
Clarion

August 2022
Circulation 3500

Greater Colesville Citizens Association, PO Box 4087, Colesville, MD 20914

www.GreaterColesville.org

Message from the President (Dan Wilhelm)

This is the first Clarion that will only be distributed via email and sent to those who have provided us with their email address. From this point forward, the Clarion will not contain ads. Since we are using email, we will communicate when something of general interest occurs. Below you will find information about redevelopment of the Burtonsville Crossing Shopping Center and a truck inspection station on the Federal Research Center for FDA.

Since space is not as much of a limiting factor, the articles will be longer, but we want to keep them concise. We will largely use material that is submitted to the Planning Department or other county groups. Detailed information on any development in the county can be found at [DAIC Plans list \(mcatlas.org\)](http://DAICPlanslist(mcatlas.org)).

Finally: Progress in Burtonsville!

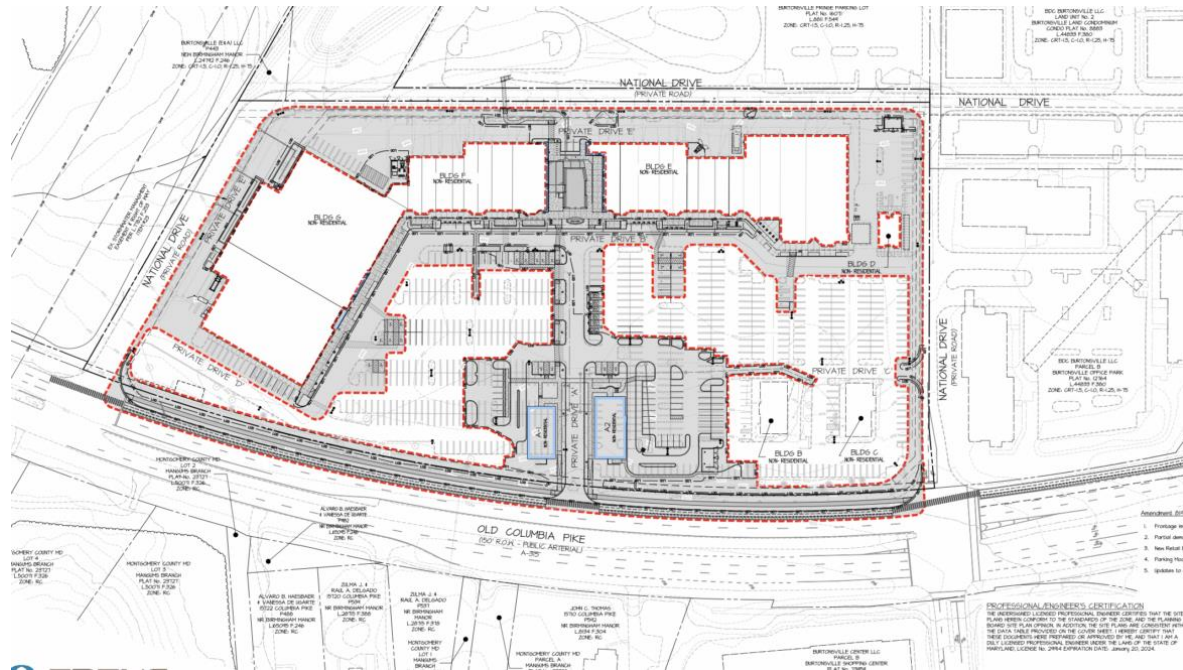
There are two efforts coming to Burtonsville Crossing Center, and the parking lot behind it. Information on the shopping center is provided below.

Another developer in partnership with the county and state will redevelop the one-level parking area into structured parking and then add residential units in the area where parking was removed. The state has provided \$5M to pay for some of the parking structure cost. We have seen a drawing of the concept but have not seen the details. We will provide them when available.

Burtonsville Crossing Proposal (Taken from material written by [MCS Staff](#) on August 14, 2022).

Earlier this summer, County Executive Marc Elrich was joined by Council President Gabe Albornoz, Councilmember Tom Hucker, members of the Montgomery County State Delegation and representatives from EDENS to announce bringing a main “anchor” store back to the Burtonsville Crossing Shopping Center and the redevelopment of the vacant shopping center. It was revealed that the Phoenix-based company [Sprouts Farmers Market](#) will be coming to Burtonsville in what will be the grocery chain’s first store in Montgomery County. Since then, [Total Men’s Primary Care](#) has also signed on for the soon-to-be renovated shopping center. At the community announcement in late June, an EDENS representative stated that Sprouts may open as early as the second half of 2023. Below, you’ll see the justification statement submitted to [Montgomery Planning](#):

The subject property, known in the community as the Burtonsville Crossing Shopping Center, is comprised of approximately 13.35 acres (581,503 square feet) located at 15701 Old Columbia Pike, Burtonsville. The center has been in decline and largely vacant for the past several years, but this Limited Major Site Plan Amendment application (“Site Plan Amendment”) represents an important first step towards its revitalization. The proposed plan will demolish a portion of the in-line retail to create a new community gathering space, add two new retail buildings without increasing overall density, enhance pedestrian and vehicular circulation, and introduce new landscaping, tree cover and improved lighting to the site.



The Project proposes the removal of approximately 7000 square feet from the existing retail center building and the creation of a new community gathering space in the highly visible location at the terminus of the main entrance drive. The community gathering space is anticipated to be flanked by active restaurant and/or retail uses, creating the sense of an inviting outdoor room. It will include varied seating opportunities including tree-shaded seating, more traditional outdoor dining, porch swings, and co-working café-style seating. At the center of the community gathering space will be a multi-purpose green with a stage that can be utilized for community events, performances, and movie nights. As shown on the Site Plan, the community gathering space will provide a direct connection across National Drive to the bus station and Park and Ride.

The Project also proposes replacing the 7000 square feet removed from the center with two new commercial buildings with drive-throughs along a new interior entrance drive. These buildings will be placed adjacent to Old Columbia Pike and flank the main entry drive to the Property. This placement will activate the Property’s Old Columbia Pike frontage, which is currently dominated by surface parking. The proposed drive-throughs and associated queuing lanes will be located to the sides and rear of the buildings so as not to detract from street-activation. Although no tenants have yet been selected for these new buildings, the Site Plan Amendment includes architectural elevations that the Applicant believes will be able to accommodate any user.

Finally, the Project makes several improvements to the public realm. Specifically, the breezeway running the length of the retail strip center will be widened to allow for outdoor dining and other seating opportunities and landscaping will also be added to enhance this area. To accommodate new fast-casual restaurants, “grab-and-go” pick-up areas will be added along the breezeway. New signage is also proposed to enliven the Project and provide wayfinding. Most significantly, a large sign bearing the words “Burtonsville Crossing” is proposed at the end of the main entrance drive and gateway to the new community gathering space. Opportunities for public art and murals will be incorporated into the shopping center as well.

The Planning Board will act on this application later this fall. More detail can be found at : https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=81985104A&proiname=Burtonsville+Crossing+Shopping+Center&fbclid=IwAR3vUJqIU4g8yDBigCGfg0VICstsPIM-6ikEmYaYxoXGTm6uHknkm_QAFg&fs=e&s=cl

Federal Research Center Truck Inspection Facility.

Any visitor entering the Federal Research Center (FRC) in White Oak must undergo a security inspection. A new “truck” screening facility will be built to operate 24/7. While called a truck screening facility it will also screen visitors who enter by car or other vehicle types. The truck inspection is more extensive and time consuming than for visitors. It is the first project to be implemented from the 2018 FDA Federal Research Center Master Plan and will replace the existing truck screening station. It will be located on Michelson Road just off of New Hampshire Ave. Michelson Road is the northern entrance to the FRC by the self-storage facility. The location is shown in the lower part of the diagram below, which illustrates the facility. We expect this facility will reduce the delay time for visitors.

On the east side of the inspection lanes is a 1,200-square-foot support building. Within that building there is a break room for staff, a single occupant uni-sex restroom, a LAN room, a 100 SF storage room, a fire pump room, and a mechanical room.

The canopy of the building is covered with photo-voltaic panels (PV’s) that provide all the power the truck facility needs to be considered net-zero. To maximize solar energy, horizontal solar panels will be installed on the roof and vertical solar panels will be installed on the western facade.

The proposed Truck Screening Facility has been submitted to the Montgomery County Planning staff and the National Capital Planning Commission (NCPC) for review. The project is currently scheduled to be on the NCPC's September 1, 2022 public hearing agenda, and final review at the end of the year. Construction is scheduled for 2023/24. The Planning staff is now reviewing this proposal as a mandatory Referral and the Board will provide its recommendation this fall.

More details can be found at: [01-DESC-MR2023003.pdf \(montgomeryplanning.org\)](#)

