



Montgomery Planning Upcounty Division

10/19/2023



Clarksburg Gateway Sector Plan

Listening Session #3: Parks and Trails, Historic Resources, Community Facilities, Community Identity, Urban Design

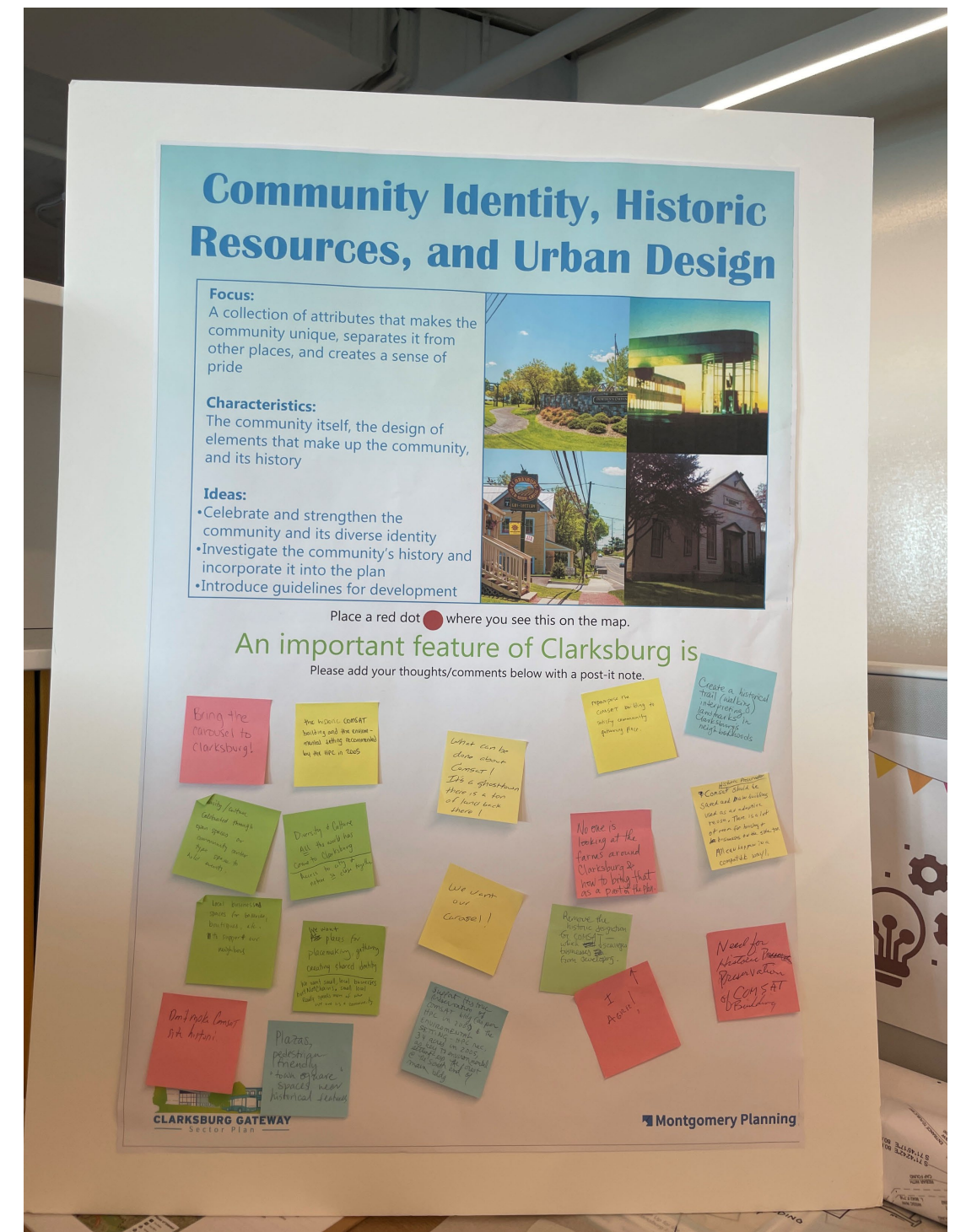
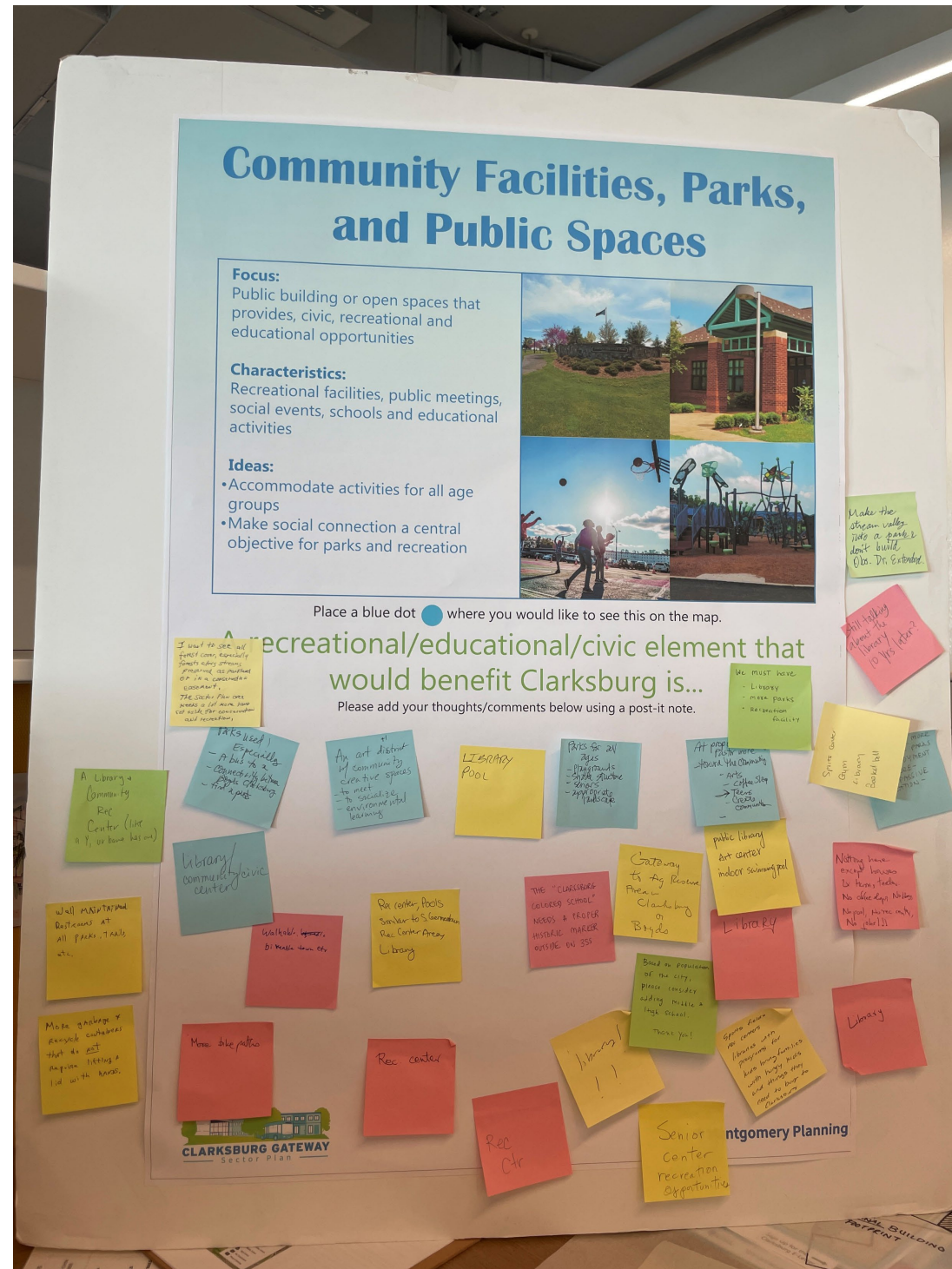


Listening Session #3 Agenda

- Introduction/background information (10 minutes)
- Presentation (20 minutes)
- Breakout session (25 minutes)
- Breakout session recap (10 minutes)
- Closing remarks (10 minutes)

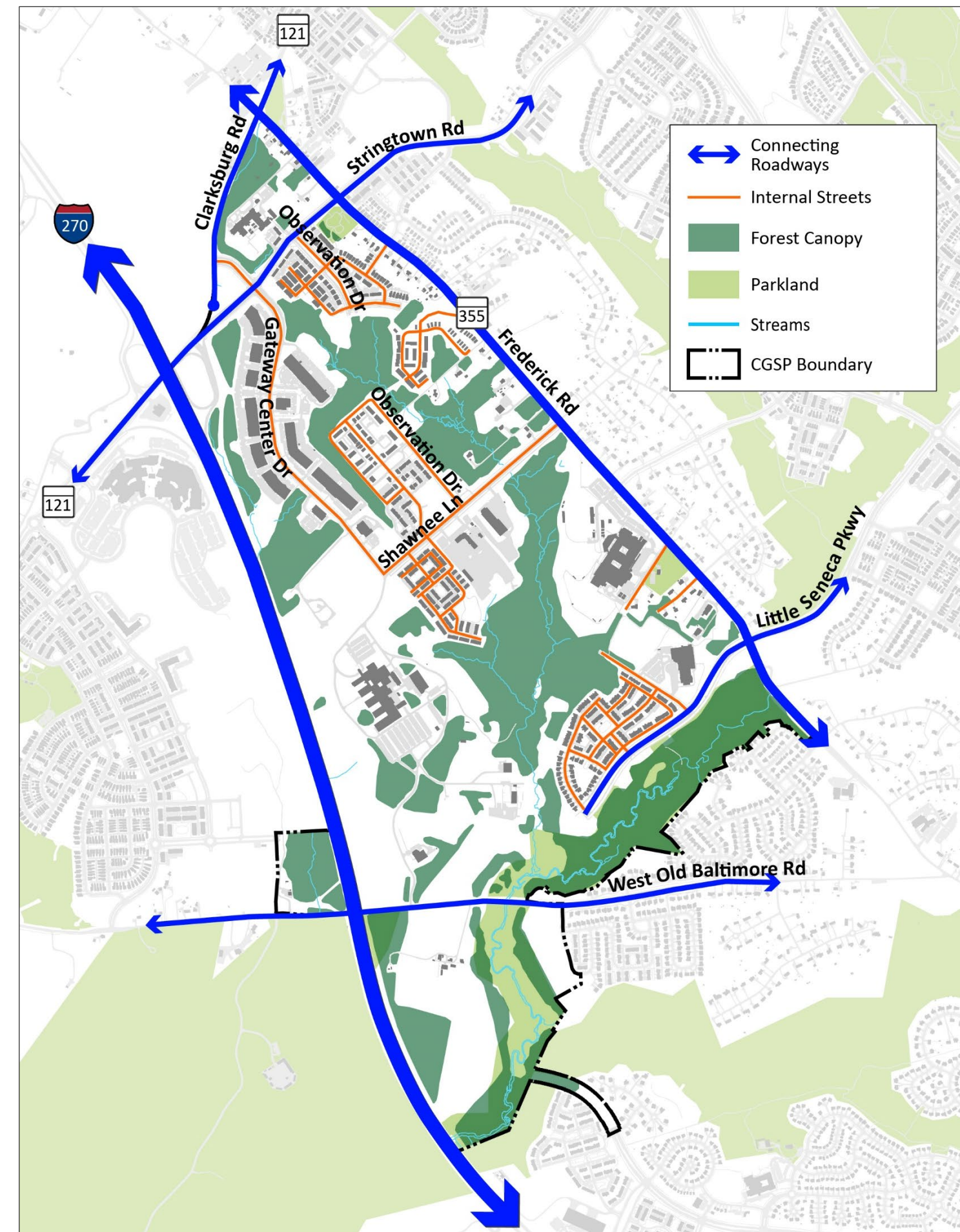
Community Kickoff Meeting Summary

- 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



Recap of Listening Session #1: Transportation

- Better utilize existing infrastructure
 - Repurpose some existing internal connections for future streets
 - Prioritize walking and biking in the area
- Concerns for and against building of interchange proposed in 1994 Plan
- Public transit needs to improved
- Use a gentler approach to any new road construction



Recap of Listening Session #1: Environment

- Forests and stream valleys need to be further protected
 - Increase tree canopy
 - Make sure forested areas are not fragmented
- Need aggressive storm water management to eliminate runoff into streams
- Need better vegetative buffers along I-270
- There needs to be an appropriate trade off between the environment and development



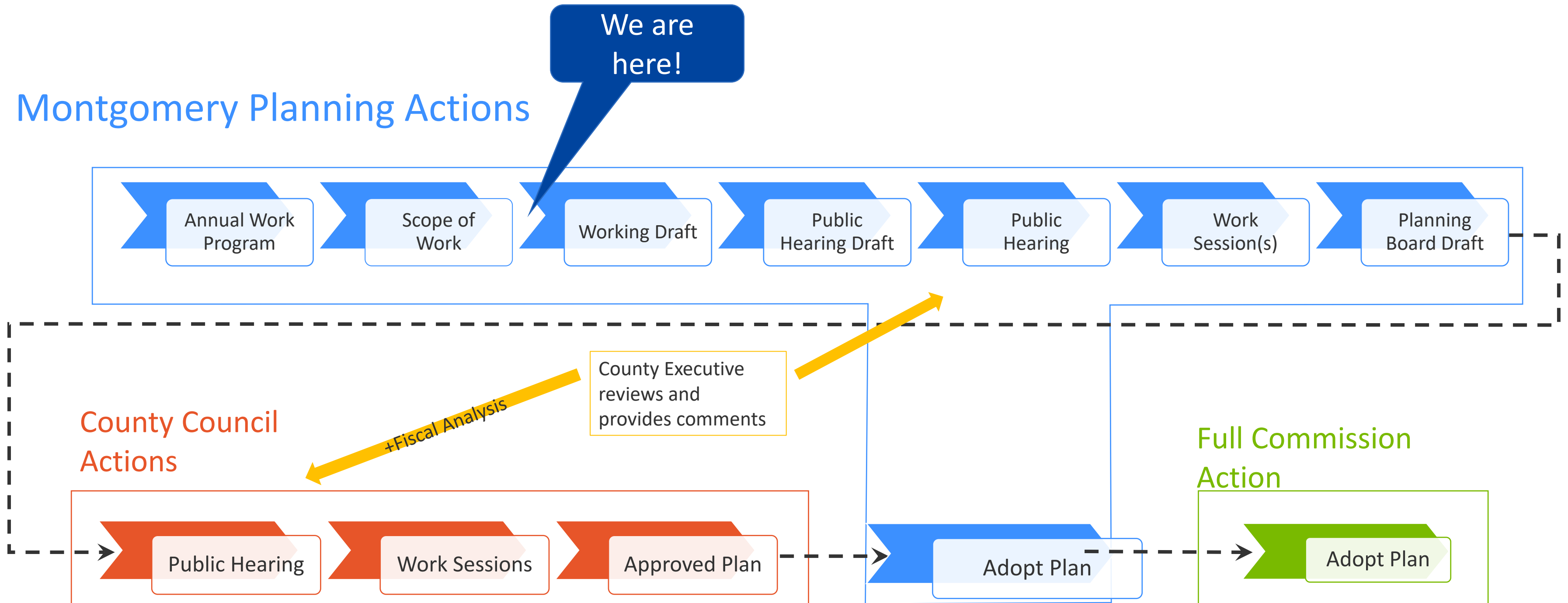
Recap of Listening Session #2: Housing, Land Use, Employment, and Economic Development

- Starter homes in Clarksburg (generally townhouses) are expensive
- Young families still want starter homes with yards for children to play in
- It's hard to rent out part of a home or build an accessory dwelling unit
- Retirees will probably have to look elsewhere for affordable senior living or for ranch-style houses instead of 3- or 4-level townhouses
- Restaurants, restaurants, restaurants
- Also... community center, rec center, pool, library, medical offices, climbing gym, activities for children, gathering spaces
- The pandemic has turned the office market upside down with so many people working from home; single-use “employment areas” no longer make sense; want more places for at-home workers to go (e.g. coffee shops)
- Greater connectivity is key to providing access to shopping, jobs, recreational opportunities, and nature



Master Plan Process

Montgomery Planning Actions



Timeline



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

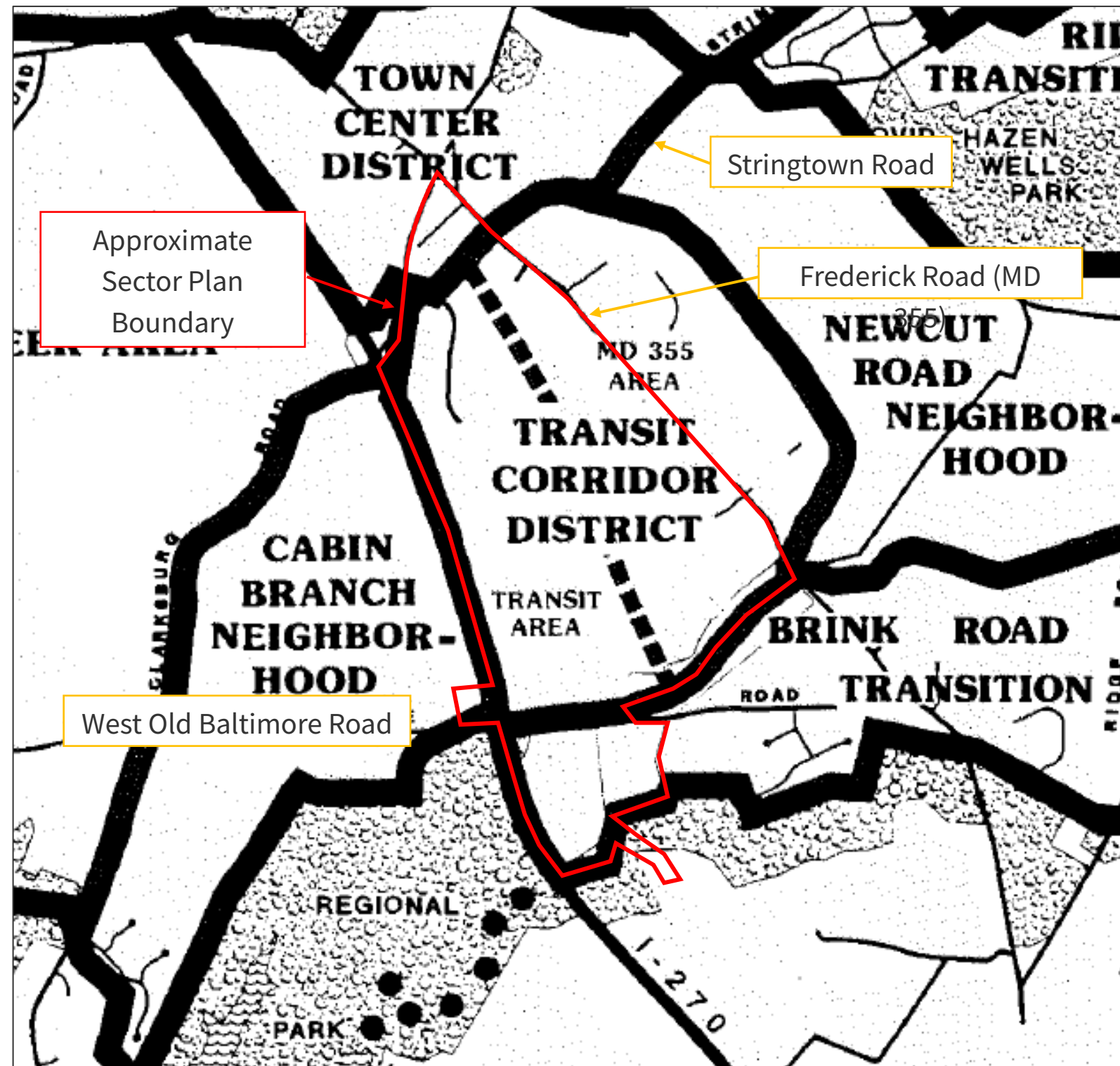
Why Update the 1994 Plan Now?

- 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
- The 1994 Plan envisioned up to 20,000 jobs at the Gateway 270 office park and the COMSAT site, but there is only a fraction of that amount today

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

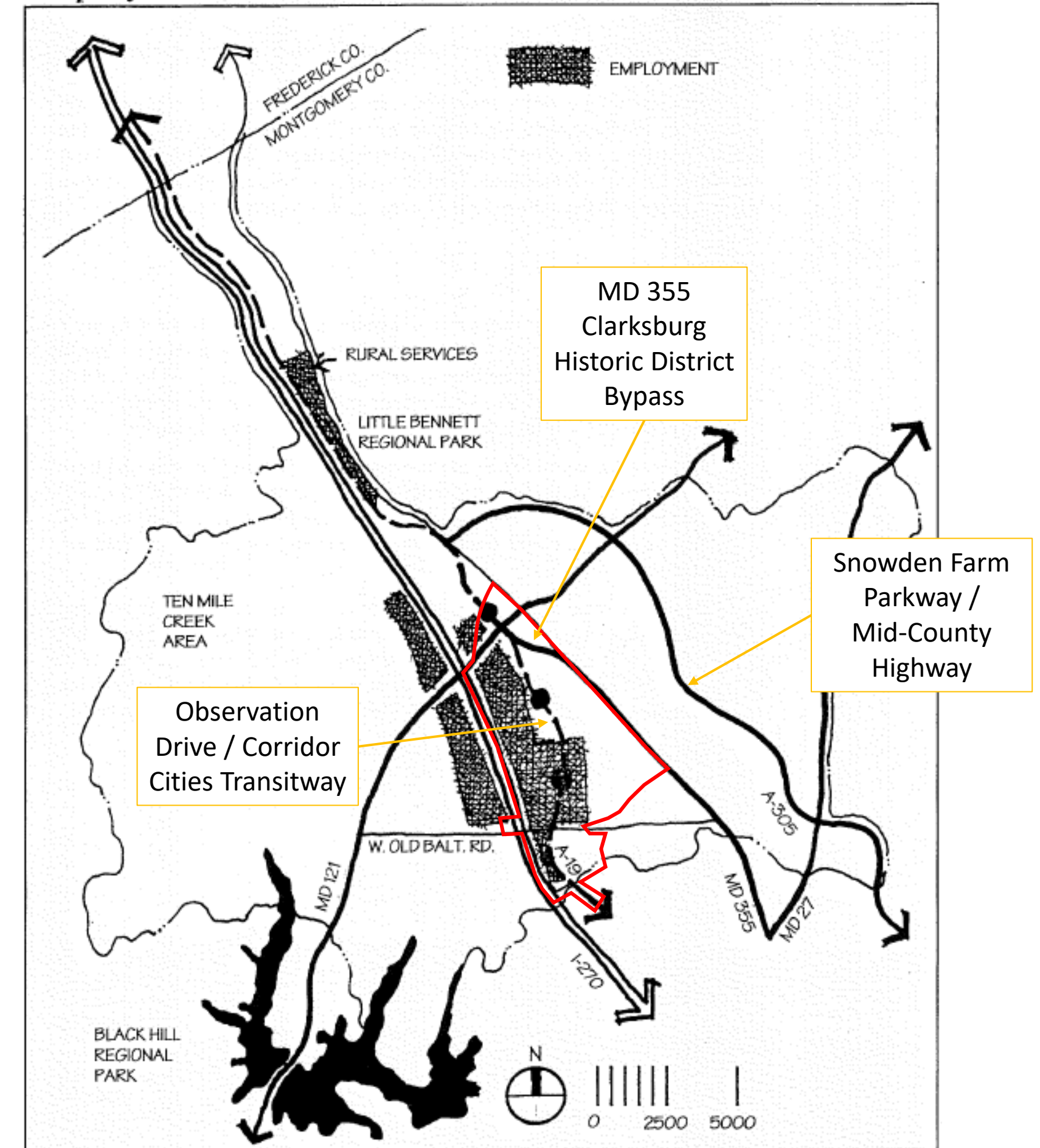
Planning Subarea	Acres	Dwelling Units*	Employment and Retail (Square Feet)
Town Center District	635	2,600	770,000
Transit Corridor District	990	2,790	3,300,000 – 5,000,000**
Newcut Road Neighborhood	1,060	4,660	109,000
Cabin Branch Neighborhood	950	1,950	2,420,000
Ridge Road Transition Area	900	540	26,000
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 ***

Employment Areas and Transit Corridor District



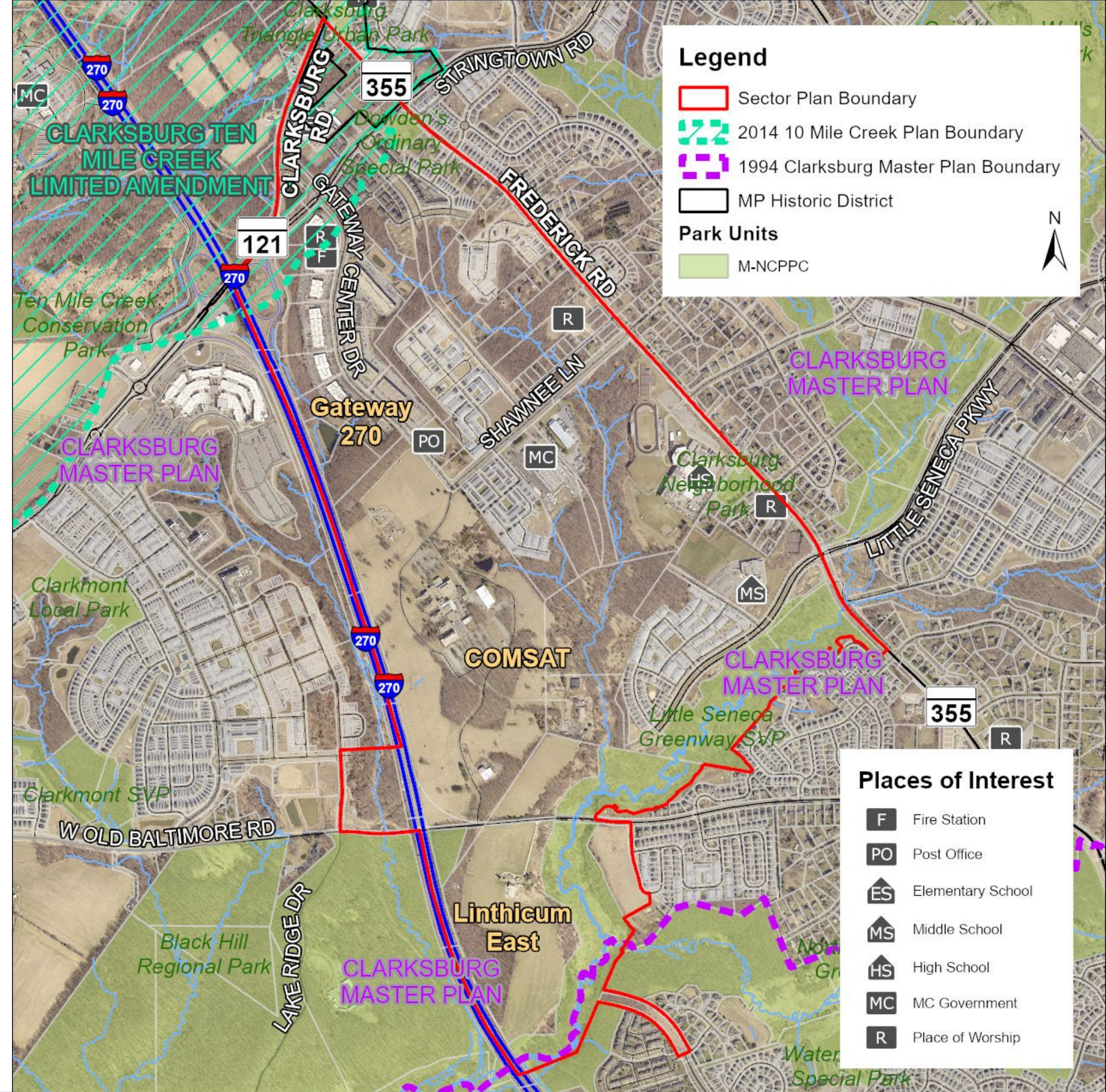
Employment

Figure 14



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*



Community Identity

Planning for Community Identity

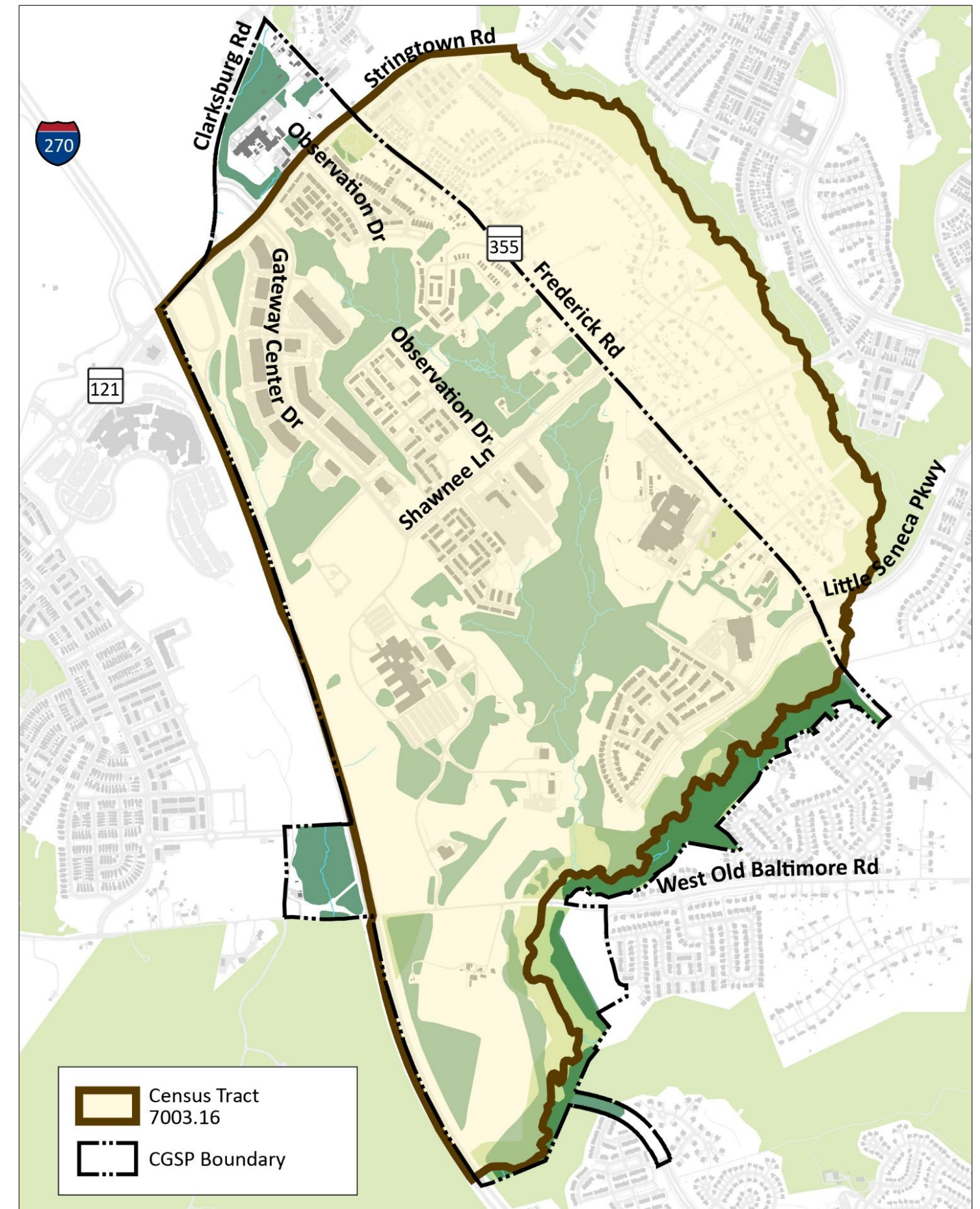


- Engage with the community members to understand the cultures and elements unique to the area
- Examine the relationship between the built environment, physical activity, and social capital



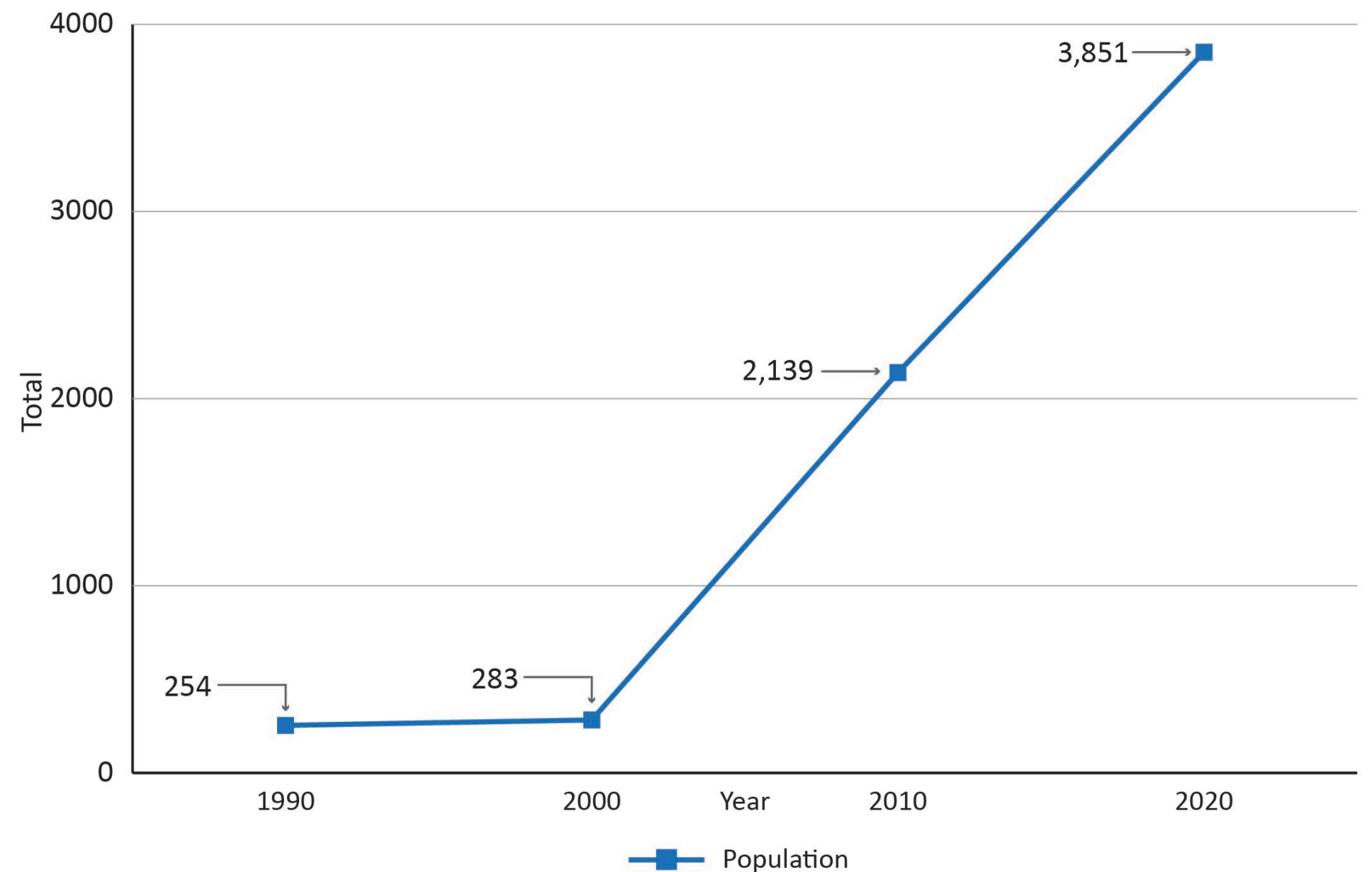
Study Area Boundary

For analysis purposes, some of the demographic and other information has been extracted from Census Tract 7003.16, which closely aligns with the Clarksburg Gateway Sector Plan (CGSP) Boundary.



Population

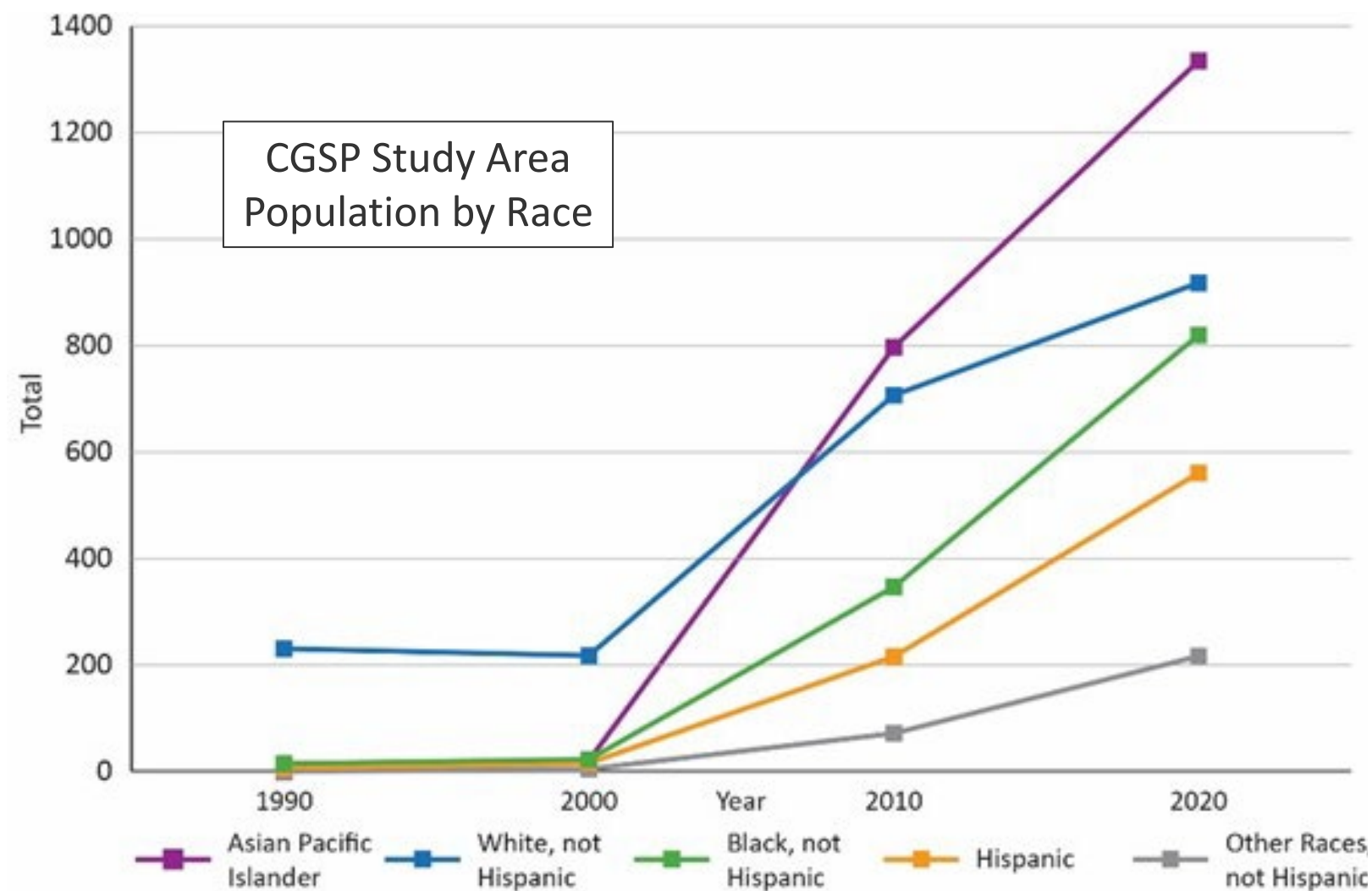
- Over 3,800 residents in the study area. Population has grown dramatically since 2000, adding close to 2,000 people per decade.
- Study area population growth much higher than the overall County after 2000



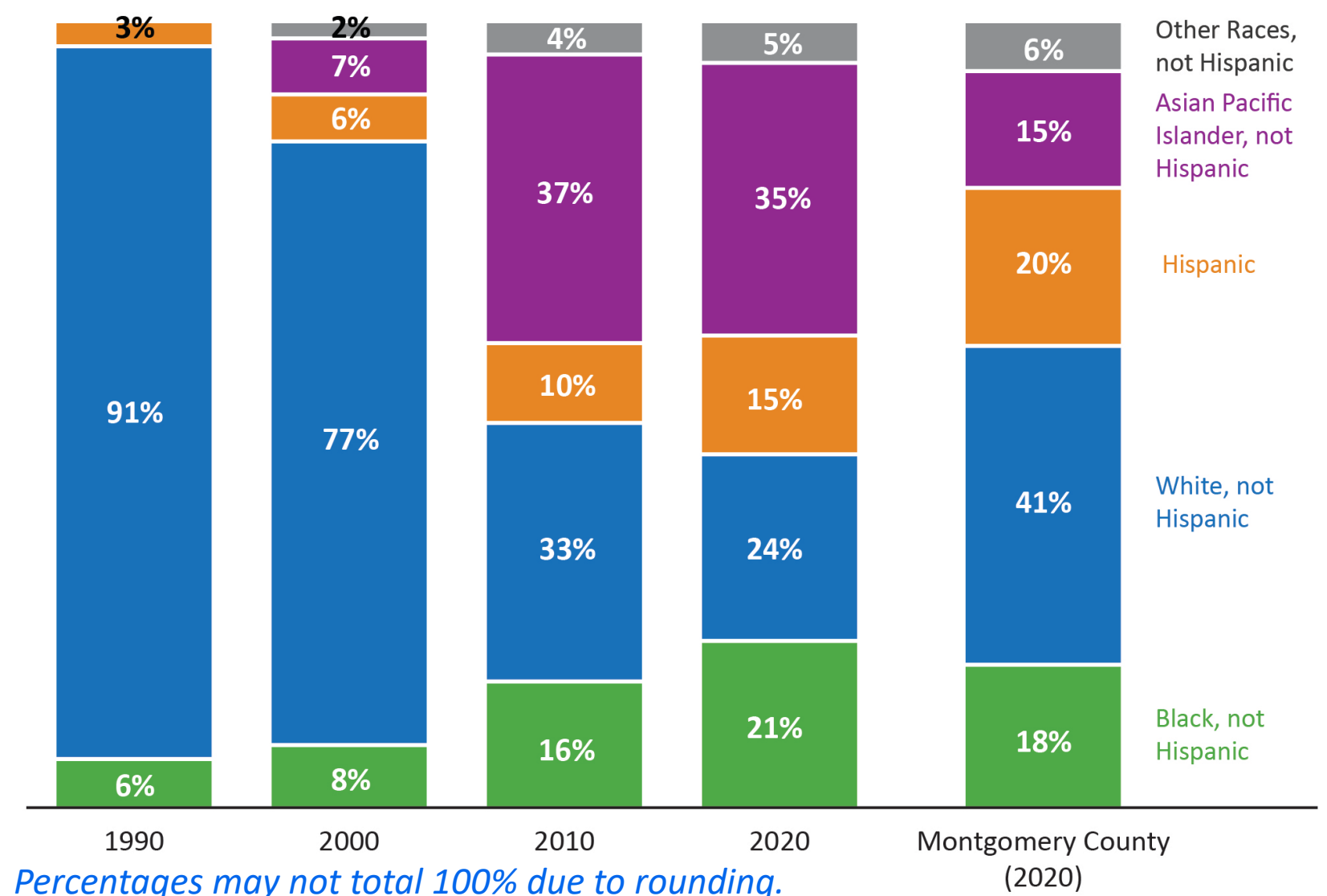
Source: Decennial Census, 1990-2020, U.S. Census Bureau

Population Diversity

- Racial and ethnic diversity has increased since 1990
- The Study Area is more racially diverse compared to the overall county
- 44% of households have children under the age of 18
- 44% of residents are foreign-born; 61% speak a language other than English at home



Source: Decennial Census, 1990-2020, U.S. Census Bureau



Percentages may not total 100% due to rounding.

Community Facilities

Planning for Community Facilities

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



Schools

Elementary Schools Serving Plan Area

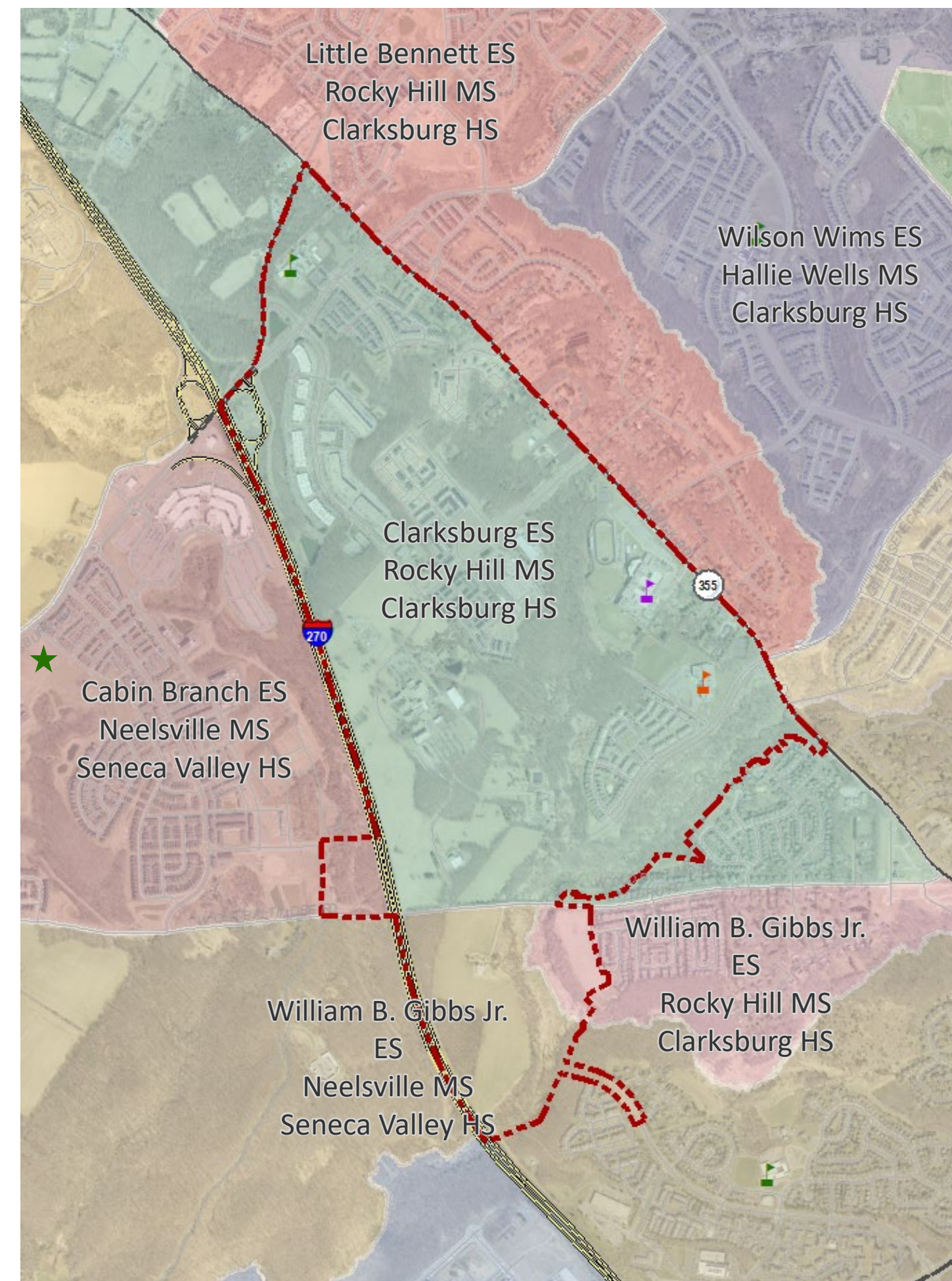
- **Clarksburg ES**
- **Cabin Branch ES** (Clarksburg ES #9)
- **William B. Gibbs, Jr. ES**
- + *Other schools in Clarksburg cluster:*
Capt. James E. Daly ES, Fox Chapel ES, Little Bennett ES, Snowden Farm ES, Wilson Wims ES

Middle Schools Serving Plan Area

- **Rocky Hill MS**
- **Neelsville MS**
- + *Other schools in Clarksburg cluster:*
Hallie Wells MS

High Schools Serving Plan Area

- **Clarksburg HS**
- **Seneca Valley HS**
- + *Adjacent schools:* Damascus HS



Fire and Police

- Clarksburg Fire Station #35 (nearly completed)
- Police Station: District 5 Station in Germantown (near Crystal Rock Dr. and Germantown Rd.)



Construction progress as of October 15, 2023. Image source: [Montgomery County Department of General Services](#)

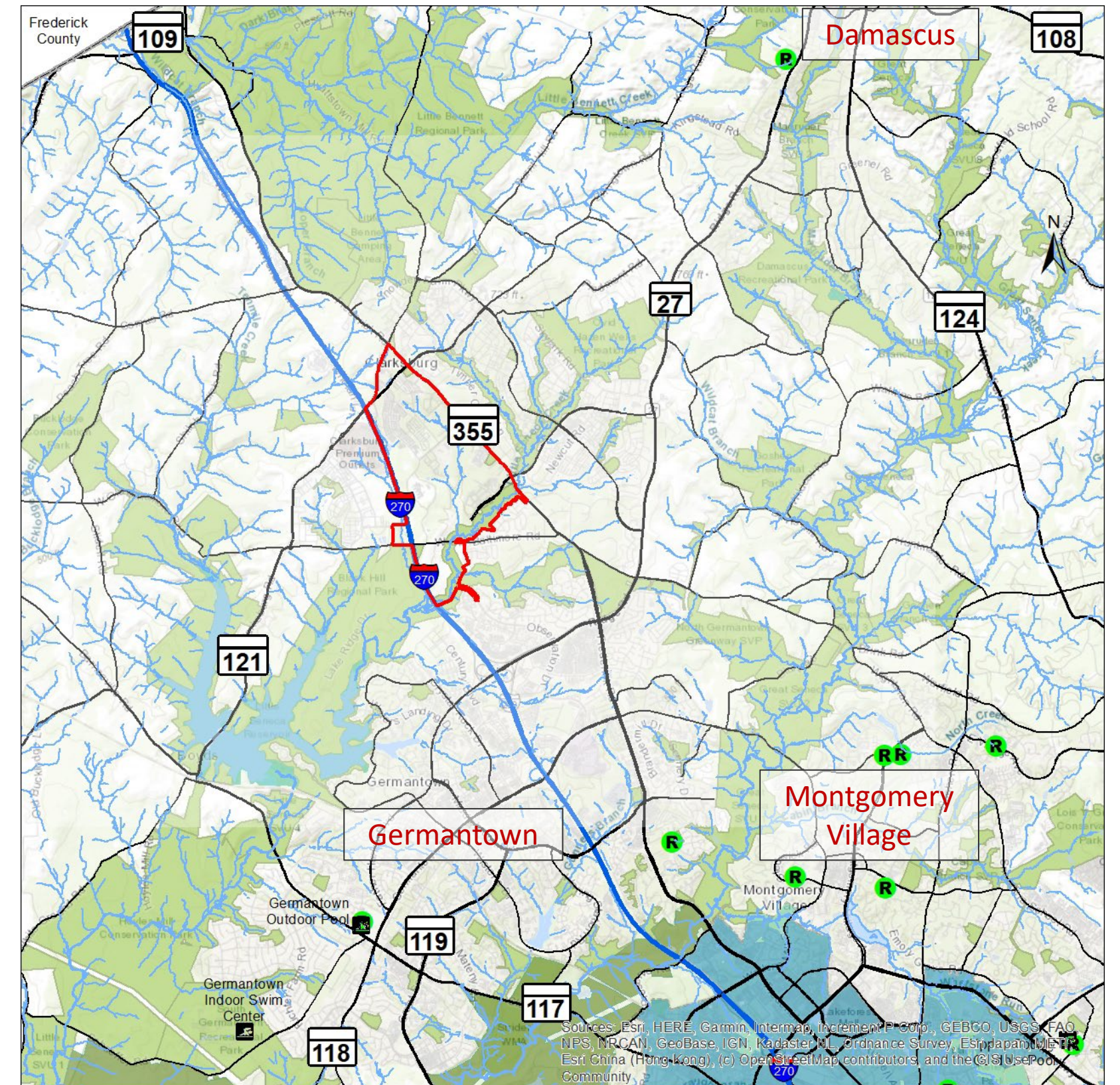
Library

- Current closest libraries: Germantown and Damascus
- Clarksburg library in planning stage



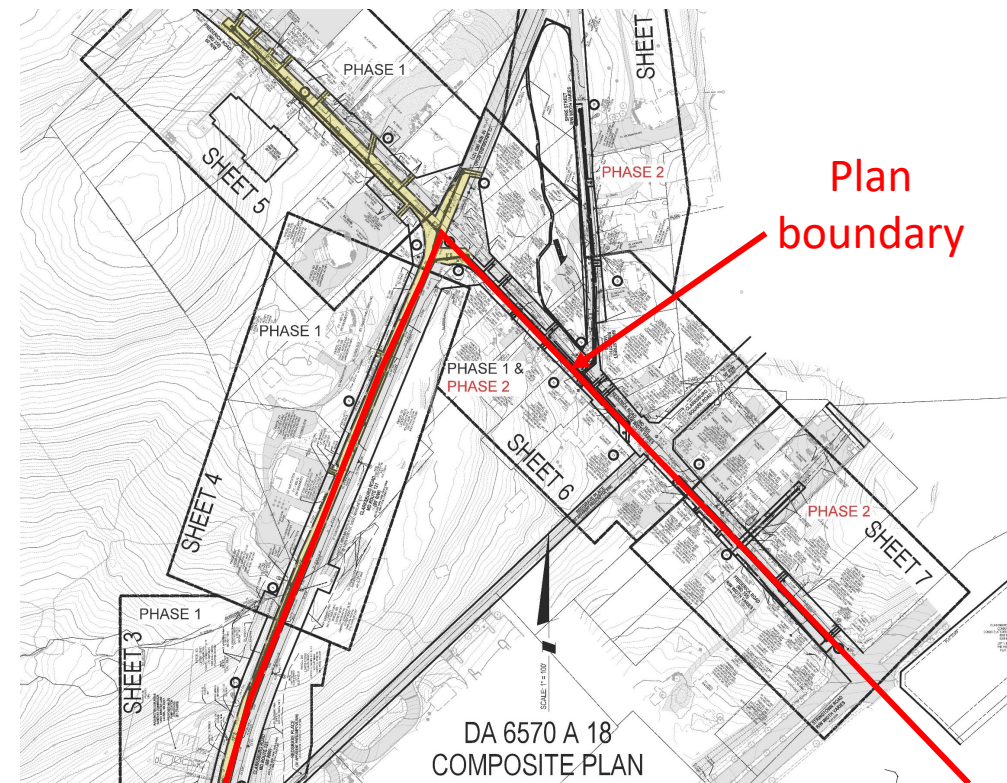
Recreation Centers and Swimming Pools

- Current closest recreation centers: Germantown, Damascus, and Montgomery Village
- Current closest public pool is in Germantown



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.
- New sewer service in historic district



Parks, Trails, and Open Space

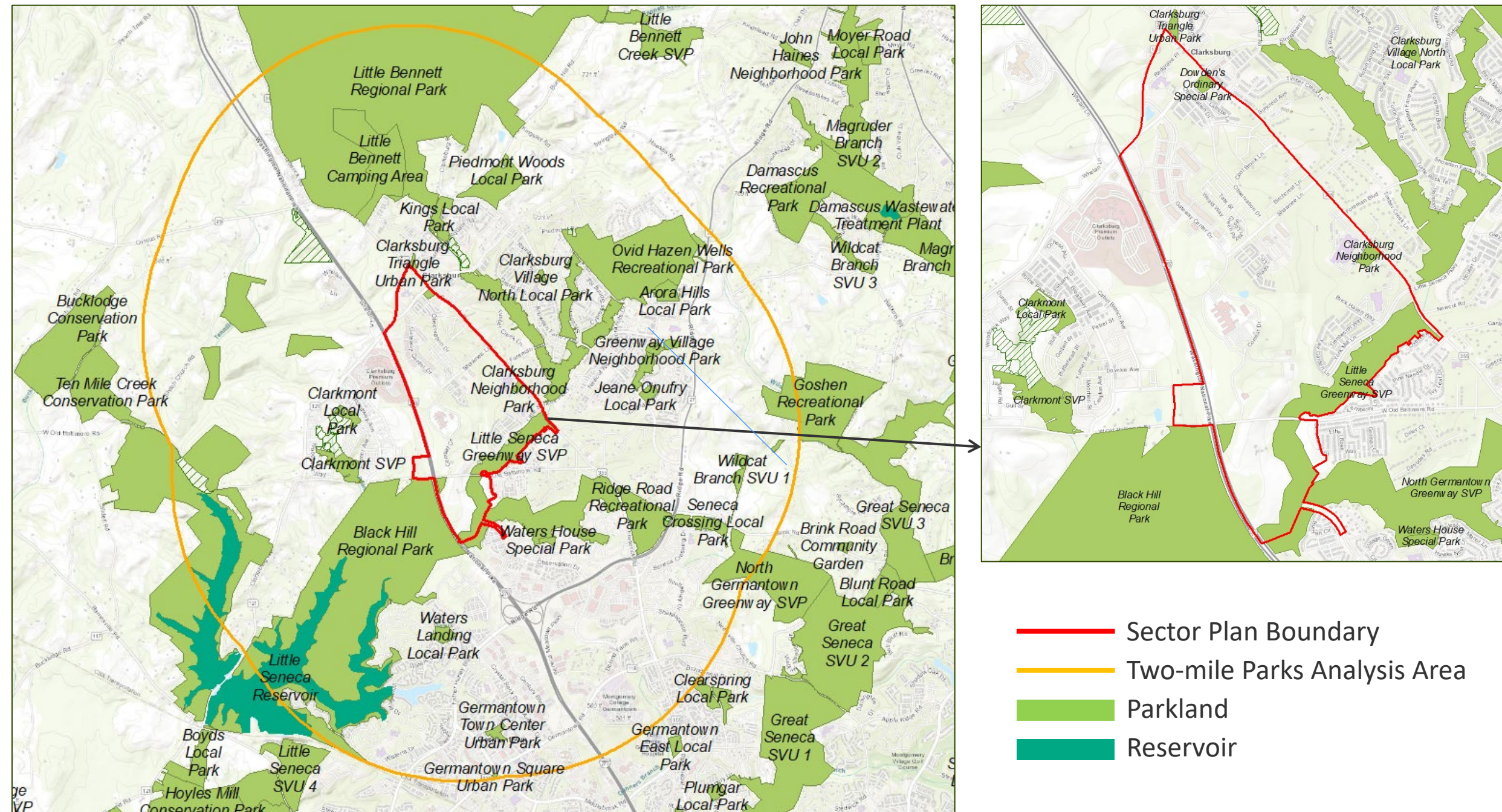
Planning for Parks, Trails, and Open Spaces

- 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



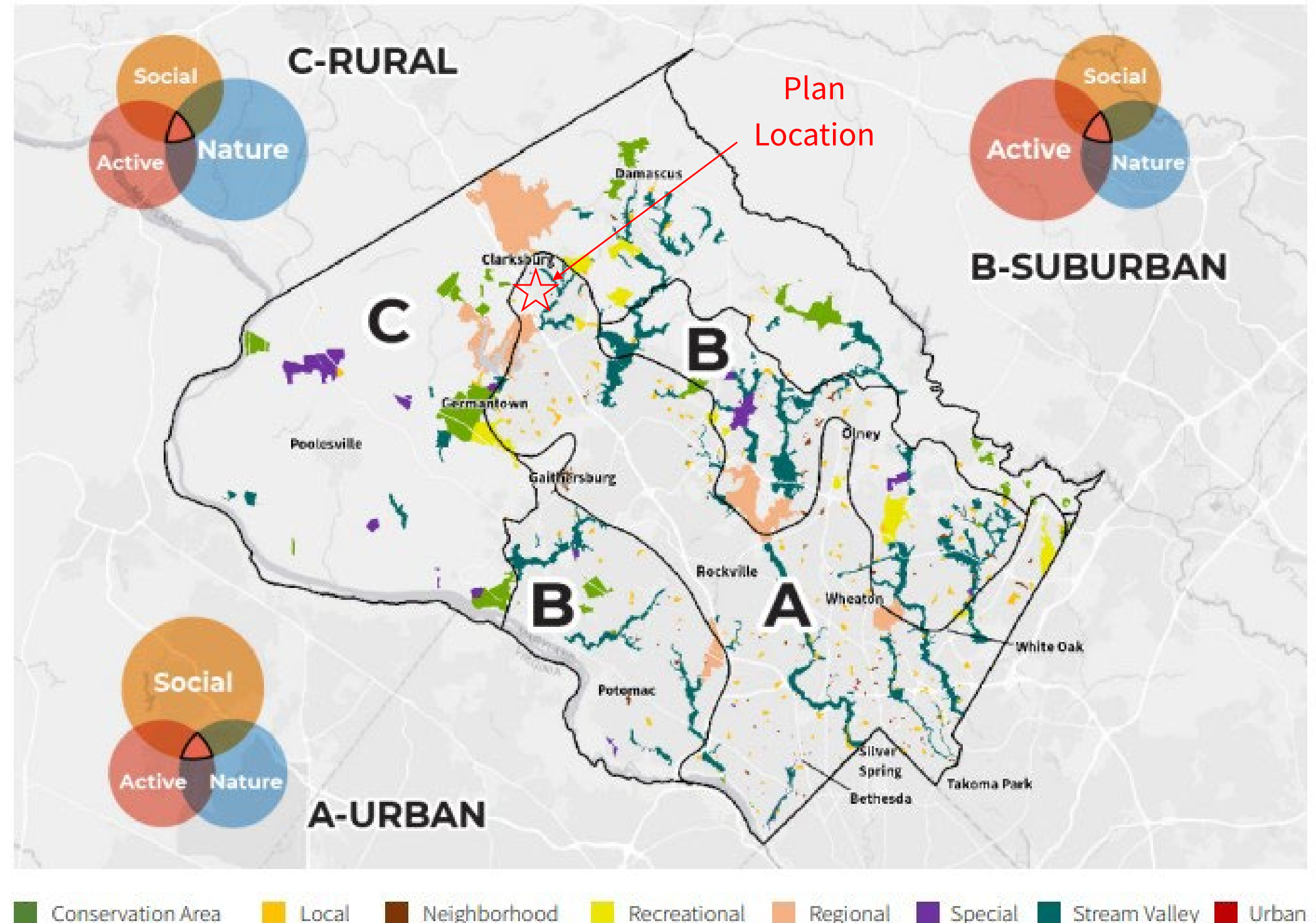
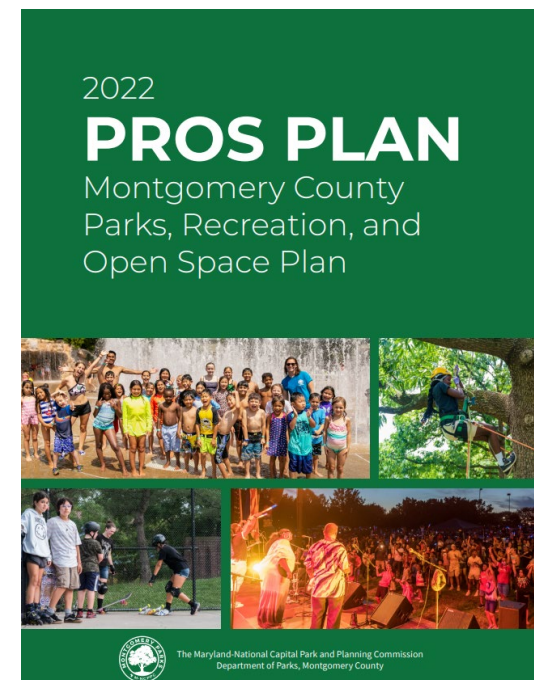
Existing Parks

- Dowden's Ordinary Park (2.8 acres)
- Clarksburg Neighborhood Park (3.8 acres)
- Little Seneca Greenway Stream Valley Park (99.7 acres in plan area)
- North Germantown Greenway Stream Valley Park (0.4 acres in plan area)
- Black Hill Regional Park (4 acres in plan area)



Parks, Recreation, and Open Space (PROS) Service Zone Areas

- Zone A (Urban)
 - Corridor-Focused Growth area
- Zone B (Suburban)
 - Limited Growth area
- Zone C (Rural)
 - Rural Areas and the Agricultural Reserve



Amenity Access Level of Service Analysis

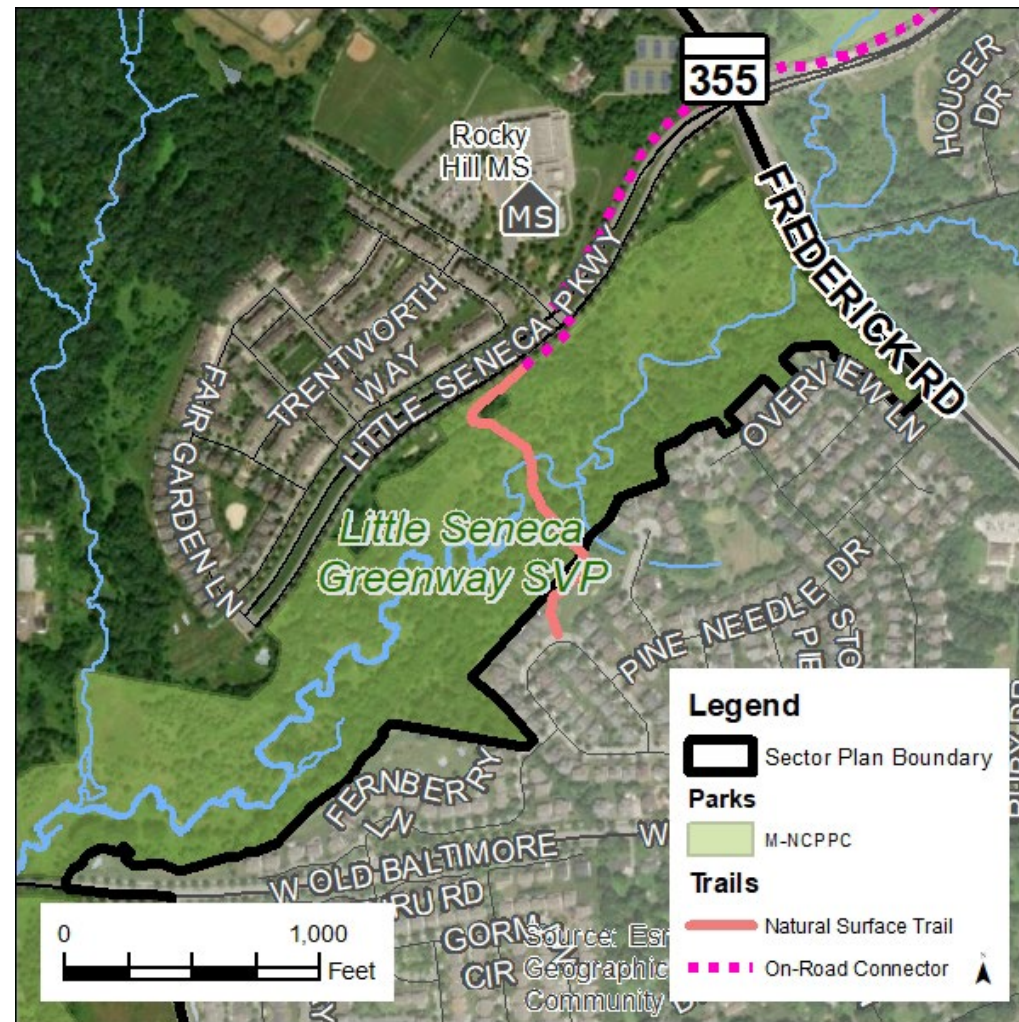
- Amenities available to the public:
 - M-NCPPC parkland
 - Montgomery County Public Schools properties
 - Privately owned public spaces
 - Properties owned by some other entities, such as WSSC
- Level of Service (LOS) analysis considers all publicly available amenities

Amenity Access level of service – Percentage of population living within 0.5-mile radius of amenity/resource

Amenity / Resource	Within Plan Area	Urban Tier	Countywide
Playgrounds	77%	94%	87%
Basketball courts	98%	91%	84%
Tennis courts	62%	73%	67%
Athletic fields	99%	100%	84%
Pickleball courts	30%	14%	13%
Picnic shelters	1%	45%	41%

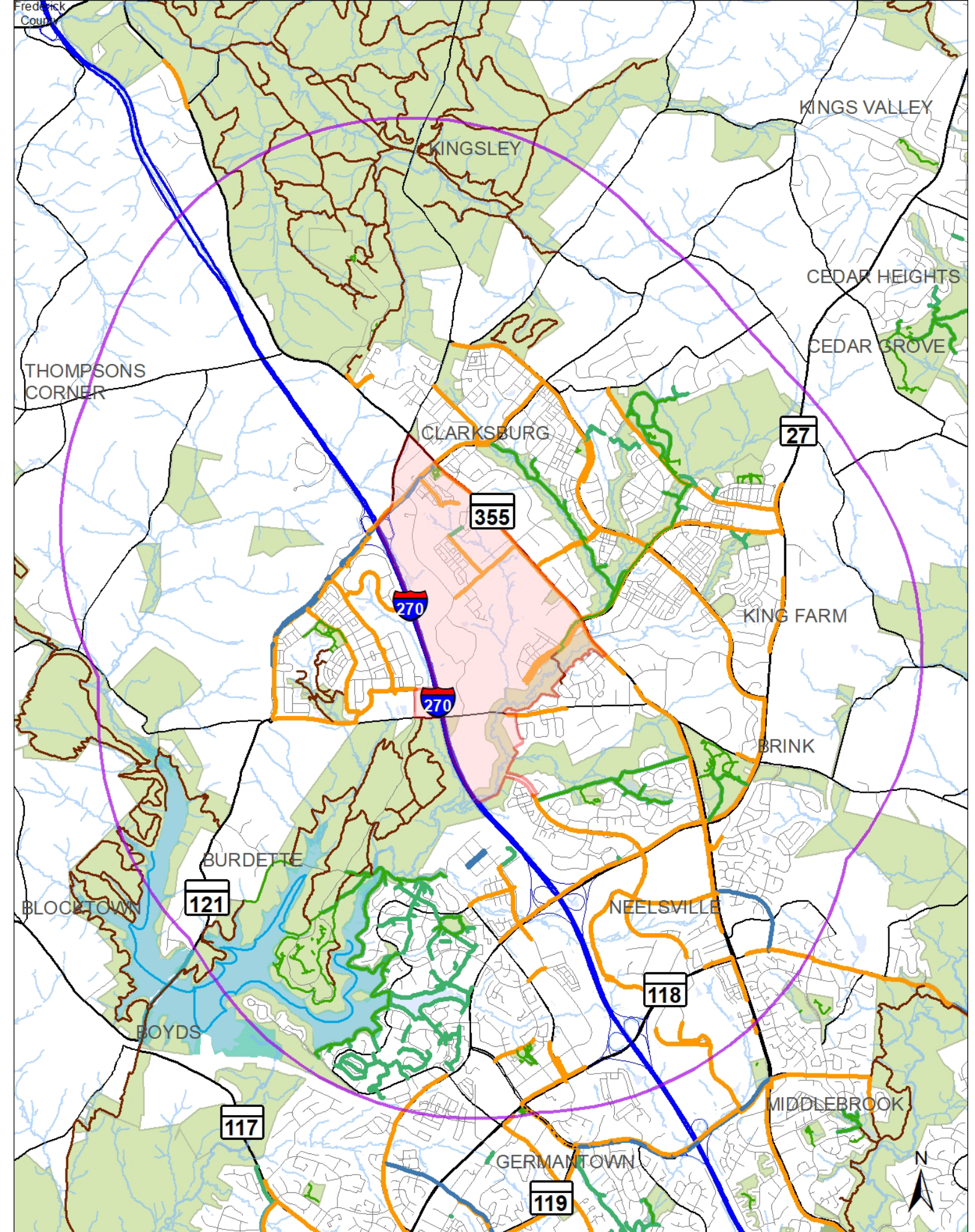
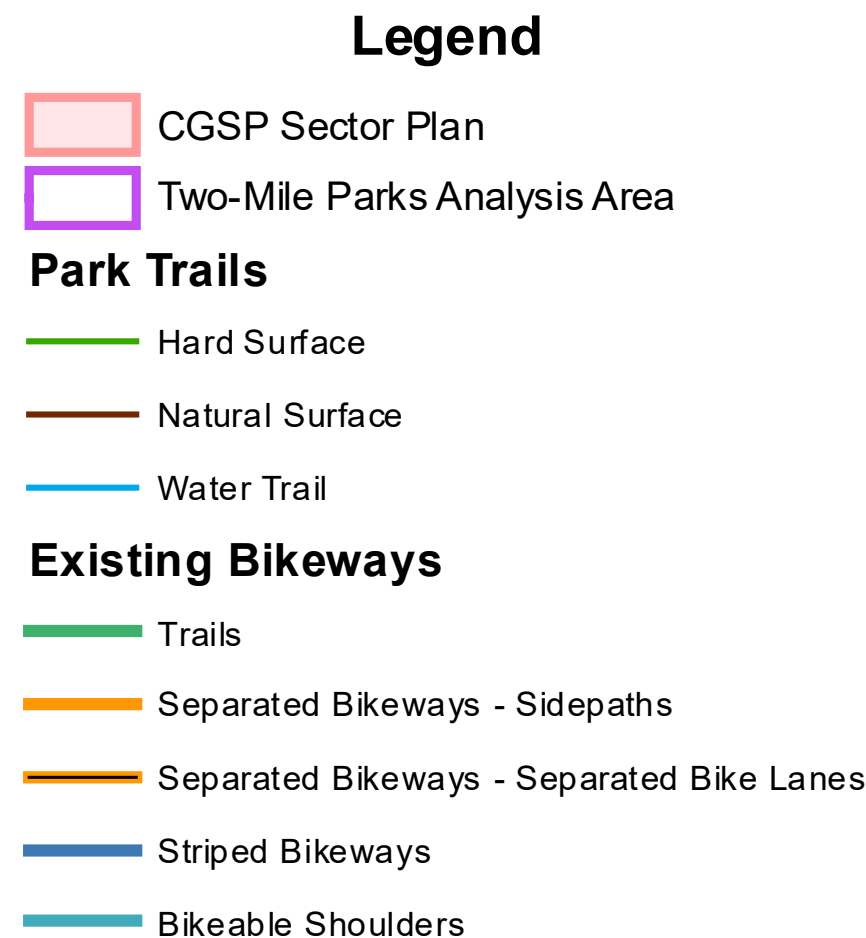
Trails on Parkland in Plan Boundary

- 0.19 miles of natural surface trails in plan boundary
- 0.24 miles of hard surface paths in plan boundary



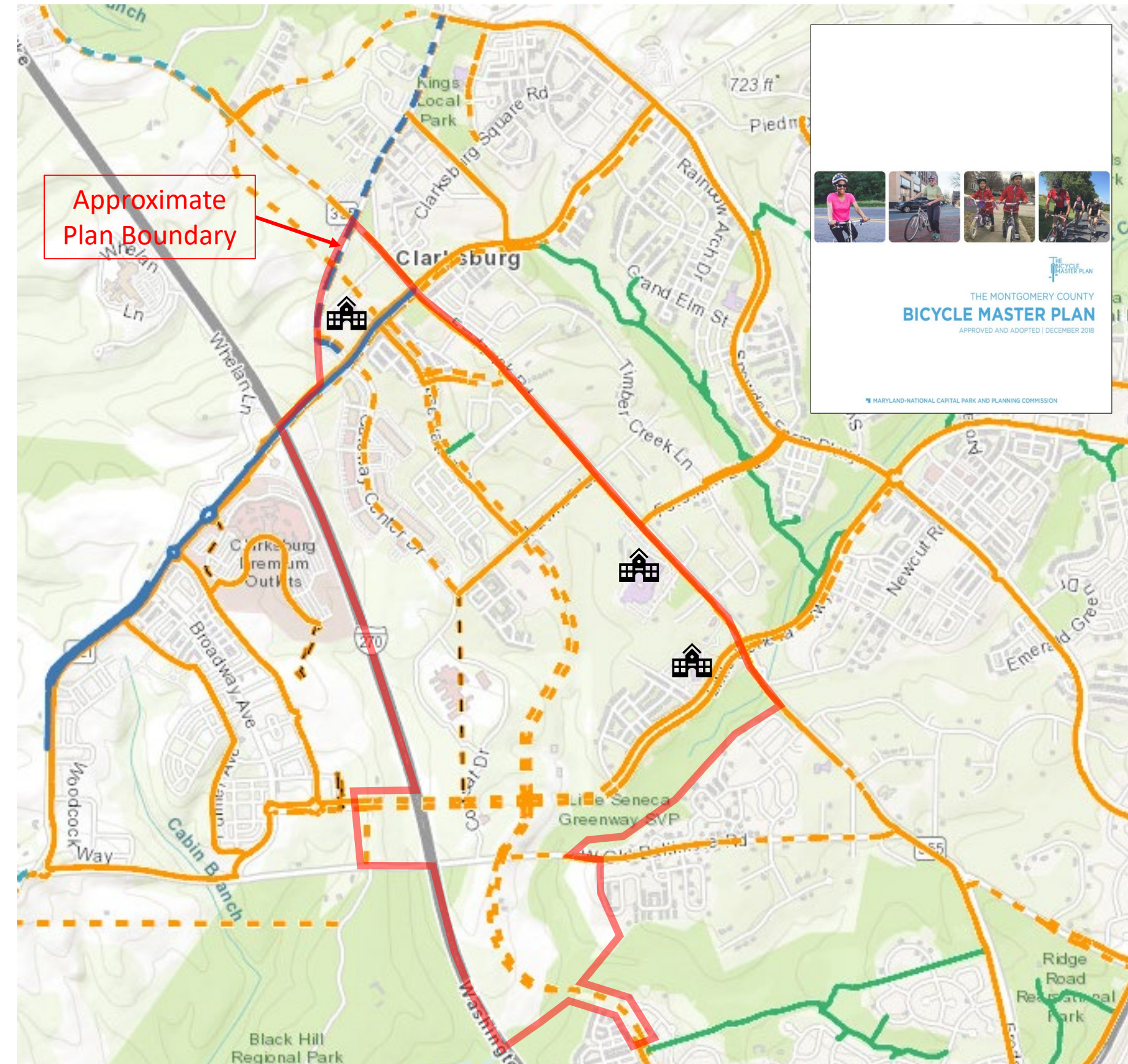
Trails on M-NCPPC Parkland and Bikeways

- 28.73 miles of natural surface trails within two miles
- 17.98 miles of hard surface paths within two miles
- 55 miles of bikeways within two miles



Bicycle Master Plan

- Most recent approval: 2018
- Encourages people of all ages to meet their daily needs by bicycle (work, stores, school, transit, leisure)
- Creates a framework to build a low-stress network of bikeways
- Strives to provide equal access for all members of the community
- Prioritizes safety



Pedestrian Master Plan

- Goals:
 - Increase walking rates and pedestrian satisfaction
 - Create a comfortable, connected, convenient pedestrian network
 - Enhance pedestrian safety, and
 - Build an equitable and just pedestrian network
- County Council approved the plan on October 10, 2023
- Recommends policies, programs, and procedures rather than specific projects



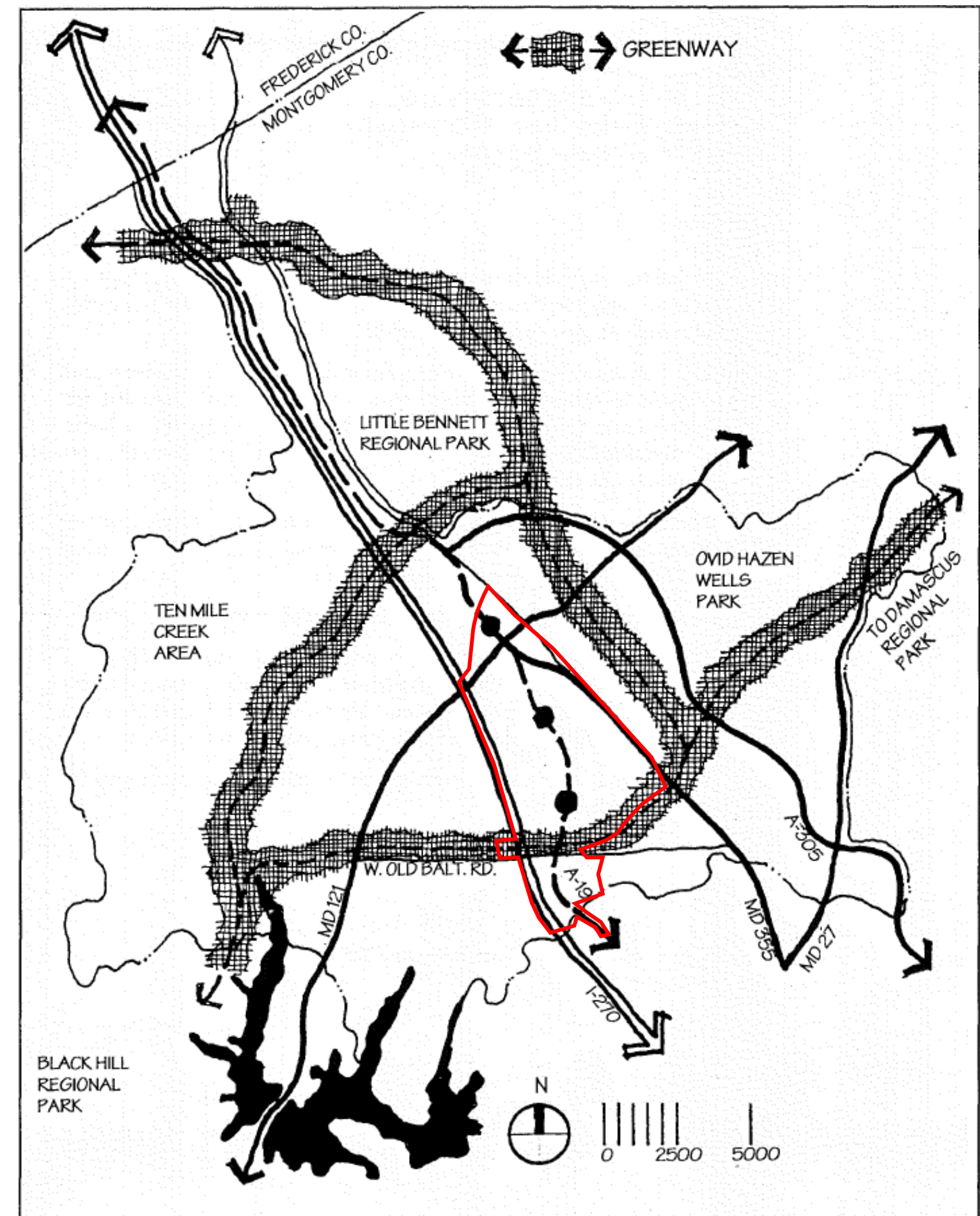
Pedestrian Level Of Comfort

- Unacceptable Sidewalk/Path
- Unacceptable (No Sidewalk)
- Uncomfortable Sidewalk/Path
- Uncomfortable (No Sidewalk)
- Somewhat Comfortable Sidewalk/Path
- Somewhat Comfortable (No Sidewalk)
- Very Comfortable Sidewalk/Path
- Very Comfortable (No Sidewalk)



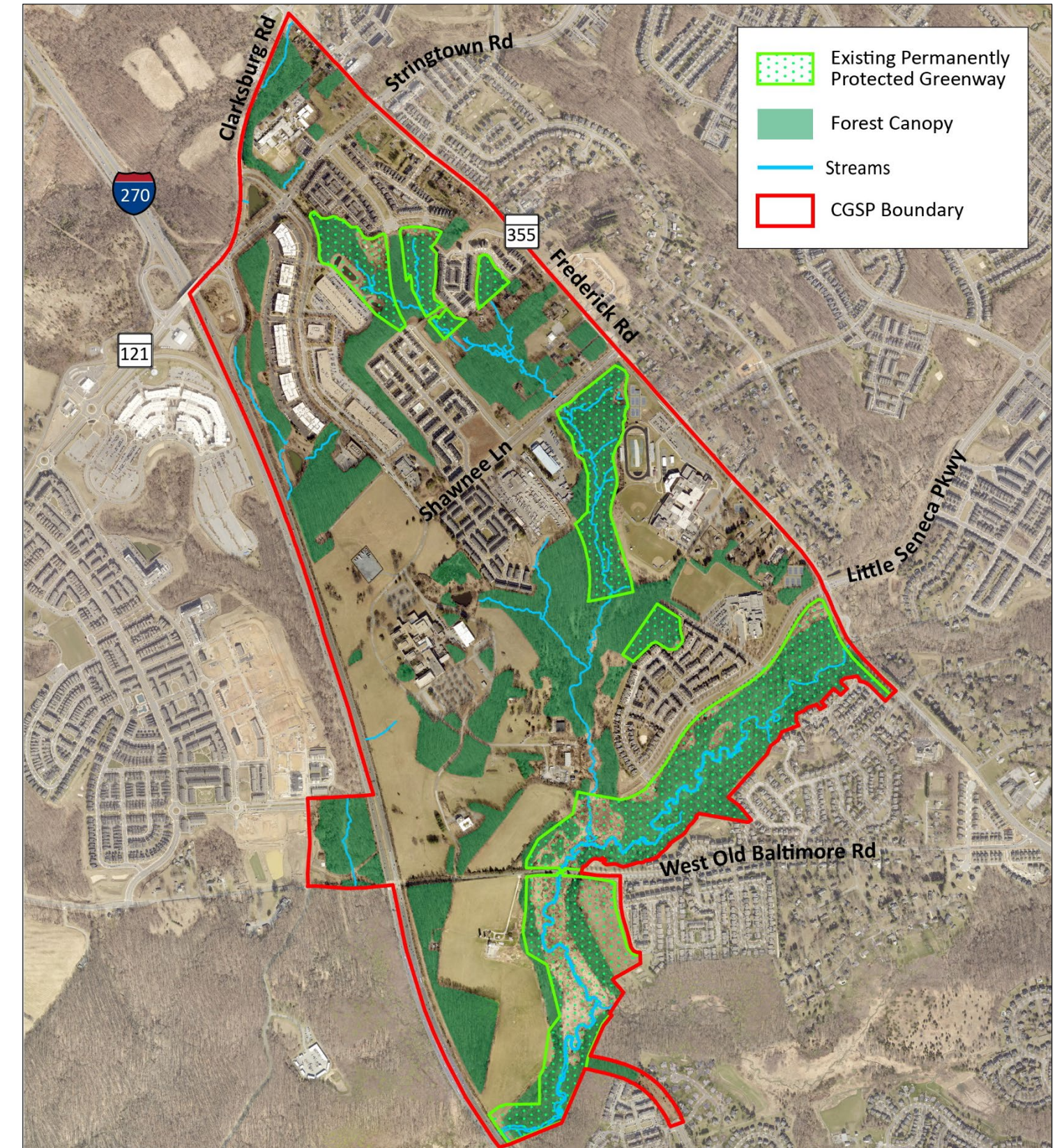
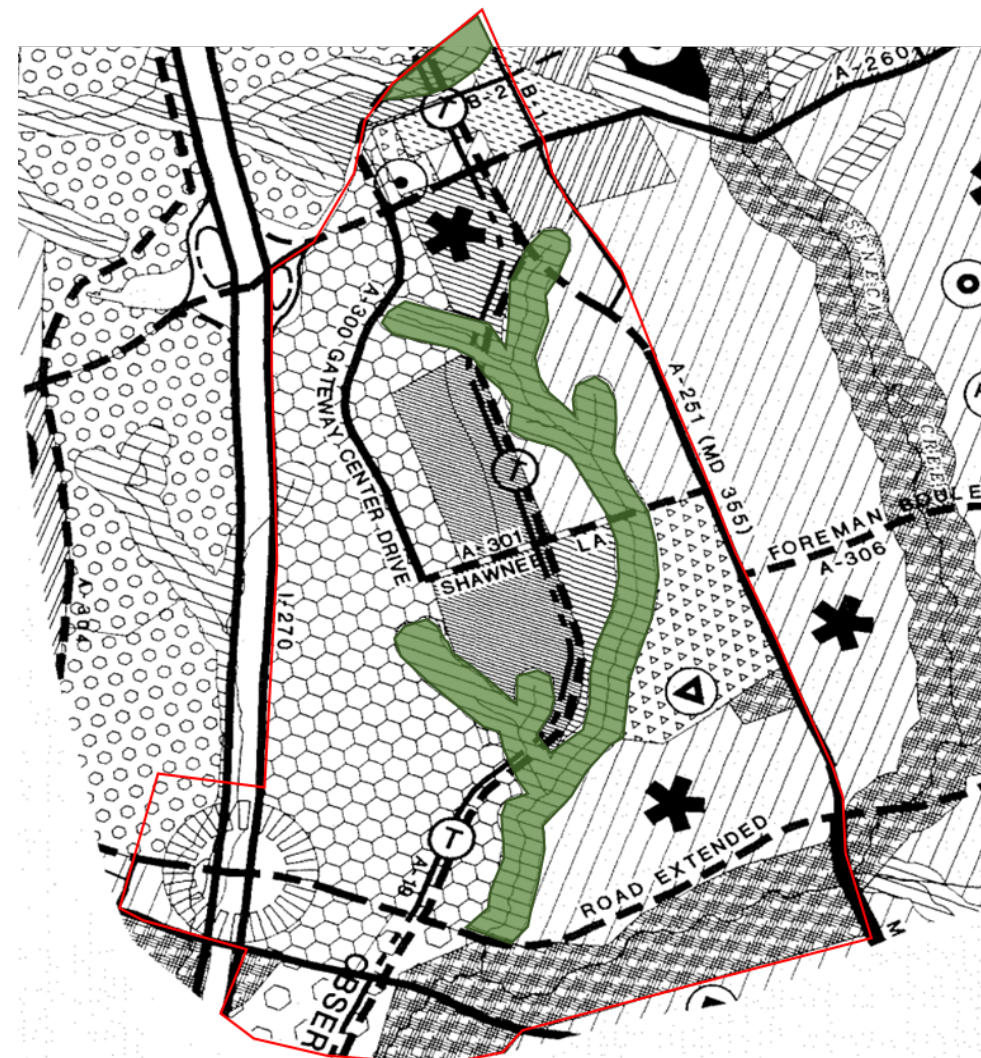
Greenway Network

- The 1994 plan envisioned a “greenway network” along stream valleys
- This open space network includes and connects regional parks, local parks, schools, stream buffers, and hiker-biker trails
- Provides access to outdoor experiences and the Town Center



Coolbrook Greenway

- Greenways provide for public and private conservation of stream channels, the associated wide floodplains, seeps, springs, and adjacent steep slopes
- This plan provides an opportunity to expand this greenway network



Historic Resources

What is Historic Preservation?

Historic Preservation Does:

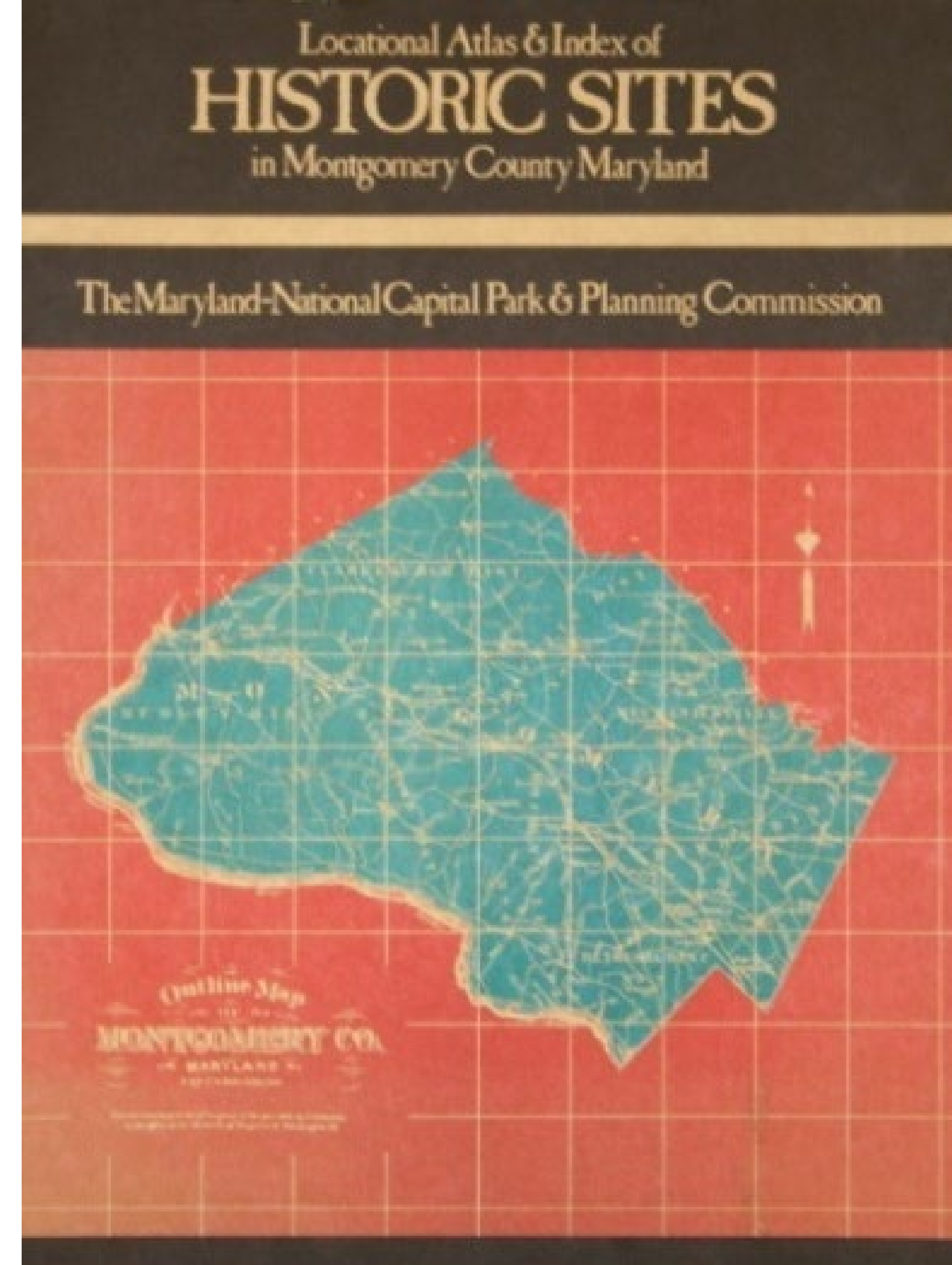
- Recognize and protect historic and cultural resources.
- Manage change in communities to protect significant character defining elements.
- Utilize a set of design guidelines to achieve equitable and consistent outcomes.
- Provide tax incentives to property owners for certain costs.

Historic Preservation Does Not:

- Prohibit changes to a building.
- Require property owners to restore buildings to their original condition.
- Prohibit development or the potential for demolition.
- Exclude the use of green technology (such as solar power).
- Negatively affect property values.

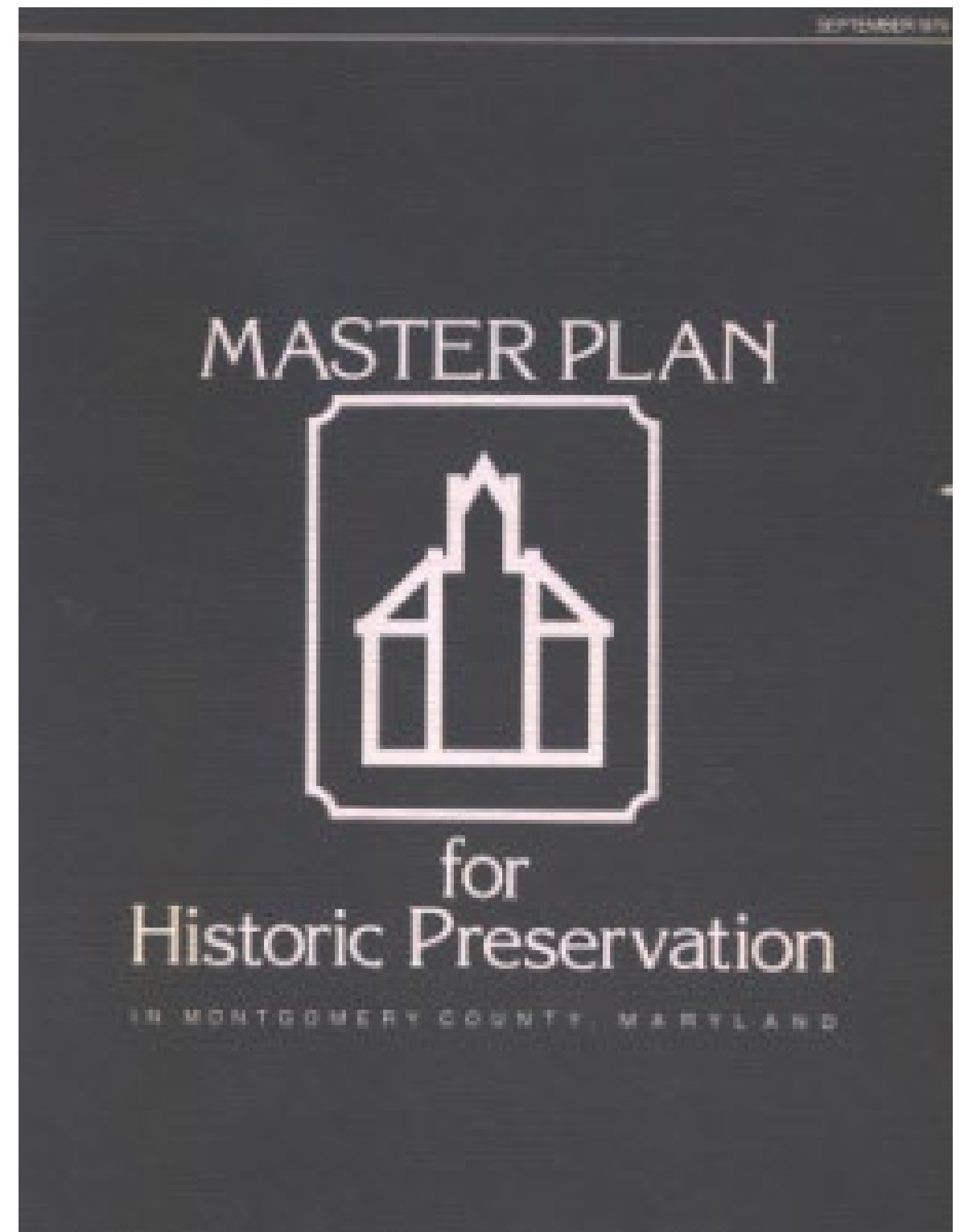
Locational Atlas and Index of Historic Sites

- Created by the Montgomery County Planning Board, part of the M-NCPPC, in 1976
- Lists resources that are potentially historically significant
- The Planning Board can add to and remove properties from this Inventory continuously
- Provides partial protection from demolition and substantial alteration until the resource/district is evaluated for the *Master Plan for Historic Preservation*



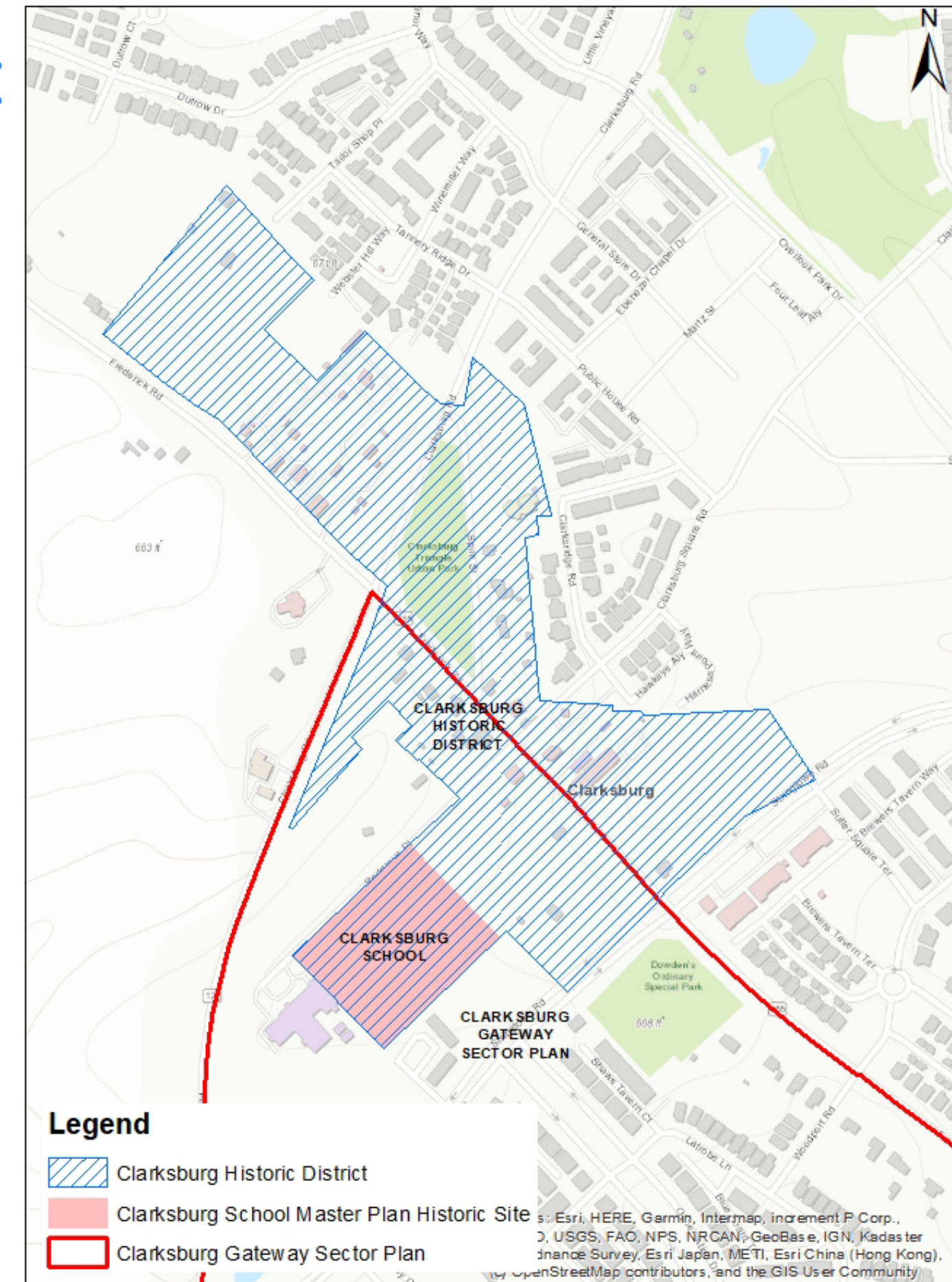
Master Plan for Historic Preservation

- Adopted by the County Council in 1979
- Historic designation occurs after thorough analysis with respect to the designation criteria
- Opportunities for public comment are available at each step of the public hearing process
- All exterior alterations must receive a Historic Area Work Permit from the Historic Preservation Commission
- Access to historic preservation tax credits

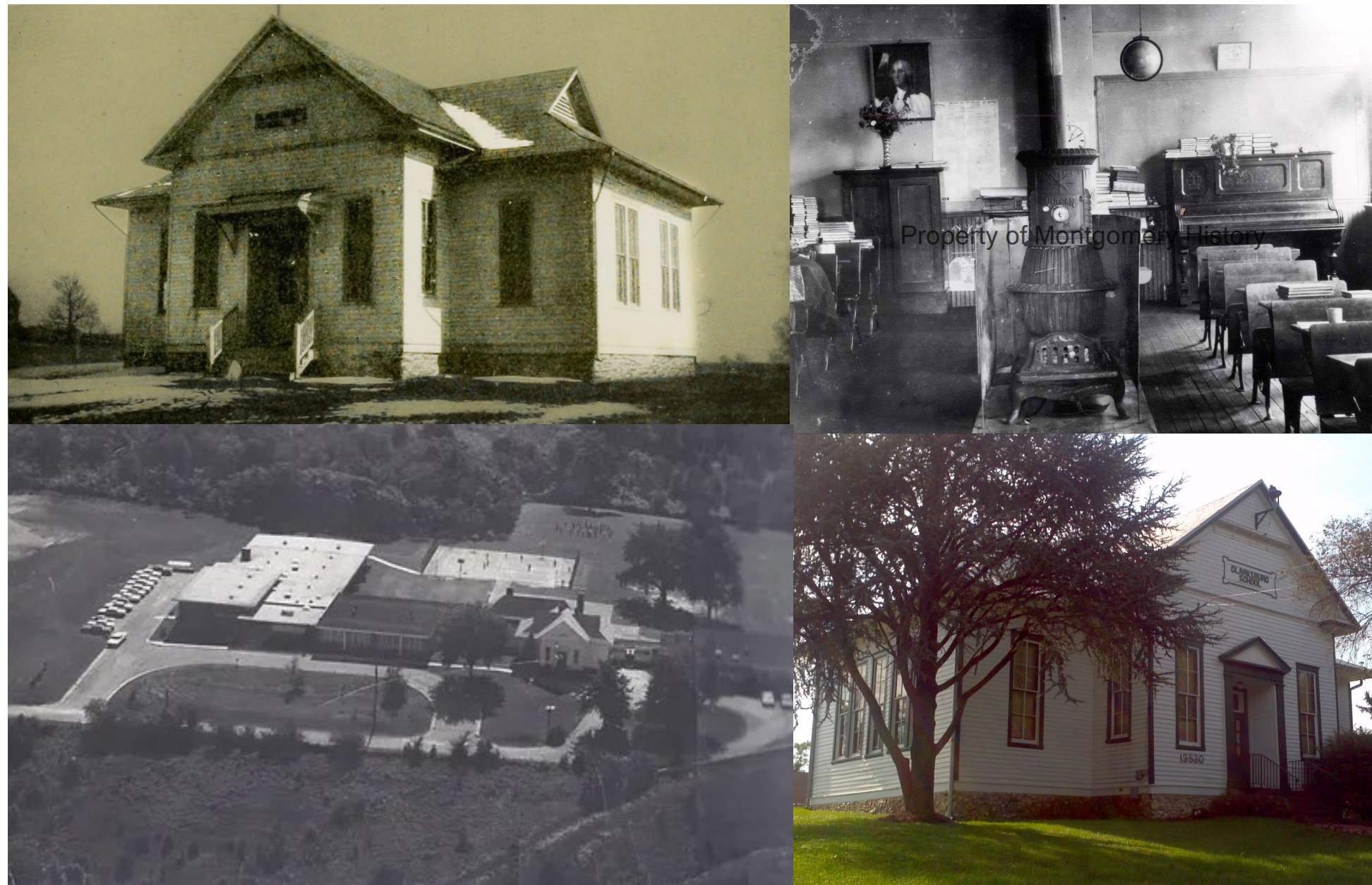


Master Plan for Historic Preservation: Clarksburg School Historic Site

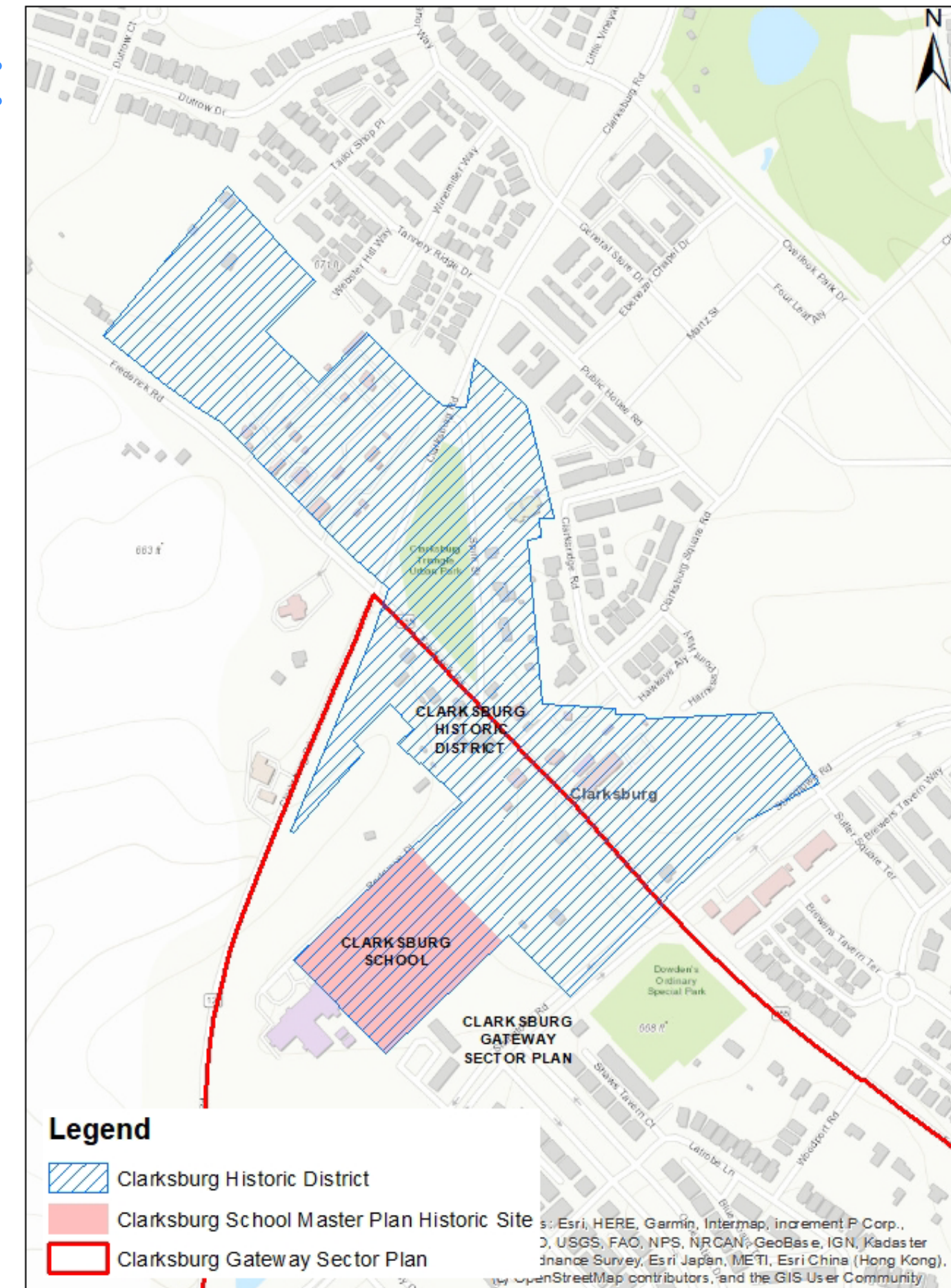
- Designated as a Master Plan Historic Site in 1979
- One of the county's last and most elaborate remaining examples of a two-room schoolhouse built for white students
- Moved 300 feet to its current location in 1972



Master Plan for Historic Preservation: Clarksburg School Images

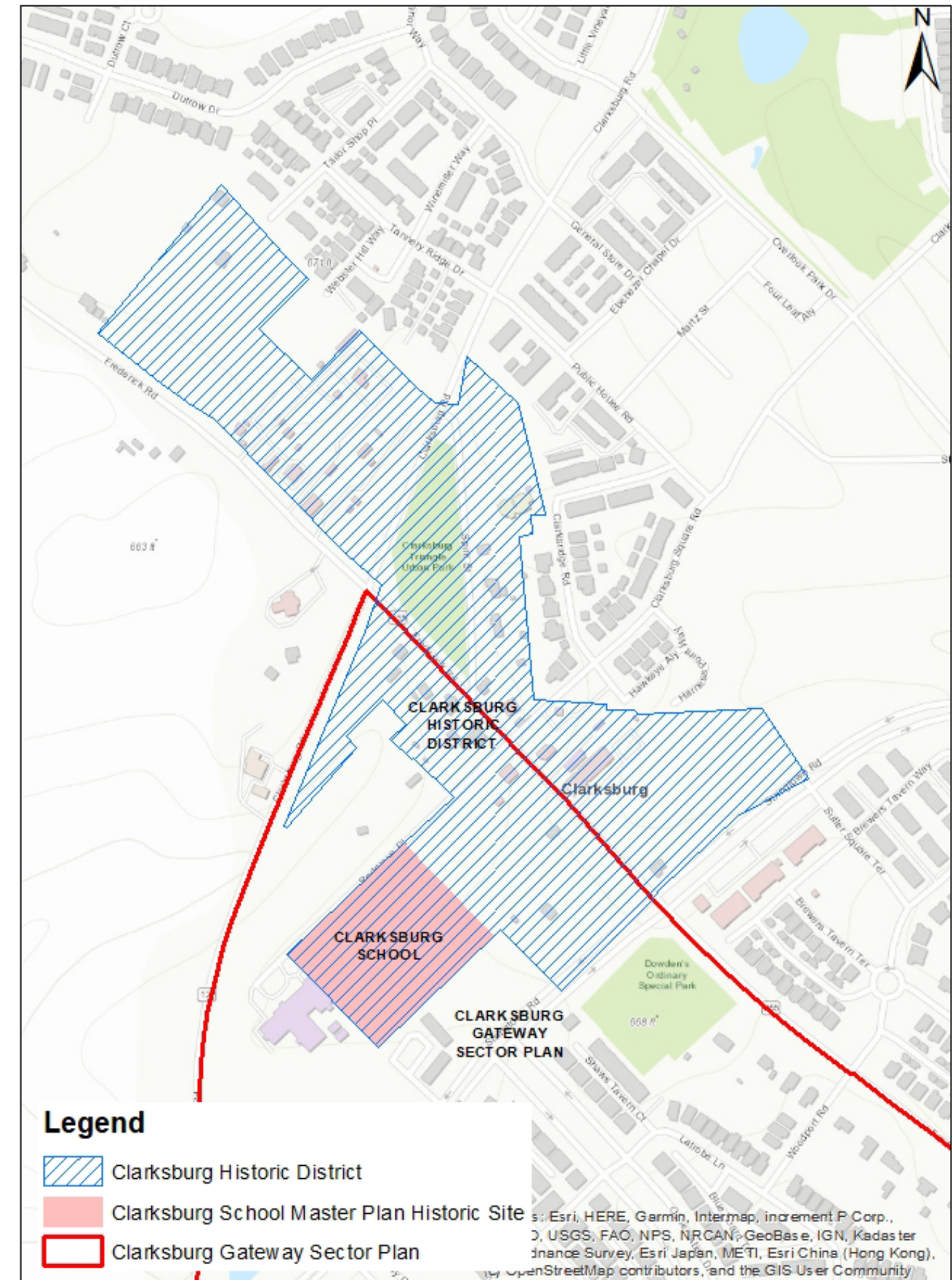


View of the Clarksburg School ca. 1912 (upper left), interior classroom ca. 1925 (upper right), aerial photograph ca. 1960 (lower left), and façade (lower right).
Source: *A Rural Survey in Maryland (1912)*, *Montgomery History*, *Clarksburg Historical Society*, and *Montgomery Planning*.



Master Plan for Historic Preservation: Clarksburg Historic District

- Designated as a Master Plan Historic District in 1990
- Represents a concentrated residential and commercial community lining Frederick Road
- Contains an important collection of early 19th century residential and commercial architecture



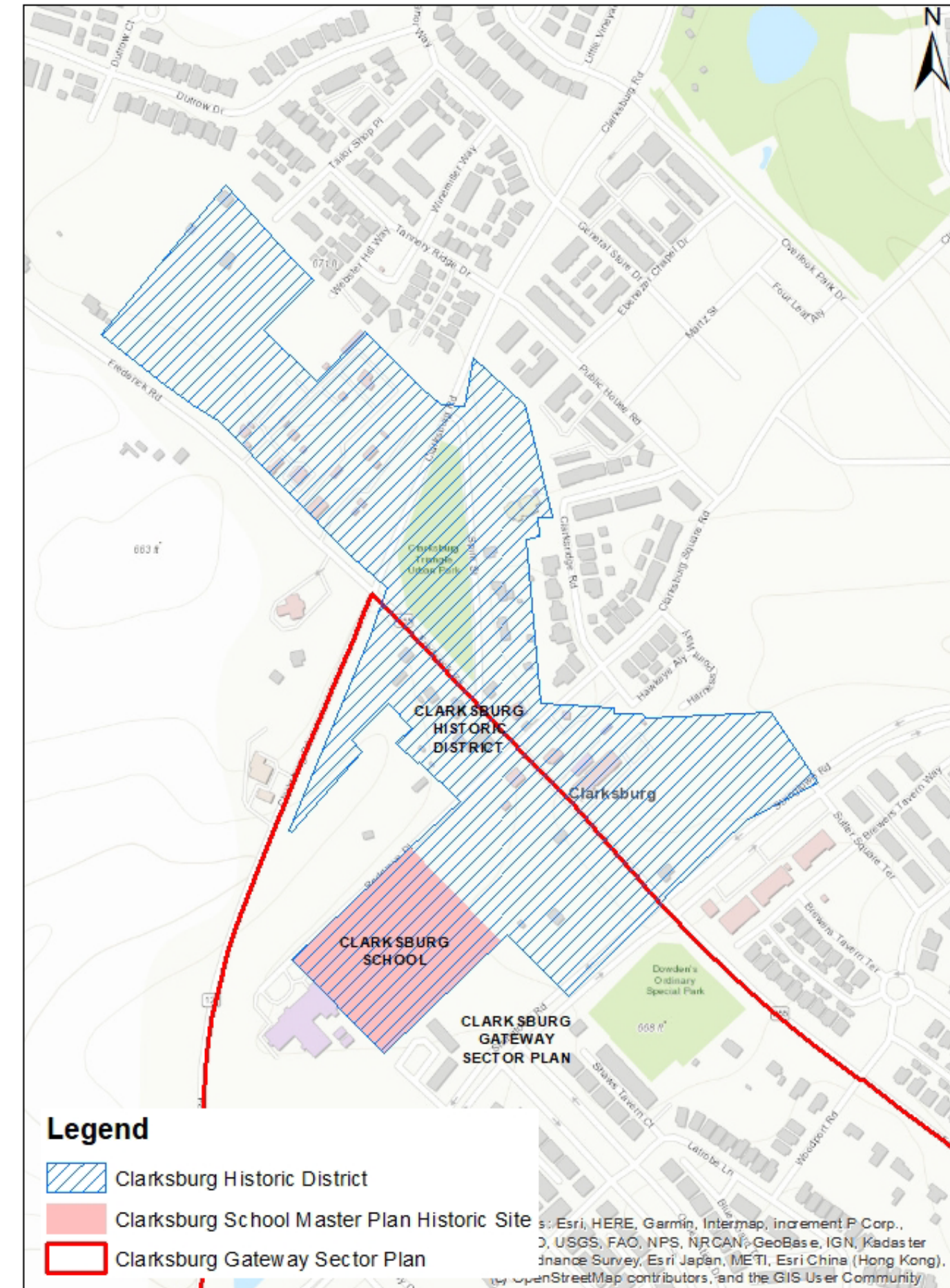
Master Plan for Historic Preservation: Clarksburg Historic District Images



View of the Clark-Waters House, 23346 Frederick Road, ca. 1960 (top) and 2022 (bottom).
Source Clarksburg Historical Society and Google.

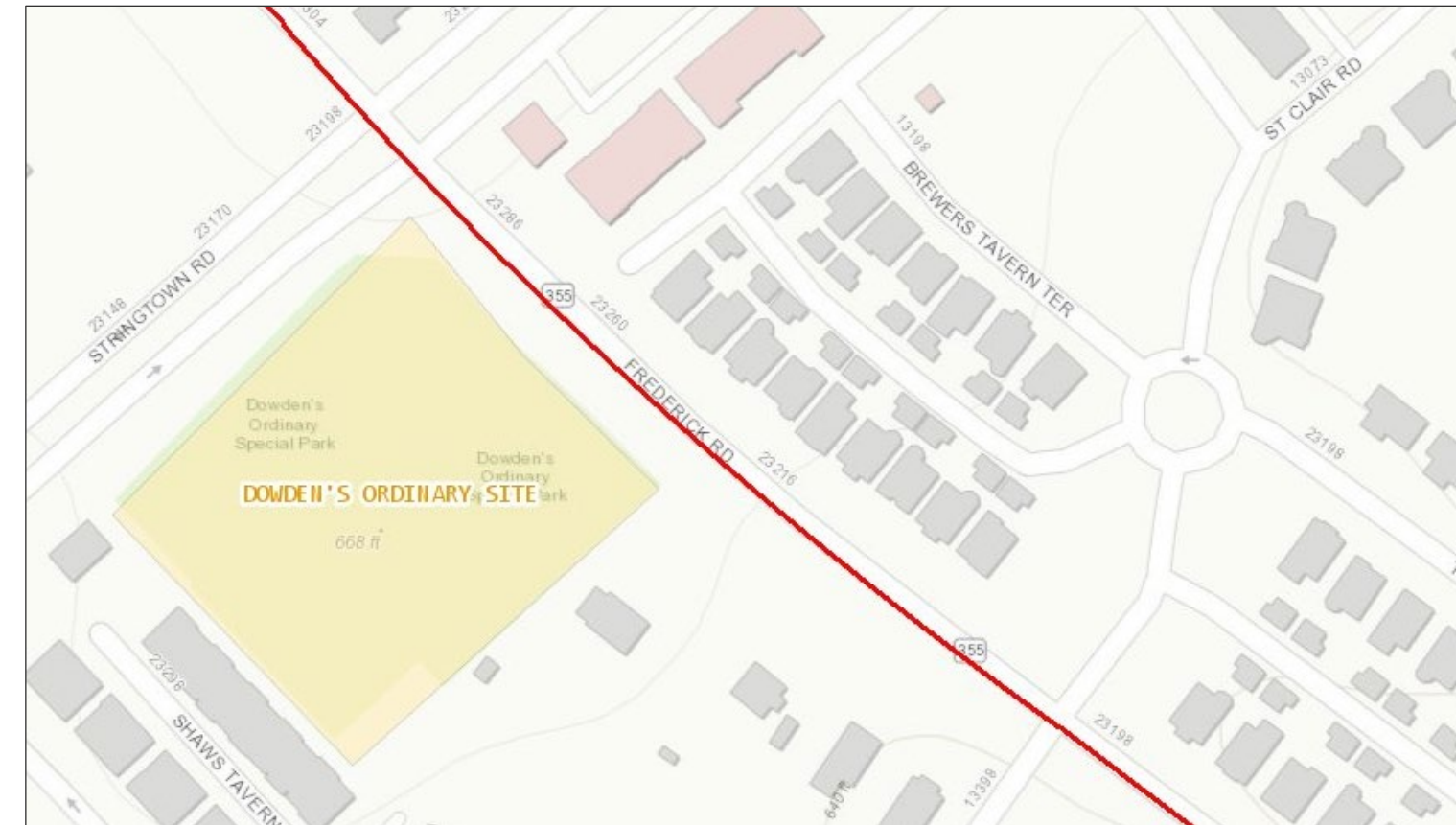


View of the Leonidas Wilson House, of the Clark-Waters House, 23340 Frederick Road, ca. 1972 (top) and 2022 (bottom).
Source Vintage Aerials and Google.



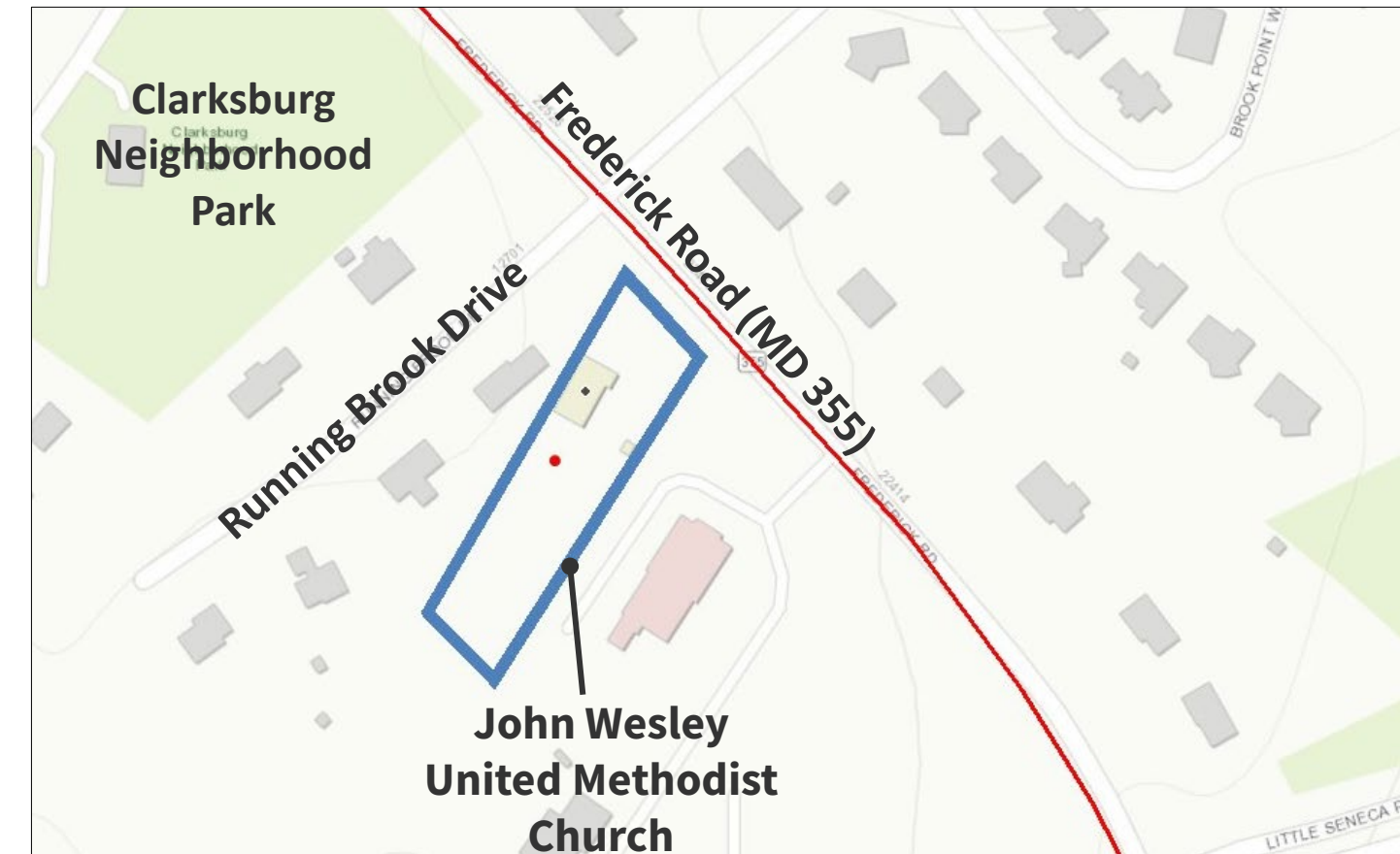
Locational Atlas & Index of Historic Sites: Dowden's Ordinary Site and Marker

- Listed as a Locational Atlas Historic Site as part of the 1994 Clarksburg Master Plan
- The Janet Montgomery Chapter of the Daughters of the American Revolution erected a boulder with a plaque next to the site of the original tavern in 1915.
- Tavern demolished in 1924
- Dowden's Ordinary Special Park was developed in 2010 by U.S. Homes Corporation and donated to M-NCPPC



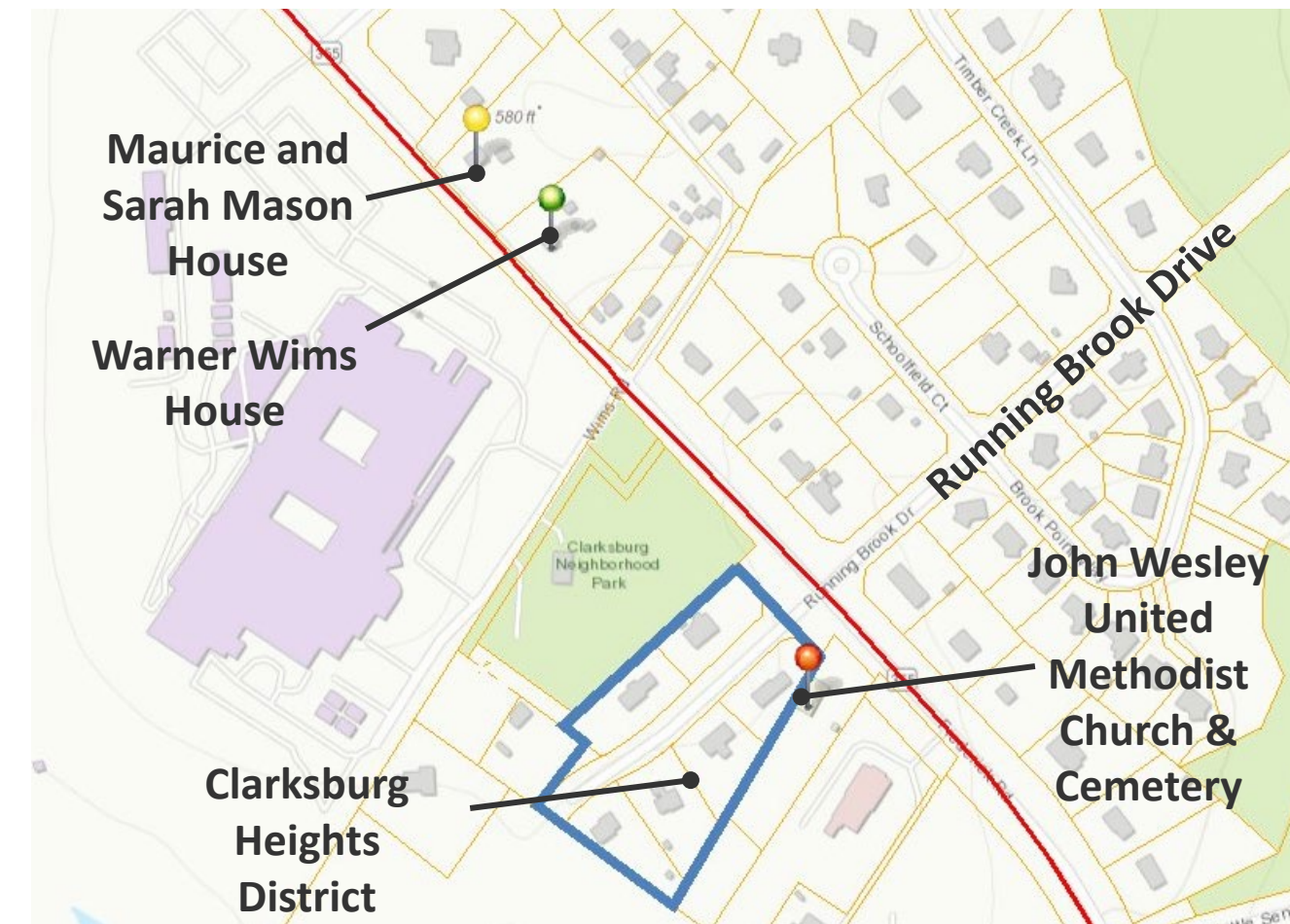
Burial Sites Inventory: John Wesley United Methodist Church Cemetery

- First church built c. 1887
- Associated with the early African American community in Clarksburg known as Rocky Hill
- Notable individuals buried at the church include members of the Wims, Mason, Williams, and Foreman families



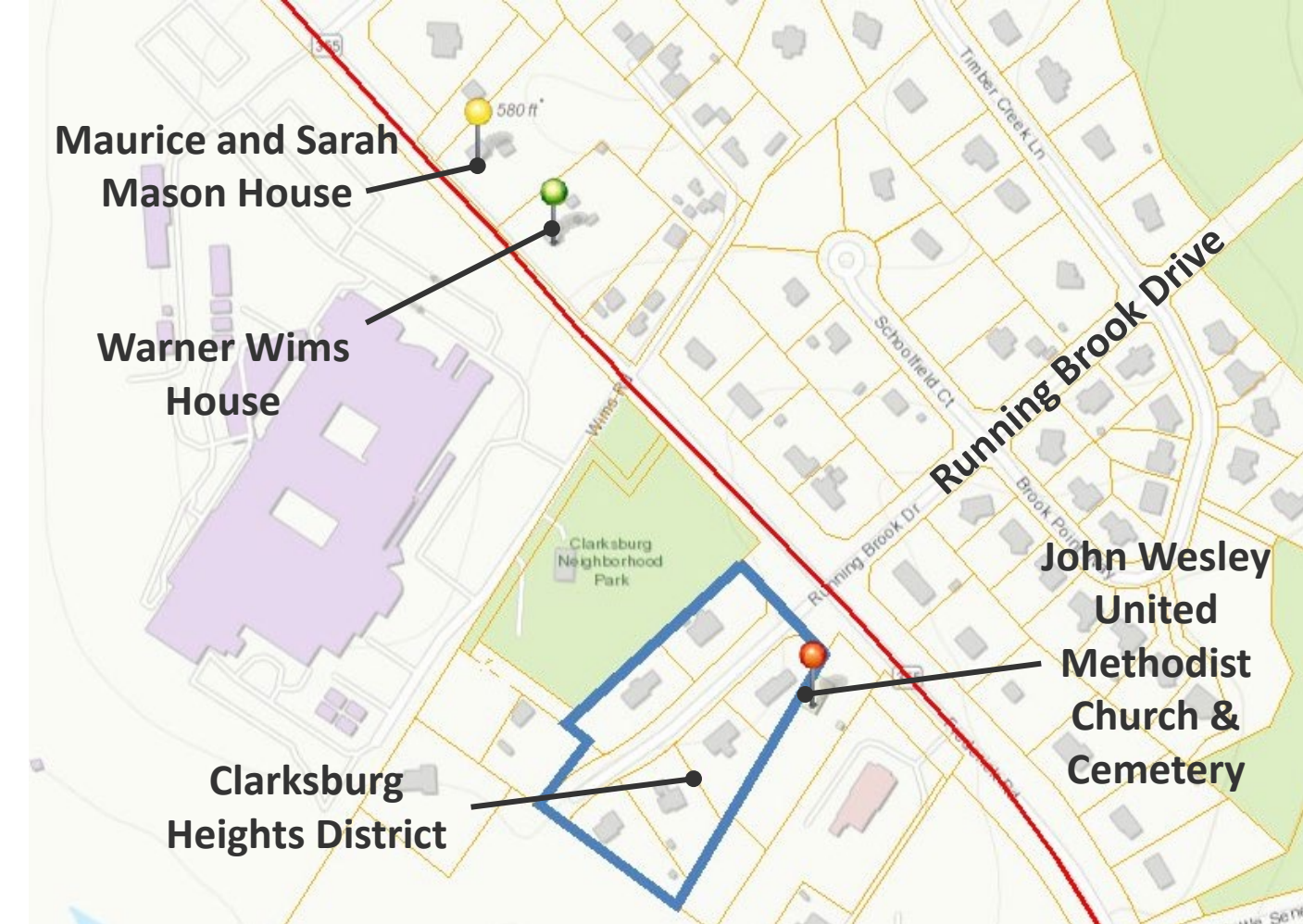
New Sites to be Evaluated: Clarksburg Heights Historic District

- 12700-12712 Running Brook Drive
- African American Historic Resource
- Mid-20th century planned subdivision
- F. Wilson and Sarah Wims built six single-family houses during the 1960s and early 1970s
- Wims rented and sold to African American families who would otherwise be unable to reside in Montgomery County due to discriminatory housing practices.



New Sites to be Evaluated: John Wesley Methodist Church & Cemetery

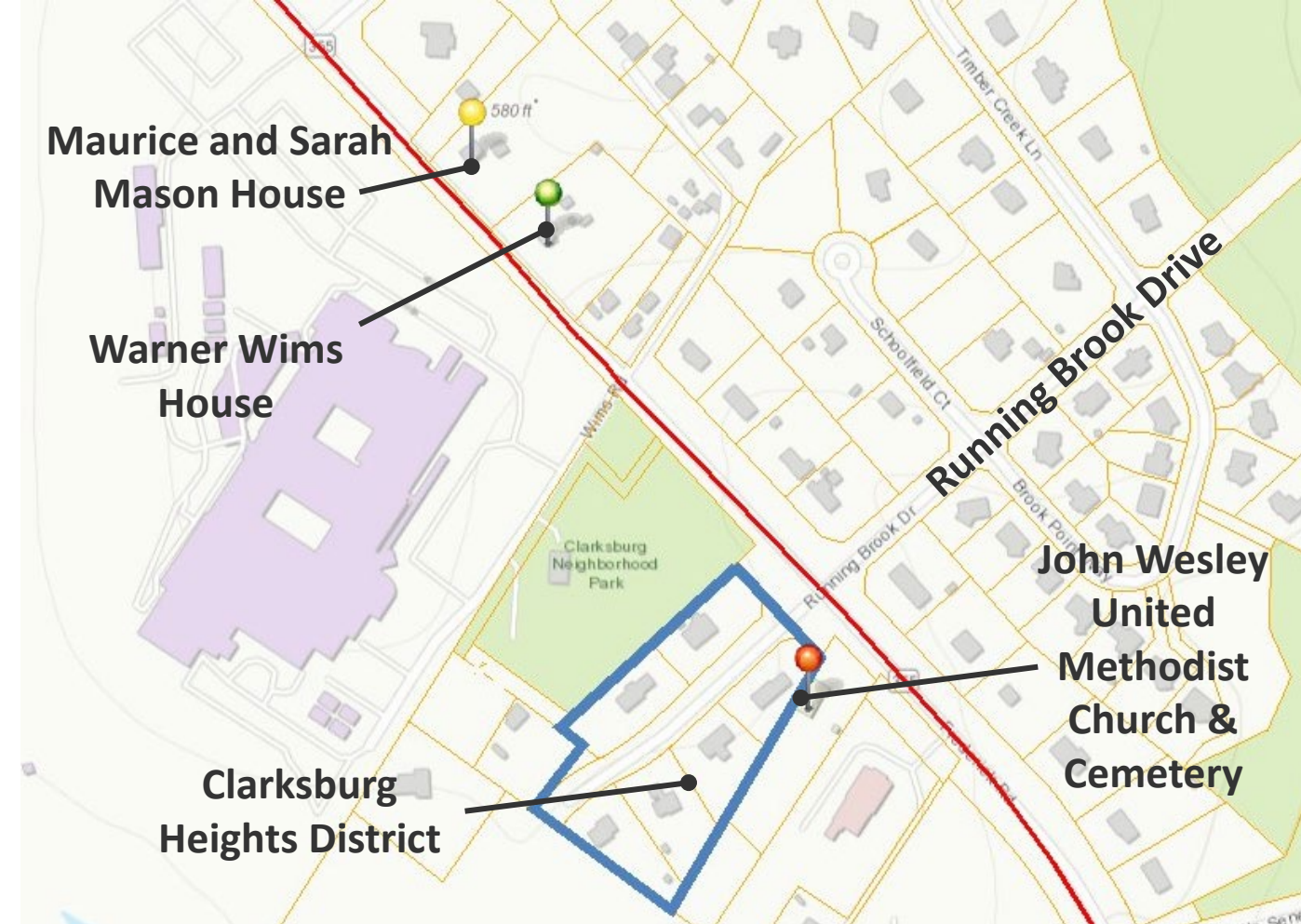
- 22420 Frederick Road
- African American Historic Resource
- Ca. 1925 Gothic Revival Church
- Important institution that served as a center for the community's religious, educational, and social life



New Sites to be Evaluated: African American Resources

Maurice and Sarah Mason House & Warner Wims House

- African American owned homes in the Rocky Hill community
- Built in the late 1800s and early 1900s



New Sites to be Evaluated: COMSAT Laboratories

- Constructed in 1968-69.
- Designed by Argentine-American master architect Cesar Pelli.
- Early and iconic example of the High Technology design that came to define technology research corridors.
- The “machine in the garden” symbolized the necessary but complicated relationship of technology amid nature.
- Scientists, researchers, and technicians at COMSAT made globally significant technological advances in communications.



Cultural and Heritage Resources

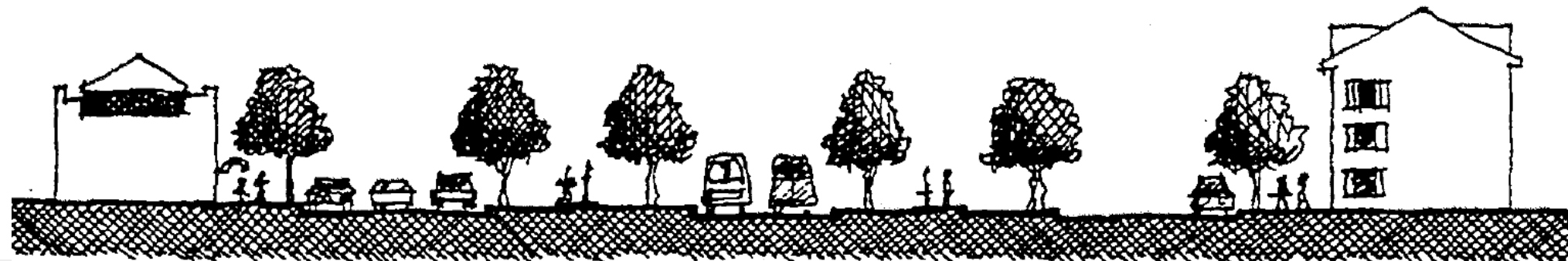
- Write an updated history of Clarksburg that utilizes the existing documentation but focuses on previously underrepresented themes and communities in published histories.
- Coordinate with existing and new local partners to explore opportunities for historic interpretation and signage.



Urban Design

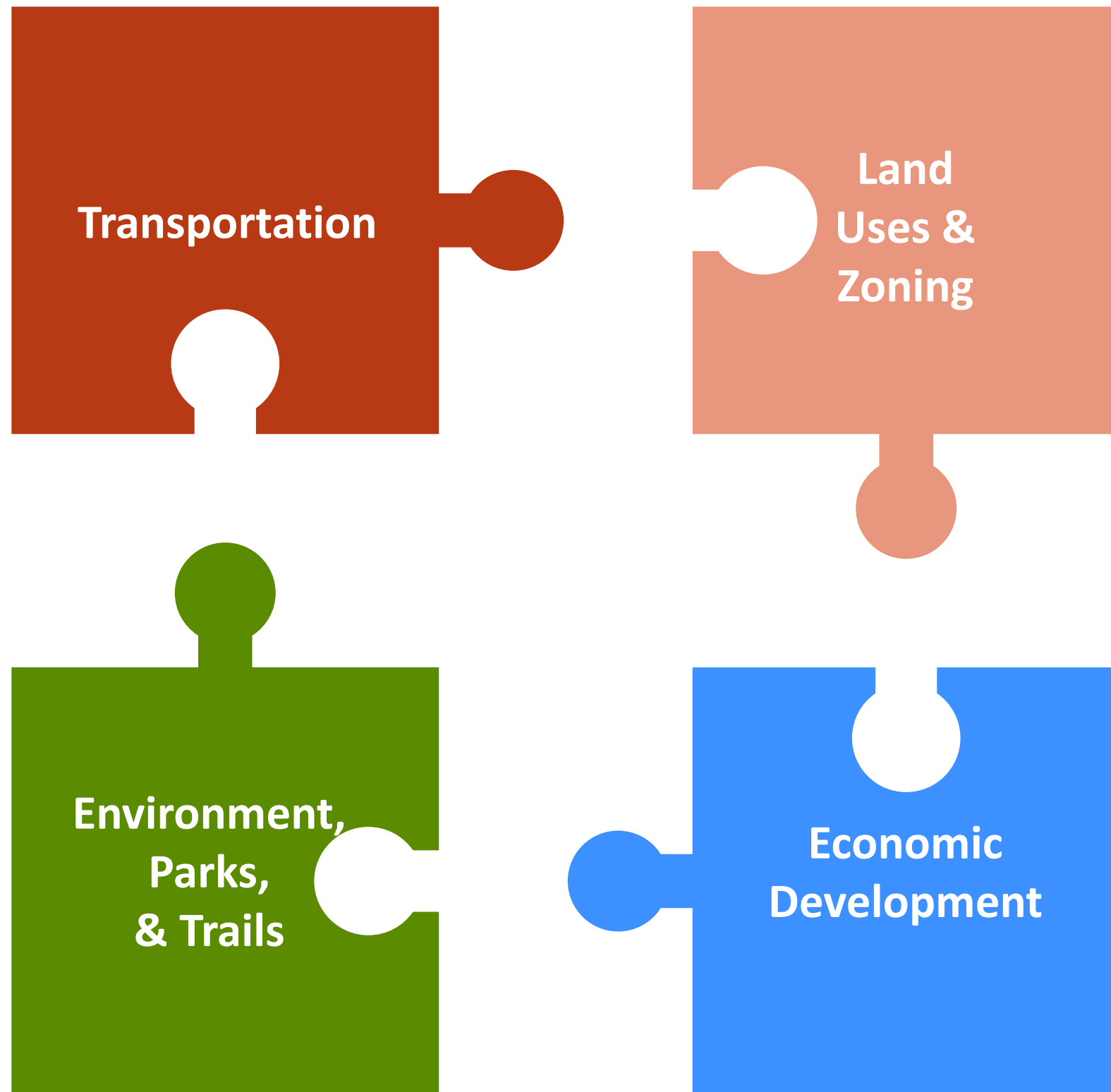
Understanding Urban Design

- 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

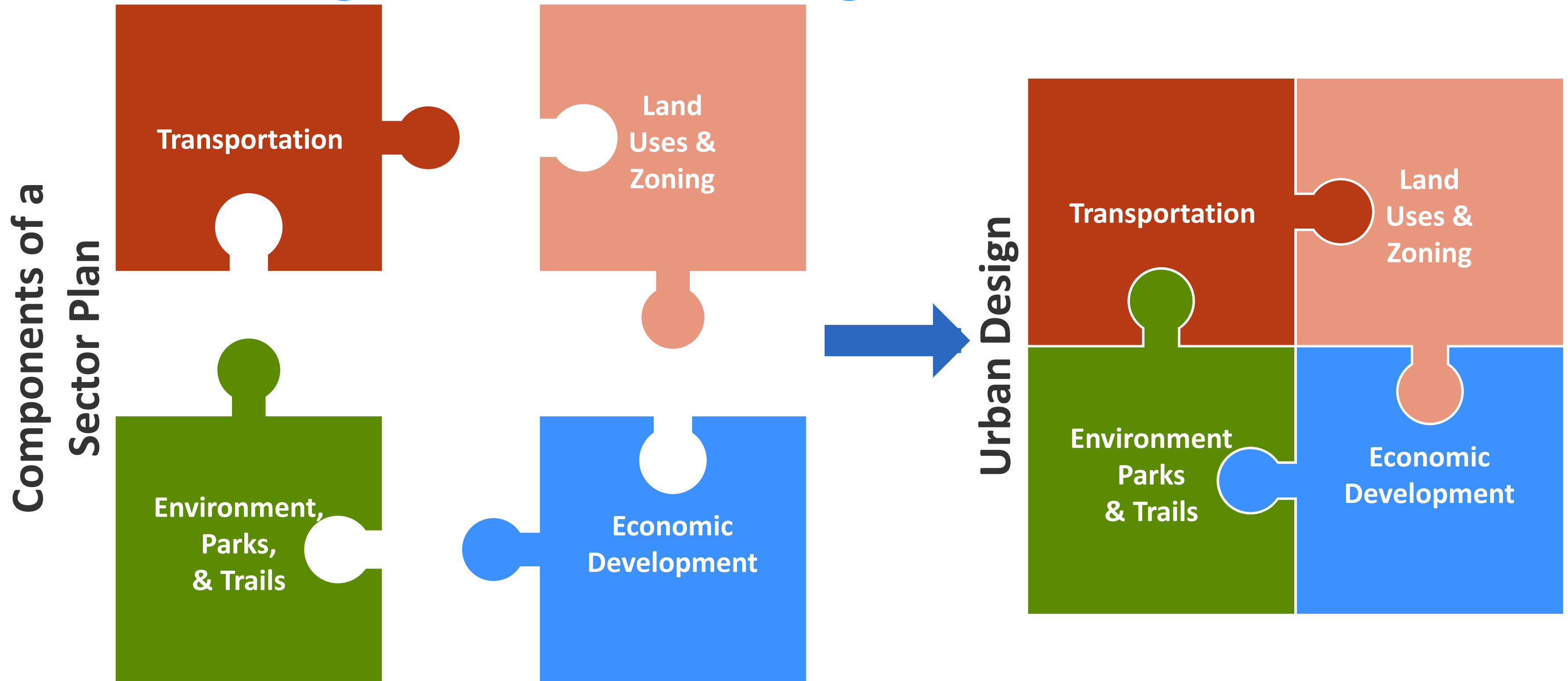


Topics in a Sector Plan

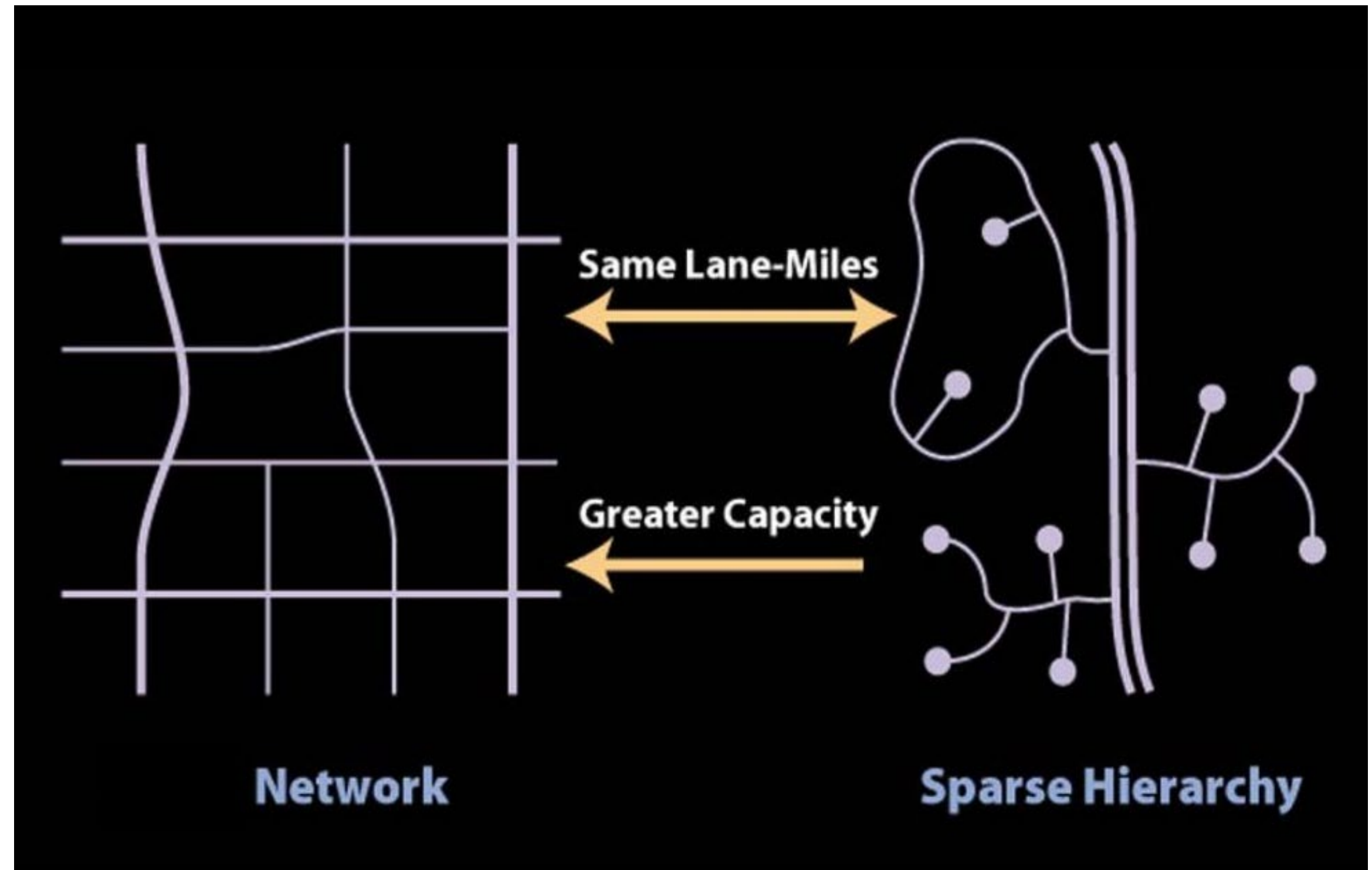
Components of a
Sector Plan



Putting the Pieces Together



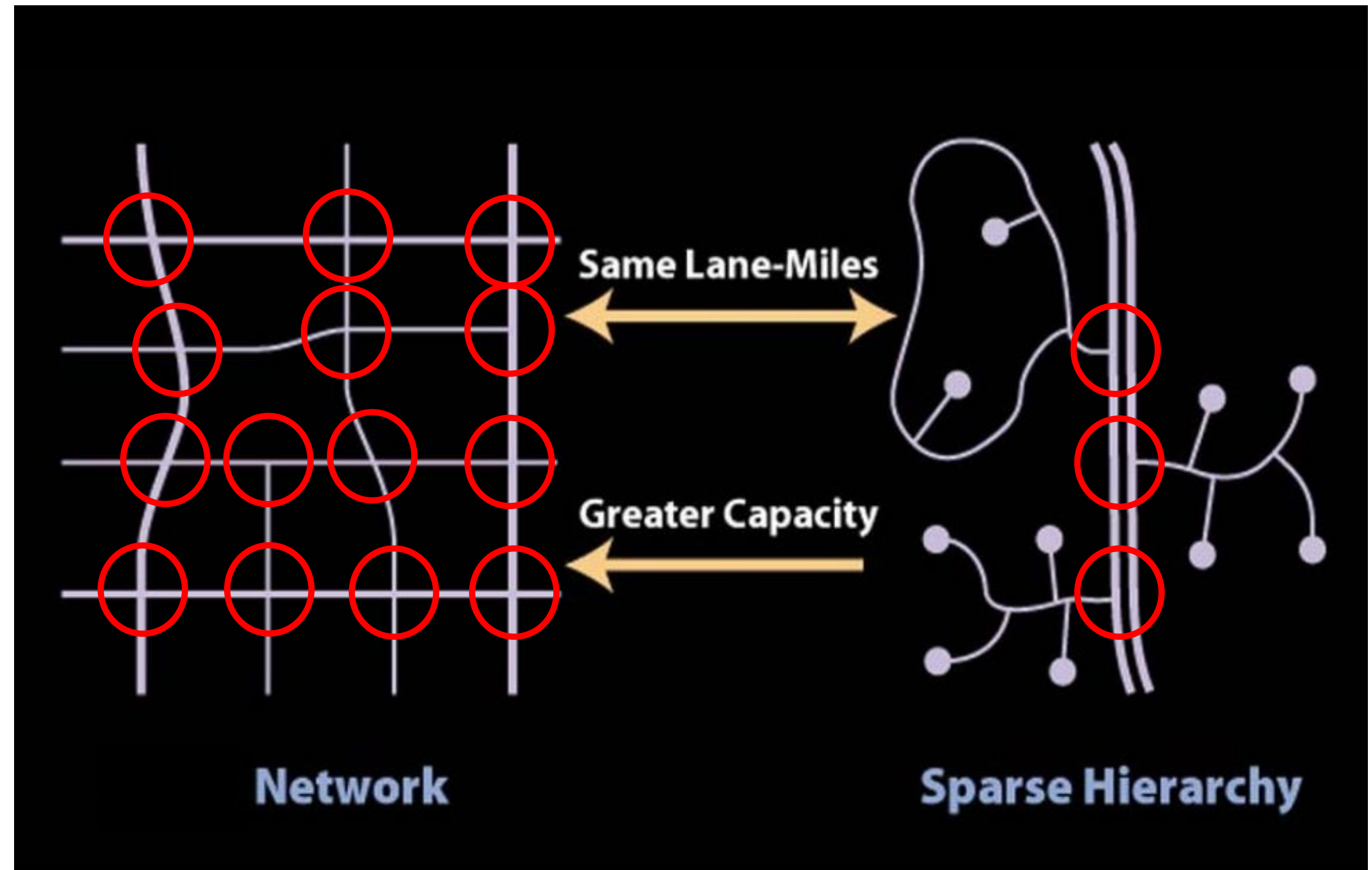
Street Network Diagram Example



Source: From *Making Good Cities* by Ian Lockwood

Street Network Diagram Example (continued)

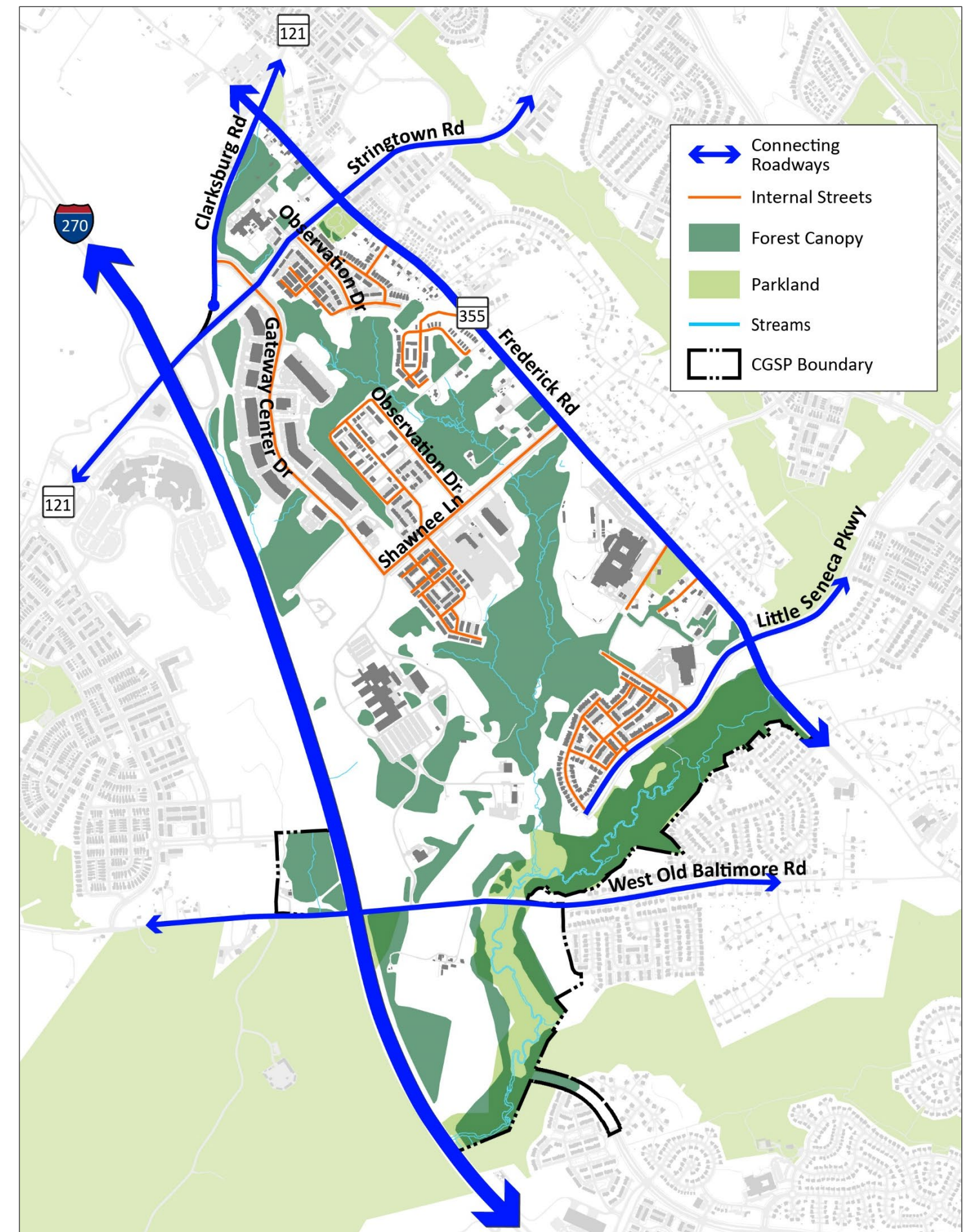
- Better connectivity
- Reduces overall congestion on arterials
- Greater number of options for travel
- Greater walkability and bikeability
- More opportunities for Placemaking



Source: From *Making Good Cities* by Ian Lockwood

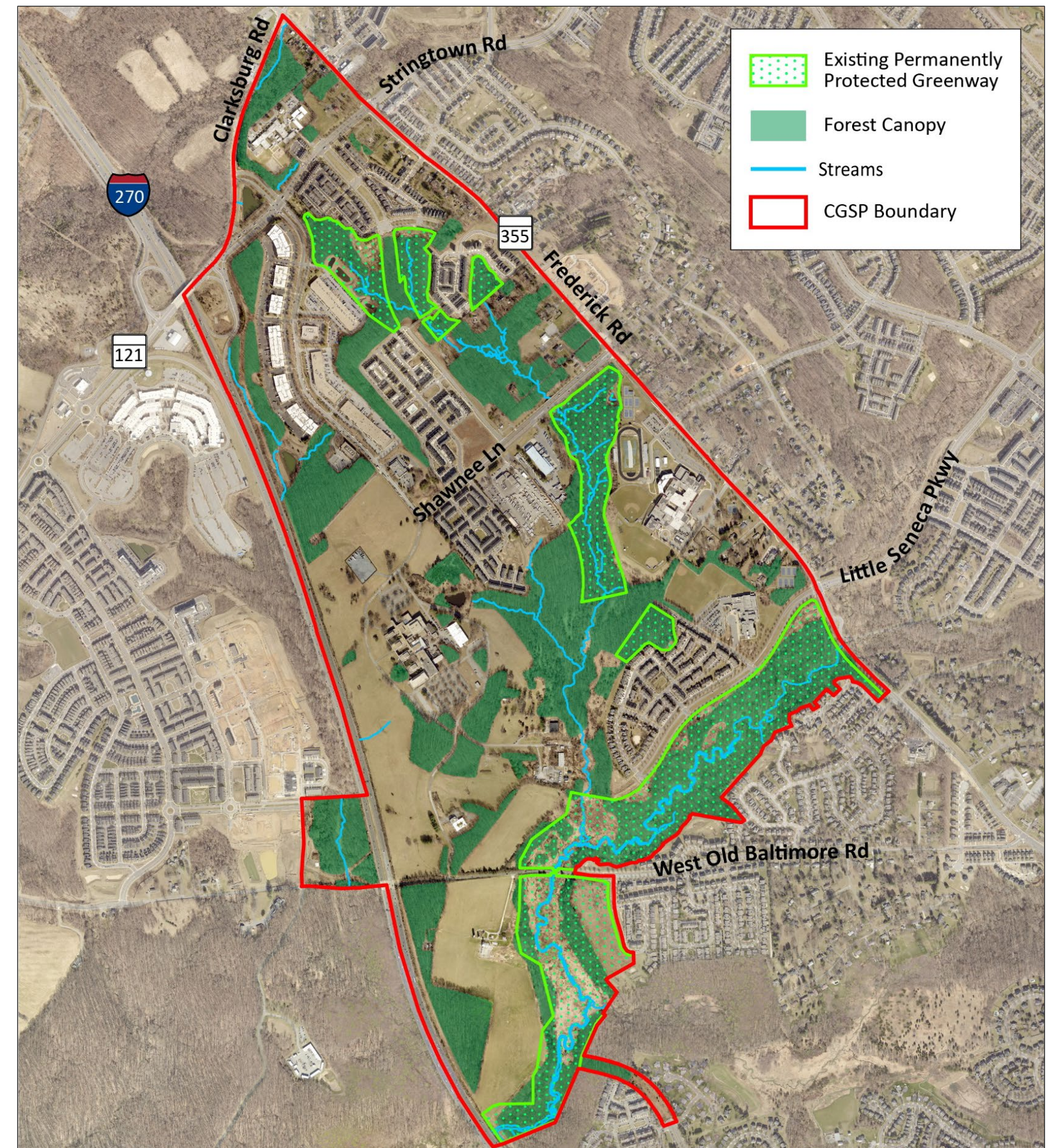
Existing Street Network in CGSP

- Limited points of connectivity **within** and **outside** of the sector plan area



Environmental Resources

- 1994 Plan helped to protect and establish a network of greenway parks with trails.



Complete Communities (Thrive Montgomery 2050)

- Make 15-minute living a reality for as many people as possible
- Retrofit large-scale developments to include a mixture of uses
- Provide a critical mass of housing, jobs, services, and amenities
- Specific mix varies depending on context



Missing Middle

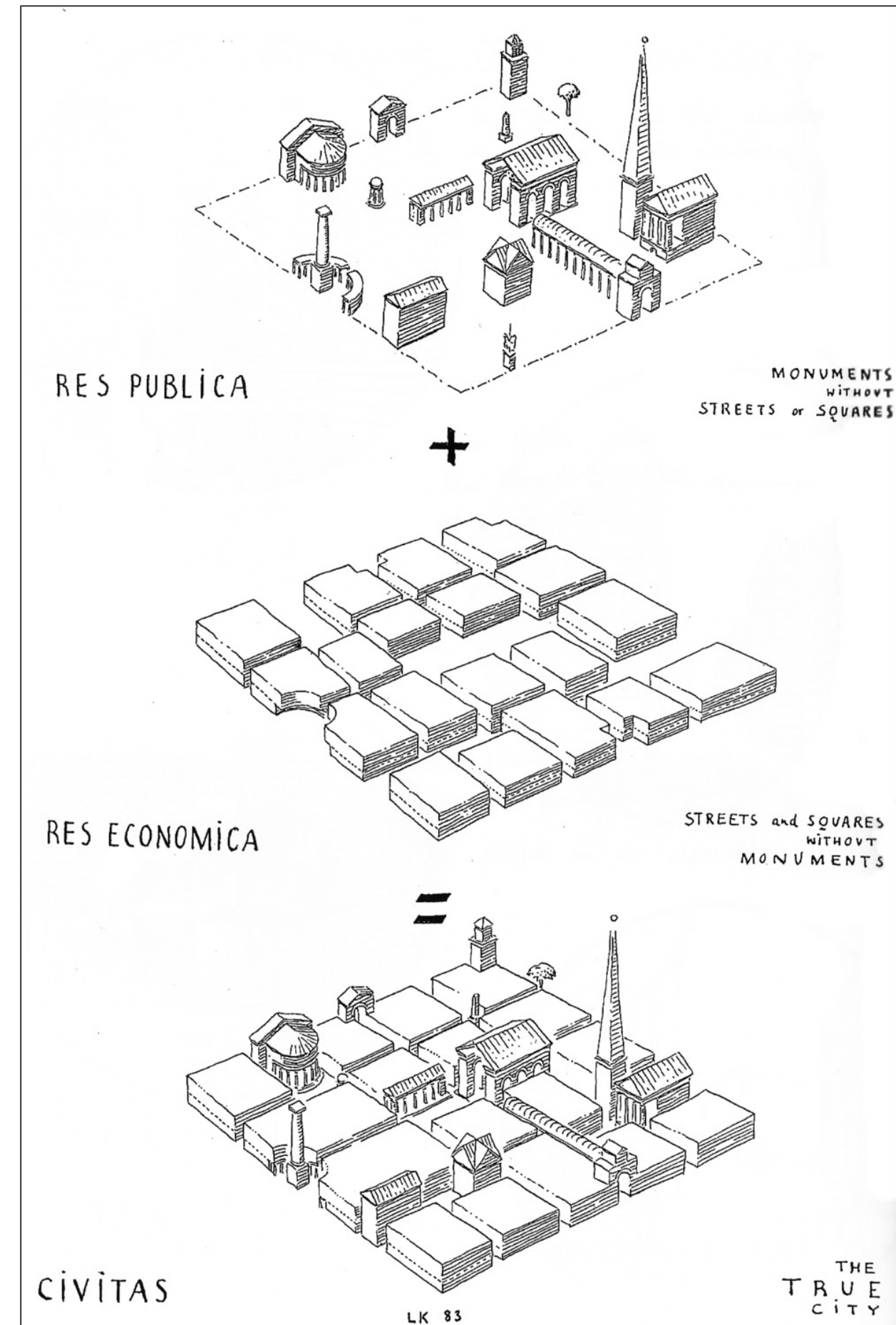


Public and Private Spaces

Monuments – those buildings that terminate views, and designate important locations, institutions or uses.

Streets and Squares – an active public realm framed by normal buildings and provide connectivity.

Together: Great spaces together with well-placed monumental buildings create the best towns and cities



Locate Iconic Buildings and Create Gathering Spaces



Breakout Session

Breakout Session Questions

1. What is your experience with the public facilities in Clarksburg? Do they provide adequate services? Do any of them feel like part of the community, and is this important to you? Have you lived in places where the public facilities have been a significant part of the character of the community?
2. The Planning Department doesn't control school redistricting, but our plans do study the need for future school facilities. What has been your experience with schools in the Clarksburg area in recent years? Do the schools in Clarksburg add to the neighborhood feel or feel like they are an important part of community life?
3. Let's talk about recreation, aquatic, and community centers. What kinds of activities would you want in such a place, and where would you locate one? Where do you go now? What are some barriers to using these facilities? Where do you go instead of a public community center?
4. Do you use the parks and trails in your area? If so, which ones? Why do you choose the parks you go to or the trails you use? What are the activities you would like to see in parks? Are there park amenities you would like to see more of? Where do you walk or ride to today and are there trail connections that are missing?
5. What are some community landmarks that are important to you (places, buildings, trees, hills, schools, etc.)?
6. When you go out, what are some communities you visit and why do you choose those communities? Is there something about the design of those places that appeals to you? What makes you choose one over another?
7. Do you think that Clarksburg has a community identity? If so, what is it? Is this something that is important to you? What kind of identity would you *want* Clarksburg to have, and why?

Breakout Session 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
Two Weeks Ago (October 3)	<ul style="list-style-type: none"> • Transportation • Environment
Last Week (October 11)	<ul style="list-style-type: none"> • Land Use • Housing • Economic Development • Employment
Tonight	<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!

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Plan Website, Sign Up for eLetter, Online Survey

- Montgomeryplanning.org/CGSP