



CLARKSBURG GATEWAY

Sector Plan

Montgomery Planning Upcounty Division

6/22/2023



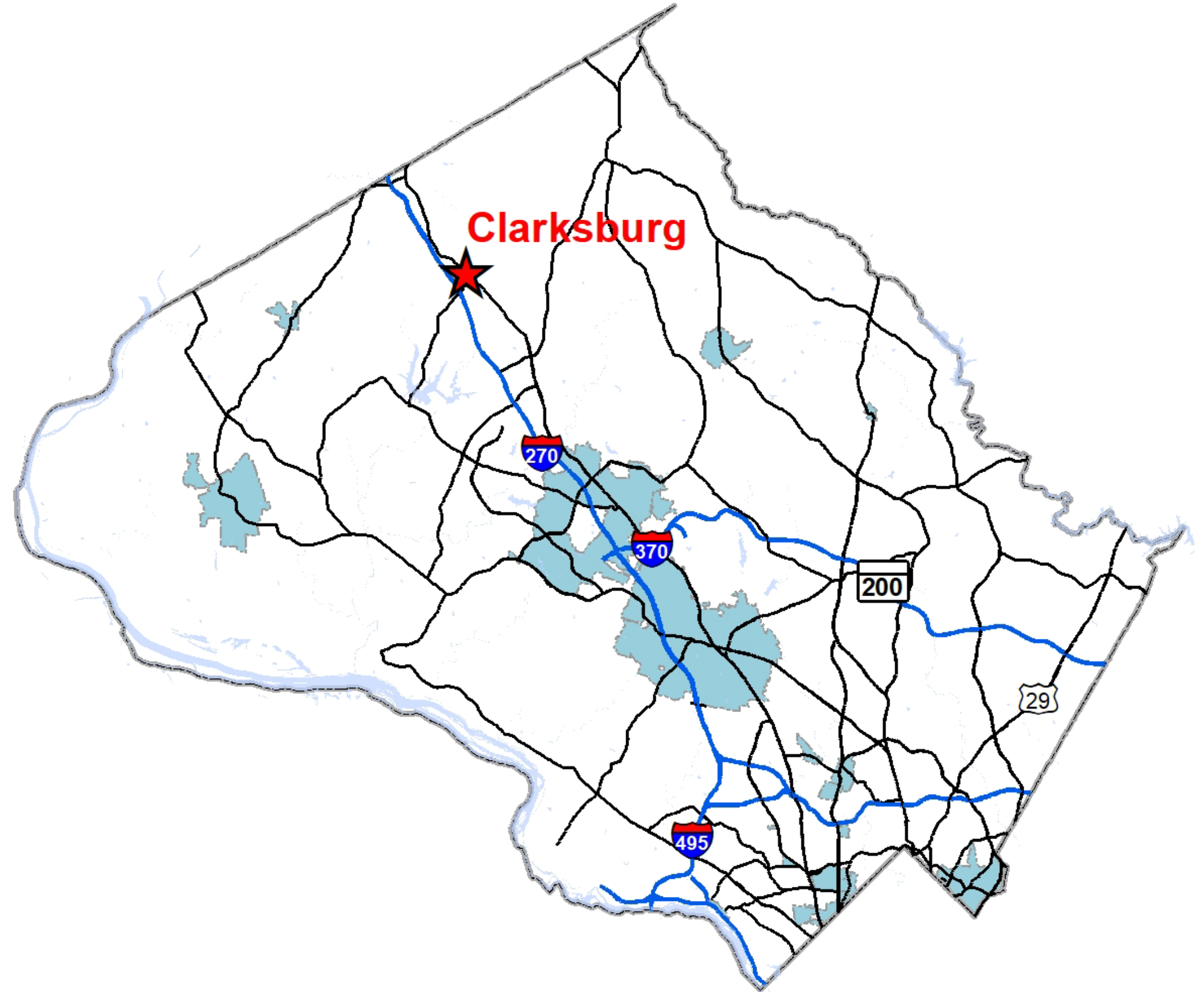
Clarksburg Gateway Sector Plan

Scope of Work and Plan Boundary



Overview

Staff requests approval of the Scope of Work and plan boundary for the Clarksburg Gateway Sector Plan



Proposed Boundary

- The Plan area consists of major employment centers planned in Clarksburg
- The Plan area Includes several residential, commercial developments, public schools, and parks, vacant properties
- Other areas in Clarksburg have largely been developed according to the 1994 Plan or have been evaluated as part of the 2014 *10 Mile Creek Area Limited Amendment*, and as a result have not been included in the plan area



Proposed Boundary & Study Area

I. Transit Corridor District

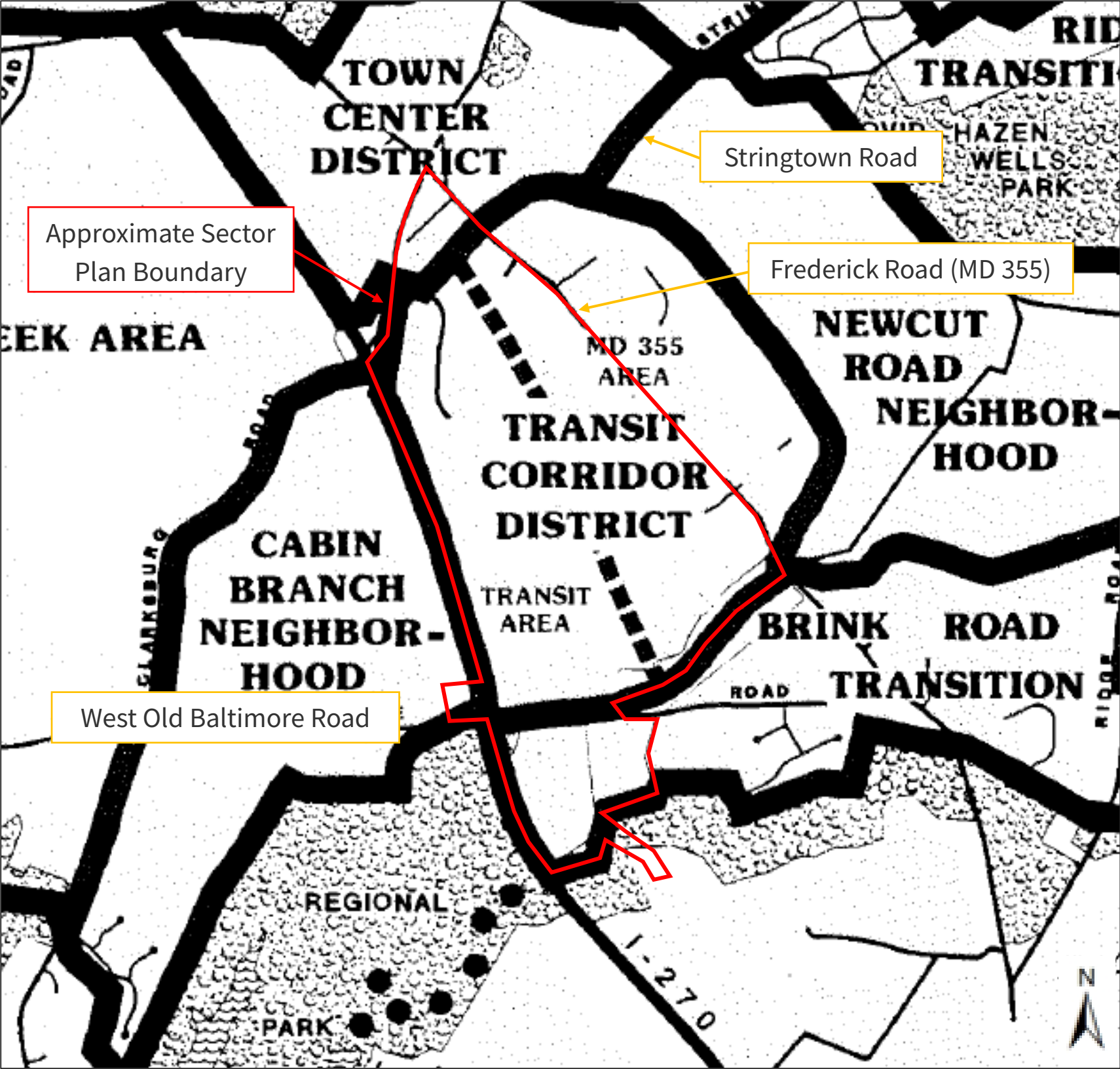
- Gateway 270
- COMSAT

II. Brink Road Transition Area

- Linthicum East

III. Town Center District

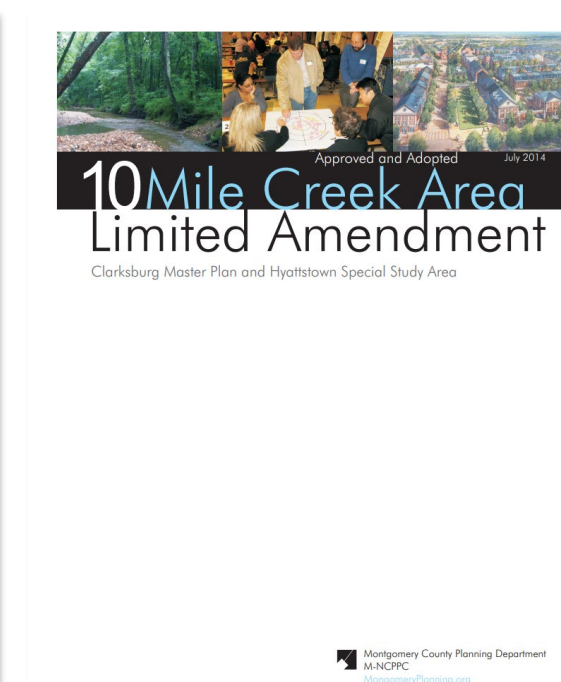
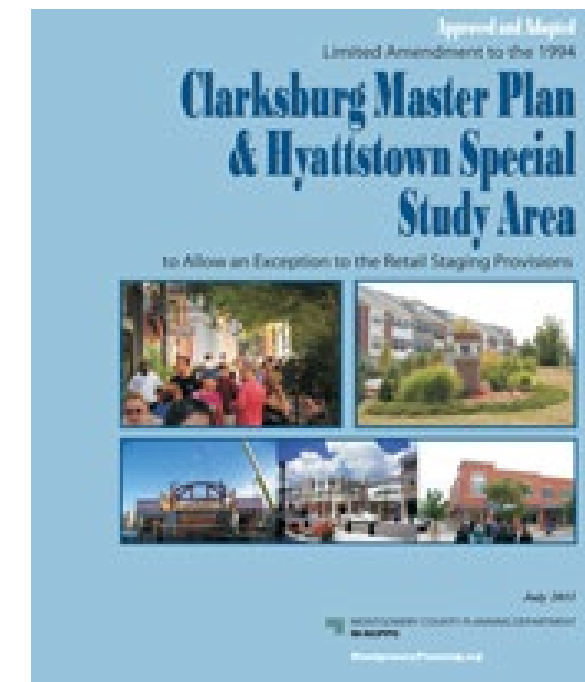
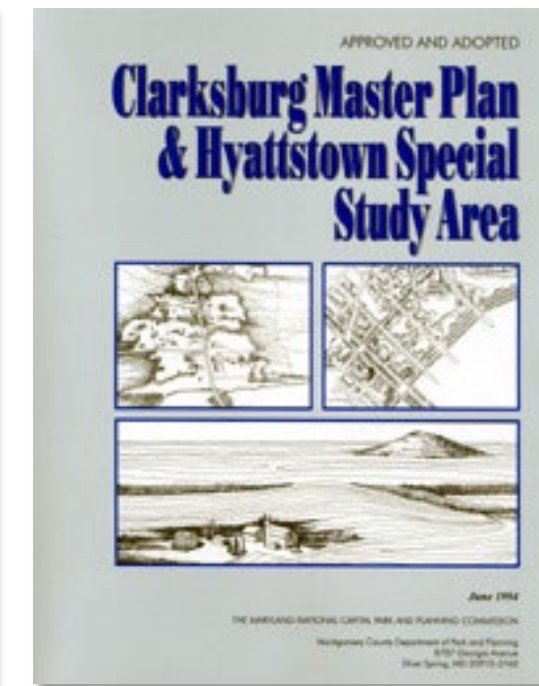
IV. Cabin Branch Neighborhood



Previous Planning Efforts

Background

- 1964-1993: ...*On Wedges and Corridors*
- 1994 *Clarksburg Master Plan and Hyattstown Special Study Area*
- 2011 *Clarksburg Master Plan and Hyattstown Special Study Area Limited Amendment*
- 2014 *10 Mile Creek Area Limited Amendment*
- 2022 *Corridor Forward: The I-270 Transit Plan*
- 2022 *Thrive Montgomery 2050*



Previous Planning Efforts

Background

- 2022 *Thrive Montgomery 2050*



MAJOR THEMES



Other Policies and Programs

- Climate Action Plan
- Vision Zero
- Complete Streets Design Guide
- Bicycle Master Plan
- Pedestrian Master Plan
- Parks, Recreation & Open Space Plan
- Racial Equity & Social Justice



Why Update the 1994 Plan Now?

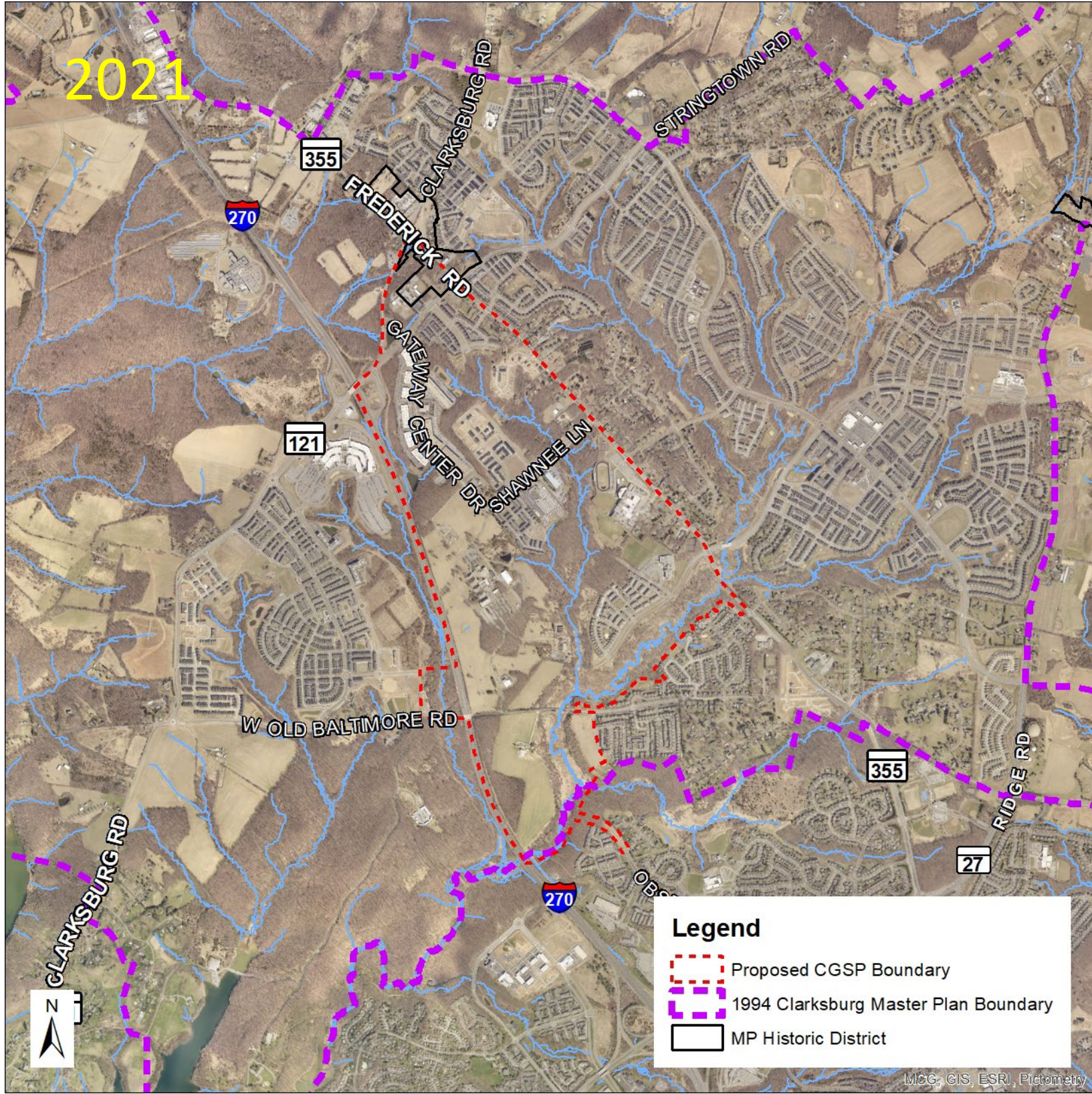
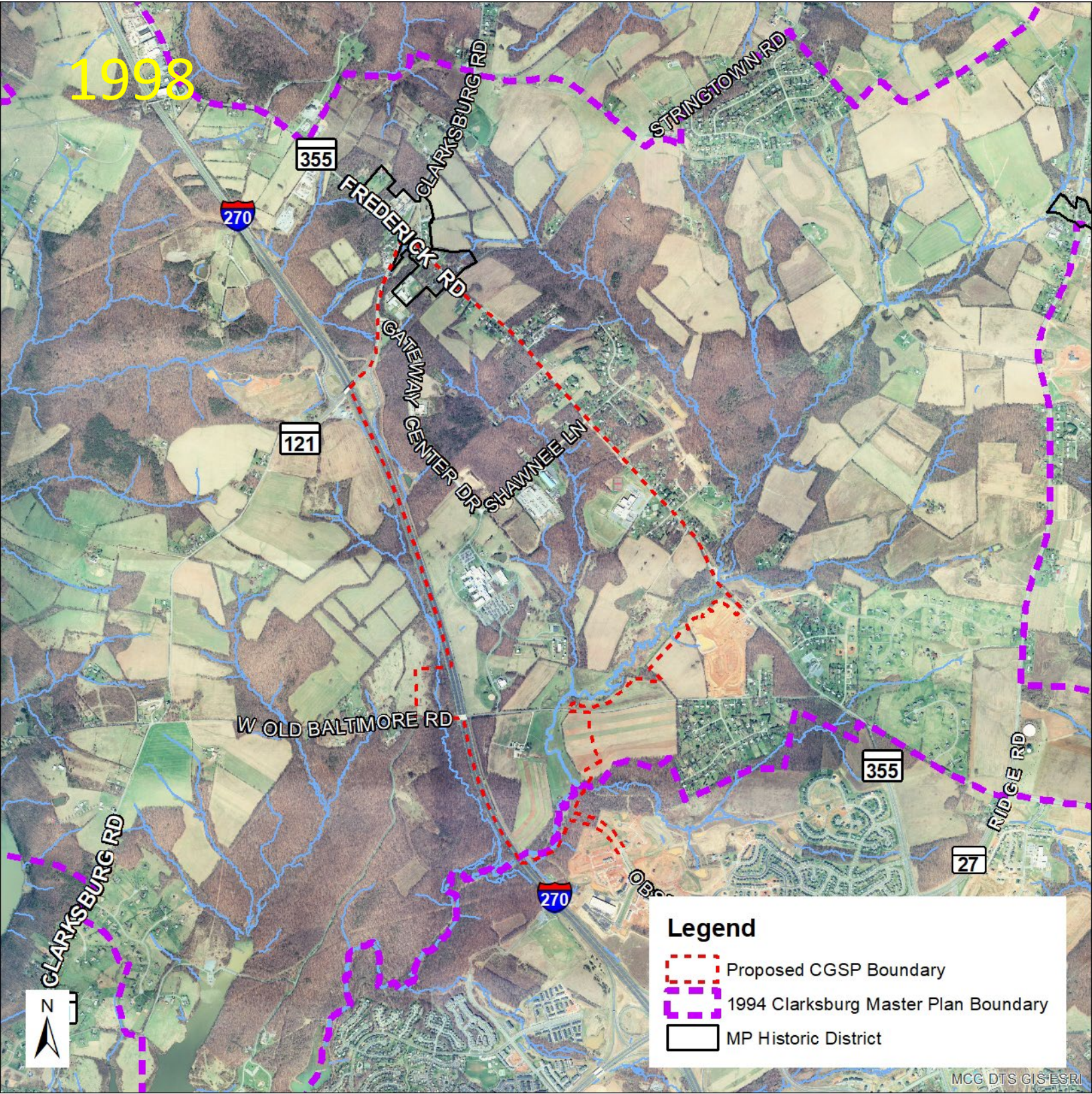
- 2021: Planning Board & County Council support Master Plan Amendment
- Focus on partially or undeveloped portions of the Clarksburg employment areas
- Evaluate land use, zoning, transportation, and environmental recommendations for the plan area to determine if a new mix of land uses and zoning would be more appropriate
- Adjustments to other recommendations in previous master plans, including for interchange design, staging of retail development, and the environment

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Table 2 Summary of Maximum End-State Development Potential by Geographic Area*

Planning Subarea	Acres	Dwelling Units*	Employment and Retail (Square Feet)
Town Center District	635	2,600	770,000
Transit Corridor District	990	2,790	3,300,000 – 5,000,000**
Newcut Road Neighborhood	1,060	4,660	109,000
Cabin Branch Neighborhood	950	1,950	2,420,000
Ridge Road Transition Area	900	540	26,000
Brink Road Transition Area	860	1,000	871,000
Hyattstown Special Study Area	687	150	155,000
Ten Mile Creek Area	3,588	1,240	960,000
Totals	9,670 ***	14,930 ***	8,611,000 – 10,311,000 ***

Development History: Then & Now



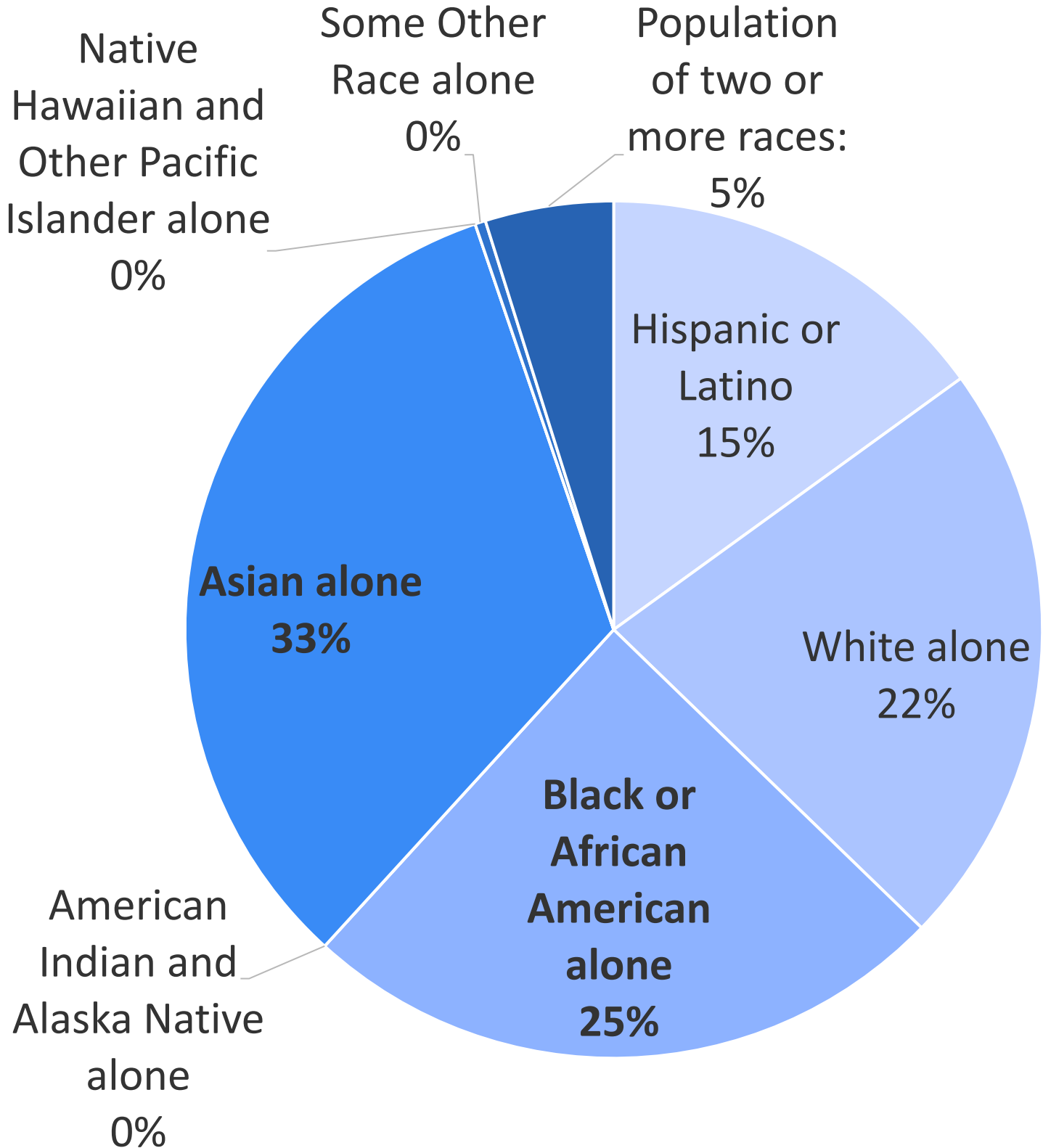
Community Snapshot

Demographics

- Clarksburg area population is 29,051 (Census Bureau's Census Designated Place)
- 2,768 people living in 917 housing units within the Plan boundary (2020 Census)
- 1,104 housing units within the Plan boundary today + approval for 184 MF units
 - Majority single family homes – mostly townhouses
- 88% owner-occupied in Clarksburg
- \$152,917 Median Household income



Community Snapshot: Racial & Ethnic Population



Racial or Ethnic Group	Population in Plan Area	Percentage of Total in Plan Area	Percentage for Overall Montgomery County
Hispanic or Latino	416	15%	20%
White alone	615	22%	41%
Black or African American alone	679	25%	18%
American Indian and Alaska Native alone	0	0%	0%
Asian alone	913	33%	15%
Native Hawaiian and Other Pacific Islander alone	0	0%	0%
Some Other Race alone	11	0%	1%
Population of two or more races	134	5%	5%

Source: 2020 Decennial Census

Plan Elements to Explore

- Community Identity, Connection, and Social Capital
- Land Use and Staging
- Housing
- Transportation, Access, and Connectivity
- Environmental Resilience
- Urban Design
- Parks and Public Open Space
- Community Facilities (including schools)
- Economic Development
- Historic Resources

Plan Elements to Explore

COMMUNITY IDENTITY, CONNECTION, AND SOCIAL CAPITAL

- Engage with the community members to understand the cultures and elements unique to the area
- Examine the relationship between the built environment, physical activity, and social capital



Plan Elements to Explore

LAND USE AND STAGING

- Evaluate land use recommendations in Clarksburg's employment areas
- Evaluate the current zoning designations in the Plan area and explore right-sizing zoning
- Assess 1994 Plan staging requirements



Plan Elements to Explore

HOUSING

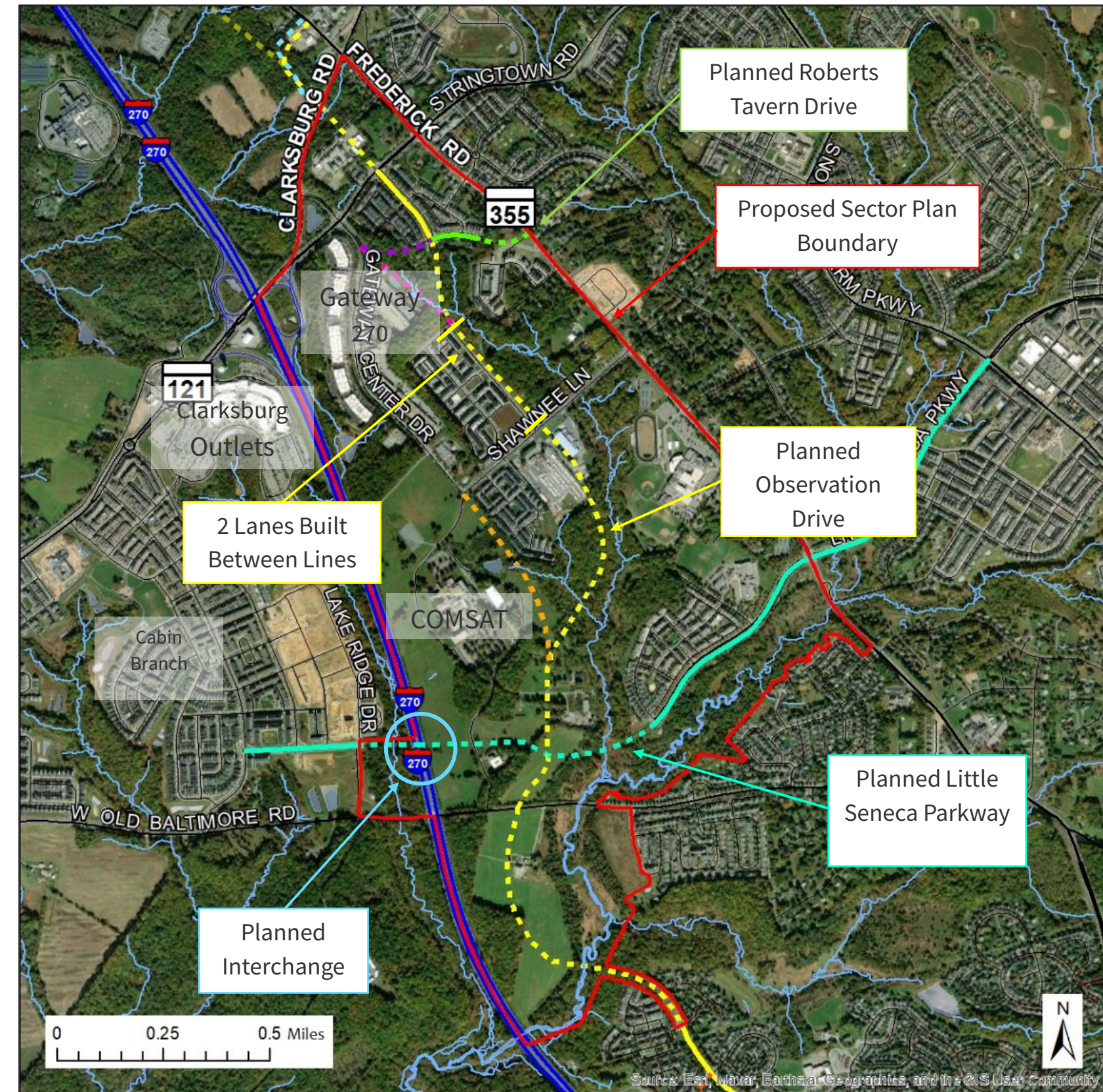
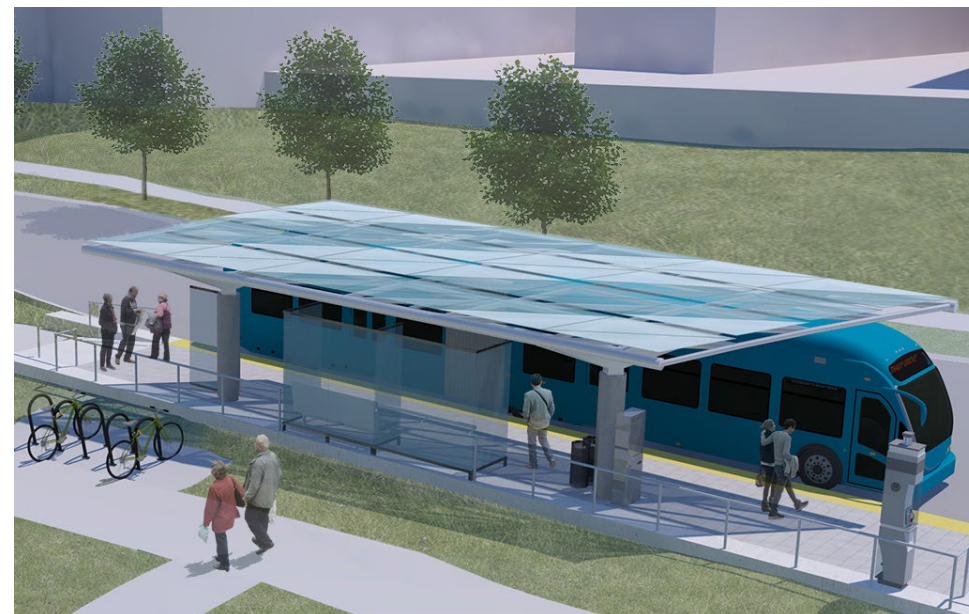
- Plan will operate under the guidance of the adopted Thrive Montgomery 2050 housing goals
- Look for ways to encourage the production of more housing to better match supply with demand, plan for a wide range of housing types and sizes
- Examine existing zoning and land uses in the Plan area to determine how, where, and what types of new residential development should be pursued



Plan Elements to Explore

TRANSPORTATION, ACCESS, AND CONNECTIVITY

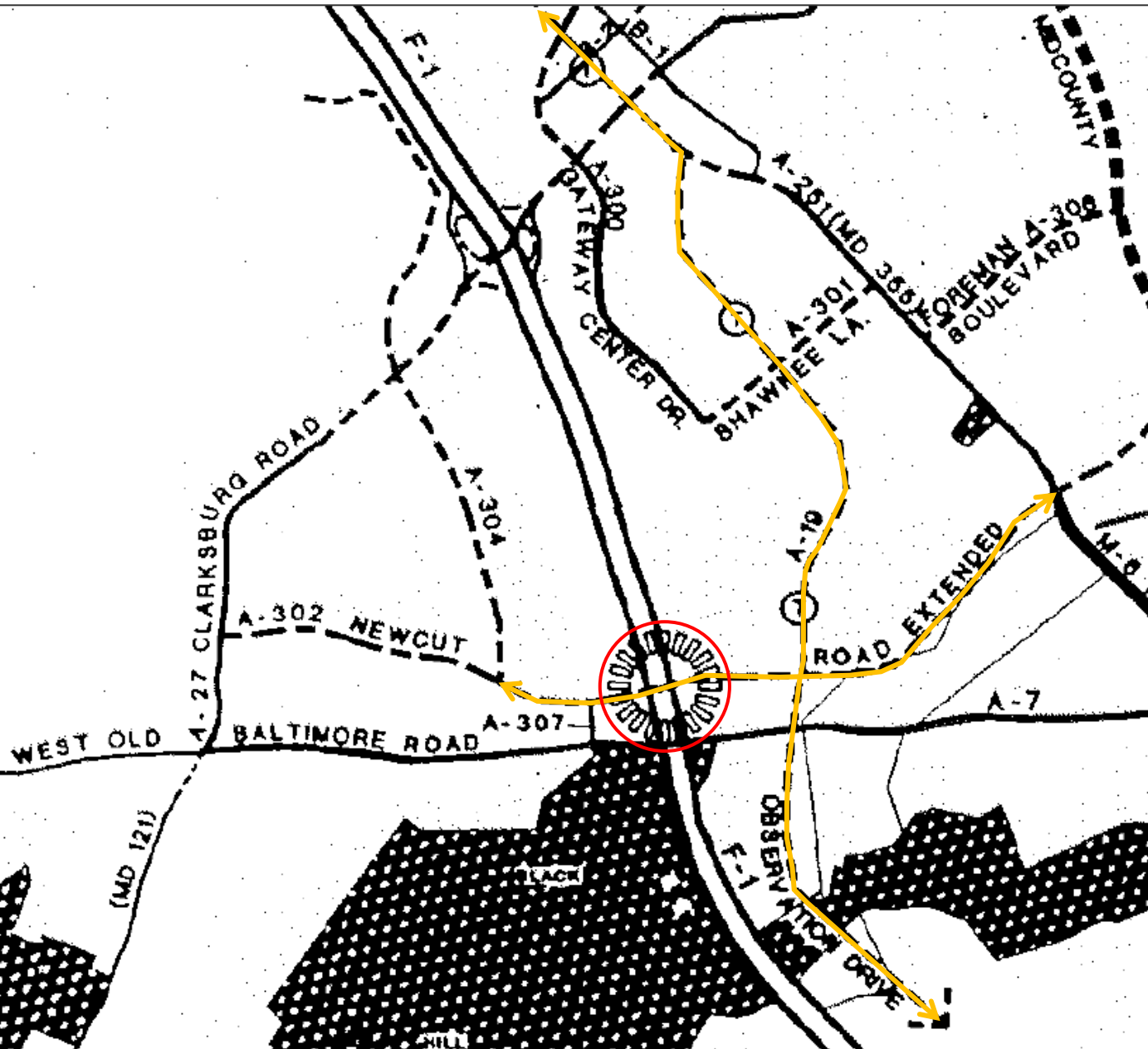
- Analyze existing street, bicycle, pedestrian, transit network recommendations
 - Linkages between neighborhoods to/from community resources
- Implementation of Vision Zero principles



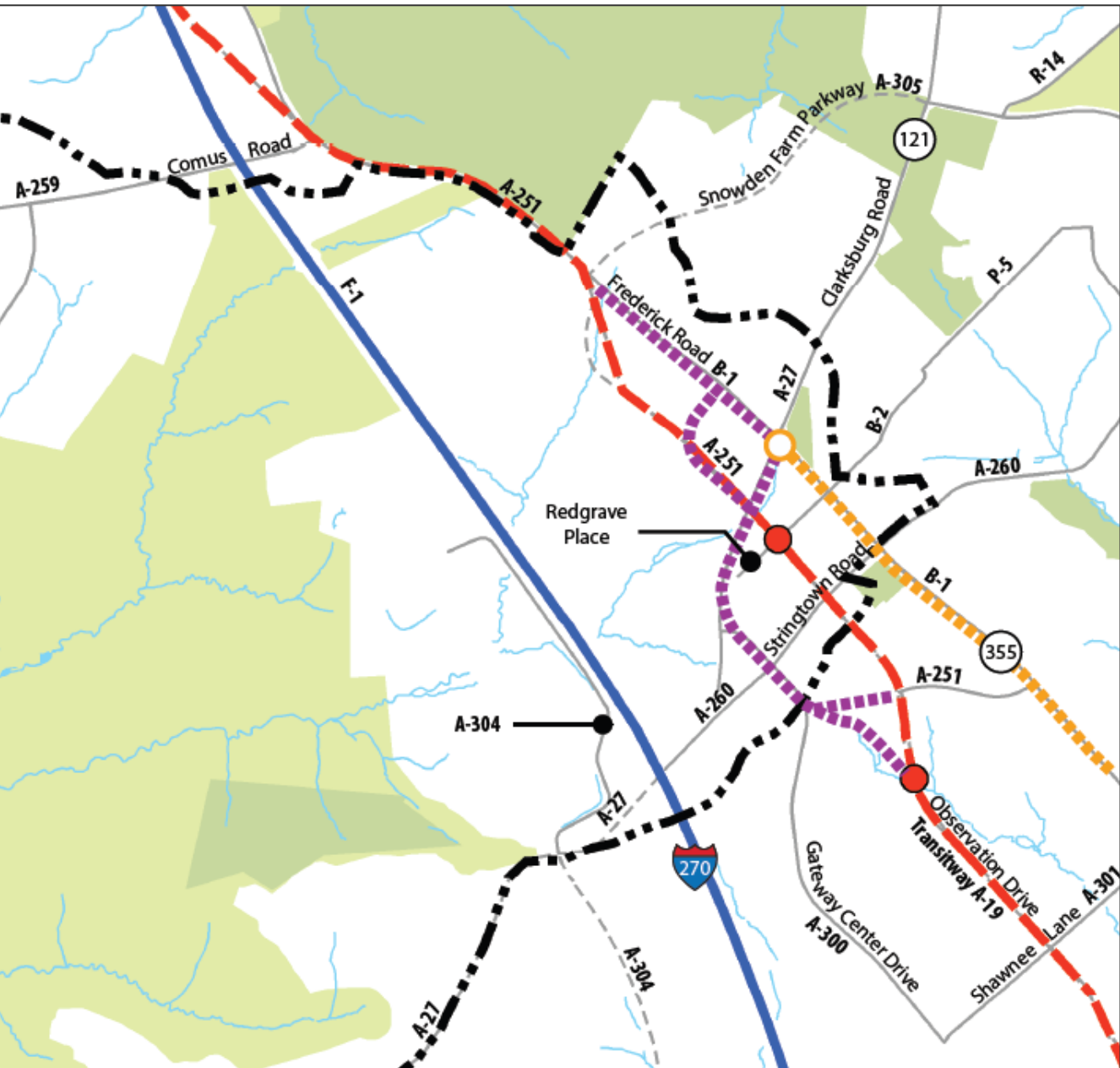
Plan Elements to Explore

ROAD NETWORK RECOMMENDATIONS

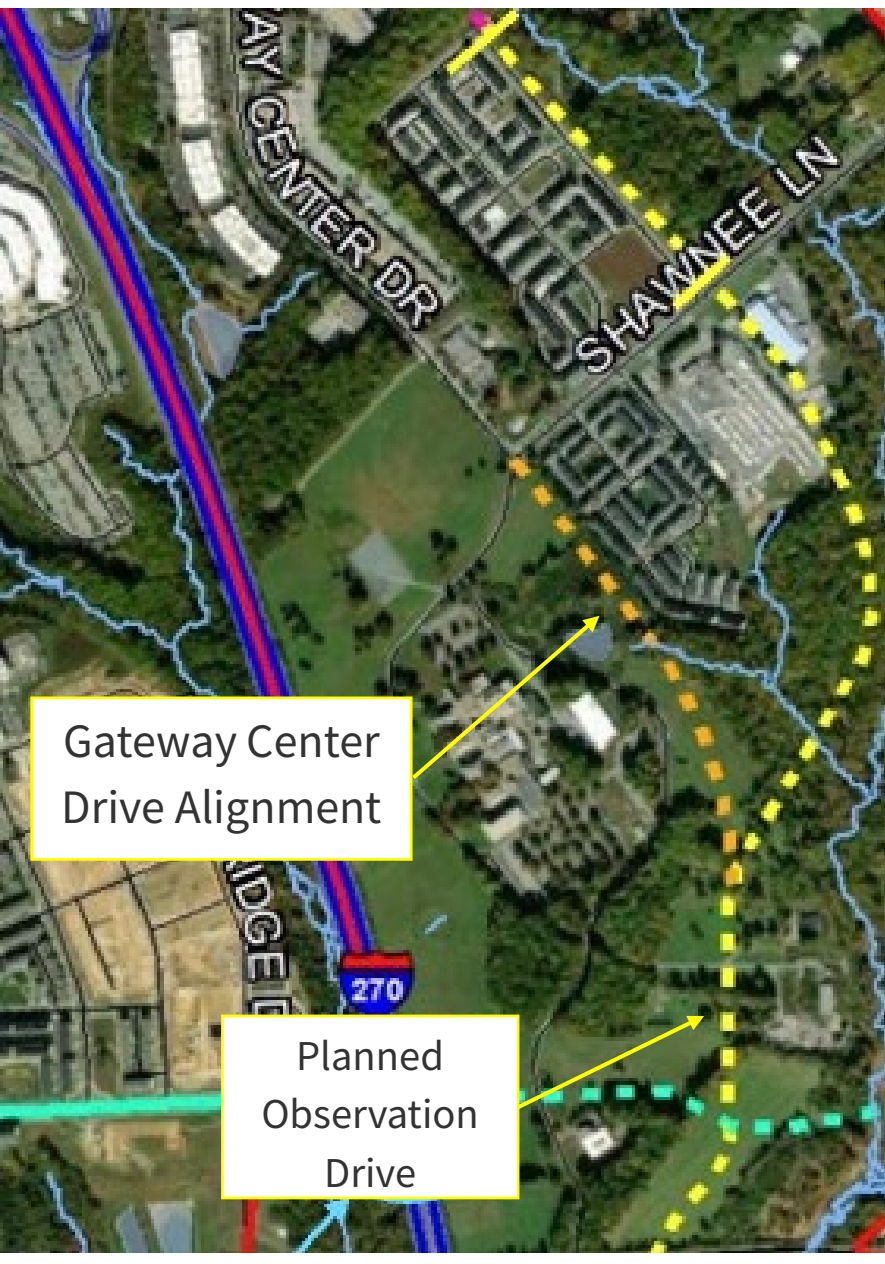
1994 Transportation Concept

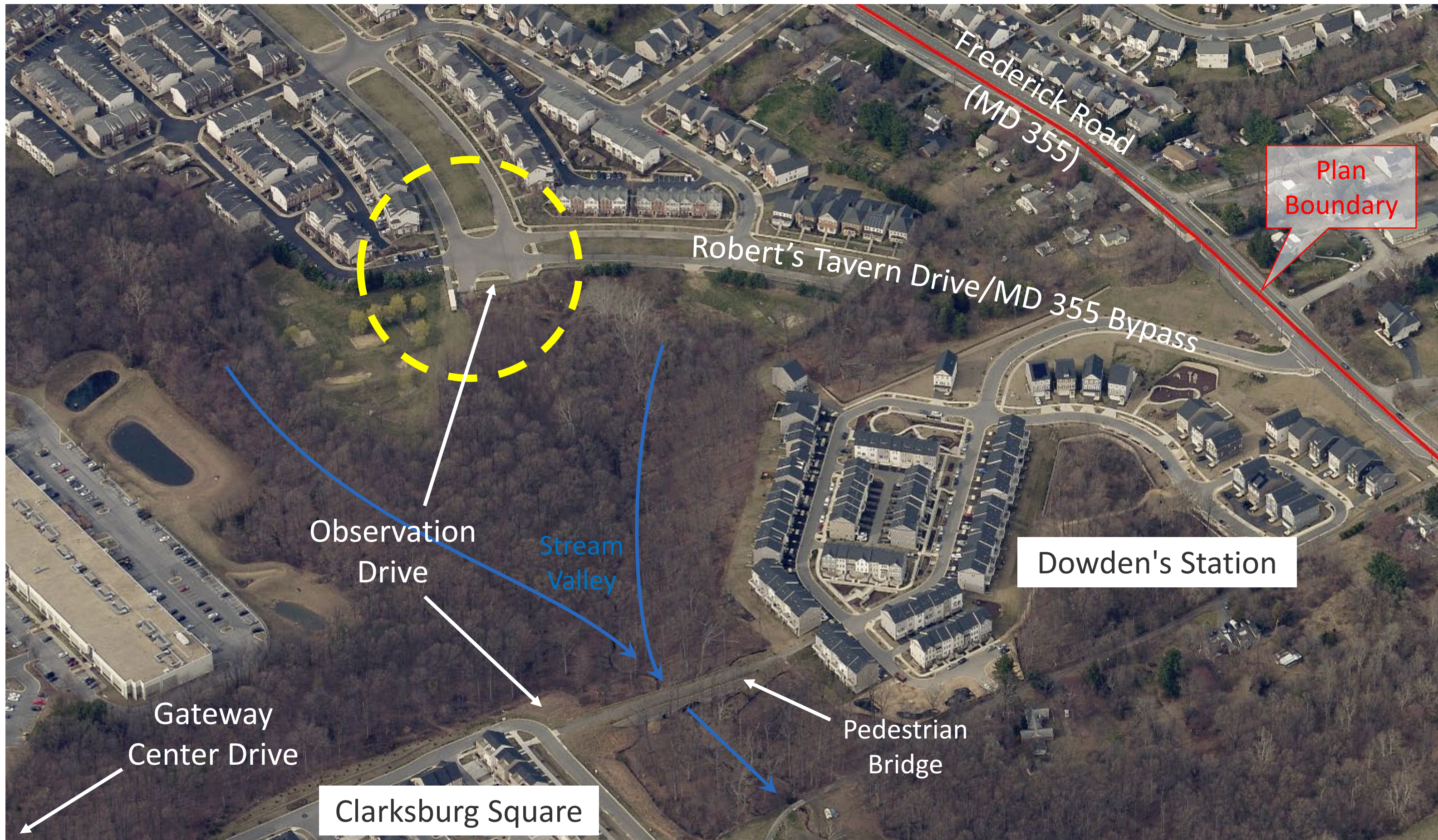


2014 Transportation Concept



Gateway Center/Observation Drive Alt. Alignment

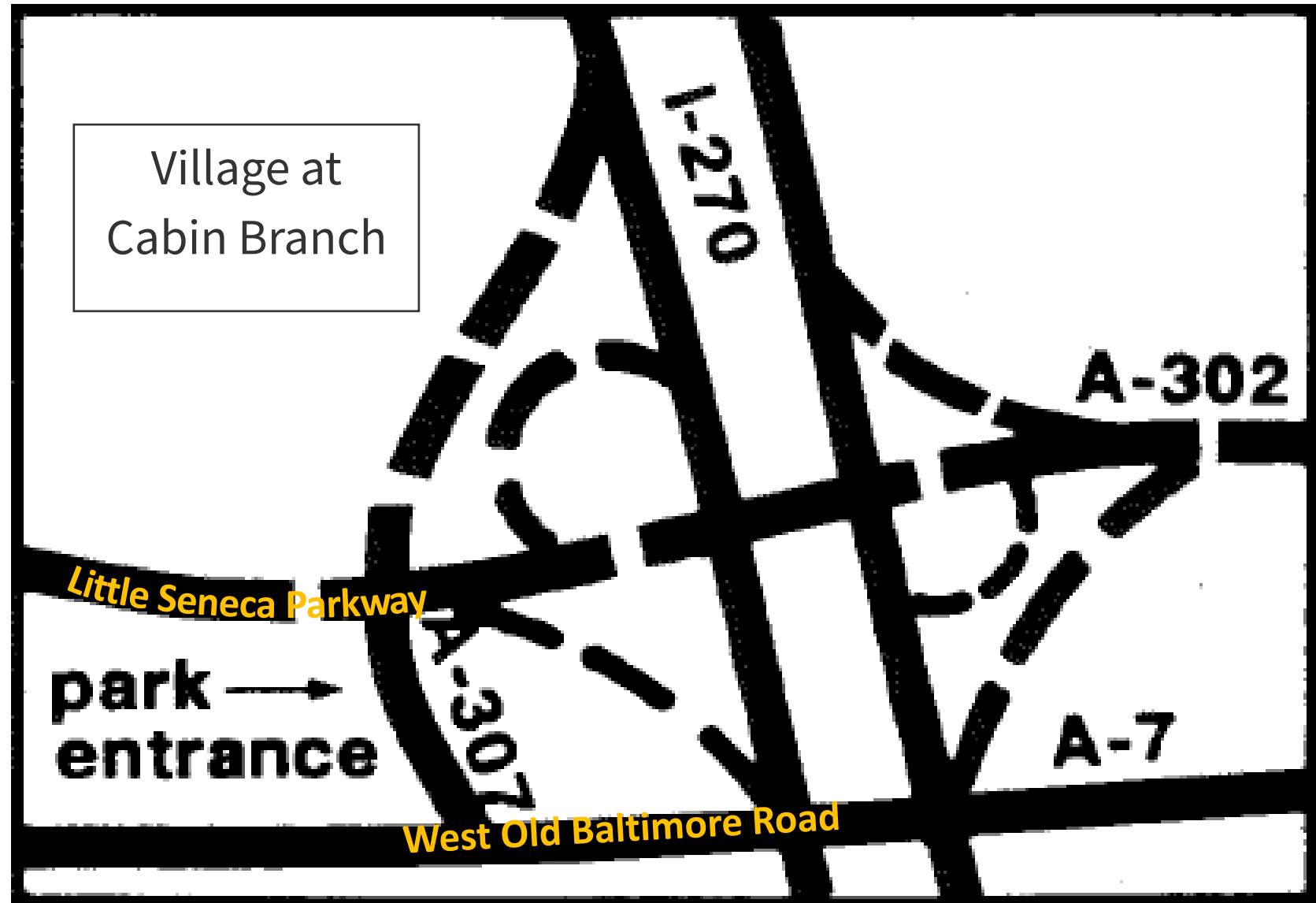




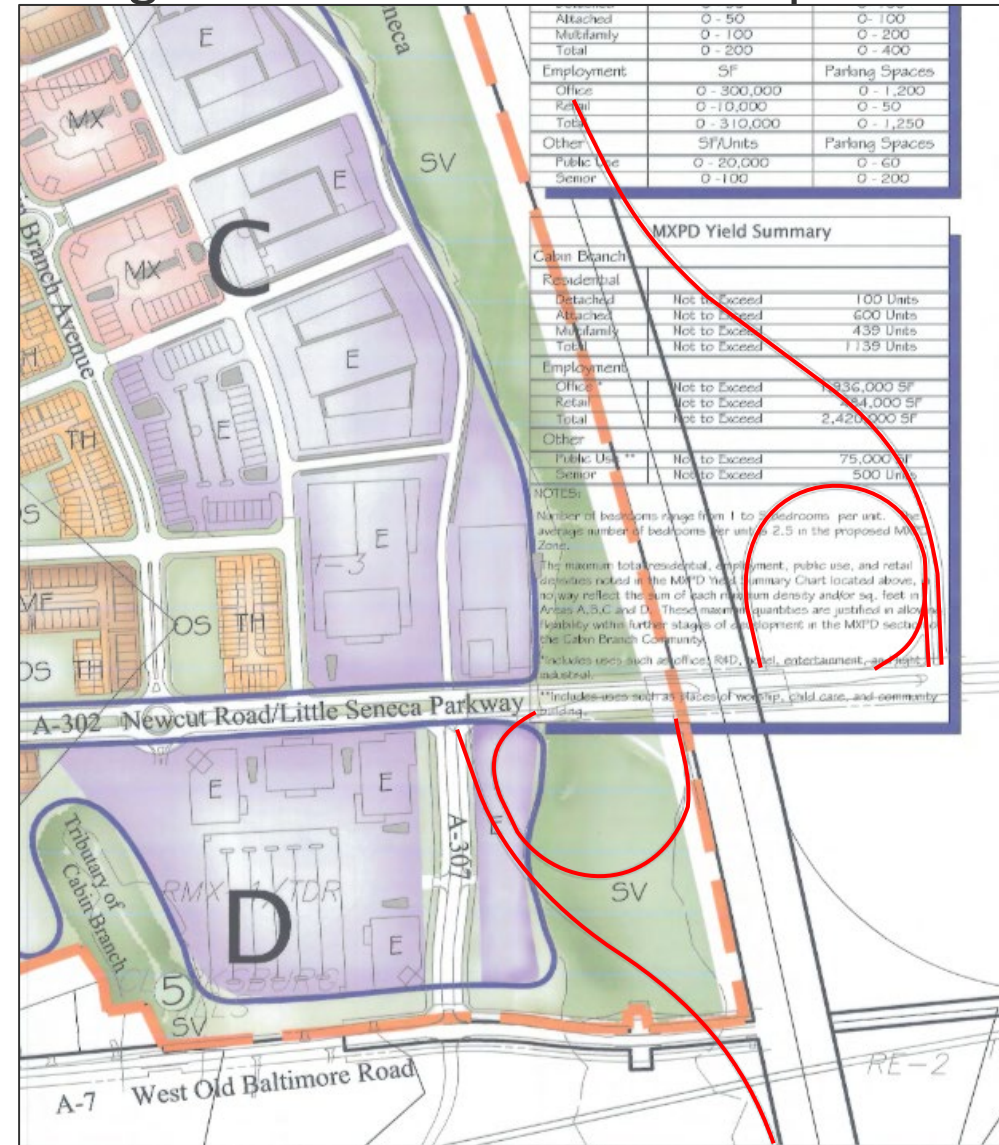
Plan Elements to Explore

ROAD NETWORK RECOMMENDATIONS (CONT'D)

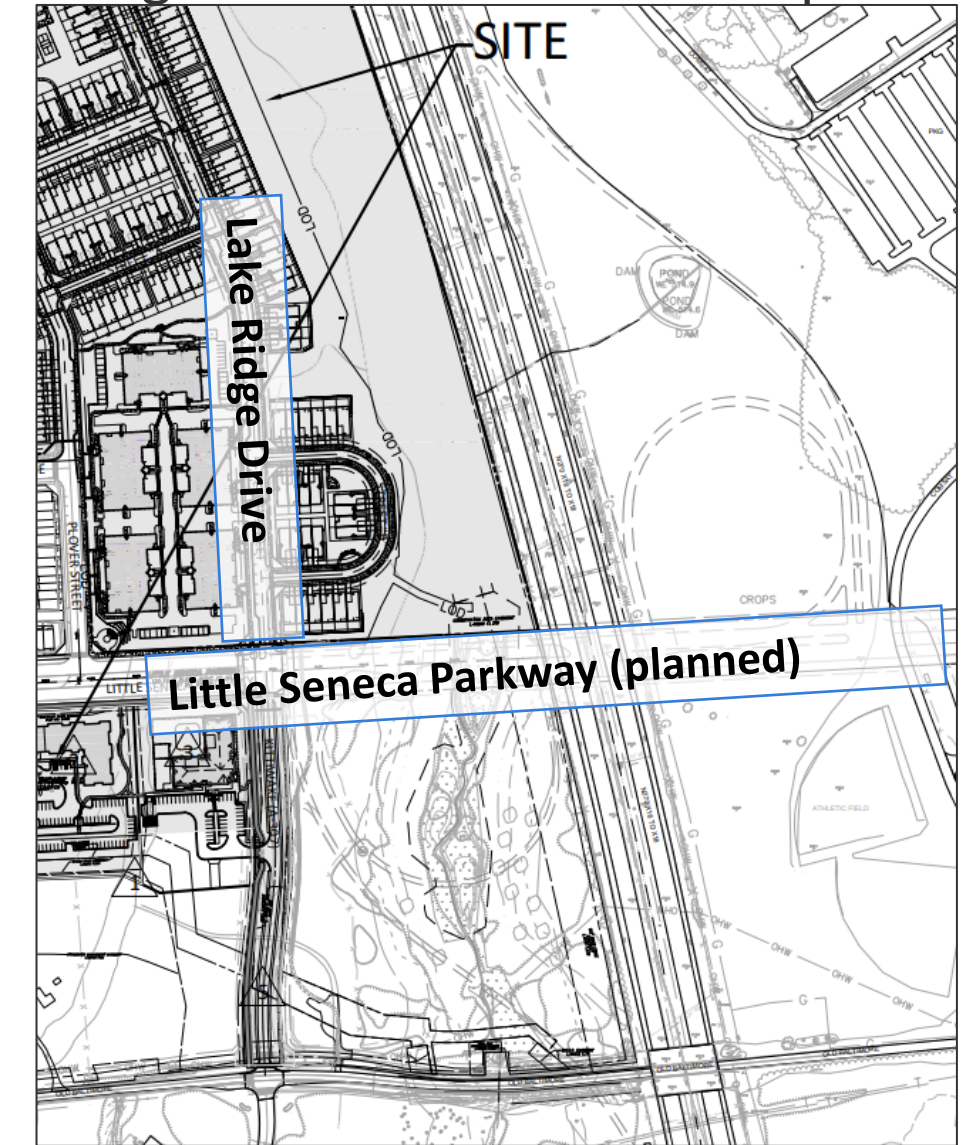
1994 Master Plan Concept



Village at Cabin Branch Concept



Village at Cabin Branch Concept



Plan Elements to Explore

TRANSIT RECOMMENDATIONS

- 'Corridor Connectors'
 - Observation Drive or Gateway Center Drive

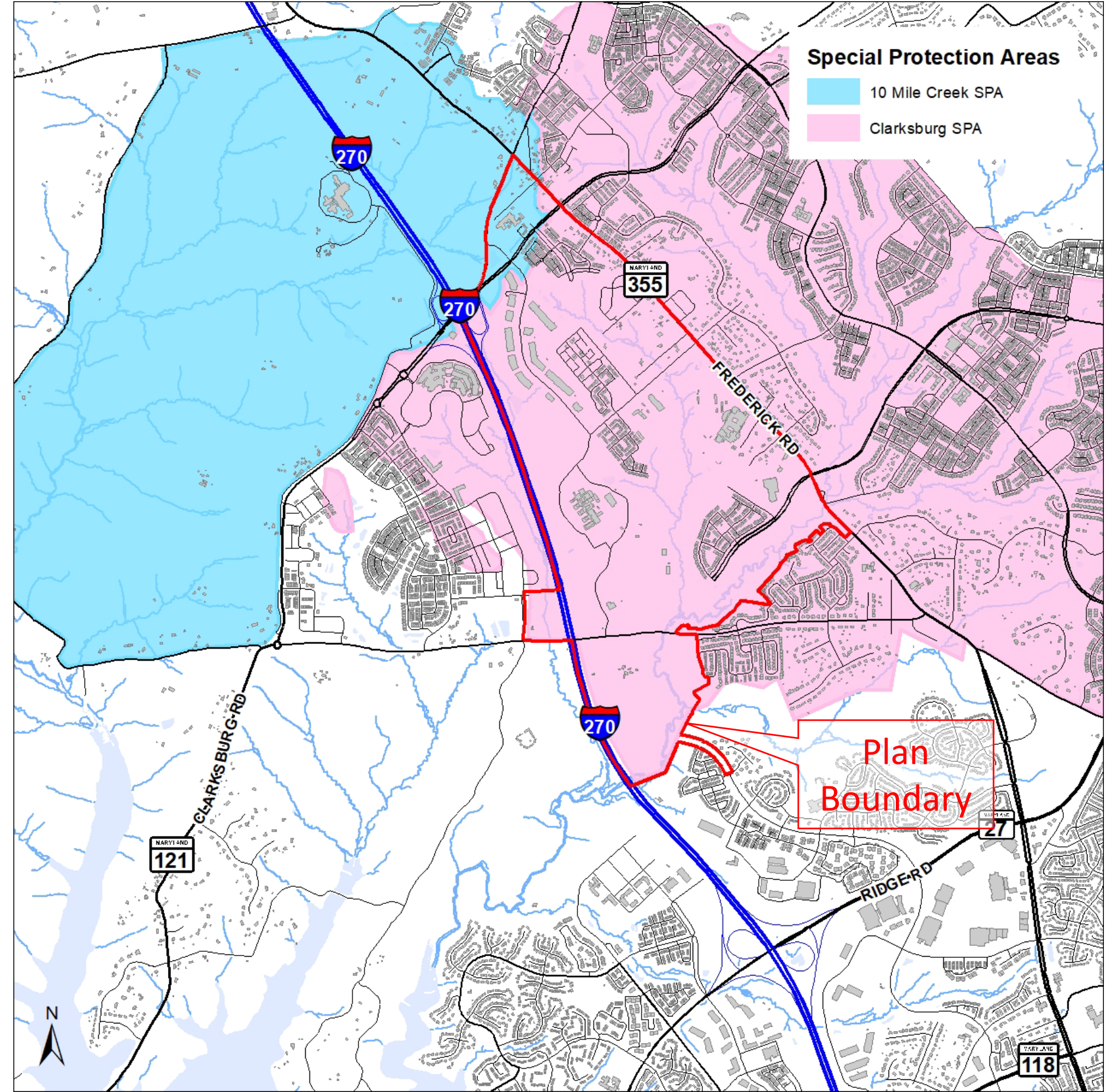
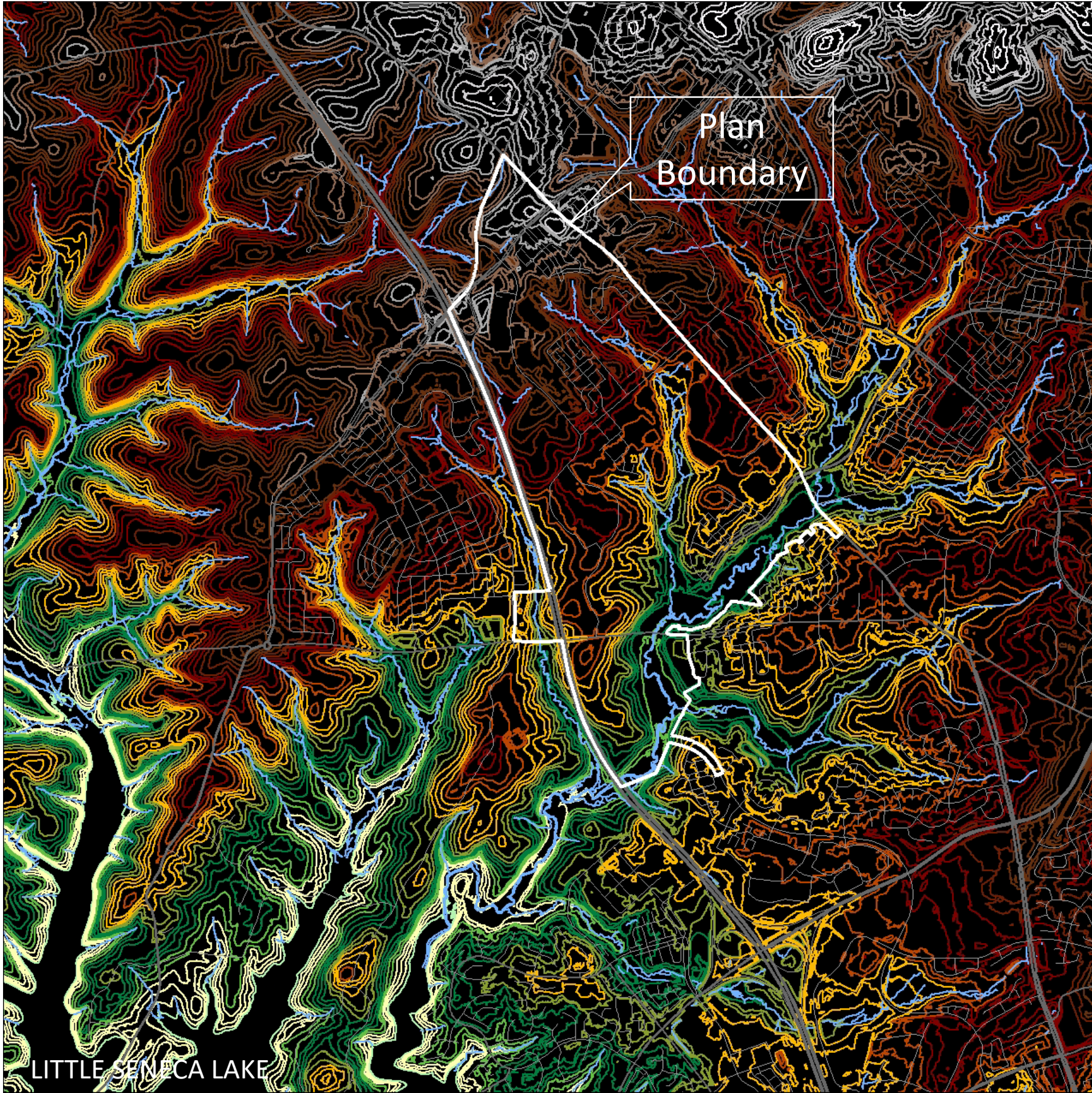


Plan Elements to Explore

ENVIRONMENTAL RESILIENCE

- Climate change goals
- Find ways to support NetZero goals
- Infill/redevelopment opportunities to reduce impervious cover and increase tree canopy
- Ensure that desired environmental outcomes benefit all community members equitably
- Achieve environmental resiliency

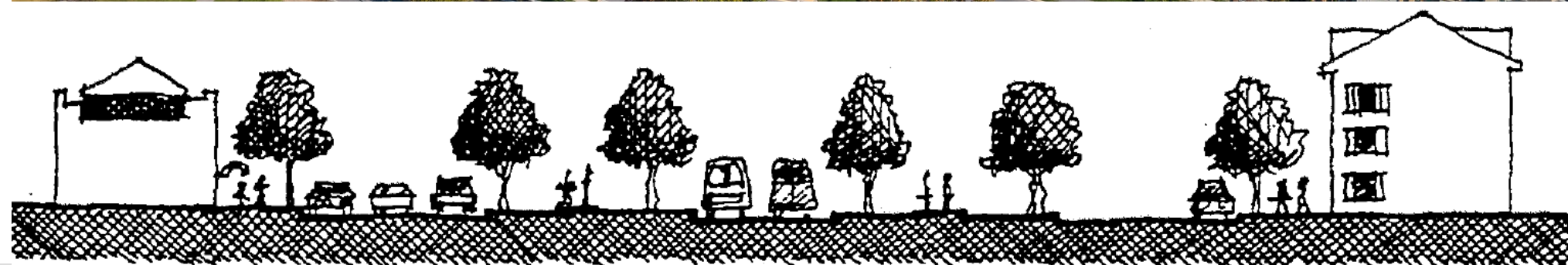




Plan Elements to Explore

URBAN DESIGN

- Examine the pattern of development
- Attract a broader mix of uses
- Enhance building and sustainable site design
- Create a seamless network of parks, trails, and public spaces
- Develop broad design guidance within the Plan area
- Re-examine transit stop locations
- Determine if urban design guidelines are necessary



Plan Elements to Explore

PARKS AND PUBLIC OPEN SPACE

- Analyze and understand community needs
- Focus on improving equitable and inclusive access to facilities
- Assess any deficits and develop recommendations for improvements
- Explore sites to enhance park amenities
- Identify ways to improve bicycling, walking, and transit access to parks, trails, and open spaces



Plan Elements to Explore

COMMUNITY FACILITIES

- Examine the existing and recommended community facilities
- Explore options to comprehensively serve this area with public sewer access



Plan Elements to Explore

ECONOMIC DEVELOPMENT

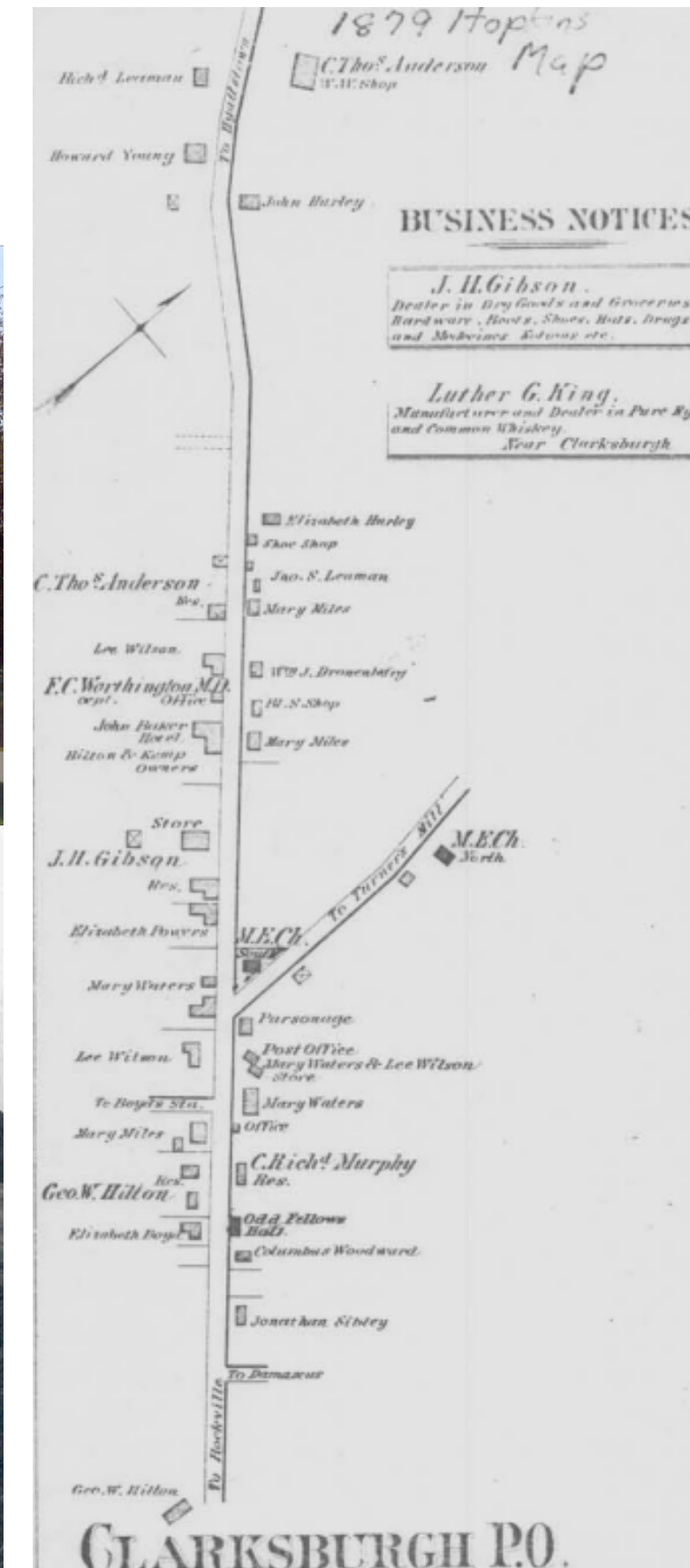
- Capitalize on current strengths
- Support existing businesses and cultivate new ones
- Study market trends to inform the Plan's recommendations
- Examine ways to further reduce barriers to this important employment sector



Plan Elements To Explore

HISTORIC RESOURCES

- Clarksburg Historic District
- Clarksburg School (1909)
- Relate the story of Clarksburg's history
- Explore other sites that may be considered historic, such as the COMSAT building
- Investigate cultural context and heritage, cemeteries and archaeological sites
- Consider opportunities for historic interpretation and signage

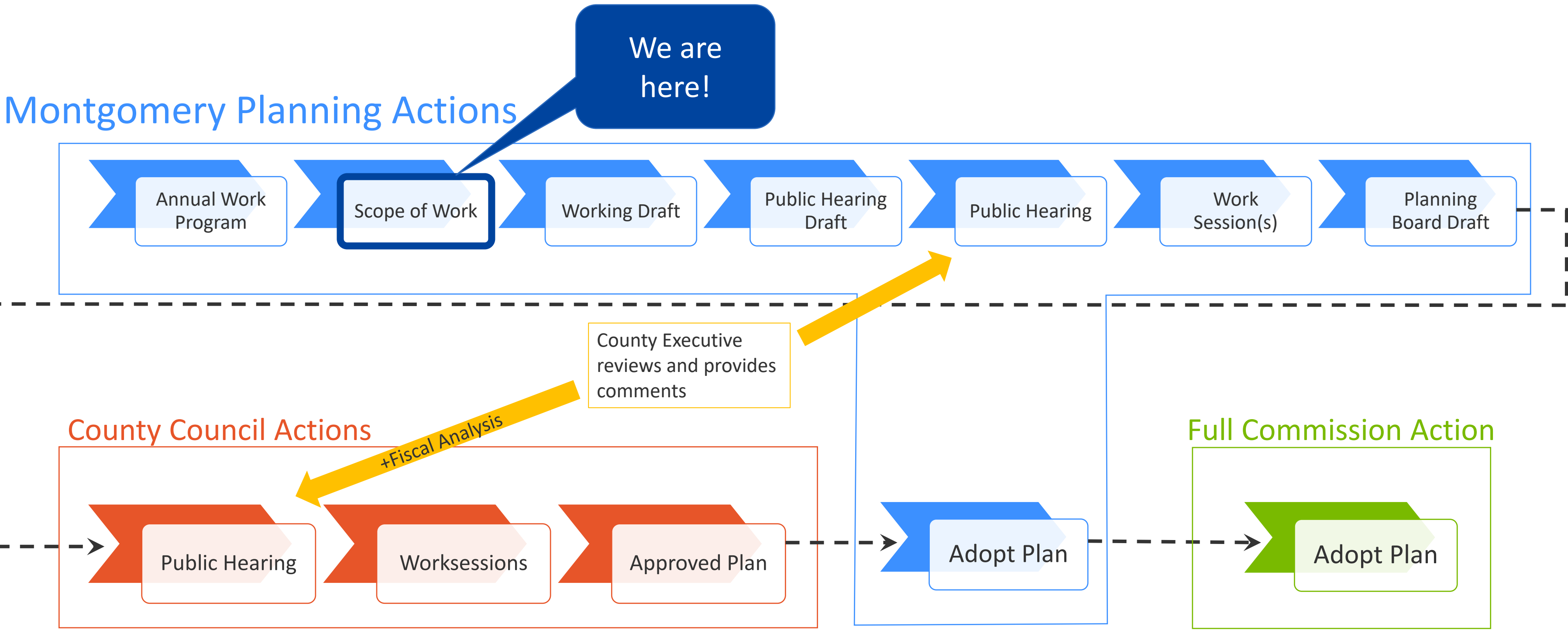


Community Engagement Strategy

- Canvassing: door-knocking, resident interviews, business owner interviews, flyer distribution
- Virtual and in-person meetings
- Open House/Kick-off Meeting
- Fall listening sessions
- Pop-up events
- Community questionnaires
- Strategic partnerships with other agencies
- Website, social media, E-Letter, & Nextdoor



Master Plan Process



Timeline



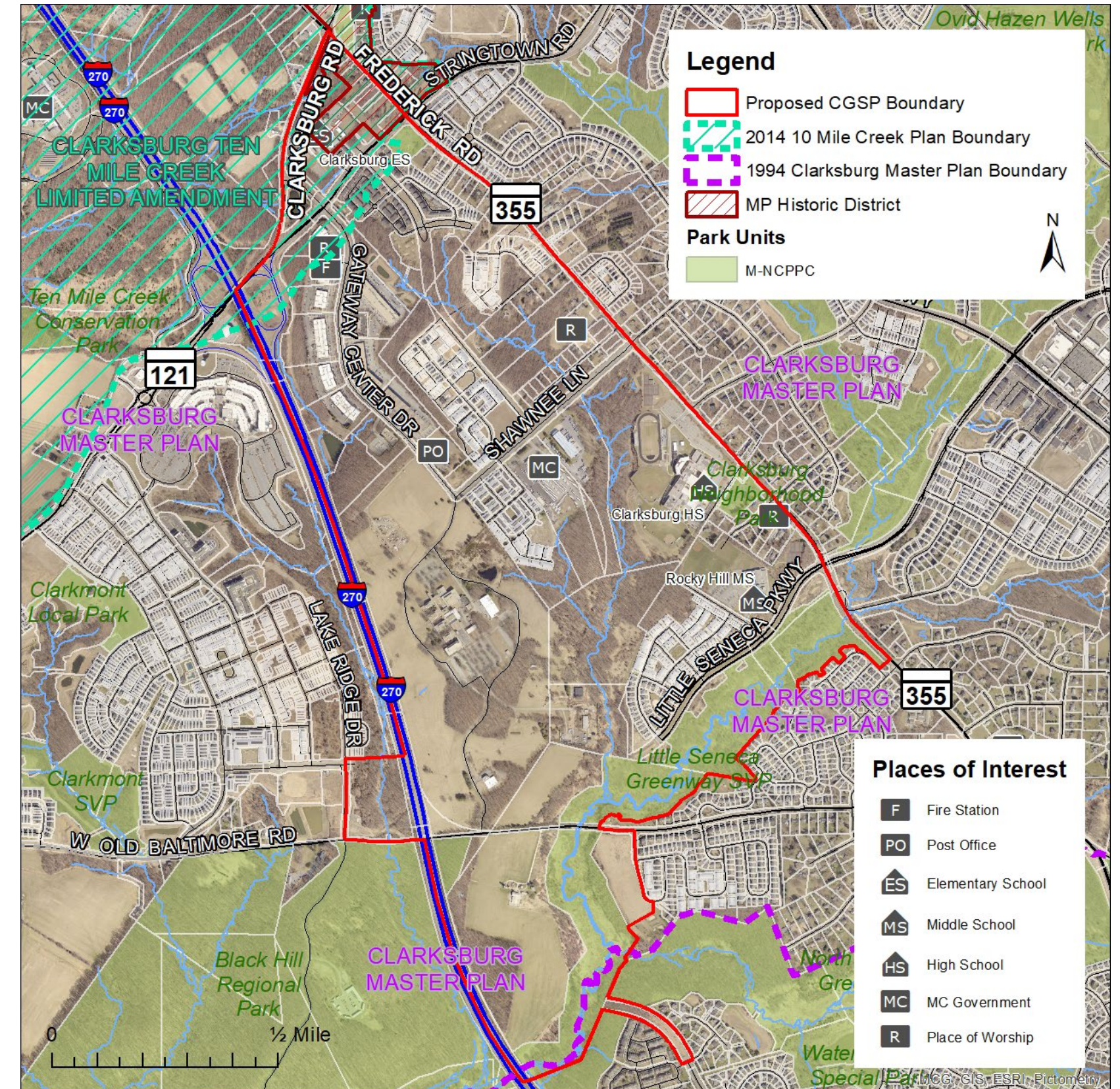
Community Kick-Off Meeting

Wednesday, July 26th, 6:30 p.m. - 8:00 p.m. @ Clarksburg Neighborhood Park



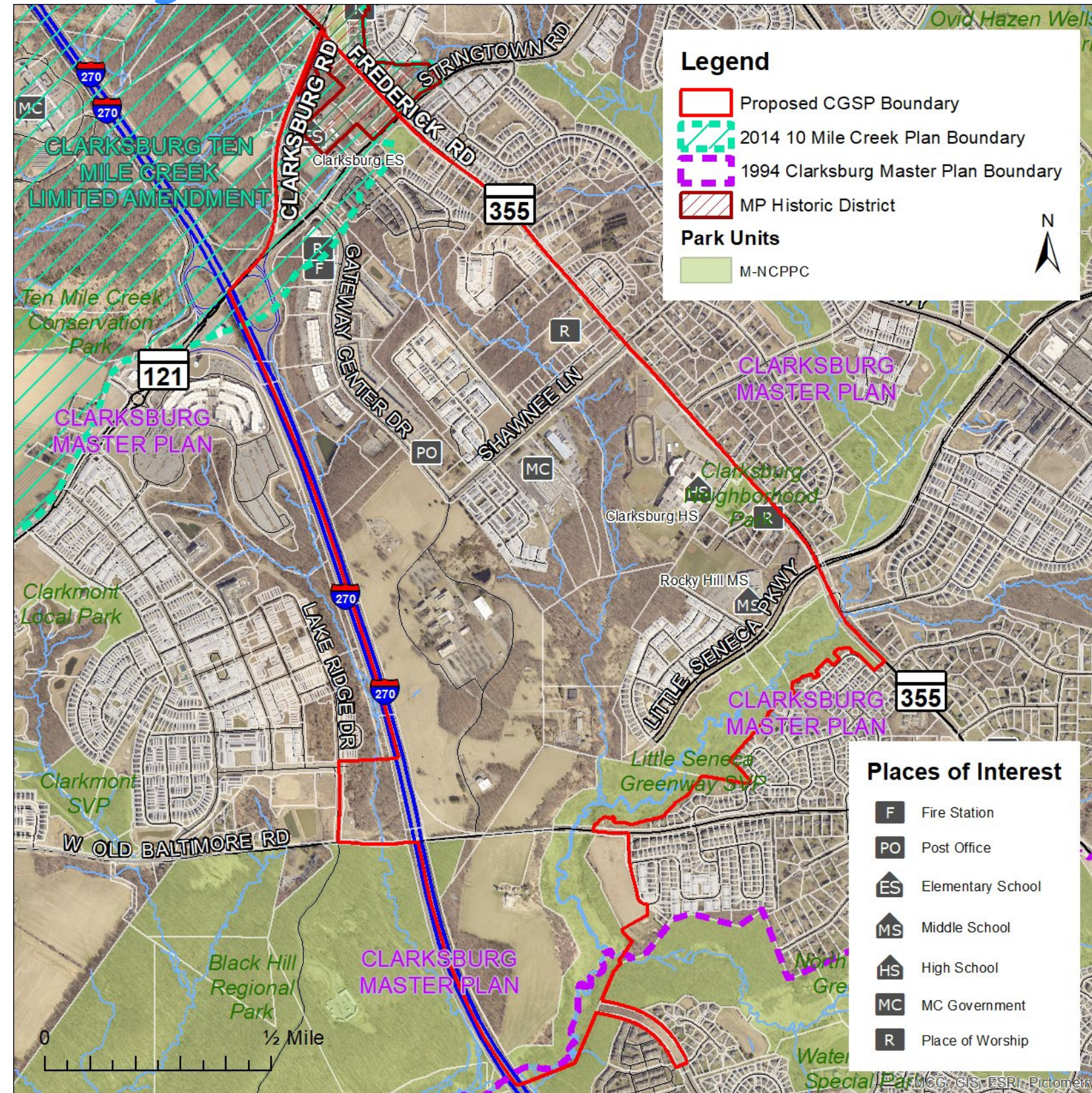
Community Input

- Property that was part of the 2014 *10 Mile Creek Amendment*
- Proposed configuration of the interchange
- Planned Observation Drive
- References to Village and Town Centers



Clarksburg Gateway Sector Plan

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Comments & Questions