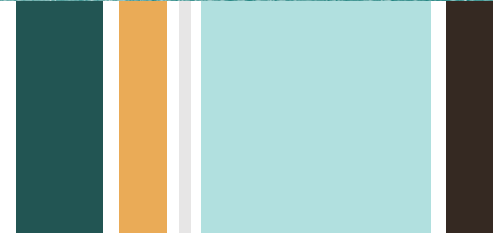


BRYANS ROAD

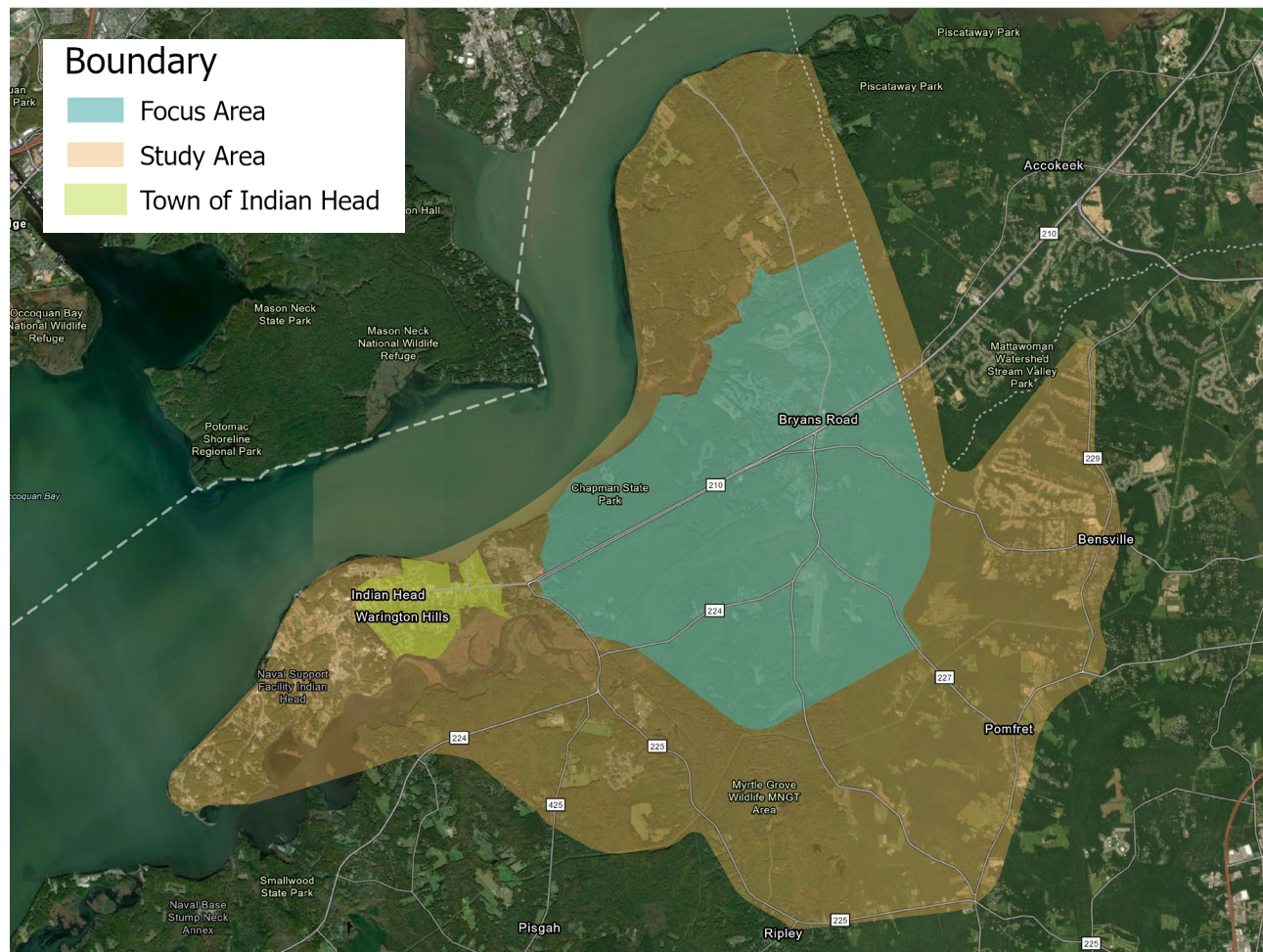
SUB-AREA PLAN



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
- community interviews & tour
- Direct outreach to homeowners associations and churches
- Intro briefings for Planning Commission and Board of County Commissioners
- “Preview Meeting” (January 17)
- 2nd Public Meeting – Land Use Planning Concepts (March 10)
- **3rd Public Meeting – Community Concepts (tonight)**



Planning Elements

BRYANS ROAD
SUB-AREA PLAN

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

What we heard...

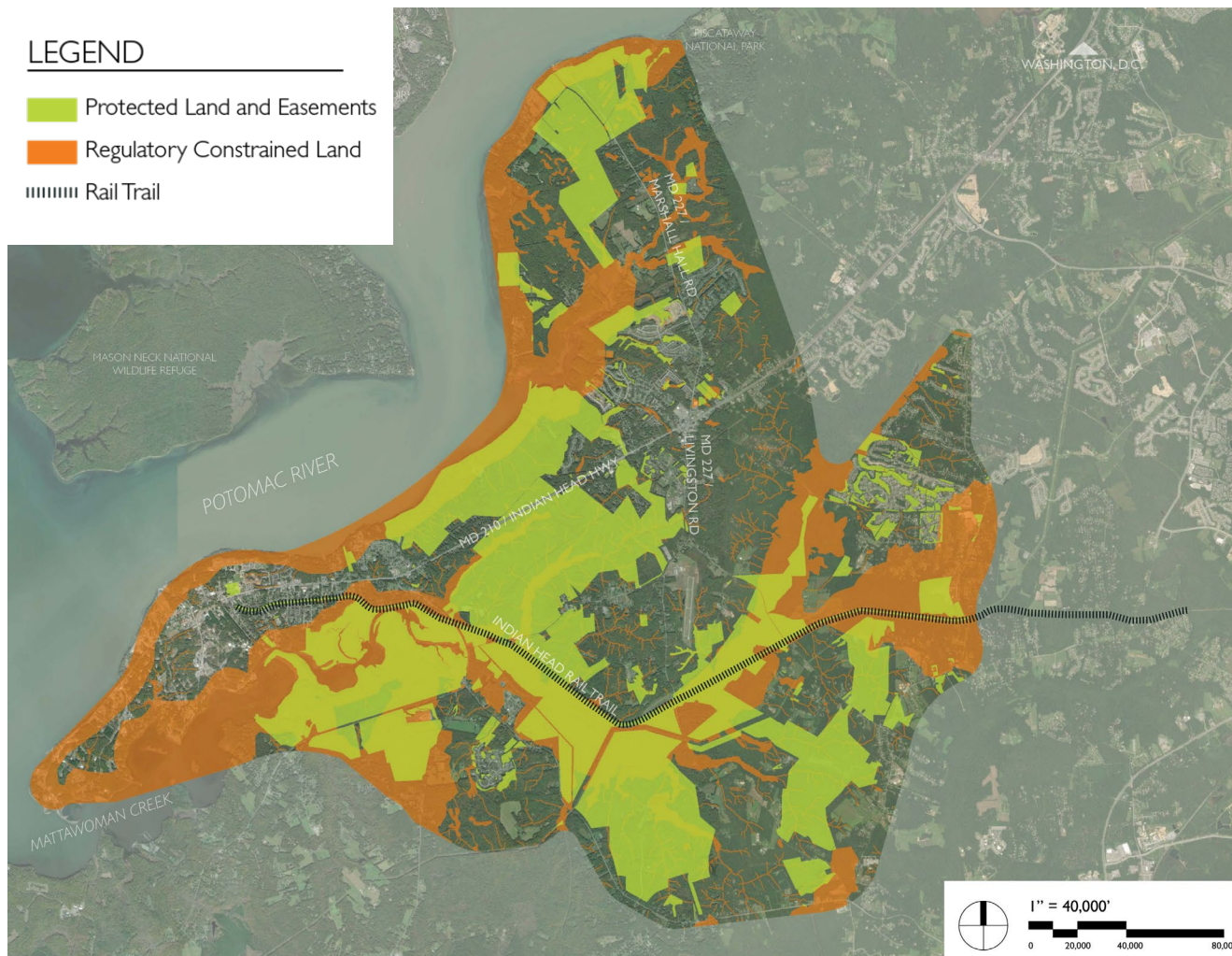
- There is a strong desire to move past a binary debate of “development” vs. “environment” in this subarea plan.
- Property owners need to earn a return on their investment, build intergenerational wealth, etc., while also preserving environmental values of the area.
- Preserve rural character of the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





LEGEND

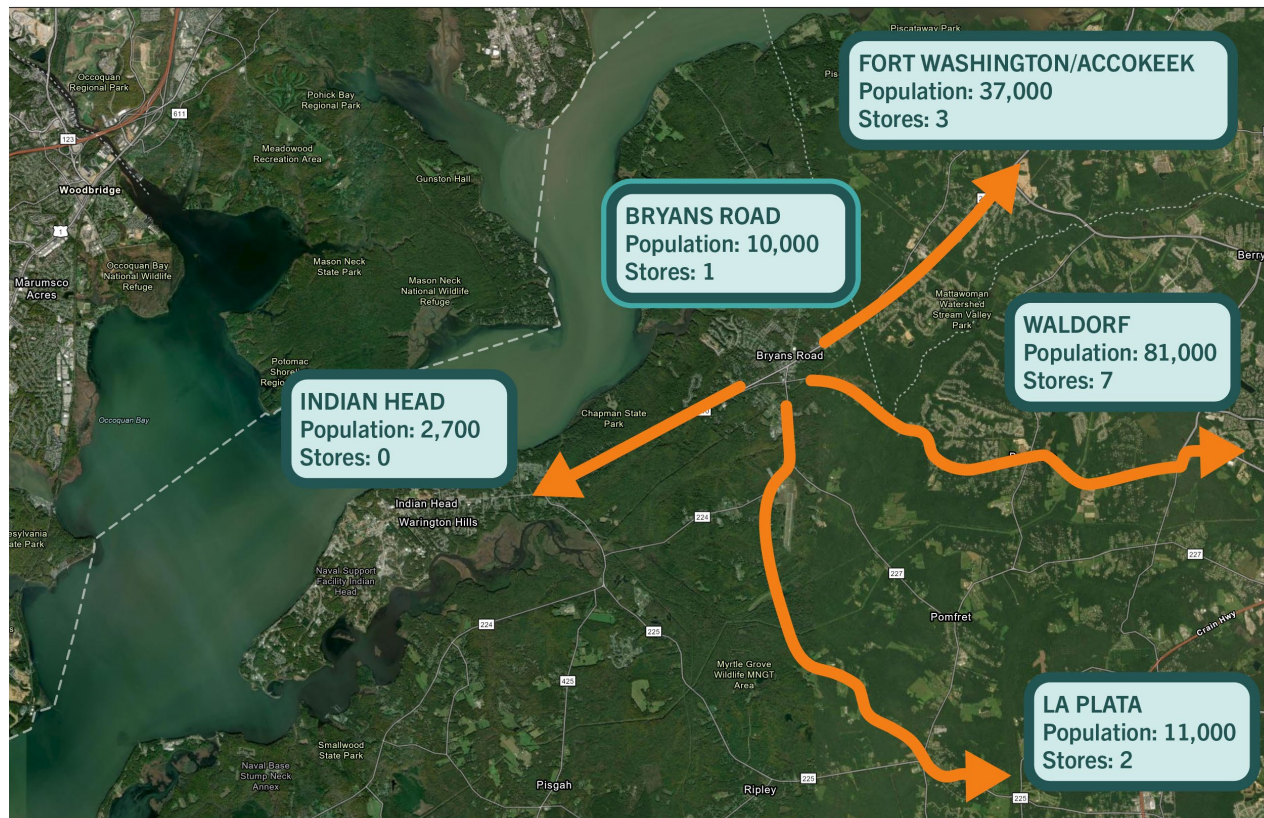
- Protected Land and Easements
- Regulatory Constrained Land
- Rail Trail



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.

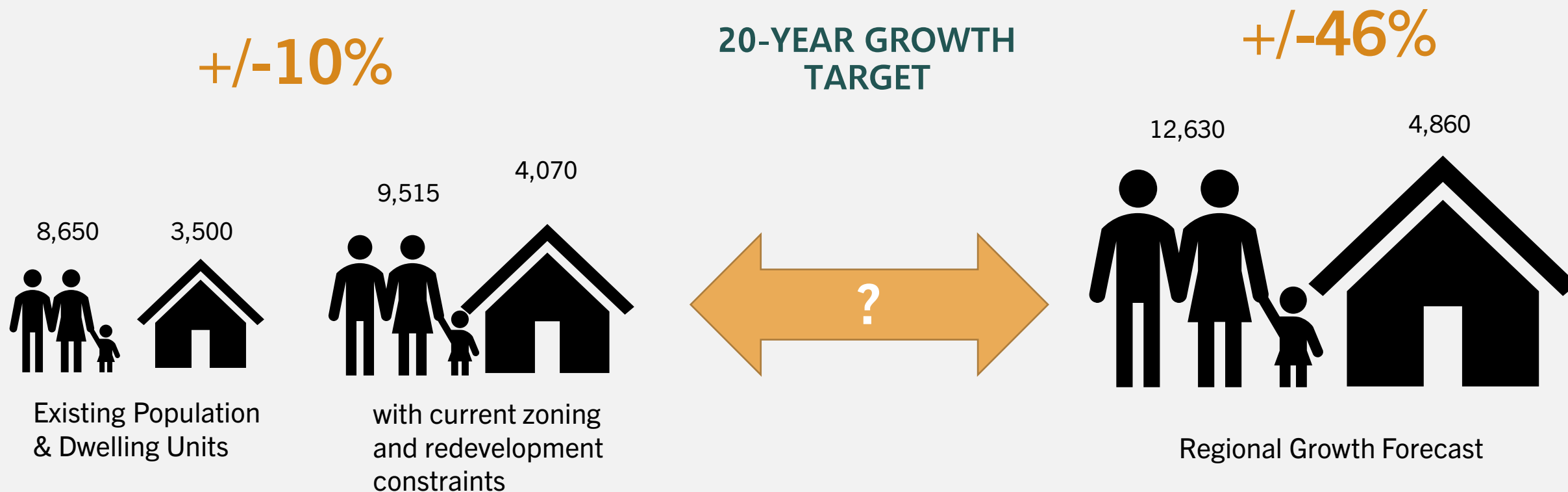


HOUSING, COMMUNITY & ECONOMIC DEVELOPMENT

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.







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

BRYANS ROAD SUB-AREA PLAN

- **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

2

**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.





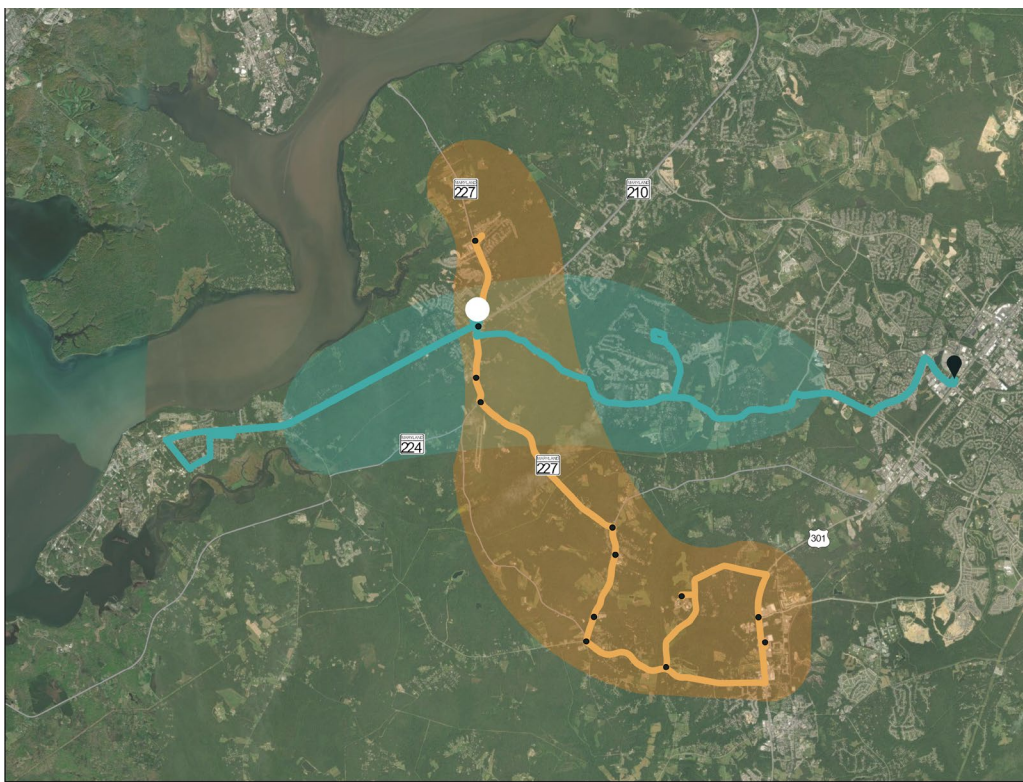
8 things we can do now.

- 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.





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

BRYANS ROAD
SUB-AREA PLAN



Get Ready for Broadband



**Bring People Together with
Outdoor Programming**





Heritage Tourism & Economic Development

BRYANS ROAD
SUB-AREA PLAN



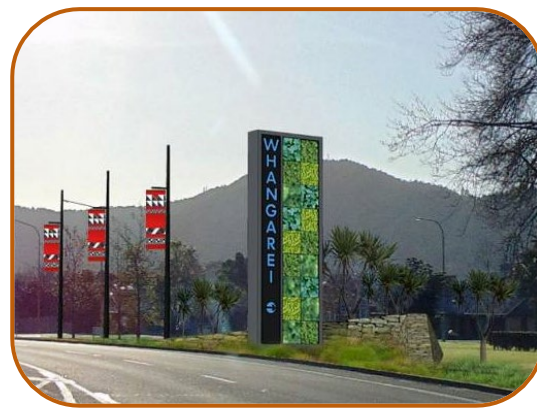
**Introduce Bryans Road and
all it has to offer**



**Advance the MD 210 Technology
Corridor Concept**



**Tourist Area and
Corridor Signing
Program**



**Gateway Signs &
Landscaping**





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.