



Montgomery Planning Upcounty Division

7/26/2023



# Clarksburg Gateway Sector Plan

## Community Kick Off-Meeting



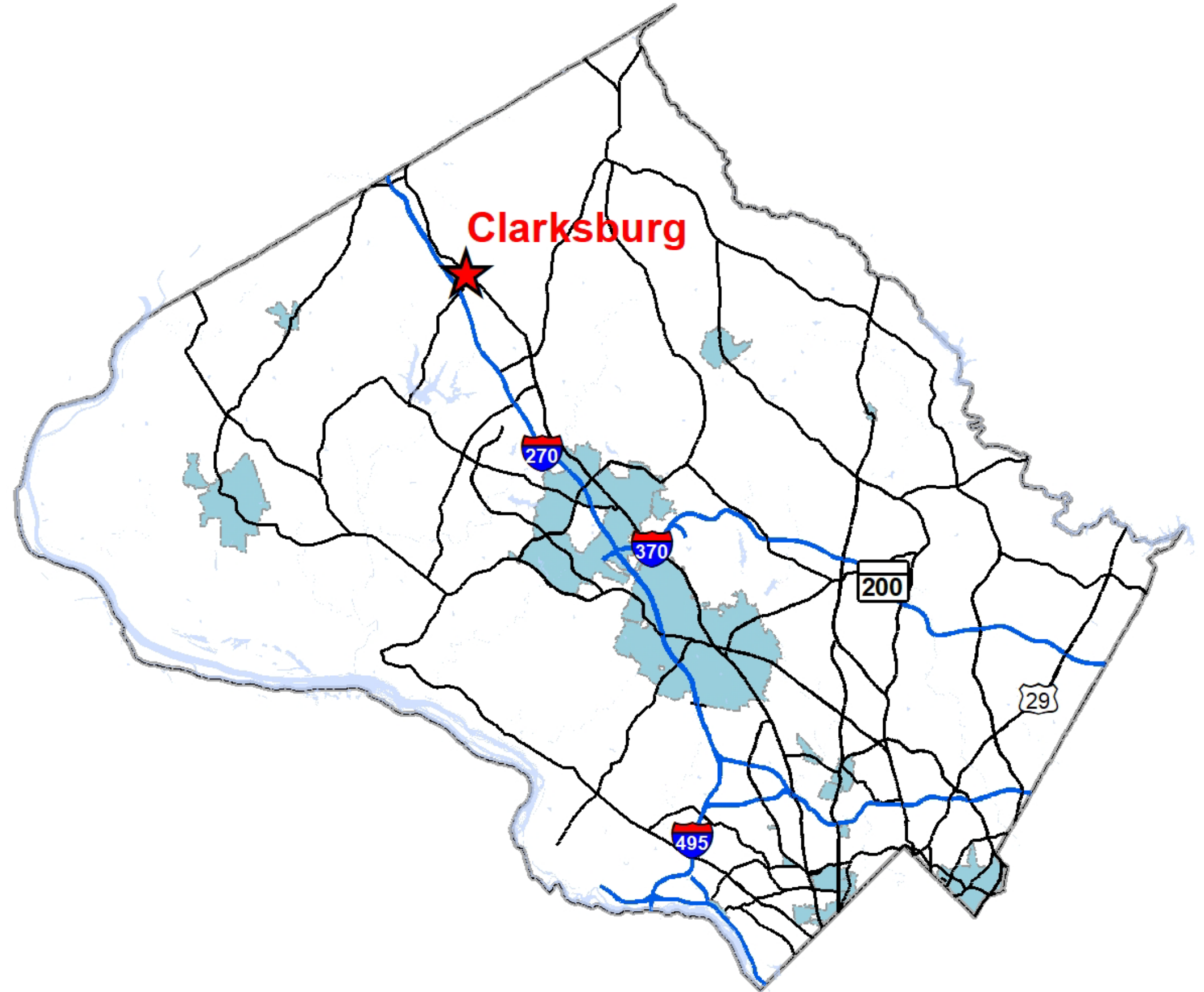


# Agenda

- I. Overview
- II. Plan Boundary
- III. Elements to Explore
- IV. Master Plans
- V. Schedule
- VI. Community Kick-Off Activity
- VII. Q&A

# Overview

- First update to the 1994 *Clarksburg Master Plan and Hyattstown Special Study Area* since the 2014 *10 Mile Creek Area Limited Amendment*
- Plan Area: 969 acres





# Plan Boundary

- Consists of major employment centers planned in Clarksburg
- Includes several residential developments, public schools, parks, and vacant or underdeveloped 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

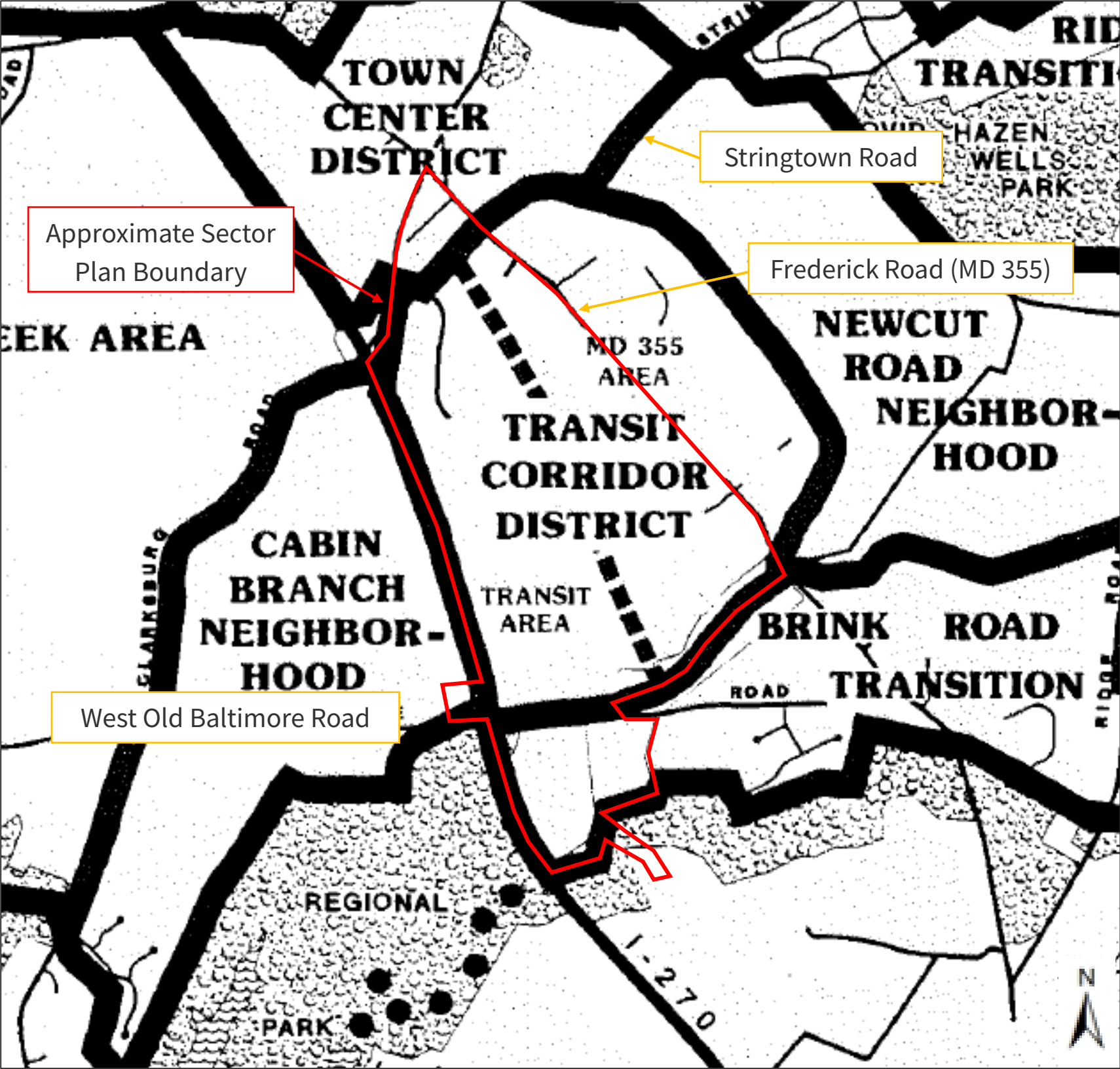
- Gateway 270
- COMSAT

## II. Brink Road Transition Area

- Linthicum East

## III. Town Center District

## IV. Cabin Branch Neighborhood





# Why Update the 1994 Plan Now?

- Focus on partially or undeveloped portions of the Clarksburg employment areas
- Adjustments to other recommendations in previous master plans, including for transportation corridors, an interchange, retail development staging, and the environment
- 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

40

*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
<b>Totals</b>	<b>9,670 ***</b>	<b>14,930 ***</b>	<b>8,611,000 – 10,311,000 ***</b>



# Plan Elements to Explore

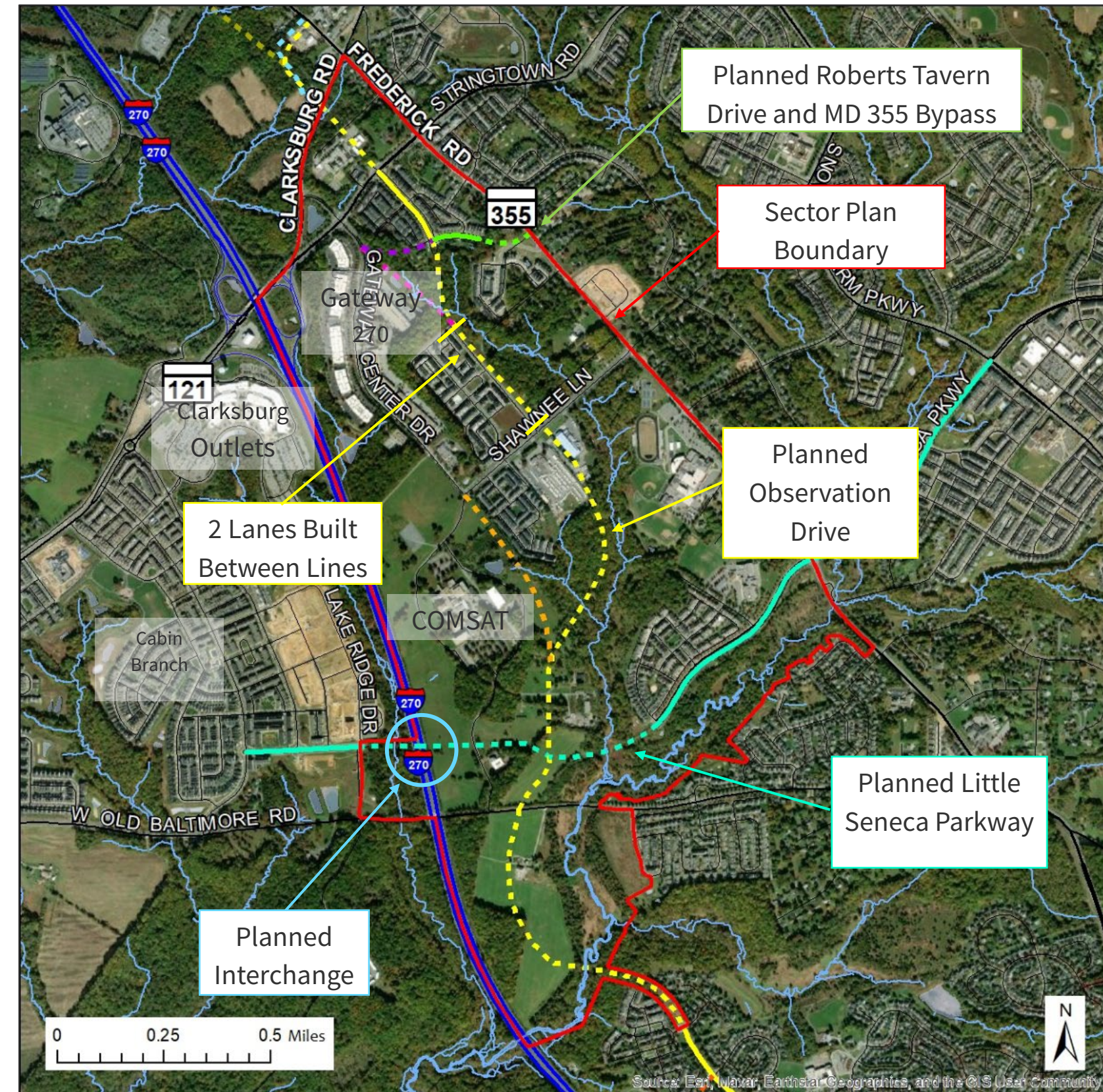
- Community Identity, Connection, and Social Capital
- Land Use and Staging
- Housing
- Transportation, Access, and Connectivity
- Environmental Resilience
- Urban Design
- Parks and Public Open Space
- Community Facilities (including schools)
- Economic Development
- Historic Resources



# Plan Elements to Explore

## TRANSPORTATION, ACCESS, AND CONNECTIVITY

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





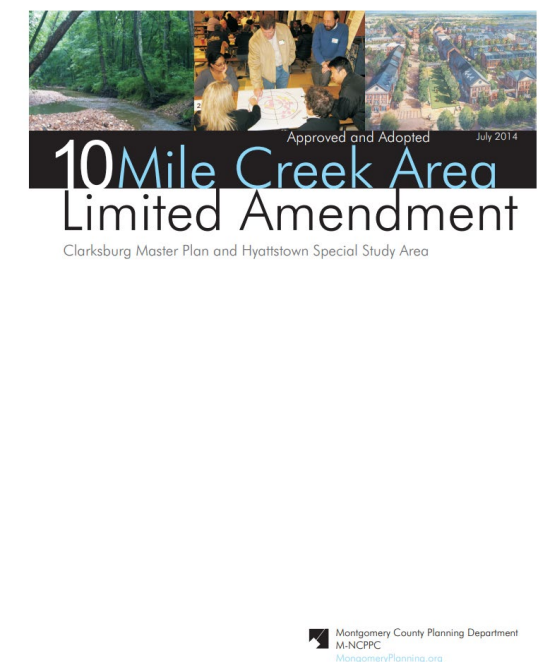
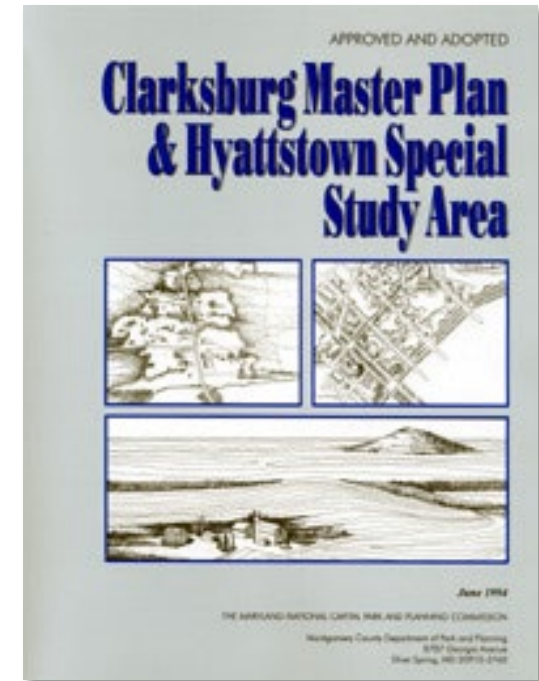
# What Master Plans Can't Do

- Implement itself
- Predict the future
- Create new laws (although it can recommend them)
- Guarantee funding
- Replace public input
- Improve individual developments



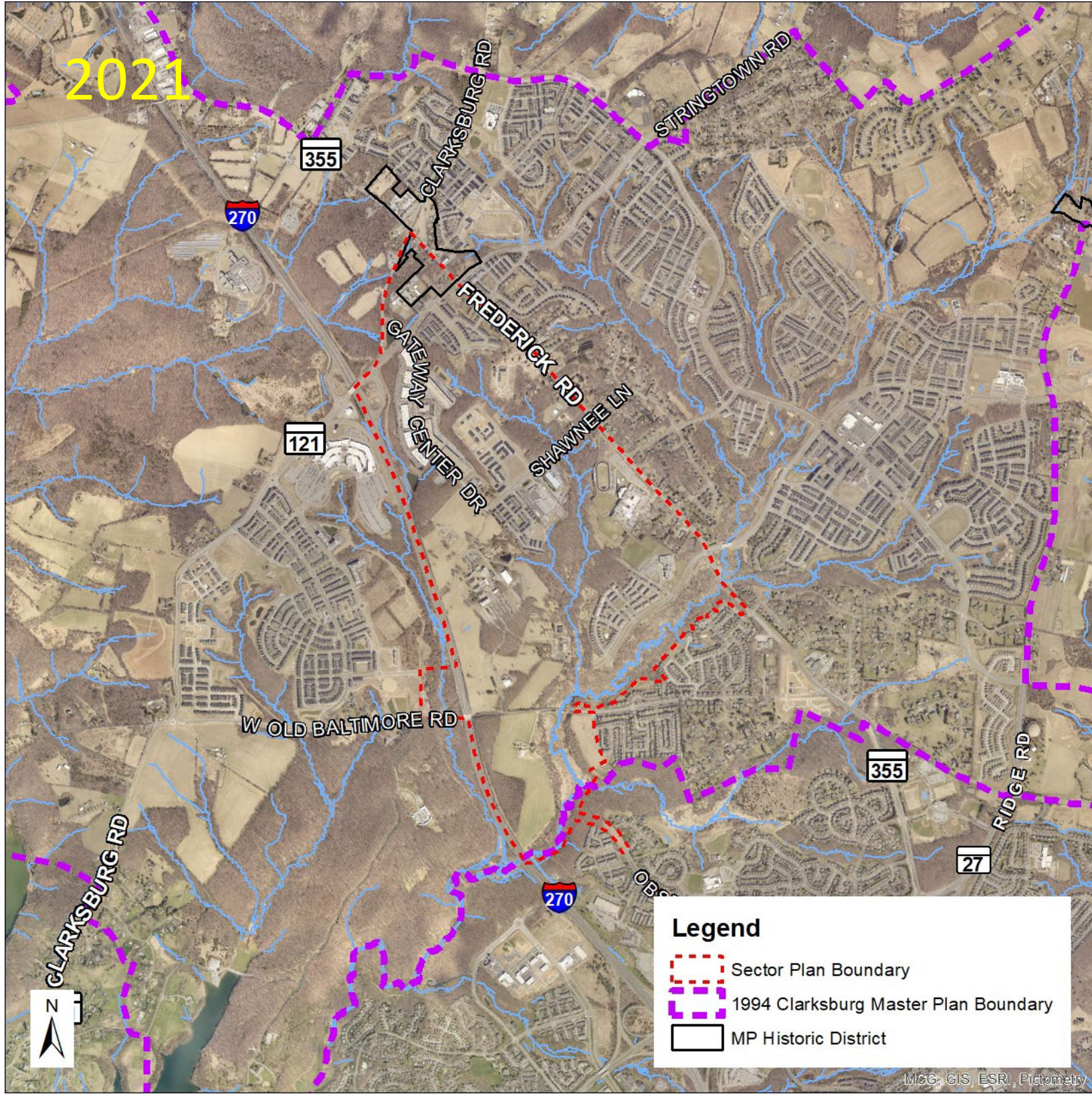
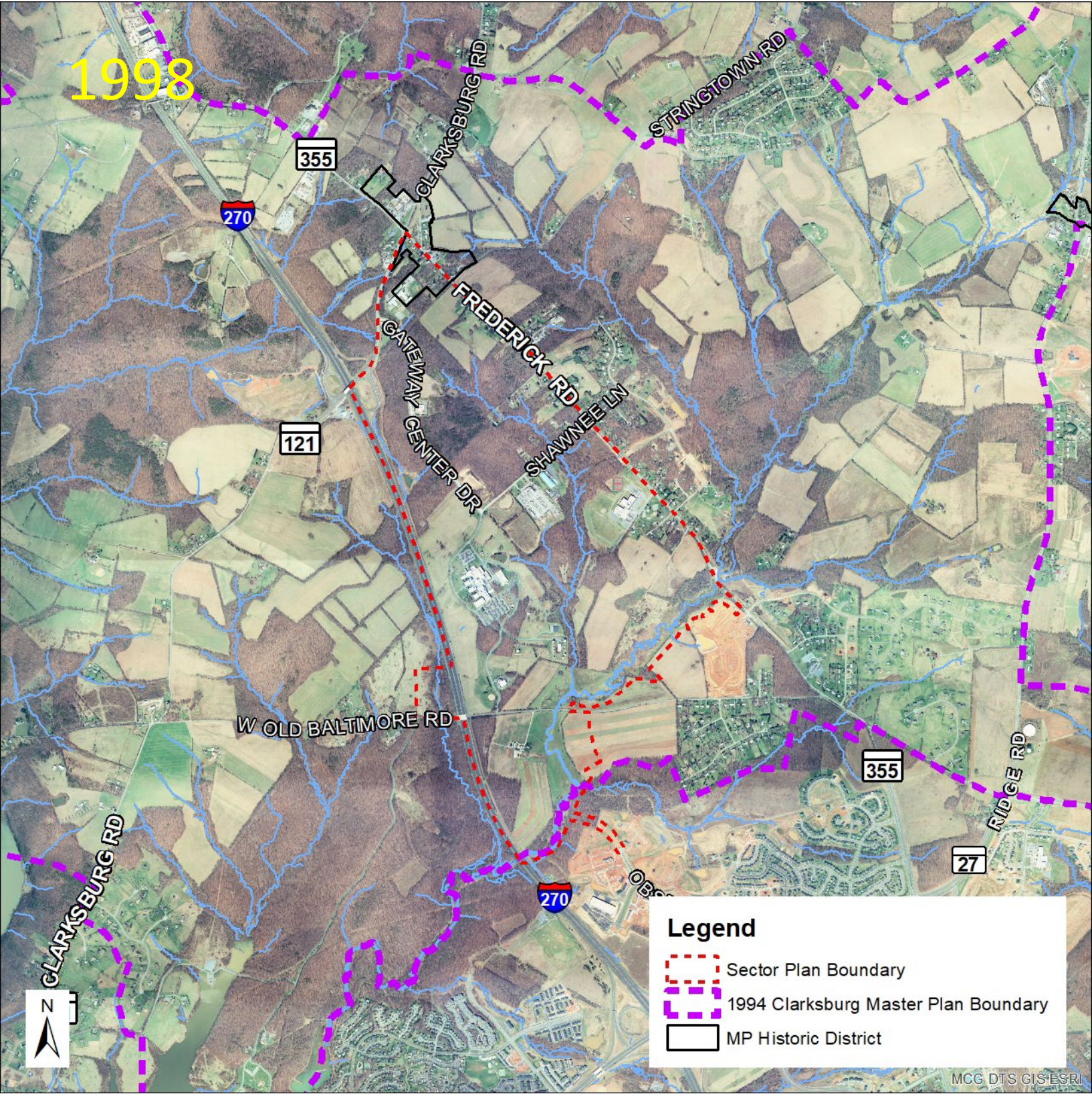
# What Master Plans Do

- Provide a vision
- Guide land use and economic development
- Manage growth
- Plan transportation
- Plan for environmental protection
- Plan other infrastructure and community facilities





# Development History: Then & Now

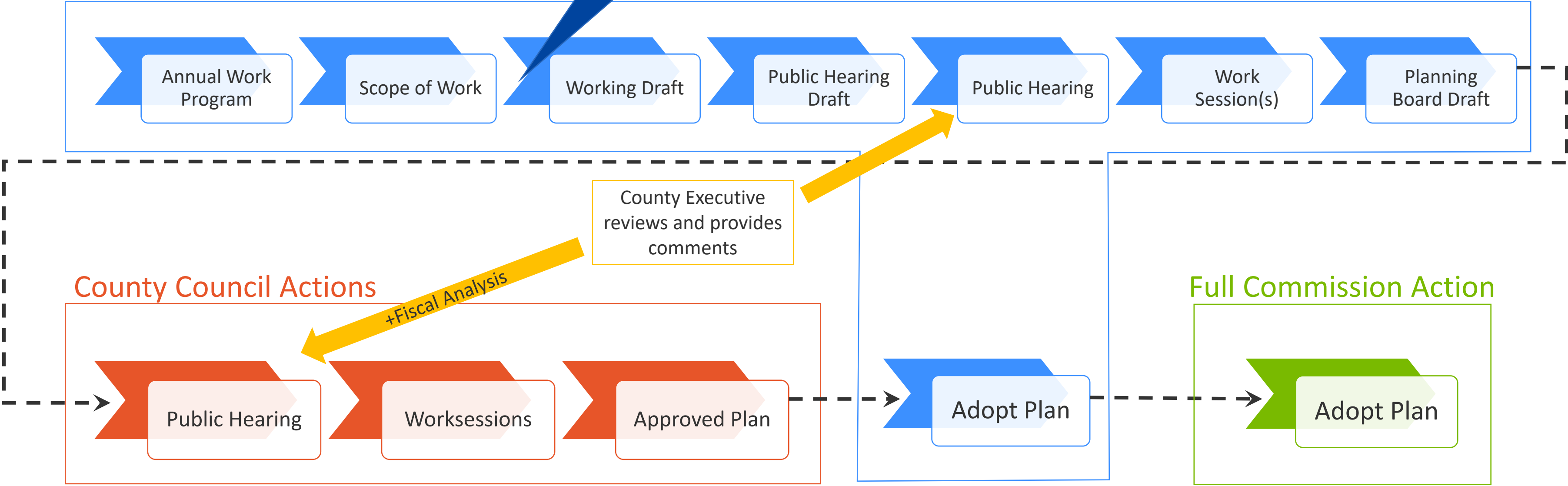




# Master Plan Process

## Montgomery Planning Actions

We are here!





# What's Next?

- Listening Sessions
- Pop-Up Events
- Canvassing
- Community Questionnaires
- Existing Conditions Planning Board Presentation





# Timeline





# Community Kick-Off Activity

Visit the various informational boards and maps to provide feedback.

- Informational Boards
  - Material: Post-It Notes
- Interactive Map Activity
  - Material: Dot stickers & Post-It Notes
- Combine Stickers and Notes

## Transportation, Access, and Connectivity

**Focus:**  
Connecting people, places, and ideas

**Characteristics:**  
Focus on further developing existing conditions within the community to improve the travel experience for all modes of transportation

**Ideas:**

- Develop a safe, comfortable, and appealing network for walking, biking, and rolling
- Develop and extend public transportation
- Develop a complete road network




Place an orange dot ● where you would like to see this on the map.

**It would be easier to get around Clarksburg if...**  
Please add your thoughts/comments below using a post-it note.



Information Boards

## Clarksburg Gateway Sector Plan





**Legend**

- Improve Transportation
- Environmental Highlight
- Develop Area
- Important Feature
- Community Building/Space

**Places of Interest**

- Fire Station
- Post Office
- Elementary School
- Middle School
- High School
- JC Government
- Place of Worship



Interactive Map



# What would you like to see?

Mixed Uses



Office Parks



Recreation Amenities



Public Transportation



Parks and Public Open Space





# What would you like to see?

Community Facilities



Natural Amenities



Residential



Parks & Recreation



Transportation Improvements







# Comments & Questions

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We want to hear  
from you!



Scan to access the  
community survey.