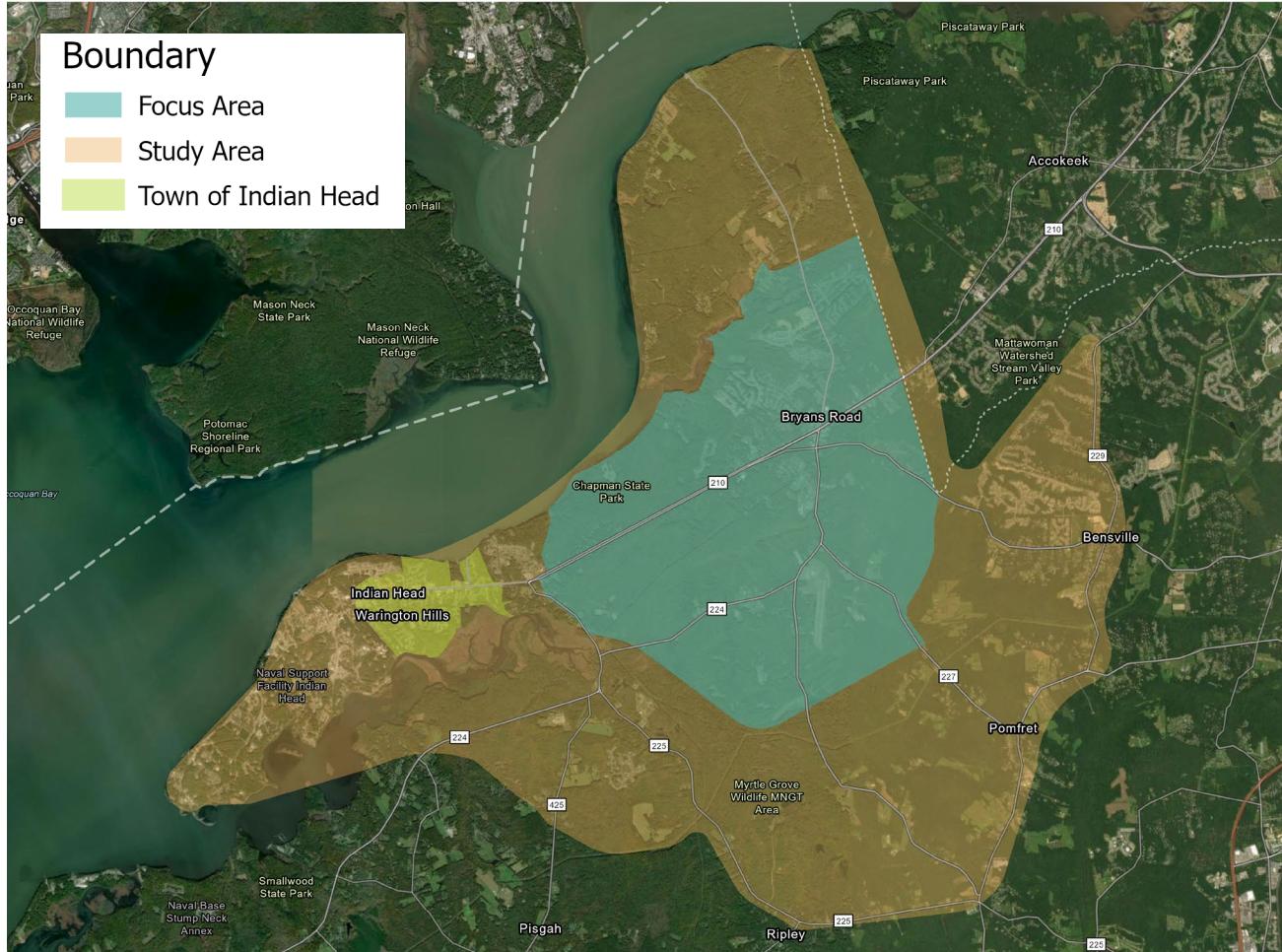


# BRYANS ROAD SUB-AREA PLAN

**COMMUNITY STRENGTH &  
ENHANCEMENT CONCEPTS**

MAY 5, 2022



**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.



## COMMITTED TO COMMUNITY ENGAGEMENT

**throughout the planning process**

- [www.bryansroadplan.com](http://www.bryansroadplan.com)
- community interviews & tour
- Direct outreach to homeowners associations and churches
- Intro briefings for Planning Commission and Board of County Commissioners
- “Preview Meeting” (January 17)
- 2<sup>nd</sup> Public Meeting – Land Use Planning Concepts (March 10)
- **3<sup>rd</sup> Public Meeting – Community Concepts (tonight)**



# Planning Elements

1

EXISTING CONDITIONS & ANALYSIS

2

LAND USE, GROWTH, & DEVELOPMENT FRAMEWORK

3

COMMUNITY STRENGTH & ENHANCEMENT ELEMENTS

ENVIRONMENTAL  
CONSERVATION

MOBILITY &  
CONNECTEDNESS

HOUSING, COMMUNITY  
& ECONOMIC  
DEVELOPMENT

COMMUNITY  
RESOURCES & SERVICES

OTHER ISSUES  
OF INTEREST

HISTORIC & CULTURAL  
RESOURCES



## POTENTIAL PLANNING OUTCOMES

**What might (or might not) happen as a result of this plan?**

- Citizen engagement to keep moving forward
- Changes in laws and policies to facilitate recommended actions
- Projects included in the capital improvement program
- Private investment in stores, shops, restaurants, housing
- Programs to serve seniors, youth and other targeted populations



# Recap of Land Use Plan & Community Feedback

**BRYANS ROAD**  
SUB-AREA PLAN



# Planning & Development History



## PLANNING & DEVELOPMENT

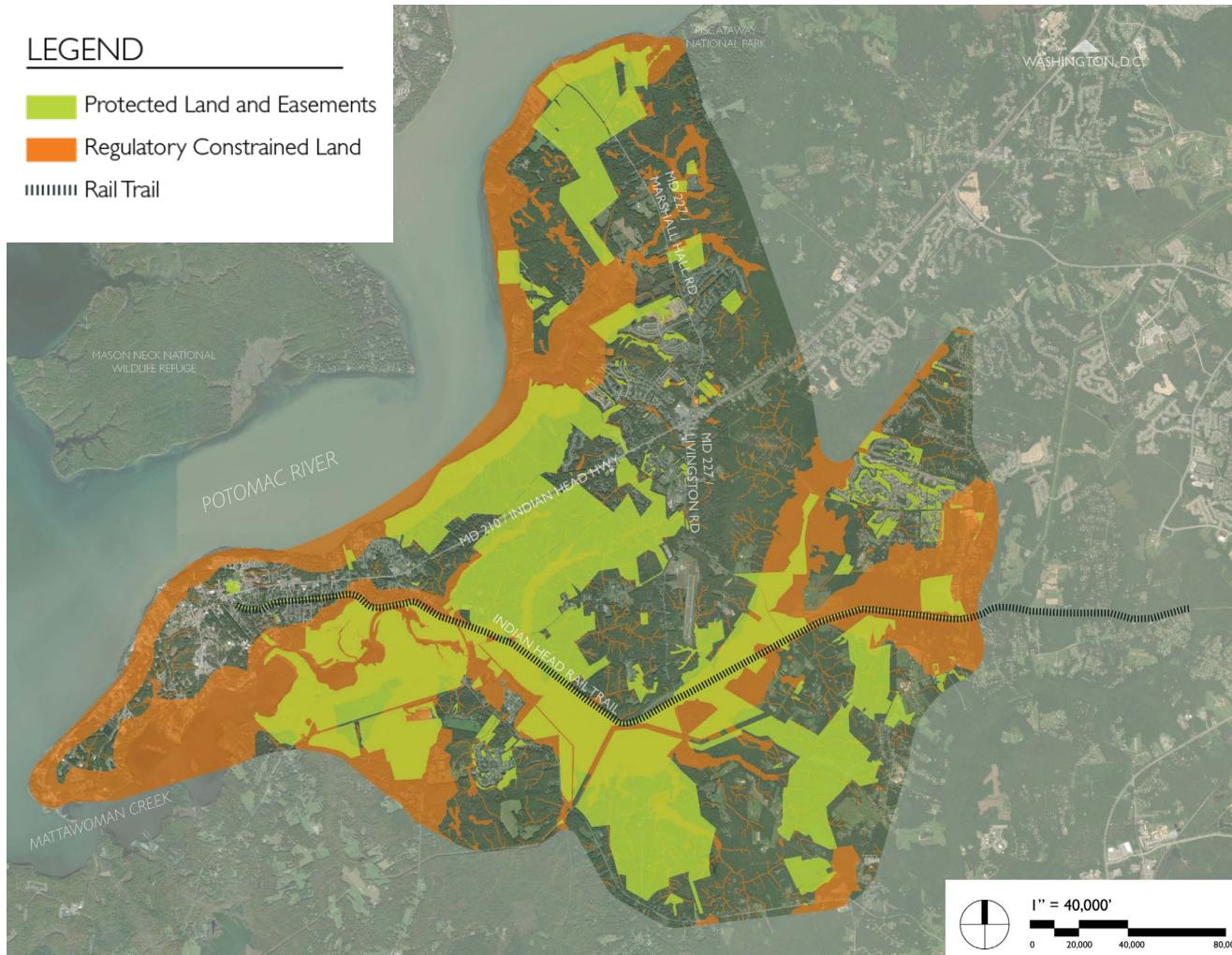
### What we heard...

- 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



### LEGEND

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



## 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.

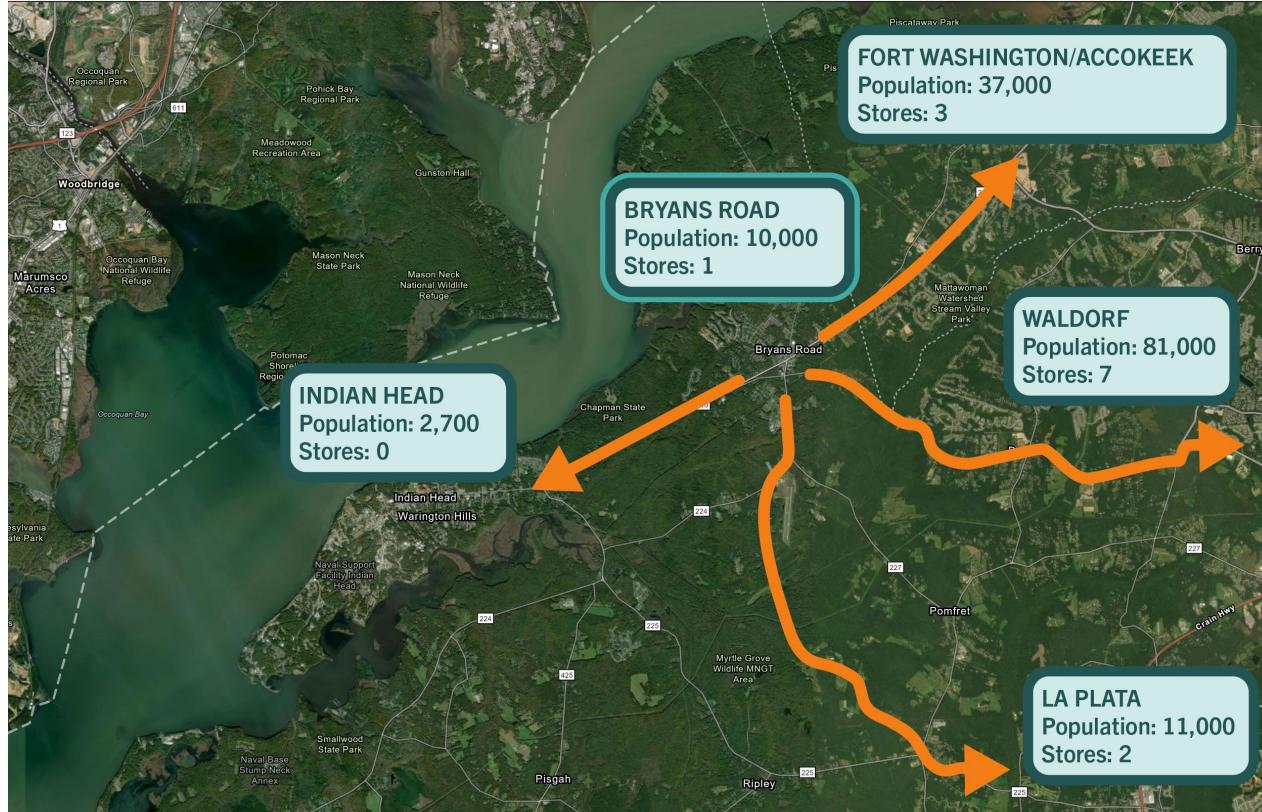


Photo Sources (from left to right): Project staff, Project staff, unknown, Caruso Homes

## HOUSING, COMMUNITY & ECONOMIC DEVELOPMENT

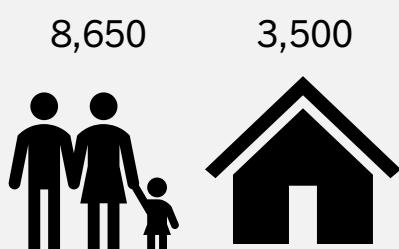
### What we heard...

- Loss of the Safeway in 2018 was more than the loss of a grocery store; it was another indication to the community and to investors that Bryans Road is falling behind in terms of services and amenities.
- Watershed Conservation District was unfair to property owners and overly broad in its application.
- Lack of housing diversity in terms of cost, size and type.
- “Aging in place” is a concern.
- Support redevelopment of Bryans Road Shopping Center.

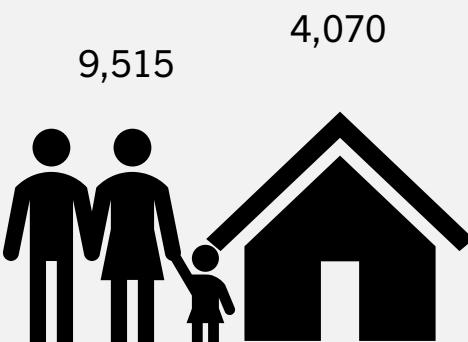


# Growth Scenarios

**+/-10%**



Existing Population  
& Dwelling Units

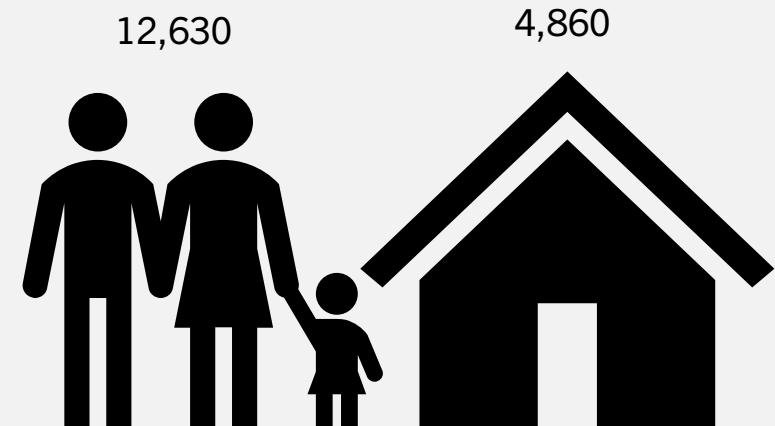


with current zoning  
and redevelopment  
constraints

**20-YEAR GROWTH  
TARGET**



**+/-46%**



Regional Growth Forecast



# Summary



- To retain and strengthen existing businesses, and add new services and amenities, Bryans Road needs to grow.
- Growth should be more than is permitted now (+/-10%) but less than the regional forecast (46%).



## 20-year target

- +/- 3000 residents
- +/- 1270 dwelling units



- Preserving rural landscape and Mattawoman Creek is a high priority, as is equitable development.
- Existing and planned infrastructure can accommodate growth.
- Diverse housing types meet different market needs and support various types of services and amenities



## Future Land Use Map

- is compact
- minimizes potential impact to environmentally sensitive areas
- does not rely on major new infrastructure
- supported by a package of environmental and community enhancements



## DRAFT

### FUTURE LAND USE

- Town Center**  
No less than 20 units per acre, mixed use or public facility
- Lowest Residential Density**  
Up to 4 units per net buildable acre
- Moderate Residential Density**  
5 - 12 units per net buildable acre
- Age Restricted Community**  
5 - 12 units per net buildable acre
- Highest Residential Density**  
Up to 20 units per net buildable acre
- Airport Employment District**
- Targeted Preservation Area**
- New/Realigned Roadway**
- Roundabout**
- Watershed Conservation District (Existing)**
- Rural Conservation District (Existing)**





# What we heard at the last meeting

## The concept plan:

- Calls for too much growth – not enough redevelopment.
- Does not “guarantee” that amenities will result.
- Need to do more to serve the people who live here now: access to parks, recreation programs, traffic congestion and mobility, services, shopping, and restaurants, etc.
- Does not offer sufficient environmental protection.

## LAND USE, GROWTH, & DEVELOPMENT FRAMEWORK

ENVIRONMENTAL CONSERVATION

MOBILITY & CONNECTEDNESS

HOUSING, COMMUNITY & ECONOMIC DEVELOPMENT

COMMUNITY RESOURCES & SERVICES

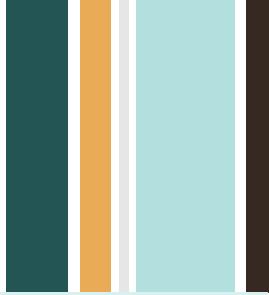
OTHER ISSUES OF INTEREST

HISTORIC & CULTURAL RESOURCES



# Community Strength & Enhancements

**BRYANS ROAD**  
SUB-AREA PLAN





# Four Big Ideas:



**1**

Multigenerational  
Community Facility



**2**

Affordable  
Senior Housing



**3**

Bryans Road  
Environmental  
Benefits District



**4**

Pomonkey Center  
for Environmental &  
Cultural Education

**Strengthening the COMMUNITY CORE**

**Enhancing the ENVIRONMENT & CULTURE**

**8 things we  
can do now**





# Strengthening the Core

- Establish a multigenerational community facility (library, senior center, youth activities, etc.)
- Expand and program outdoor public gathering space
- Create affordable senior living
- Honor history, culture, and creativity
- Support redevelopment and encourage infill development





# Multigenerational Community Facility

**BRYANS ROAD**  
SUB-AREA PLAN

1



**Senior Recreation  
and Wellness**



**Library &  
Technology**



**Public Services**



**DIY Center**



# Affordable Senior Housing

**BRYANS ROAD**  
SUB-AREA PLAN

**Independent Living**



**Memory Care & Assisted Living**



**Market Oriented**



**Community-Based**





# 3



## BRYANS ROAD ENVIRONMENTAL BENEFITS DISTRICT

- Leverage existing funding sources and/or identify a specific, new, dedicated source to be used for:
  - Watershed improvement projects
  - Land acquisition
  - Community-led conservation, enhancement, and access projects
- Create an “environmental playbook” for land development
  - No parking minimums
  - Reduced clearing
  - Alternative pavements
  - Reduced street widths
  - Parking lot canopy
  - Rainwater harvesting
  - Microgrid
  - Electric charging readiness



4



## POMONKEY CENTER FOR CULTURAL AND ENVIRONMENTAL EDUCATION

- Activate Pomonkey Forest Easements
- Link to a purposeful restoration of Pomonkey School.
- Create engaging indoor/outdoor space for programming, meetings and retreats, school groups, ropes course, etc.
- Engage Pomonkey High School Alumni Association and Piscataway communities for joint cultural effort
- Implement through partnership among Alumni Association, Charles County Conservancy, Charles County Public Schools, Departments of Parks, Recreation, and Tourism, and others.



# 8 things we can do now.

- Selected strategies that may be included in the subarea plan.
- Relate to mobility and connectedness, community and economic development, cultural and historical resources, and community services.
- Low budget or already budgeted but require a champion.
- Develop momentum for the big ideas.

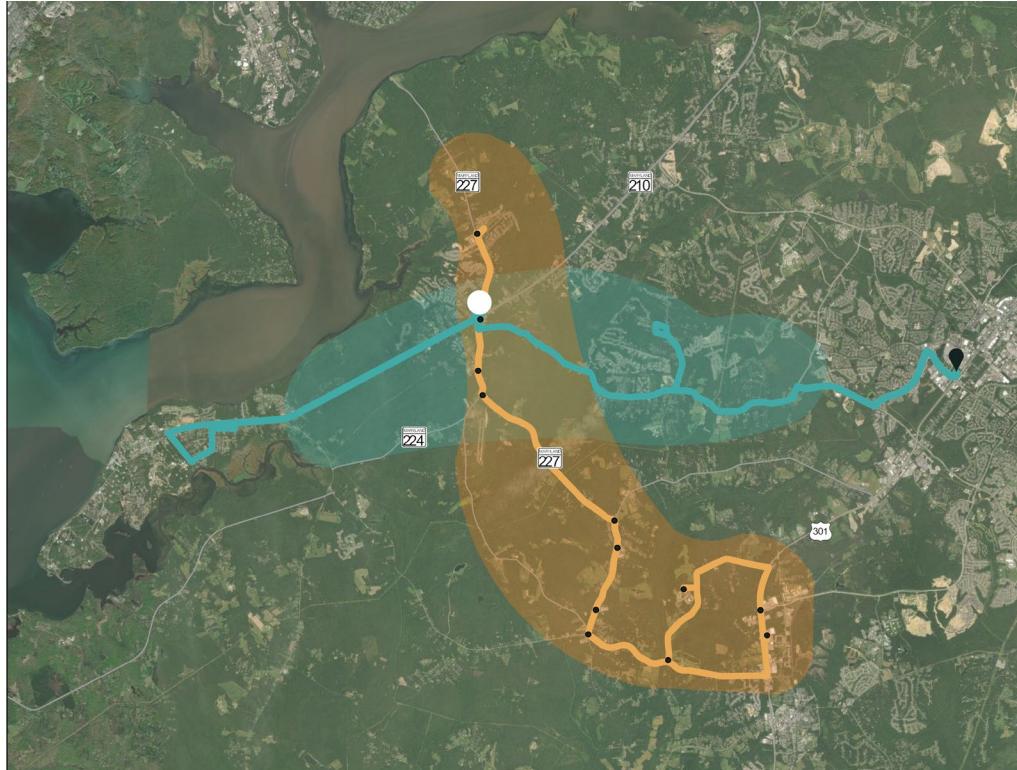




# Mobility & Connectedness



**Change Van Go to an “On-Demand,  
At-the-Corner” Service**



**Construct a new Indian Head Rail Trail  
“trailhead” and pull off along at Bumpy Oak  
Road near Lilly Pond**



An alternative or additional site at Pomfret Road could be used.



# Community Development



**Get Ready for Broadband**



**Bring People Together with  
Outdoor Programming**





# Heritage Tourism & Economic Development

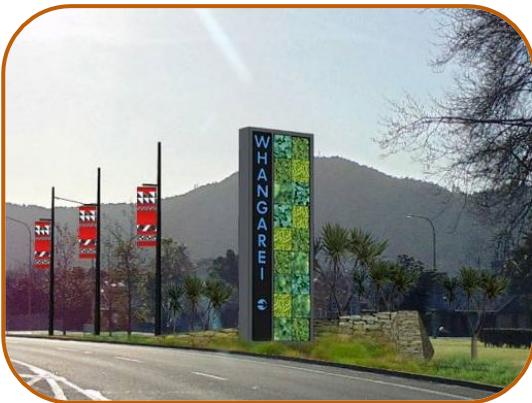
**BRYANS ROAD**  
SUB-AREA PLAN



Introduce Bryans Road and all it has to offer



Tourist Area and Corridor Signing Program



Gateway Signs & Landscaping



Advance the MD 210 Technology Corridor Concept





# Leadership & Community Services

**BRYANS ROAD**  
SUB-AREA PLAN



**Formalize a relationship with the BRSC  
Community Outreach Center**



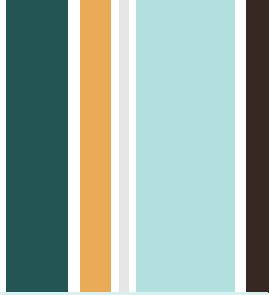
**Form a leadership committee  
for Bryans Road**





# Summary & Next Steps

**BRYANS ROAD**  
SUB-AREA PLAN





## What Have We Done?

- Worked to understand and analyze existing conditions from technical and community perspectives.
- Developed land use planning and growth framework, then gave more focus to redevelopment opportunities.
- Identified four big ideas for the future and eight things we can do now to create momentum for Bryans Road.

## What's Next?

- Prepare plan document with more detail based on concepts and ideas presented and community feedback. **May**
- Submit to Planning Commission for permission to seek public and agency comments. **June**
- Planning Commission to hold hearing, review, revise and recommend plan for adoption of subarea plan. **August**
- Board of Commissioners to adopt, reject or request modifications to subarea plan. **Fall 2022**

## What Can You Do?

- Give constructive feedback and ideas.
- Tell a friend, neighbor or colleague about the plan.
- Provide comments during public hearings.