



10 Mile Creek Area Limited Amendment

Ten Mile Creek Limited Amendment Community Meeting November 19, 2012

Summary of public comments

About 100 people attended a community meeting hosted by the Montgomery County Planning Department to kick off the Limited Amendment. Participants were separated into small groups and asked to prioritize community needs into three categories.

	Critical	Important	Peripheral
Community Building	<ul style="list-style-type: none"> No community buildings in Ag Reserve Community facilities: commun center, library, schools Parkland, nature walks Improve walkability, make friendly pedestrian environment Support smart development of housing Protect historic district, develop historic districts for communities Provide core services promised in town center More community facilities: library, sports fields (football, non-soccer) Fulfill resident expectations/promises Meet educational needs in schools, fewer portable classrooms Design development to provide opportunities to maintain the area's rural agricultural nature Is hilltop building needed to protect water? 	<ul style="list-style-type: none"> Parks, amphitheater Bike paths Walkability, walkable town center More frequent code inspections, large fines for violations Parking at grocery retail Good place for a jail Limit residential to single family homes More pedestrian connections Development to follow topography Bicycle paths Indoor rec centers - sports and swimming Increased traffic Overcrowded schools Preserve integrity of Clarksburg Master Plan Smart Growth means building in existing built areas, not in rural areas. Smart growth means building in existing built areas not in rural areas 	<ul style="list-style-type: none"> Parking in neighborhoods Fire truck issues Greenway trail Improving access to services Schools Industry/jobs Shopping Roads Access to local food Passive parkland Quality of life-What makes MoCo different

	Critical	Important	Peripheral
Economy	<p>Employment opportunities</p> <p>Retail options</p> <p>Restaurants</p> <p>Office space</p> <p>Cannot sustain growth without infrastructure</p> <p>Attract business</p> <p>New buildings</p> <p>Renewable energy</p> <p>Measured residential growth and home business</p> <p>Limit retail to town scale, e.g. Clarksburg Highlands</p> <p>Shopping similar to Kentlands, etc.</p> <p>Retail</p> <p>Restaurants</p> <p>Lack of the basic needs, stores restaurants</p> <p>Support additional development</p> <p>Recreational facilities, active and passive</p> <p>Have an economic plan to get Clarksburg moving</p> <p>Access to water/sewer for historic town center</p> <p>Ensure continuance of ag sector</p> <p>Ensure both town centers are economically viable</p> <p>Have an economic plan to get Clarksburg moving</p>	<p>Montgomery County Fairgrounds nearby: 1) opportunity or 2) need to relocate</p> <p>Measured residential growth and home businesses</p> <p>Health services</p> <p>Morning and evening traffic concerns</p> <p>Employment, esp local jobs</p> <p>High-quality employment</p> <p>Need more retail/businesses: hotels, grocery, restaurants, bars, bike shops, upscale retail...but limit to town scale</p> <p>Develop Historic Clarksburg like Old Town Frederick</p> <p>Development outside 10 Mile Creek</p> <p>Sufficient design to support town center</p> <p>Prices of housing out of sight</p> <p>Public cost associated with development</p> <p>Less development</p> <p>Development of small parcel in historic Gardner House</p> <p>Historic town center access to water/sewer</p> <p>Loss of farmland</p> <p>Ensure continuance of ag sector</p> <p>Need an adequate fire station</p> <p>Location of infrastructure</p> <p>Grow tax base</p> <p>Housing close to I-270 jobs corridor</p> <p>Fair value to property owners for land use restrictions</p> <p>Commercial utility</p> <p>Adequate fire station</p>	<p>Development capital may be unreliable (recession)</p> <p>House prices “upside down”</p> <p>Health care facilities</p> <p>Development outside 10 Mile Creek</p> <p>No commercial utility</p> <p>Create local jobs</p> <p>Effect of overcrowding on the value of properties</p> <p>Hear the developers’ point of view</p> <p>Have a plan to get Clarksburg economically moving</p> <p>Sufficient density to make amenities viable in town center-trade off</p>

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Transportation	<p>Access to Metro and MARC, by shuttle? East-west public transit routes Do not allow Montgomery Cty bus depot Keep 10 Mile Creek ford, no bridging Poor integration with transit system, too auto dependent Safety Corridor Cities Transitway M-83 No transit = no development Bicycle facilities such as bike lanes along Clarksburg Road Public transit east-west Balance residential retail business (economic development) Width of streets for emergency vehicles Sufficient flow of traffic Bus Rapid Transit, mass transit Mass transit Infrastructure that protects public safety Promote walkable communities</p>	<p>Smarter staging Master Planned Roads completed Widening of I-270 North Widen roads Preserve Rustic Road status of West Old Baltimore Road Reduce vehicle access to area No roads cut through here Roads infrastructure Transit connections Complete Corridor Cities Transitway to Clarksburg Mass transit Widen roads Light rail Promote walkable communities Build a transit center near town center Residential development along I-270 Need infrastructure improvements external to Clarksburg Build M-83 on Master Planned route Street lighting Express bus Sidewalks Expand Metro to Frederick with a stop at Clarksburg</p>	<p>Park and Ride lot Bus lot depot If development, then structured parking Light rail Avoid vehicle-oriented development Avoid the mistake of Newlands-poor and unsafe Additional density in Town Center may be good, but transportation impacts can be a problem Town Center won't take people off the roads as believed, a concern as you build out 10 Mile Creek Prevent congestion by balancing cars and people Promote telecommuting</p>

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Environment	<p>Protect water, clean water, the Ag Reserve</p> <p>Protect Ten Mile Creek and the lake</p> <p>Protect watershed forest cover</p> <p>Expand Ag Reserve to create buffer</p> <p>Lower ag nutrient loading</p> <p>Stormwater management techniques: take advantage of environmental technologies improvements</p> <p>Balance development and environment</p> <p>Clean drinking water, clear streams</p> <p>Do not cause damage to wildlife adjacent to creek, e.g. deer, turtles</p> <p>Rural preservation especially in the 10 Mile Creek area</p> <p>No significant development adjacent to creek</p> <p>Good tree cover</p> <p>Staging to trigger better ped environment</p> <p>Expand sewer/septic</p> <p>Model future planning</p> <p>Negotiate flexibility on locations</p>	<p>Transition from watershed development to Ag Reserve</p> <p>Decreased density of development</p> <p>Protect the Ag Reserve, retain density in the Reserve</p> <p>WSSC water</p> <p>Watershed cohesiveness; watershed park</p> <p>No development impact on existing wells and septic</p> <p>Create more parks, trails</p> <p>Balanced approach to transportation and environments</p> <p>Keep local farms, and market to survive</p> <p>Public water system</p> <p>Stormwater management</p> <p>5-10% imperviousness on Ten Mile Creek headwaters</p> <p>Preservation of existing forests</p> <p>Access to open space for children</p> <p>Protect Ten Mile Creek, which is sensitive and fragile</p> <p>Lake Whetstone dredging</p> <p>Impervious surfaces: access road, bus lot</p> <p>Fully implement new MDE and EPA water regulations</p>	<p>Conservation</p> <p>Parks, fishing</p> <p>Rational impermeable surfaces</p> <p>Prevent congestion (cars and people)</p> <p>Raised roads (construction technique)</p> <p>Promote easement opportunities</p> <p>Critical mass for wildlife</p> <p>Expand the Ag Reserve to Ten Mile Creek</p> <p>Limit R development to well & septic</p> <p>Keep zoning to 5- to 25-acre lots per current area standard</p> <p>Promote easement opportunities</p>
General Comments	<p>Transportation, mass transit high priority</p> <p>Provide transportation before development</p> <p>Widen major roads: I-270, MD-121, MD-355, Clarksburg Road</p> <p>Basketball courts in developments</p> <p>Is "hilltop" building needed to protect water?</p>		