



Montgomery Planning Upcounty Planning Division

05/04/2023

Agenda Item 9

# Fairland and Briggs Chaney Master Plan

## Planning Board Public Hearing

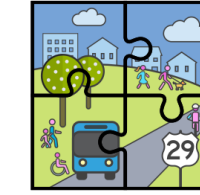


Fairland and Briggs Chaney  
MASTER PLAN

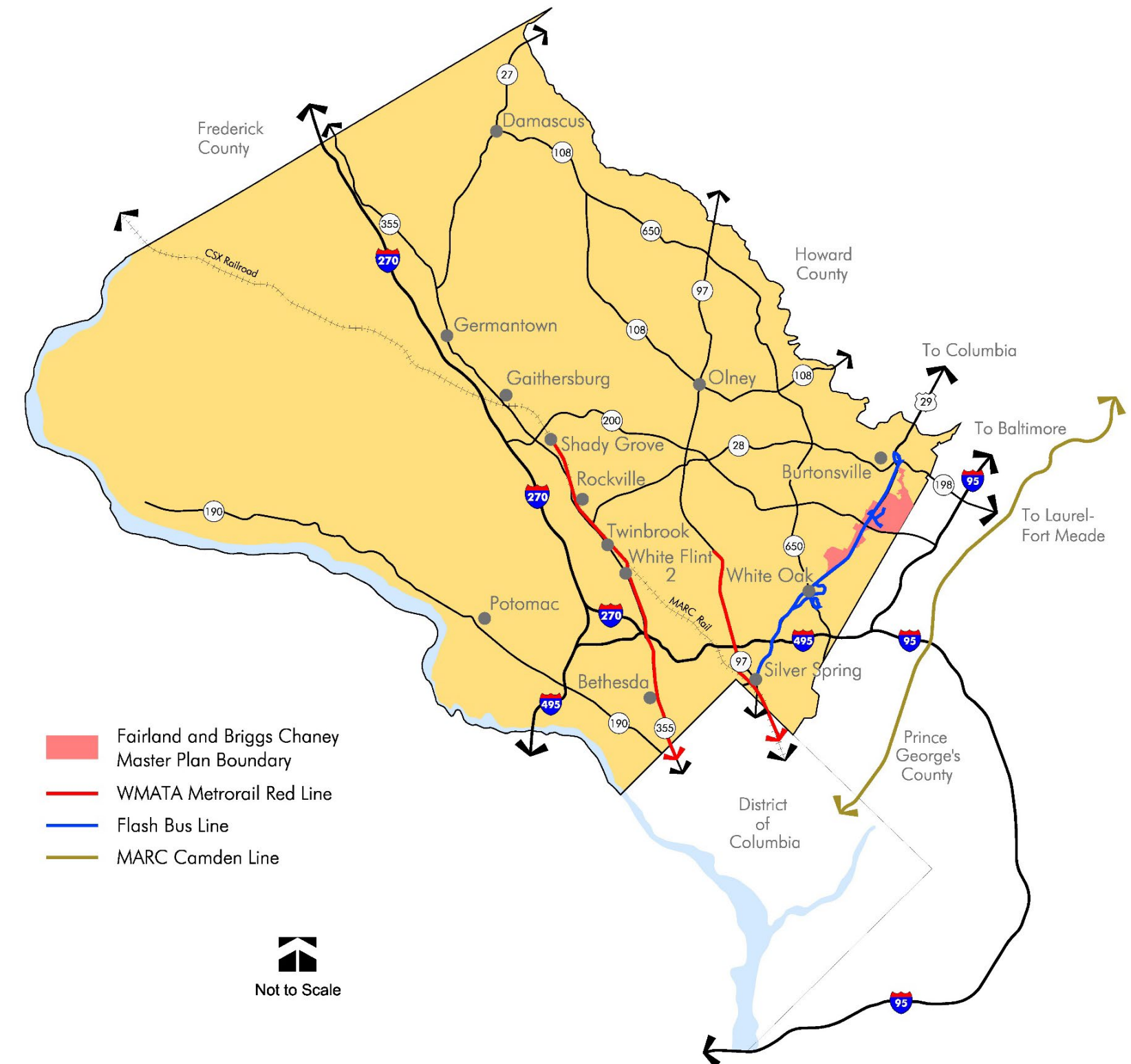


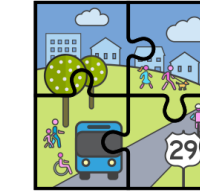
# Agenda

- Master Plan Overview
- Written Testimony Received
- Public Hearing



## Fairland and Briggs Chaney MASTER PLAN





# Master Plan Update Schedule

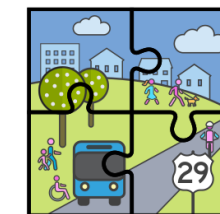


# Embracing the Goals of Thrive 2050

- Complete and **Equitable Communities**
- **Corridor-focused** compact growth at key Activity Centers
- Greater **Economic Health** through public and private investment
- Increased **Environmental Resilience** in the built and natural environment



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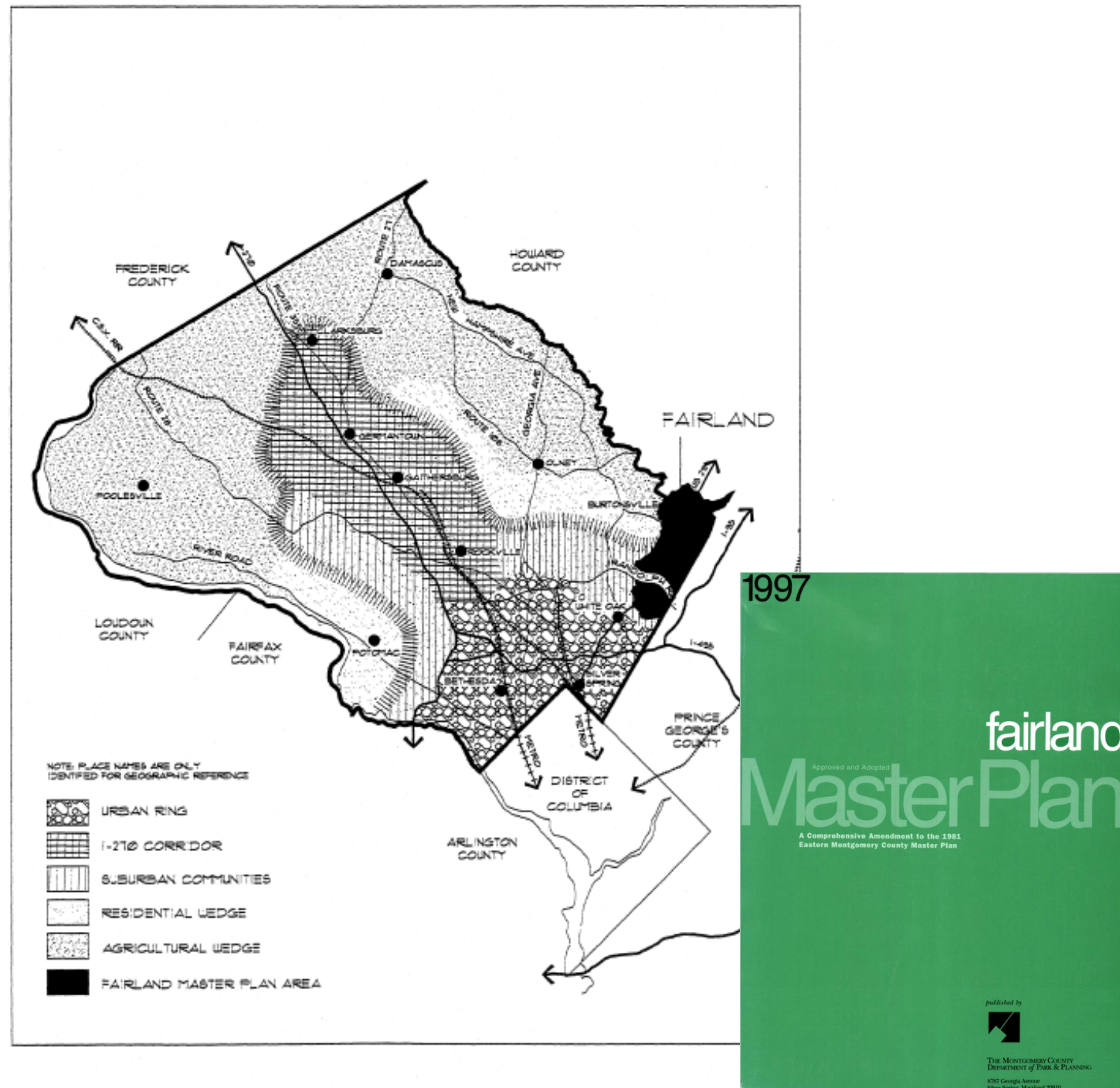
Fairland and Briggs Chaney  
MASTER PLAN



# Master Plan Update

WEDGES AND CORRIDORS GEOGRAPHIC COMPONENTS

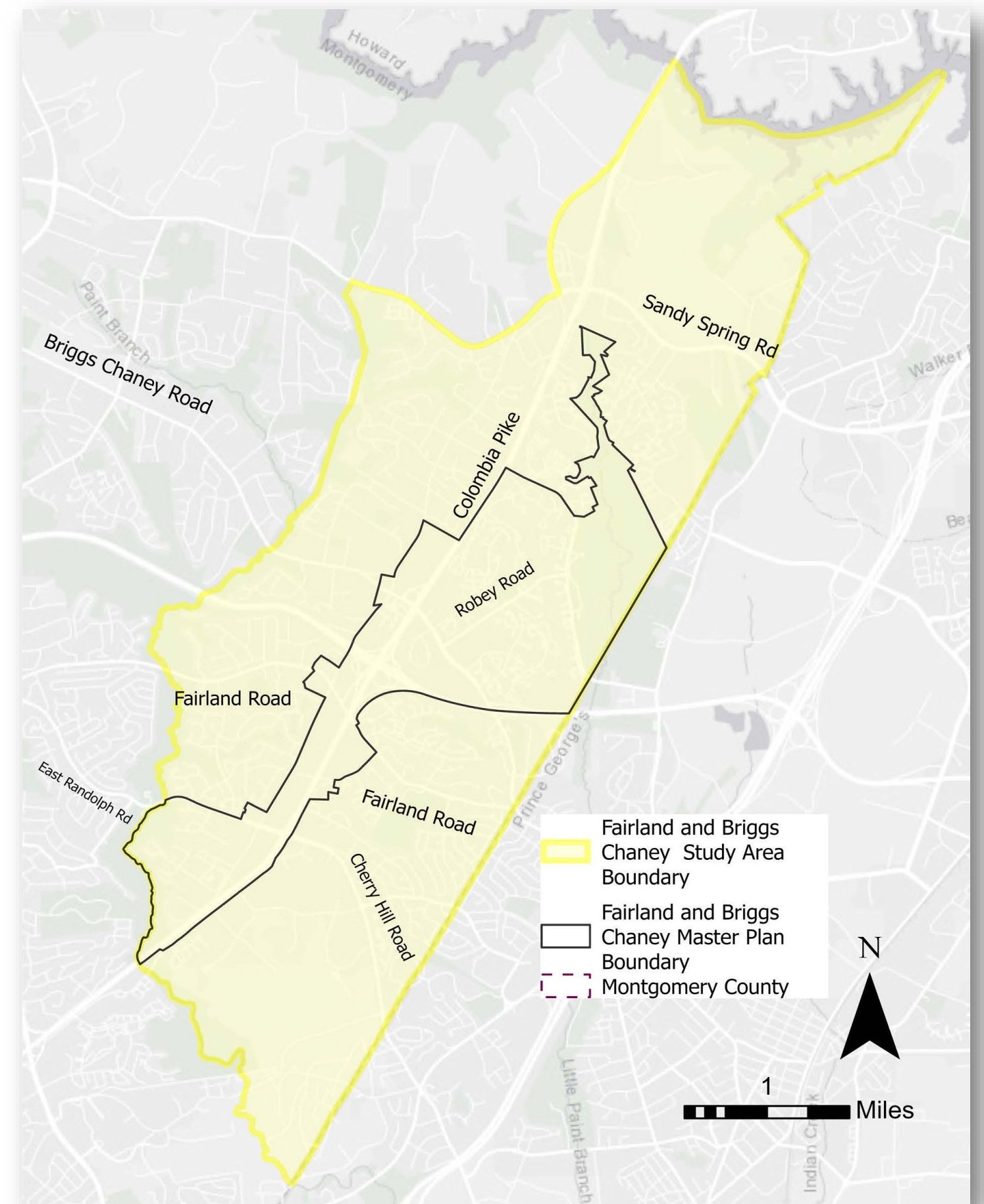
FIGURE 8



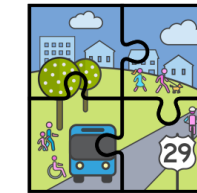
APPROVED AND ADOPTED

- 10 -

FAIRLAND MASTER PLAN







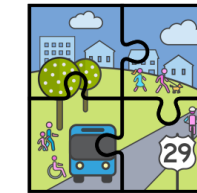
# Master Plan Vision

## What will Fairland and Briggs Chaney be like in 20 years?

“An evolving and connected suburban corridor with compact activity centers that support a healthy local economy and multicultural community that is socially connected and environmental resilient.”



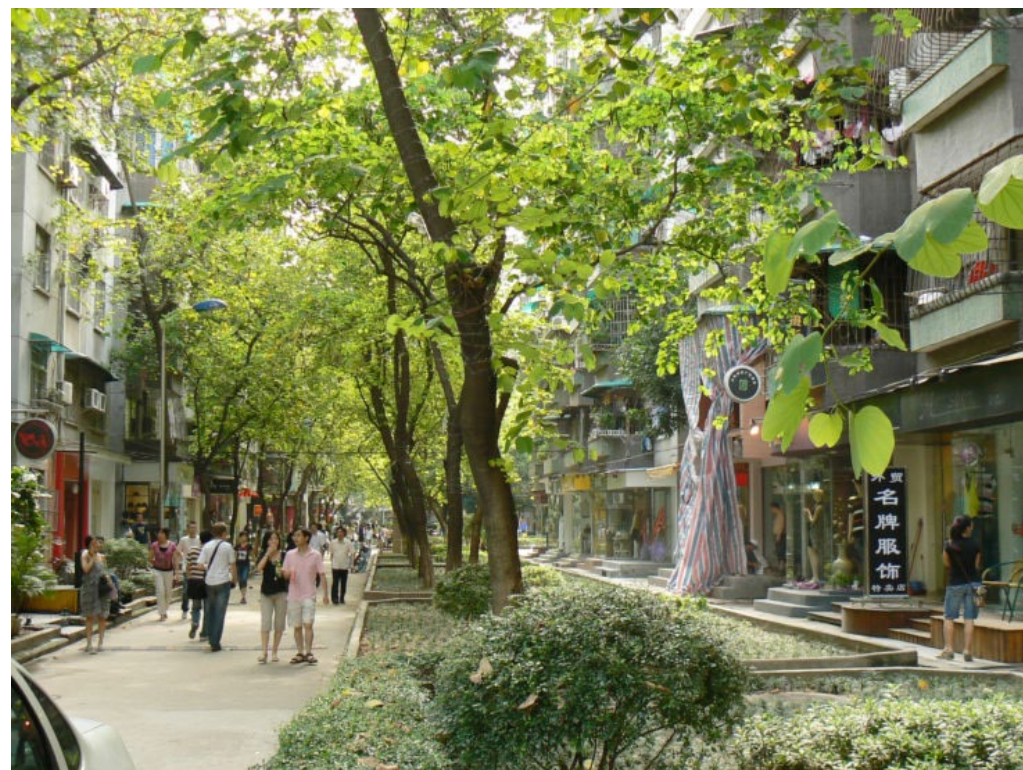




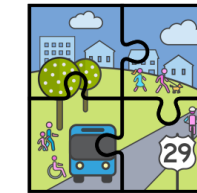
# Key Recommendations

1

Establish Community Gateways and Activity Centers as compact, mixed-use centers focused on frequent transit service, safe pedestrian movement, expanded housing and shopping choices, greater tree canopy and ‘cool’ surfaces at summer hot spots, attractive community gathering spaces, and cultural and historic landmarks.







# Key Recommendations

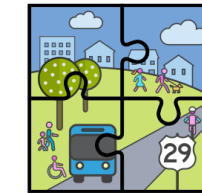
2

Prioritize U.S. 29 (Columbia Pike) as a ‘transit-first’ corridor that provides frequent and convenient regional connections from the plan area to Silver Spring, Washington D.C., and Howard County.





# Key Recommendations



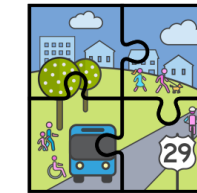
Fairland and Briggs Chaney  
MASTER PLAN

3

Complete a continuous network of trails and paths connecting Activity Centers, neighborhoods, parks, and community facilities, both within and beyond the Master Plan Area.







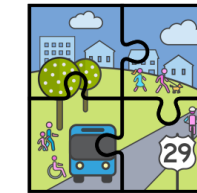
# Key Recommendations

4

Establish a Resilience Hub in East county as a community center for daily community needs and a destination for reliable electricity, water, temporary shelter, food, indoor heating and cooling, social services, and fellowship during public emergencies.







# Key Recommendations

5

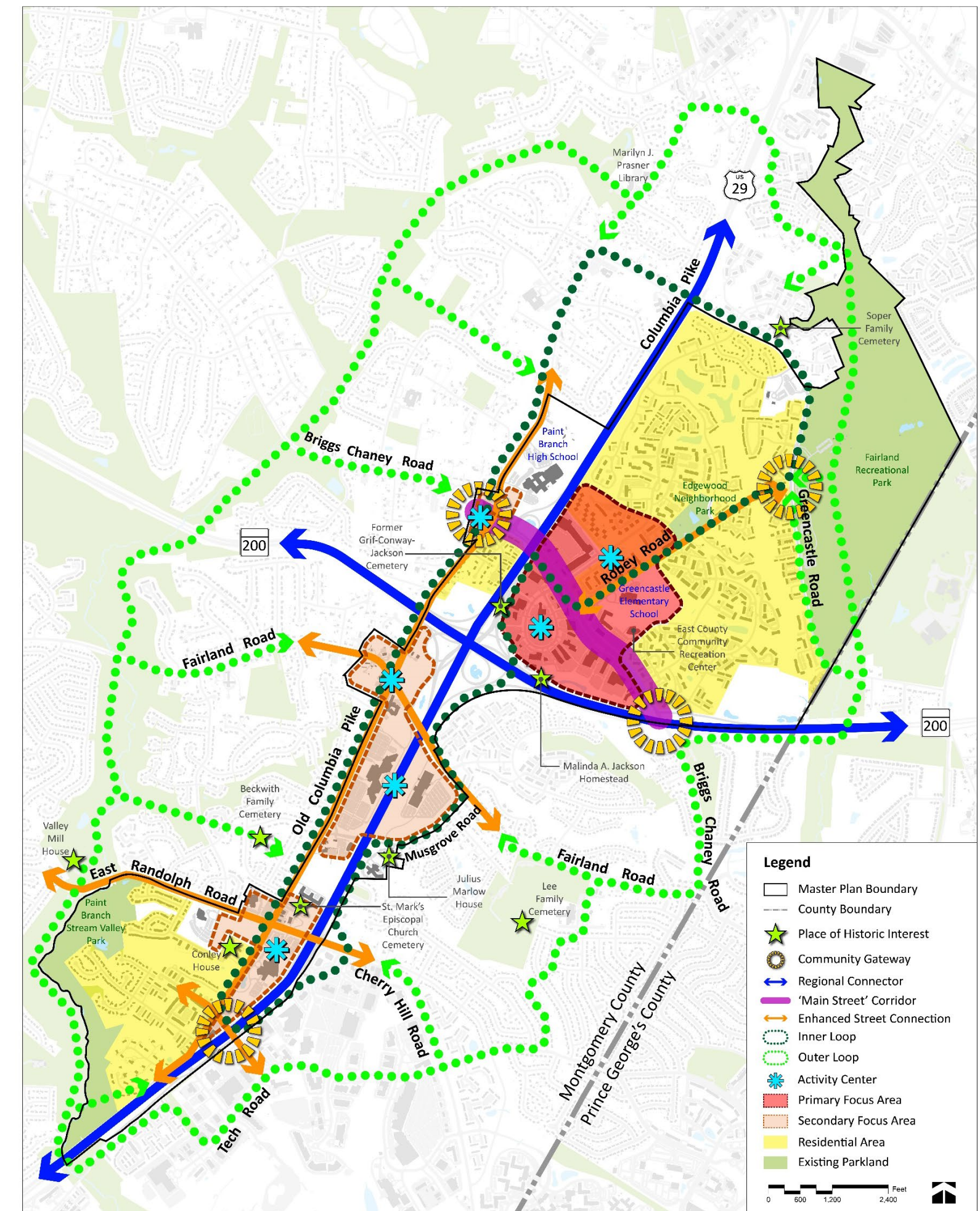
Support a healthy community food system that includes healthy grocery and dining destinations, farmers' markets, and community gardens.





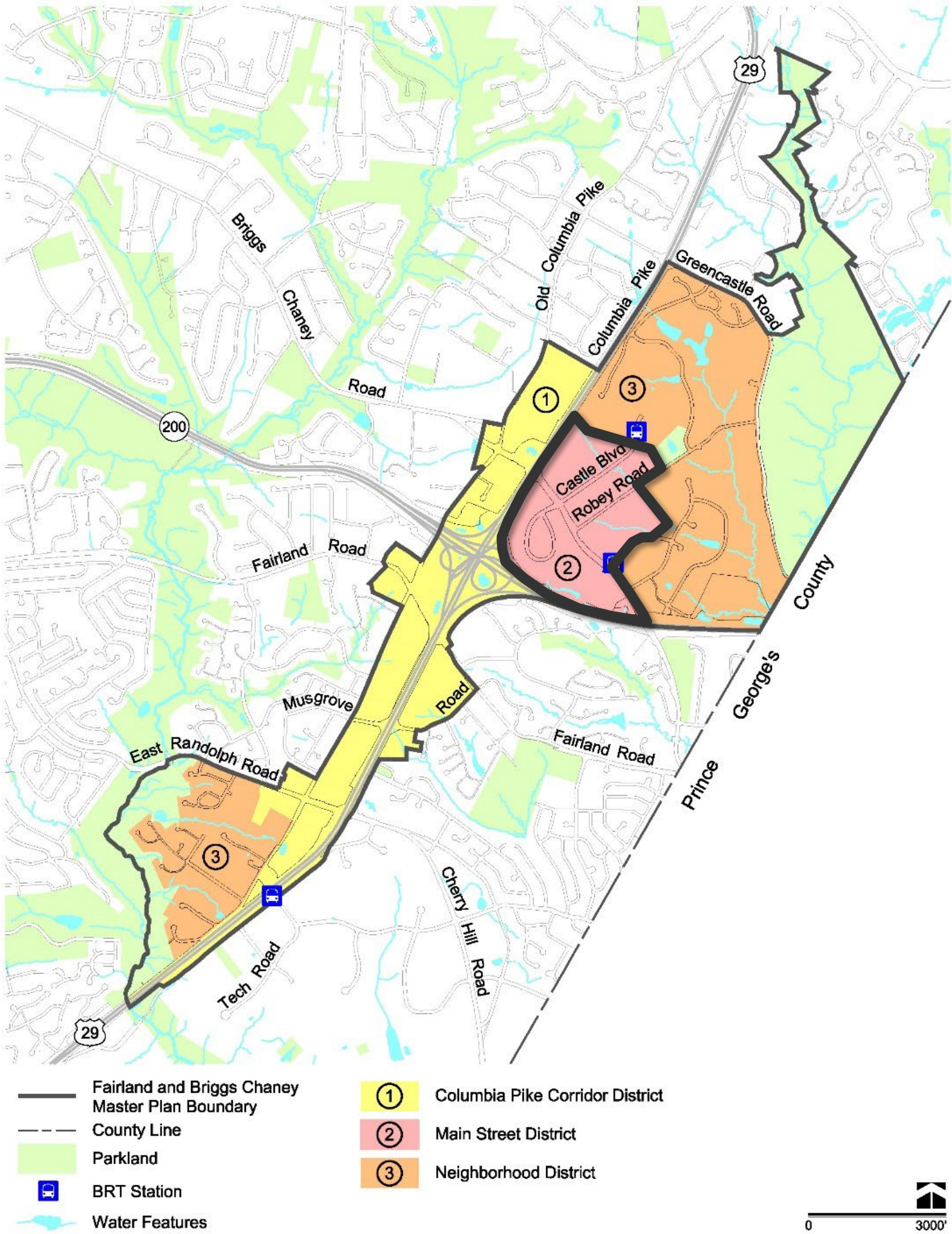
# Concept Framework Plan

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





# Main Street Corridor District



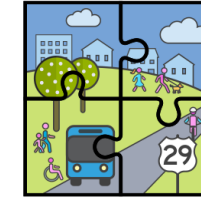


# Conceptual Illustration

## Main Street Corridor District







# Anticipated Next Steps

- Close of Planning Board Comment Period – May 19, 2023 (tentative)
- Planning Board Work Sessions – May 18, 25, & June 1, 2023 (tentative)
- Planning Board Draft Transmittal to County Council – June 2023
- County Council Public Hearing – September 2023
- County Council Review – October-November 2023
- County Council Adoption – January-February 2024



# Summary of Written Testimony Received

- Adrienne Karamihas (Montgomery County Public Schools)
  - Minor text revisions and clarifications.
  - Requests deletion of the word "acquisition" regarding potential mechanisms to achieve a future school site.
  - Requests removal of recommendation for consideration of short-term leasing of the Fairland Center (holding school), since this is already a part of MCPS policy.



# Summary of Written Testimony Received

- Cicero Salles (White Oak Planning Manager, Montgomery County)
  - Seeks clarification on who/what agencies would be responsible for developing the detailed plan for the 'inner' and 'outer' trail and path loops and how they would it be implemented.
  - Requests revision of draft plan recommendation to eliminate planned grade-separated interchange at Tech Road and US 29 to instead read:  
*“SHA and/or MCDOT shall conduct a detailed traffic study to assess traffic capacity, accessibility, and safety, prior to any decision regarding the removal of the grade separated interchanges. The study should include the build-out scenario, and urban interchange and BRT alternatives.”*



# Summary of Written Testimony Received

- Stephen Ashurst (Resident)
  - Requests several plan recommendations to increase safety and comfort of bicycle and pedestrian travel on Greencastle Road and across U.S. 29.
  - Requests a continuous shared-use path and protected bike lane along Old Columbia Pike, between MD-198 (Spencerville Road) and East Randolph Road, as well as completion of an east-west breezeway along MD-200 (the Inter-County Connector).



# Summary of Written Testimony Received

- Susan Llareus (Maryland Department of Planning)
  - Suggests the master plan include reference to the State of Maryland's 12 Planning Visions and describe how the plan is expected to support them.
  - Recommends including state definitions of, and ranges for, low-income and workforce housing in the glossary. Also recommends including reference to the July 2020 Montgomery County Housing Needs Assessment for consistency with Thrive Montgomery 2050.
  - Requests clarification between Recommendation 3.C.2.4 and Map 19 regarding the improvement of US 29 and Industrial Boulevard as a grade-separated interchange.
  - Suggests that Montgomery County Department of Environmental Protection (DEP) review the 2010 Montgomery County Water Resources Plan to determine if it accounts for the Draft Plan's revised development capacities, including stormwater infrastructure, water and sewer capacity analysis, and any necessary upgrades to old systems.



# Summary of Written Testimony Received

- Cynthia Wright (Property Owner)
  - Requests the Planning Board consider expanding the northern boundary of the Master Plan area to include a 3.2-acre vacant wooded property at U.S. 29 and Greencastle Road, owned by the commenter, and suggests the County purchase it at a fair market value.
  - Expanded boundary would allow consideration of the use of the subject property as part of a future highway interchange at U.S. 29 and Greencastle Road.



# Summary of Written Testimony Received

- Jey Daniel (Resident)
  - Opposes re-zoning property at 2131 East Randolph Road, from R-200 to CRT-1.0 C-0.25 R-1.0 H-75.
  - Provides letters and signatures of opposition to same re-zoning.



# Summary of Written Testimony Received

- Duggirala Moses (Resident)
  - Opposes re-zoning property at 2131 East Randolph Road, from R-200 to CRT-1.0 C-0.25 R-1.0 H-75.
  - Provides letters and signatures of opposition to same re-zoning.



# Summary of Written Testimony Received

- Scott Wallace (Attorney, MileOne)
  - Requests that the plan state that, "recommendations applicable to comprehensive redevelopment at the Auto Park do not apply to targeted development projects," and, "any requirements for near-term improvements must be commensurate to the scope and size of a proposed development."
  - Concern that minimum 3-acre contiguous public open space as a part of major redevelopment and possible major public facility (Section 4.B.4) creates uncertainty in the planning and design of new projects. Requests the recommendation be more clearly defined to allow MileOne and other properties and tenants to assess its impact.
  - Requests that tree planting recommendations (Section 3.F) consider visibility needs for dealerships and allow alternative planting locations and flexibility in species selection to avoid damage to paved areas, sidewalks, and vehicles.
  - Requests that retrofit recommendations for Briggs Chaney Rd. and Automobile Blvd. (Section 4.B.2 and 3.C.2) recognize the need for maintenance of existing driveways and that modest improvements and redevelopment on Briggs Chaney Rd. do not trigger infeasible utility underground requirements.
  - Requests that rezoning recommendations account for already permitted uses in the GR (General Retail) zone to avoid additional restrictions or processes on existing uses. Concern that rezoning an adjacent County-owned property from GR to R-60 would impose new compatibility requirements not currently present.



# Summary of Written Testimony Received

- Matthew Gordon (Attorney, General Conference of Seventh-Day Adventists)
  - General support for the vision, goals, and objectives set forth in the Master Plan.
  - The General Conference has no plans to redevelop or change property at 12501 Old Columbia Pike yet support the land use vision and recommended zoning for their property.
  - Express support for land use vision and recommended zoning for adjacent Tech Road Park and Ride lot area.



# Summary of Written Testimony Received

- Mani Panickar (Resident)
  - Opposes re-zoning property at 2131 East Randolph Road, from R-200 to CRT-1.0 C-0.25 R-1.0 H-75.



# Summary of Written Testimony Received

- Dan Reed (Greater Greater Washington)
  - Expresses support for the draft plan recommendations, identifying notable engagement activities and plan recommendations.



# Summary of Written Testimony Received

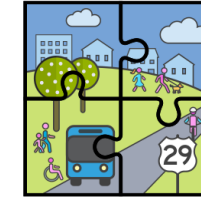
- Nischel Pedapudi (Resident)
  - Opposes re-zoning property at 2131 East Randolph Road, from R-200 to CRT-1.0 C-0.25 R-1.0 H-75.



# Summary of Written Testimony Received

- Gertrude Jones (Resident)
  - Expresses support for the attention to planning and improvements in the East County area around Briggs Chaney Road, especially the Briggs Chaney Marketplace.





# Public Hearing