Scope of Work
January 2011

burtonsville

Commercial Crossroads
Neighborhood Planning Study

charrette with eccab board

- existing conditions
- charrette findings from February, 17, 2011
- common elements with community legacy plan charrette (2008)
- vision statement

Attendees: Peter Myo Khin, David Kochanksi, Esq, Thomas J. Alyward III (subcommittee Chair), Ned B. Williams, Kim Bobola, Ph.D, Teddy Wu and M-NCPPC Staff, John Carter, Calvin Nelson and Kristin O'Connor.

February 17, 2011, 7 pm-9 pm

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Commercial Crossroads Neighborhood Planning Study

study area

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existing conditions: *buildings*

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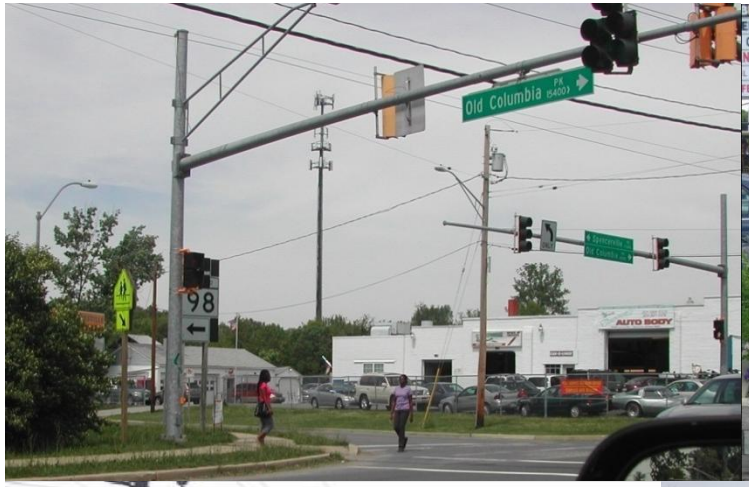
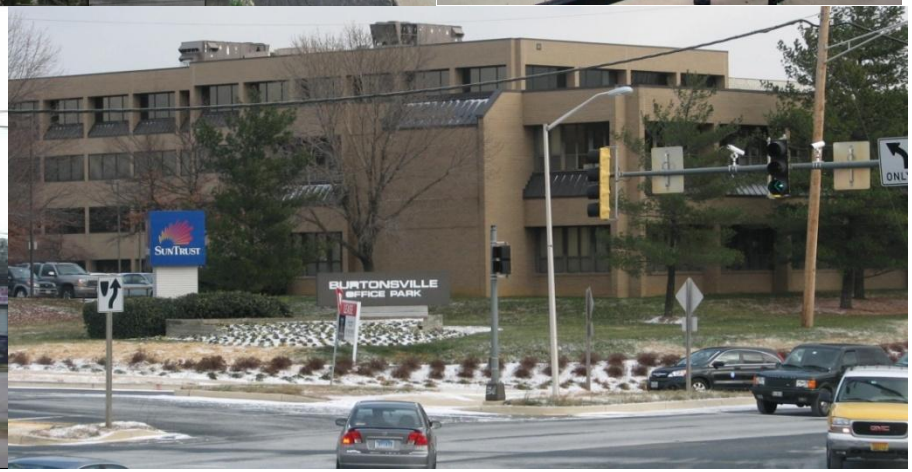
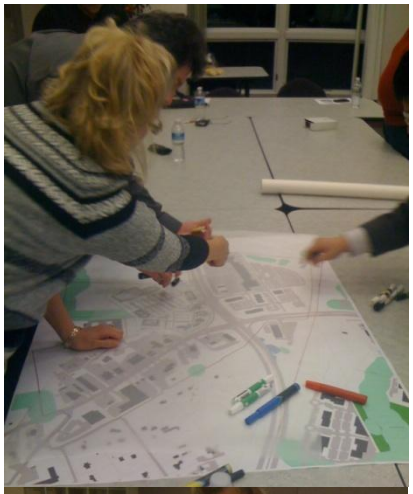
Commercial Crossroads
Neighborhood Planning Study

existing conditions: *streets*





characteristics



- place to stop and shop
- convenience retail
- village setting
- make parking more appealing
- expand employment
- eastern gateway to the county, center/gateway with adjacent counties
- scale appropriate to public uses
- gathering space at the volunteer fire dept
- neighborhood services
- change c-1 zone to mixed use zone
- provide for more entertainment venues
- have outdoor eating with restaurants
- a connected north side properties for better connections
- esthetically pleasing such as less above ground utilities
- transit hub with additional bus routes
- connections to existing park trails
- move park and ride to the center of the commercial area
- mixed use potential (i.e., medium to high cost residential or office)
- walkable pedestrian areas with better linkages and consolidated driveway entrances
- make stormwater management areas beautiful
- narrow a section of old columbia pike south of dustin road to md198

vision

burtonsville will be…

…an attractive, convenient, walkable, village center with convenient neighborhood retail services that will attract future larger employment businesses at the crossroads of old columbia pike and md198.

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actions

add hiker/biker on south md198 and loop road to connect to the existing trail/sidewalk in front of zimmerman's hardware that eventually leads into fairland regional park

give old columbia pike back to county and narrow a section

rezone o-m and c-1 site

increase green areas

add traffic circles as you enter and exit the commercial area

minor subdivision for c-2 properties along md198

move transit area to crossroads

conduct a cost/benefit analysis of loop road

rezone to include mixed-use

common elements

with the burtonsville community legacy plan community charrette (2008)

provide attractive streetscape design, building facades, landscape treatment and signage

provide safe bicycle, pedestrian, and vehicular access; and parking for public and private uses

design a community gathering space that can provide an increased sense of place, an enhanced community identify and venues for special events

focus on environmental sustainability, low impact design features, green spaces, and landscaping

promote employment opportunities and flex/industrial spaces

provide flexible zoning

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next steps

january-april 2011	identify issues and alternatives, and develop strategies
april 6	study update to eccab board
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