



# status report on the plan



may 26, 2011



## status report on the plan

### introduction

- neighborhood planning scope
- regional context
- burtonsville today
- challenges and opportunities

### neighborhood plan

- outreach
- vision - corridors and focal points
- planning elements
  - connectivity
  - design and land use
  - environment

### design guidelines

### implementation

- managing expectations
- schedule

## neighborhood planning scope

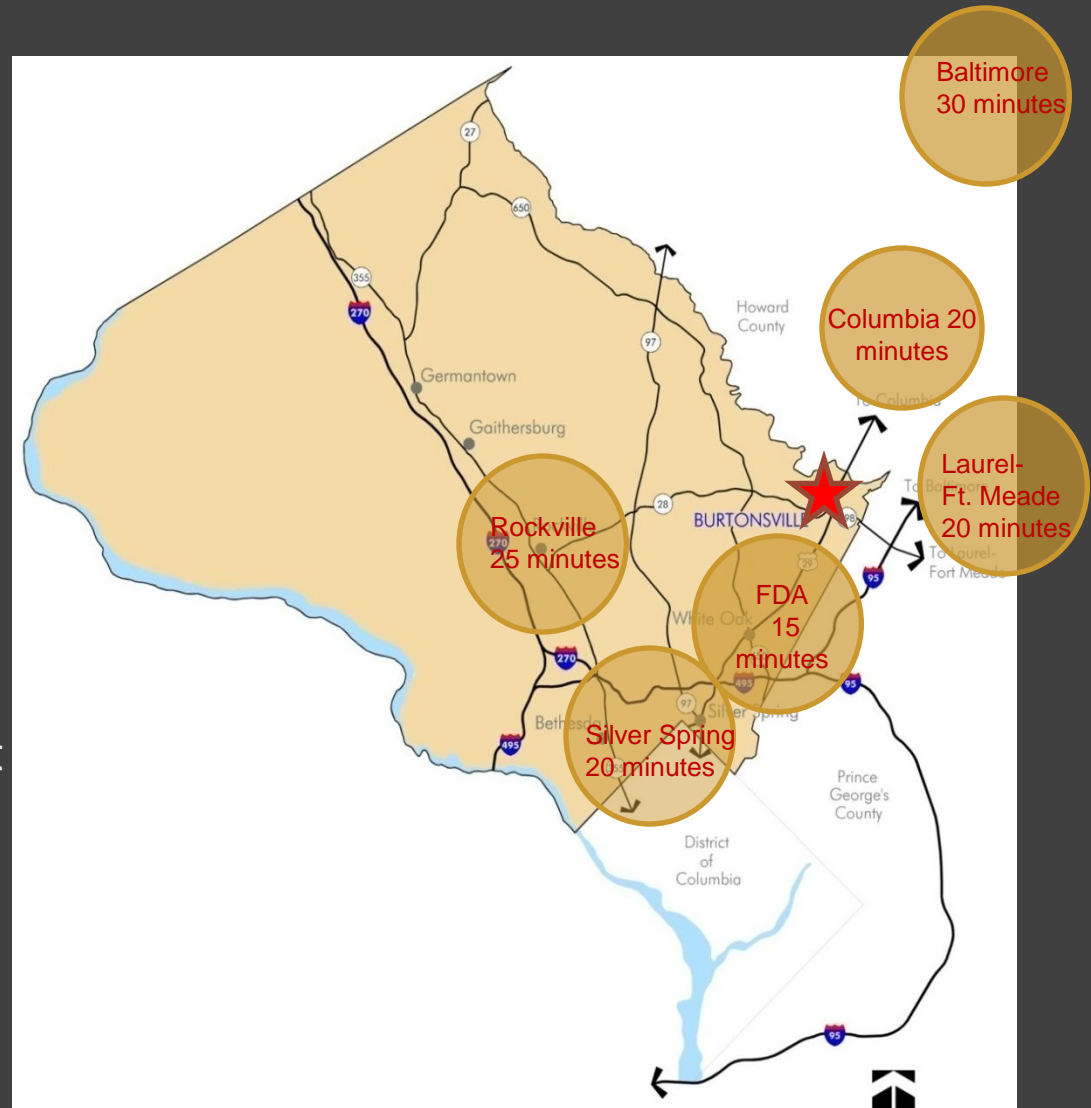
- authorized by county council
- small area
- known issues
- targeted outreach
- reduced scope
- small core team of planners
- less labor-intensive
- short list of topics to examine
- completed in a 12-month timeframe
- managed expectations
- first in a series



## regional context

### burtonsville and other places in the region

- north eastern gateway
- highway access
- park and ride- bus
- near multiple housing, transit and employment centers:
  - montgomery county
  - howard county
  - prince george's



# burtonsville today



# challenges and opportunities

- SHA's md 28/md198 corridor improvement study (2016+)
- anchor + ten vacancies at the c-1 zoned burtonsville crossing site
- vacancies in “see through” office buildings in o-m zoned land
- e/w traffic on md198 and the future impacts of the federal base realignment and closure (BRAC) at fort meade in laurel.
- icc/md200
- future bus rapid transit along us29
- east county science center plan/fda



## challenges and opportunities

### major highways

198 can be transform into a main street with street trees and lighting. old us 29 or burtonsville boulevard can be narrowed and a linear park can be planned.

### variety of streets

create an expanded range of street types .The streets range from three lane retail streets (one parking lane) to a two-way retail street.

### traffic

establish a grid of interconnected streets that will provide better connections. The grid system should improve access for vehicles, pedestrians, and bicyclists.

### intersections

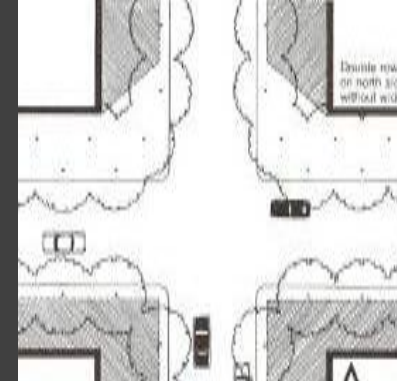
create intersections with crosswalks to improve pedestrian. require substantial streetscaping with street trees, street lights, and street furniture to establish an urban environment for pedestrians.

### long blocks

establish a system of short blocks to expand the pedestrian access in the crossroads area. The short blocks will create a foreground for street oriented buildings

### short blocks

Establish a system of short blocks to expand the pedestrian access throughout the commercial area. The short blocks will create a foreground for street oriented buildings



## neighborhood planning scope

the burtonsville plan will address:

- specific land uses
- street right-of-way and connections
- zoning issues





## outreach

january – may 2011

provided regular status reports to the eccab land use subcommittee at their monthly meetings and held meetings with business owners and stakeholders



february 2011

conducted a charrette with the eccab



march 2011

held a workshop with residents, meetings with property owners



may 2011

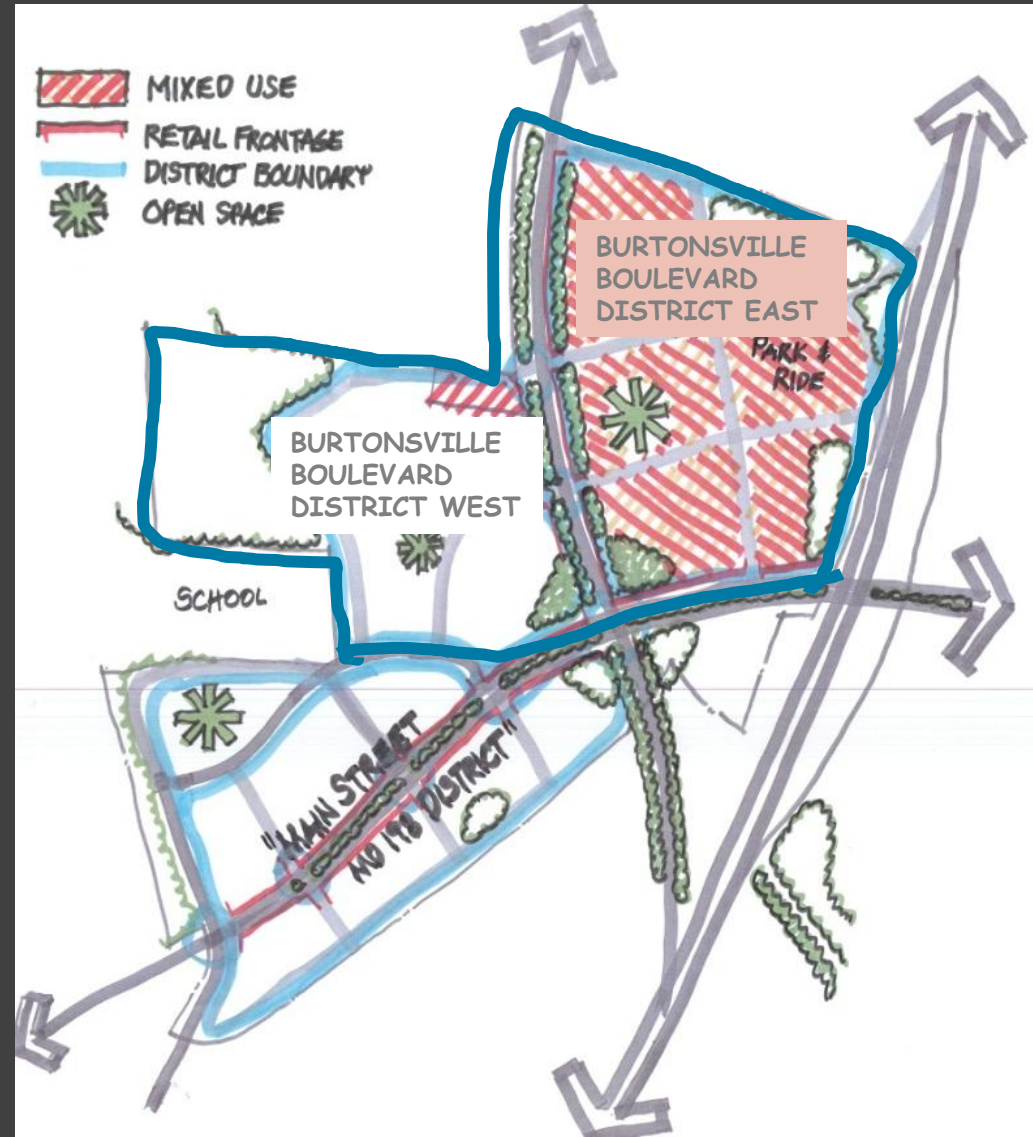
held an open house on plan highlights

## vision

burtonsville will be...

... a mixed-use, rural village in upper east county filled with neighborhood retail, restaurants, housing and employment.

The burtonsville crossroads area will continue to offer a mix of ethnic restaurants and community-friendly convenience retail as a connected and walkable village center.





## planning elements



### connectivity (infrastructure, access, health)

- improving connectivity within the commercial area
- integrating the md 198 and access road improvements
- recommending other transportation infrastructure improvements



### design/land use (economy, knowledge, social)

- advancing the goals of sustainability
- addressing the character of the streets, open space and buildings
- improving quality of place



### environment (ecology, energy, food)

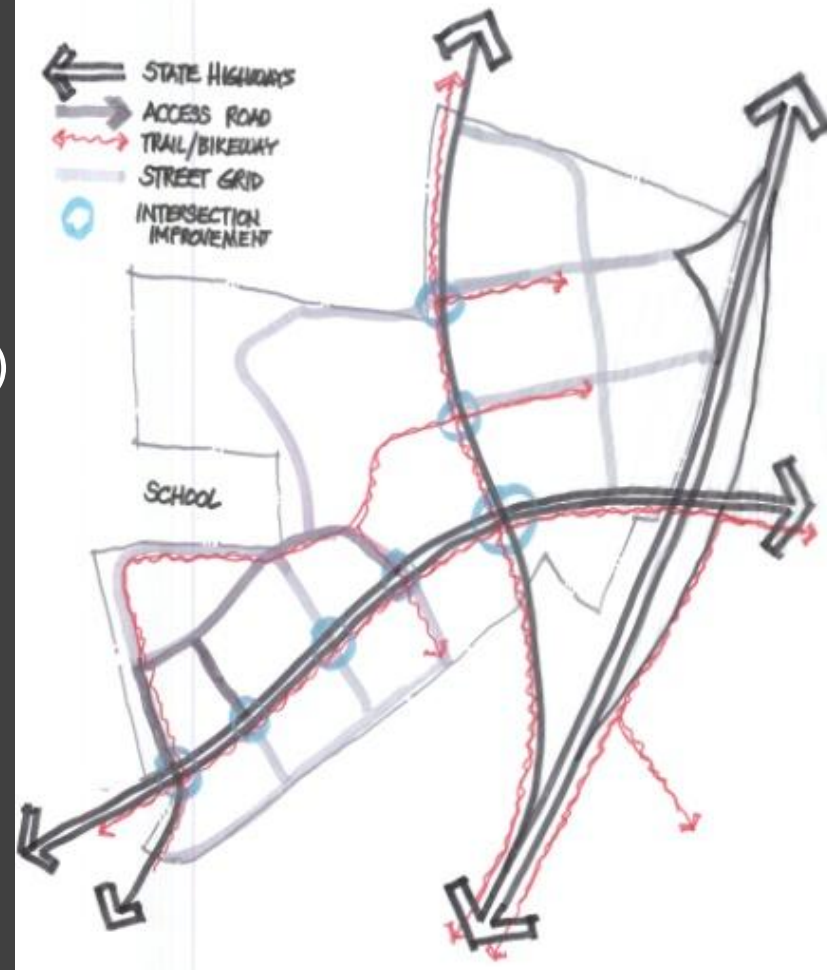
- improving the natural environment through redevelopment

## planning elements

### connectivity

- md 98 as main street (120' row)
  - new median
  - sidewalks/crosswalks/hiker/ biker trail
  - street trees
  - pedestrian-scaled lighting
  - stormwater management)
- access road/retail service road (60' row)
  - on-street parking, special paving
  - plantings
  - stormwater management
  - closure for special events
- pedestrian and vehicle connections
- street grid
- park/trail connections to fairland park
- narrow burtonsville boulevard/old 29

### connectivity



## planning elements

### land use and design

- housing and commercial mixed uses (not to exceed 1997 zoning)
- redevelopment on the burtonsville crossing site
  - prominent open space
  - civic focal point
  - park-and-ride
- landscaped gateways and intersections
  - md 198 and old us 29
  - old columbia pike/school access road
- pocket park in the main street district
- open space/park in burtonsville boulevard west with any future redevelopment of the town square shopping center site

### land use and design



## planning elements

### environment

- design large and small green spaces into redevelopment in each district to reduce imperviousness
- remove the northbound lane of old us 29 and replant as a linear park
- protect and restore the existing stream and stream valley buffer
- maximize tree canopy cover

### environment



# Design Guidelines

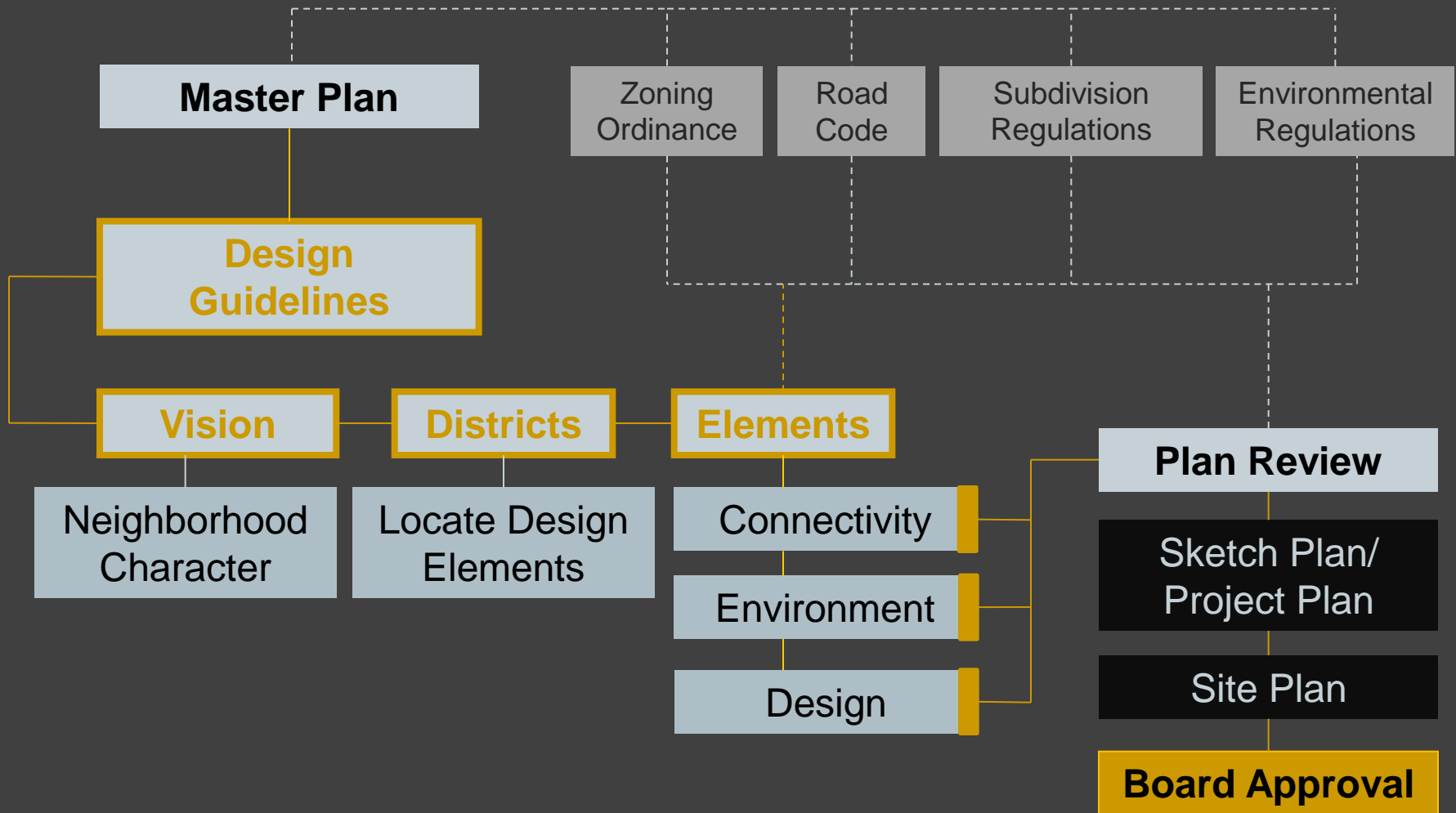
## Burtonsville Crossroads Neighborhood Plan



May 26, 2011

# Design Guidelines

## Burtonsville Crossroads Neighborhood Plan





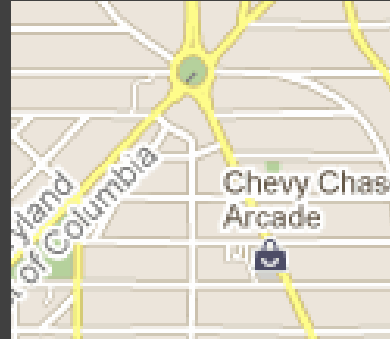
# Design Guidelines

## Community Patterns



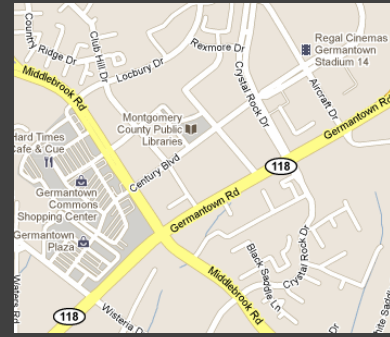
### Middleburg:

- Route 50
- 1740



### Chevy Chase:

- Connecticut Avenue
- 1891



### Germantown Town Center:

- Century Boulevard
- 1990

# Design Guidelines

## Community Patterns - connectivity (infrastructure, access, health)

Connecticut Avenue, Chevy Chase  
Main Street, Germantown  
Main Street, Middleburg

### Streets:

- Main Street: 4 - 6 lanes
- Local Streets: Narrow, 2 lanes and on-street parking



# Design Guidelines

Community Patterns - environment  
(ecology, energy, food)

Connecticut Avenue, Chevy Chase  
Main Street, Germantown  
Main Street, Middleburg

Open Spaces :

- Open Space focal points
- Open space between buildings
- Varied streetscape



# Design Guidelines

Community Patterns - design/land use  
(economy, knowledge, social)

Connecticut Avenue, Chevy Chase  
Main Street, Germantown  
Main Street, Middleburg

## Design:

- 2 - 4 Story Main Street
- Variety of building heights
- Street oriented buildings
- Retail and Institutional Buildings



# Design Guidelines

## Burtonsville Crossroads Neighborhood Plan



- spencerville road (md 198)
- old columbia pike
- retail connector street
- local streets

- public open spaces/  
focal points
- intersection enhancement

 Parks/open space

**TC** transit center

**ES** elementary school

# Design Guidelines

## Burtonsville Crossroads Neighborhood Plan

### Main Street/MD 198 District



# Design Guidelines

## Burtonsville Crossroads Neighborhood Plan

### Village Center District



## managing expectations

### short term expectations

- mixed use everywhere
- private and public money into site upgrades
  - buildings along the north side targeted by dhca
  - landscaping/tree canopy
  - burtonsville crossing site, phase I
  - ground floor retail in office park
  - additional access into burtonsville town square shopping center
- retail access road back on county's cip and redesigned

### long term expectations

- reconstruct md198 with intersection improvements
- retail access road built with pocket park(s)
- burtonsville boulevard gets narrowed north w/ linear park
- retail street grid with redevelopment
- mix of land uses (retail, services, employment , housing)
- full-scale redevelopment of burtonsville crossing site



## schedule

- planning board briefing
- completion of the staff draft
- planning board public hearing
- county executive and county council

may 26, 2011  
november 2011  
december 2011  
january 2012





Neighborhood Planning Study Boundary

