

Burtonsville Community Legacy Plan

FINAL PRESENTATION



Presented by



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RHODESIDE & HARWELL



October 1, 2008

Agenda

- Welcome & Introductions
- Purpose of Meeting
- Project Background
- Summary of Charrette
- Presentation of Recommended Plan & Key Elements
- Next Steps
- General Questions & Answers

Purpose of Meeting

- Unveil the *Community Legacy Plan* for future action in Burtonsville
- Highlight key elements
- Answer questions

Project Background

Who We Are

Basile Baumann Prost Cole & Associates, Inc.

- Nationally-Recognized Firm
- Significant Local & Regional Experience
- Completed Numerous County/Regional Economic Plans
- Specializing in Revitalization, Economic Analysis & Real Estate

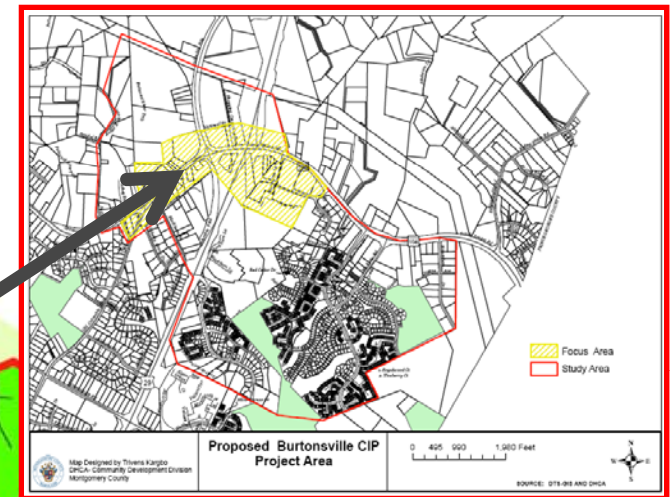
Rhodeside & Harwell, Inc.

- Nationally-Recognized Firm
- Significant Local & Regional Experience
- Specializing in Planning, Landscape Architecture & Urban Design
- Experience in Revitalization of Commercial Centers

Purpose of Study

- Develop a *Community Legacy Plan* for future action in Burtonsville
 - Not a Master Plan
 - No land use or zoning changes
 - Offer a clear path for future investment
 - Analyze various options for revitalization
 - Obtain strong community input
 - Prioritize future actions

- [illegible]

**bbpc**
ASSOCIATES

RHODESIDE & HARWELL

Scope of Services



Summary of Charrette

Scenarios from Charrette

- Four scenarios discussed (now shelved)
- Provided full spectrum of possibilities
- Heard feedback from participants
- Evaluated feasibility of each scenario

Maintenance/Update



Commercial Only



Residential Only



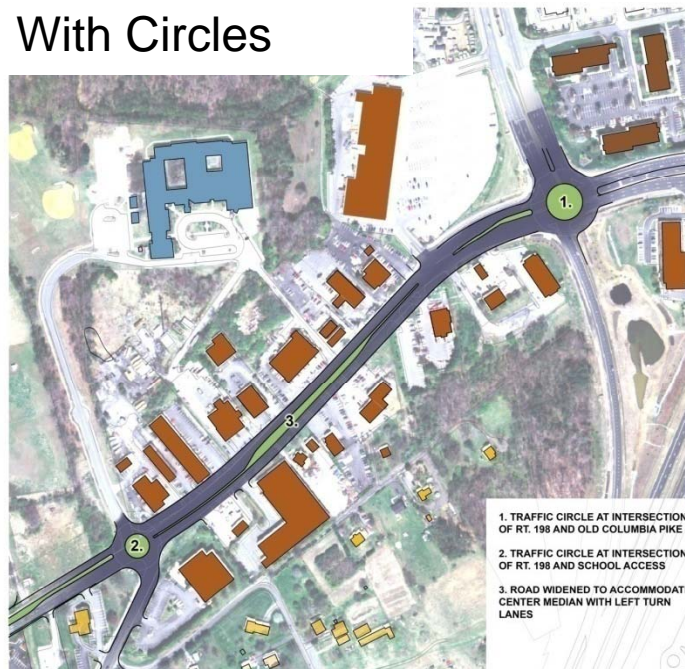
Mixed Use



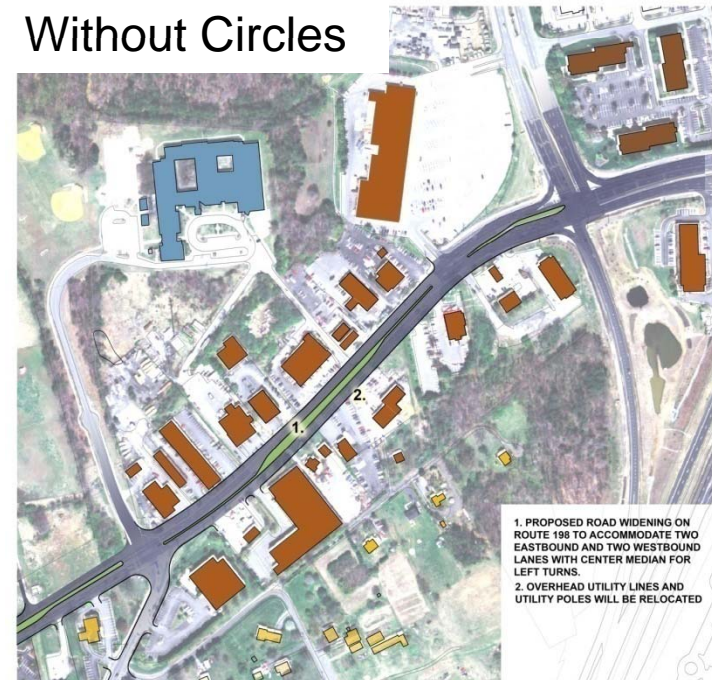
Transportation Concepts from Charrette

- Widening of MD Route 198 with and without circles

With Circles



Without Circles



Overall Core Area Plan

- Changes to the Industrial Area
- Connectivity with bikeways and sidewalks



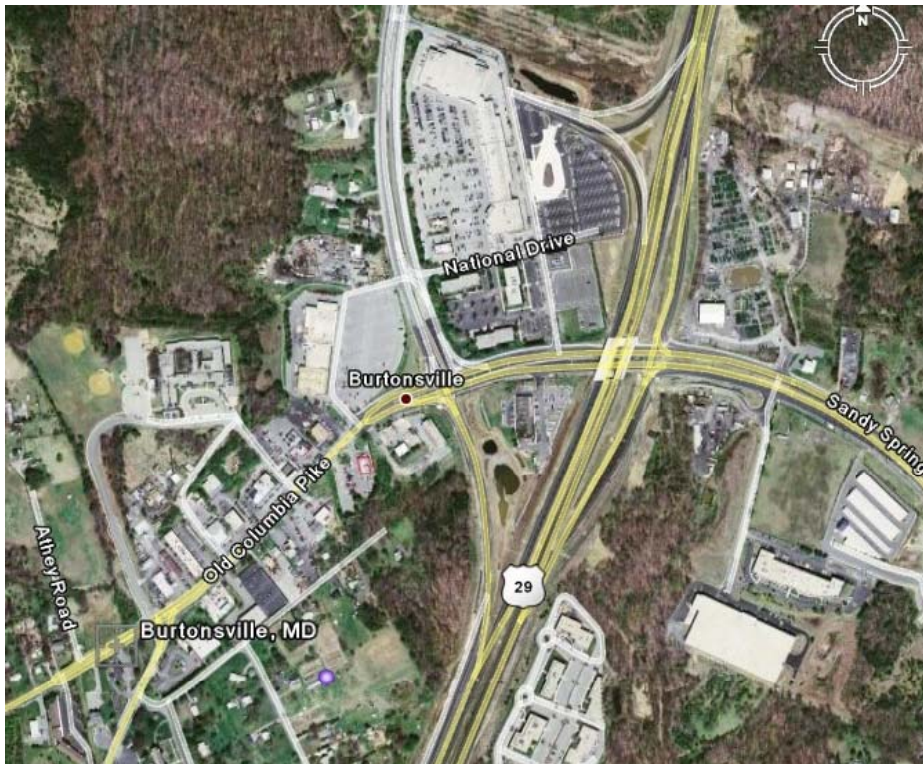
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Public Input on Alternatives

- We asked charrette attendees to rank and comment on all the alternatives.

Concept	Rank #1	Rank #2	Rank #3	Rank #4
Maintenance/Update	5	10	2	0
Commercial Only	13	5	0	0
Residential Only	0	0	1	9
Mixed-Use	2	1	8	1

Scenario Constraints Evaluation



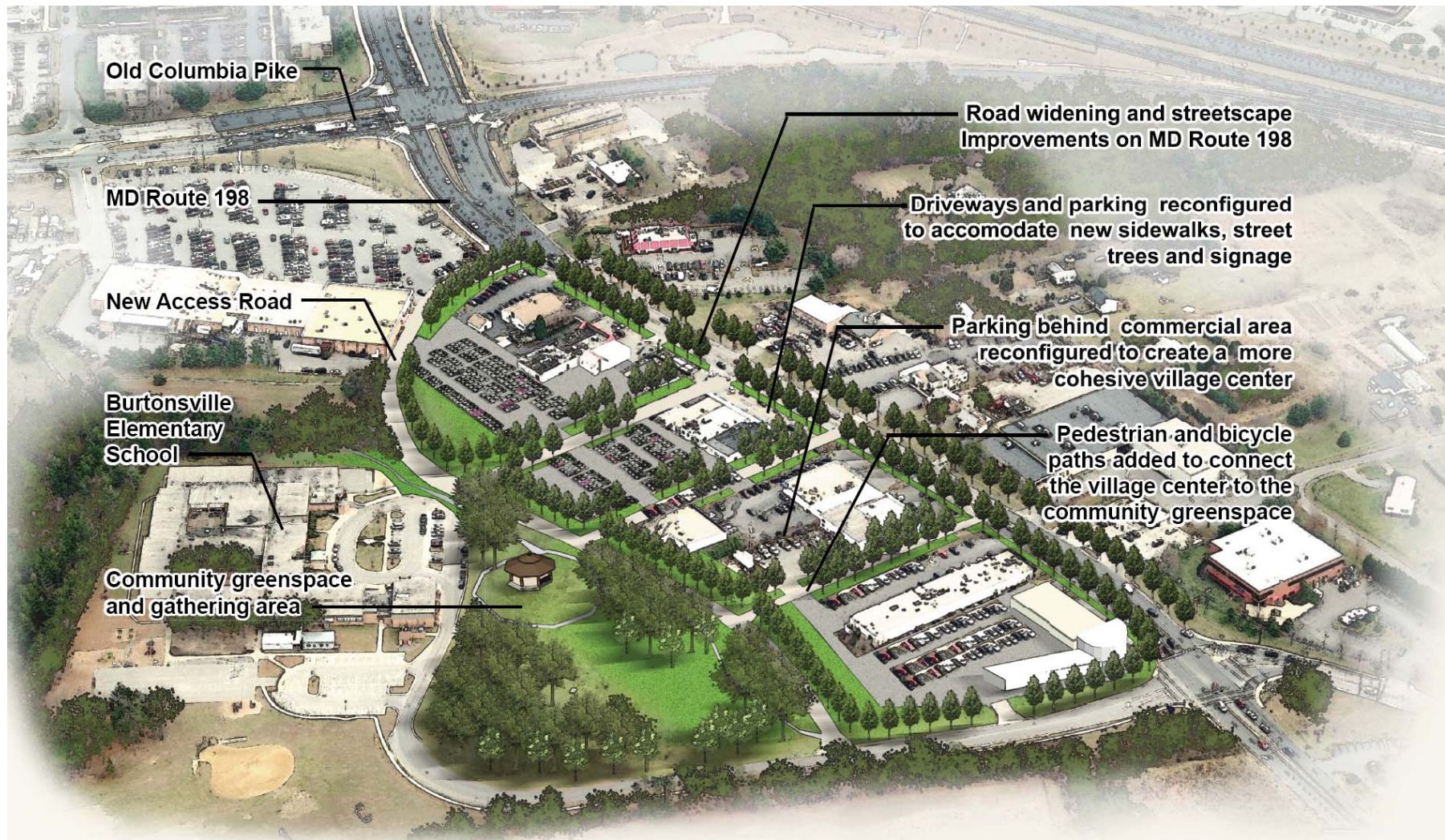
- Market/Economic Feasibility of Redevelopment
- Parcel Size & Layout
- Village Center
- Environment
- Transportation & Circulation
- Parking

Recommended Plan & Key Elements

Short-Term Elements

- Road widening and streetscape improvements along MD Route 198, including creation of gateways at the US Route 29 Bridge and at the Burtonsville Access Road
- Driveways and parking reconfigured to accommodate new sidewalks, street trees and signage on the north side of MD 198
- Parking behind commercial area reconfigured to create a more cohesive village center
- Pedestrian and bicycle paths to connect the village center to the community greenspace
- Community greenspace and gathering area next to the school



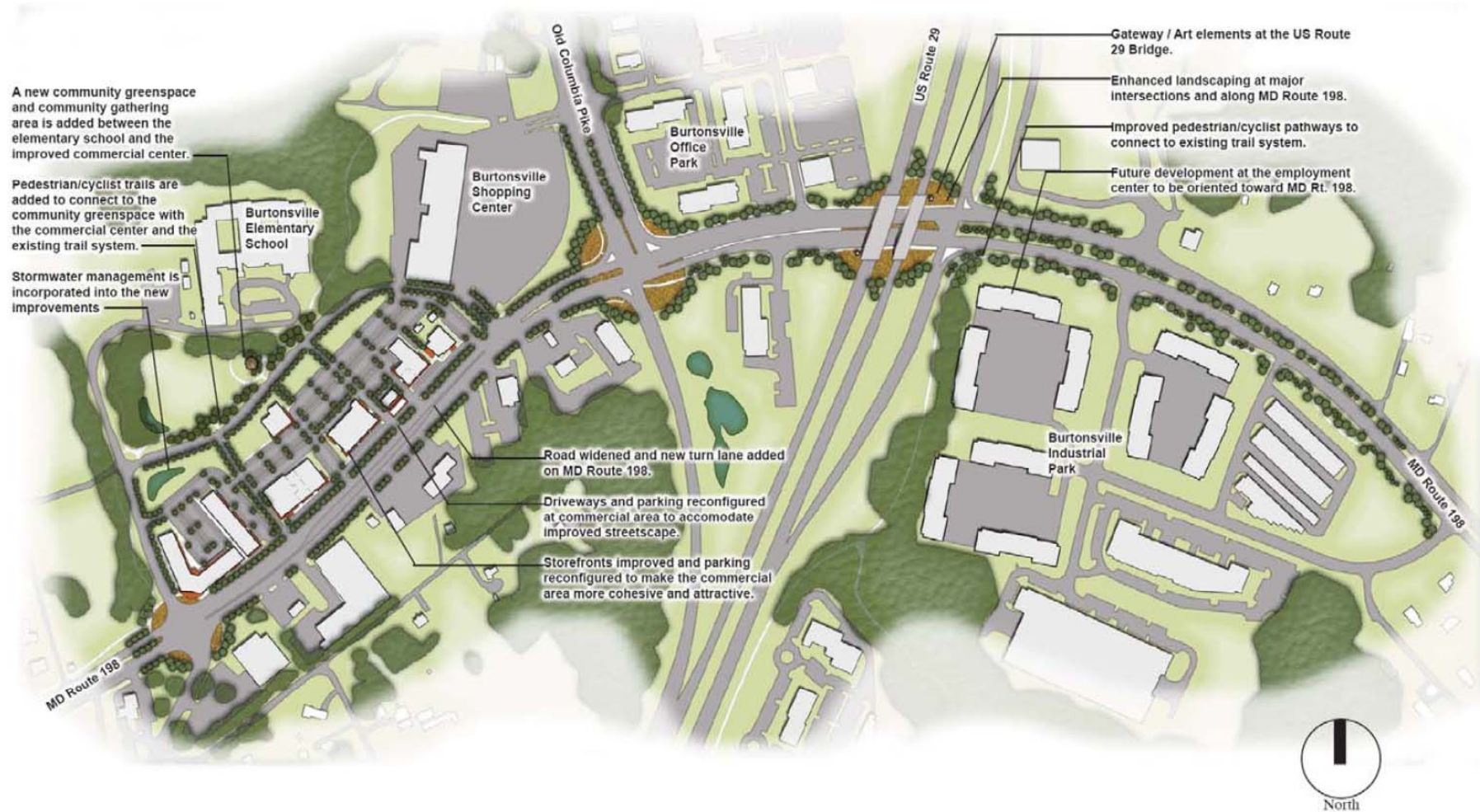












A new community greenspace is developed between the elementary school and the improved commercial area.

A community gathering area is created within the greenspace focused around a new gazebo and seating area.

The existing trees and wetland areas are integrated into the new design and new rain gardens are created to manage stormwater runoff.

Trails within the greenspace connect to the commercial area and the existing system of trails along US Route 29.

The Burtonsville Access Road provides access to the community greenspace and commercial area.

The existing parking and service areas behind the commercial buildings is reconfigured to allow circulation between the shops and restaurants and to maximize the amount of parking accommodated.

Surface runoff from the parking area is collected in bioretention swales and rain gardens.

The existing commercial buildings remain with slight expansion areas to create more continuous storefronts.

To improve the overall appearance and cohesiveness of the commercial center, and to provide improved pedestrian access, building facade improvements with new awnings and covered walkways are proposed.

The widening of MD Route 198 will require modification to the existing structures at the west end of the commercial area. A new commercial building oriented toward the intersection is proposed.

New signage for the commercial area is proposed to reduce the overall visual clutter and make the shopping center more cohesive.

Some of the parking and driveways are eliminated to accommodate new street trees, sidewalk, signage and plantings along the street frontage of MD Route 198.



Long-Term Elements

- Relocation of US Route 29 signage
- Streetscape enhancements along MD Route 198 in the Burtonsville commercial area
- Encourage a variety of housing options in the Community Legacy Area
- Village scale street south of MD Route 198 (parallel road)
- Possible parking structure
- Green and low-impact design of buildings and public spaces
- Expanded Burtonsville employment center with new buildings, businesses and jobs

Possible Partners & Funding

- Partners:

- County Arts & Humanities Council
- County DED
- County DEP
- County DHCA
- MD DHCD
- County DOT
- County DPS
- County HOC
- M-NCPPC
- MWCOG
- SHA

- Funding:

- National Capital Region Transportation Planning Board
- Community Legacy Funds
- MSAC Grants
- County Capital Improvement Program
- MD SHA Funds
- County Legacy Open Space Program
- Maryland Department of Natural Resources
- MWCOG Transportation Improvement Program
- County Housing Initiative Fund

Next Steps

- Preparation of Application for Community Legacy Funds to State Department of Housing and Community Development
- Ongoing implementation over short-term (1 to 2 years), mid-term (2 to 5 years) and long-term (5 to 10 years)

Discussion

General Questions & Answers

Contact Information

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