

# 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:

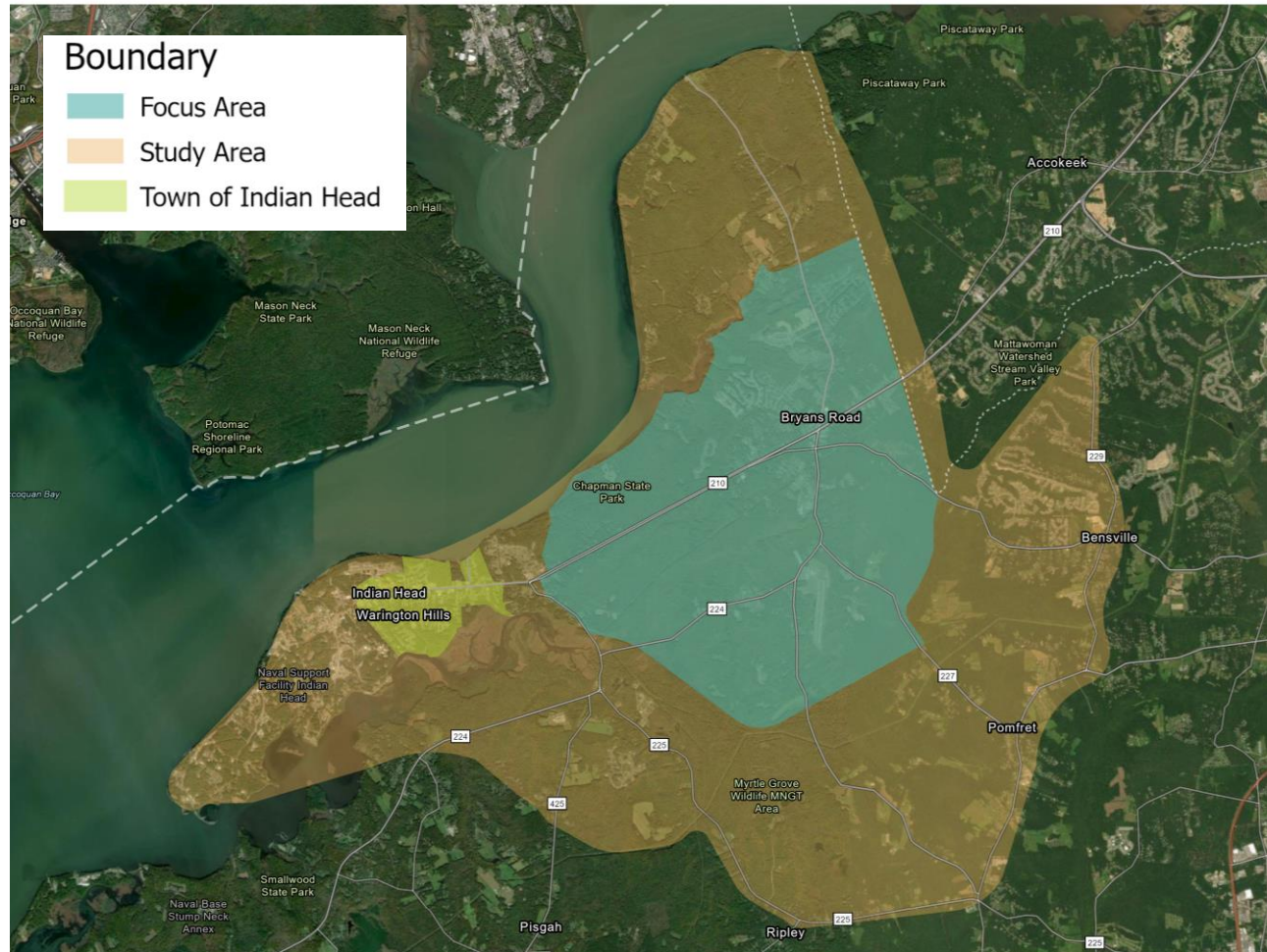
### Welcome and Plan Purpose

### 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



**Jamie Kendrick** (Project Manager)  
**Roshan Singh**  
**Dustin Wolff**  
**Jennifer Satterwhite**

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



**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

**Pre-  
1970s**



Large lot  
suburban  
and  
agricultural  
uses

**1970s —  
1990s**



Building  
boom finds  
Charles  
County

**2001**



Bryans Road &  
Indian Head  
Subarea Plan

**2006**



County  
comp plan  
continues  
designation  
of western  
county as  
development  
district/area

**2016**



County  
comp plan  
establishes  
Watershed  
Conservation  
District and  
cancels cross  
county  
connector

**2021**



Employment  
area created  
near  
Maryland  
Airport

**2022**



Bryans Road  
small area  
plan  
developed

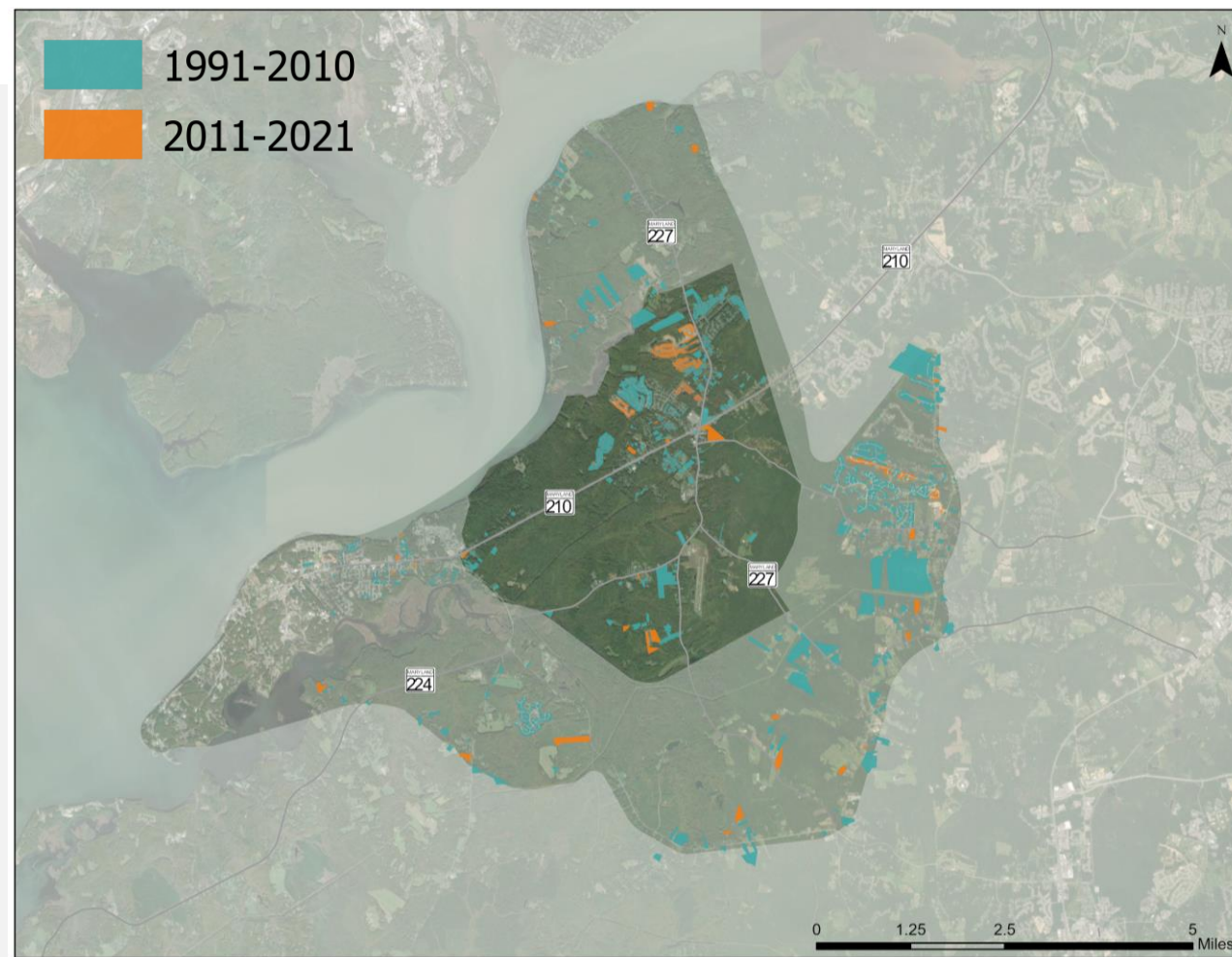


# Planning & Development History

**BRYANS ROAD**  
SUB-AREA PLAN

## 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

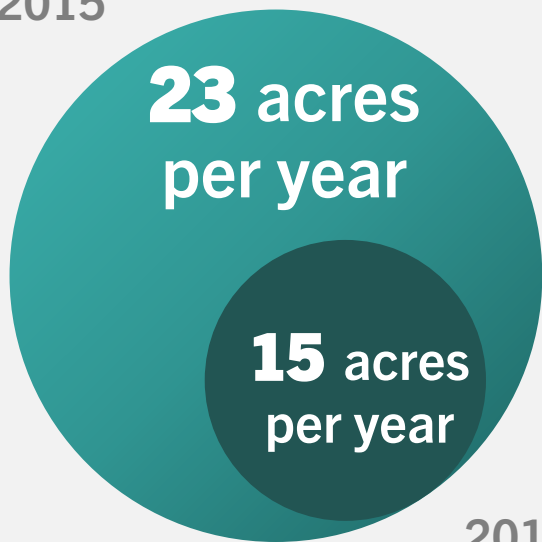






## LAND CONSUMPTION HAS SLOWED

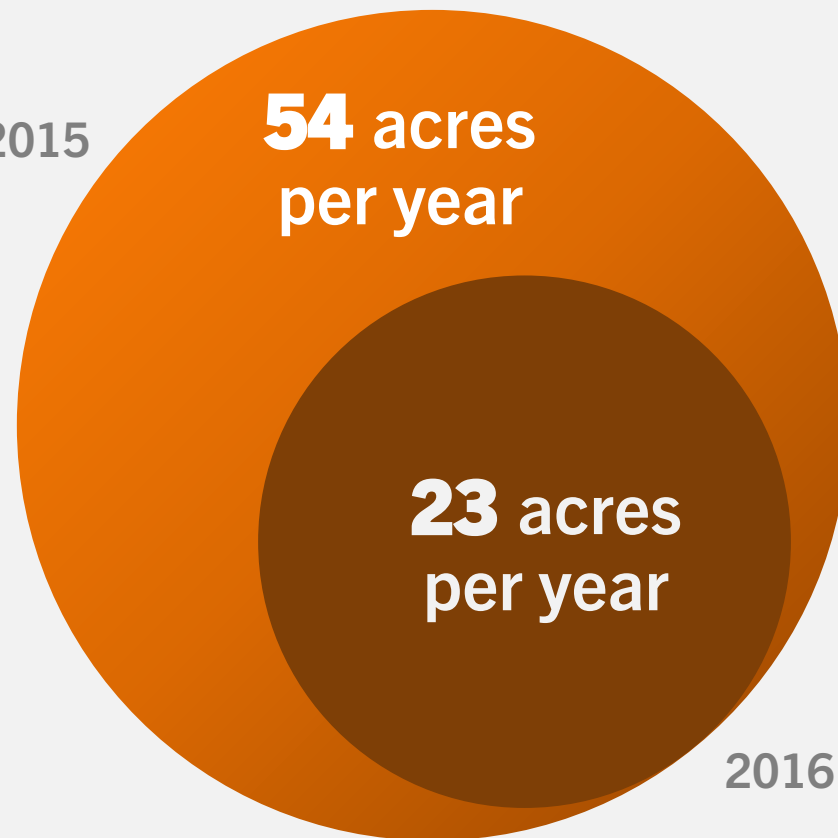
1991 - 2015



2016 - 2021

**FOCUS AREA**

1991 - 2015



2016 - 2021

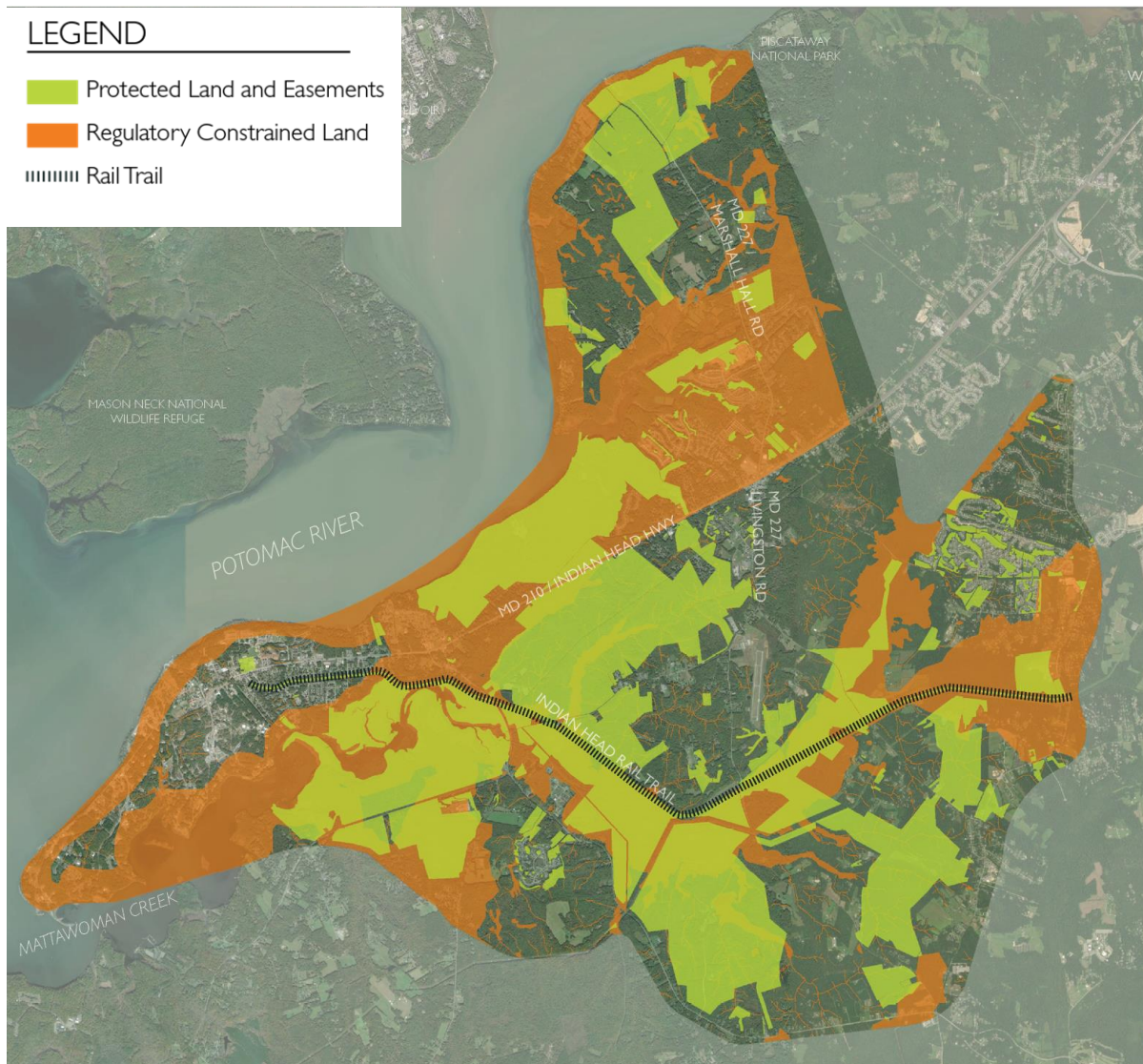
**OUTER AREA**



# Planning & Development History

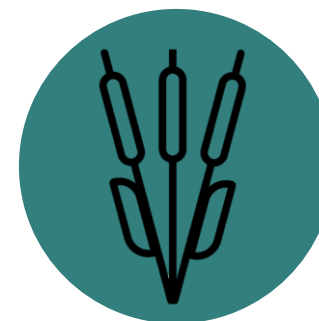
## LEGEND

- 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

### 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

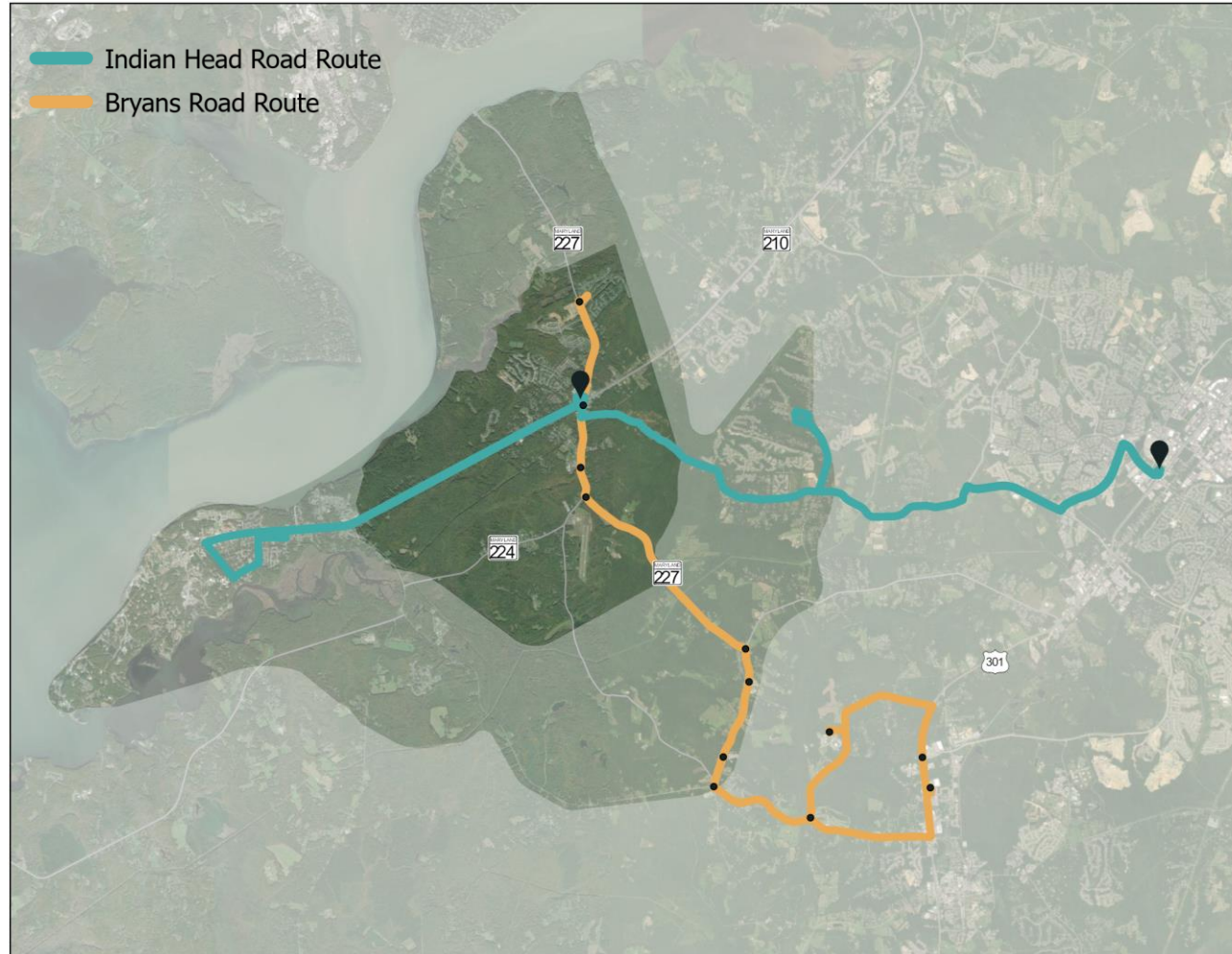




# Community Resources & Services

**BRYANS ROAD**  
SUB-AREA PLAN





## 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

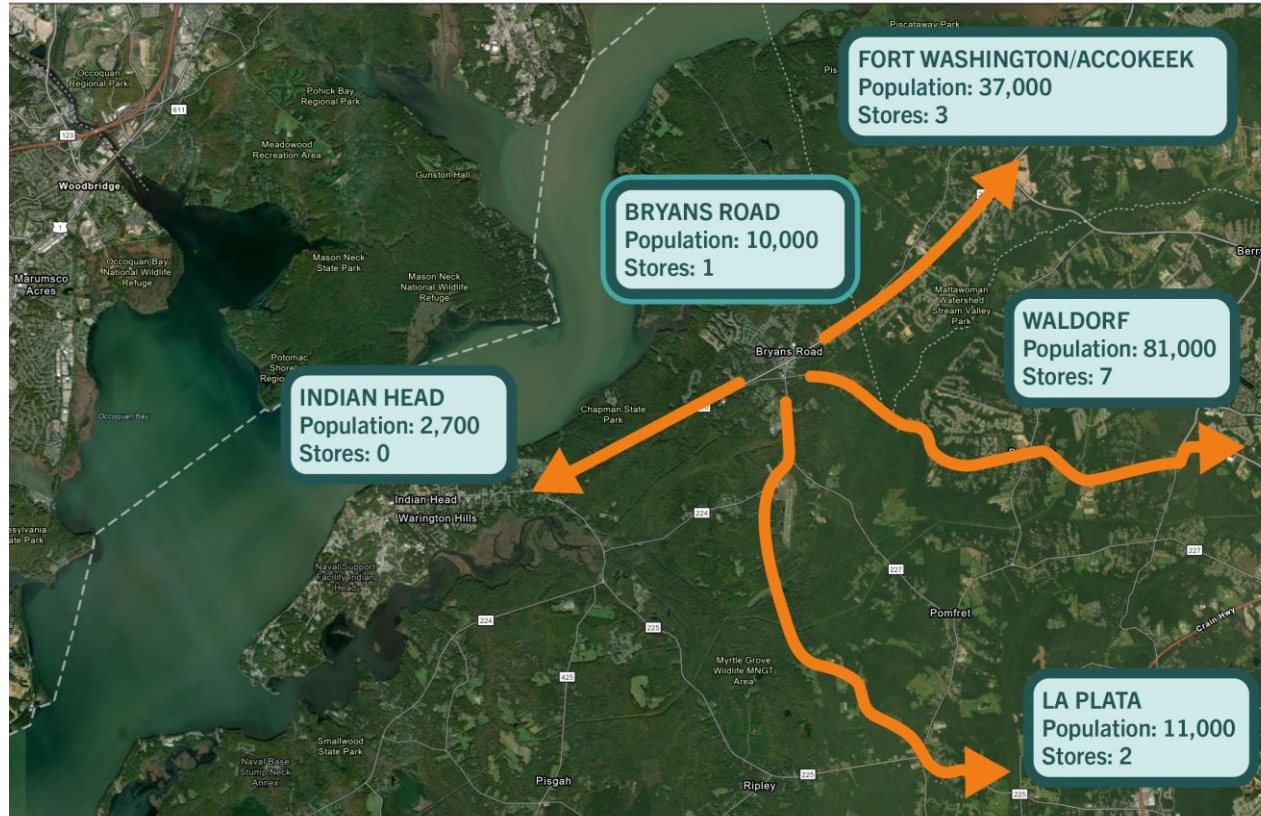




# Housing, Community, & Economic Development

**BRYANS ROAD**  
SUB-AREA PLAN





## 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

Water Resources & Environmental Conservation

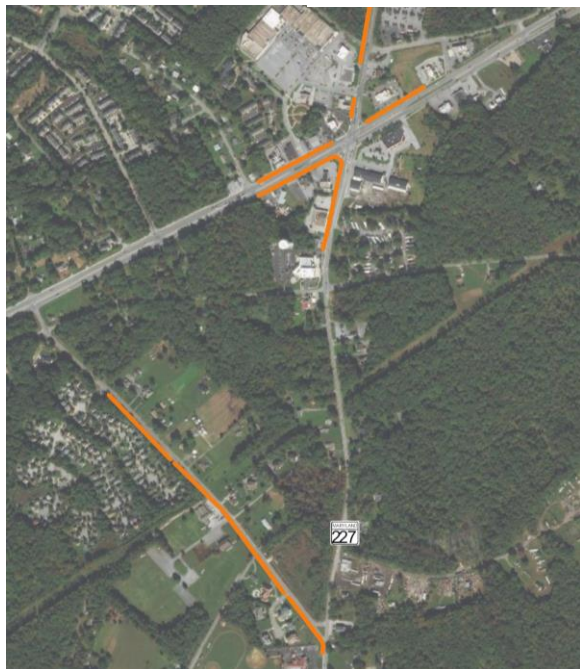


# Mobility & Connectedness

**BRYANS ROAD**  
SUB-AREA PLAN

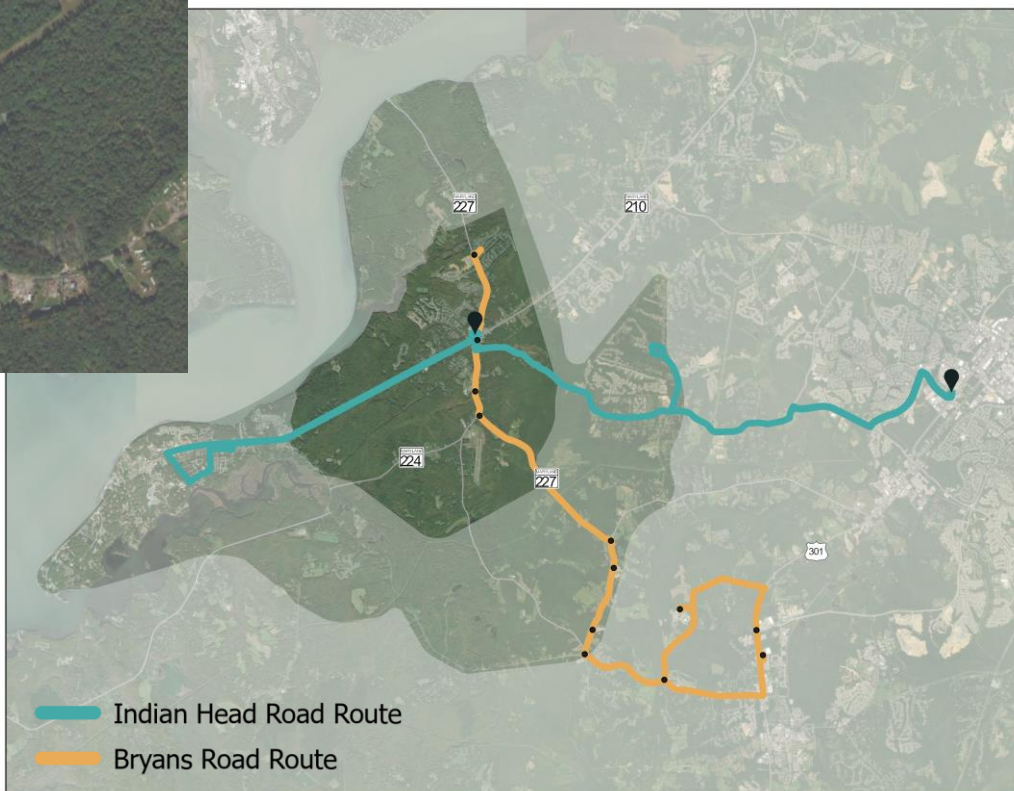


— Sidewalk Gaps



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**

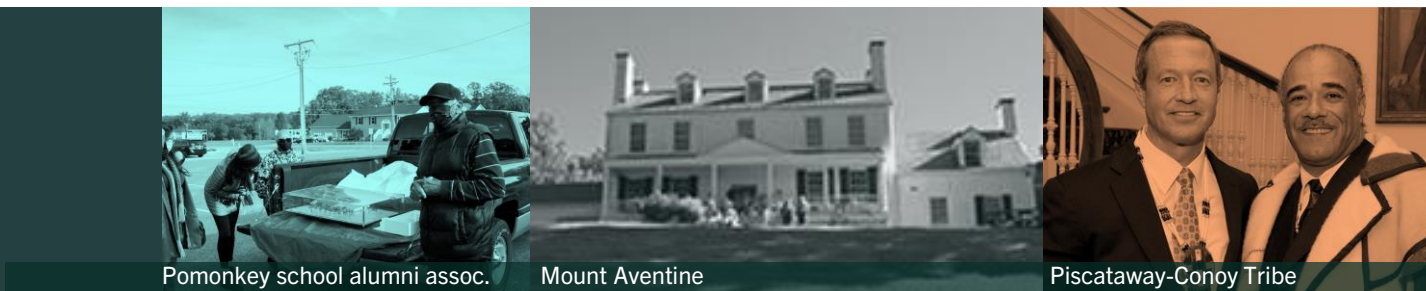
**Historic & Cultural Resources (NEXT)**

Water Resources & Environmental Conservation



# Historic & Cultural Resources

**BRYANS ROAD**  
SUB-AREA PLAN



## 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

**BRYANS ROAD**  
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**3000**

septic systems  
need to be upgraded



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**8** miles

of shoreline  
to protect



**667** acres

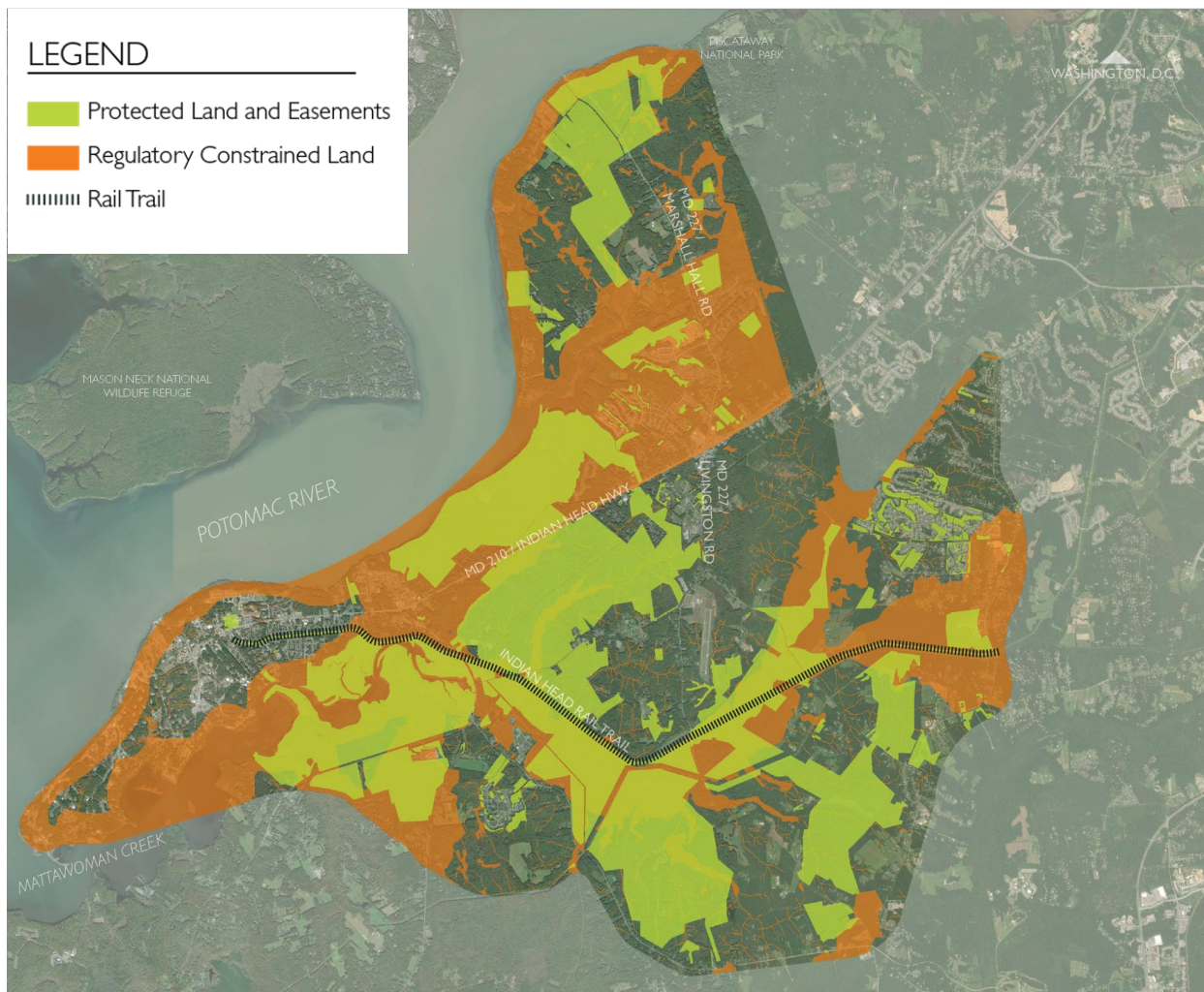
of untreated  
impervious surface



## 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

**BRYANS ROAD**  
SUB-AREA PLAN





## 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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