



Scope of Work
January 2011



burtonsville

Commercial Crossroads
Neighborhood Planning Study



today's presentation

- a. location and previous planning efforts
- existing conditions
- b. department of housing and community affairs (dhca) efforts
(circulation, streetscape, façade elements, and gateway signage)
- c. why a planning study?
 - purpose
 - challenges
 - next steps



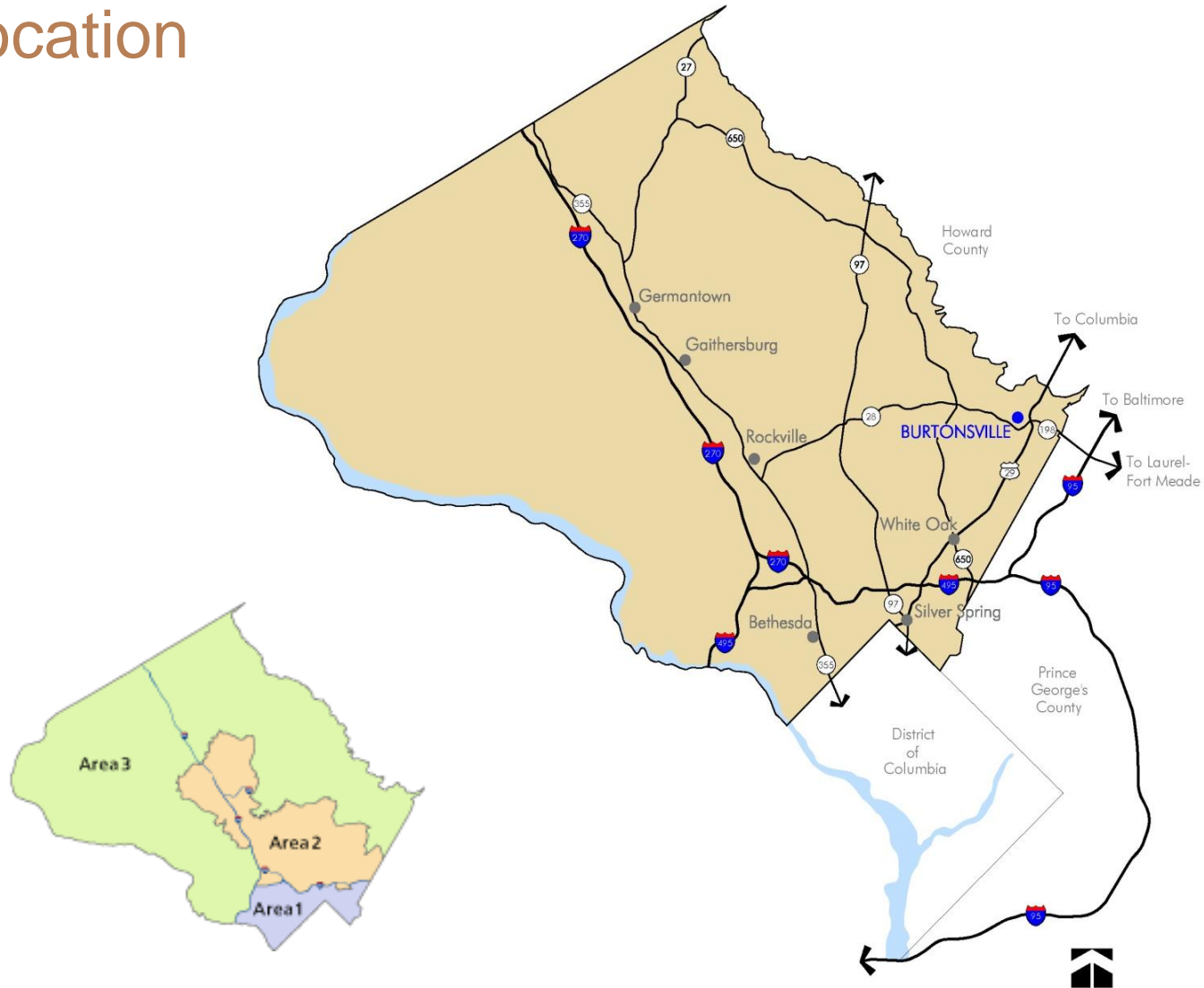
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location



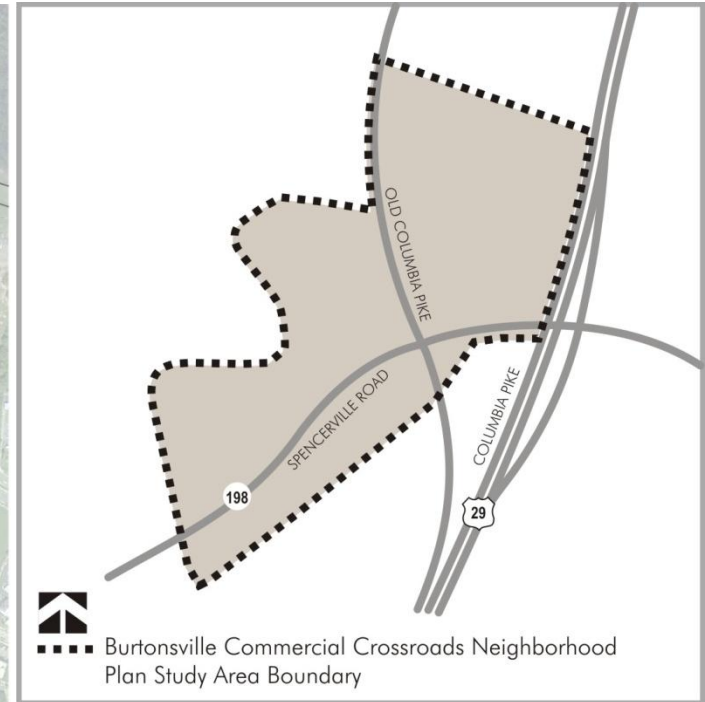


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study area



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

Fairland Master Plan 1997



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previous planning efforts





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existing conditions





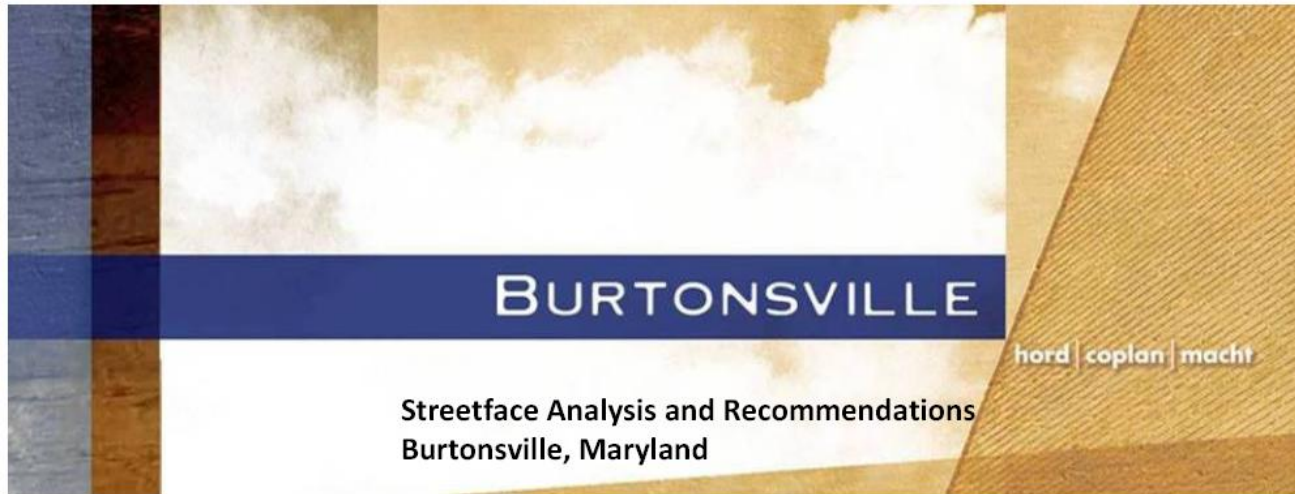
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DHCA's presentation



Montgomery County
Department of Housing and Community Affairs Presentation
November 2010



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why a planning study?



Unlike a traditional master planning process, this effort is meant to focus analysis and public discussion on **known** issues.

Recommendations may include:

- **limited plan amendment**
- **local map amendment**
- **zoning text amendment**

These actions will require further review and approval from the Planning Board and a public process with the County Council.



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purpose

- examine the planning options for the Burtonsville Crossing shopping center site as a gateway
- evaluate the need for a master planned loop road
- consider community design and access issues along MD 198





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connectivity
challenges





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design challenges





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diversity
challenges





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environmental challenges





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next steps

- january 2011 action - planning board approval of scope of work
- january-may 2011 identify issues and alternatives, and develop strategies
- 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 *

* Depending on the study's recommendations, work will proceed and time will be scheduled with the County Executive and County Council. Implementation efforts are scheduled in the Planning Department's work program through November 2011.