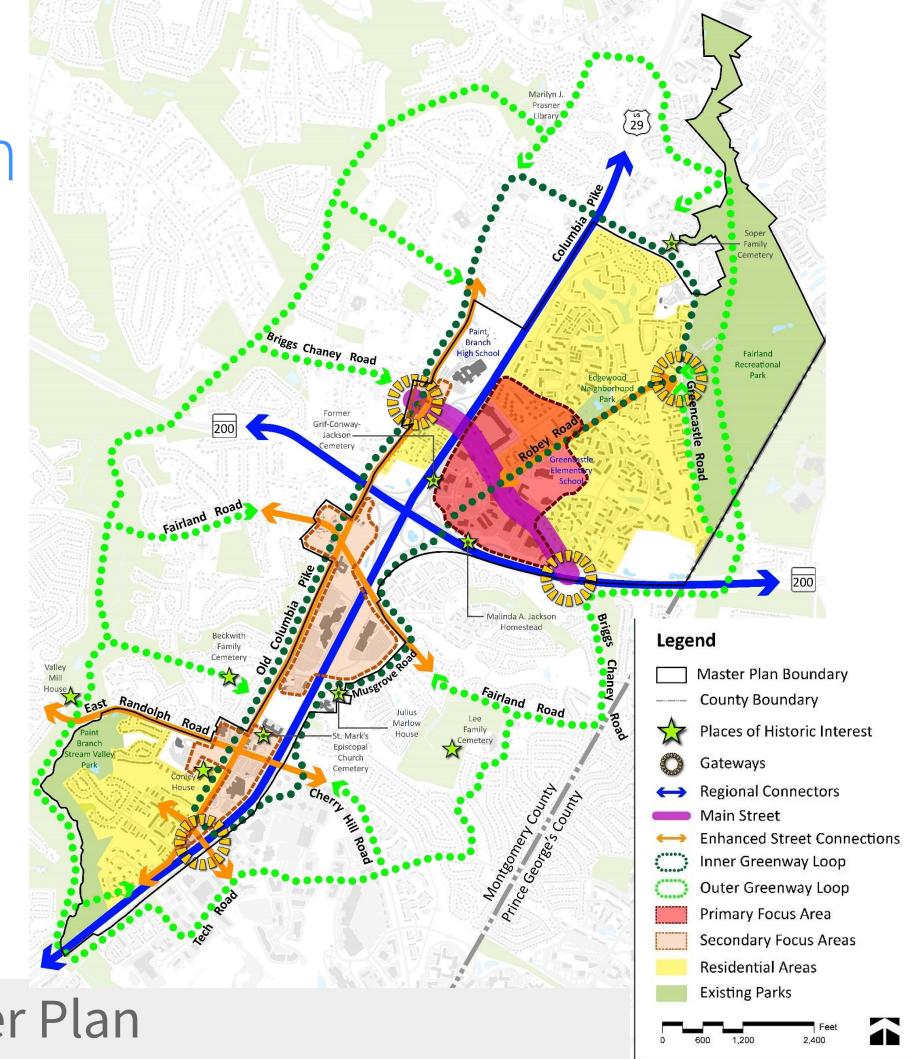
Embracing the Goals of Thrive 2050



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

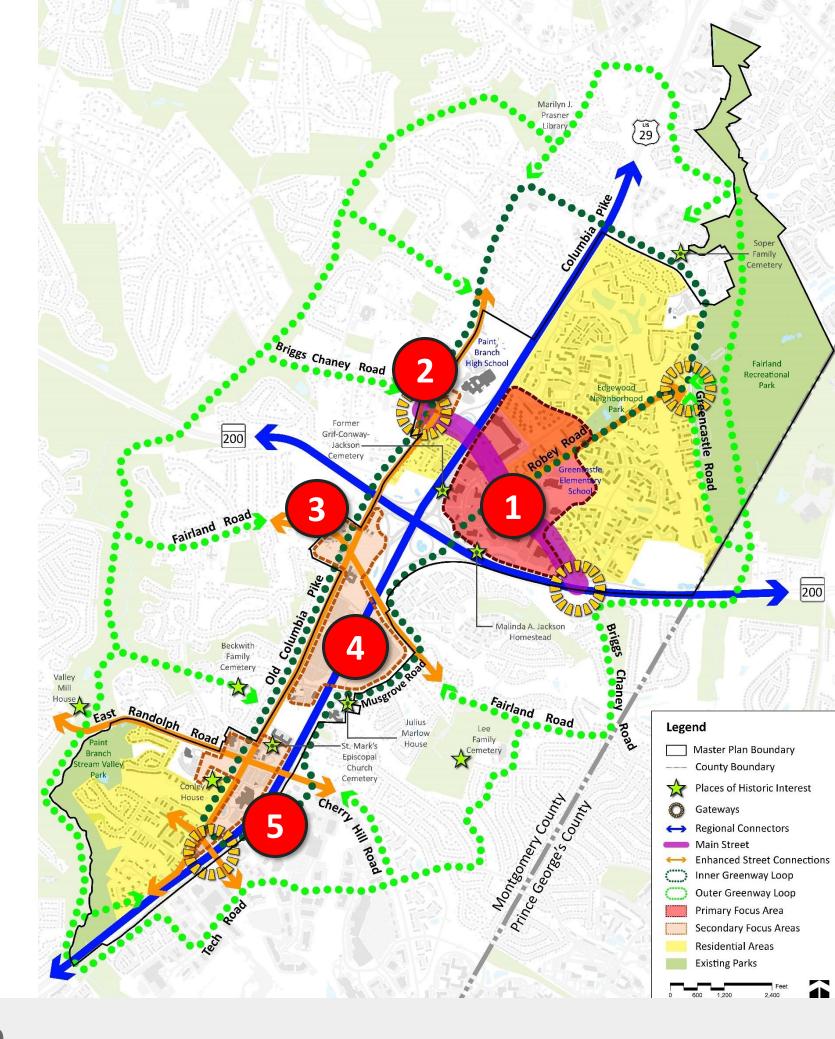
Draft Concept Framework Plan

- 'Main Street' Corridor on Briggs
 Chaney Road
- Primary Focus Area
- Secondary Focus Areas
- Residential Areas
- Active Transportation 'Inner' and 'Outer' Loops and Connections
- Enhanced Street Connections
- Existing Parkland & Historic Sites
- Community Gateways



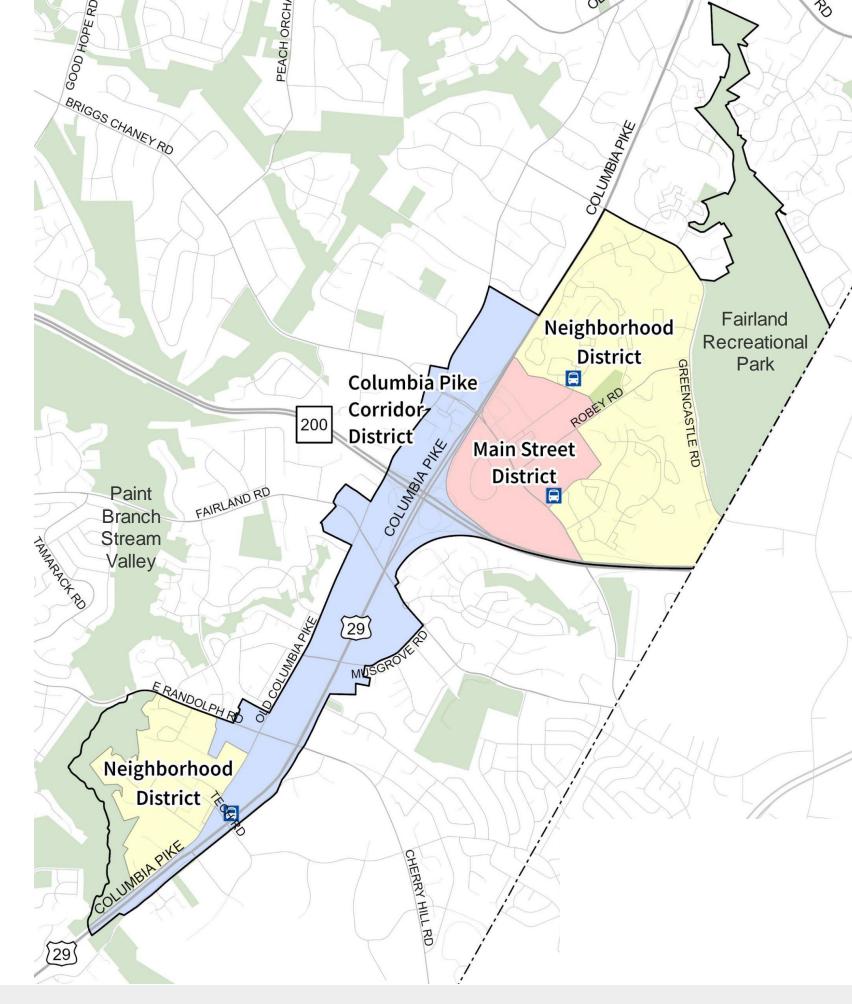
Planned Activity Centers

- **Briggs Chaney Road Corridor**
- Briggs Chaney Road / Old Columbia Pike
- Fairland Road / Old Columbia Pike
- Verizon Properties
- E. Randolph Road / Old Columbia Pike



Preliminary Recommendations Overview

- Plan Wide Recommendations
- Columbia Pike Corridor (US 29 and Old Columbia Pike) District
- 'Main Street' District
- Residential Neighborhoods District



Land Use Recommendations

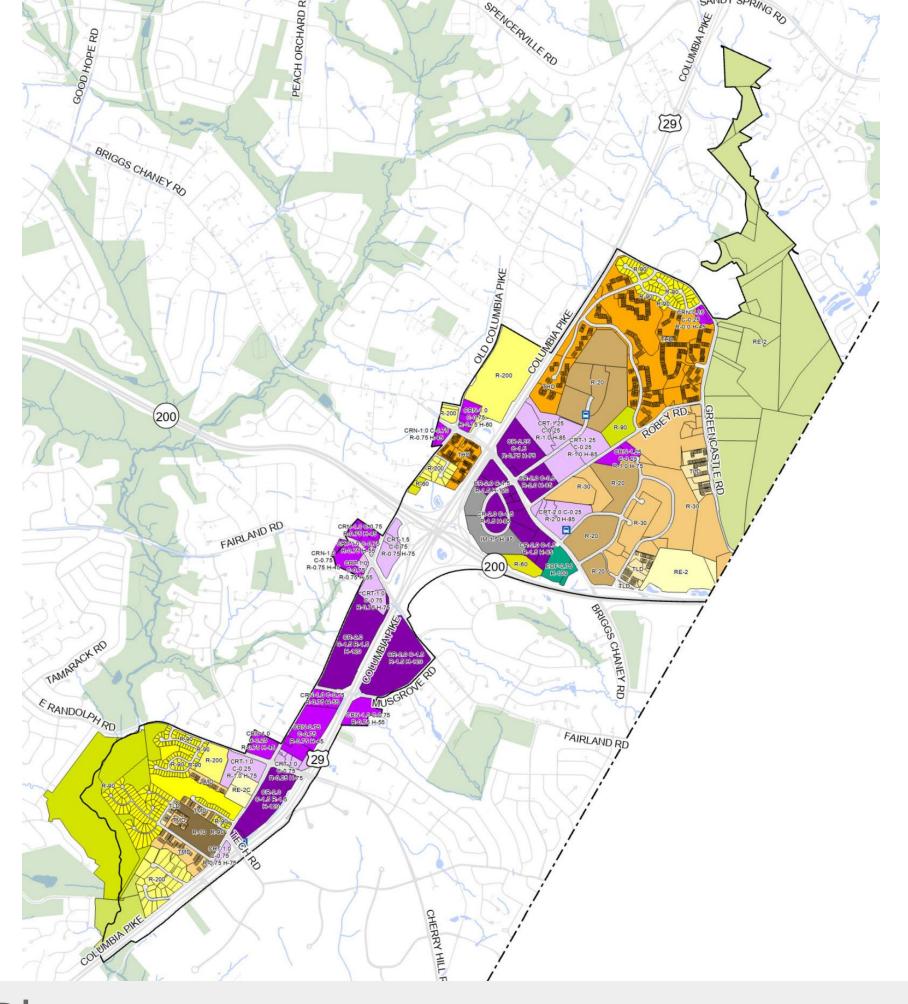
- Adopt Zoning Recommendations (next slide) through a Sectional Map Amendment following master plan adoption
- Adopt design guidelines for Activity Centers to shape future design and amenities
- Emphasize compact, high-density mixed-use development at community gateways, park-and-ride lots, and activity centers (more on this later)
- Convene public agencies to explore consistent enforcement of property maintenance, building code, fire code, and parking standards for commercial properties and multi-unit residential properties.

Draft Zoning Recommendations

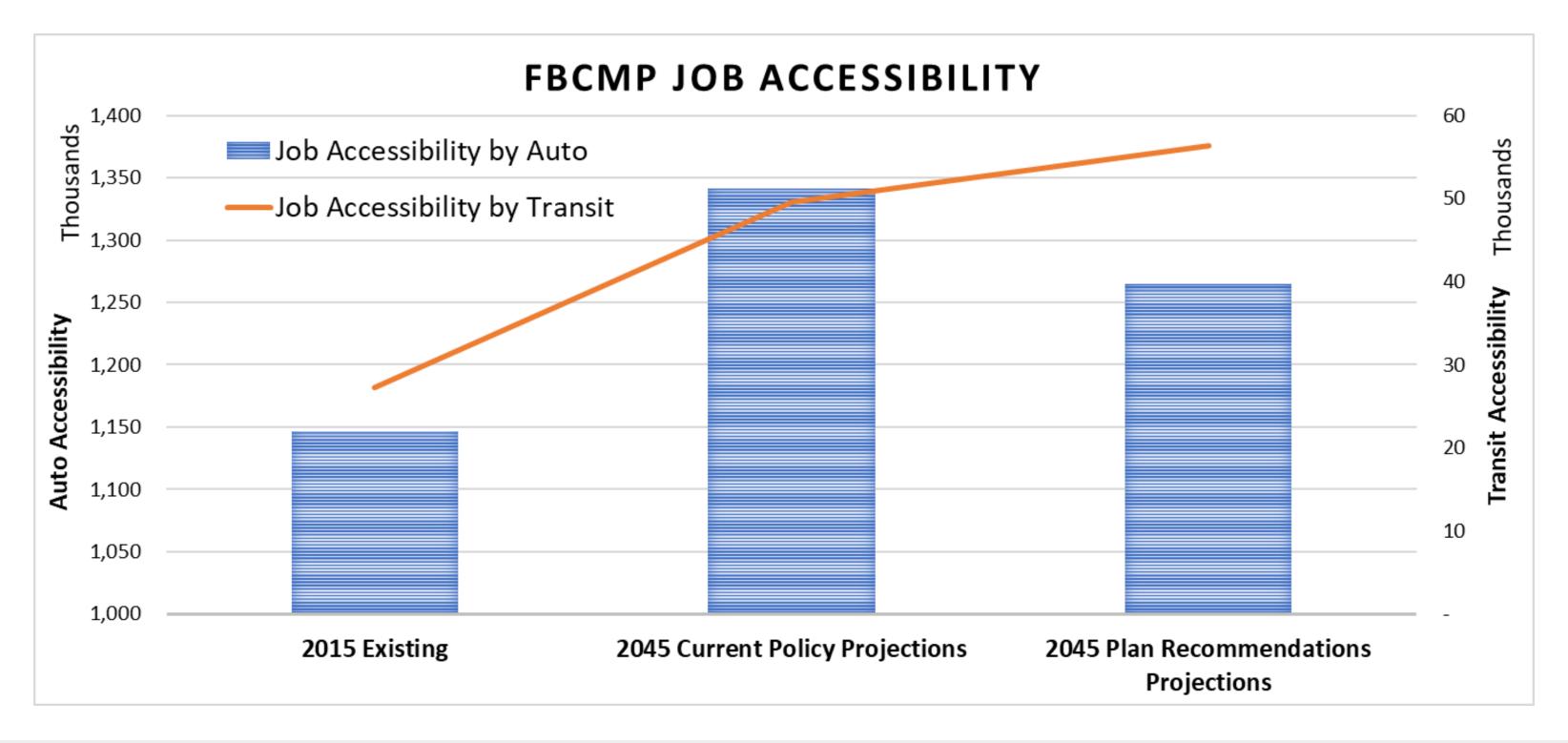
Proposed Zoning Categories

- R-90 Residential Detached
- R-60 Residential Detached
- TLD Townhouse Low Density
- TMD Townhouse Medium Density
- THD Townhouse High Density
- R-30 Residential Multi-Unit **Low Density**
- R-20 Residential Multi-Unit **Medium Density**

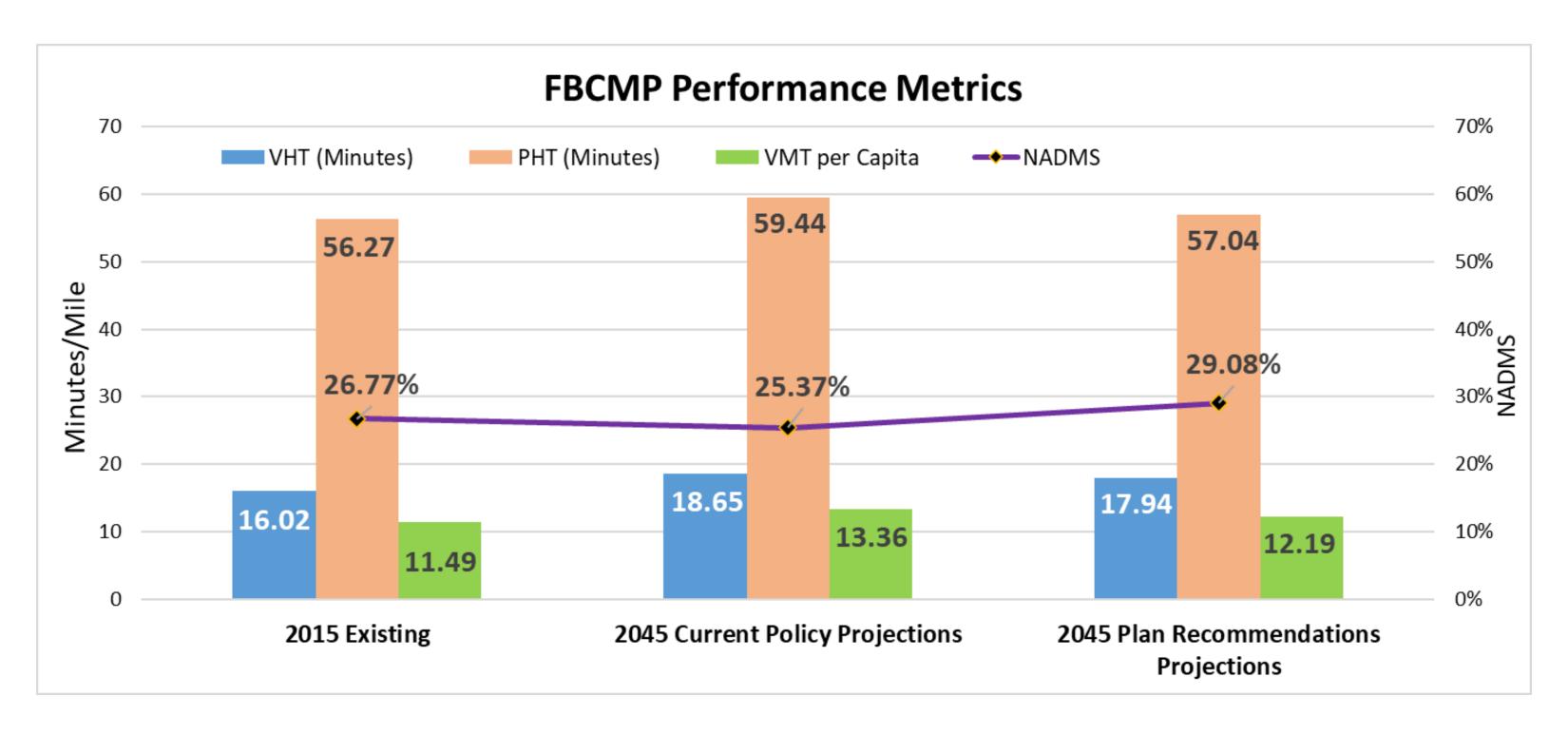
- R-10 Residential Multi-Unit **High Density**
- CR Commercial Residential
- CRT Commercial Residential Town
- CRN Commercial Residential Neighborhood
- EOF Employment Office
- IM Moderate Industrial



Transportation Modeling Projections



Transportation Modeling Projections



Transportation Recommendations

Transit

- Prioritize bus rapid transit (BRT) over single-occupancy vehicles (SOVs) on US 29
 - Build high-quality, dedicated BRT lanes on US 29 and E. Randolph Road, preferably as center median-running lanes and new stations.
 - Study additional BRT stations on US 29, such as E. Randolph Road, Fairland Road, Briggs Chaney Road, and Greencastle Road.
 - Study an extension of the US 29 Flash BRT route from Burtonsville to Howard County
 - Study high-occupancy vehicle lanes, toll lanes, and/or congestion pricing on US 29 to reduce SOV travel while enhancing transit alternatives.
- Study running the Flash BRT on Robey Road and Greencastle Road with new stations at key locations.
- Enhance existing BRT stops and park-and-ride facilities as "mobility hubs" for multi-modal, last-mile connectivity options



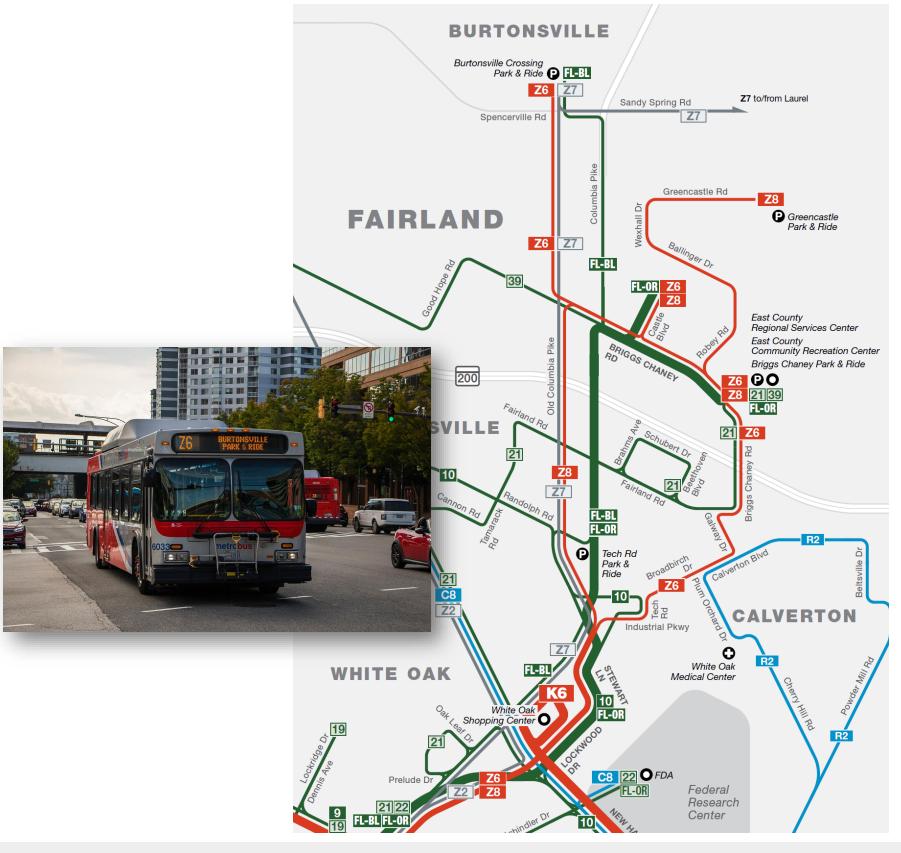
GRTC Pulse (Richmond, VA)



Orange Line BRT (Minneapolis, MN)

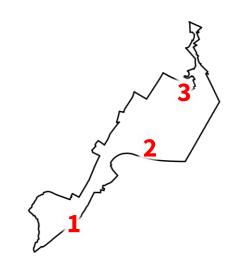
Transit in the Plan Area







Enhance Park and Ride Locations





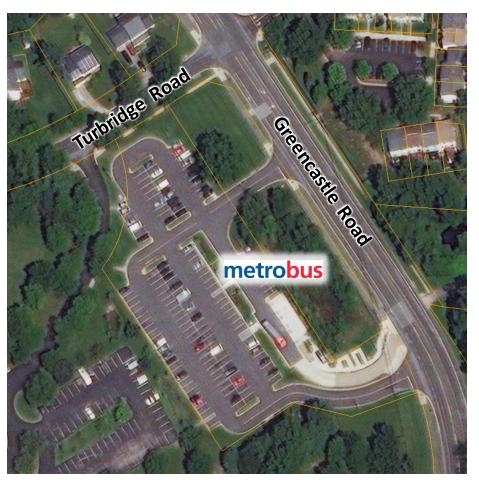
Tech Road Park & Ride

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



Briggs Chaney Park & Ride

~220 (shared) parking spaces 120,000 s.f. (parking & driveways)



Greencastle Park & Ride

144 spaces

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



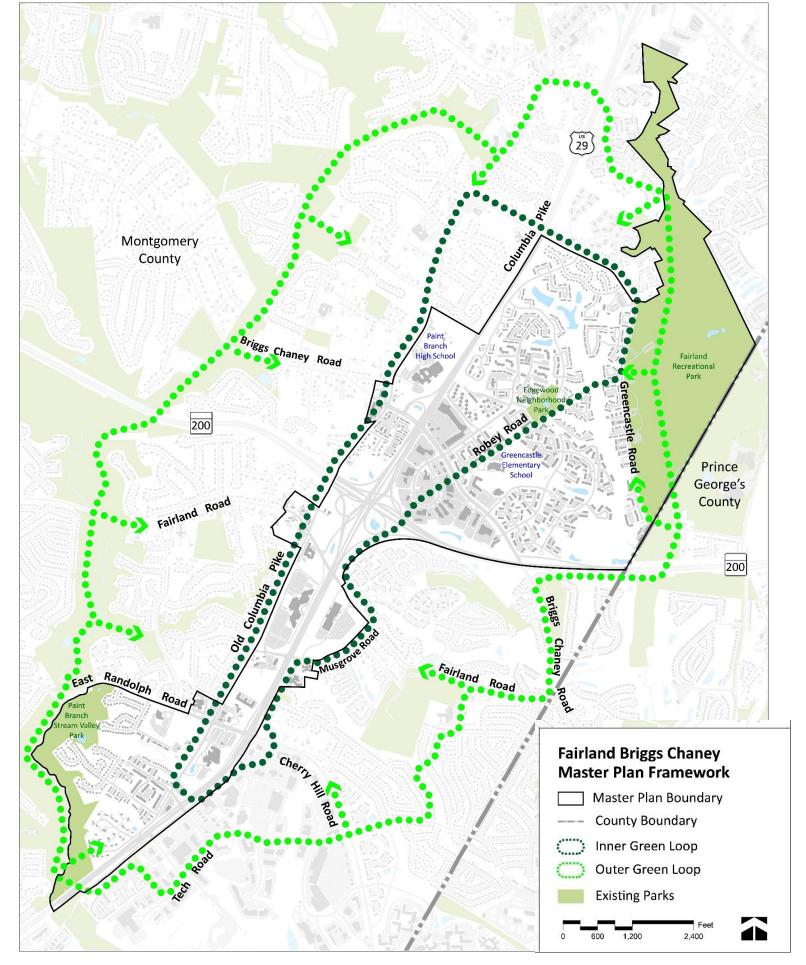
Transportation Recommendations

Bicycling, Walking and Rolling

- Establish a continuous greenway network connecting parks, open spaces, community facilities, and transit stations with neighborhoods. The network should incorporate public amenities, including rest areas, community gathering and event spaces, linear parks, community gardens, historical and cultural wayfinding, and public art.
- Establish publicly accessible trail connections linking neighborhoods, activity centers, public parks, and recreation centers through HOA common area properties, private property, public parkland, and road rights-of-way.
- Complete a continuous 'bike highway' along US 29 connecting Burtonsville with Viva White Oak and points south.

Inner and Outer Greenway Network

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

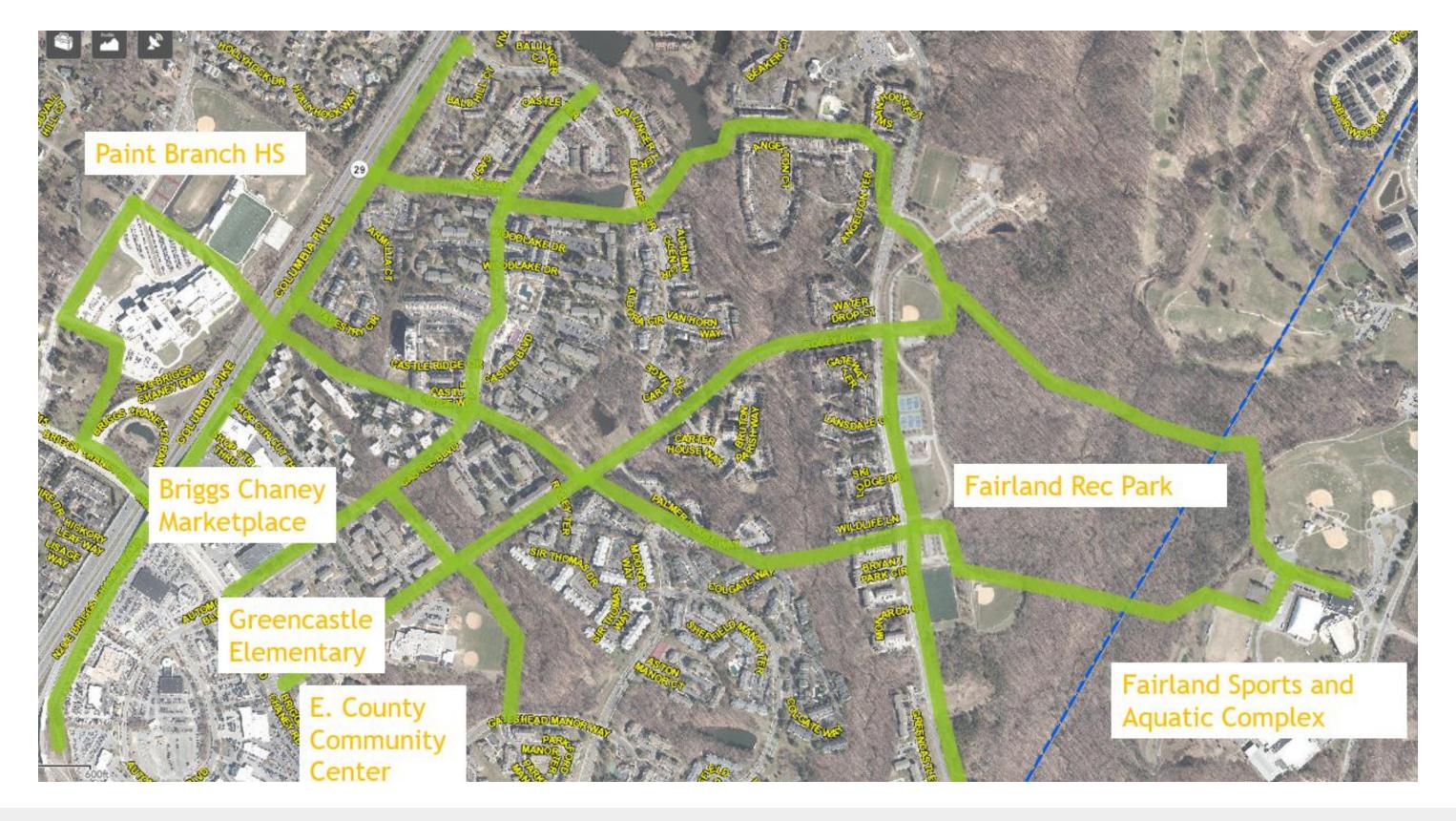








Neighborhood Greenway Connections



Transportation Recommendations

Driving

- Establish new street connections in conjunction with future development and/or public improvement, including:
 - Greencastle Road to Ballinger Drive
 - Aston Manor Drive to Robey Road
 - Sheffield Manor Drive to Greencastle Road
 - Castle Boulevard to Ballinger Drive
- Study 'road diets' and traffic circles on main roads to help slow speeds, calm traffic and create more pedestrian space.
- Establish a network of electric car charging and car sharing stations within each activity center

Possible Roadway Connections



Greencastle Road to Ballinger Drive



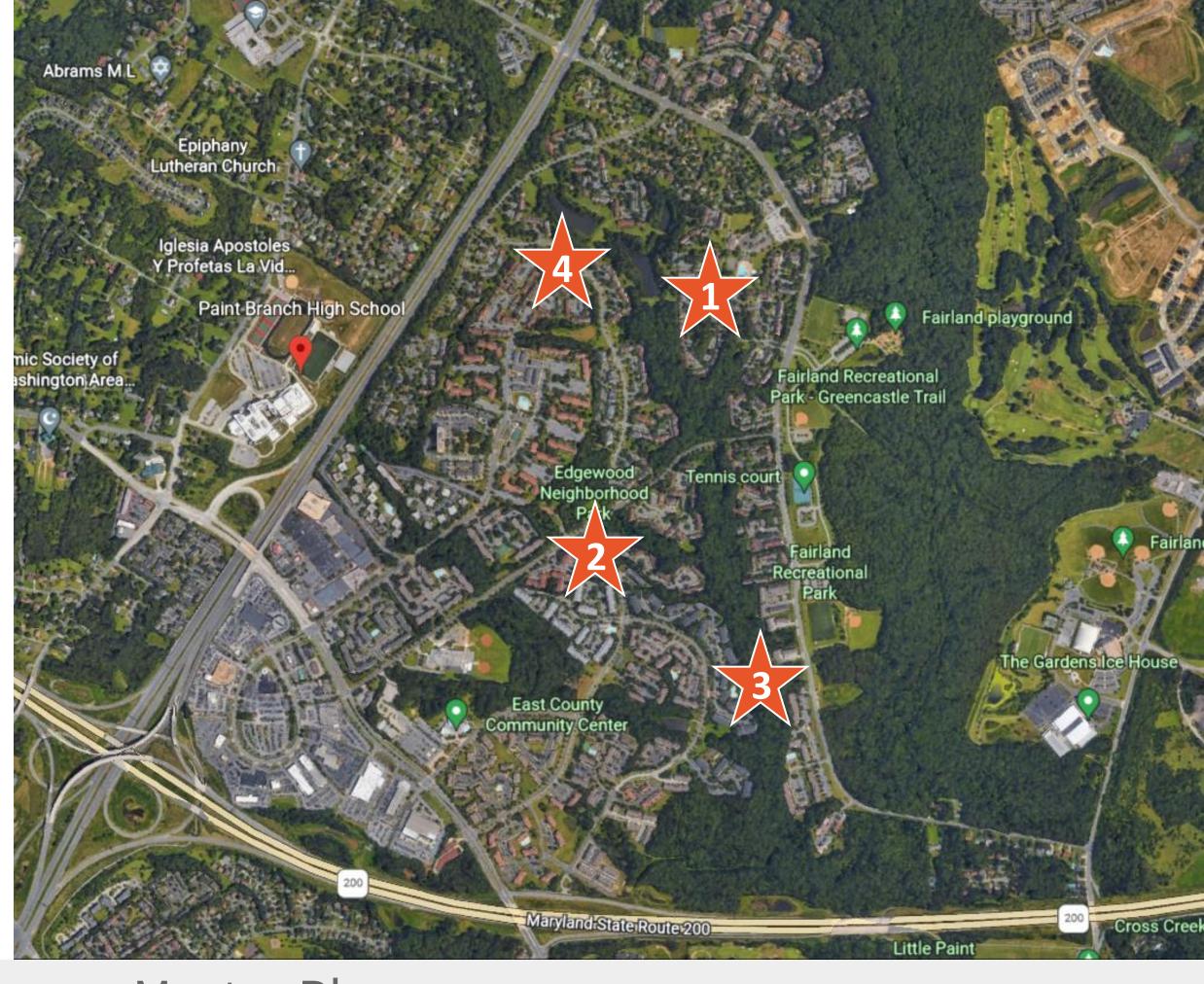
Aston Manor Drive to Robey Road



Sheffield Manor Drive to Greencastle Road



Castle Boulevard to Ballinger Drive



Housing Recommendations

- New developments should provide at least 12.5 percent moderately priced dwelling units (MPDUs), striving for 15 percent when feasible.
- Prioritize MPDUs and any two- and three-bedroom units for residential development projects requiring public benefit points through the Optional Development Method.
- Preserve existing market-rate affordable housing, striving for no net loss of affordable housing from redevelopment.
- Provide at least 30 percent MPDUs for housing development on publicly owned property.

Housing Recommendations (con't)

- Ensure eligible residents have a right to return to housing after redevelopment and receive support and assistance to mitigate impacts of temporary relocation.
- Support permanent and temporary supportive housing for the people experiencing homelessness in the plan area.
- New housing developments in the plan area should strive to increase the quality and quantity of housing units that are accessible to people with disabilities and older adults.

Community Building Recommendations

- Explore the creation of a Resilience Hub in East County.
- Formalize coordination of a local food system in East County consisting of community gardens, production, distribution, composting, public training facilities, etc.
- Establish a local business network or commercial development corporation focused on eastern Montgomery County.
- Exhibit historical and cultural resources using interpretative signage along roadways, pathways, trails, and within public buildings.

Resilience Hub













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 programing



Parks, Recreation, and Open Space Recommendations

- Enhance Fairland Recreational Park as a major regional destination through a park study, in coordination with Prince George's County Department of Parks and Recreation.
- Pursue opportunities for a bi-county Agricultural-Technology Park at Fairland Recreational/Regional Park to provide education and exhibition opportunities for sustainable growing practices, renewable energy, and healthy food systems.
- Add or enhance amenities in all existing and new parks and open spaces to serve a diversity of religions, ethnicities, gender identities, and interests, by offering a range of recreational opportunities, social gathering spaces, and nature enjoyment.
- Implement Climate Action Plan recommendations for parkland and open space, including installation of electric vehicle charging stations, solar energy generation, new community gardens, and enhanced forest, meadows and wetlands.

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.



Fairland Recreational Park Study

Phase 1

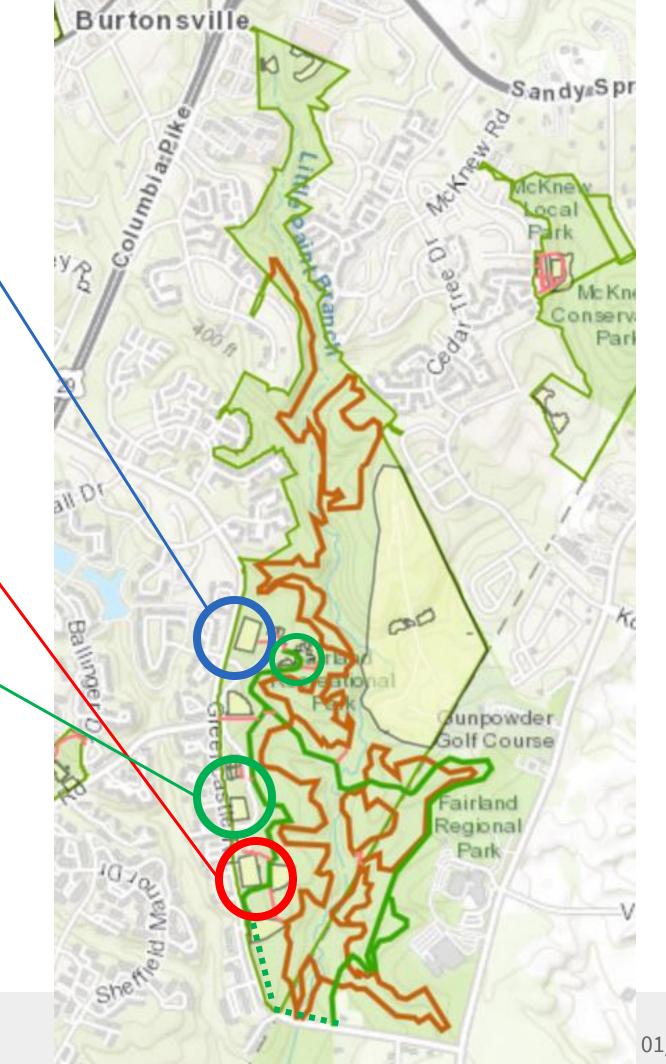
Renovate parking lot to add lights, ADA accessible trails, new soccer court with lights, and renovated basketball courts with lights.

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



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.











Environment Recommendations

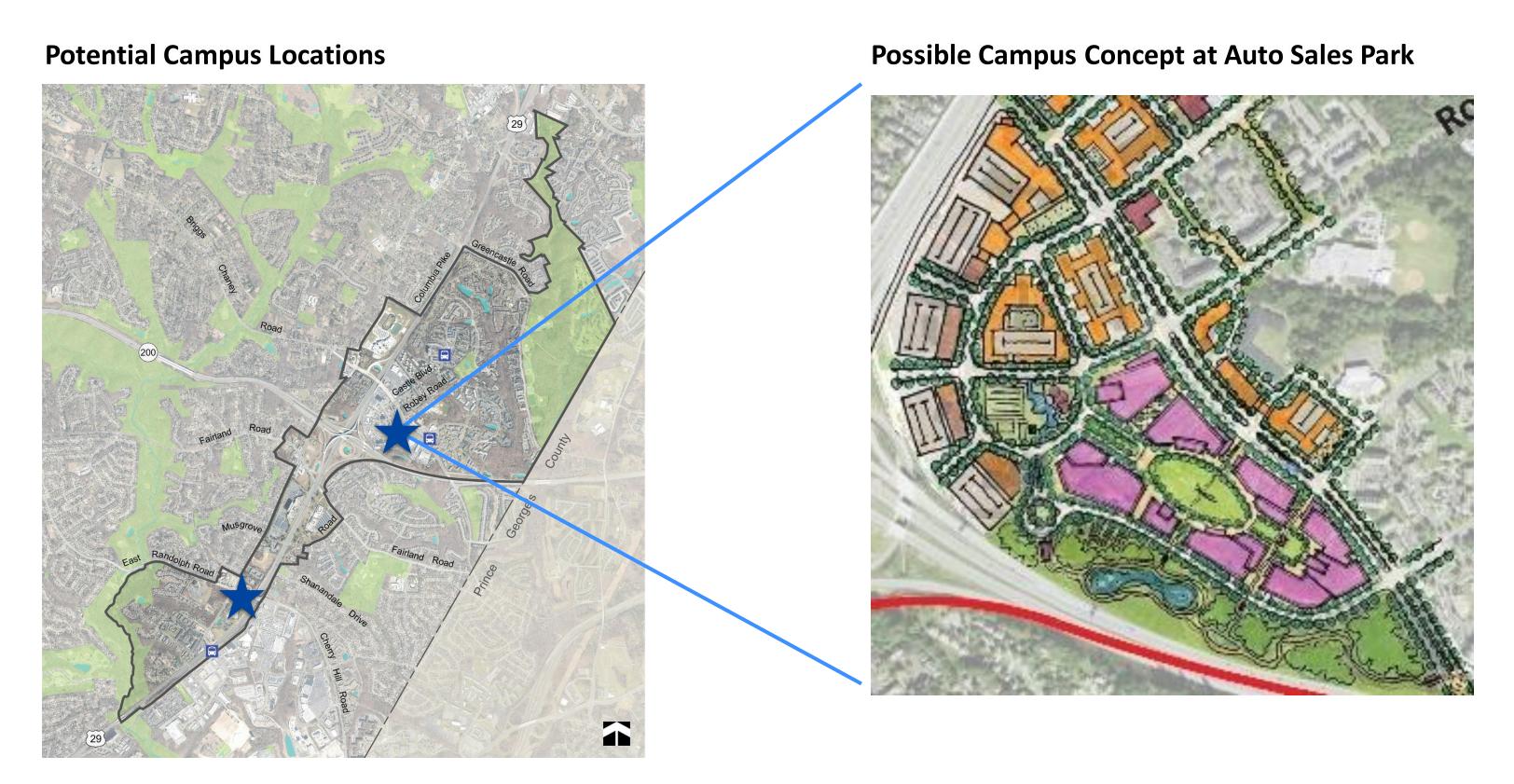
- Reduce 'urban heat island' effect by retaining stormwater within landscaped areas, increasing tree canopy and shade structures, converting impervious surfaces and hardscapes to micro-infiltration areas, and requiring 'cool pavements', 'cool streets', 'cool facades', and other heat-reducing construction techniques in the public realm.
- Protect Globally Rare and Critically Imperiled Fall-line Terrace Magnolia Bogs that exist in the Plan area, mainly just north of the ICC (MD-200).
- Ensure that new development projects are environmentally sustainable by prioritizing completion of missing linkages in natural systems and pathways, onsite energy generation, innovating shading and cooling techniques, and stormwater treatment.

Mitigate 'Urban Heat Islands'

Education and Workforce Recommendations

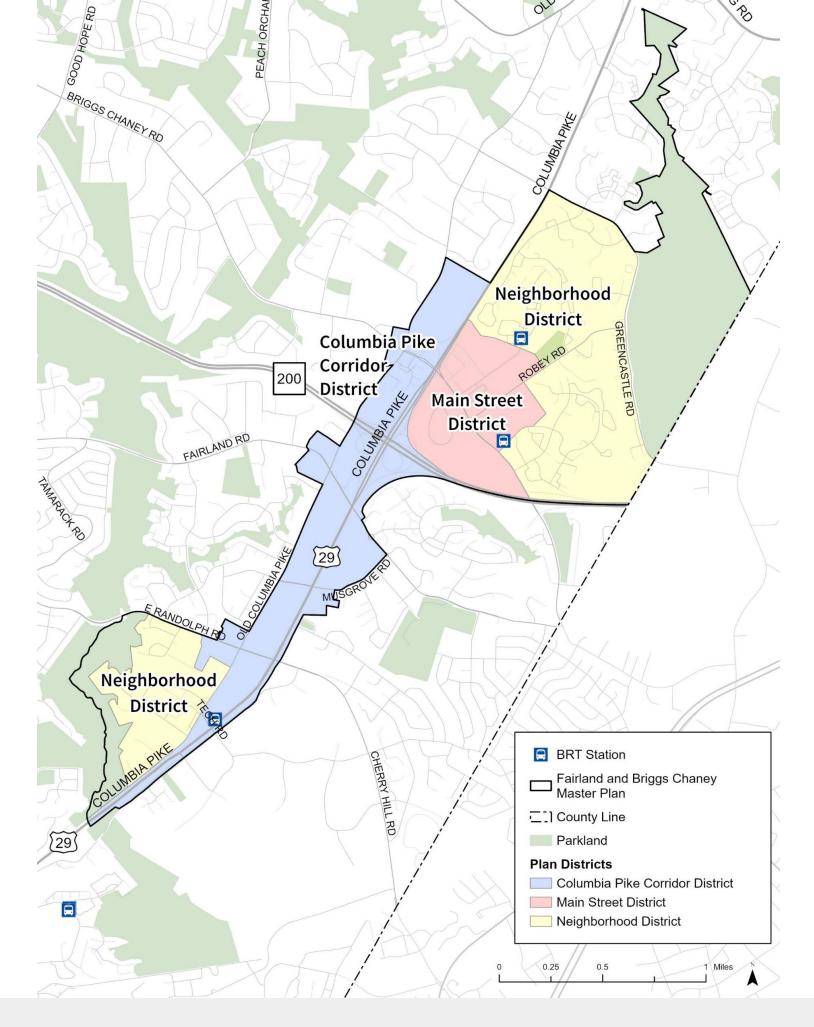
- Consider locating a new Montgomery College East County campus within the Plan Area.
- Seek a new school site(s) when student population projections indicate future school capacity constraints.
- Support implementation of MCPS' Sustainability Policy for capital improvements of school sites or facilities serving the Plan area.
- Develop a pilot program for community education and

East County Montgomery College Campus



District Recommendations

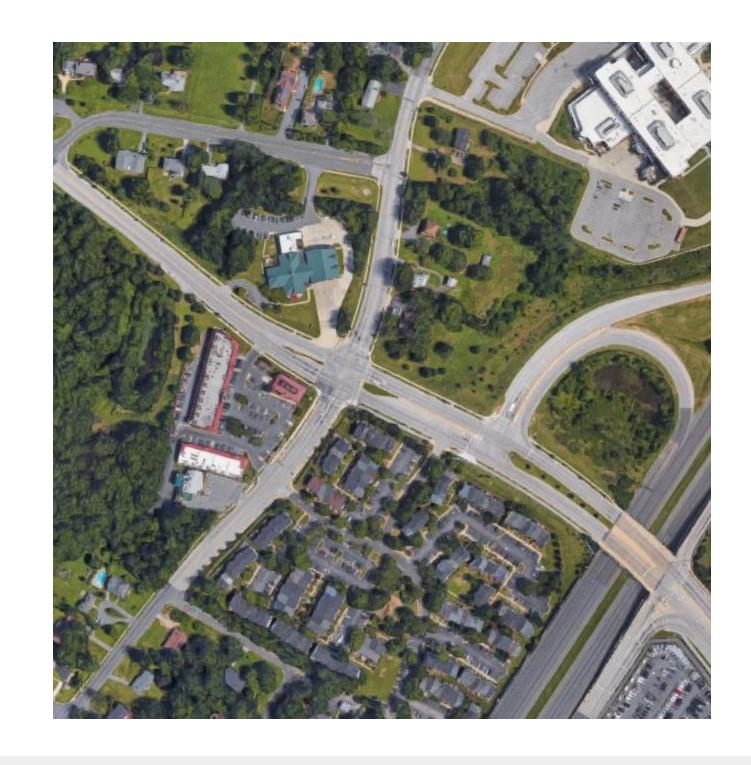
- Columbia Pike Corridor (US 29 and Old Columbia Pike) District
- Main Street District (Briggs Chaney Road)
- Residential Neighborhood District

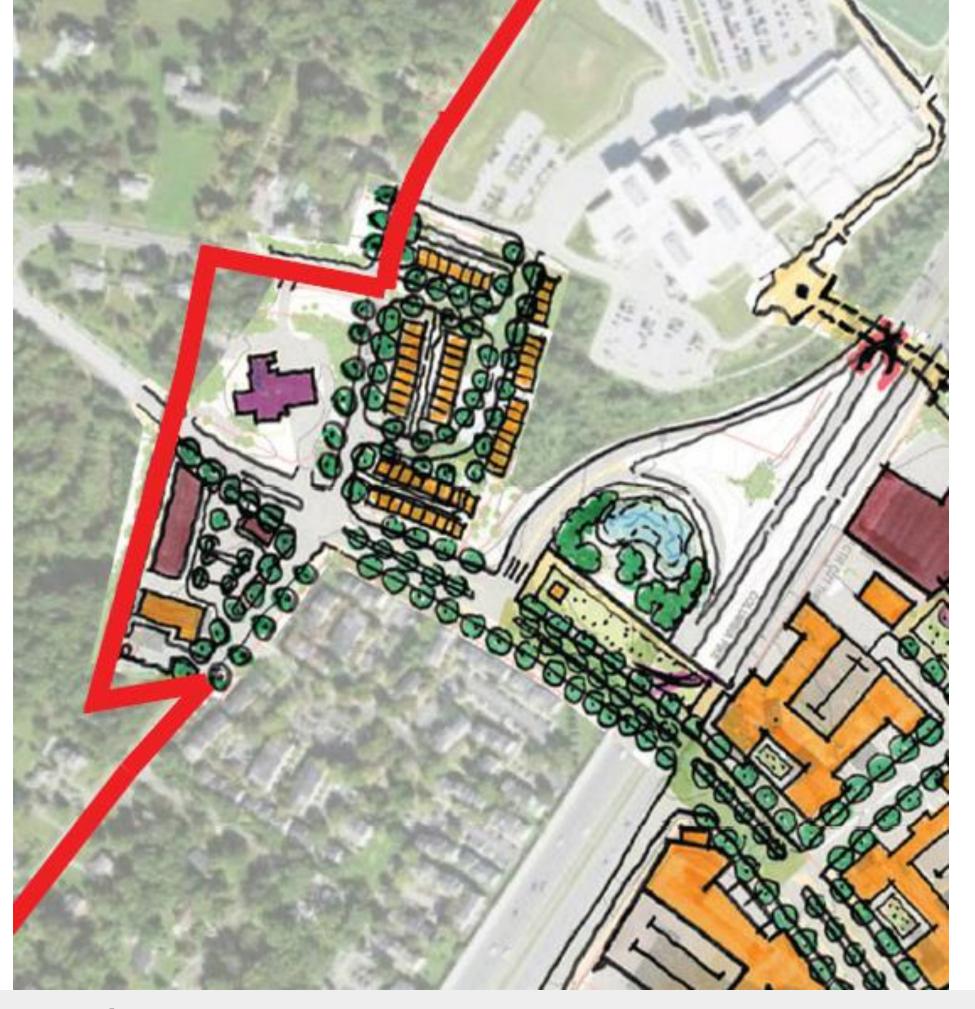


Columbia Pike Corridor District

- Focus new, compact development at intersections identified as Activity Centers.
- Develop Design Guidelines for new development that specify enhancements to the community's identity and relationship to US 29.
- Remove proposed grade-separated interchanges on US-29, previously recommended by the 1997 Fairland Master Plan, at: Greencastle Road, Fairland Road, Musgrove Road, and Tech Road.
- Seek opportunities to maximize safety, comfort, and right-of-way for bicycle, pedestrian, and rolling travel on the East Randolph Road / Cherry Hill Road bridge.
- Integrate into new roadway projects on US 29 and Old Columbia Pike public art and design features that enhance the pedestrian experience and increase quality of life.
- Underground utilities along Old Columbia Pike and Tech Road through private development and/or public projects.

Secondary Neighborhood Center





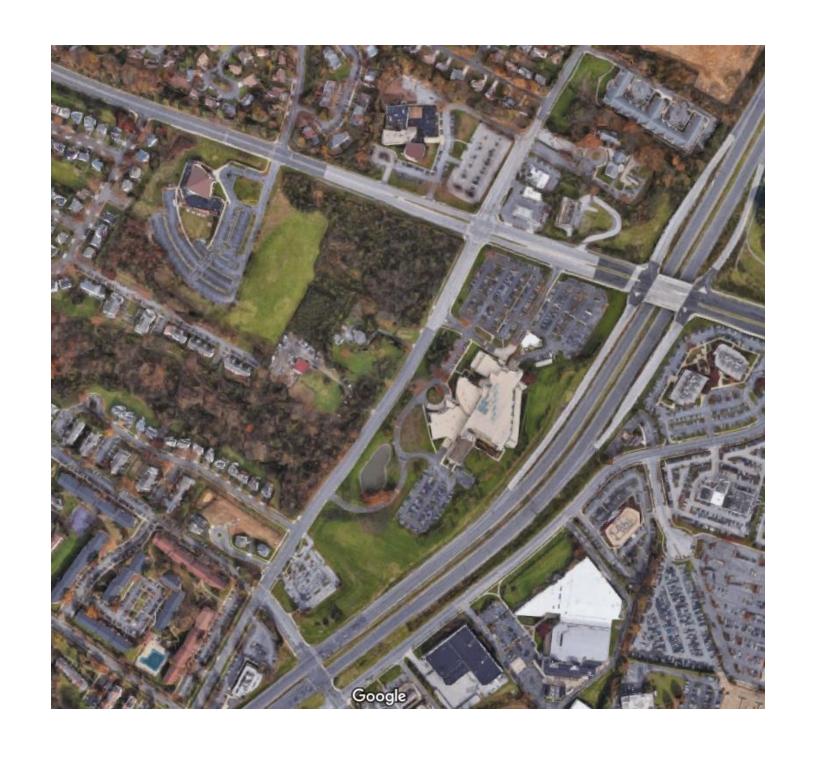
Fairland and Briggs Chaney Master Plan

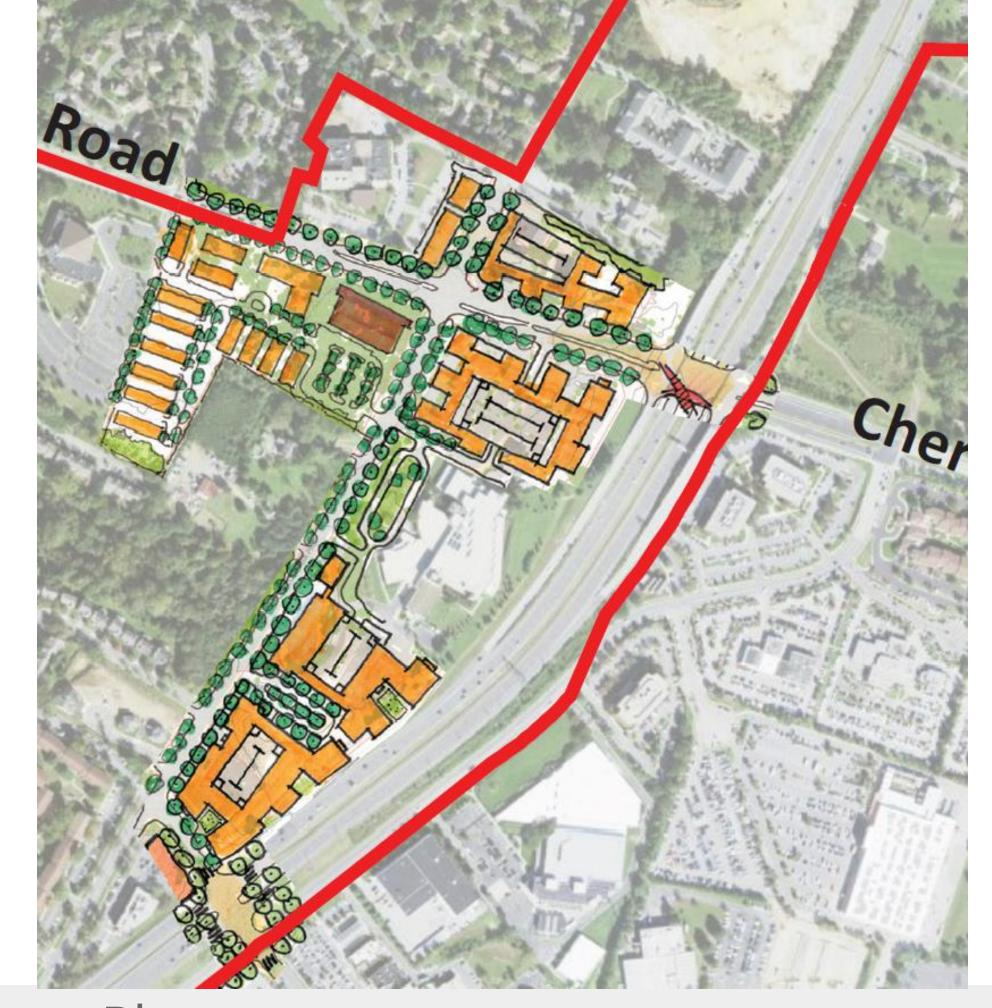
Secondary Neighborhood Center





Secondary Neighborhood Center



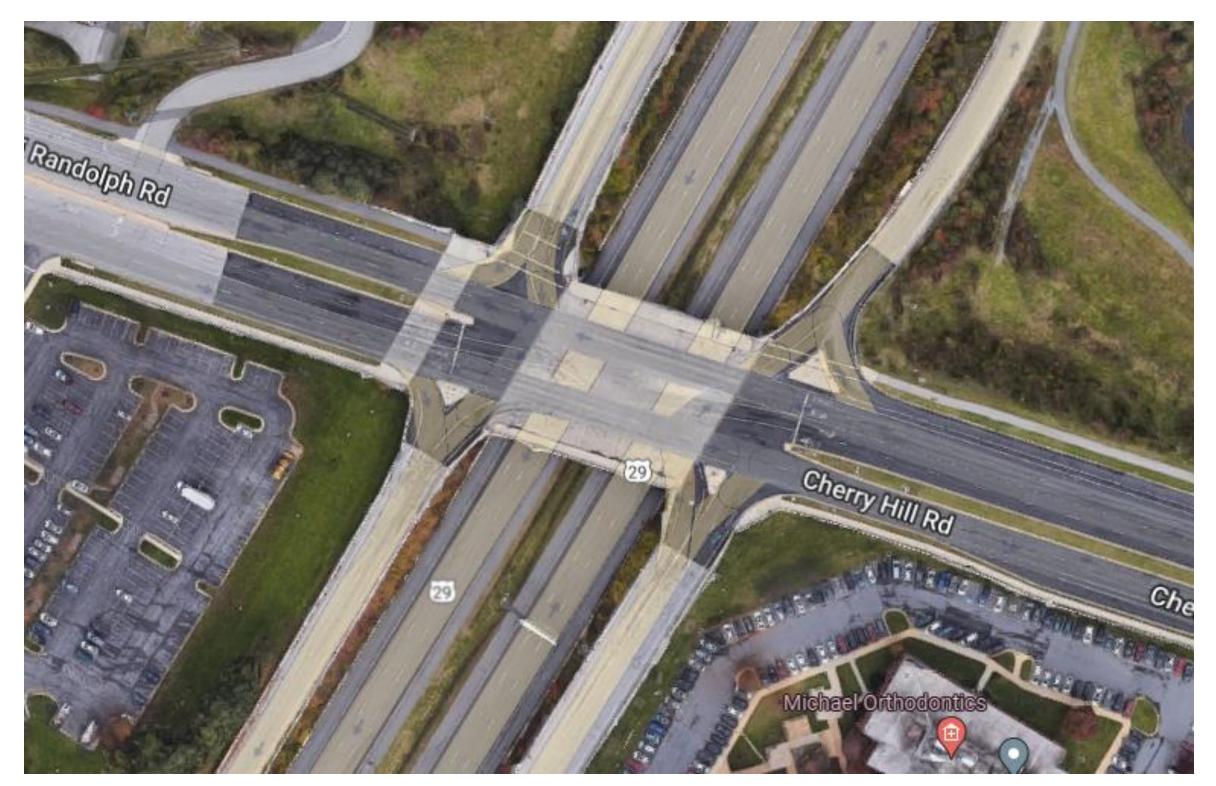


Revisit US-29 Interchanges & Intersections

- Existing Highway Interchanges
 - Retain and Reconfigure to increase active transportation space, safety, and comfort
- Existing Signalized Intersections
 - Do not build highway-style interchanges
 - If needed, explore urban-style, compact gradeseparated intersections
 - Reconfigure to maximize active transportation space, safety, and comfort



Reconfigure East Randolph Road bridge over US-29





Rendering of possible bridge reconfiguration

Main Street District

- Focus new, compact development in the area identified in the plan as the primary Activity Center.
- Expand the Briggs Chaney Road bridge over US-29 to include a linear park and/or public plaza with small-scale retail, entertainment, and other activated uses.
- Commemorate the Briggs Chaney Road bridge as the Malinda Jackson Memorial Bridge.
- Consider a new US 29 Flash BRT station at the US 29 / Briggs Chaney Road interchange connecting a future dedicated transit lane at highway level with the Briggs Chaney Road bridge.
- Encourage new roadway projects on Briggs Chaney Road to integrate public art and design features that enhance the pedestrian experience and increase quality of life.
- Underground utilities along Briggs Chaney Road through private development and/or public projects.
- Create tree canopy coverage and tiny forests, with 'cool' construction techniques in areas with the highest 'urban heat island' impacts and impervious surfaces, such as the Auto Sales Park and Briggs Chaney Marketplace.

Primary Activity Center: Briggs Chaney Road

- Establish an attractive, shaded, and safe 'Main Street' experience on Briggs **Chaney Road**
- Apply 'Complete Street' improvements
- Establish a central public green/plaza
- Long-term, transition to compact, walkable development pattern
- Integrate structured parking with new mid-rise (5-7 story), mixed-use buildings

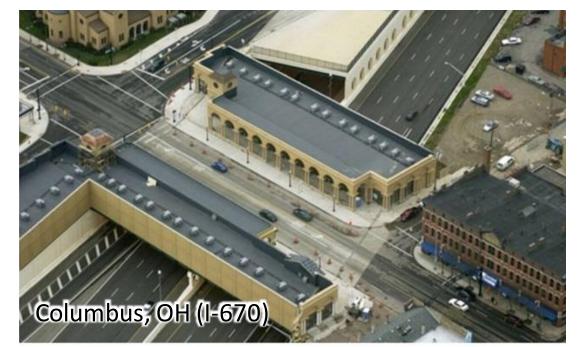


Enhance Briggs Chaney Road bridge over US-29

Existing Briggs Chaney Road Bridge



Potential Bridge Design Examples





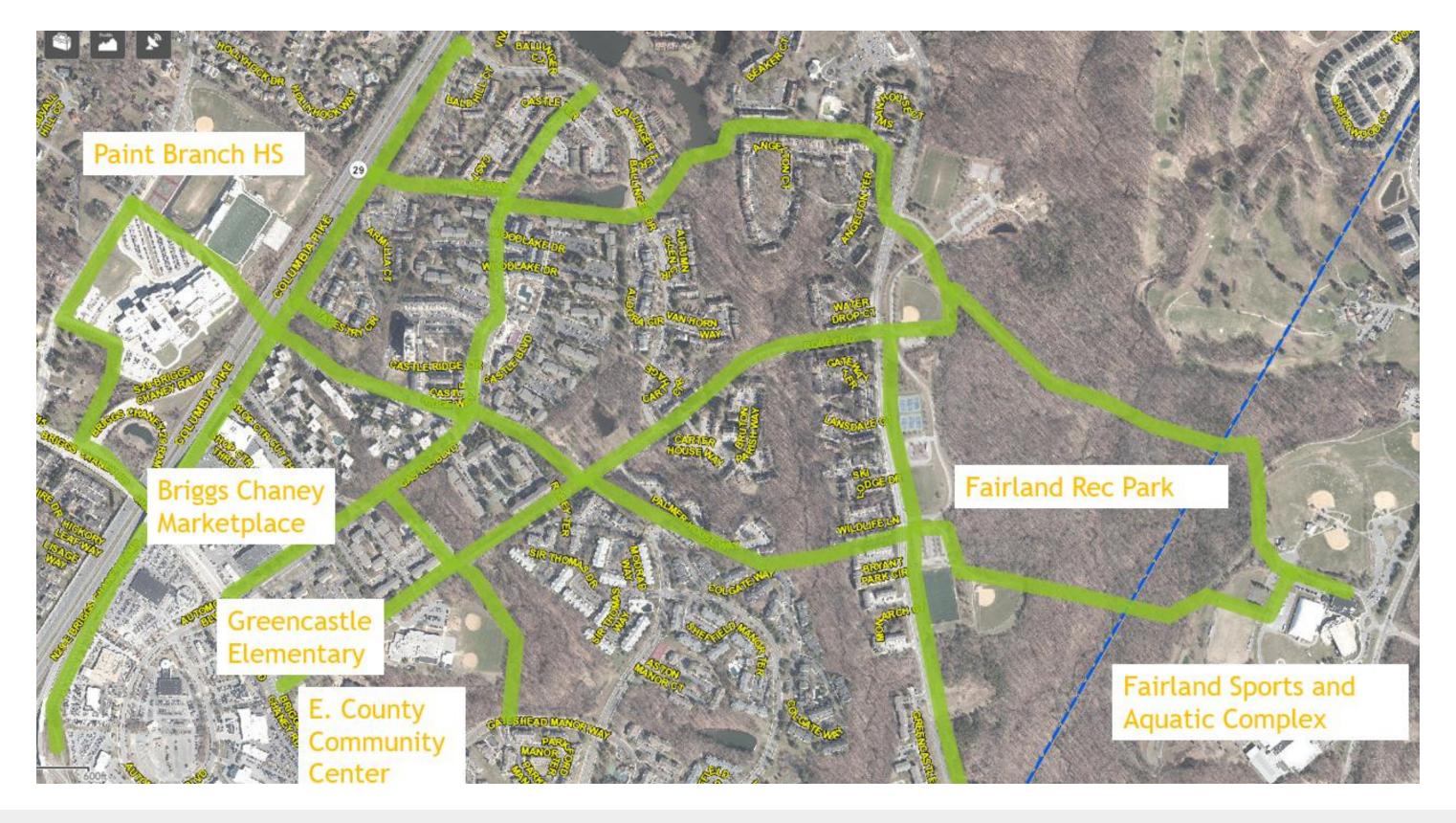




Residential Neighborhoods District

- Create, widen and/or improve access from residential properties in the northern portion of the Plan area to nearby activity centers, parkland, and recreational amenities by establishing publicly accessible trails through existing barriers.
- Protect, enhance, and expand as feasible existing open space and stream valley connections as part of redevelopment of residential communities on private property.
- Improve access into Paint Branch Stream Valley Park from the Rolling Acres neighborhood in the southern portion of the Plan area.

Neighborhood Greenway Connections





Next Steps

- Initial comments due on Preliminary Recommendations January 31, 2023
- Working Draft Community Meeting March 2022
- Working Draft Planning Board Briefing March 2022
- Planning Board Public Hearing May 2023
- Planning Board Work Sessions May 2023



Questions?

Contact Us

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