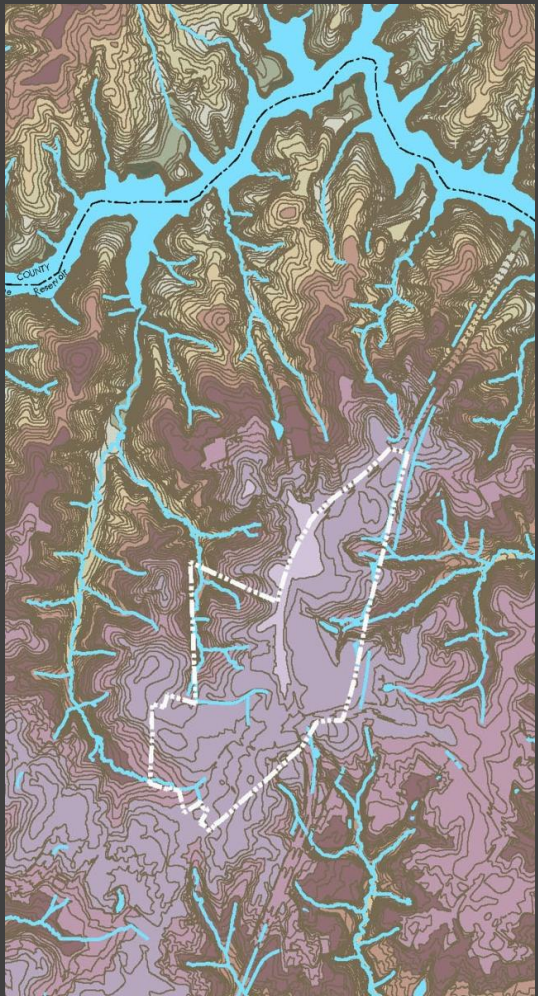




burtonsville

commercial crossroads neighborhood plan



community update

introduction

- built environment
- natural landscape

outreach and schedule

neighborhood plan

- results of community workshops and charrettes
- vision
- community aspirations
- design guidelines
- short term and long term expectations
- zoning

discussion of expanded boundaries

Staff: John Carter, Calvin Nelson, Ki Kim, Katherine Nelson, Rachel Newhouse, Dom Quattrocchi and Kristin O'Connor

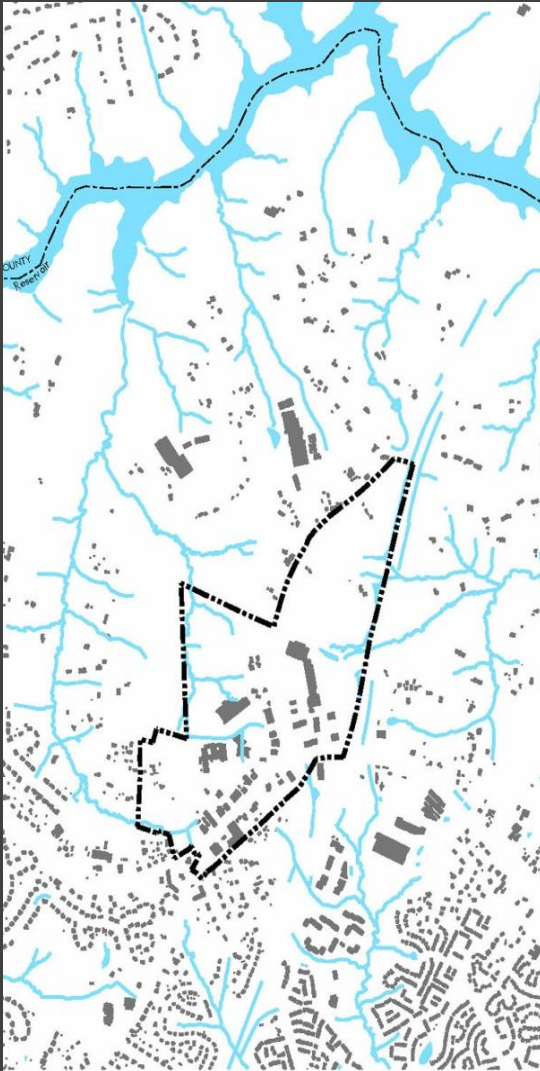


burtonsville

commercial crossroads neighborhood plan

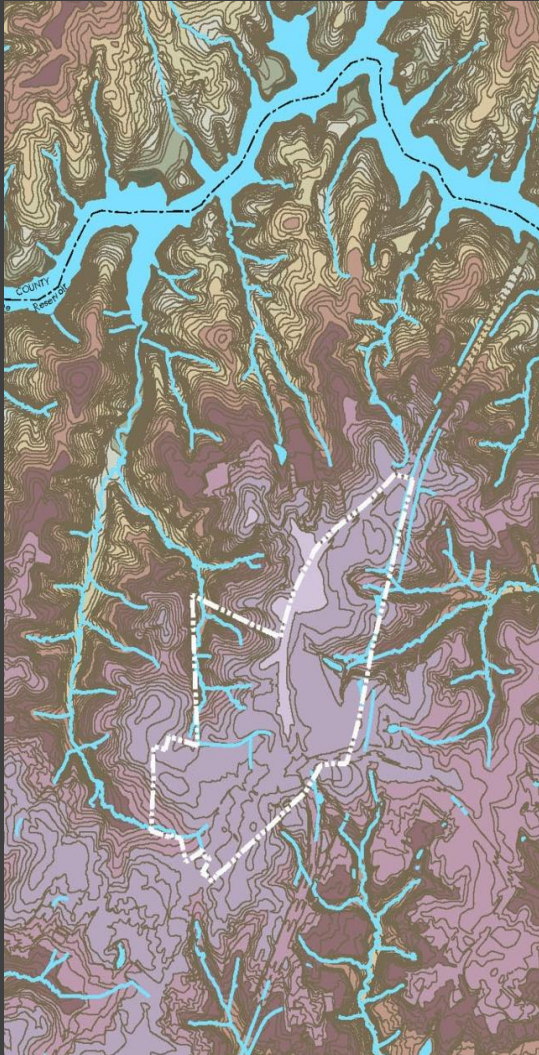
introduction

burtonsville's built environment





burtonsville's natural environment



outreach and schedule

regular status reports to the eccab at their monthly meetings; meetings with business owners/stakeholders
charrette with the eccab
workshop with residents; meetings with property owners
open house on plan highlights
status update to planning board
community workshop and status update
staff recommendations, eccab meeting
completion of the staff draft
planning board public hearing
county executive and county council

january-may 2011

february 2011

march 2011

may 2011

may 26, 2011

sep 19, 2011

oct 5, 2011

october 2011

november 2011

december 2011

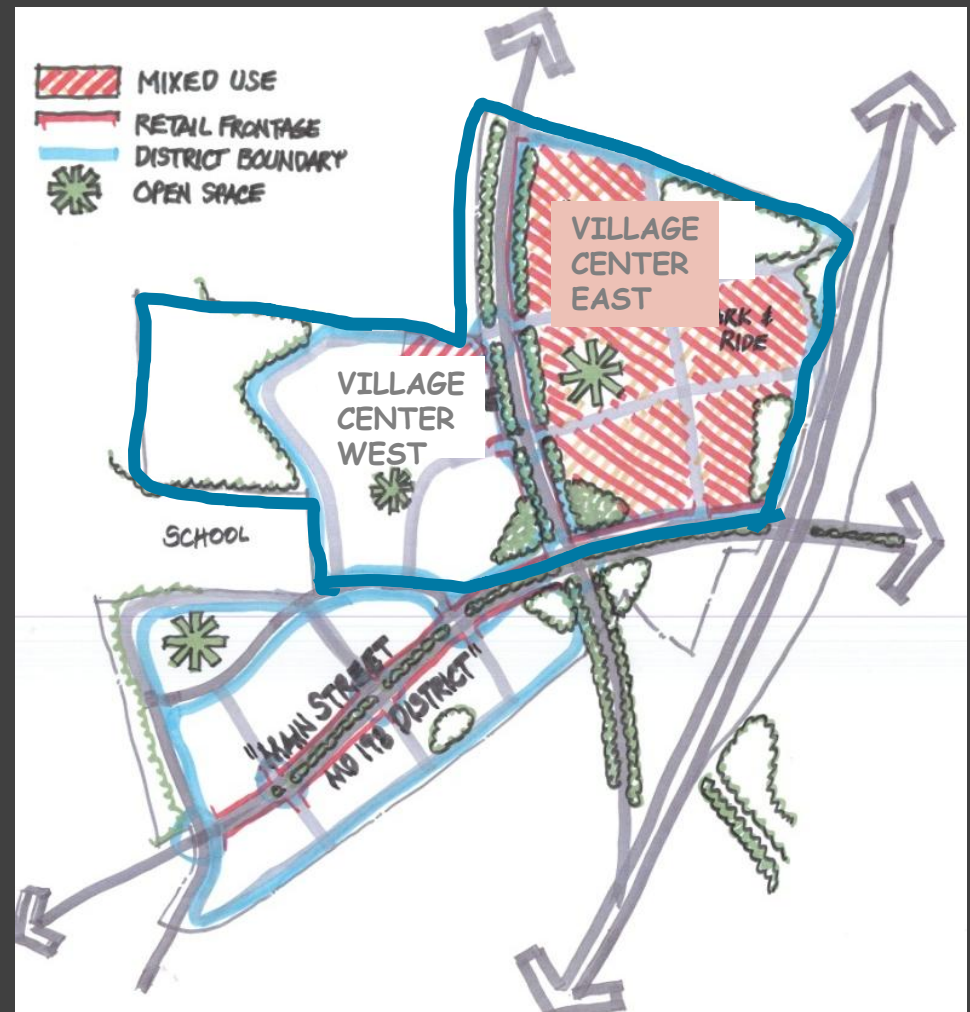


vision

burtonsville will be...

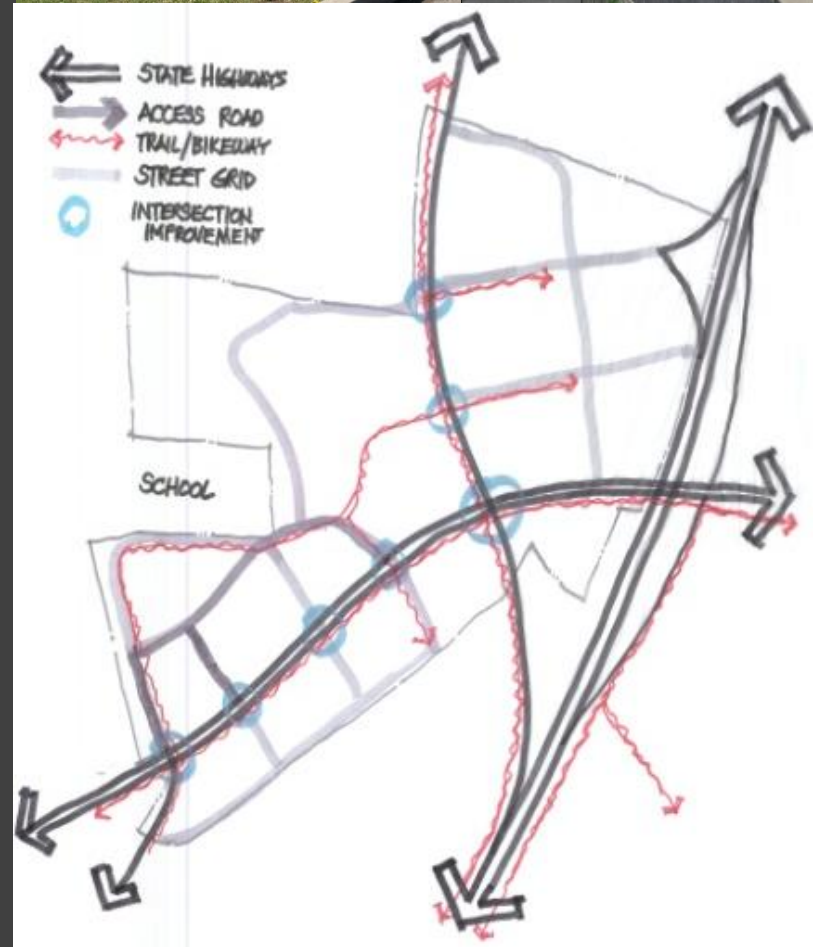
... a mixed-use, rural village in upper east county filled with neighborhood retail, restaurants, housing and employment.

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



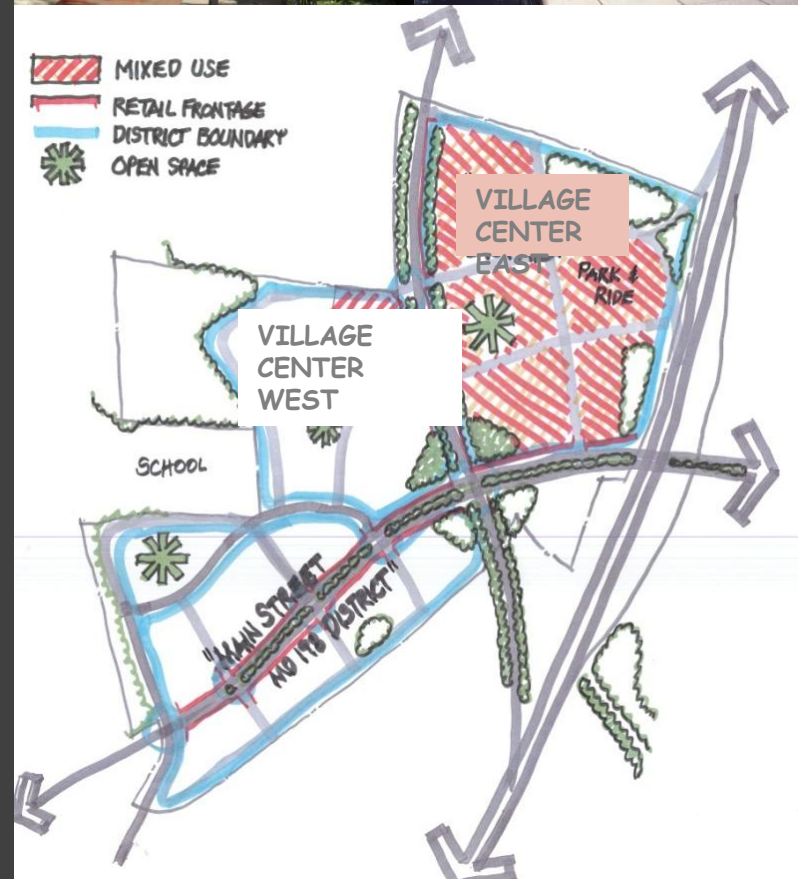
community aspirations – connectivity

- md 98 as main street (120' row)
 - new median
 - sidewalks/crosswalks/hiker/ biker
 - street trees
 - pedestrian-scaled lighting
 - stormwater management)
- access road/retail service road
 - on-street parking, special paving
 - plantings
 - stormwater management
 - closure for special events
- park/trail connections to FLP



community aspirations- 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
- park in the main street district and in village center west with any future redevelopment



community aspirations – environment

- design large and small green spaces into redevelopment in each district to reduce imperviousness
- plan for parks and open spaces
- protect and restore the existing stream and stream valley buffer
- maximize tree canopy cover

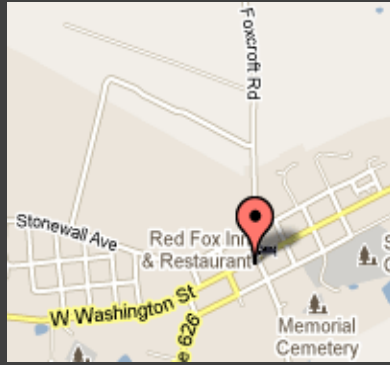


Design Guidelines



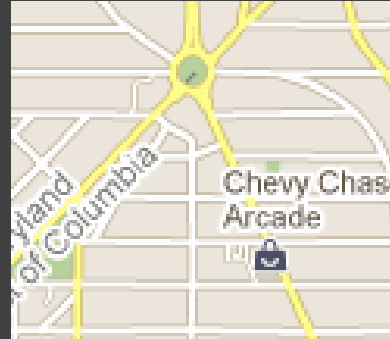
Design Guidelines

Community Patterns



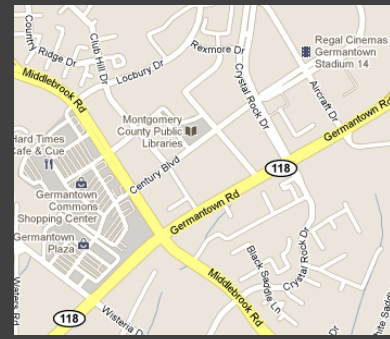
Middleburg:

- Route 50
- 1740



Chevy Chase:

- Connecticut Avenue
- 1891



Germantown Town Center:

- Century Boulevard
- 1990

Design Guidelines

Community Patterns - Streets



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 - Open Spaces

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 - Buildings



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

Buildings:

- 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

TC Transit Center

ES Elementary School

Design Guidelines

Burtonsville Crossroads Neighborhood Plan

main street/md 198 district



Design Guidelines

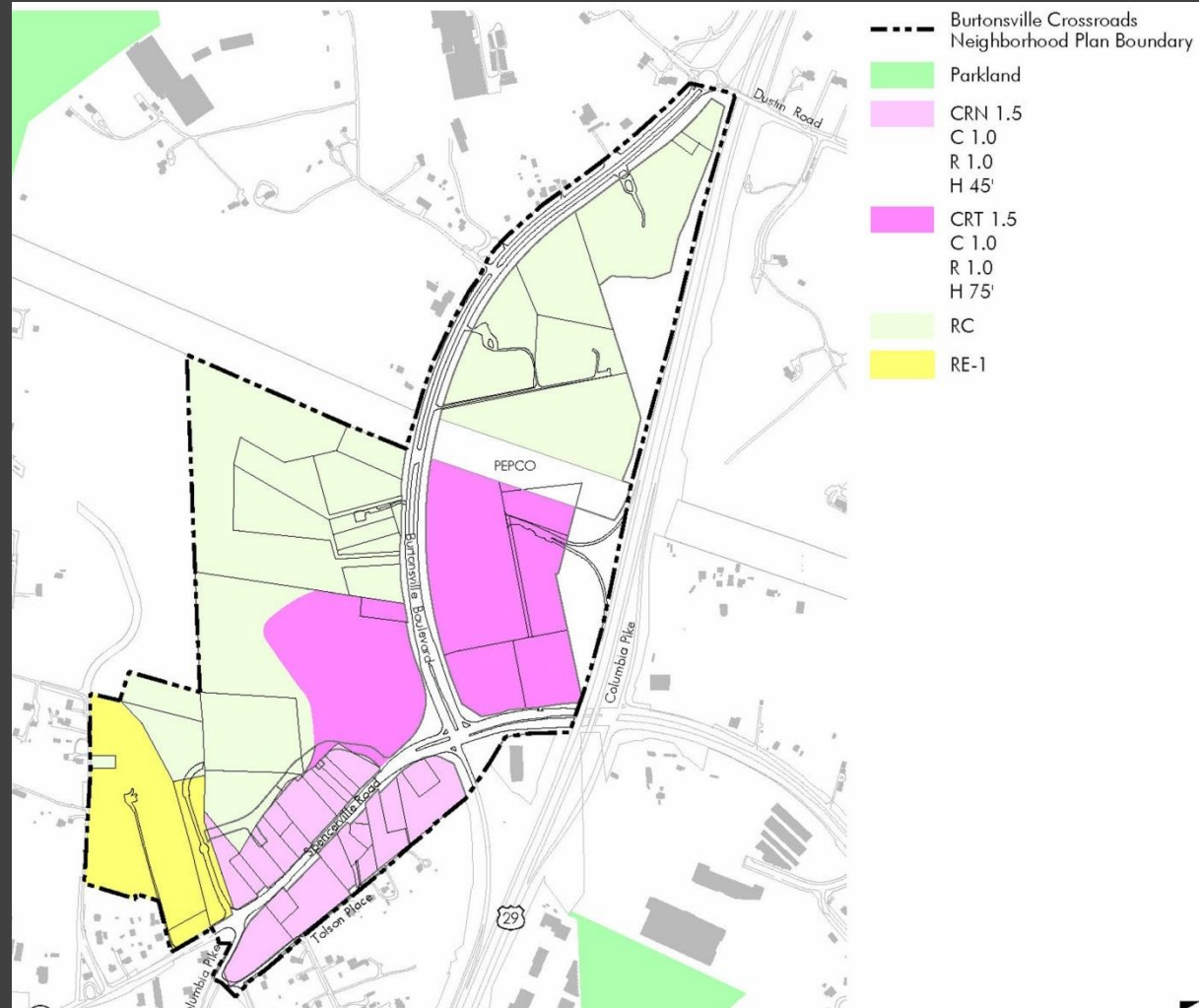
Burtonsville Crossroads Neighborhood Plan

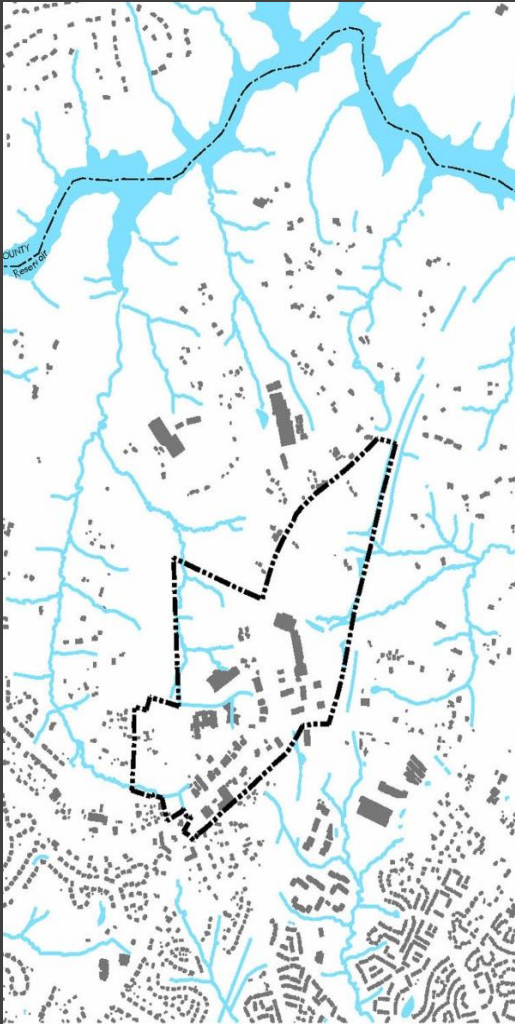
village center district





zoning





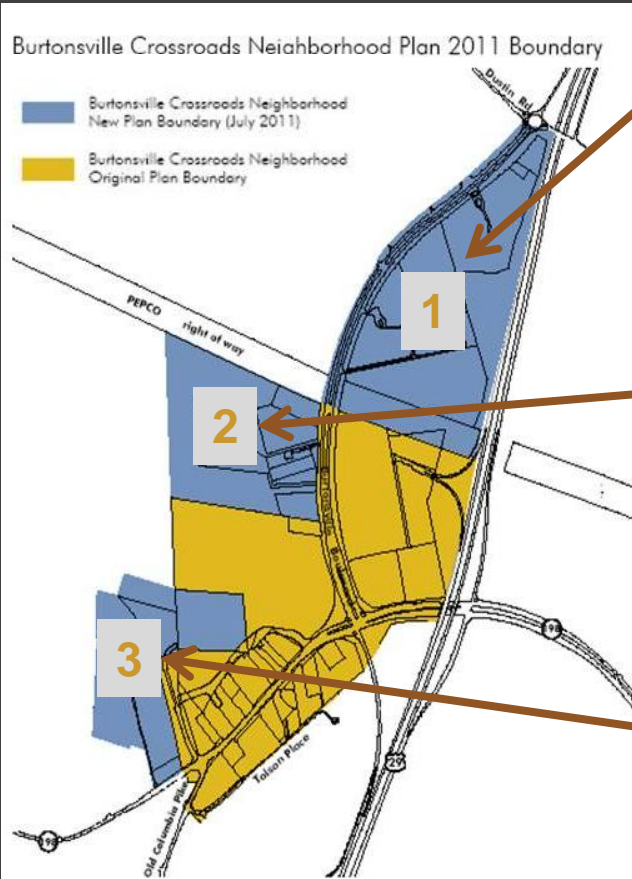
short and long term expectations

short term

- mixed use in commercial area
- 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
- acquire properties for much needed ballfields and rec

long term

- reconstruct md198 with intersection improvements
- retail access road built with pocket park(s)
- retail street grid with redevelopment
- mix of land uses (retail, services, employment, housing)
- full-scale redevelopment of burtonsville crossing site
- build recreation



northern parcels: 39.24 ac, five owners; rc zoned; county council added in July; sewer and water category changes requests to county for a church and elderly housing, prior development application for elderly housing in 1998; in Patuxent watershed

Mangum's subdivision: 36.52 ac; one owner; four home lots and a forested conservation area that includes a major tributary to the Rocky Gorge reservoir; potential park acquisition and legacy open space

Athey property: 15.67 ac, one owner; approved single-family cluster application for 12 lots; stream, proposed as single-family cluster or active recreation



burtonsville

commercial crossroads neighborhood plan

expanded boundary



uses permitted

general

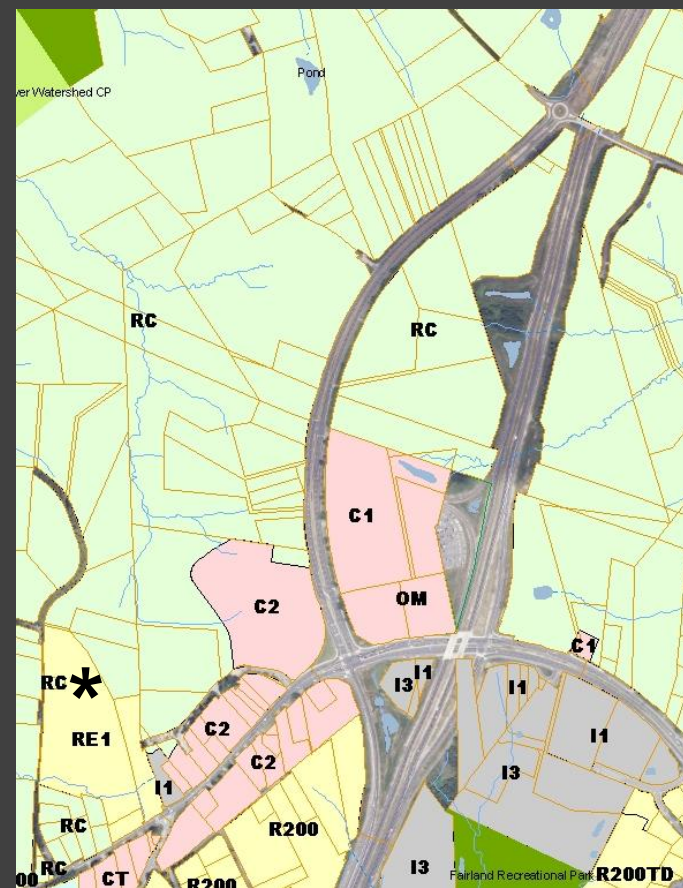
aside from rc and re-1, no residential is allowed today in burtonsville. many uses are not permitted in c-1 that are okay for c-2 such as department stores, general office, clinics and labs.

uses permitted in rc

single family detached dwelling
 farm tenant dwelling
 farm and other agricultural uses
 christmas tree sales
 farm market
 church
 respite care home
 kennel
 child care facility

special exception

equestrian facility
 winery
 agricultural process site
 manufacturer of mulch and composting
 country market
 landscape contractor
 nursery, horticulture
 retail and wholesale
 senior housing
 antique shop
 farm machinery sales, storage or service
 farm supply and sales
 outdoor storage
 animal boarding
 vet hospital
 hospice care facility
 nursing home
 country club



what opportunities do you see in the expanded areas that would compliment the goals for the village center?

take 25-30 minutes with your table.
reporting out will follow for 20 minutes

