

# PLAN HIGHLIGHTS

## COMMUNITIES AND CENTERS

**This Master Plan reinforces the existing development patterns in the Fairland Master Plan area with appropriate adjustments based on the 1993 General Plan Refinement and the goal of balancing land use against available facilities and infrastructure.**

The Fairland Master Plan has community building as one of its key components; recognizing and reinforcing each community's unique character and identity and ensuring that local centers serving the communities are attractive, functional, safe, and accessible. The communities of Fairland are composed of new neighborhoods adjacent to mature neighborhoods, served by local shopping, schools, public services, and parks. The Fairland Master Plan implements the policies of the General Plan Refinement, which identified the Fairland Master Plan area as primarily residential in nature and within the Suburban Communities and the Residential Wedge.

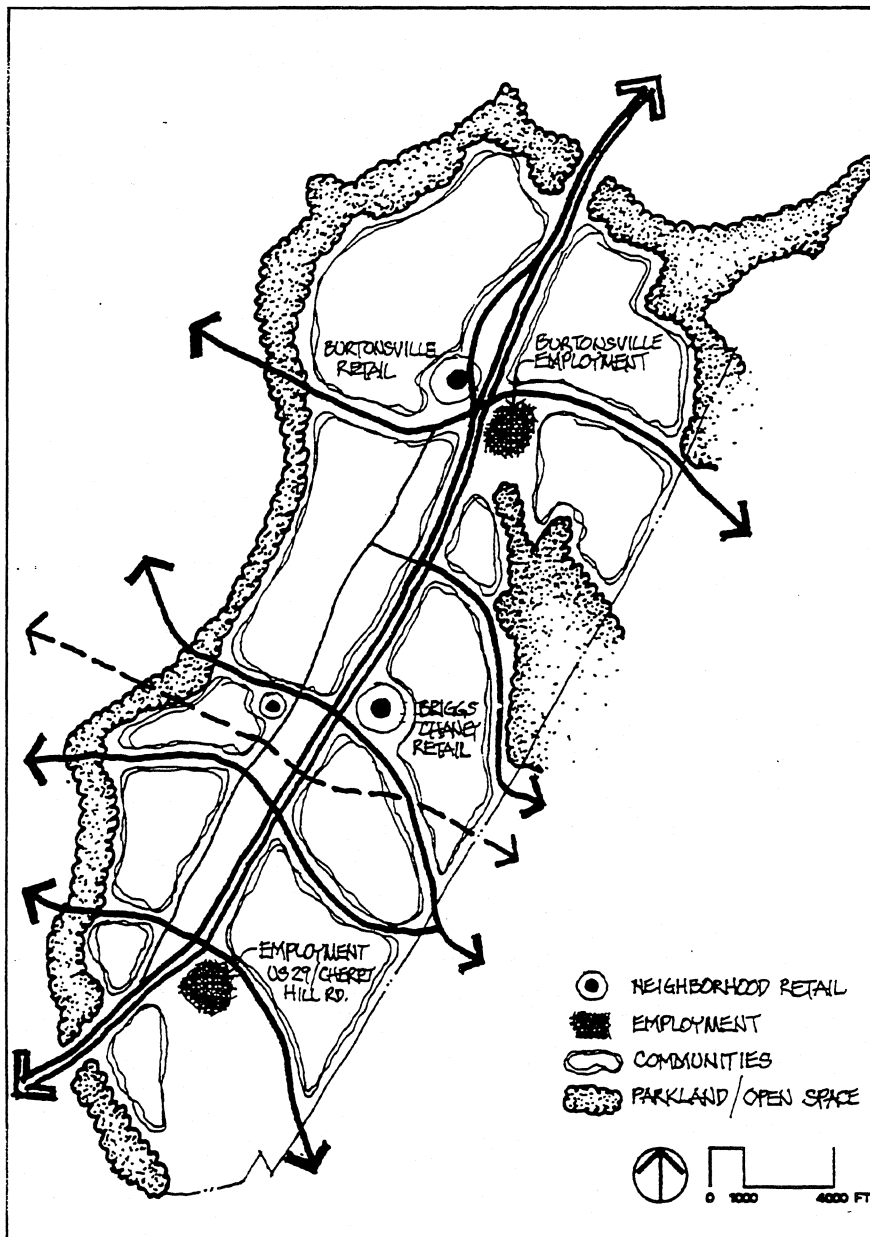
### **This Plan:**

- Increases the potential for a greater percentage of single-family detached homes in undeveloped or underdeveloped areas within Fairland while maintaining a mix of housing types.
- Recommends a golf course community that straddles the Montgomery and Prince George's Counties' boundary and incorporates the revitalization of the public Gunpowder Golf Course, located off Gunpowder Road.
- Recommends redevelopment of the Great Oaks site with an institutional use or as a residential subdivision by using Transfer of Development Rights (TDRs).
- Removes TDR development options wherever environmental and access constraints limit using increased densities.
- Recommends streetscaping and sidewalk improvements in the Briggs Chaney Road and Burtonsville neighborhood retail areas.
- Recommends overlay districts to encourage diversification of uses in the US 29/Cherry Hill Road Employment Area and to provide opportunities for redevelopment in the Burtonsville Industrial Area.
- Recommends a new low-intensity regional shopping center in a 42-acre portion of the West\*Farm Technology Park.
- Recommends sidewalk, trail, and roadway connections between new and existing communities.

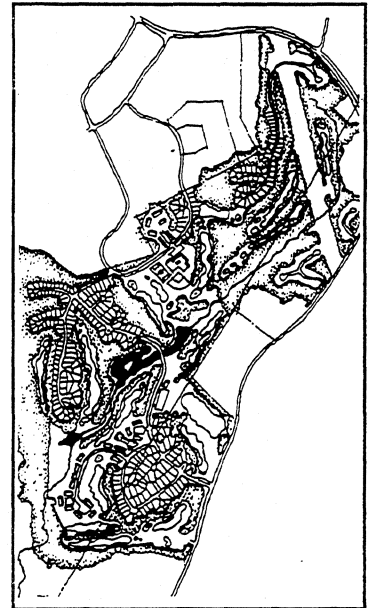


# COMMUNITIES AND CENTERS

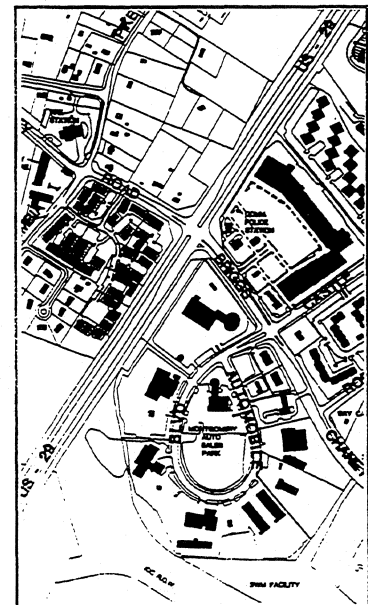
FIGURE 1



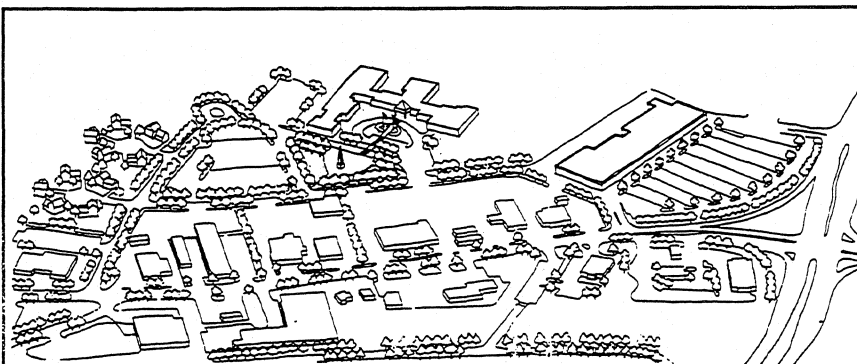
Golf Course Community



Briggs Chaney Center



Burtonsville Center





## TRANSPORTATION NETWORK

**The Fairland Master Plan recommends enhancing mobility by providing a safe and efficient transportation system with a wide range of alternatives.**

The Plan identifies right-of-way for grade-separated interchange improvements on US 29 and gives priority to east-west travel. The Plan underscores the need for pedestrian safety and access to local facilities and recommends a number of sidewalk improvements in commercial centers, in the residential communities, and along the major roads. Emphasis is placed on safe and attractive transportation improvements that enhance local circulation while improving all modes of travel within and through the communities and centers of Fairland.

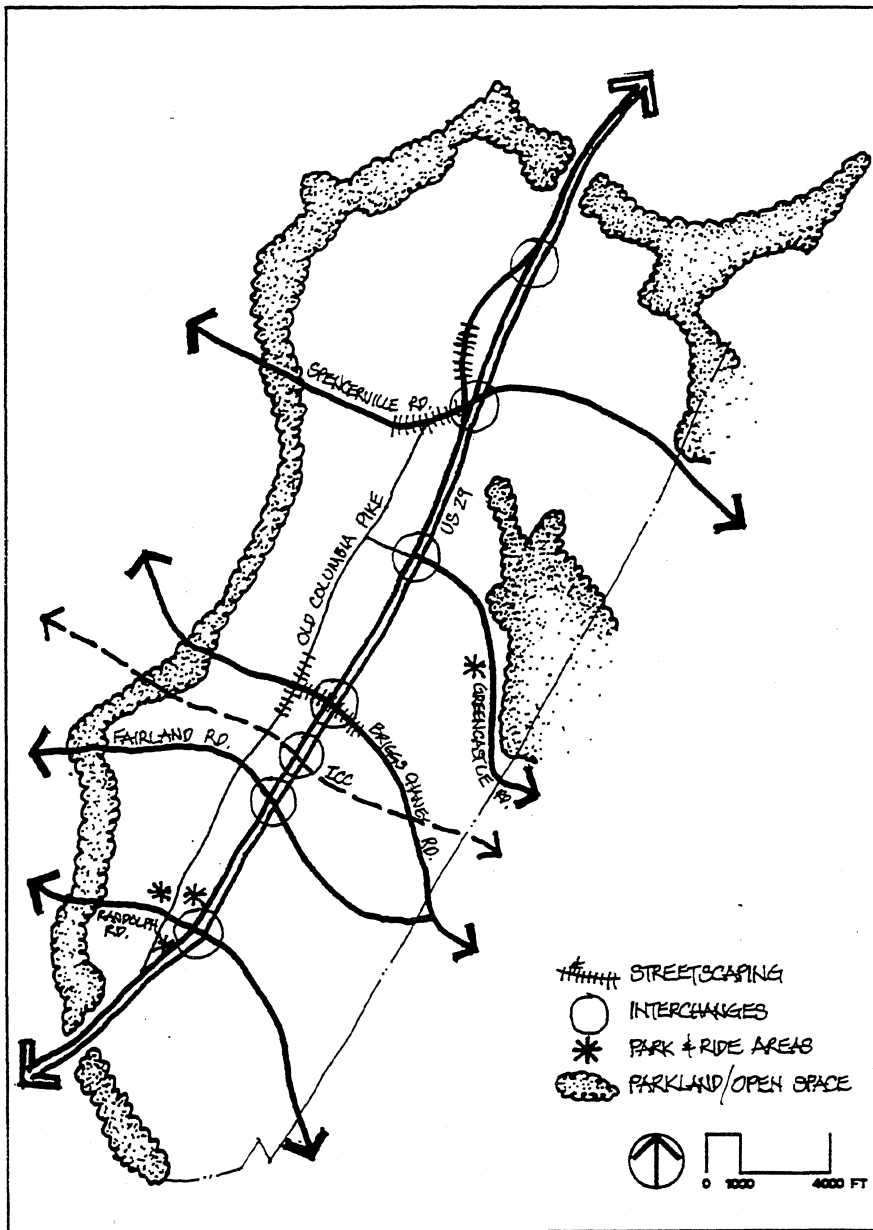
### **This Plan:**

- Recommends grade-separated interchanges for all east-west crossings of US 29 and the need to reserve right-of-way for all improvements.
- Provides improved traffic circulation for through and local traffic.
- Recommends a rear access road in the Burtonsville neighborhood retail area to improve circulation along MD 198.
- Recommends improved access to the Burtonsville Elementary School.
- Recommends streetscaping, sidewalks, and pedestrian crossings in the Briggs Chaney Road and Burtonsville neighborhood retail areas.
- Recommends extension of existing local and regional bus service.
- Recommends a Transportation Demand Management Program to encourage transportation alternatives to the single-occupancy automobile, including car pooling and mass transit.
- Provides a safe and convenient bikeway network that connects to local community centers, services, and recreational facilities and expands commuting opportunities for biking.
- Expands the system of sidewalks and walkways to improve access to public transit, commercial centers, schools, parks, and places of employment.

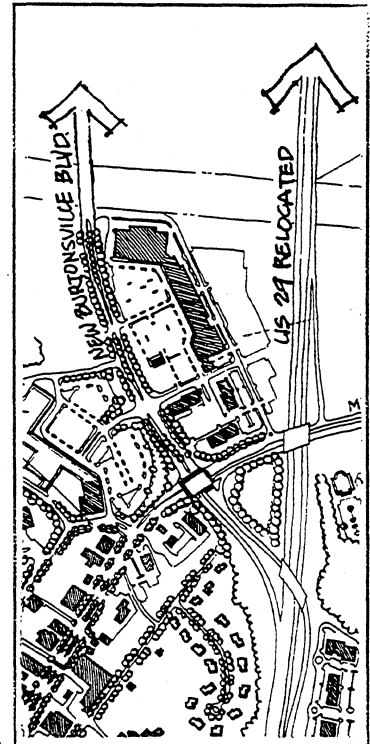


# TRANSPORTATION NETWORK

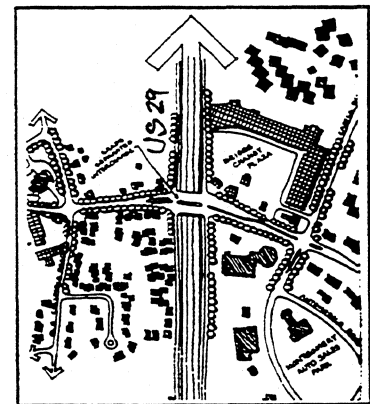
FIGURE 2



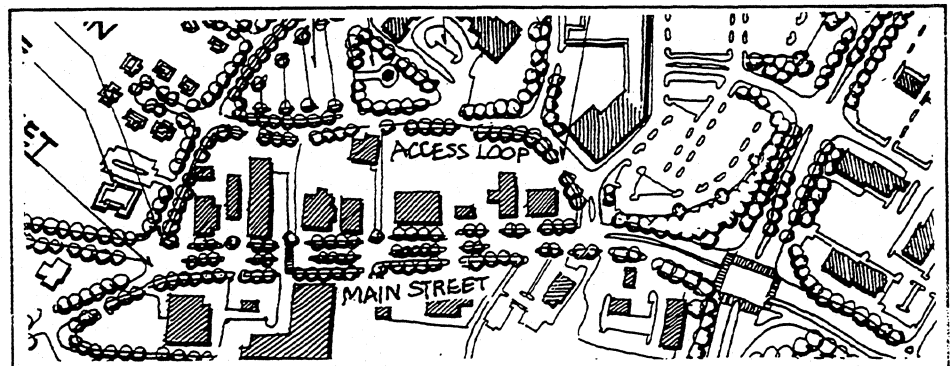
US 29 Relocated



US 29/Briggs Chaney Road Interchange and Streetscape



Burtonsville Main Street and Access Loop





## COMMUNITY FACILITIES AND LINKAGES

**The Community Facilities goal in the Fairland Master Plan is to provide sufficient public services to support the neighborhoods and communities in Fairland.**

Schools, libraries, recreation facilities, conservation areas, and government buildings are important components of a community. This Plan implements the General Plan Refinement objective of "...striving for facilities that foster a sense of community."

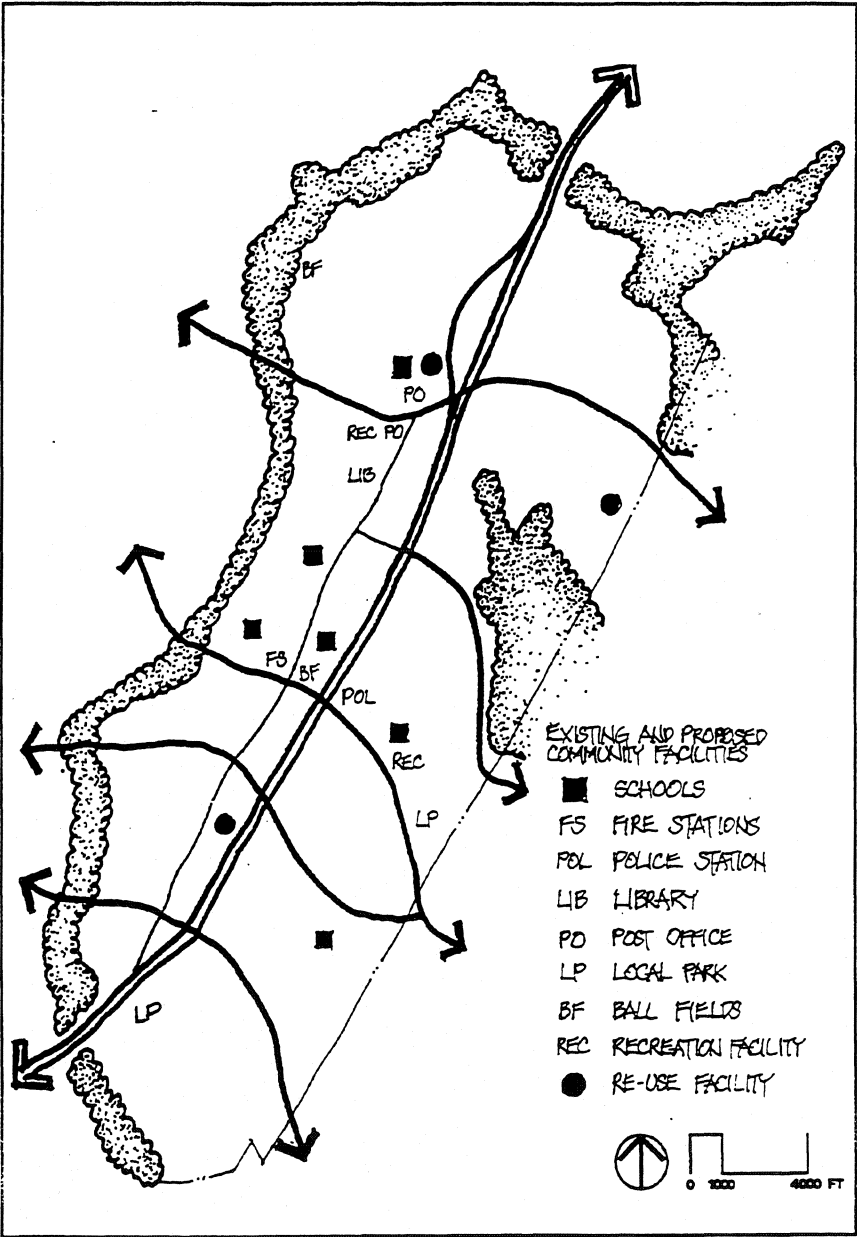
**This Plan:**

- Recommends sites for an elementary school and two local parks.
- Recommends reuse of existing public facilities for recreation centers or other public uses.
- Recommends locations for additional recreation facilities such as ballfields, ball courts, and playgrounds.
- Recommends improving the public Gunpowder Golf Course as part of a new golf course community.
- Recommends extension of existing trails and connections to the Paint Branch Stream Valley Park.
- Recommends trails and connections to the Fairland Recreational Park through the Little Paint Branch stream valley.
- Expands park acquisition/dedication beyond current areas to ensure access to and protection of natural resources.
- Proposes a Greenway Network incorporating the Patuxent, Paint Branch and Little Paint Branch stream valleys.



COMMUNITY FACILITIES AND LINKAGES

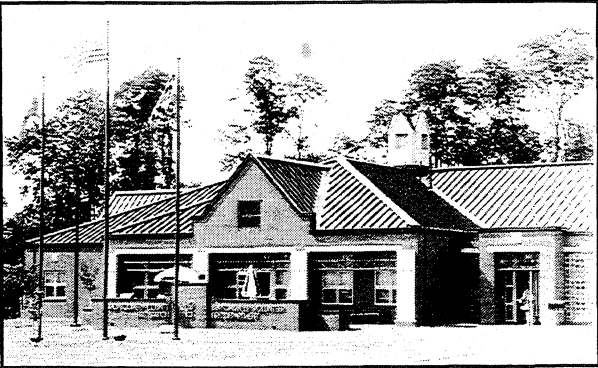
FIGURE 3



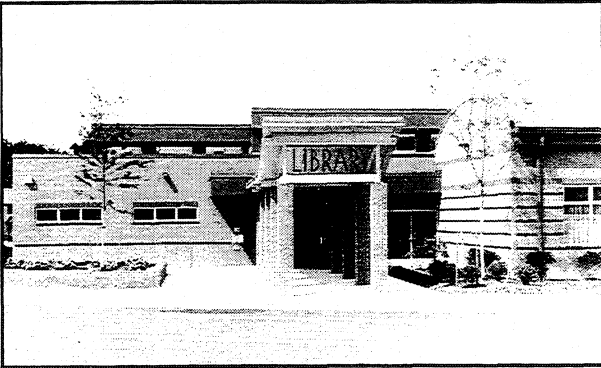
Bikeway: Old Columbia Pike



Fire Station



Library





## ENVIRONMENT

**This Plan uses an approach for resource management that includes resource protection, environmental restoration, and Special Protection Area designation to sustain and support the natural resources in Fairland.**

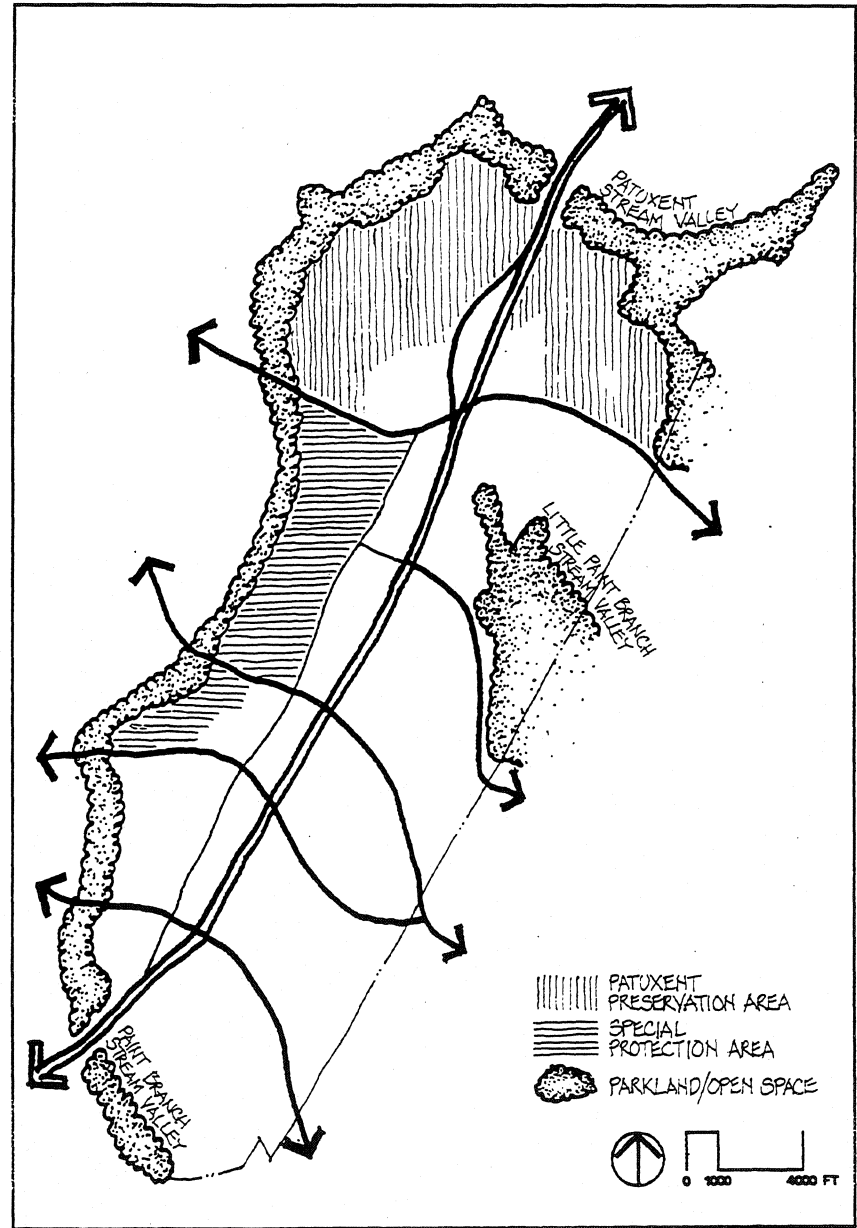
The Fairland Master Plan area falls within three watersheds, each having different characteristics and sensitive natural features. The Patuxent watershed drains to the water supply system for the eastern part of Montgomery County. The Little Paint Branch watershed supports the unusual habitat of both Piedmont and Coastal Plain vegetation. The Paint Branch watershed is unique in Montgomery County because its high-water quality supports a brown trout population.

### **This Plan:**

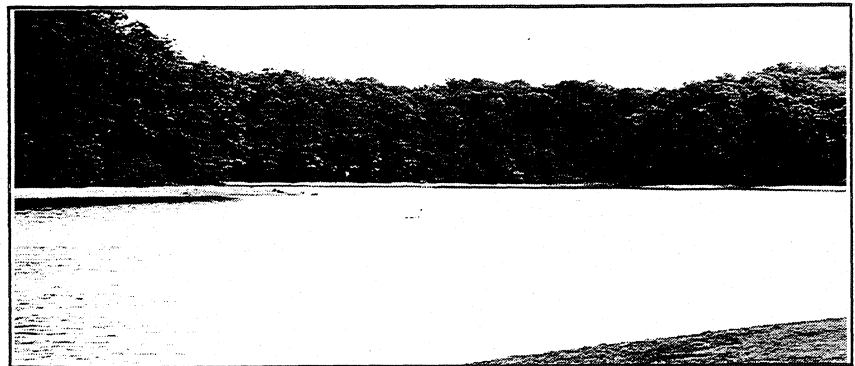
- Recommends continued low-density land uses in the Patuxent watershed to support the high-quality water resources.
- Designates the Patuxent watershed as an Environmental Preservation Area.
- Recommends an environmental overlay in the upper Paint Branch watershed above Fairland Road.
- Recommends additional parkland to protect sensitive resources in the Silverwood tributary of the Little Paint Branch watershed and the Right Fork of the Paint Branch watershed.
- Recommends portions of the Paint Branch and Little Paint Branch watersheds as Environmental Restoration Areas.
- Recommends low/medium densities where environmental constraints limit potential development.
- Recommends limiting imperviousness in all three watersheds to preserve high water quality.
- Recommends stormwater management facilities for the Burtonsville neighborhood retail area.
- Supports improving air quality by encouraging design in new and existing development that promotes pedestrian, bicycle, and mass transit access.
- Recommends the Montgomery County Regional Composting Facility (Site 2) be considered for phase out.



FIGURE 4



Patuxent



Paint Branch





