

# Land Use Plan

## Recommendations by Geographic Area

### 1. Town Center District (635 acres)

- ◆ Create a Town Center which will be a strong central focus for the entire Study Area.
- ◆ Reinforce the concept of I-270 as a high-tech employment corridor by designating a suitable site near I-270 for employment use.
- ◆ Encourage a mixed-use development pattern in the Town Center to help create a lively and diverse place.
- ◆ Encourage infill within the historic district in accord with the historic development patterns.
- ◆ Assure that future development around the Historic District complements the District's scale and character.
- ◆ Make the Town Center a focal point for community services (such as libraries and postal services) as well as informal community activities.
- ◆ Create a transit-oriented land use pattern within the Town Center and link all portions of the Town Center with transitways, bus loops, bikeways, and pedestrian-oriented streets.
- ◆ Create a land use pattern that is responsive to environmental concerns relating to traffic noise and protective of headwaters.
- ◆ Encourage an interconnected street system as typically found in older towns.
- ◆ Create a special character for Redgrave Place as it traverses the Clarksburg Historic District.
- ◆ Provide a variety of open space features.

### 2. Transit Corridor District (990 Acres)

- ◆ Continue the present residential character along MD 355.
- ◆ Balance the need for increased carrying capacity along portions of MD 355 with the desire to retain a residential character along MD 355.
- ◆ Allow small amounts of office and retail uses at transit stop areas as part of a mixed-use development pattern.
- ◆ Establish strong pedestrian and bicycle linkages to the greenway.
- ◆ Improve east-west roadway connections.
- ◆ Provide an open space system which includes small civic spaces at the transit stops.

### 3. Newcut Road Neighborhood (1,060 Acres)

- ◆ Create a mixed-use neighborhood with a transit-oriented land use pattern.
- ◆ Provide strong pedestrian and bicycle linkages to Ovid Hazen Wells Park and create a development pattern which encourages access to the greenway network.
- ◆ Create an interconnected street pattern which includes Newcut Road Extended as "main street."

### 4. Cabin Branch Neighborhood (950 Acres)

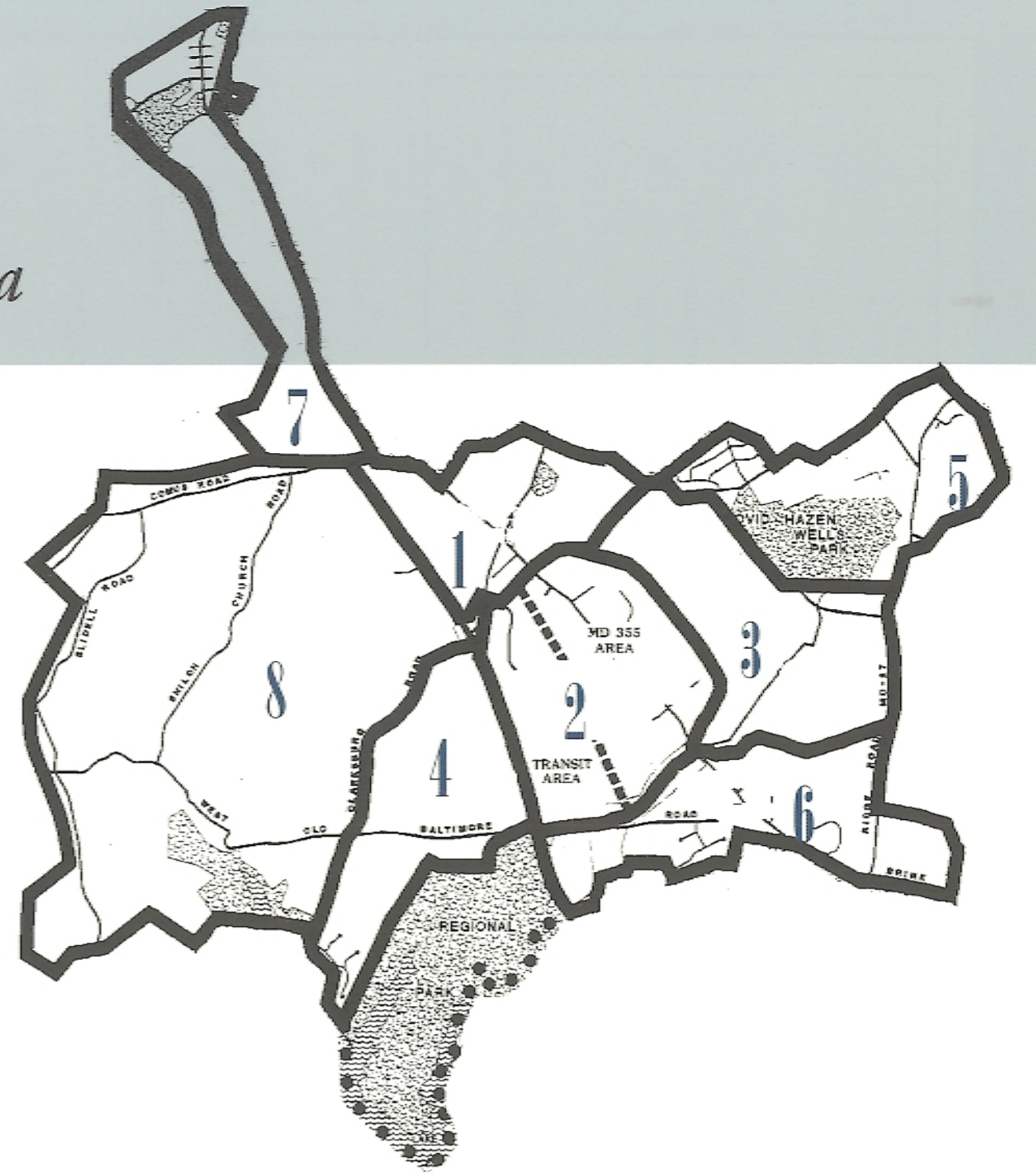
- ◆ Provide a mix of uses including employment.
- ◆ Encourage an employment pattern which is supportive of I-270 as a high-technology corridor.
- ◆ Create a transit-oriented land use pattern.
- ◆ Maximize access to the proposed open space system.
- ◆ Provide a suitable transition to the rural/open space character south of West Old Baltimore Road toward Boyds.
- ◆ Provide an interconnected roadway system.
- ◆ Create a strong neighborhood focal point by concentrating public and retail uses in the same general area.
- ◆ Place special emphasis on protection of the west fork of Cabin Branch because of its high water quality and tree cover.

### 5. Ridge Road Transition Area (900 Acres)

- ◆ Designate a land use pattern which helps differentiate the more developed portions of Damascus from Clarksburg, thereby fostering a greater sense of community identity for each.
- ◆ Recommend a cluster form of residential development north of Ovid Hazen Wells Park.
- ◆ Propose a land use pattern east of Ridge Road which is compatible with Agricultural Reserve areas in the Goshen/Woodfield Planning Area.
- ◆ Propose a land use pattern which provides a suitable setting for the Cedar Grove Historic District.
- ◆ Extend the greenway system into Damascus via Ovid Hazen Wells Park, Damascus Recreational Park, and Magruder Branch Stream Valley Park.

### 6. Brink Road Transition Area (860 Acres)

- ◆ Create a transition from Germantown to Clarksburg that helps reinforce each community's identity.
- ◆ Recommend low intensity, light industrial employment uses near I-270.
- ◆ Continue the residential character of MD 355.
- ◆ Reinforce the North Germantown greenbelt concept.
- ◆ Designate Midcounty Highway as an appropriate edge to the Agricultural Reserve area east of Ridge Road.

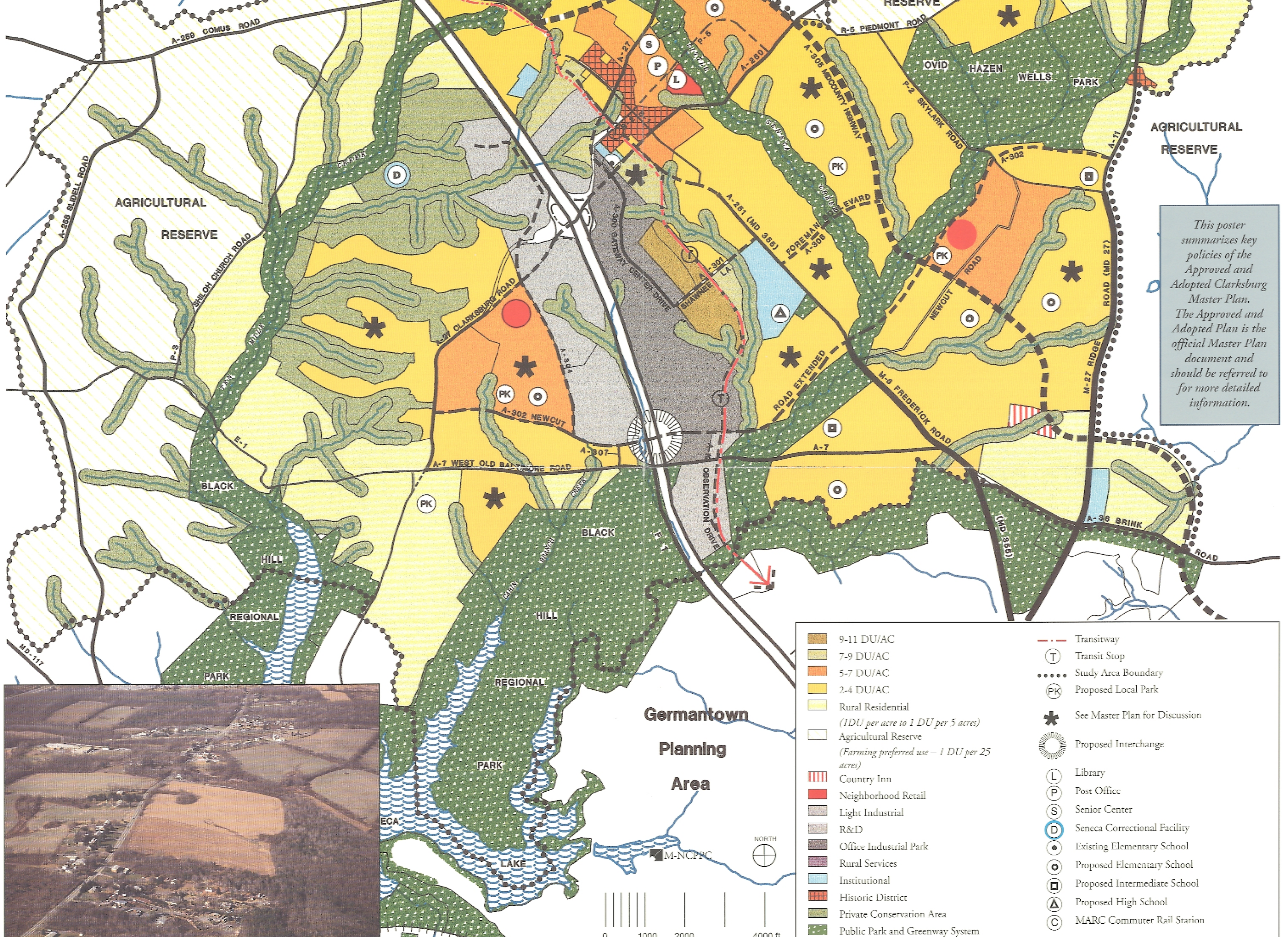
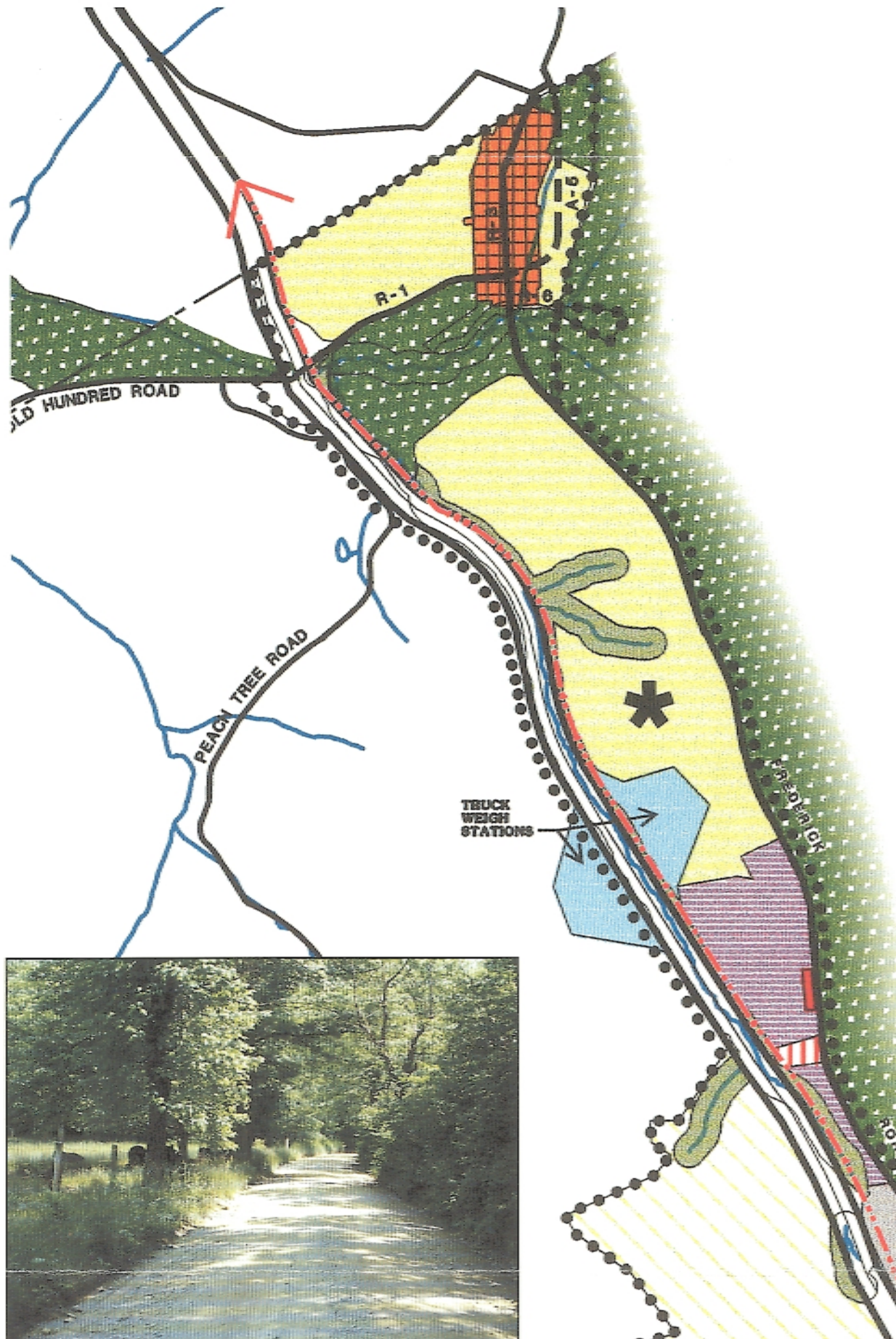


### 7. Hyattstown Special Study Area (687 Acres)

- ◆ Recognize and encourage the preservation of Hyattstown's significant collection of historic buildings and its intact rural village ambiance.
- ◆ Help assure that future development activity is supportive of the Plan's vision for Hyattstown.
- ◆ Recommend a rural residential and open space land use pattern between Hyattstown and Clarksburg.
- ◆ Provide land use options supportive of solving Hyattstown's sewer problems.
- ◆ Recommend non-residential land uses in areas projected to experience severe noise impacts.
- ◆ Extend the greenway system to the Frederick County line to maximize the potential for a regional greenway network.
- ◆ Recommend property west of I-270 and north of Comus Road be added to the Agriculture Reserve area.

### 8. Ten Mile Creek Area (3,590 Acres)

- ◆ Recommend a land use pattern west of Ten Mile Creek which is supportive of the larger Agricultural Reserve.
- ◆ Recommend a land use pattern east of Ten Mile Creek which balances environmental concerns, County housing needs, and the importance of I-270 as a high-technology employment corridor.
- ◆ Recommend employment sites along I-270 and include development criteria to help address environmental concerns.
- ◆ Recommend residential land uses west of MD 121 and include development guidelines to help address environmental concerns and to assure a predominance of single-family detached units.
- ◆ Provide general guidance in terms of future potential uses of County-owned land (Site 30).



This poster summarizes key policies of the Approved and Adopted Clarksburg Master Plan. The Approved and Adopted Plan is the official Master Plan document and should be referred to for more detailed information.

