



Maryland

DEPARTMENT OF PLANNING

December 16, 2021

William H. Gaskill, President
Town of Brookeville Planning Commission
5 High Street
Brookeville, MD 20833

Dear President Gaskill:

Thank you for forwarding the draft of the 2021 Update to the Town of Brookeville Comprehensive Plan. We appreciate your participation in the state plan review process.


The Maryland Department of Planning (Planning) feels that good planning is important for efficient and responsible development that adequately addresses resource protection, adequate public facilities, community character, and economic development. Keep in mind that Planning's attached review comments reflect the agency's thoughts on ways to strengthen the town's comprehensive plan amendment as well as satisfy the requirements of the State Land Use Article.

The Department forwarded a copy of the draft amendment to State agencies for review including, the Maryland Historic Trust and the Departments of Transportation, Environment, Natural Resources, Disabilities, Commerce, and Housing and Community Development. To date, we have received comments from the Maryland Historic Trust, the Maryland Departments of Transportation and Commerce, which have been included with this letter. Any plan review comments received after the date of this letter will be forwarded upon receipt.

Planning respectfully requests that this letter and accompanying review comments be made part of the town's public hearing record. Furthermore, Planning also asks that the town consider our comments as revisions are made to the Draft Amendment, and to any future plans, ordinances, and policy documents that are developed.

Please feel free to contact me at (410) 767-1401 or Susan Llareus, Local Assistance & Training Planning Supervisor, at susan.llareus@maryland.gov

Sincerely,



Charles Boyd, AICP

Director, Planning Coordination

Cc: Cate McDonald, Town Clerk
Joseph Griffiths, Local Assistance and Training Manager, and Susan Llareus, Planning Supervisor



Maryland DEPARTMENT OF PLANNING

Maryland Department of Planning Review Comments

December 16, 2021

2021 Town of Brookeville Comprehensive Plan: Update to Transportation, Pedestrian Networks & Streetscaping Elements

The Maryland Department of Planning (Planning) has reviewed the Comprehensive Plan Draft Amendment (*Draft Amendment*) for the Town of Brookeville Comprehensive Plan update to Transportation, Pedestrian Networks & Streetscaping Elements and offers the following comments for your consideration. These comments are offered as suggestions to improve the *Draft Amendment* and better address the statutory requirements of the Land Use Article.

Summary of Proposed Draft Amendment

The *Draft Amendment* provides an update to Transportation, Pedestrian Networks & Streetscaping Elements of the adopted 2010 Town of Brookeville Comprehensive Plan. The *Draft Amendment* is timely, focusing on the substantive updates regarding the current construction and pending opening of the Brookeville Bypass. The Bypass will change the designation of the main streets in Brookeville from “minor arterial highway” to “local street,” allowing for narrower lanes and increased pedestrian safety and connectivity including enhanced sidewalks and trails. Based on public input, the goals of the plan are to recapture High and Market as local streets; reconnect a network of sidewalks and trails; and restore Brookeville’s public streetscape and its historic sense of place.

The *Draft Amendment* also highlights the update regarding the town’s award of a State of Maryland grant to fund improvements to the town-maintained portion of Market Street (referred to as East Market Street). The town would like to explore alternative road configurations that provide for traffic calming and streetscape changes that enhance the aesthetics of the town while maintaining its rural, village character.

The main purpose of the *Draft Amendment* is to provide an update to the transportation element including all aspects such as pedestrian and bicycle network, road classification and streetscaping (page 1). The *Draft Amendment* reaffirms the recommendations from the adopted and approved 2010 Town of Brookeville Comprehensive Plan for the approval and construction of the Brookeville Bypass. When the Bypass is open, the town can develop more context sensitive streets and sidewalks that serve to reinforce the pedestrian safety and preservation goals in a manner consistent with its listing on the National Register and designation as a local Historic District.

Minimum State Law Requirements for Municipalities

Maryland’s Land Use Article (LUA) sets forth the required components of a local comprehensive plan but does not mandate a specific format. As such, local governments have addressed these required elements in a manner that fits the needs of their community and the resources available to respond to the issues explored during the planning process. The town addresses these required elements in the 2010 Comprehensive Plan and the *Draft Amendment* focuses on one element and will substitute the Transportation section found on pages 13 through 17.

In addition to the requirements of § 3–201(a) and (b) of this article, a planning commission must also implement the Maryland State Visions through the comprehensive plan, as discussed in the subheading Maryland State Visions Section 3-201(c) of the LUA immediately below.

Maryland State Visions Section 3-201(c) of the Land Use Article

Maryland's Planning Act of 1992, and subsequent legislation in 2000 and 2009, requires that the Twelve Visions (12 Visions) of the State of Maryland be included and implemented through the comprehensive plan. Those visions are found in the Maryland Economic Growth, Resource Protection, and Planning Policy, part of the State Finance and Procurement Article, Subtitle 5-7A. Maryland law requires all local comprehensive plans be consistent with the 12 Visions. Planning believes these visions can be integrated into the *Draft Amendment* while respecting the vision set forth for the jurisdiction.

There is one specific vision related to transportation that is most applicable to the roadway and pedestrian improvements that should be emphasized in the *Draft Amendment*. The transportation vision states, "A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers." Page 3 of the adopted 2010 Town of Brookeville's Comprehensive Plan refers to the visions, however Planning recommends including a reference to the transportation vision in the *Draft Amendment* to ensure that the plan is consistent with the visions.

General Comments

Planning encourages the town to continue coordination and communication between the Montgomery County, the Maryland-National Capital Park and Planning Commission (M-NCPPC), and Maryland Department of Transportation (MDOT) regarding areas of mutual interest and concern. Planning encourages the town to consider the status, goals, and strategies of the draft Montgomery County Thrive 2050. It could be informative and helpful to consider the concepts being promoted at the county level in which the municipality resides. Here is the link to the website:

<https://montgomeryplanning.org/planning/master-plan-list/general-plans/thrive-montgomery-2050/>

Conformance to Section 3- of the Land Use Article: Transportation Element

The following is an analysis of the submitted *Draft Amendment* regarding the requirements as stated in the Land Use Article for a local jurisdiction in accordance with Section 3-105. Transportation Element.

- (a) **In general.** -- The transportation element may include all types of:
- (1) airways;
 - (2) highways or streets;
 - (3) railways;
 - (4) waterways;
 - (5) routings for mass transit; and
 - (6) terminals for individuals, goods, and vehicles related to airways, highways, railways, and waterways.
- (b) **Required contents.** -- The transportation element shall:
- (1) propose, on a schedule that extends as far into the future as is reasonable, the most appropriate and desirable patterns for:
 - (i) the general location, character, and extent of channels, routes, and terminals for transportation facilities; and
 - (ii) the circulation of individuals and goods;
 - (2) provide for bicycle and pedestrian access and travelways; and
 - (3) include an estimate of the use of any proposed improvement.

Planning commends the town for preparing a well-written and well-timed update to the transportation element, including pedestrian networks, and streetscape planning and goals to address the foreseeable future with the opening of the Brookeville Bypass. Additionally, Planning supports the initiative to develop safe and context sensitive streets that strengthen and support the town's preservation goals.

Planning supports the proposed reclassification of the in-town section of MD 97 (Georgia Avenue) from a minor arterial to a local street for slower traffic. This will promote greater safety for cars, pedestrians, and bicyclists. Planning encourages the town to continue coordination with MDOT State Highway Administration (SHA) and Montgomery County to make the transition of the in-town MD 97 to a pedestrian-friendly local street a reality. Identifying the long-term ownership of the roadway and right-of-way is an essential first step to reclassifying the road and carrying out the goals for pedestrian improvements and increased safety. Ownership and maintenance will determine the design standards, criteria, and potential funding mechanisms to implementing the pedestrian improvements. (See the attached letter dated December 10, 2021, Snyder to Llareus) As part of this coordination, the town can identify priorities, timeframes, and funding mechanisms for proposed roadway, sidewalk, and other improvements. The final classification of the roadway should be vetted with the ultimate owner to ensure the descriptions are consistent with their standards, details, and specifications.

On page 2 of the *Draft Amendment*, Planning recommends that the town include transit service information for seniors and persons with disabilities in the "Public Transportation Network" section. Programs such as "Connect-A-Ride" and "Call-n-Ride Program" are available through Montgomery County and serve these populations in the town directly. More information on all senior/ADA transit services for County residents can be found on the county's website:

<https://www.montgomerycountymd.gov/dot-transit/seniors.html>.

Suggested Technical Edits

Planning suggests the town change the following contents (new text in red underline, text to remove crossed out) in the second paragraph of page 10 of the adopted 2010 Town of Brookeville Comprehensive Plan:

- "The document was subsequently adopted by the Brookeville Town Commissioners in 1994 as amended and revised to provide for consistency with the statutory requirements of the 1992 Maryland Economic Growth, Resource Protection, and Planning Act ~~of 1992~~ with respect to local planning and growth management and the Visions (§1-~~201.04~~) of Land Use Article ~~66B~~ of the Annotated Code of Maryland."

Planning also recommends that the town include the updated demographic information to the *Draft Amendment* as demographic information has changed since the preparation of the 2010 comprehensive plan. Planning has compiled the following demographic information and encourages the town to incorporate it into the *Draft Amendment* and future updates of the comprehensive plan.

- Since the 2010 decennial Census, the population of the Town of Brookeville has increased by 23.8 percent. The town has grown from 134 persons in 2010 to 166 persons in 2020. This calculates to an average growth-rate of 2.4 percent per year. The housing stock has also increased from 57 units in 2010 to 59 units in 2020 within the municipality.

If Planning can be of any further assistance or facilitate assistance/information from other State agencies as the Town of Brookeville continues the processing of this comprehensive plan amendment, please contact Susan Llareus, Planning Supervisor for the Maryland Capital Region, at susan.llareus@maryland.gov.

**Maryland Department of Planning Review Comments
December 16, 2021
2021 Town of Brookeville Comprehensive Plan: Update to Transportation, Pedestrian
Networks & Streetscaping Elements**

STATE AGENCY COMMENTS

The following pages contain comments from other State agencies in support of the Maryland Department of Planning (Planning) review of the Comprehensive Plan as part of the standard 60-day review period for municipalities. Comments not included here may be submitted under separate cover, or via the State Clearinghouse. If comments from other agencies are received by Planning, they will be forwarded to the County in a timely manner.

Attachments

Page 6: Maryland Historical Trust

Page 8: Maryland Department of Transportation

Page 10: Maryland Department of Commerce

The Maryland Department of Disabilities responded via email with no comment on the application.



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Robert S. McCord, Secretary
Sandy Schrader, Deputy Secretary

November 17, 2021

Ms. Susan Holm Llareus, PLA, ASLA
Regional Planner for Maryland Capital Region
Maryland Department of Planning
301 West Preston Street, Room 1101
Baltimore, MD 21201

Dear Ms. Llareus:

Thank you for the opportunity to review the Town of Brookeville Comprehensive Plan Update to Transportation, Pedestrian Networks and Streetscaping elements and submit comments on behalf of the Maryland Historical Trust.

This amendment to the 2010 Comprehensive Plan is a result of a major infrastructure project that is about to open – the Brookeville Bypass of Georgia Avenue (MD 97). While a significant reduction in through traffic volume can be expected that will benefit the local historic district and the character of the town in a positive way, this amendment will not fundamentally alter the existing historic preservation efforts already in effect.

The Town is well positioned to capitalize on this imminent development, and we support the desire to improve the public streetscape, restore the Town's sense of place, and reconnect the network of sidewalks and trails. As noted on Page 5, any proposed changes that affect the public right of way with federal or state funding within the local historic district are subject to Section 106 review. The Maryland Historical Trust looks forward to working with the Town, Montgomery County, the Maryland Department of Planning and other State agencies as it explores ways to achieve the vision of a historic sense of place befitting its designation on the National Register of Historic Places.

Thank you again for the opportunity to comment on the plan. If you have any questions, please contact me at (410) 697-9561 or steven.allan@maryland.gov

Sincerely,

Steven H. Allan, AICP
Local Assistance and Training Planner
Office of Planning, Education and Outreach

Cc Nell Ziehl, Chief, Office of Planning, Education and Outreach
Joseph Griffiths, MDP
Rita Pritchett, MDP

December 10, 2021

Ms. Susan Llareus
Maryland Department of Planning
301 West Preston Street
Suite 1101
Baltimore MD 21201

Dear Ms. Llareus:

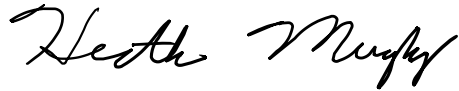
Thank you for coordinating the State of Maryland's comments on the Town of Brookeville Comprehensive Plan Update to Transportation, Pedestrian Networks and Streetscaping Elements, hereafter referred to as the "Plan." The Maryland Department of Transportation (MDOT) offers the following comments from The Secretary's Office and MDOT State Highway Administration (MDOT SHA).

- Page 8 – While MDOT SHA's Context Driven Guide was developed for use on state owned/maintained roadways, we encourage county and local jurisdictions to adopt a similar approach. Currently, the only state owned/maintained roadway in Brookeville is existing MD 97. This initiative focuses MDOT SHA's practitioners on implementing context-appropriate improvements to emphasize safety, access, and mobility for all users, especially those more vulnerable such as pedestrians and bicyclists. For more information, please visit <https://www.roads.maryland.gov/pages/index.aspx?PageId=195>.
- Page 8 – Please add clarification regarding the connection between maintenance responsibilities, roadway classification, and the implementation of the plan.
- It is beneficial to establish early on the agency responsible for the long-term maintenance of these stormwater management facilities, whether local, state, or a combination of multiple agencies. Generally, paving or hardscape improvements to the streetscape require state and local compliance, and the Town of Brookeville should be cognizant of this as they move forward.
- As the MD 97 bypass gets closer to completion, the status of the existing MD 97 in the Town of Brookeville will need to be determined. If the City takes over ownership and seeks to change the functional classification from "Minor Arterial" to "Local" as indicated in the Plan, it is important to coordinate early with MDOT SHA. Coordination will need to deal with issues concerning freight delivery in town and the City should consider adding accommodations for any needed freight pickup and drop locations in the Plan.

Ms. Susan Llareus
Page Two

Thank you again for the opportunity to review the Plan. If you have any questions or concerns, please do not hesitate to contact Ms. Kari Snyder, Regional Planner, MDOT Office of Planning and Capital Programming (OPCP) at 410-865-1305, toll free at 888-713-1414, or via email at ksnyder3@mdot.maryland.gov. She will be happy to assist you.

Sincerely,

A handwritten signature in black ink that reads "Heather Murphy". The signature is written in a cursive style with a large initial 'H' and 'M'.

Heather Murphy
Director, OPCP, MDOT

cc: Ms. Kari Snyder, Regional Planner, OPCP, MDOT



Larry Hogan | Governor
Boyd Rutherford | Lt. Governor
Kelly M. Schulz | Secretary of Commerce
Signe Pringle | Deputy Secretary of Commerce

November 18, 2021

Susan Llareus
Maryland Department of Planning
301 West Preston Street
Suite 1101
Baltimore, MD 21201

RE: Local Plan Review: Town of Brookeville Comprehensive Plan Update

Dear Ms. Llareus:

I have reviewed the Town of Brookeville Comprehensive Plan Update and find that it is consistent with this Department's plans and programs. Feel free to contact me if you have any questions or concerns about this review.

Sincerely,

Matthew Kachura
Senior Research Analyst

cc. Rita Pritchett
file

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