

**Attachment B – Planning Board Direction from May 18 Work Session**  
Fairland and Briggs Chaney Master Plan Work Session #2

*The following is the Planning Board direction to staff for edits and revisions to the Fairland and Briggs Chaney Public Hearing Draft, organized by plan section. A complete red-lined version of the plan will be provided by staff following the May 25 Planning Board work session.*

**General**

- Incorporate minor text corrections, map design improvements, and more photos of people and concepts as recommended by staff.
- Review and use consistently and appropriately the terms, “Montgomery Planning”, “Montgomery Planning Staff”, “Planning Department”. Consider replacing these terms with “The Plan” where possible.
- Define “compact development”, where appropriate in the plan, including the Glossary.
- Ensure that sentence periods follow parenthesis as a document style.
- Review the use of “prioritize” to use only when necessary to the meaning of a statement.

**Introduction, History, Context, Framework**

- Include Racial Equity and Social Justice as an overarching or ‘umbrella’ concept in the “How will we get there?” graphic (Plan Section 1, p. 1).
- Add language to reference relationship of master plan with adjacent *White Oak Science Gateway Master Plan* and nearby *Burtonsville Crossroads Neighborhood Plan* (2.B.2, p. 4 and 2.B.4, p. 5).
- Include clarifying language to state that the plan envisions U.S. 29 as a limited access road, yet seeks to improve pedestrian safety and provide more comfortable crossings for people walking, biking, and rolling (2.B.2, p. 4).
- Include reference to State’s 12 Planning Visions as part of a new Vision section, 2.B.5.
- Expand upon the transportation context of 'Transit Serviceability' in relation to current plans and conditions (2.C.2, p. 9).
- Update demographic data to reflect the latest available Census Bureau data (2.D.2, pp. 12-15)
- Add clarifying language about the difference between the plan area and study area (2.D.2, pp. 12-15)
- Revise text in the Demographic Context section and incorporate footnote #3 as follows: “This uneven socioeconomic landscape is further underscored when examining the county’s Equity Focus Areas (EFAs), which in Montgomery County are characterized by high concentrations of lower-income people of color who may also speak English less than very well. Communities located within EFAs may struggle with~~experience~~ the highest inequities when it comes to access to transportation, job opportunities, environmental and recreational amenities, and other resources that support a high quality of life.” (2.D.2, p. 14)
- Revise reference to the percentage of office space in the Economic Context section as follows: “Additionally, the plan area's total commercial space (about 2.5 million square feet) consists of about 61.66 percent office space, which faces an uncertain future as people and employers shift toward remote working in the post-COVID era. More specifically, the Verizon properties (2 sites) and the General Conference of Seventh-Day Adventists World Headquarters make up about 95.80 percent of the total office space in the plan area. Additionally, the plan area’s existing commercial space is heavily concentrated in office space, which faces an uncertain future as

**Attachment B – Planning Board Direction from May 18 Work Session**  
Fairland and Briggs Chaney Master Plan Work Session #2

~~people and employers shift to remote work in the post-Covid era. Two-thirds of the commercial space is currently used as offices, and most of this space is owned and occupied by Verizon or the General Conference of Seventh Day Adventists World Headquarters."~~

- Revise the sentence, "Fairland is an ~~n~~ significant employment hub in the county, accounting for nearly 5,000 private sector jobs in 2021," in section 2.D.4, p. 15.
- Be more specific in mentions of "according to the latest projections". State the year of analysis or projections (2.D.7, pp. 20-21)

### **Land Use and Design**

- Revise wording to avoid referring to "increased design", which is not the intent of the land use goal.

### **Housing**

- Include reference and state plan consistency with the 2020 *Montgomery County Housing Needs Assessment* in the Housing Goals (3.B.1, pp. 39-40)

### **Transportation**

- Revise Section 3.C.3.1 (p. 47) to clarify responsible agencies/organizations for proposed trail loops as follows:
  - 3.C.3.1: "Establish a continuous trail and path network, as illustrated in the Concept Framework Plan, connecting Activity Centers, neighborhoods, parks, open spaces, community facilities, and bus stops within and beyond the plan area. Depending on location and property ownership, responsible parties may include Montgomery County Department of Transportation, Montgomery Parks Department, and Homeowners' Associations and other private property owners. Completion of the network may be through capital expenditures in the public right-of-way, public park improvement projects, grants or funding to private property owners, and/or conditions of approval for applicable private development."

### **Parks and Public Spaces**

- State more directly that Fairland Recreational Park is an 'underutilized' park in the Parks Goals.

### **Community Facilities**

- Clarify terms and procedures related to Montgomery County Public Schools per testimony (2.D.7, pp. 20-21).
- Delete the word "acquisition" regarding potential mechanisms to achieve a future school site (3.G.2.5.b and c, p. 61).
  - 3.G.2.5.b: "MCPS should consider the possibility of retrofitting a non-traditional site, such as vacant office or commercial space, into an adaptive reuse school facility, or ~~acquiring~~ a place of worship site seeking to relocate or close."
  - 3.G.2.5.c: "MCPS should pursue ~~acquisition~~, reservation or dedication of land as part of property redevelopment at the Auto Sales Park, the Verizon office and data center, or

**Attachment B – Planning Board Direction from May 18 Work Session**  
Fairland and Briggs Chaney Master Plan Work Session #2

some other vacant or unoccupied property of appropriate size beyond the Master Plan area.”

- Retain the recommendation for consideration of short-term leasing of the Fairland Center (holding school), with priority given to programs that benefit educational opportunities in the community, since this consideration is already a part of MCPS policy (4.A.4.3, p. 69)
  - 4.A.4.3: “If there are extended periods of idle time when Fairland Center is not in use as a holding school, MCPS should consider short-term leasing of the space for other users, with priority given to programs that would benefit the educational opportunities of the surrounding community, such as after school extracurricular activities or community meeting space. The Fairland Center is one of the five holding facilities MCPS utilizes to host schools that are undergoing major capital projects or large-scale addition projects. MCPS intends to maintain its use as a holding facility for the foreseeable future to ensure that there is space to relocate students and staff during construction.”
- Add a recommendation to add more programming and opportunities at the East County Community Recreation Center (3.G.2, p. 60-61).
  - 3.G.2: “Consider adding more community-serving programming and opportunities at the East County Community Recreation Center, such as public library programs, before- and after-school care, new parent activities, and senior programs.”

#### **Historic Preservation and Cultural Resources**

- Amend the recommendation on review of historic burial sites (3.H.2.2., p. 62).
  - 3.H.2.2: “Preserve properties listed on the Master Plan for Historic Preservation and the Montgomery County Burial Sites Inventory. Montgomery Planning will look for opportunities to partner with MCDOT SHA and adjacent landowners to conduct investigations that refine the location of the Conway Jackson Cemetery.”

#### **Districts**

- Clarify the short-term and long-term vision for Auto Sales Park properties, including the recommendation for a 3-acre contiguous public open space as part of a major redevelopment, to apply to projects that are commensurate and appropriate to the scale and extent of proposed development (4.B.4., pp. 92-94)
  - 4.B.4.1: “Short-term improvements to these Auto Sales Park properties should include the following, where applicable. These recommendations should be considered when commensurate to the scope and size of a proposed development:”
  - 4.B.4.2: “Realize the Plan’s long-term vision for compact, mixed-use development with retail, light-industrial, and residential uses facing Briggs Chaney Road. Comprehensive or large-scale rRedevelopment and consolidation of one or more Auto Sales Park properties should include the following, where applicable. These recommendations are not applicable to minor or targeted development projects:”
  - 4.B.4.2.d: “Provide a minimum 3-acre contiguous public open space as part of future major redevelopment that functions as a cohesive park-like setting, reduces heat island effects, and creates a connected public gathering space. Montgomery Parks will make recommendations on the ownership of new public open spaces at the time of development application.”

**Attachment B – Planning Board Direction from May 18 Work Session**  
Fairland and Briggs Chaney Master Plan Work Session #2

**Implementation**

- Include reference to the Montgomery County High Road Economic Inclusion Framework for an Equitable Climate-Ready Economy as an implementation item.

**Glossary**

- Include a definition for “Naturally Occurring Affordable Housing” in the Glossary:
  - **Naturally Occurring Affordable Housing** – Housing that is not income-restricted to occupants but due to their age and quality are affordable to households earning below 80% of the Washington, D.C. metropolitan region’s area median income (AMI).
- Add the following definitions to the plan Glossary:
  - **Low-income housing:** As defined by the state of Maryland, low-income housing is housing that is affordable for a household with an aggregate annual income below 60% of area median income (AMI).
  - **Moderately Priced Dwelling Unit:** Montgomery County’s inclusionary zoning program which requires 12.5%-15% of all new units in developments with 20 or more units to be affordable to moderate income households (65-70% of AMI)
  - **Workforce housing:** The state of Maryland defines workforce housing as rental housing affordable for a household income between 50% and 100% of AMI or homeownership housing between 60% and 120% of AMI except for Maryland Mortgage Program target areas (60% - 150% AMI). In Montgomery County, Workforce Housing generally refers to the Workforce Housing program (WFHU), which are units set aside as affordable to households earning between 80%-120% AMI.