

# Burtonsville Commercial Planning Study

## Workshop Results

*Planners Note: Thank you for participating in the March 31 community workshop. Many elements that were recorded at each table had similar themes. I've highlighted the ideas in **bold** below. The information gathered at this workshop as well from meetings with property owners, the State Highway Administration, the Montgomery County Department of Housing and Community Affairs and the Montgomery County Department of Transportation; Burtonsville Day 2010 ideas from the community; and the results of the charrette with the East County Citizens Advisory Board on February 17, 2011, will be used to shape the staff's recommendations to the Planning Board in May 2011.*

### Table 1

Ki Kim, M-NCPPC staff; 12 community members

#### Vision:

*Something to make Burtonsville a destination (Burtonsville will be a more urbanized, connected, mixed-use **destination**...)*

#### Characteristics

Need more **urbanized** development  
Needs to be more biker-friendly  
Provide **connectivity** between east and west commercial areas  
Needs **mixed use** development (restaurant, movies, shopping) for Burtonsville Crossing Shopping Center  
Rt 198 more local traffic provided - lowering speeds  
Provide **green** corridors to separate MD198 from commercial areas  
Provide a **roundabout on MD198/Old US 29**  
Roadway System not pedestrian friendly, **need better pedestrian friendly connections**  
Need better integration between N/S sides of MD198  
Burtonsville transformed into a **congested** area once business traffic increased  
Pieces are missing for the commercial core to function  
More **housing** is needed for sustainability of retail and commercial  
Conflicting turning movements that causes congestion  
Family oriented community  
Access to school is not safe due to the proximity of potential loop road  
Old US 29 is too wide for a service road, **reduce road width**  
Existing shopping center (old Giant is dead)  
Burtonsville Office Park is currently struggling to survive  
Needs regional attraction  
Existing commercial area along MD 198 very fragmented

#### Actions

None specified

# Burtonsville Commercial Planning Study

## Workshop Results

Table 2

Calvin Nelson, M-NCPPC staff; 9 community members

*Vision:*

*Not specified*

Characteristics

Road is too narrow  
 There are too many vacancies  
 Like to see post office return, and a movie theatre and thrift store  
 Too much dangerous traffic and pedestrian crossings  
 Burtonsville Crossing has deteriorated; Giant contract/control is unfair  
 Poor appearance  
 Definition of Burtonsville, needs identity and sense of place  
**Create destination - No destination**/good direction  
**Poor pedestrian connections** along Blackburn  
 Potential for **infill**, opportunity for infill at Burtonsville Crossing Shopping Center  
 Need a **mix of uses**, Provide retail 1st floor - **mixed use**  
 BRT Study - Park and Ride, good opportunity  
 Excessive office vacancies  
**Rezone** Burtonsville Crossing Shopping Center  
 Old US 29 should be reduced to 2 lanes, **reduce road width**  
 Need a cut thru/a new exit off relocated US 29  
 Need a comprehensive trail network; continue/improve trail network  
 Need facade improvements  
 Reduce speeds along MD 198, MD 198 runs along a ridgeline  
 Could be sewer issues with increased density  
 Duckett Reserve and sediment ponds along US 29 could be compromised

Actions

Short-term

Pedestrian and streetscape improvements along MD 198/Old US 29  
 Provide a gateway feature  
 Incentivize property owners to consolidate and redevelop  
 Convert upper story office into residential  
 Change layout of Burtonsville Crossing Shopping Center

Long-term

**Loop road will provide only access/none off MD 198**  
 Facade improvements, create cohesion  
 Punch **pedestrian connection** through Burtonsville Crossing Shopping Center to County  
 Park and Ride facility  
**Rezone** Burtonsville Crossing site  
**Reduce/narrow to two lanes** on Old US 29

# Burtonsville Commercial Planning Study

## Workshop Results

### Table 3

Katherine Nelson, M-NCPPC staff; 12 community members

#### *Vision*

*Burtonsville will be an aesthetically pleasing, charming, pedestrian friendly, small village-like town.*

#### Characteristics

**Open space** is slipping away, we need to maintain that  
Need to **connect** the parts  
Needs more bike paths and **pedestrian** walks  
Should have more charm  
Right now it's a driving nightmare  
Needs focal point  
Create a **village** type of community, not a dense urban area  
Eliminate one of the three lanes making a left on MD 198  
**Old 29 needs to be smaller** now that there is a by-pass  
Enhance the transit center for more types of transportation  
Shops don't get traffic from bus stops because there is no access to the shopping center  
Needs better **signage** on southbound US 29 entering Burtonsville advertizing the **village** and what is available  
Need weekend farmers markets  
Too much **traffic**, resolve **traffic** issues and focus on safety (pedestrians)  
Need better aesthetics  
**Make it a destination**  
Design traffic calming measures on MD 198 (including a roundabout at Old US 29)  
Power lines to be underground  
**Design service roads**  
Make Burtonsville the prettiest small town in Maryland  
Reduce the long a wait at the Old US 29/MD 198 traffic light  
Provide a focus on renewable energy and energy efficient lighting  
Connect the rear parking lots along MD 198  
Current **zoning** is hurting the businesses  
There is no real attraction for Burtonsville  
Giant needs to release the old building to allow another grocery store

#### Actions

Relocate school to allow expansion of business area  
Provide **green area** between school and service road  
Enhance the wetlands into a park feature and natural area **destination**  
Make another entrance into Burtonsville from behind Burtonsville Shopping Center  
Make the bus stop area safer by increasing circulation with the shopping center  
Provide more **open areas**, especially within the old shopping center  
Provide middle turn lane in the location of the old firehouse

# Burtonsville Commercial Planning Study

## Workshop Results

### Table 4

John Carter, M-NCPPC staff; 12 community members

#### Vision

*Burtonsville will be... a more vibrant attractive, dense, mixed-use town as a magnet for East County with services and dining - a "there"*

#### Characteristics

- Needs to be more attractive from the relocated US 29, i.e., a water element
- Needs a "there"/center
- Provide more options for walking, shopping area
- Address (clean-up, fix-up) old town center
- Provide for a more attractive downtown, **urban** "light"
- Needs an anchor, a calling card or something special on Old Giant Site
- Bring attention to Burtonsville with **signage** (big)
- Fix problem of left turns from MD 198
- Reduce turning, **add access road** to reduce need for left turns on MD 198
- Address short term and long term goals
- Tie the community together, i.e., pathways, block system, town geometry, town concept
- Need grid of streets**
- Need "old town" feel
- Need uniform signs along MD 198
- Add community uses (library, community center)
- Narrow Old US 29**
- Fountain or other feature at US 29 and MD 198
- Incentivize to fill vacant offices
- Needs US post office back
- Green tape application process for small properties/businesses (less costly, more efficient)
- Add trees, common streetscape
- Need daytime employment – i.e., Science Center, FDA

#### Actions

##### Short-term

- Build "some" **infrastructure**
- Free up **zoning**
- Green tape applications for redevelopment projects along MD 198 (for small businesses)

##### Long-term

- Complete streets/infrastructure**
- Reduce width of old US 29**
- Add **park**, fountains, etc.
- Create a **mixed-use** center
- Address storm water management