

burtonsville crossroads neighborhood plan

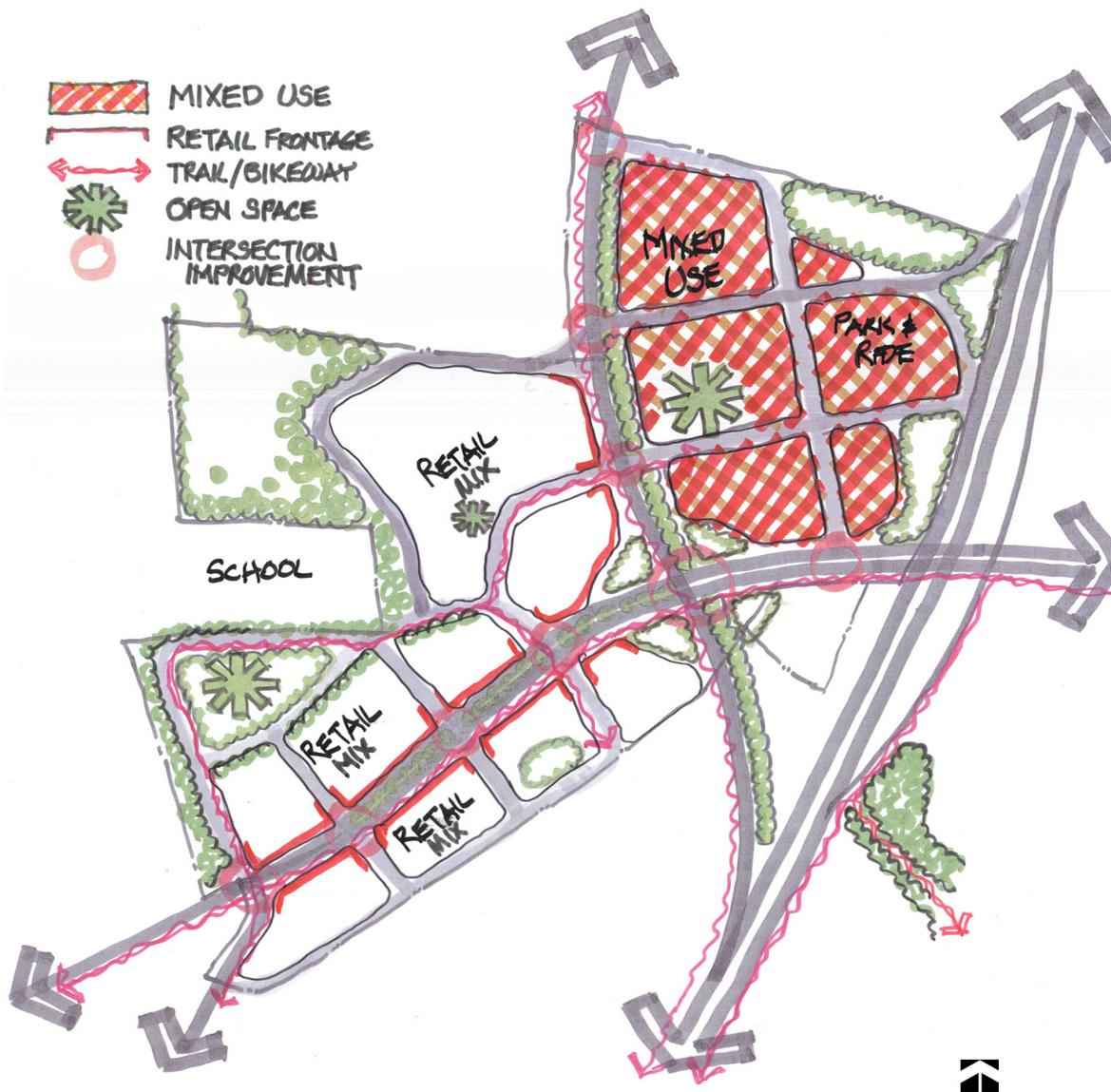
preliminary staff recommendations

vision

This Burtonsville Crossroads Neighborhood Plan envisions the commercial area as a mixed-use, rural village in upper East County filled with neighborhood retail and employment. The crossroads will continue to offer community-friendly convenience retail in a connected and walkable village center.

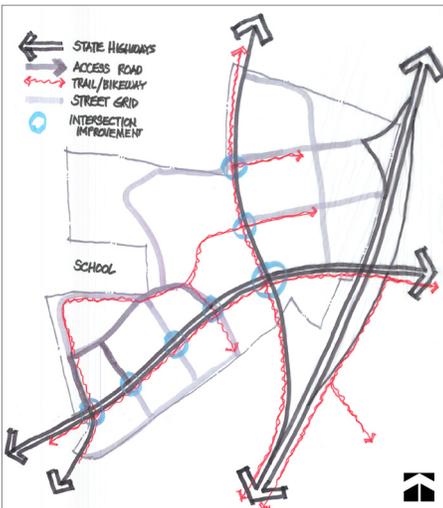
The Plan's zoning recommendations and the implementation of County's street and streetscaping improvements will set the stage for long term investment in public infrastructure and private redevelopment. Recreating the corridors and focal points of the Burtonsville Crossroads requires improving connectivity, attention to design, and protecting the environment.

burtonsville crossroads neighborhood plan highlights



comments?

call Kristin at 301-495-2172 or email her at kristin.oconnor@montgomeryplanning.org



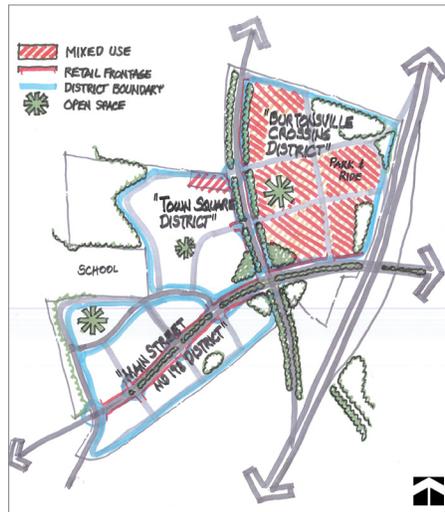
connectivity

Reconstruction of US 29 has reshaped the Burtonsville Crossroads, affecting local businesses but leaving opportunities to refocus the area on community needs.

Improve connectivity within the commercial area by integrating the MD 198 realignment and planned Access Road with other proposed transportation improvements.

In the short term, DHCA's streetface and façade treatment plans will improve pedestrian crossing and safety, the function of the existing road network, and the area's aesthetics. Longer term actions will ensure vehicle and pedestrian connections and function.

- Treat MD 198 as the community's main street with a new median, sidewalks, crosswalks, a hiker/biker trail, street trees, pedestrian-scaled lighting, and stormwater management features within the already proposed 120' right-of-way.
- Build the planned Access Road as a retail service road with on-street parking, special paving, plantings, and stormwater management within the already proposed 60' right-of-way, and add it to the County's capital improvements plan. The road design should allow for closure for special events.
- Provide a street grid through the Burtonsville Crossing Shopping Center and add private streets in the Districts as redevelopment occurs.



- Create direct park connections to Fairland Recreational Park and trails from the Plan area.
- Reclassify Old US 29 (M-10a) from north of MD 198 to Dustin Road from a major highway to a road with 70' minimum right-of-way.
- Improve pedestrian and vehicle connections between the Districts.

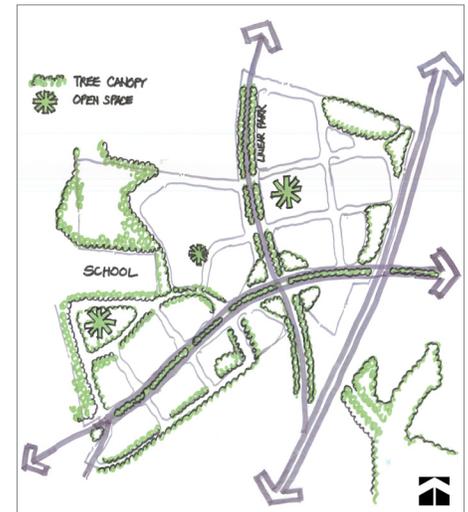
design

Burtonsville residents and businesses have a strong sense of community, but few places to share it.

Focus on design alternatives that create quality of place and advance connectivity and environmental goals.

The Plan's recommendations in defined districts will update existing zoning to allow more flexibility and address vacancies.

- Rezone to allow housing and commercial mixed uses.
- Ensure that redevelopment on the Burtonsville Crossing site provides a prominent civic focal point and integrates the park-and-ride lot in its design.
- Provide safe and attractive landscaped gateways and intersections particularly at MD 198 and the former US 29, and at Old Columbia Pike and the School Access Road.
- Design and build a pocket park in the heart of the retail core near the Burtonsville Elementary School.



- Establish a business group to support and promote Burtonsville businesses, including promoting community events.

environment

The Burtonsville Crossroads is highly impervious and lacks tree canopy cover, but it is next to rural land uses, the Patuxent River, and an environmental special protection area.

Ensure that redevelopment is sustainable and doesn't negatively impact the adjacent environmental resources.

The Plan's recommendations address the level of existing imperviousness, the needs for parks and open space, increasing tree canopy coverage, and incorporating stormwater management strategies.

- Incorporate large and small green spaces into redevelopment.
- Remove the northbound lane of Old US 29 and replant for linear park facing Burtonsville Crossing.
- Protect and restore the existing stream and stream valley buffer and maximize tree canopy cover.

next steps

Staff will present these preliminary recommendations to the Planning Board on May 26. Please let us know what you think. Call Kristin O'Connor at 301-495-2172 or email her at: kristin.oconnor@montgomeryplanning.org