



burtonsville

commercial crossroads neighborhood plan



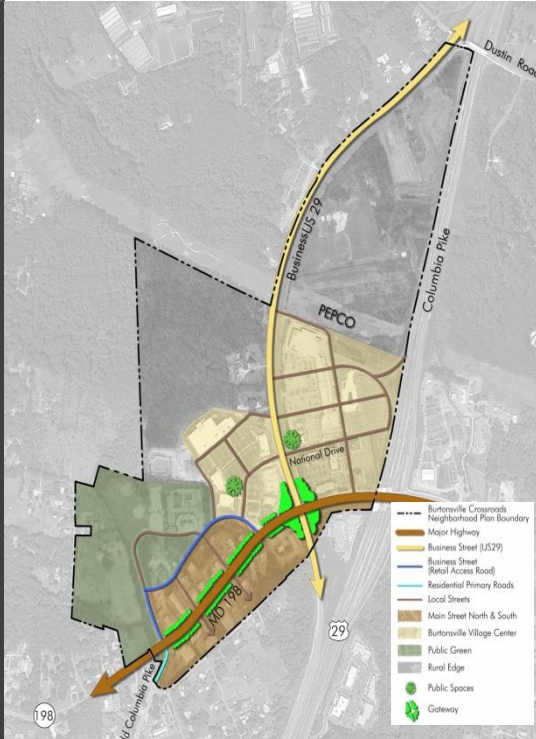
eccab briefing 2/1/2012

staff draft: the burtonsville crossroads neighborhood plan

- neighborhood plan vision
 - turning a crossroads into a community
- neighborhood plan recommendations
 - zoning for housing and a mix of uses
 - main street/md 198
 - public spaces
- outreach and schedule



vision... *turning a crossroads into a community...*



- a neighborhood with diverse, community-oriented uses at a neighborhood scale
- small businesses appropriate to the local market
- a “main street” community
- a system of streets, sidewalks and trails
- new high quality public areas for community gatherings and recreation
- protections for sensitive areas in the rural edge



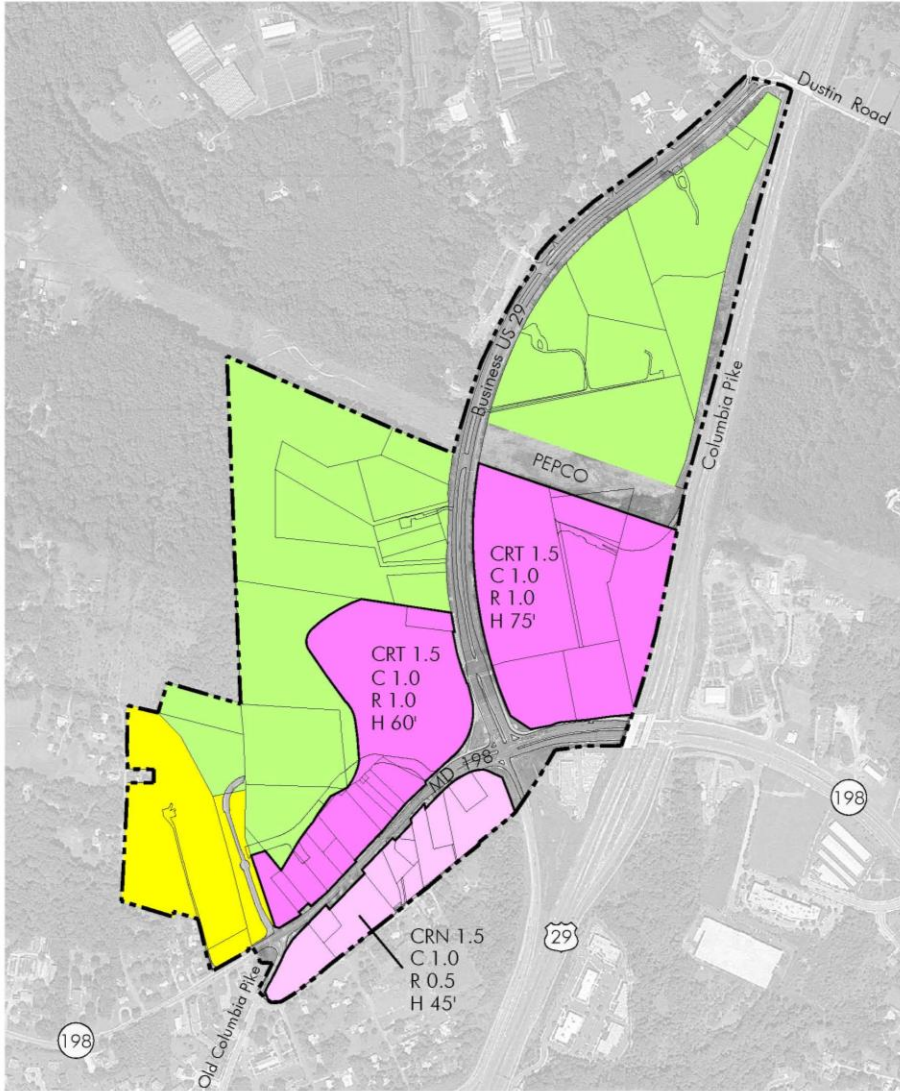
recommendations *for turning a crossroads into a community*



- CRT and CRN Zoning with a FAR of 1.5 and various heights ranging from 35' to 75'
- park and county acquisitions for properties that provide recreational and conservation areas
- further protections for the headwaters (at 8 percent imperviousness in RC)
- attention to new (access road and others), existing Business 29 and improved MD 198 road connections including streetscape and landscaping
- emphasis on local, small business infill, and new housing





Proposed Zoning



-  Burtonsville Crossroads Neighborhood Plan Boundary
-  RC Rural Cluster Zone
-  RE-1 Residential Estate, 1 Acre
-  CRN 1.5 Commercial Residential Neighborhood
-  CRT 1.5 Commercial Residential Transition



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main street/md198 recommendations

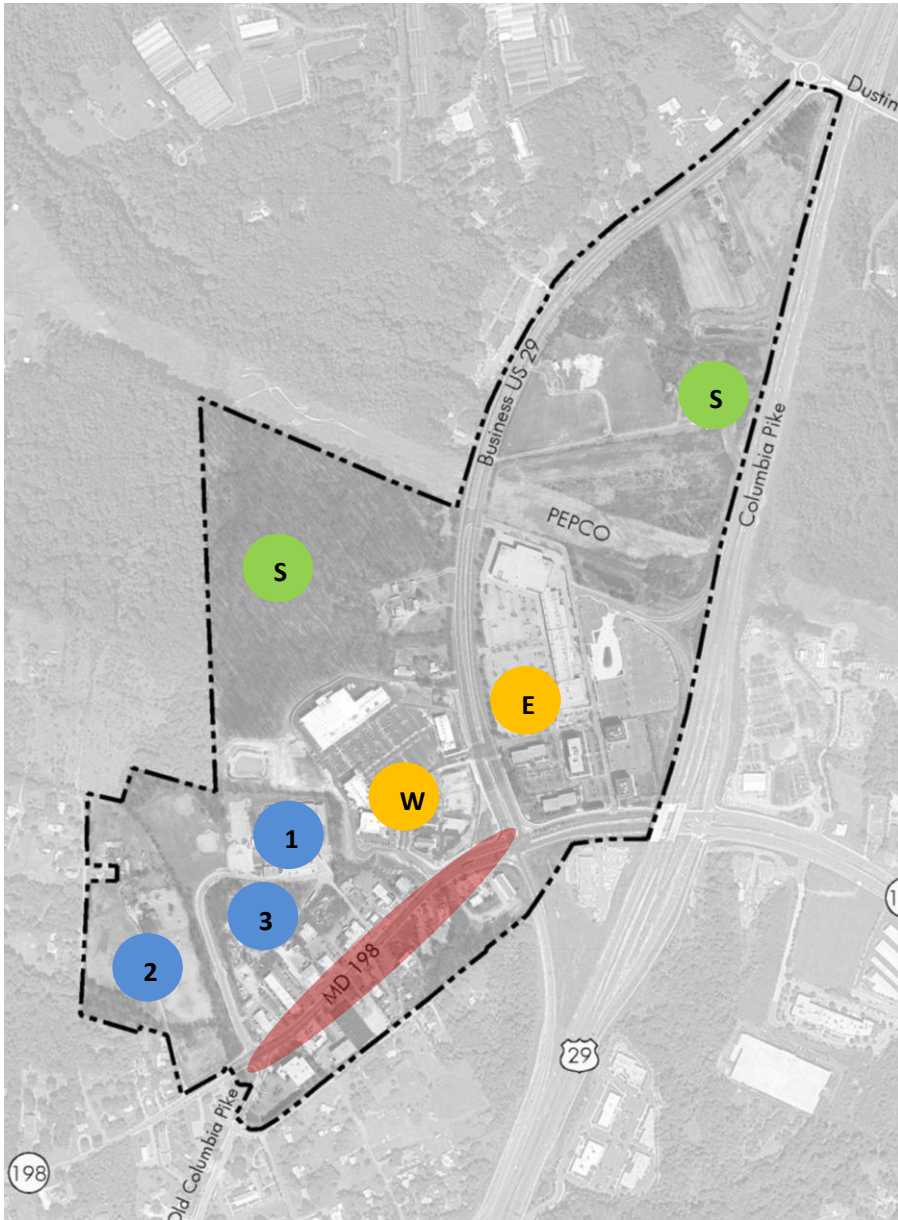


Western Gateway Main Street MD 198 Neighborhood Eastern Gateway

Western Entrance: Public Space and Streetscape Elements Office Core Area for Burtonsville

- Trees located 50 feet on-center that avoid conflict with retail signage
- Pedestrian oriented streetlights and lighting for buildings
- Street furniture
- Infill and new buildings

The proposed local streets show the general location of streets, not the actual alignments.



E East of Local US 29
Redevelopment of the east side should be designed to include an open space or focal point for civic events adjacent to a proposed local street.



W West of Local US 29
The existing public space should be enhanced if the site redvelops.





Public Spaces

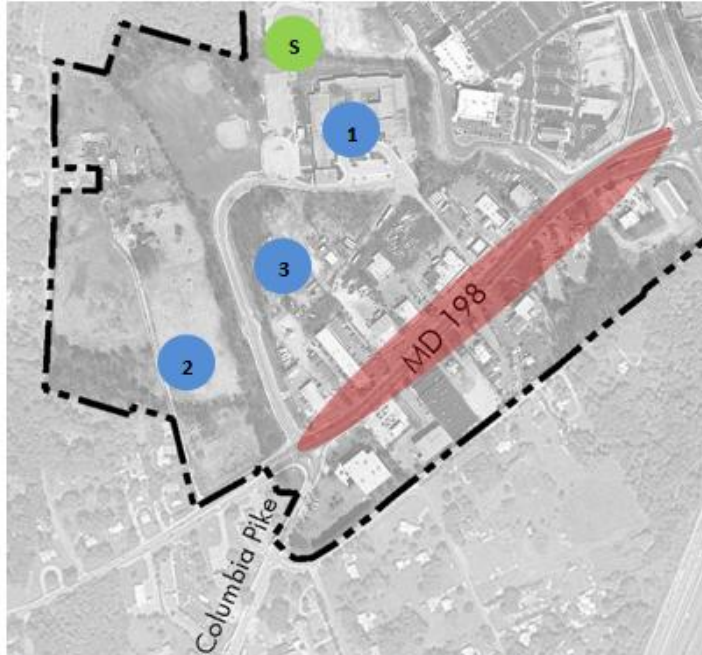
Public Space along Main Street

Along MD198, additional public space is needed to accommodate streetscape, a lawn panel and spaces for civic uses.



Rural Open Space

The sensitive design and preservation of the stream buffer areas will limit development and expand tree canopy.



Village Green

The design of the village green will provide the most visible public space in Burtonsville. The space will be flexible to serve a variety of community functions, include additional tree canopy, and provide a limited increase in imperviosness above existing levels with shared parking of facilities.

The design of the village green will include the following three areas:

- 1 Elementary school and space for future expansion
- 2 Future local park design for active recreation on the Athey property
- 3 Civic Open space designed for a variety of public events on Volunteer Fire Department property



outreach and schedule

regular status reports to the east county citizens advisory board (eccab); meetings with business owners/stakeholders	jan 2011-jan 2012
charrette with the eccab	feb 2011
workshop with residents; meetings with property owners	mar 2011
open house on plan highlights	may 2011
county council updated plan boundaries	july 2011
community workshop and status update	sep 19, 2011
staff recommendations, eccab meeting	oct 5, 2011
eccab subcommittee status update	jan 11, 2012
eccab briefing on the staff draft	feb 1, 2012
completion of the staff draft	feb 2012
planning board public hearing	april 2012
county executive and county council	may 2012

