

## **Burton Station Public Workshop**

### **COMMENT SUMMARY**

**April 19, 2018**

#### **What's Changed**

1. Since 2009, the following development/changes have occurred:

- Outlet Mall has been developed
- Wesleyan Drive will no longer be extended to Miller Store Road therefore, connectivity from Burton Station Road, Northampton Blvd. and Miller Store Road is necessary
- Golf course has closed eliminating the buffer around Burton Station Village
- 380 apartment unit complex has been rezoned and approved off Tolliver Rd.
- Airport property has been rezoned to Light Industrial.
- Conditional Rezoning (R-5D Residential to Conditional B-2 Community Business) has been submitted for the North side of Northampton Blvd., adjacent to & east of Premium Outlets Blvd. (33 acres). Note: Scheduled for the May 9 Planning Commission public hearing to be held in City Council Chambers at noon.

2. What do you like/dislike about the changes?

Likes – Residential still in plan  
Mixed use for village area  
Flexibility with draft plan  
New Tolliver Road  
Tim Road connection  
Stormwater plans

Dislikes – Traffic in general (10 responses)  
Loss of trailer park  
Poor drainage  
Wrong location for Business Center (should be central to SGA)  
Approved apartments  
Loss of golf course  
Concern for Business Center generating traffic  
I-64 ramps (3 responses)  
Not enough room for tranquility senior housing to expand  
Existing plan taking too long  
Zoning flip flop

3. The area along Northampton from Baker to Diamond Springs Road and up Diamond Springs to the railroad calls for a mixture of office and retail development. What do you think about allowing residential (apartments, townhomes, etc.) in this area?

Like mixed use concept (3 responses)  
Need bungalows  
Grocery store  
Sit down chain restaurants  
Medical clinics  
Redevelop trailer park  
Need parks/sidewalks/trails

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#### **Burton Station Road Village Area**

1. Given the changes since the adoption of the 2009 plan, what do you think should be built in the Burton Station Village area (residential, multi-family, apartments, townhomes, mixed-use/multiple-use, retail/commercial, office)?

Mixed use developments (7 responses)

Grocery store

Bungalows/cottages (2 responses)

Need for affordable Housing (2 responses)

No commercial/retail (2 responses)

More retail than office

Neighborhood retail

Residential

Pedestrian friendly

Low density residential,

2. What building height is appropriate (2 - 4 stories, 5 - 8 stories, 8 plus stories)?

Single Family 1 or 2

Multi Family 3 or 4 (2 responses)

No more than 5 (3 responses)

No more than 2

3. What type of parking is desirable for this area (surface/garage/on-street/combination)?

SF on site

Multifamily underneath

On street and surface combination (2 responses)

Garage for apts. /mixed use (3 responses)

Behind buildings

On street, surface and garage combination

Within building, no on street

#### **Open Space**

1. The adopted 2009 plan recognized the historic significance of the Burton Station neighborhood and identified the opportunity to have a memorial/park honoring the legacy of Burton Station. What do you envision for the memorial (statue, landmark object, art, sculpture, fountain, park...)?

Large enough space to hold a Burton Station Reunion

Stage or covered pavilion or picnic shelter

Concern about a park too close to busy Burton Station Road

Nicely landscaped

Keep dwelling for museum

Residents/property owners should decide.

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2. Where should the memorial be located?

Need a committee of residents/property owners of Burton Station property to make the decision.  
Had concerns with proposed location being on Burton Station Rd a major thoroughfare (mostly concerned about kids and pedestrian traffic access memorial area)

City owned property on BS Road.

Near residential

Central

3. What do you visualize for the open space areas (formal/informal/combination of green spaces, trails, playgrounds, open fields, etc.)?

Do not want playgrounds too close to busy roads.

Nice landscaping

Depends on where the open space is located.

Multi-purpose fields (2 responses)

Tennis Courts

Trails (2 responses)

4. In central gathering places, what types of amenities would you like to see (active courts/fields, playground, open playing field, gardens, picnic shelters, dog park, shared-use paths, horseshoe pits...)?

Playgrounds (2 responses), skateboard park, picnic area, dog park (2 responses), no regional uses, bike racks, open space connections to sidewalks, town greens

**Retail**

1. What types of stores and restaurants would you like to see developed in this area?

Chain stores and restaurants

Really need a grocery store (3 responses)

Pharmacy

Bank

Sit down restaurants (3 responses)

Cleaners

Urgent care

Coffee shop

No fast food

Unique stores and restaurants

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#### **Transportation**

1. What are your traffic concerns within the Burton Station SGA?

Note: Tim Rd. extension to Burton Station Rd, Baker Road and Barr Road connection to Air Rail Ave. and a generalized traffic study within the Burton Station SGA funded by SGA Office)?

Barr Road connection to Air Rail Ave but what happens to Sandpit Road? Sandpit Road will stay the way it is until Toliver Road is connected to Barr Road then the name may change. Traffic is busy with outlet mall.

Traffic concerns (3 responses)

Area should be walkable

Need better internal roads

New intersection on Northampton

2. Are there particular times of the day or days of the week when you feel traffic conditions are worse?

5-9 am

4-6:30 pm

7:30-8:30 am

4:30-6:00 pm

4:00-6:00 pm

Weekends vary but holidays are worse

3. Does public transit need to be improved for this area? Where do you think new stops should be?

Note: HRT route 27 currently serves Burton Station along Northampton Boulevard. This route connects the Newtown Road Light Rail station with the Shore Drive/Pleasure House Transfer station.

Would like HRT routes within the community and stops on Burton Station Rd

Needs improvement

Better marketing of route

Put in shelters with development

#### **General**

1. What else should be considered for the Plan?

Need Tranquility #2/more senior facilities-3

All property owners that currently reside on Burton Station Road should be connected to City water/ sewer. (Peter Pommerenk is looking into this for one couple)

Was asked when the proposed sidewalks would be installed.

More water features

Add lanes to on ramps to interstate, add dual right turn lanes to Premium Outlets Blvd.

Too much industrial

Not enough open space