

# BRYANS ROAD

## SUB-AREA PLAN

### BRYANS ROAD PUBLIC MEETING

January 19, 2022





## How to engage during this virtual meeting:

- 1.** Use “**Raise Hand**” button to ask question or make comment.  
Moderator will call on you after each issue presentation.
- 2.** Place comments in the chat.
- 3.** Send comments to:  
**[bryansroadplan@charlescountymd.gov](mailto:bryansroadplan@charlescountymd.gov)**

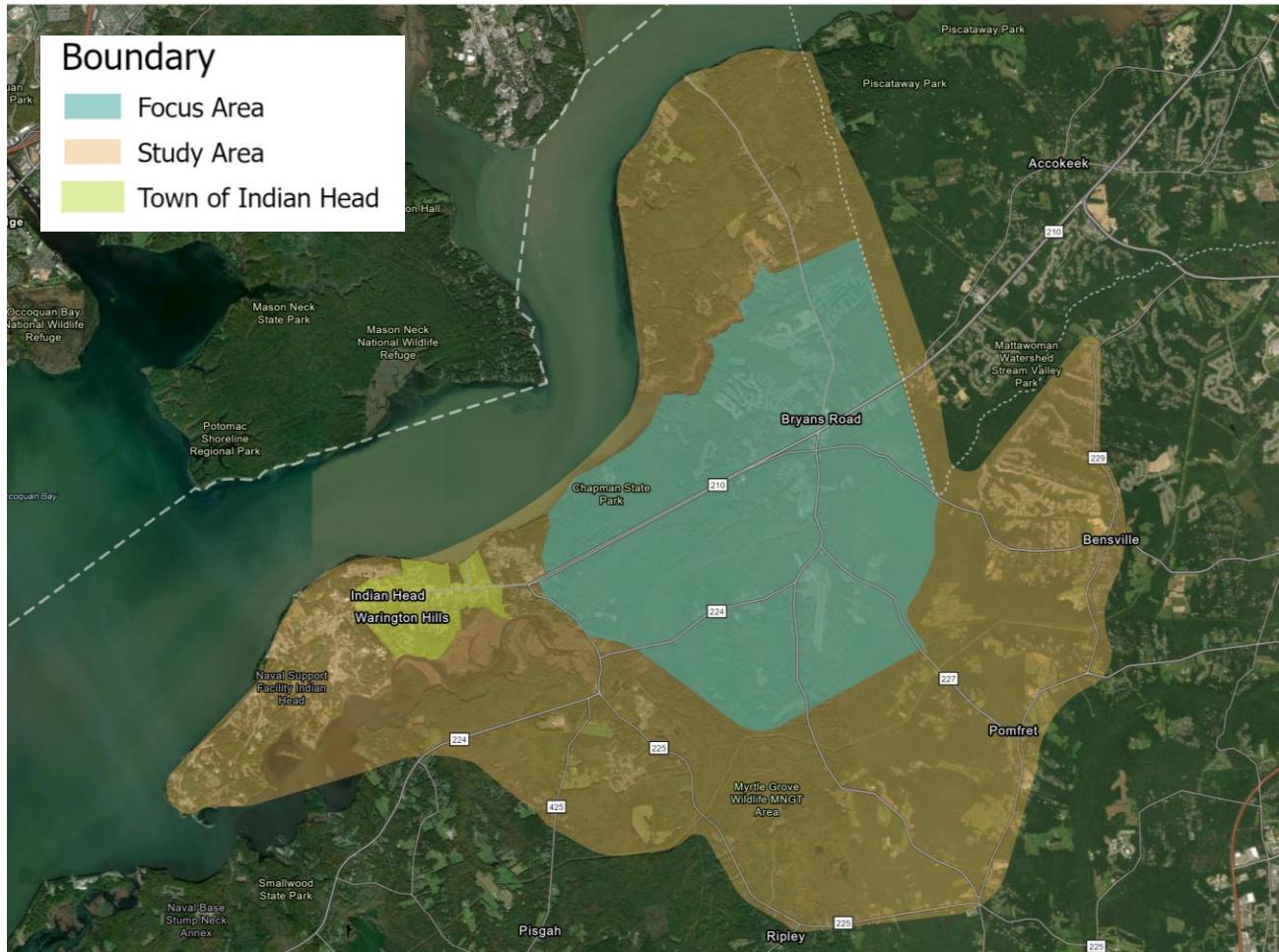
## AGENDA:

### Welcome and Plan Purpose

### Planning History and Context

### Five Key Issues:

- Mobility & Connectedness
- Housing, Community & Economic Development
- Historic & Cultural Resources
- Community Resources & Services
- Water Resources & Environmental Conservation



**THE CORE STUDY AREA** is approximately a 2-mile radius from the intersection of MD 210 and MD 227. The plan is influenced by a larger area stretching from Prince George's County line to Indian Head between the Potomac River and Port Tobacco Creek.

# BRYANS ROAD SUBAREA PLAN

The Charles County Department of Planning and Growth Management is developing a subarea plan to guide future land use decisions for the Bryans Road area.

The plan will be:

- Informed by community and stakeholder engagement, demographic and market conditions, environmental conservation constraints, and opportunities.
  - Coordinated with planning activities of county, state, and federal agencies.
  - Balanced with a mix of environmental, economic, and community development tools to achieve the goals of the County Comprehensive Plan.
  - Equitable and reinforce the heritage and cultural resources of the region.



# Project Team

# Mead & Hunt

Jamie Kendrick (Project Manager)

Roshan Singh

Dustin Wolff

Jennifer Satterwhite

- Project Management & Interagency Coordination
- Land Use & Development Regulations
- Transportation & Infrastructure
- Heritage & Cultural Resources



**FLOURA TEETER**  
landscape architects



**Valbridge**  
PROPERTY ADVISORS

**CENTER FOR  
WATERSHED  
PROTECTION**

**BRYANS ROAD**  
SUB-AREA PLAN

**Megan Maffeo**  
**Joe Ignatius**

- Urban Design
- Parks & Recreation
- Public Engagement

**Ed Steere**

- Housing & Economic Development

**Karen Cappiella**

- Watershed Conservation Strategy



## COMMITTED TO COMMUNITY ENGAGEMENT

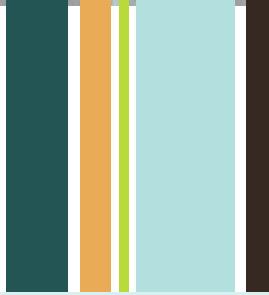
**throughout the planning process**

- [www.bryansroadplan.com](http://www.bryansroadplan.com)
- 25+ community interviews
- Half-day tour
- Intro briefings for Planning Commission and Board of County Commissioners
- “Preview Meeting” (tonight)
- 2<sup>nd</sup> Public Meeting – Planning Concepts (early March)
- 3<sup>rd</sup> Public Meeting – Draft Plan (mid April)



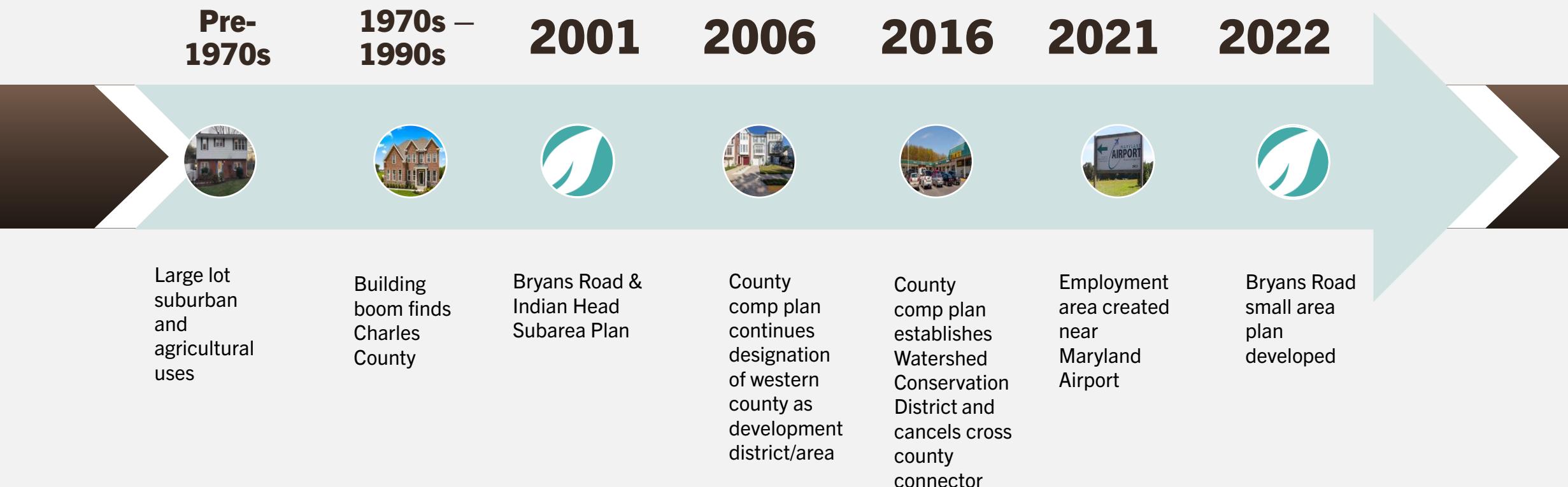
# Planning & Development History

**BRYANS ROAD**  
SUB-AREA PLAN





# Planning & Development History

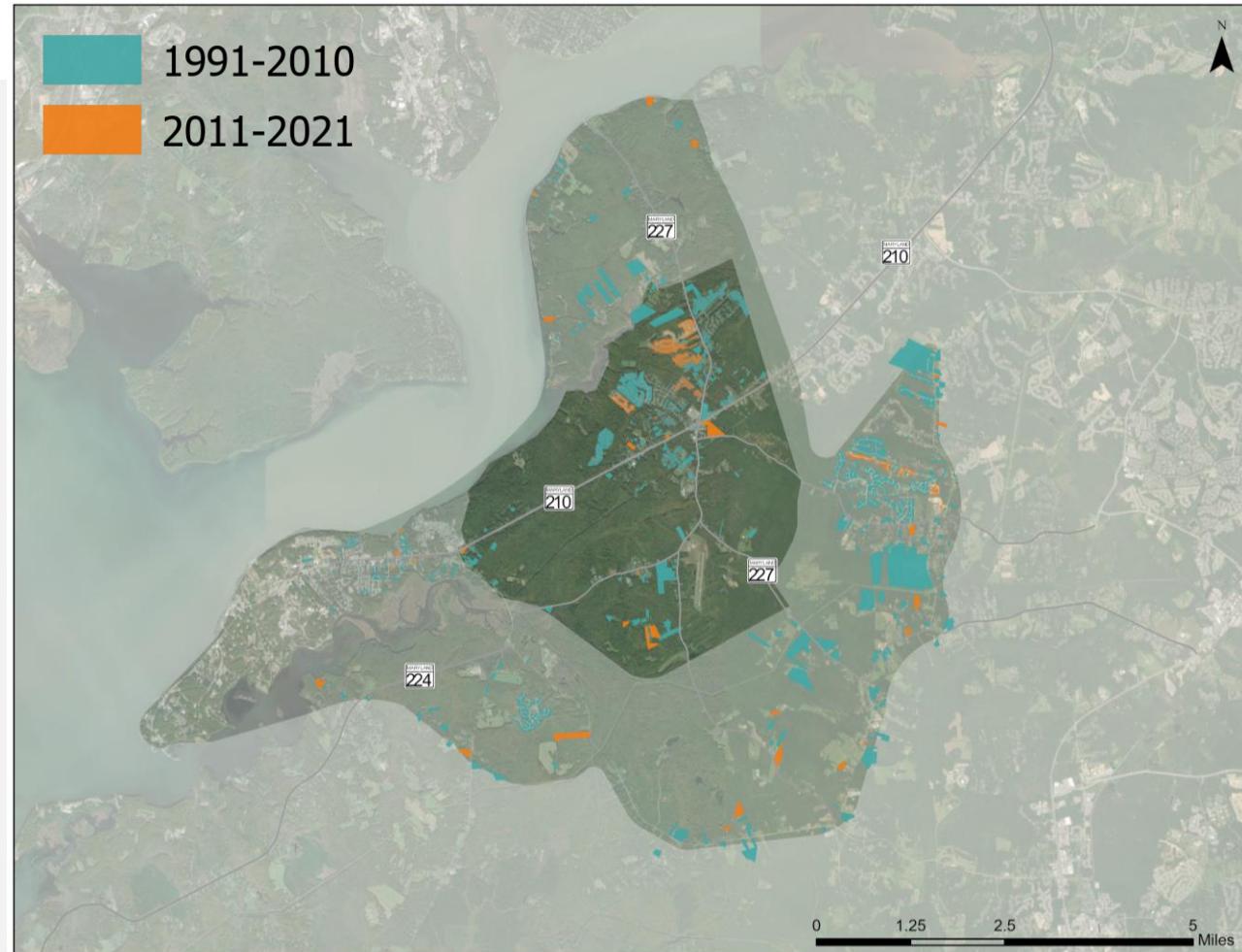




# Planning & Development History

## New Residential Units

Development Activity (Year of Construction)	Focus Area		Outer Study Area (not including focus area)	
	Total	Annual Average	Total	Annual Average
prior to 1991	1372	-	4120	-
1991 – 2015	1414	71	1893	95
2016 – 2021	310	31	106	21





## LAND CONSUMPTION HAS SLOWED

1991 - 2015

**23** acres  
per year

**15** acres  
per year

2016 - 2021

**FOCUS AREA**

1991 - 2015

**54** acres  
per year

**23** acres  
per year

2016 - 2021

**OUTER AREA**

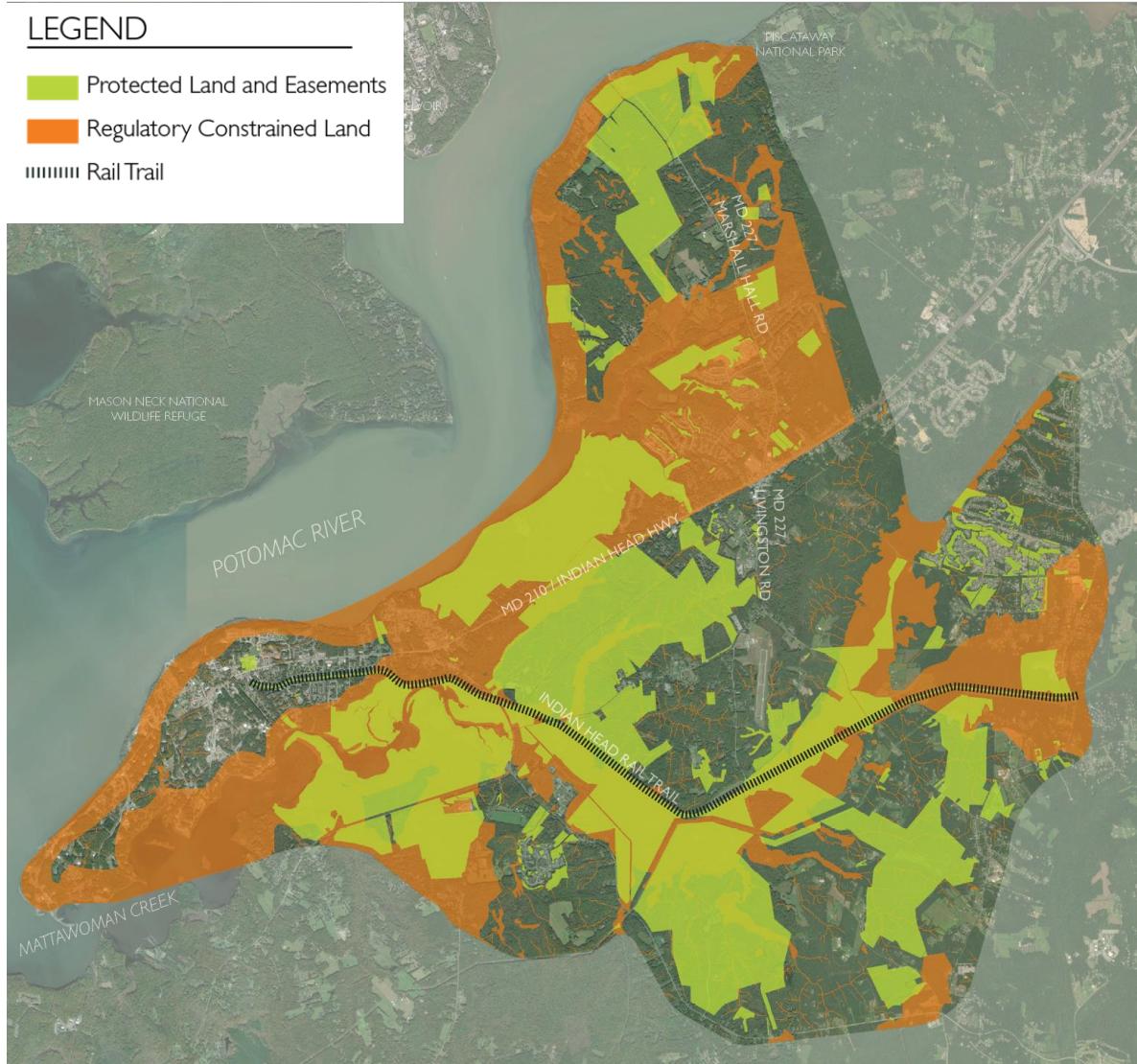


# Planning & Development History

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SUB-AREA PLAN

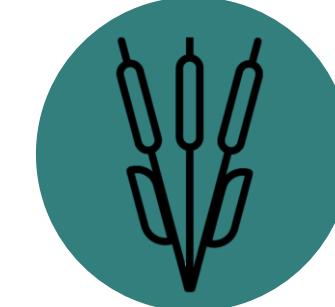
## LEGEND

- Protected Land and Easements
- Regulatory Constrained Land
- Rail Trail



## **60% Protected from Development**

County, state and federally-owned lands; conservation easements; etc.



## **25-30% Highly Regulated**

Steep slopes, buffers, wetlands, soils, etc.



## **10-15% Potentially Developable**

Residential, commercial, industrial, mixed use, etc.



# Planning & Development History



## PLANNING & DEVELOPMENT

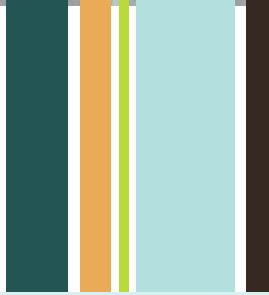
### What we heard...

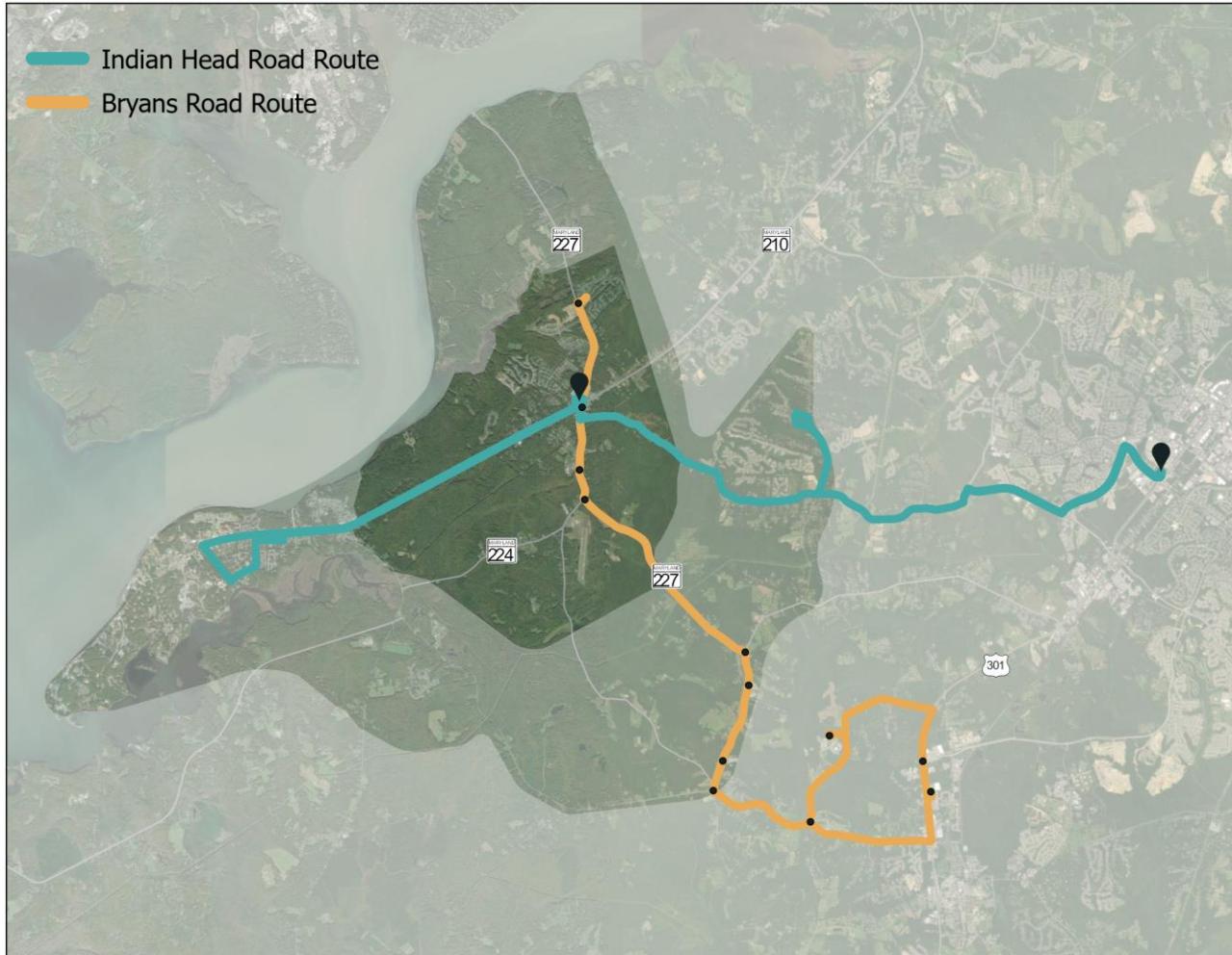
- There is a strong desire to move past a binary debate of “development” vs. “environment” in this subarea plan.
- Property owners need to earn a return on their investment, build intergenerational wealth, etc., while also preserving environmental values of the area.
- Preserve rural character of the area.
- Focus on redevelopment of commercial properties.
- Place strict environmental controls on new development



# Community Resources & Services

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## COMMUNITY RESOURCES & SERVICES

### What we heard...

- Few government services are available in Bryans Road; La Plata and Waldorf are not accessible without a car.
- Bryans Road feels “left out” of public investment and underserved in community services and resources.
- Community-based organizations are trying to fill gaps but are under-resourced to do so.



## What are the primary services and resources needed in Bryans Road?

### Discussion Topics

#### **Community Resources and Services**

#### **Housing, Community & Economic Development (NEXT)**

Mobility & Connectedness

Historic & Cultural Resources

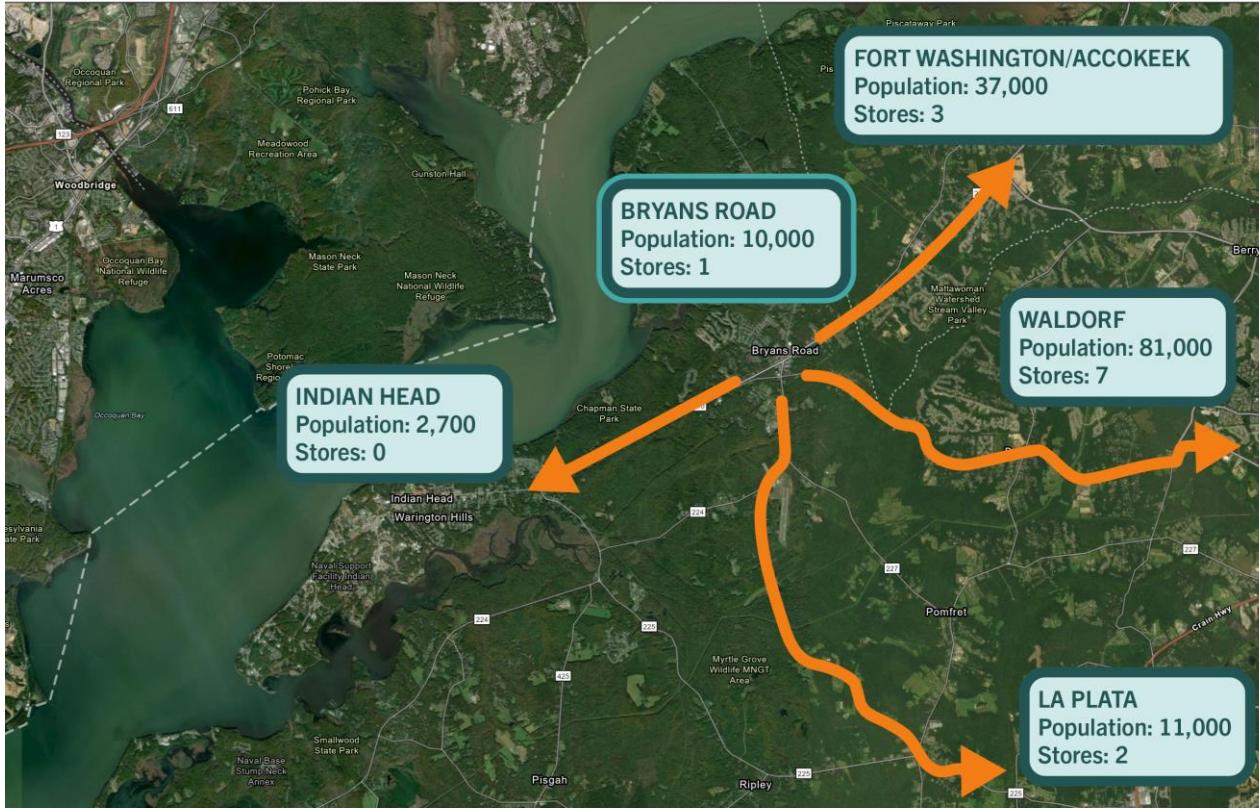
Water Resources & Environmental Conservation



# Housing, Community, & Economic Development

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## HOUSING, COMMUNITY, & ECONOMIC DEVELOPMENT

### What we heard...

- Lack of housing diversity in terms of cost, size and type.
- Loss of the Safeway in 2018 was more than the loss of a grocery store; it was another indication that Bryans Road is falling behind.
- Momentum of Indian Head needs to be brought to Bryans Road.
- Support redevelopment of Bryans Road Shopping Center.
- Bryans Road lacks a unique identity.



**How do we increase the economic viability of redevelopment projects to strengthen Bryans Road as a rural village?**

**What is the right balance among redevelopment, new development, and land preservation?**

## Discussion Topics

Community Resources and Services

**Housing, Community & Economic Development**

**Mobility & Connectedness (NEXT)**

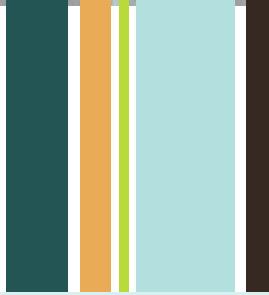
Historic & Cultural Resources

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# Mobility & Connectedness

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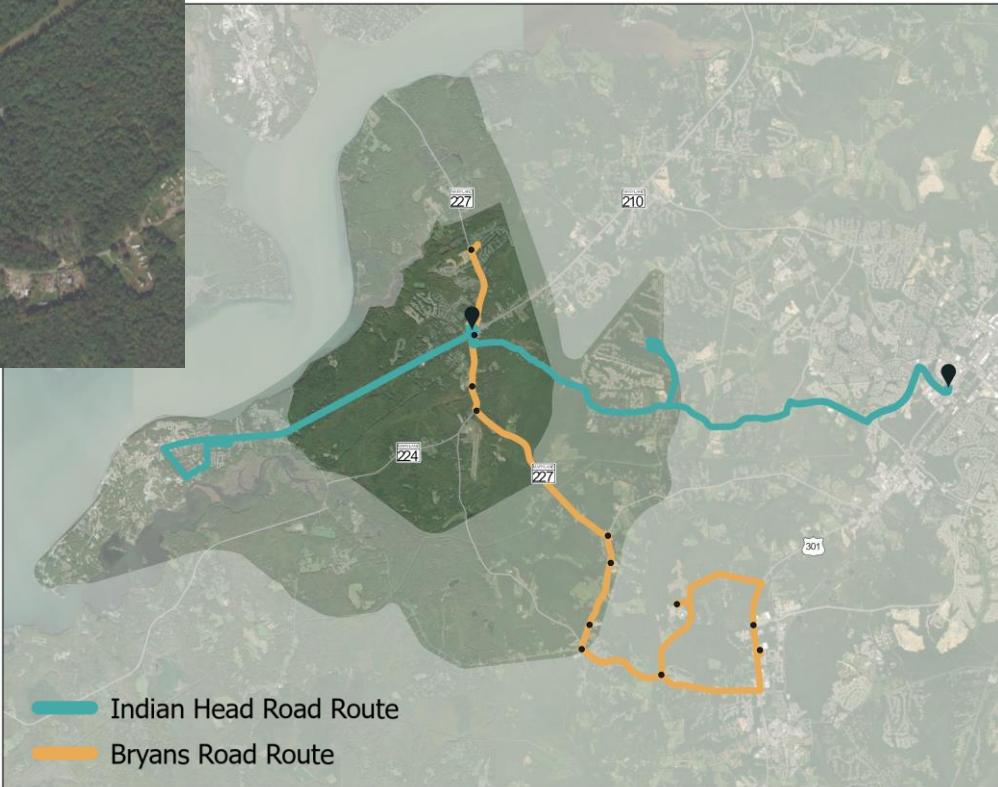


# Mobility & Connectedness



**Existing Sidewalks**

## Existing Transit Service



## What we heard...

- Transit service is too infrequent and too difficult to access.
- There are many crashes at the intersection of MD 210/MD 227
- No sidewalks or bicycle facilities along MD 210 to access shopping center.
- Broadband internet access is limited and unreliable beyond subdivisions.



## What are the primary transportation needs of the area?

### Discussion Topics

Community Resources and Services

Housing, Community & Economic Development

**Mobility & Connectedness**

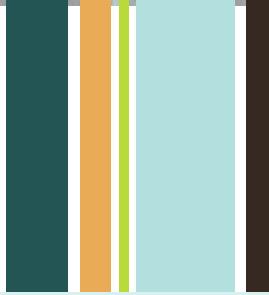
**Historic & Cultural Resources (NEXT)**

Water Resources & Environmental Conservation



# Historic & Cultural Resources

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# Historic and Cultural Resources

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Pomonkey school alumni assoc.



Mount Aventine



Piscataway-Conoy Tribe



Pomonkey school



Marshall Hall amusement park



Marshall Hall ruins



Moyaone Reserve



Indian Head Rail Trail



Piscataway Park

## HISTORIC & CULTURAL RESOURCES

### What we heard...

- There is immense pride in the history and cultural communities of the area, including the historically African-American village of Pomonkey and the Piscataway community.
- Sites like the historic Pomonkey High School, Marshall Hall, Piscataway National Park all deserve to be accessible and promoted to the public.
- Volunteers and activists are getting older; concern that stewardship of local history will not be carried on.

Photo sources (from left to right, top to bottom): Project staff, Maryland Park Service, Office of the Governor, Project staff, National Parks Service, National Parks Service, Charles County PGM, Project staff, National Parks Service



## How do we leverage environmental, historic and cultural resources for maximum, appropriate community benefit?

### Discussion Topics

Community Resources and Services

Housing, Community & Economic Development

Mobility & Connectedness

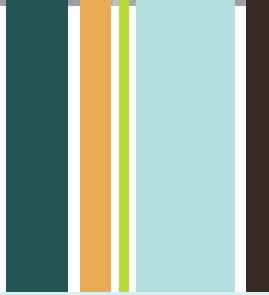
**Historic & Cultural Resources**

**Water Resources & Environmental Conservation (NEXT)**



# Water Resources & Environmental Conservation

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**3000**  
septic systems  
need to be upgraded



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**8** miles  
of shoreline  
to protect

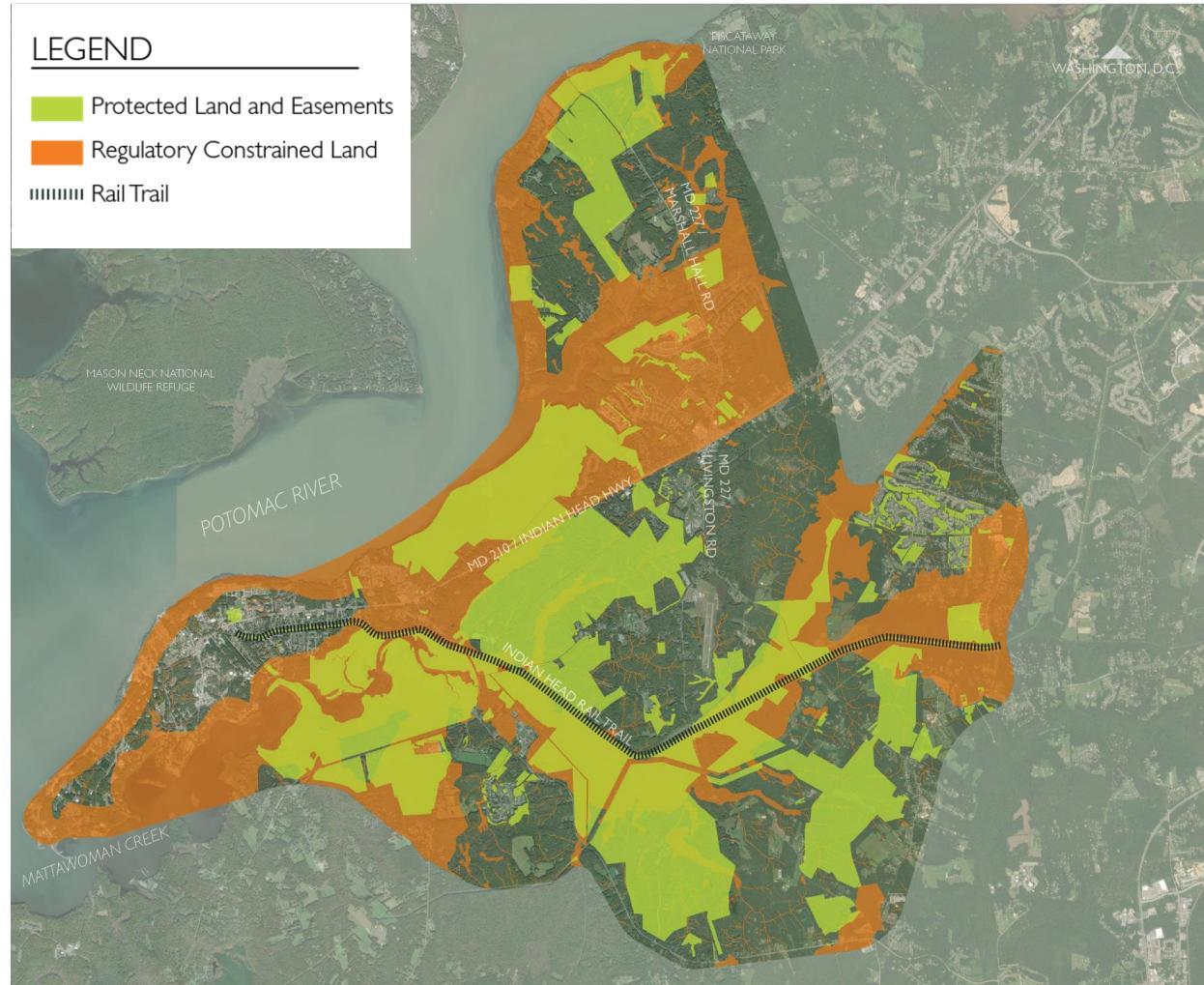


**667** acres  
of untreated  
impervious surface



### Solutions

- Septic upgrades
- Stream restoration
- Dry Swales
- Enhanced Filter Systems
- Reforestation
- Street Sweeping
- Regulatory controls
- Land Preservation



## WATER RESOURCES & ENVIRONMENTAL CONSERVATION

### What we heard...

- Mattawoman Creek is among the highest quality watershed in the Chesapeake Bay region. Every effort should be made to preserve it.
- Public lands are not accessible for recreational use by area residents.
- Failing septic systems threaten the health of the watershed.
- Environmental activities are a major driver of tourism.



## How do we focus environmental conservation policies and investments to show tangible progress on preserving the Mattawoman Creek and other watersheds?

### Discussion Topics

Community Resources and Services

Housing, Community & Economic Development

Mobility & Connectedness

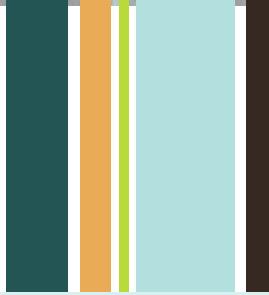
Historic & Cultural Resources

**Water Resources & Environmental Conservation**



# Next Steps

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# Next Steps

## PLANNING PROCESS

**January**



“Preview” of existing conditions analysis

**Early March**



Planning concepts to be presented at public meeting

**Mid-April**



Refined concepts and consultant recommendations

**May**



Draft Plan submitted to Planning Commission



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