



Montgomery Planning Upcounty Division

10/03/2023



Clarksburg Gateway Sector Plan

Listening Session #1: Transportation and Environment



How to Use Zoom

- **Recording** – This meeting will be recorded
- **Mute** – Please mute yourself when not speaking
- **Camera On** – Feel free to turn on your camera when speaking and in the breakout rooms
- **Contributing** – Please use the raise hand feature to indicate you would like to speak. Lower your hand after you have been called upon.



Keep mic muted unless it is your turn to speak

Turn webcam on/off

See who else is in the meeting

Join the chat discussion or share links

Share the screen if presenting

Raise your hand and other reactions

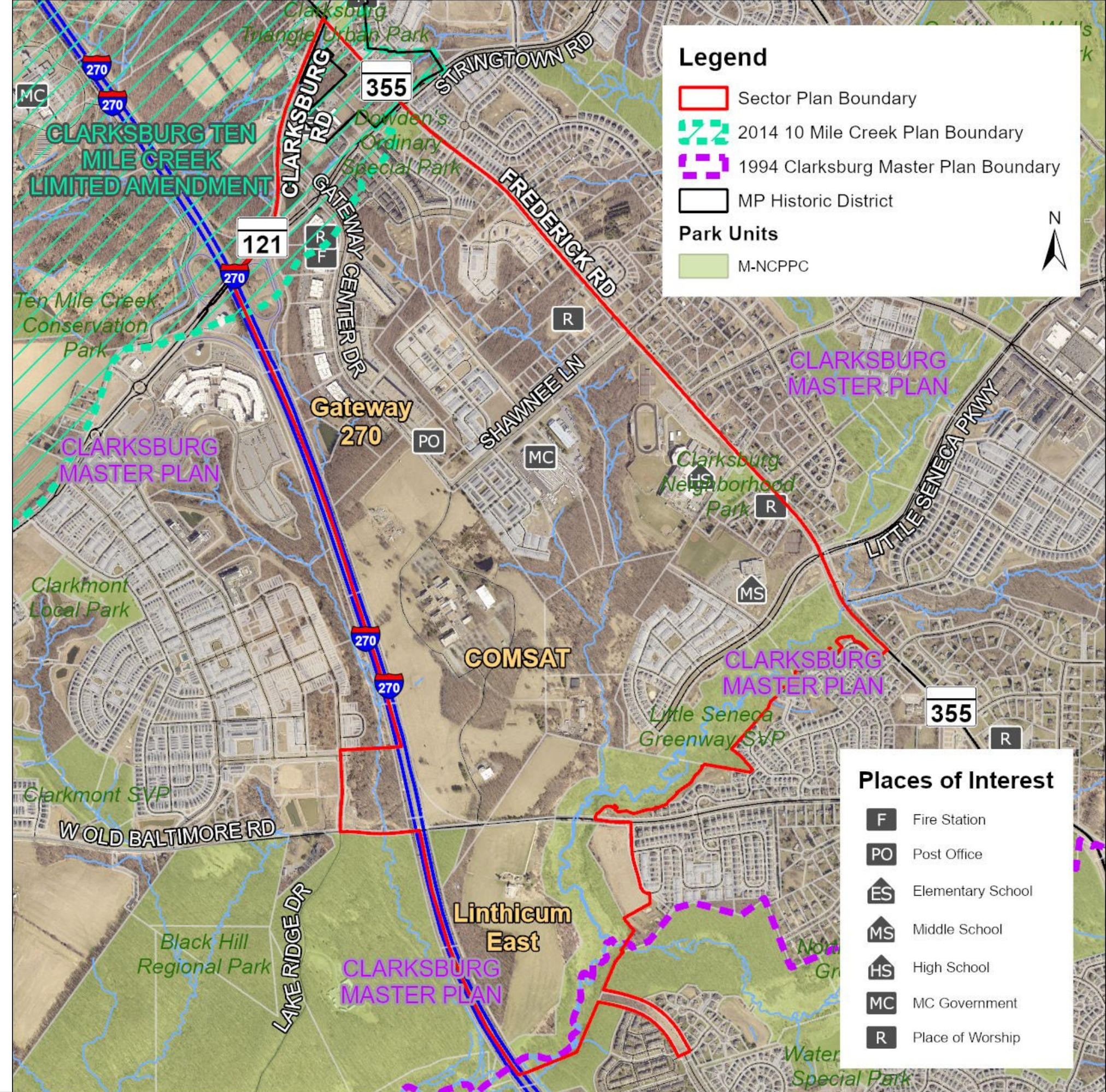
Leave the meeting

Listening Session #1 Agenda

- Introduction/background information (10 minutes)
- Part 1: Transportation
 - Presentation (10 minutes)
 - Breakout session #1 (20 minutes)
 - Full-group recap of breakout session #1 (10 minutes)
- Part 2: Environment
 - Presentation (10 minutes)
 - Breakout session #2 (20 minutes)
 - Full-group recap of breakout group #2 (10 minutes)
- Closing remarks/next steps (5 minutes)

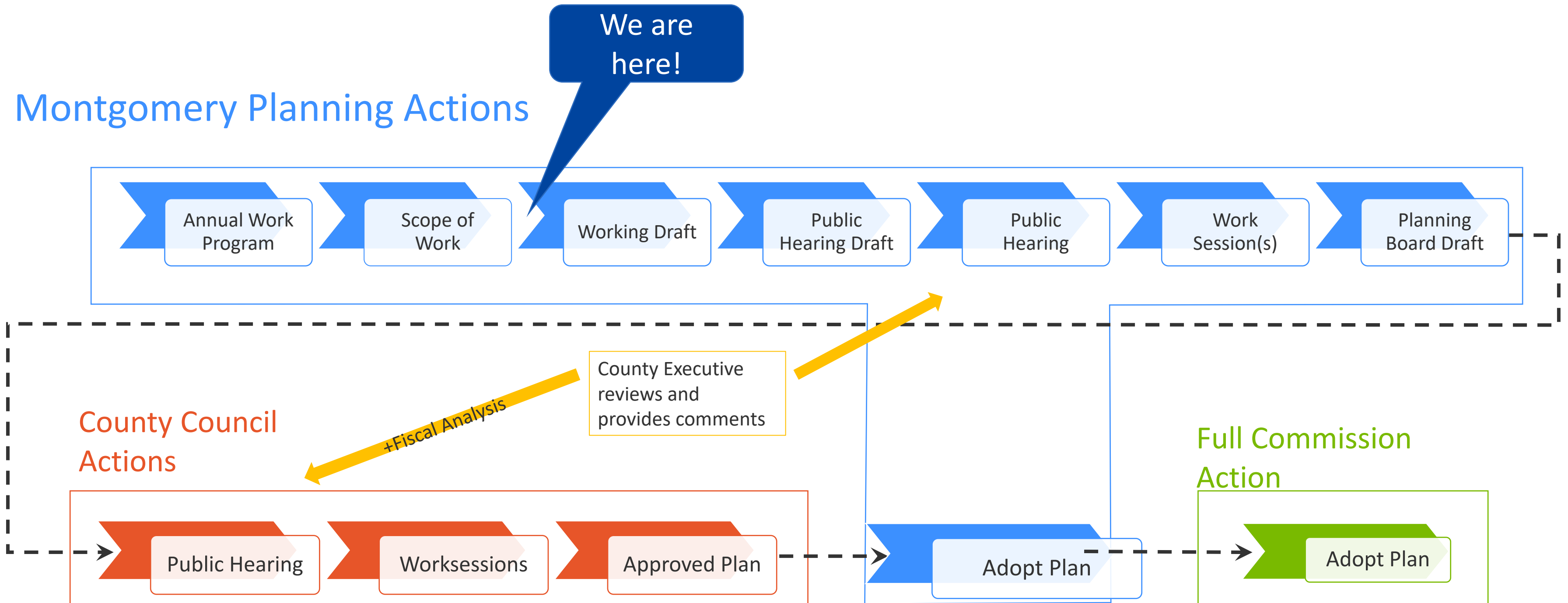
Plan Boundary

- Consists of major employment centers planned in Clarksburg
- Includes several residential developments, public schools, parks, and vacant or underdeveloped properties
- 969 acres
- First update to most of plan area since 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*
- Small area of overlap with *2014 10 Mile Creek Area Limited Amendment*



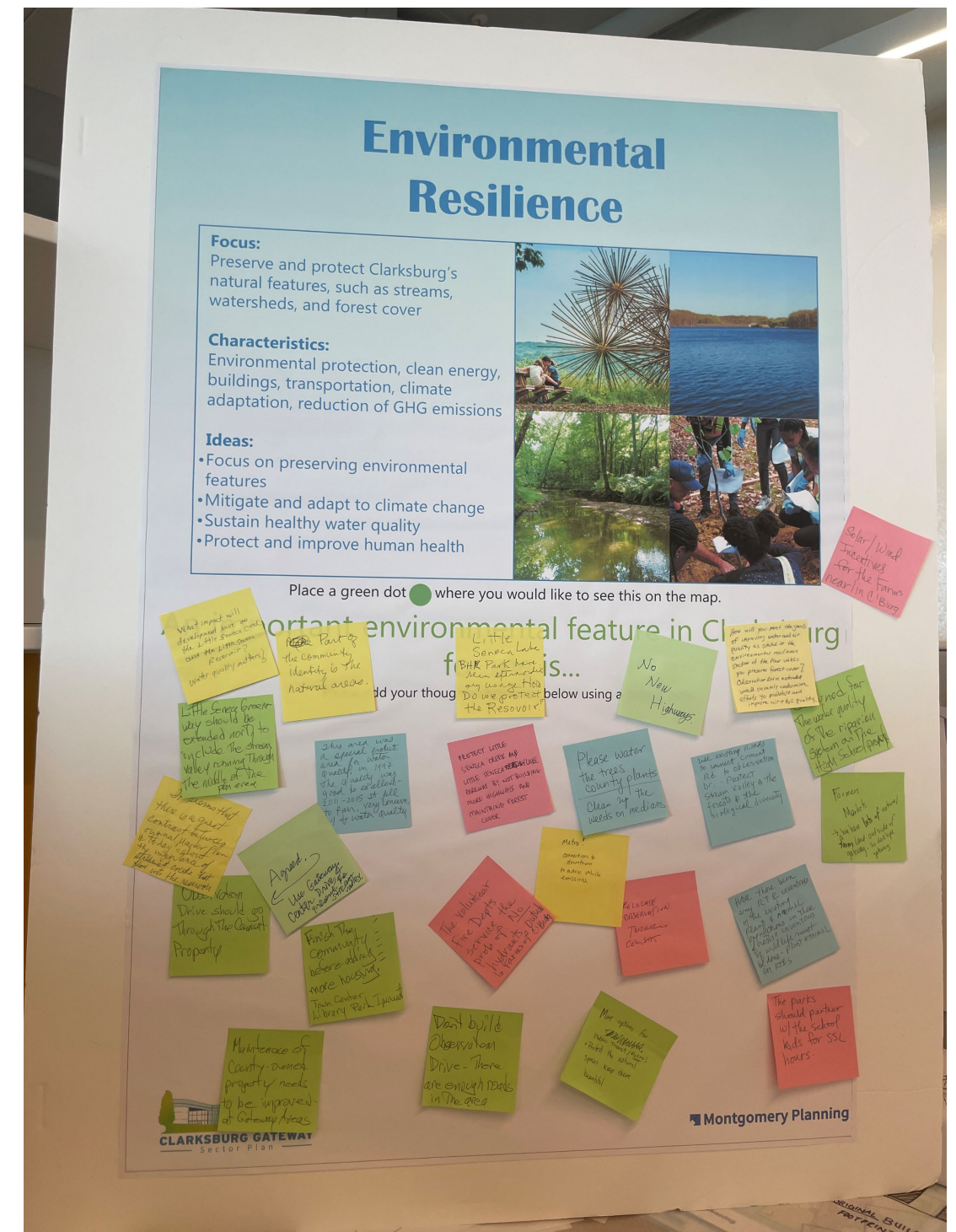
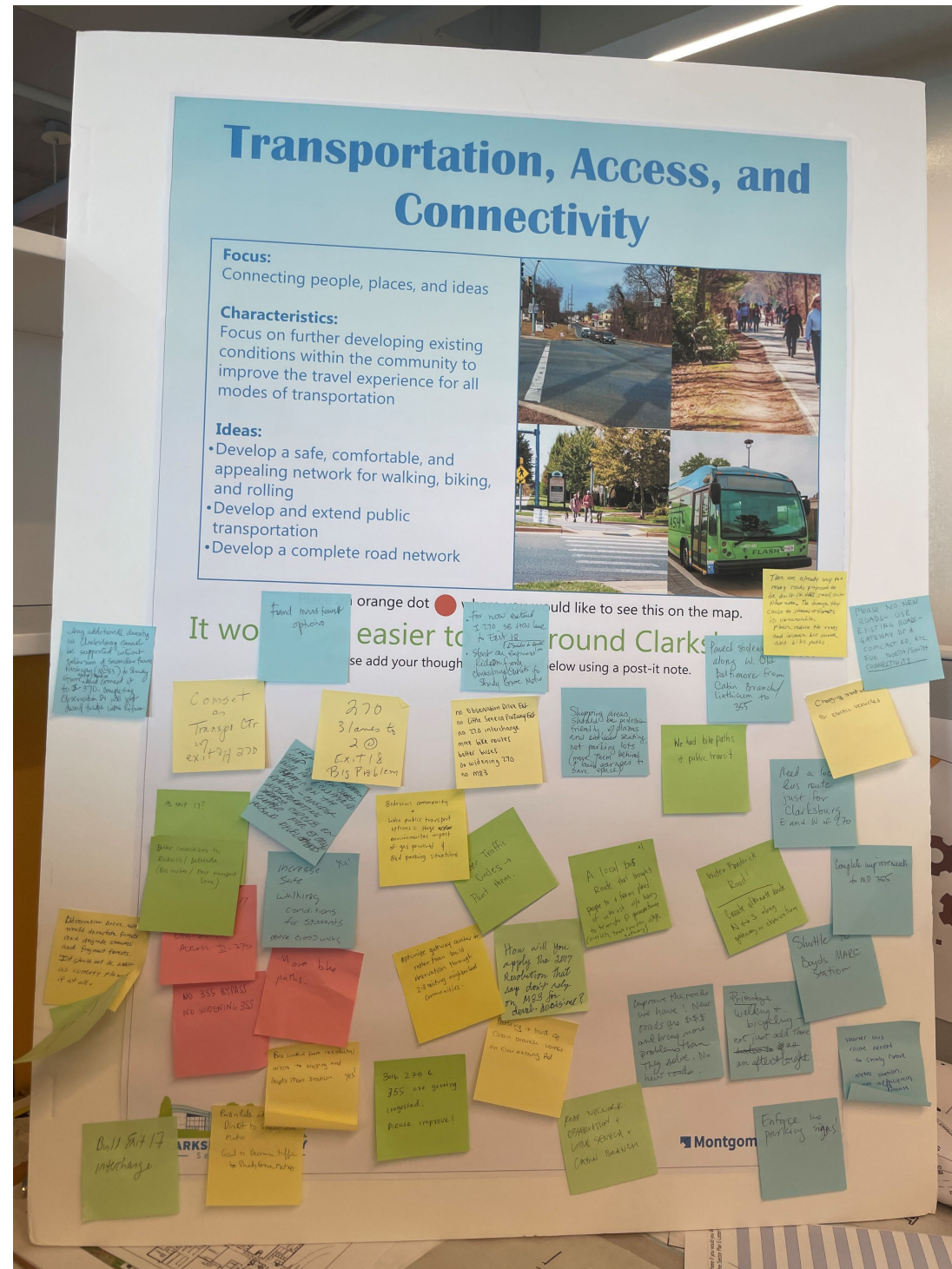
Master Plan Process

Montgomery Planning Actions

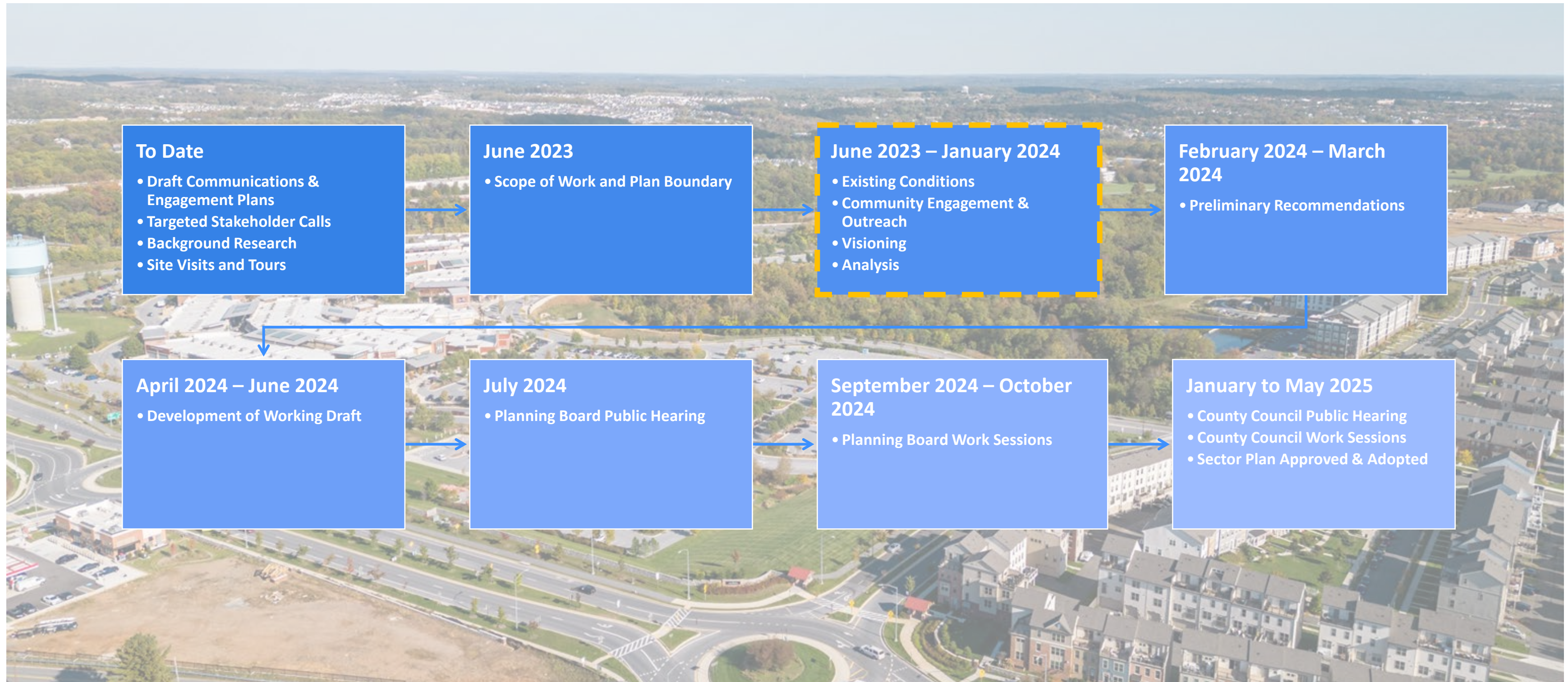


Community Kickoff Meeting Summary

- July 26, 2023
- Over 75 attendees
- Many in the community want better connectivity
- Environmental protection is very important
- Many would like to see more local jobs
- Some would like Clarksburg to have more of an identity and appeal more to visitors and businesses



Timeline



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

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 ***

What Master Plans Can and Can't Do

A Master Plan Can:

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

A Master Plan Can't:

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

Other Policies and Programs

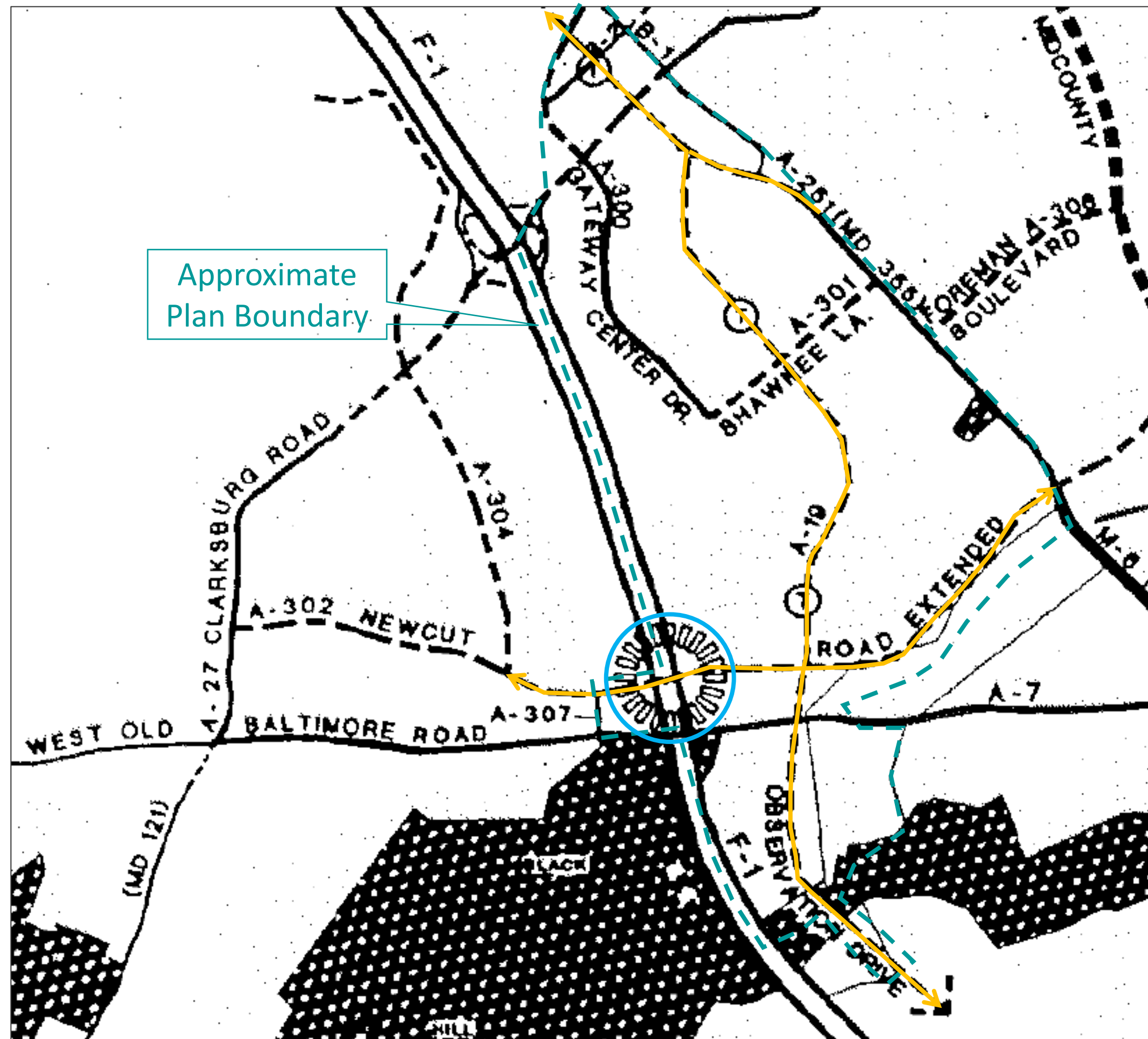
- Racial Equity & Social Justice
- Vision Zero
- Complete Streets Design Guide
- Bicycle Master Plan
- Pedestrian Master Plan
- Safe Streets Act
- Parks, Recreation & Open Space Plan
- Climate Action Plan



Listening Session Part 1: Transportation

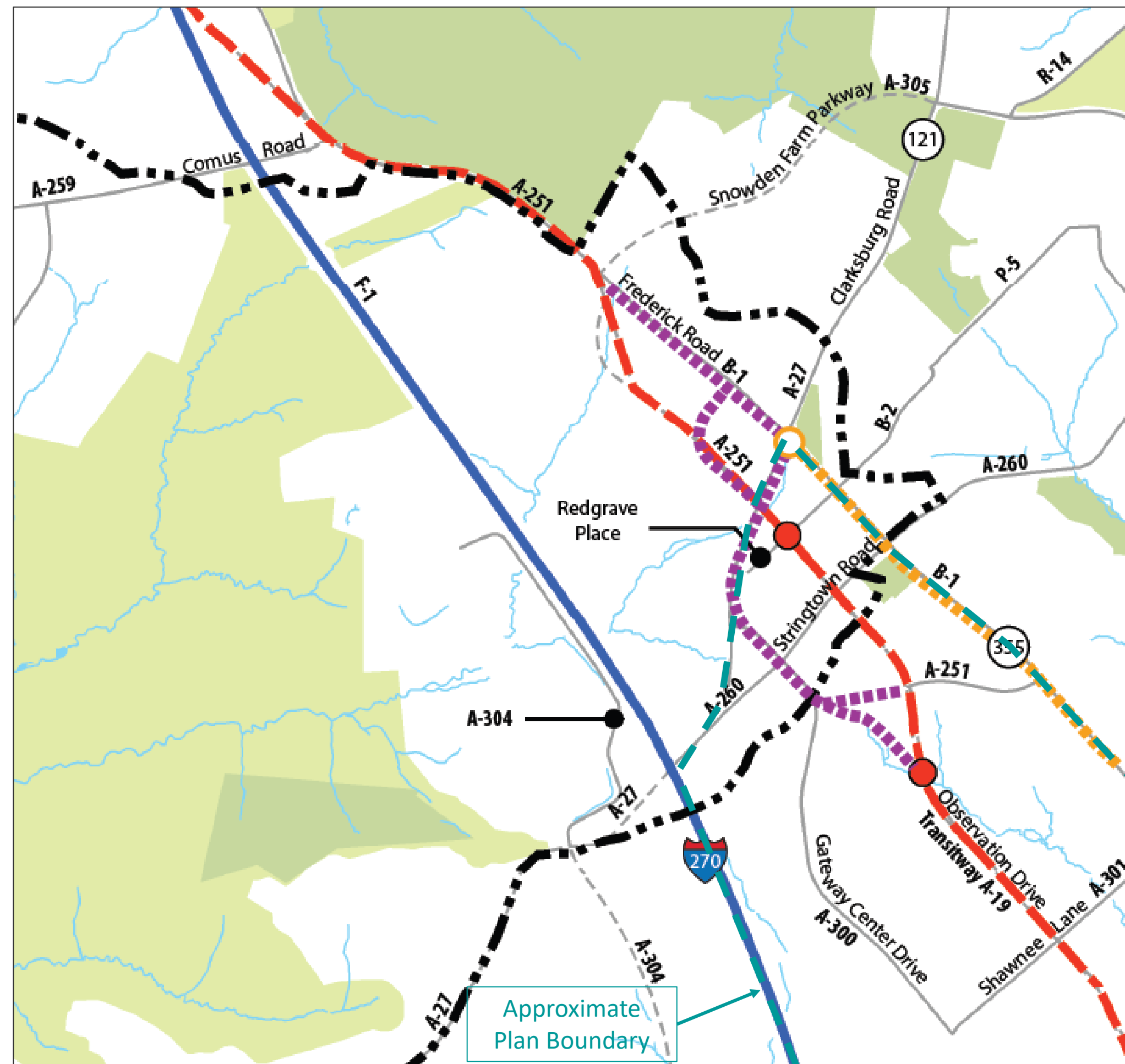
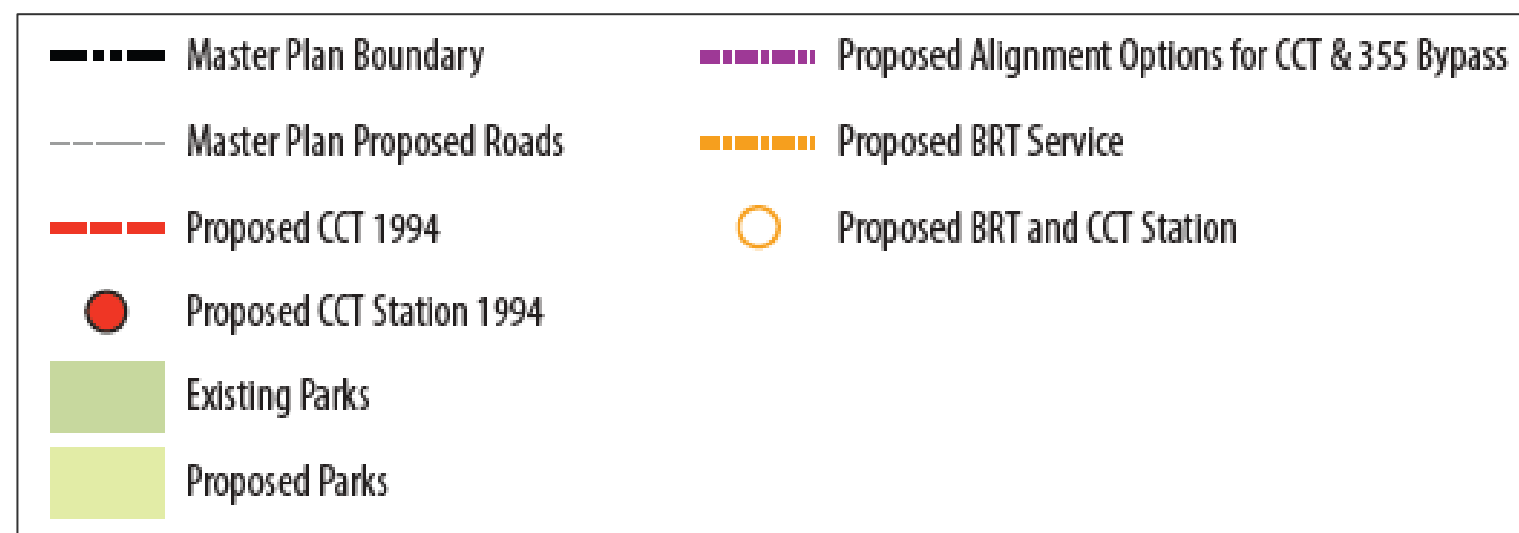
1994 Transportation Concept

- Major unbuilt roads (orange)
 - Observation Drive
 - Little Seneca Parkway (Was “Newcut Road Extended”)
 - MD 355 bypass around the historic district.
- Planned I-270 Interchange (blue)

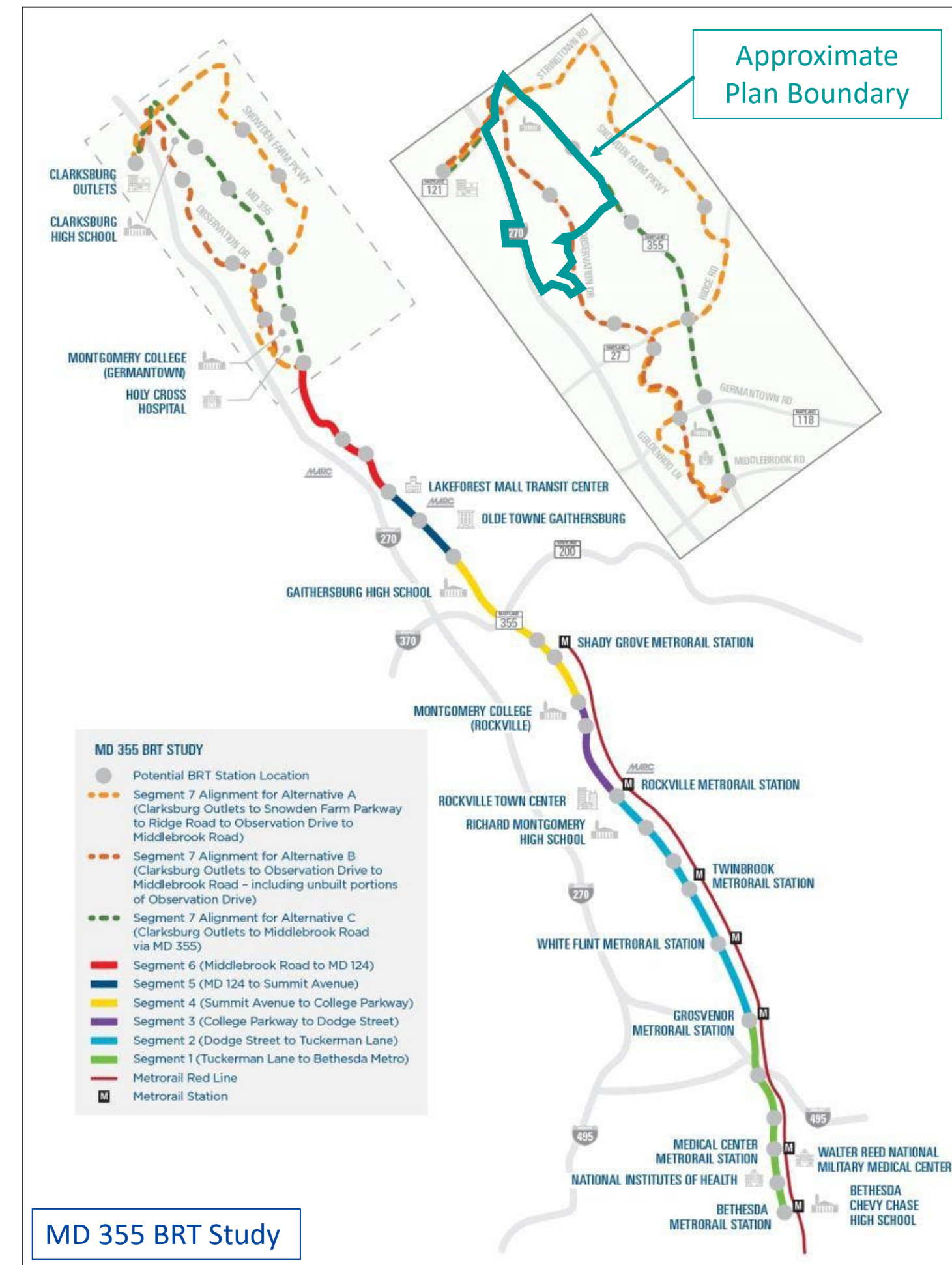
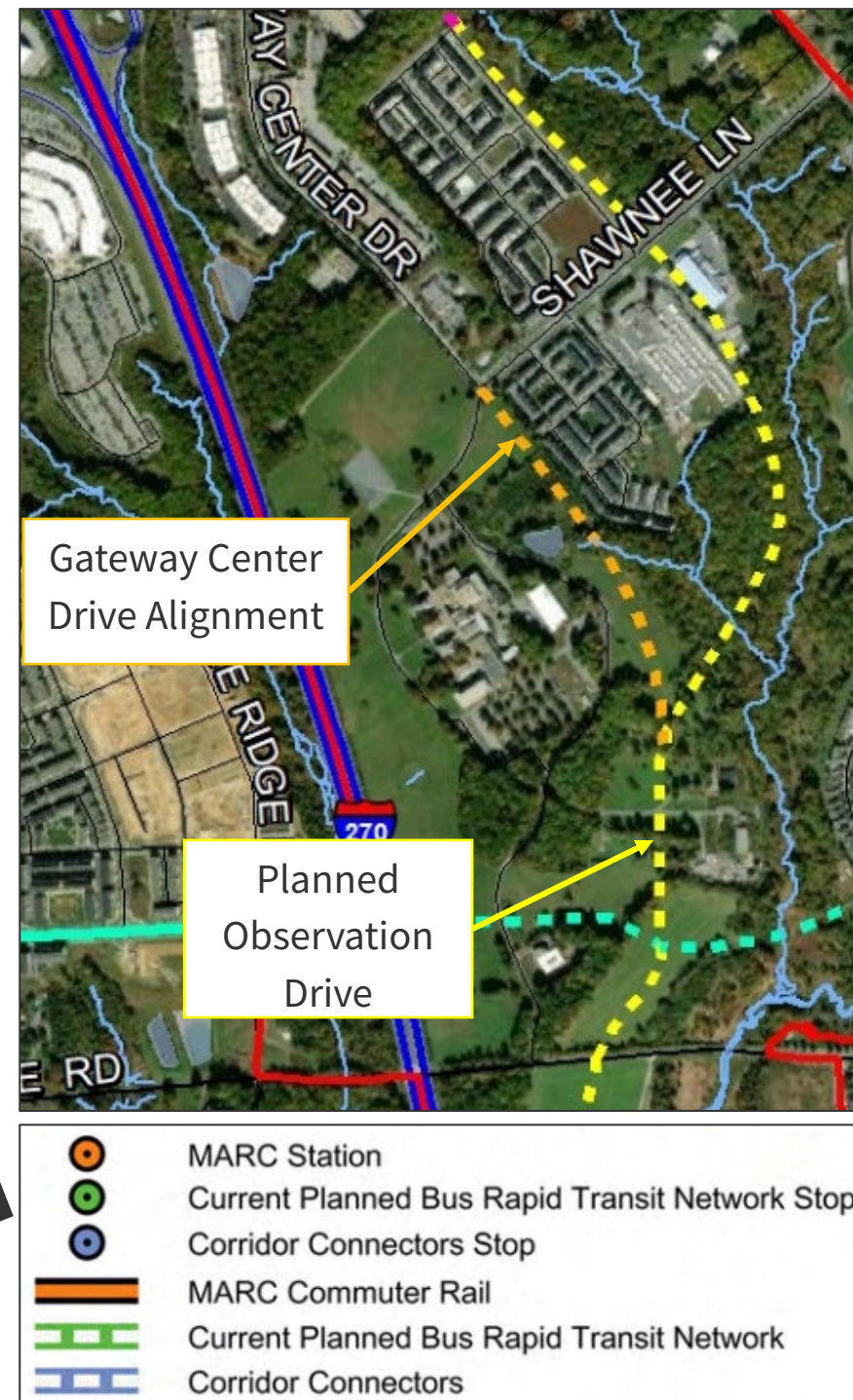


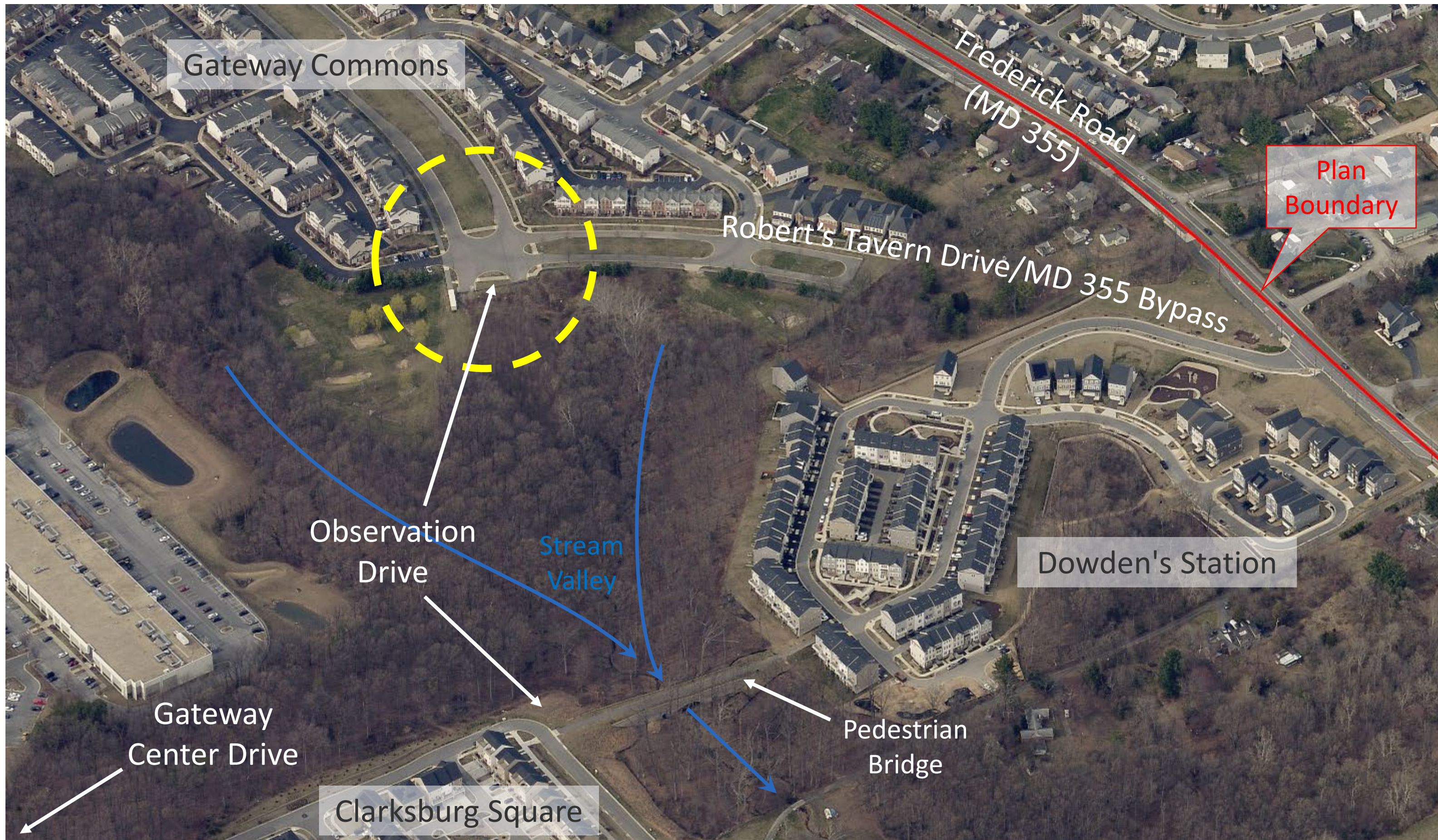
2014 10 Mile Creek Transportation Concept

- Recommended alternatives to Observation Drive and MD 355 Bypass (dashed purple)
- 1994 Observation Drive alignment (dashed red)
- BRT (dashed orange)



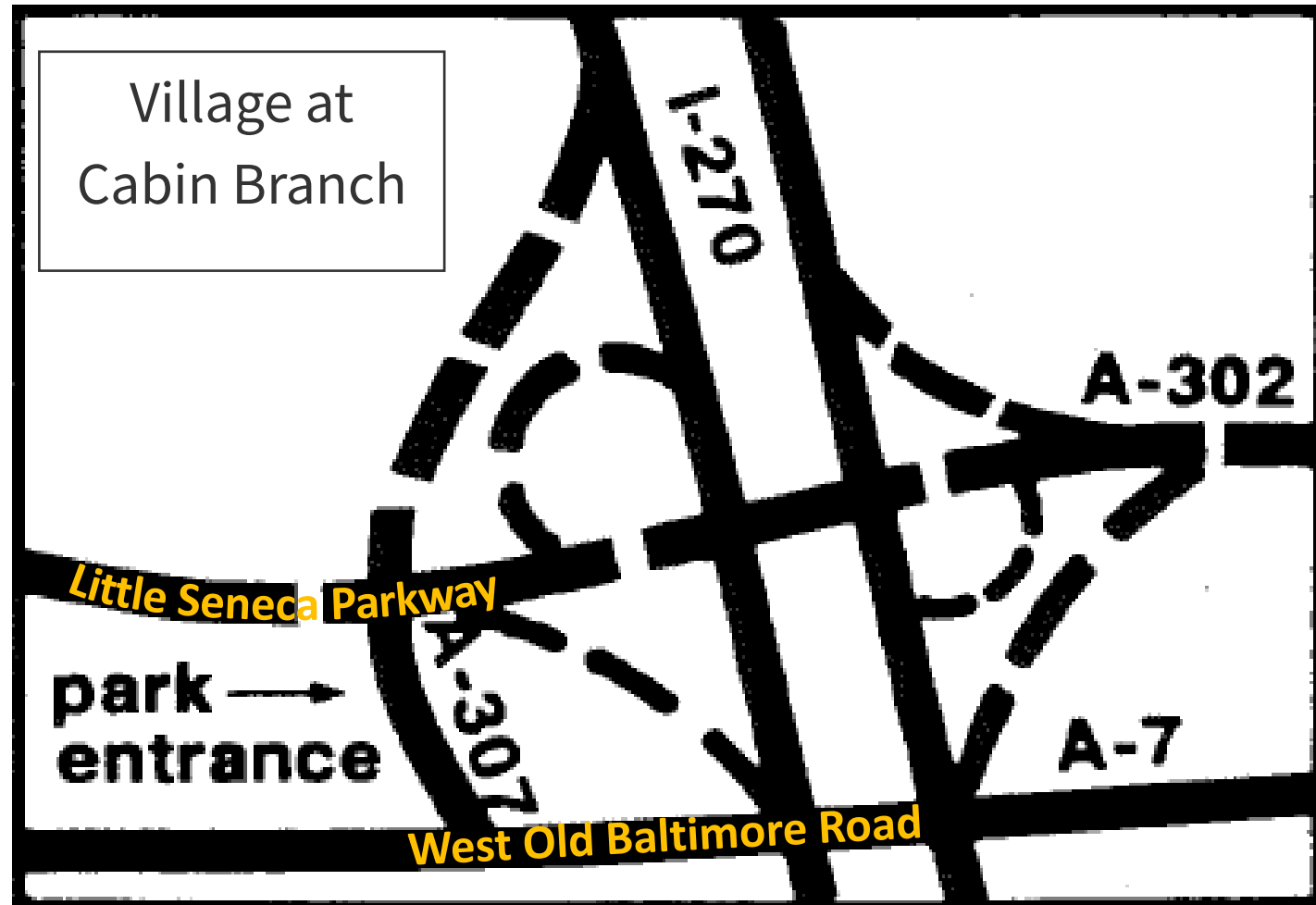
Bus Rapid Transit (BRT)



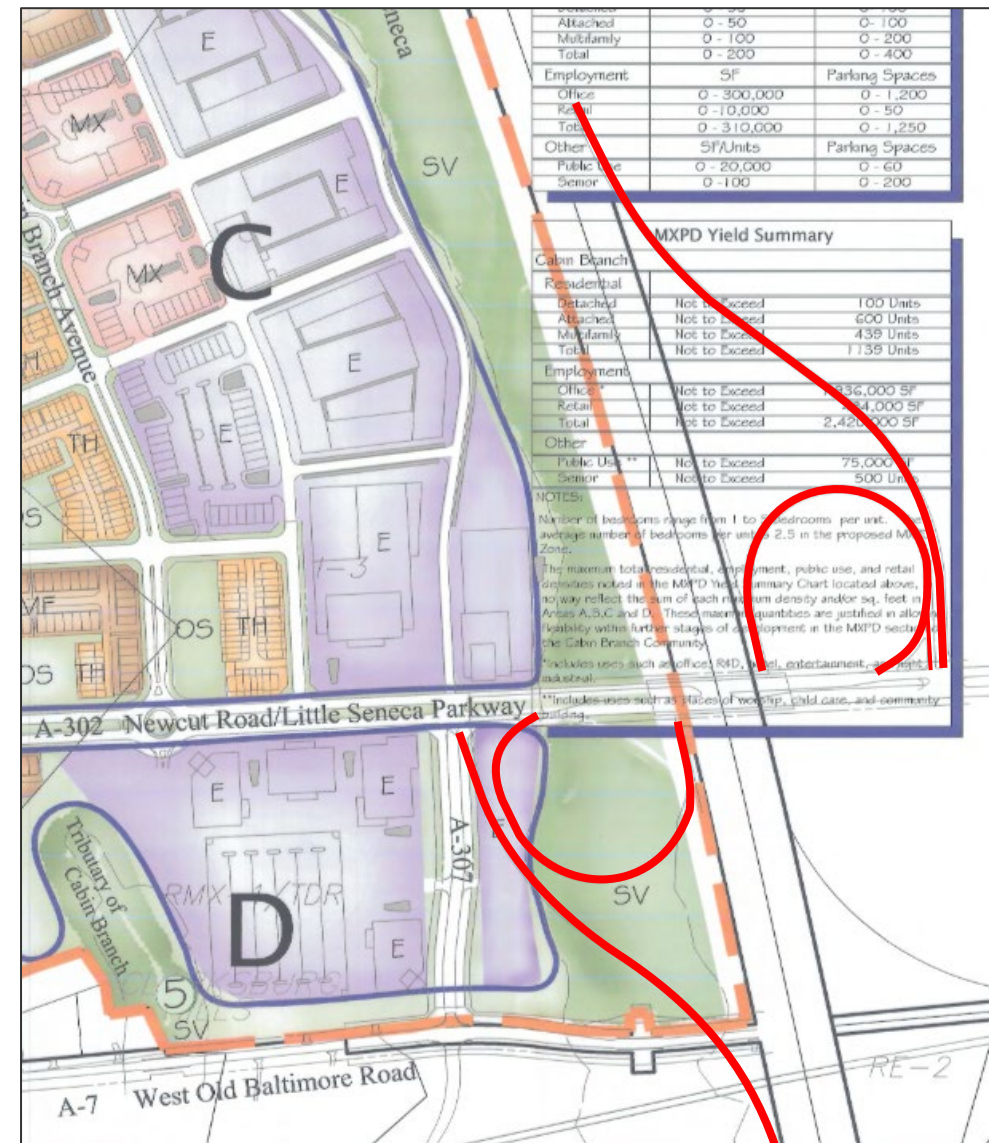


Planned Interchange

1994 Master Plan Concept



Cabin Branch Development Plan

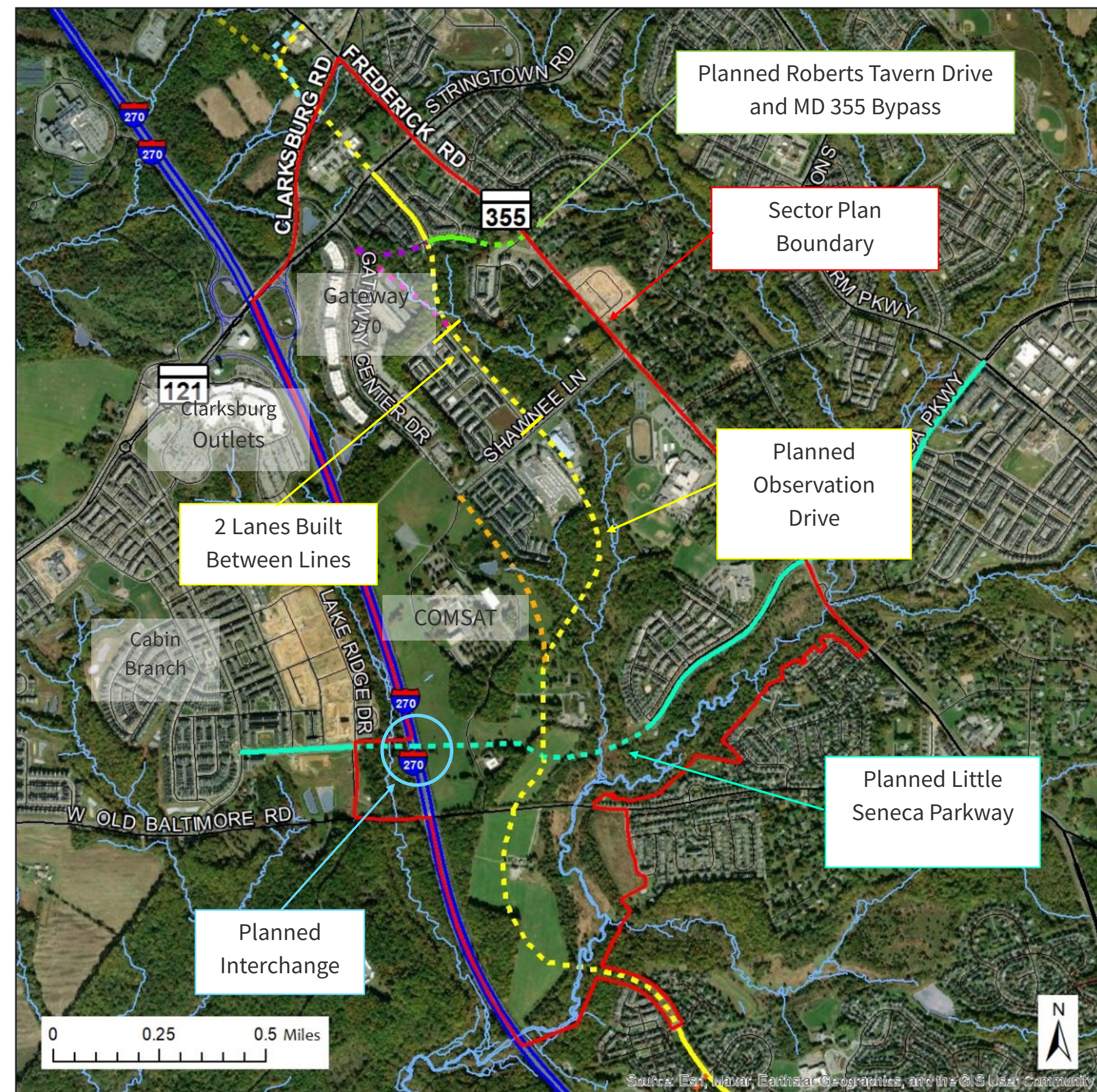


“Diamond” Alternative



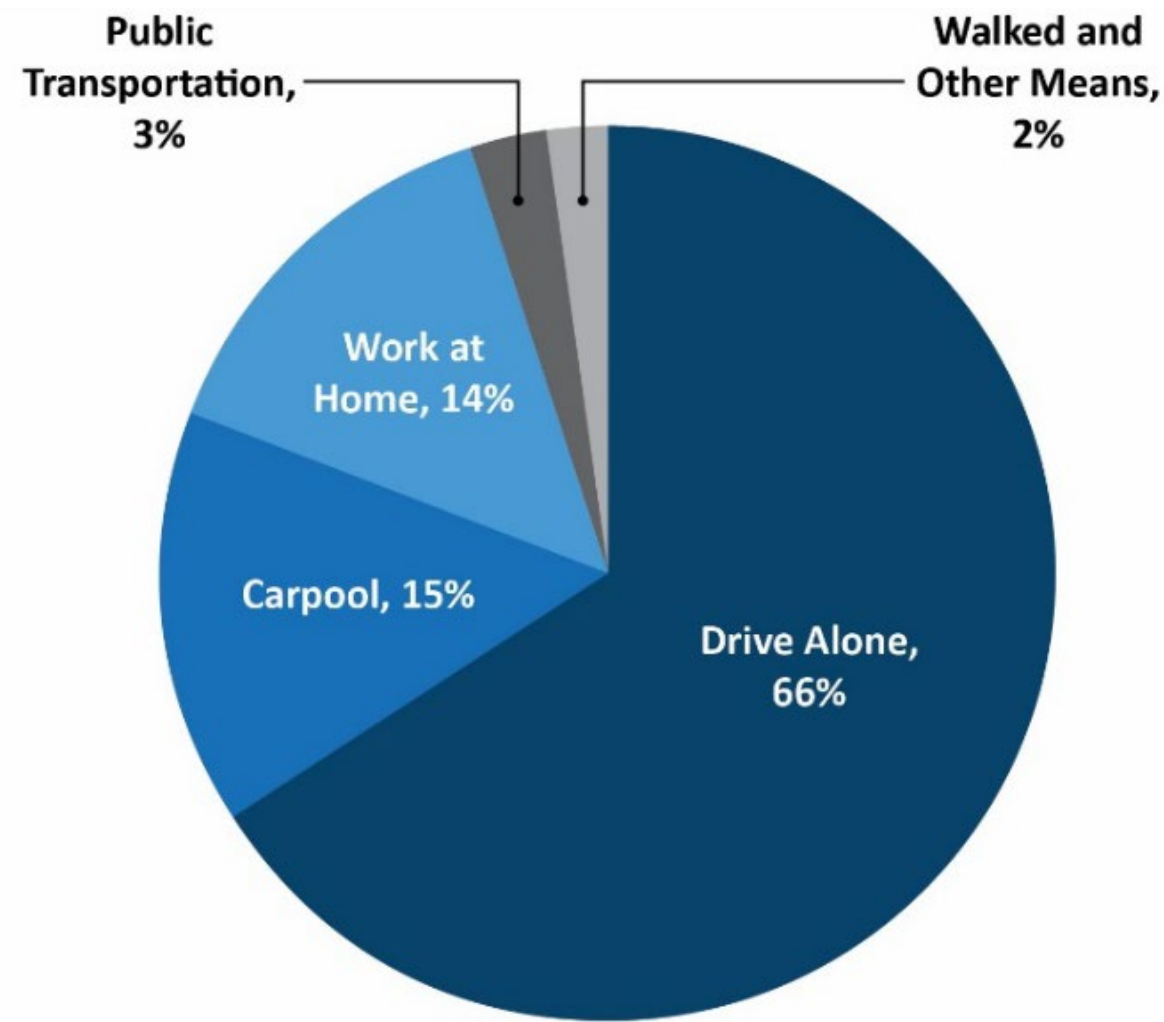
Planned Transportation Network

- Most transportation recommendations are from the 1994 Plan
- The 2014 10 Mile Creek Plan recommended alternatives
- The 2022 Corridor Forward Plan made additional recommendations

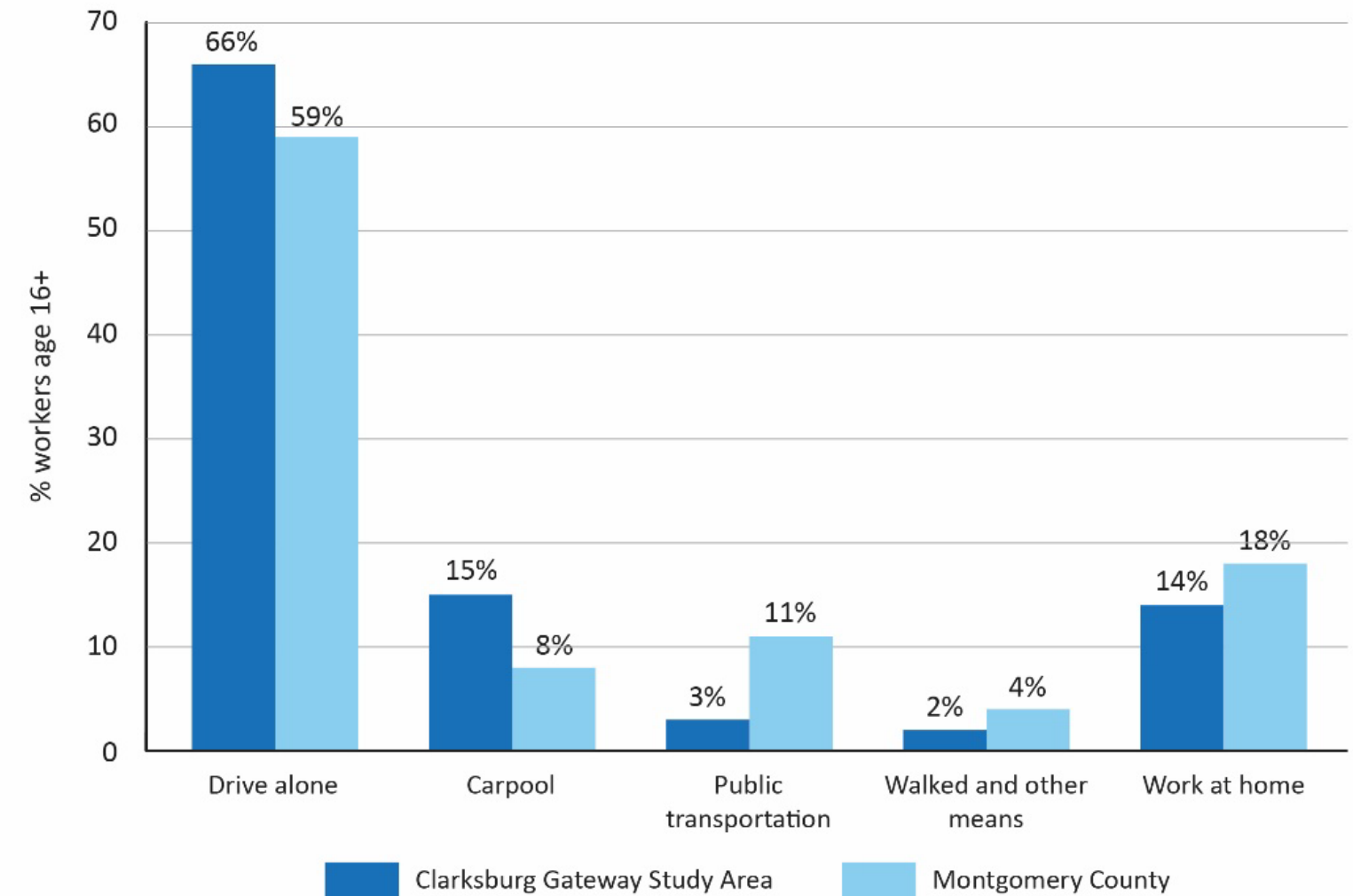


Community Snapshot: Commuting

Mode of Transportation for Commuting to Work for Workers Ages 16 and Over for Clarksburg Gateway Study Area, 2021



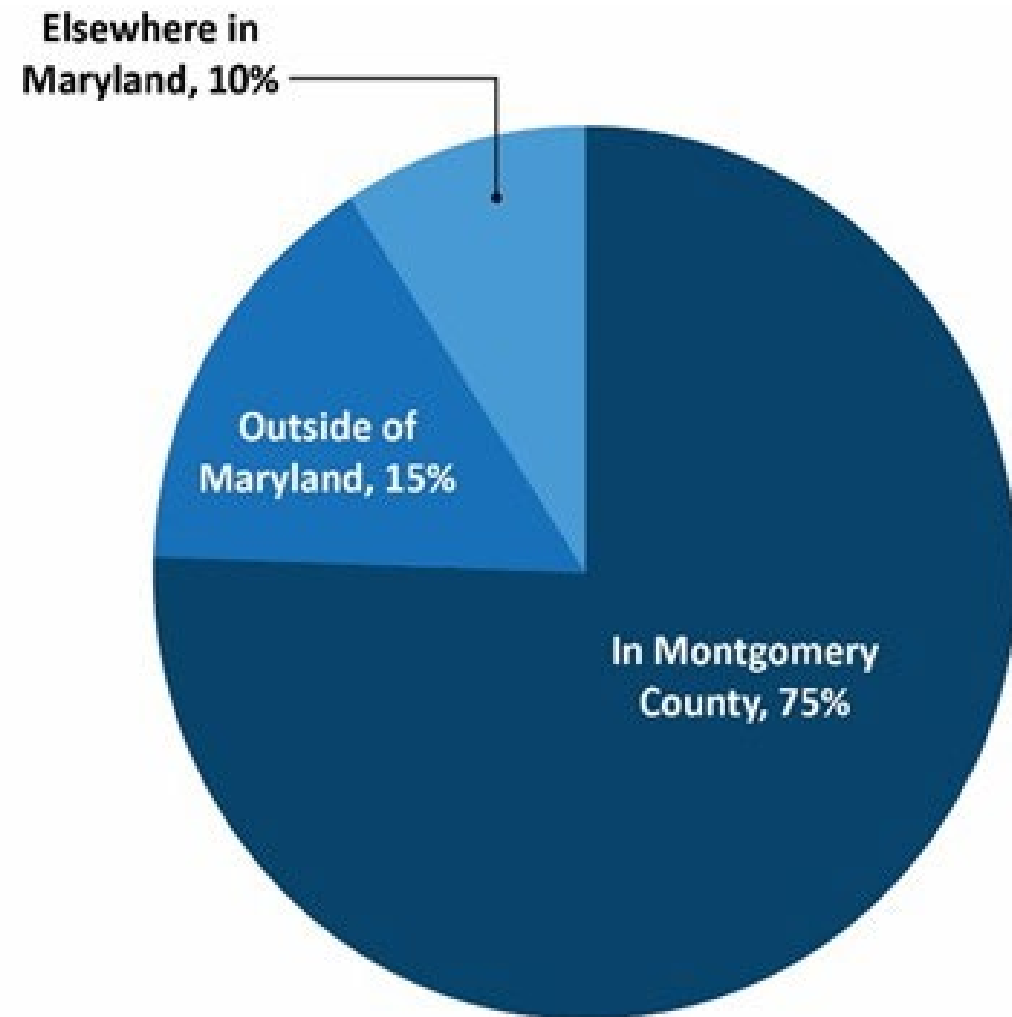
Mode of Transportation for Commuting to Work for Workers Ages 16 and Over for Clarksburg Gateway Study Area and Montgomery County, 2021



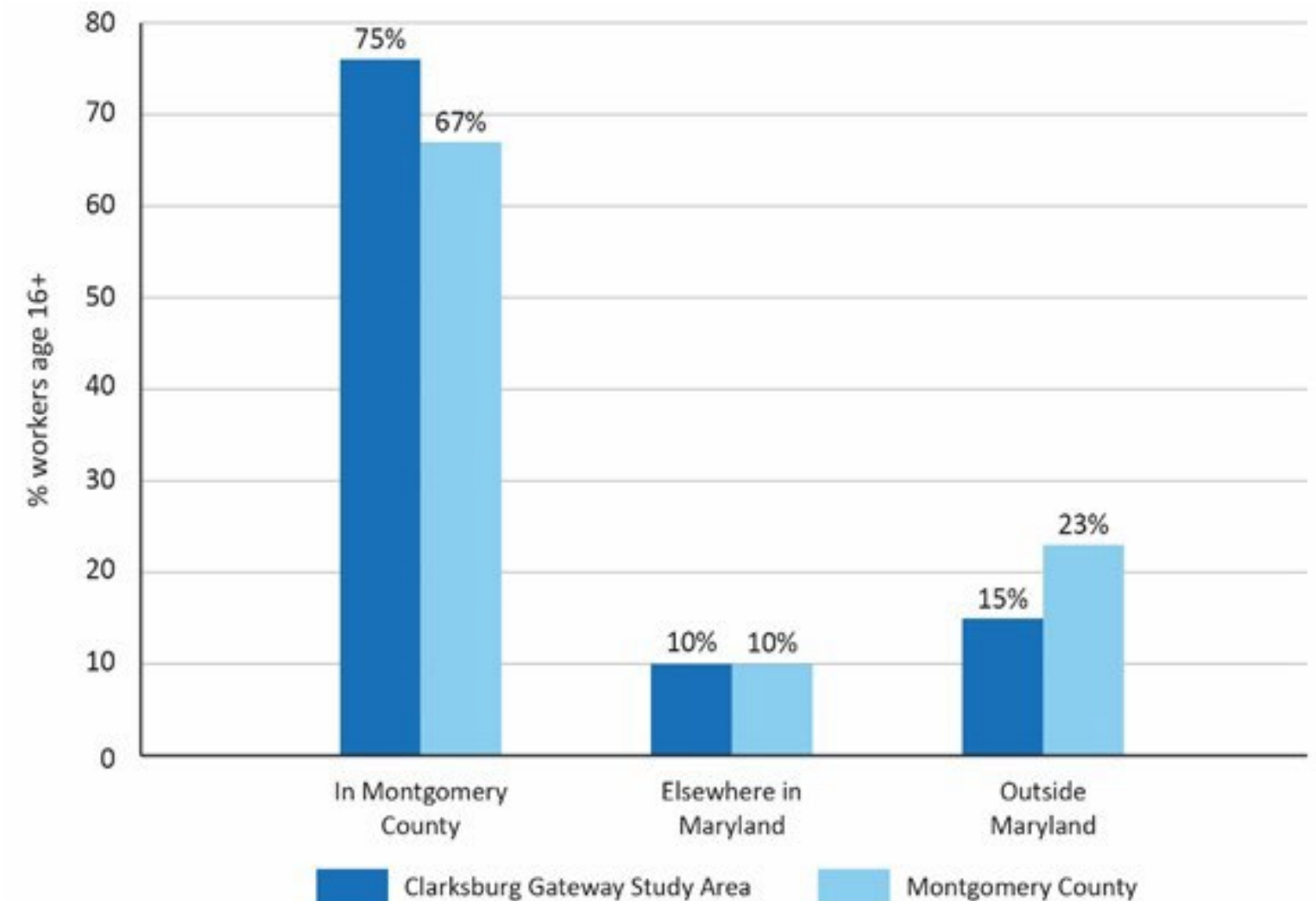
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Community Snapshot: Place of Work

Place of Work for Workers Ages 16 and Over for Clarksburg Gateway Study Area, 2021



Place of Work for Workers Ages 16 and Over for Clarksburg Gateway Study Area and Montgomery County, 2021



Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Bus Network

- Route 73: Shady Grove Metro-Cabin Branch
 - M-F peak hours only every 40 minutes
- Route 75: Clarksburg Correctional Facility-Clarksburg-Milestone-Germantown Transit Center-Germantown MARC Station
 - 7 days/week every 35 minutes
- Route 79: Shady Grove-Germantown-Clarksburg
 - M-F peak hours only every 40 minutes



Additional Guidance

- Vision Zero (2016)
 - Eliminate all preventable transportation-related deaths and serious injuries by 2030
- Bicycle Master Plan (2018)
 - Encourages county-wide network of low-stress bicycle infrastructure
- Complete Streets Design Guide (2021)
 - Framework for roadway design/safety
- Pedestrian Master Plan (2023*)
 - Enhance pedestrian comfort and safety



What would you like to see?

Sidepaths



Pedestrian Connectivity and Safe Routes to School



Public Transportation



Improved Street Network



Breakout Session 1: Transportation

1. How do you get to the places you need to go?
2. What are some of the challenges associated with transportation where you live?
3. What is your personal experience walking or biking around in your community? Do you feel comfortable or uncomfortable?
4. What are your reactions to some of the past transportation recommendations for Clarksburg? What would be your priority?

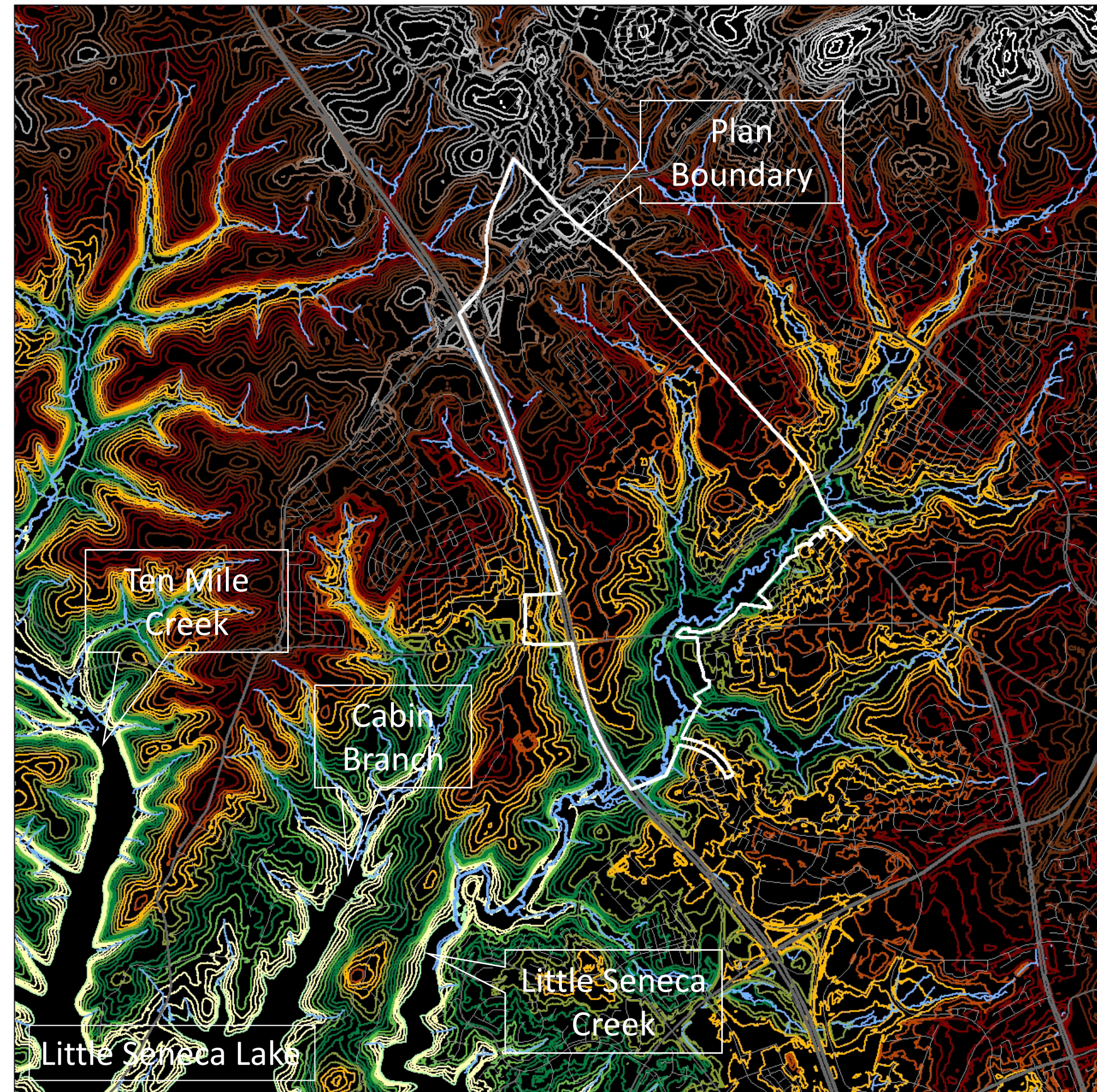
Breakout Session 1: Transportation

If you are just joining us, please stand by if we are unable to add you to a breakout group

Listening Session Part 2: Environment

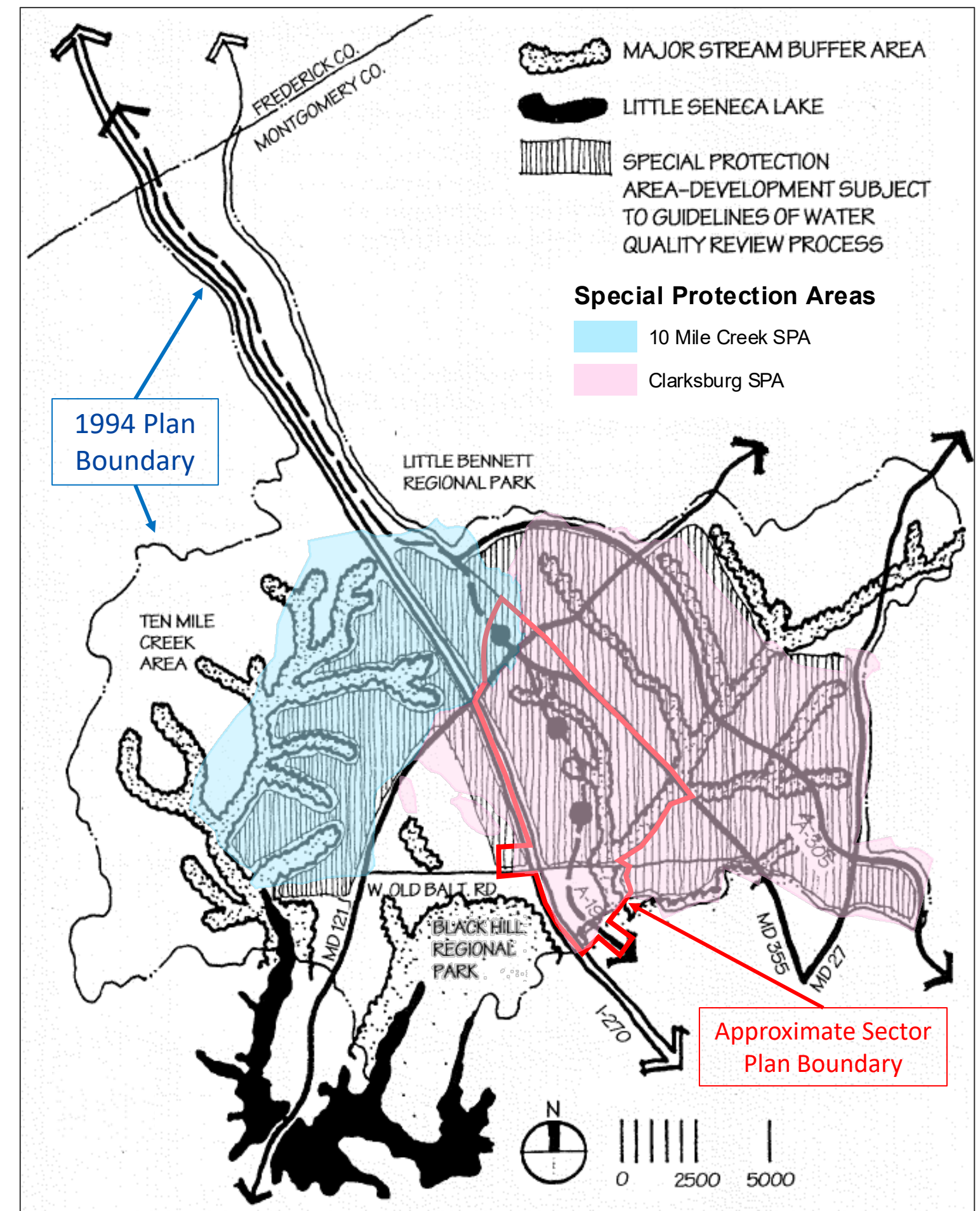
Watershed

- Most of the area drains to Little Seneca Creek
- The northern tip of the plan area drains to Ten Mile Creek
- Both flow into Little Seneca Lake, one of the region's backup water supplies



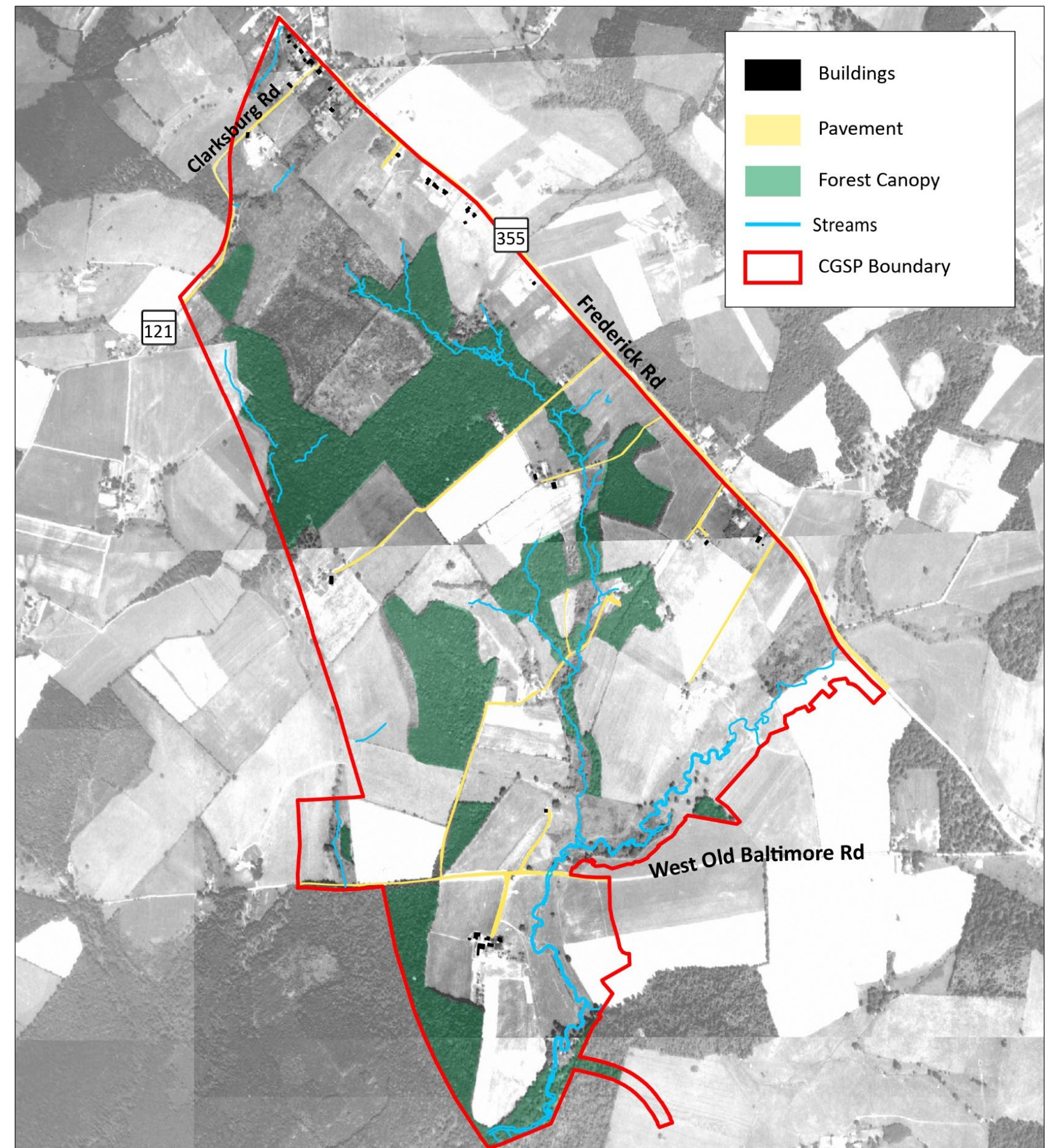
1994 Environmental Recommendations

- Water-related features are the most prominent natural features – water quality protection is paramount
- Recommends a “greenway network” to connect major parks and schools and to provide easy access to outdoor activities
- Slope characteristics also pose concerns
- Most soils are unsuitable for septic fields, so public sewer and/or water service are recommended for almost all new development



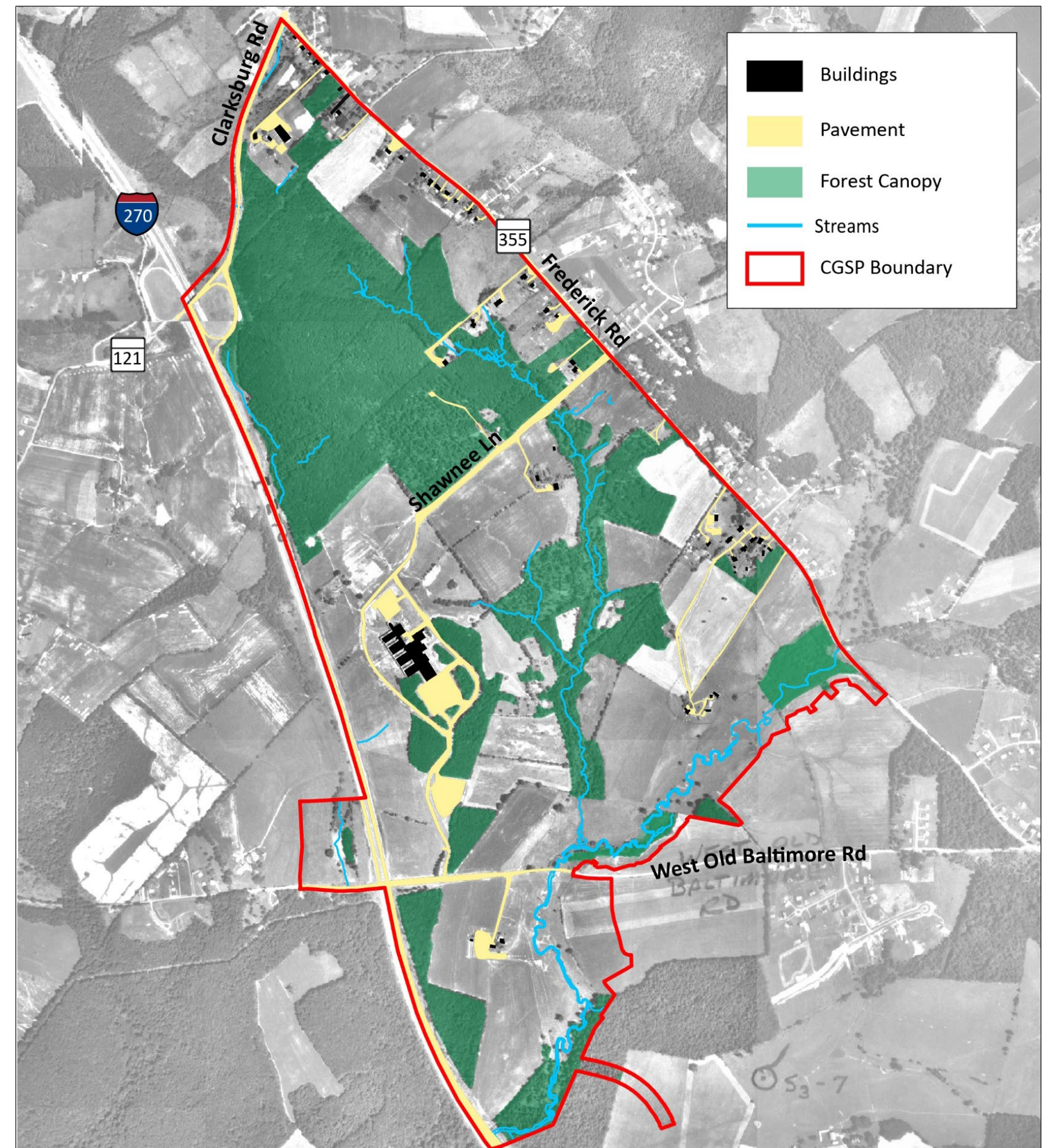
1951 Aerial

- Rural development pattern
- Forest canopy is developing; transitioning from farming
- Major floodplain areas are still actively farmed



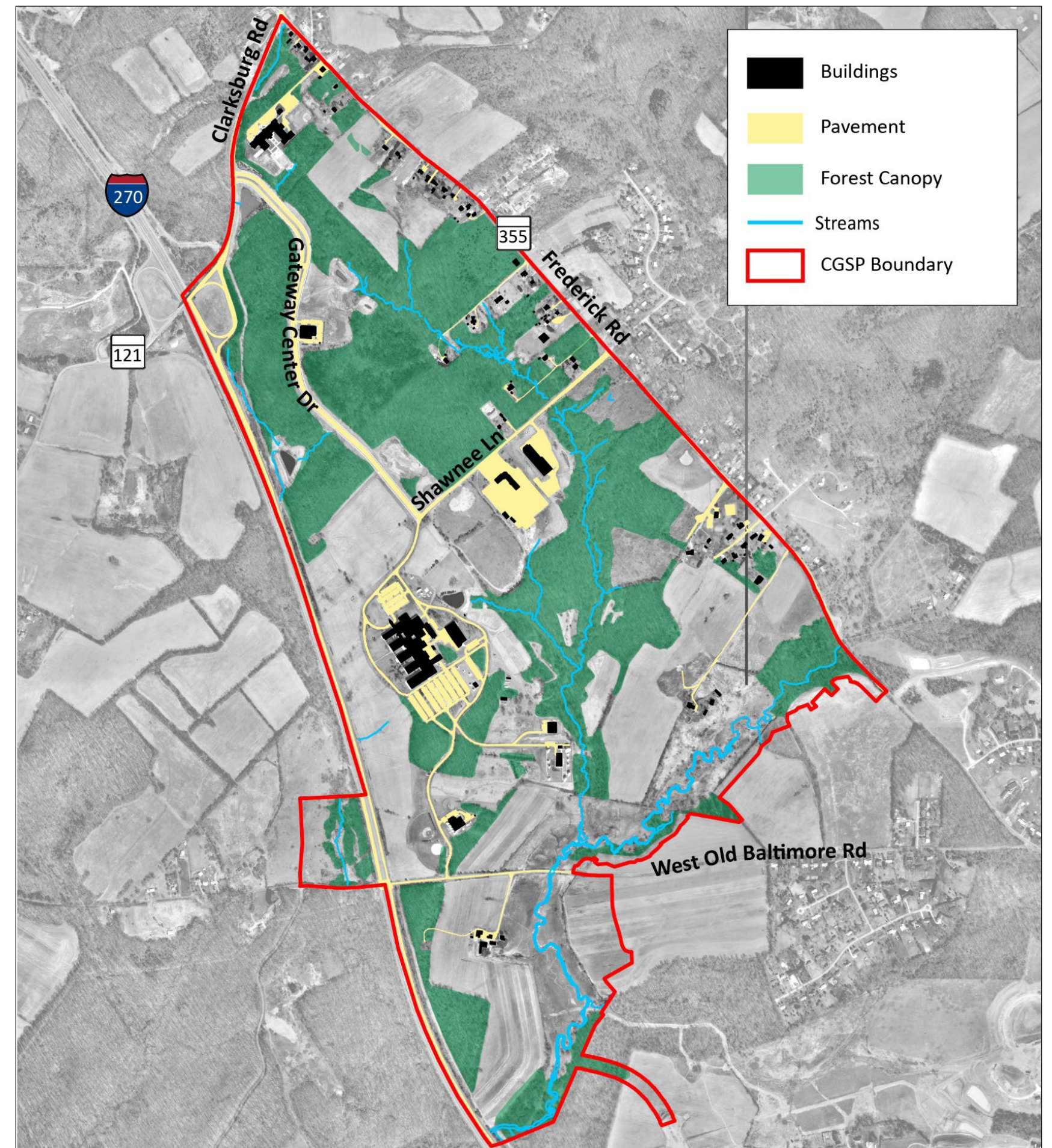
1970 Aerial

- Realignment of Clarksburg Road with the building of I-270 with the building of I-270
- Comsat is built and accessed from Shawnee Lane and West Old Baltimore Road
- Northern portion of the forest canopy is filling in.



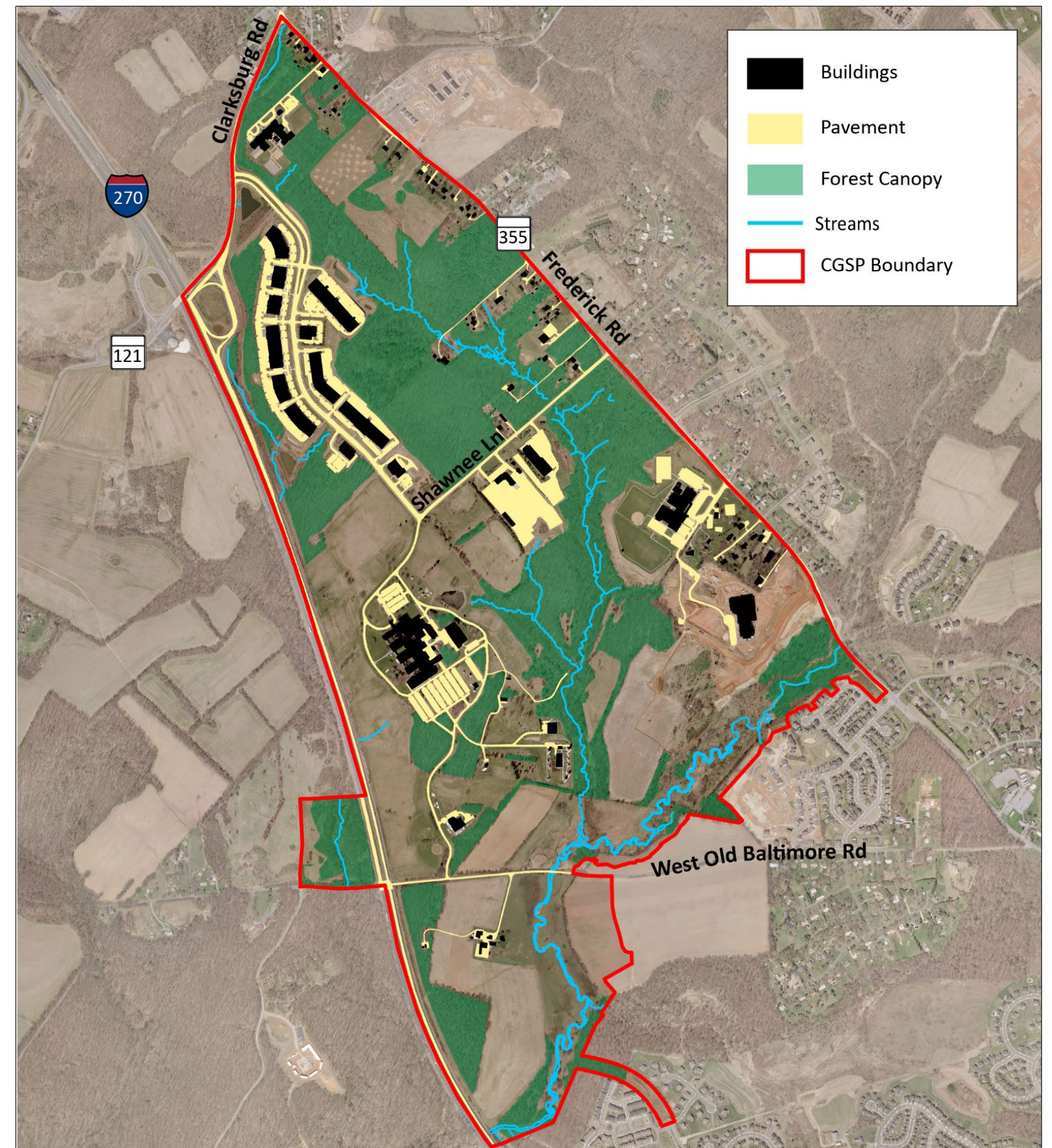
1993 Aerial

- Gateway Center Drive is built and connects to Shawnee Lane.
- Development changes:
 - Expansion of Comsat
 - Clarksburg Elementary School
 - Moyer & Sons
- Forest continues to expand some areas but also disappear in areas of new development



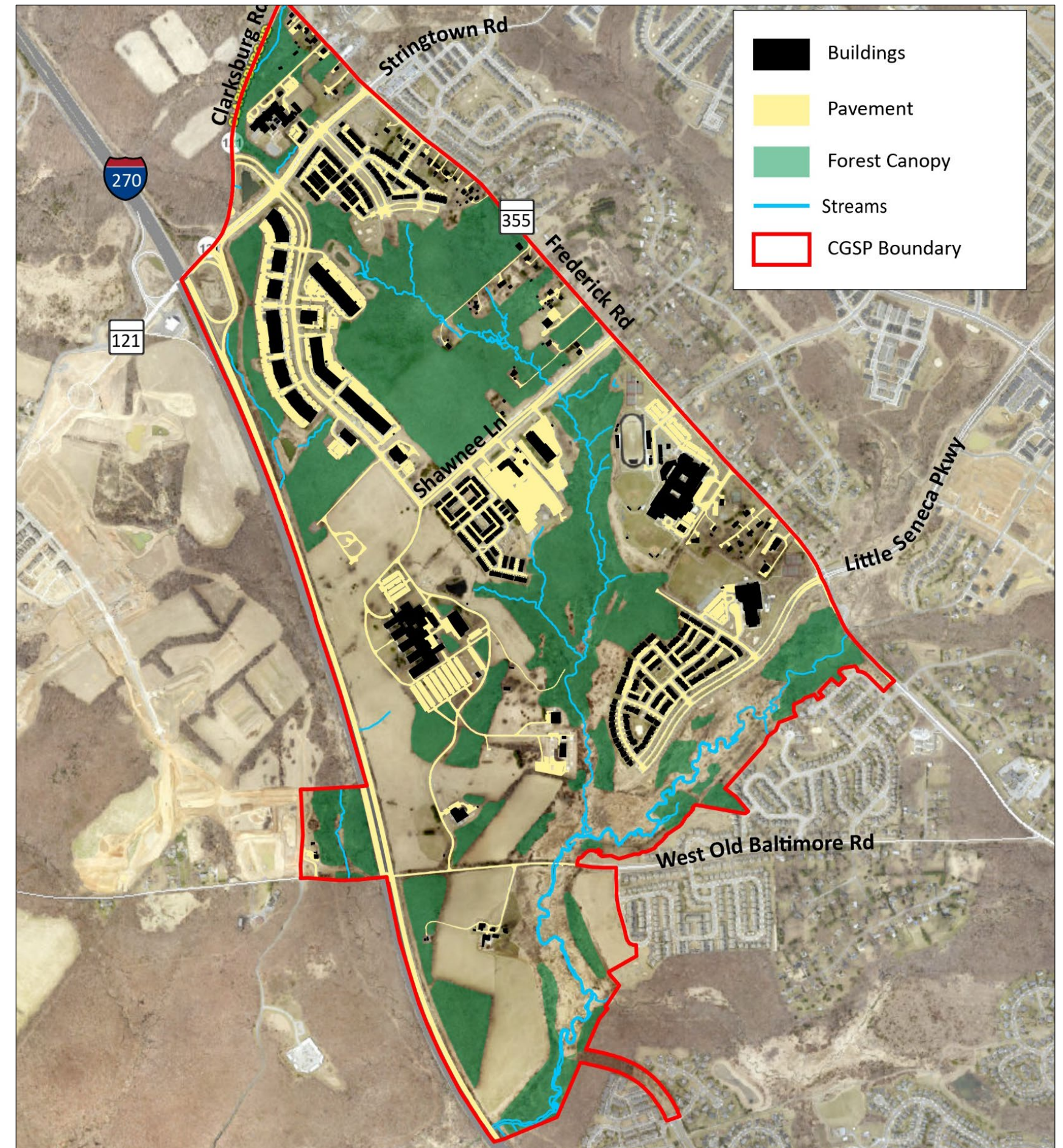
2004 Aerial

- Buildings along Gateway Center Drive continue to expand into previously forested areas
- The two schools along MD 355 have taken away additional forest
- Little Seneca Creek floodplain is planted and begins to become forested



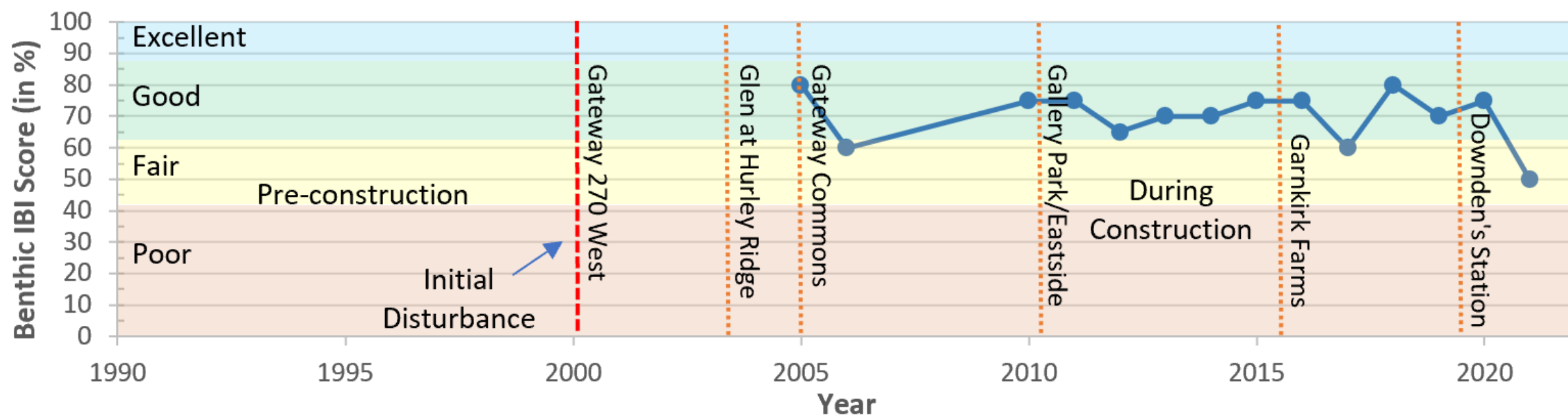
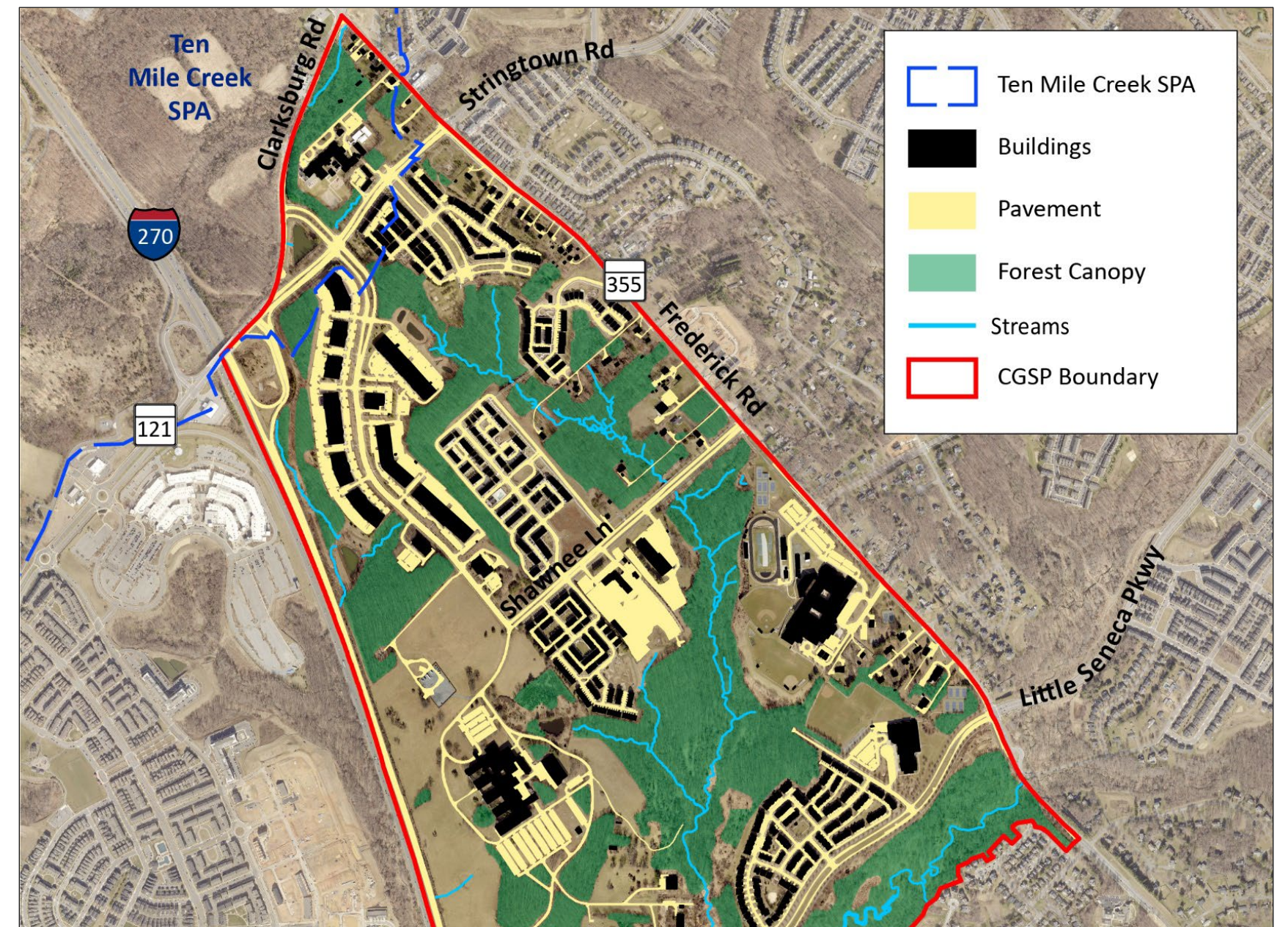
2015 Aerial

- Development changes:
 - Clarksburg High School
 - Gateway Commons, Gallery Park, and Hurley Ridge
- Shawnee Lane is expanded, and Clarksburg Road is realigned again
- Little Seneca Parkway is built
- Forest continues to develop along stream valleys and is preserved in areas



2023 Aerial

- Development changes:
 - Dowden Station
 - Clarksburg Square
- Forest areas continue to mature and develop

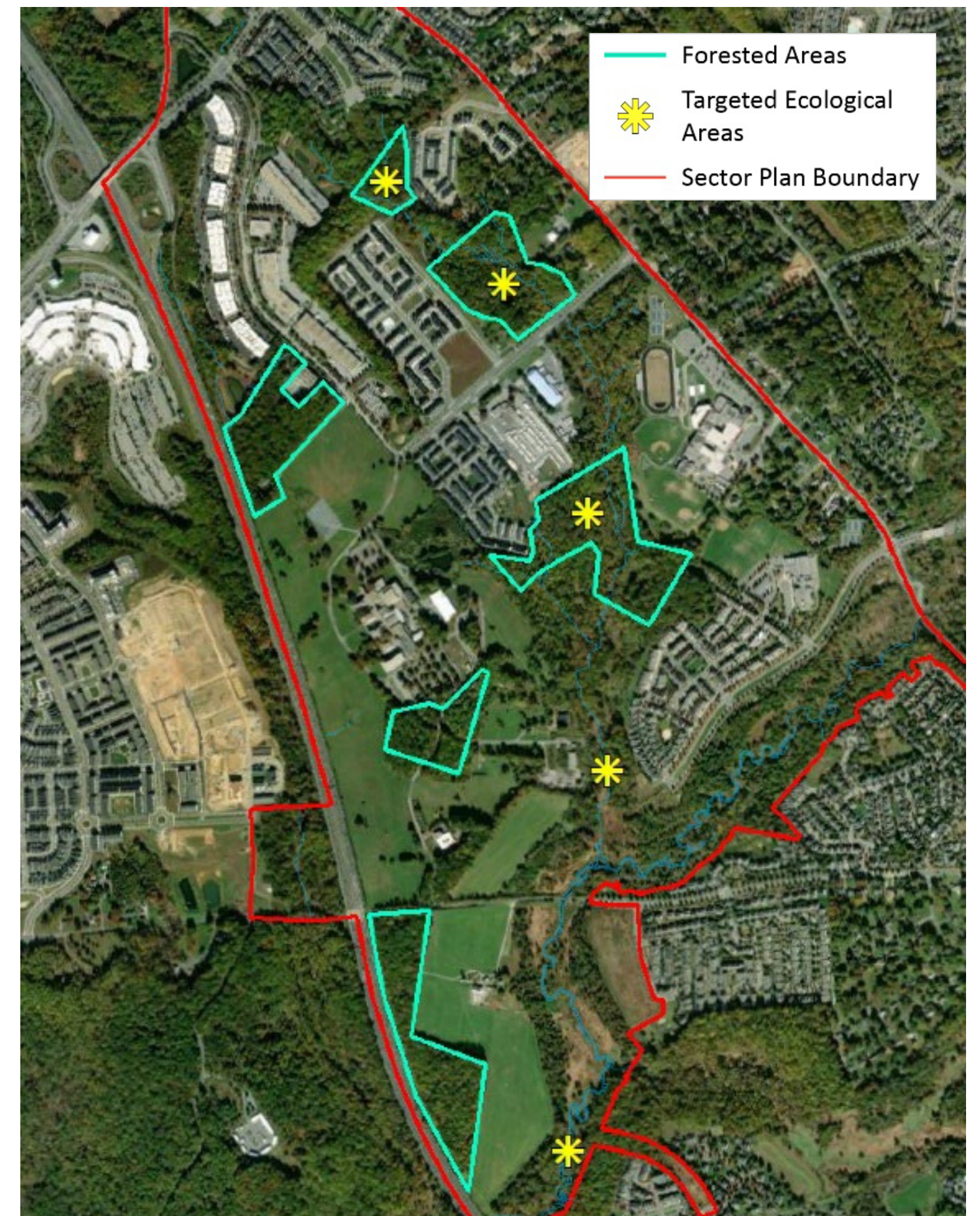


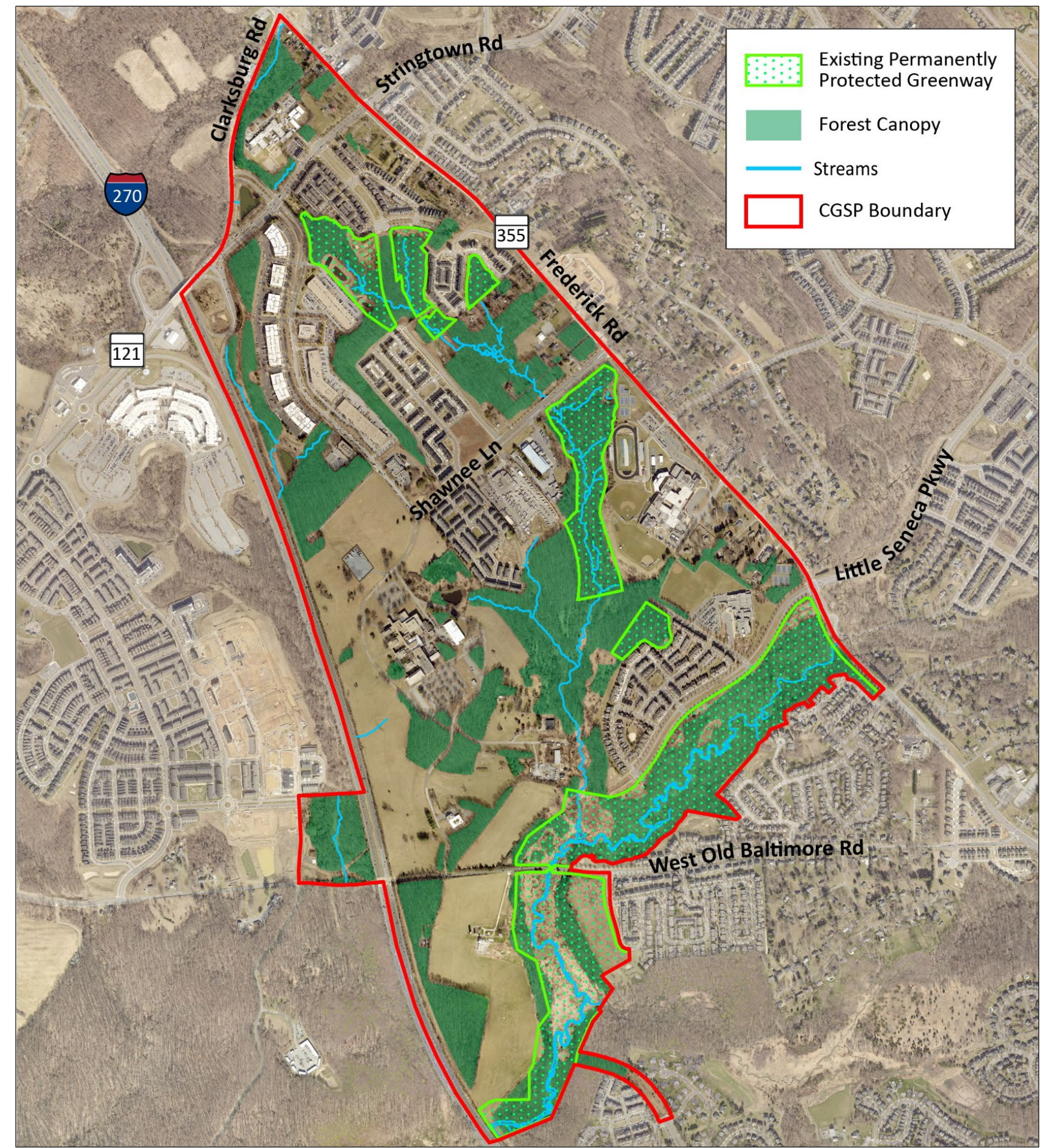
Little Seneca
LSLS102 Tributary



Forests and Important Ecosystems

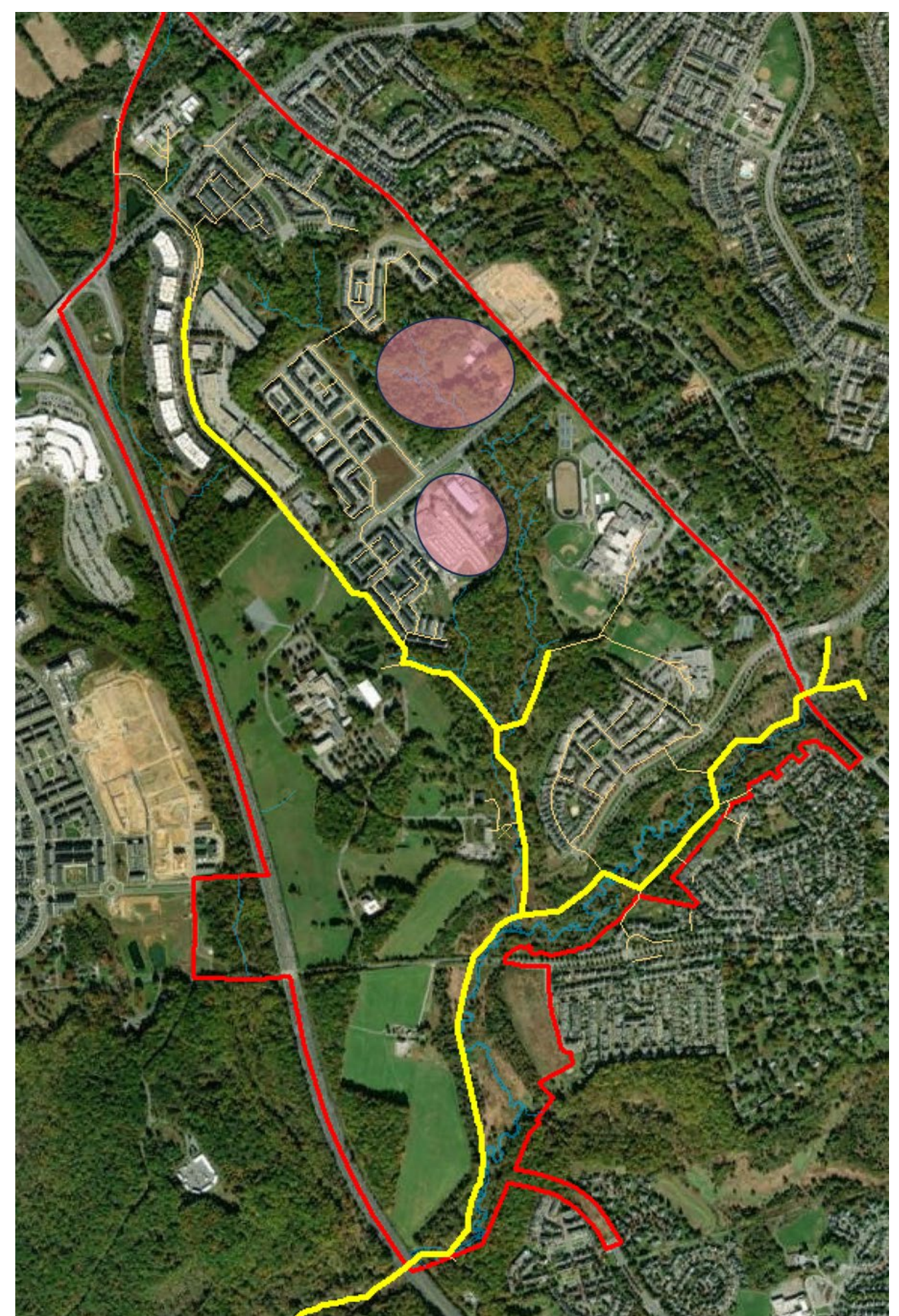
- There are many areas of mature forests in the Plan area
- The Maryland Department of Natural Resources (DNR) has identified several places in the Plan area as significant for the Conservation of Biodiversity and Targeted Ecological Areas





Sewer Service

- Provided to most of the Plan area by gravity trunk lines in Little Seneca Creek
- Providing access to the circled areas may require additional or innovative infrastructure.



Thrive Montgomery 2050 and Climate Action Plan

- Context to consider ways to:
 - Minimize or remove impervious surfaces
 - Protect, enhance, and increase the coverage, connectivity, and health of natural habitats, such as forests, other tree canopy, wetlands, and meadows
 - Protect watersheds and aquifers and improve water quality
 - Ensure that desired environmental outcomes benefit all community members equitably
 - Achieve environmental resiliency
 - Nature-based sequestration strategies
 - Reduce Greenhouse Gas Emissions



What would you like to see?

Healthy Streams



Wildlife



Reforestation



Street Trees



Breakout Session 2: Environment

1. Where do you live and how do you currently experience the natural environment? How do you interact with nature?
2. What aspects of the natural environment are the most important to you? Are the natural areas adequately protected?
3. Given increasing precipitation, wind, and heat events, what would make Clarksburg more livable?
4. What strategies do you think would lead to the best environmental outcomes?

Breakout Session 2: Environment

If you are just joining us, please stand by if we are unable to add you to a breakout group

Breakout Session 2

Recap

Schedule

Plan Step	Date or Date Range
Scope of Work	June 22, 2023
Outreach	Summer 2023
Community Kickoff Meeting	July 26, 2023
Community Listening Sessions by Topic	October 2023
Existing Conditions Presentation	November 2023
Visioning and Analysis	October 2023 – February 2024
Preliminary Recommendations	February – March 2024
Working Draft	April – June 2024
Planning Board Public Hearing	July 2024
Planning Board Work Sessions	September – October 2024
County Council Public Hearing	January 2025
County Council Work Sessions	February – April 2025
Sector Plan Approved and Adopted	May 2025

Future listening sessions will be held in-person at
Rocky Hill Middle School

Date	Topics
Today	<ul style="list-style-type: none"> • Transportation • Environment
Wednesday, October 11 7:00 – 8:30 PM	<ul style="list-style-type: none"> • Land Use • Housing • Economic Development • Employment
Thursday, October 19 7:00 – 8:30 PM	<ul style="list-style-type: none"> • Parks and Trails • Historic Resources • Community Facilities • Community Identity • Urban Design
Saturday, October 28 11 AM – 1:00 PM	<ul style="list-style-type: none"> • All Topics

Keep In Touch!

Jamey Pratt

- Jamey.Pratt@montgomeryplanning.org
- 301-495-4588

Roberto Duke

- Roberto.Duke@montgomeryplanning.org
- 301-495-2168

Plan Website, Sign Up for eLetter, Online Survey

- Montgomeryplanning.org/cgsp