



burtonsville

Commercial Crossroads Neighborhood Planning Study



charrette with eccab board

- existing conditions
- charrette findings from February, 17, 2011
- common elements with community legacy plan charrette (2008)
- vision statement

Attendees: Peter Myo Khin, David Kochanksi, Esq, Thomas J. Alyward III (subcommittee Chair), Ned B. Williams, Kim Bobola, Ph.D, Teddy Wu and M-NCPPC Staff, John Carter, Calvin Nelson and Kristin O'Connor.

February 17, 2011, 7 pm-9 pm



Scope of Work
January 2011



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study area

Commercial Crossroads Neighborhood Planning Study

Burtonsville Commercial Crossroads
Neighborhood Planning Study Boundary

*"Burtonsville's commercial
and business core today
continues to center around
the intersection of MD 198
and US 29."*

*Fairland Master
Plan 1997*





Scope of Work
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existing conditions: *buildings*





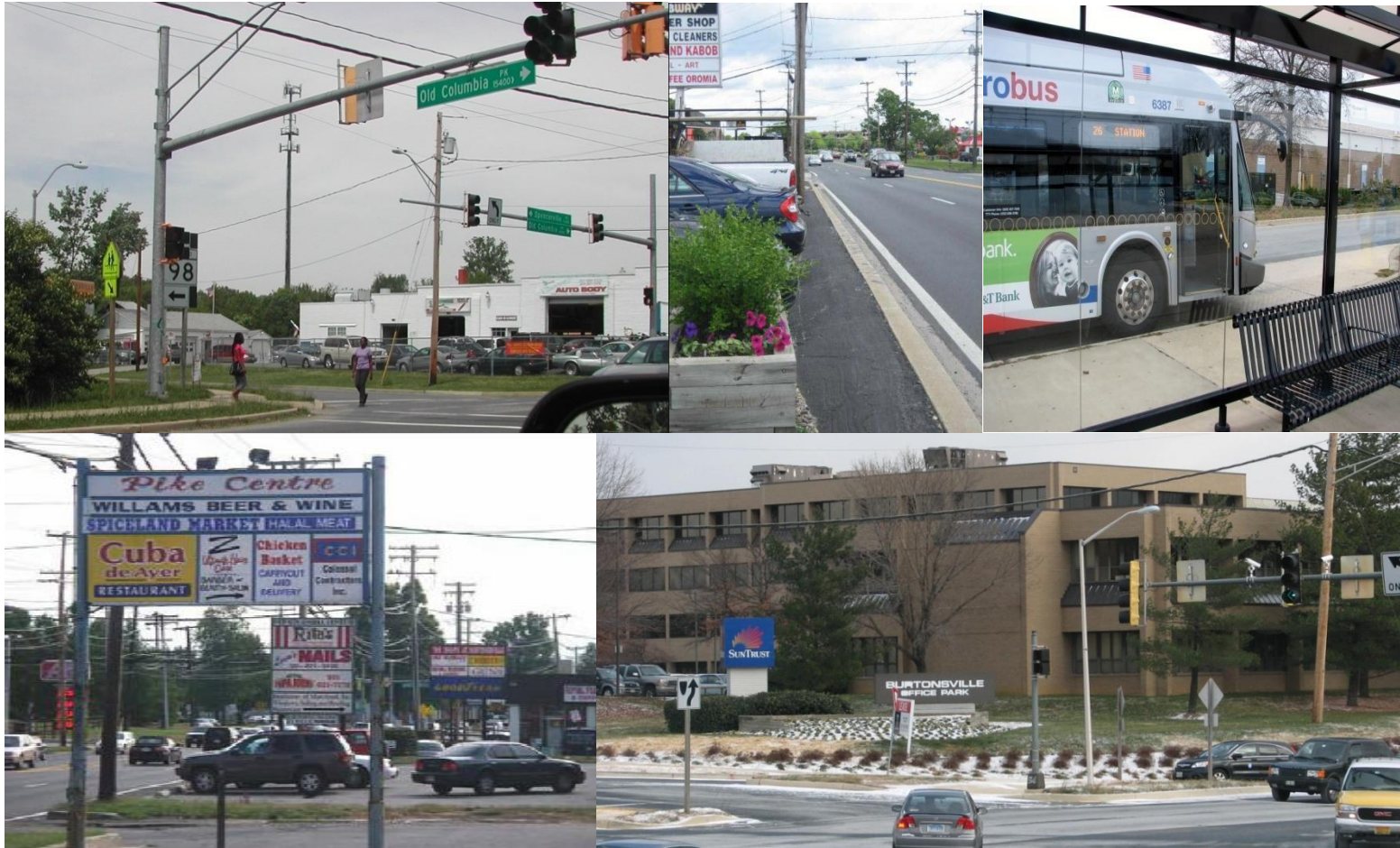
Scope of Work
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existing conditions: *streets*





Scope of Work
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vision

burtonsville will be...

...an attractive, convenient, walkable, village center with convenient neighborhood retail services that will attract future larger employment businesses at the crossroads of old columbia pike and md198.





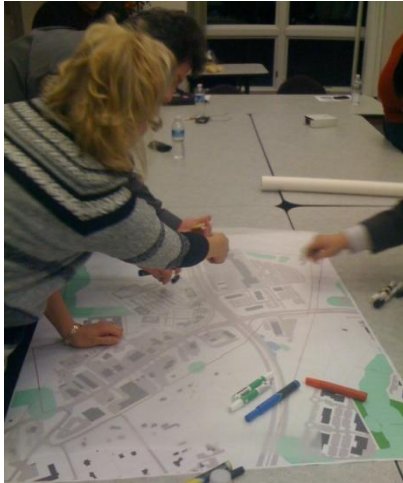
Scope of Work
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Commercial Crossroads Neighborhood Planning Study

characteristics



- place to stop and shop
- convenience retail
- village setting
- make parking more appealing
- expand employment
- eastern gateway to the county, center/gateway with adjacent counties
- scale appropriate to public uses
- gathering space at the volunteer fire dept
- neighborhood services
- change c-1 zone to mixed use zone
- provide for more entertainment venues
- have outdoor eating with restaurants
- a connected north side properties for better connections
- esthetically pleasing such as less above ground utilities
- transit hub with additional bus routes
- connections to existing park trails
- move park and ride to the center of the commercial area
- mixed use potential (i.e., medium to high cost residential or office)
- walkable pedestrian areas with better linkages and consolidated driveway entrances
- make stormwater management areas beautiful
- narrow a section of old columbia pike south of dustin road to md198



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actions



add hiker/biker on south md198 and loop road to connect to the existing trail/sidewalk in front of zimmerman's hardware that eventually leads into fairland regional park

give old columbia pike back to county and narrow a section

rezone o-m and c-1 site

increase green areas

add traffic circles as you enter and exit the commercial area

minor subdivision for c-2 properties along md198

move transit area to crossroads

conduct a cost/benefit analysis of loop road

rezone to include mixed-use



Scope of Work
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common elements

with the burtonsville community legacy
plan community charrette (2008)

provide attractive streetscape design,
building facades, landscape
treatment and signage

provide safe bicycle, pedestrian, and
vehicular access; and parking for
public and private uses

design a community gathering space
that can provide an increased sense
of place, an enhanced community
identify and venues for special events

focus on environmental sustainability,
low impact design features, green
spaces, and landscaping

promote employment opportunities
and flex/industrial spaces

provide flexible zoning





Scope of Work
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next steps

| | |
|--------------------|---------------------------------------------------------------|
| january-april 2011 | identify issues and alternatives, and develop strategies |
| april 6 | study update to eccab board |
| may 2011 | preliminary staff recommendations to planning board |
| may-july 2011 | refine recommendations and strategies |
| july 2011 | present recommendations and design concepts to planning board |
| august-november | implementation |