



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #8
1/13/11

January 5, 2011

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John Carter, Chief *JAC*
Planning Area 3

FROM: Kristin O'Connor, Community Planner (301.495.2172) *KO*
Planning Area 3

SUBJECT: Proposed Scope of Work for the *Burtonsville Commercial Crossroads Neighborhood Planning Study*

RECOMMENDATION: Approve the Proposed Scope of Work. Recommend a strategy to resolve the development issues.

BACKGROUND

The attached Proposed Scope of Work begins the process of helping small areas in Montgomery County to become more balanced and livable places. The *Burtonsville Commercial Crossroads Neighborhood Planning Study* will address community issues that do not rise to the level of a complete master or sector plan effort because the issues are confined to a specific neighborhood or are limited in scope. The study will not examine the full range of topics normally covered in a master plan

The *Burtonsville Commercial Crossroads Neighborhood Planning Study* will focus on the design, connectivity, diversity, and environment of the commercial crossroads of MD 198 and US 29. The Scope shows the physical geography; highlights goals, objectives, and issues to be addressed; and describes the plan's overall approach and strategy for community participation. The report also outlines the tasks and resources needed to complete the plan.

SUMMARY

The commercial crossroads properties at MD 198 and US 29 have seen redevelopment and circulation changes. Local merchants, property owners and residents question the area's future economic viability. This planning study provides focus on the commercial core, and specifically seeks to

- *examine* the Burtonsville Crossing site for improved connections, expanded public spaces, and a greater diversity of uses,
- *evaluate* the need for the master planned loop road, and to
- *recommend* design improvements for the future state highway, MD 198 project.

The goal is to evaluate the connectivity and design so that the commercial area is more balanced and livable. To achieve this goal, the *Burtonsville Commercial Crossroads Neighborhood Planning Study* will focus on the following:

- How can the existing character of the commercial area be enhanced while also encouraging increased **diversity** in land use, transit, and public amenities?
- What can be done to improve **connectivity** within the commercial area and integrate the MD 198 realignment and loop road improvements and other proposed transportation infrastructure improvements?
- What **design** alternatives would best advance the goals of sustainability and quality of place?
- How can redevelopment improve the natural **environment**?

The project team will work with residents, business owners, and other stakeholders in the commercial core area of Burtonsville. The East County Citizens Advisory Board (ECCAB) will play an important role in developing the recommendations. The planning team will deliver status reports to the ECCAB subcommittee on Economic Development and Infrastructure and to the ECCAB executive board at their respective monthly meetings.