



Montgomery Planning Upcounty Division

10/28/2023



Clarksburg Gateway Sector Plan

Listening Session #4: All Topics

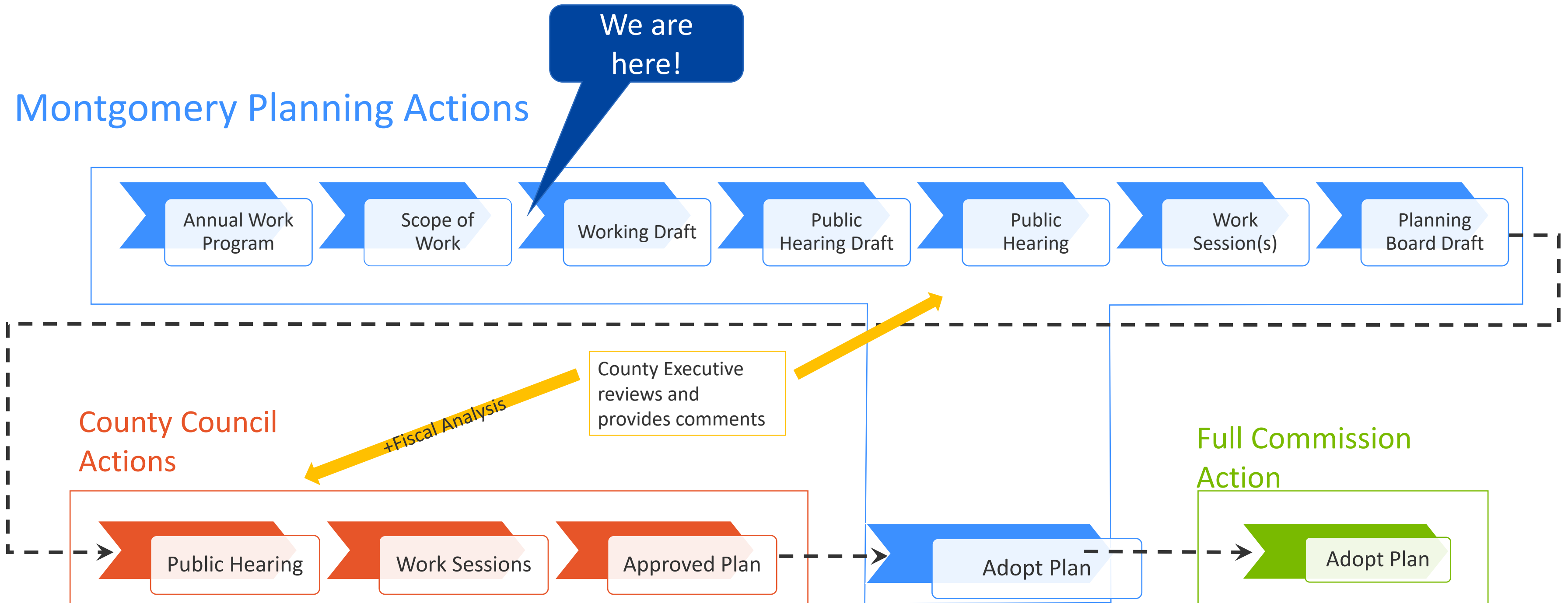


Listening Session #4 Agenda

- Introduction (5 minutes)
- Presentation (45 minutes)
- Breakout session (30 minutes)
- Breakout session recap (15 minutes)
- Closing remarks (5 minutes)

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

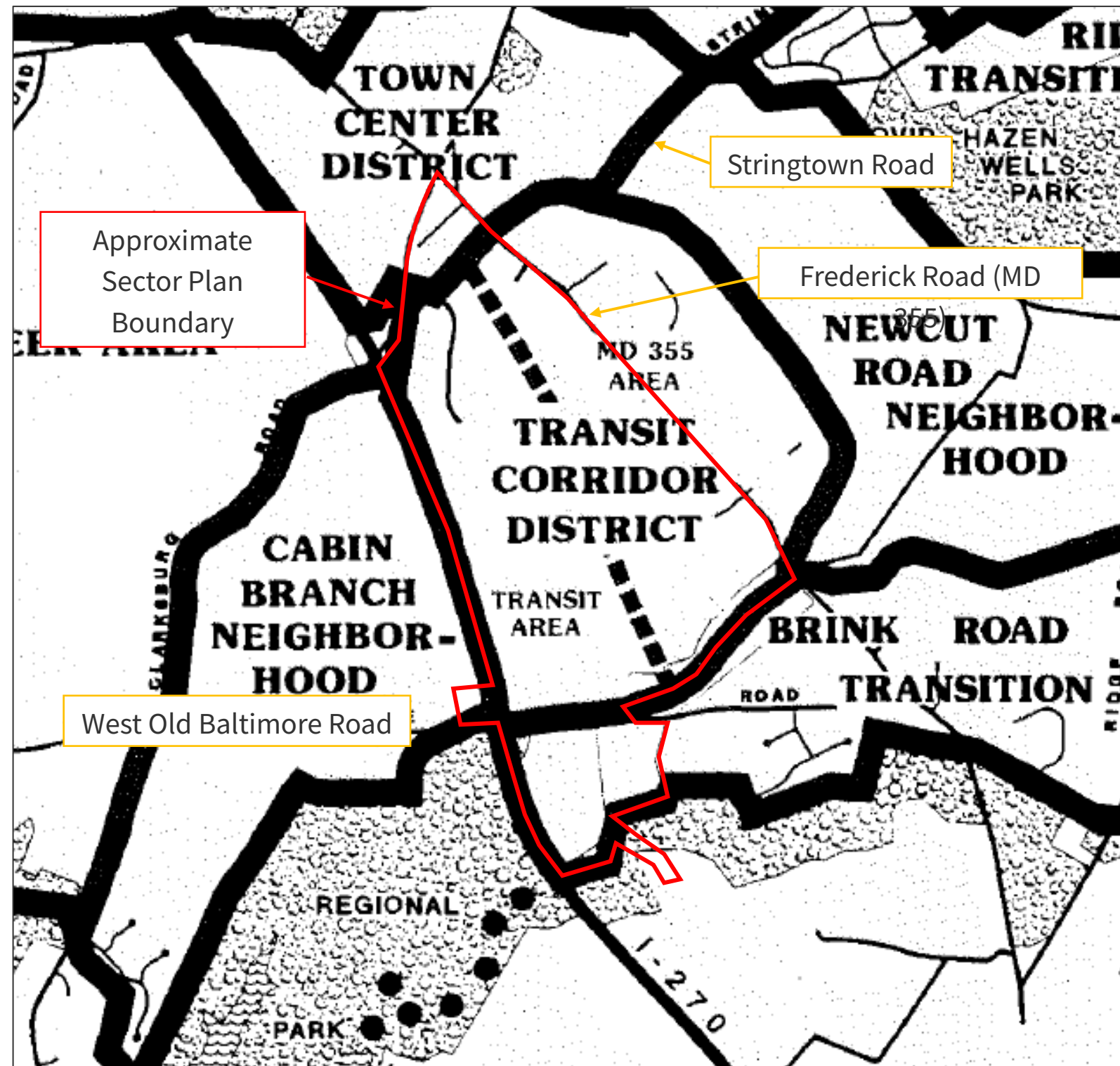
Why Update the 1994 Plan Now?

- 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*

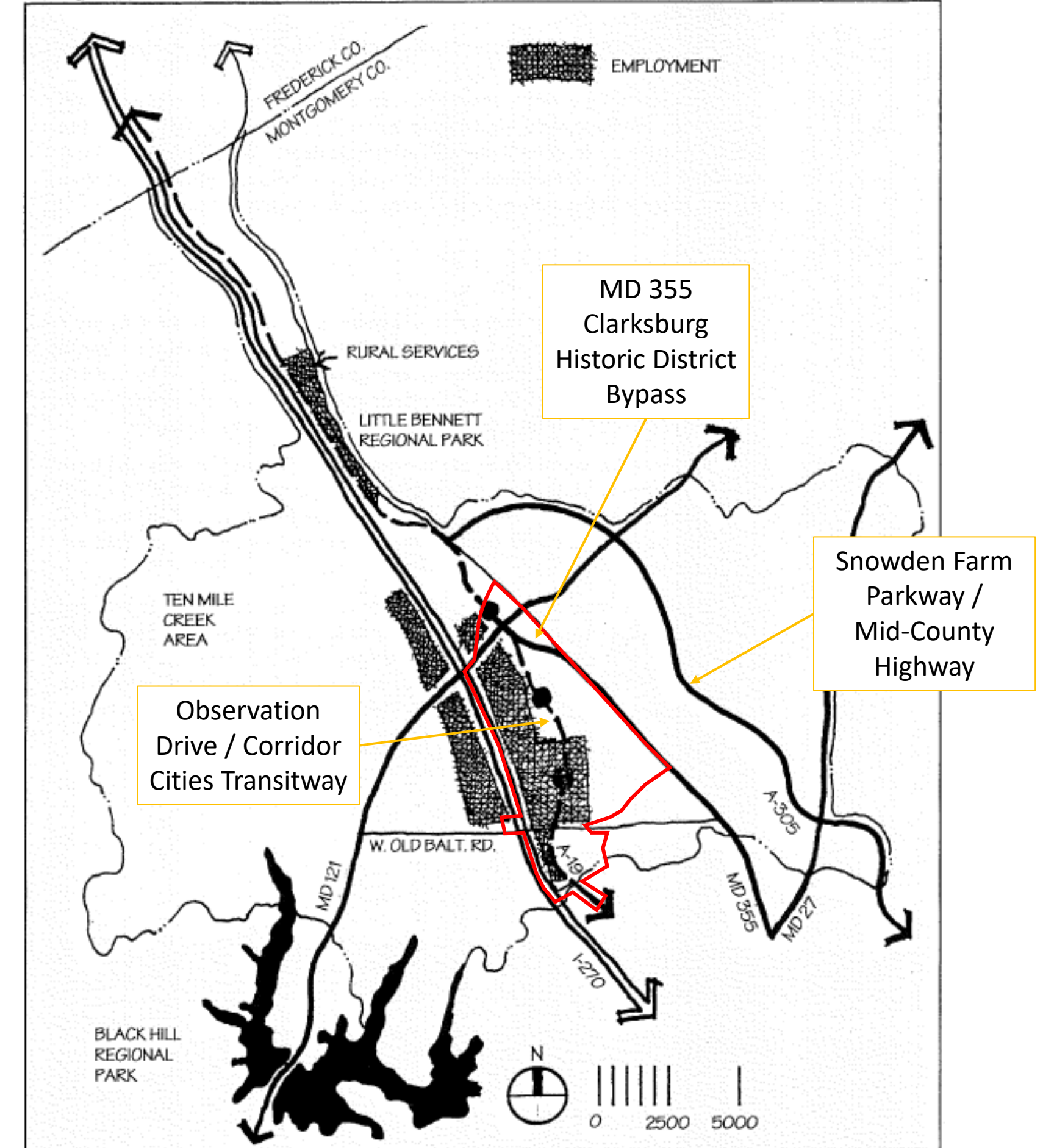
Planning Subarea	Acres	Dwelling Units*	Employment and Retail (Square Feet)
Town Center District	635	2,600	770,000
Transit Corridor District	990	2,790	3,300,000 – 5,000,000**
Newcut Road Neighborhood	1,060	4,660	109,000
Cabin Branch Neighborhood	950	1,950	2,420,000
Ridge Road Transition Area	900	540	26,000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



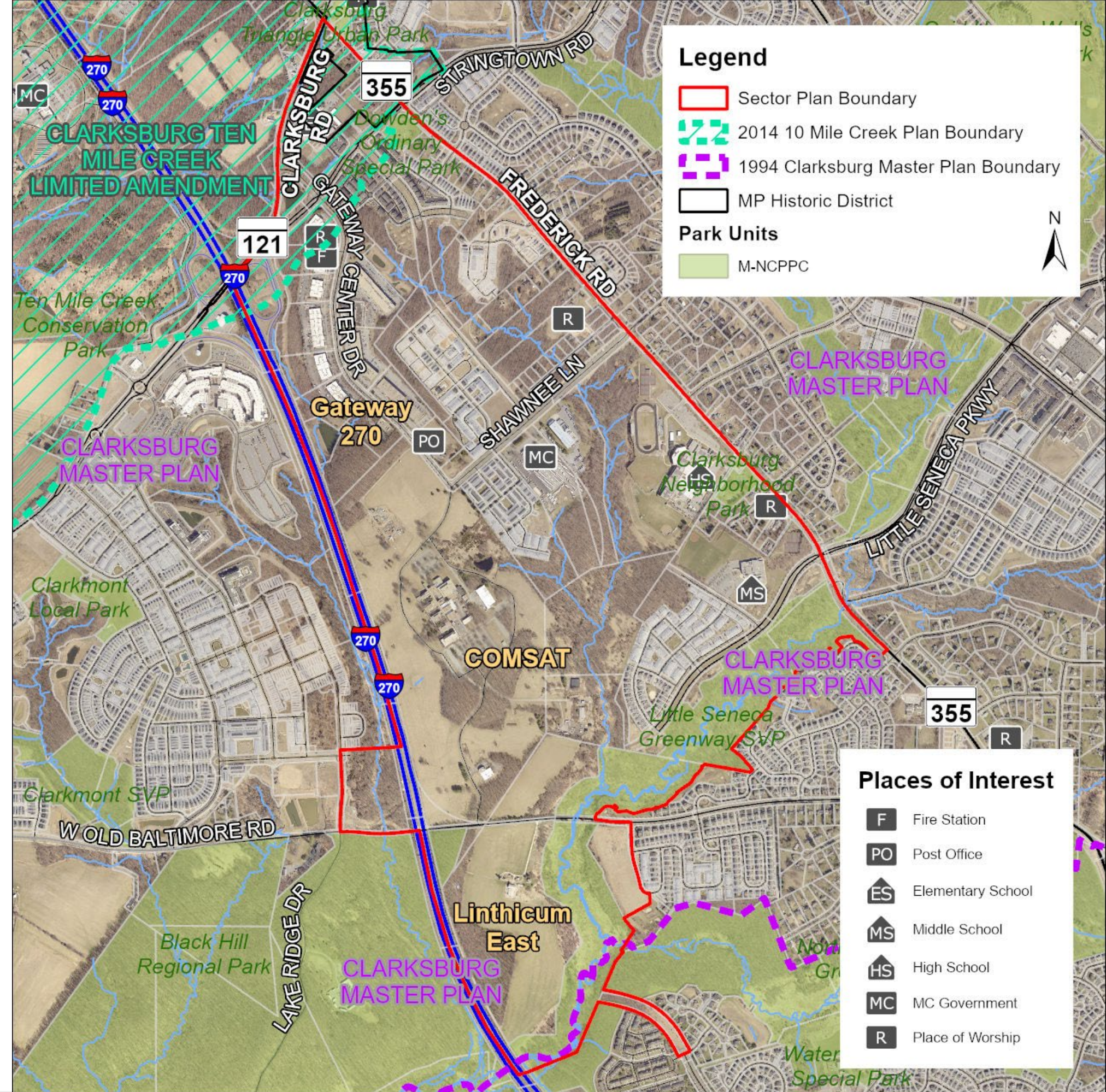
Employment

Figure 14



Plan Boundary

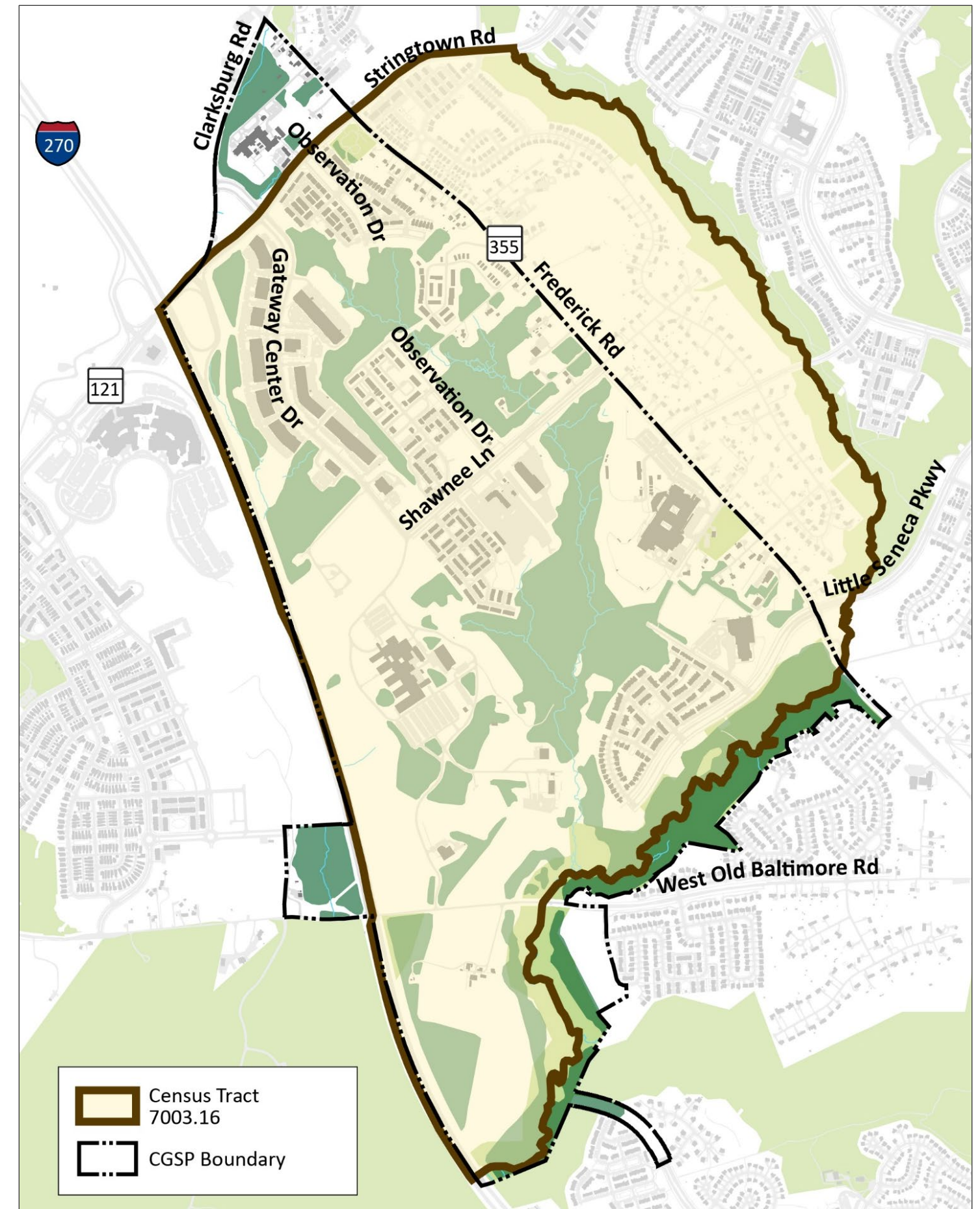
- Consists of major employment centers planned in Clarksburg
- Includes several residential developments, public schools, parks, and vacant or underdeveloped properties
- 969 acres
- First update to most of plan area since 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*
- Small area of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



Community Snapshot

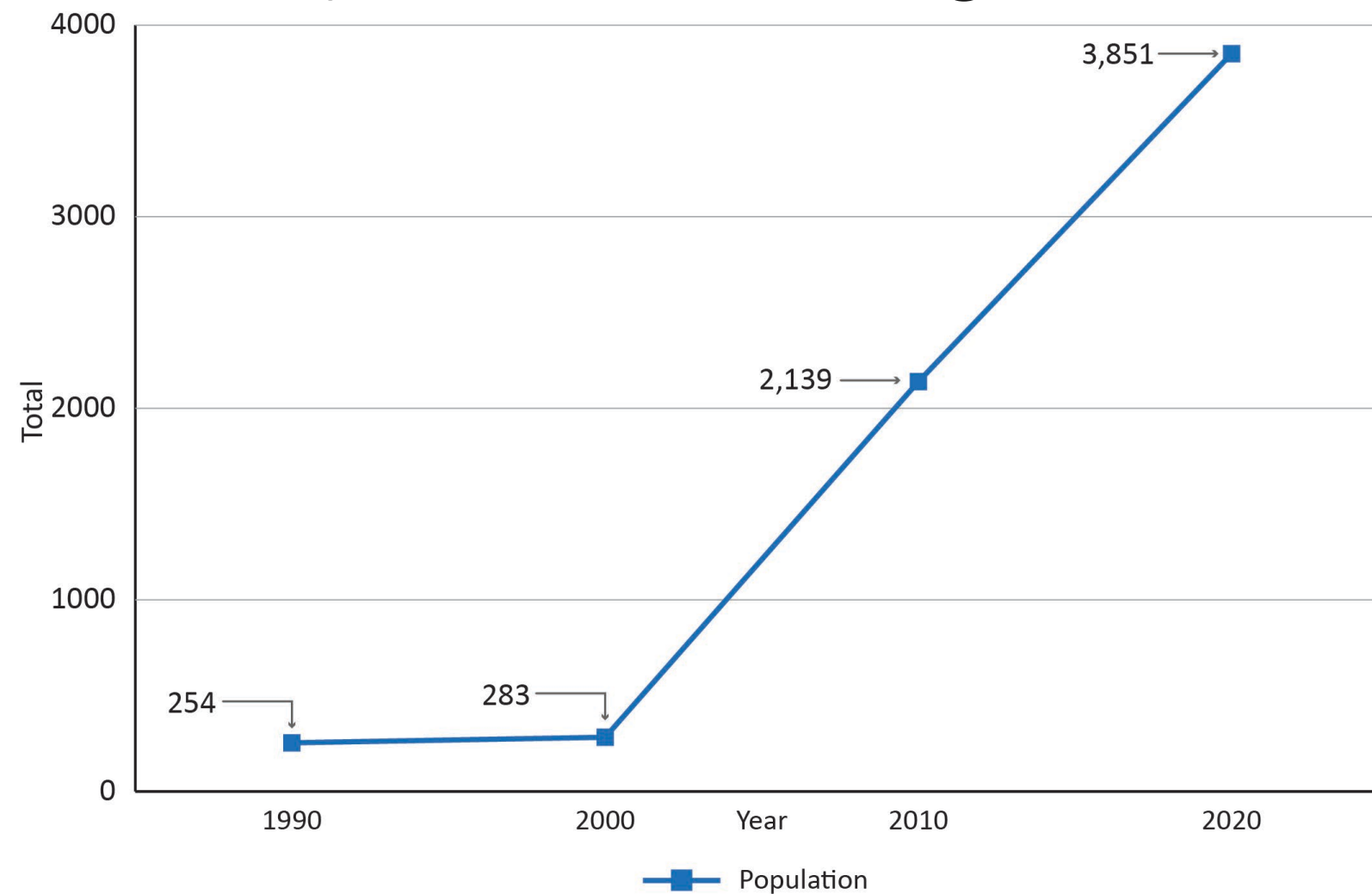
Study Area Boundary

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 Boundary.

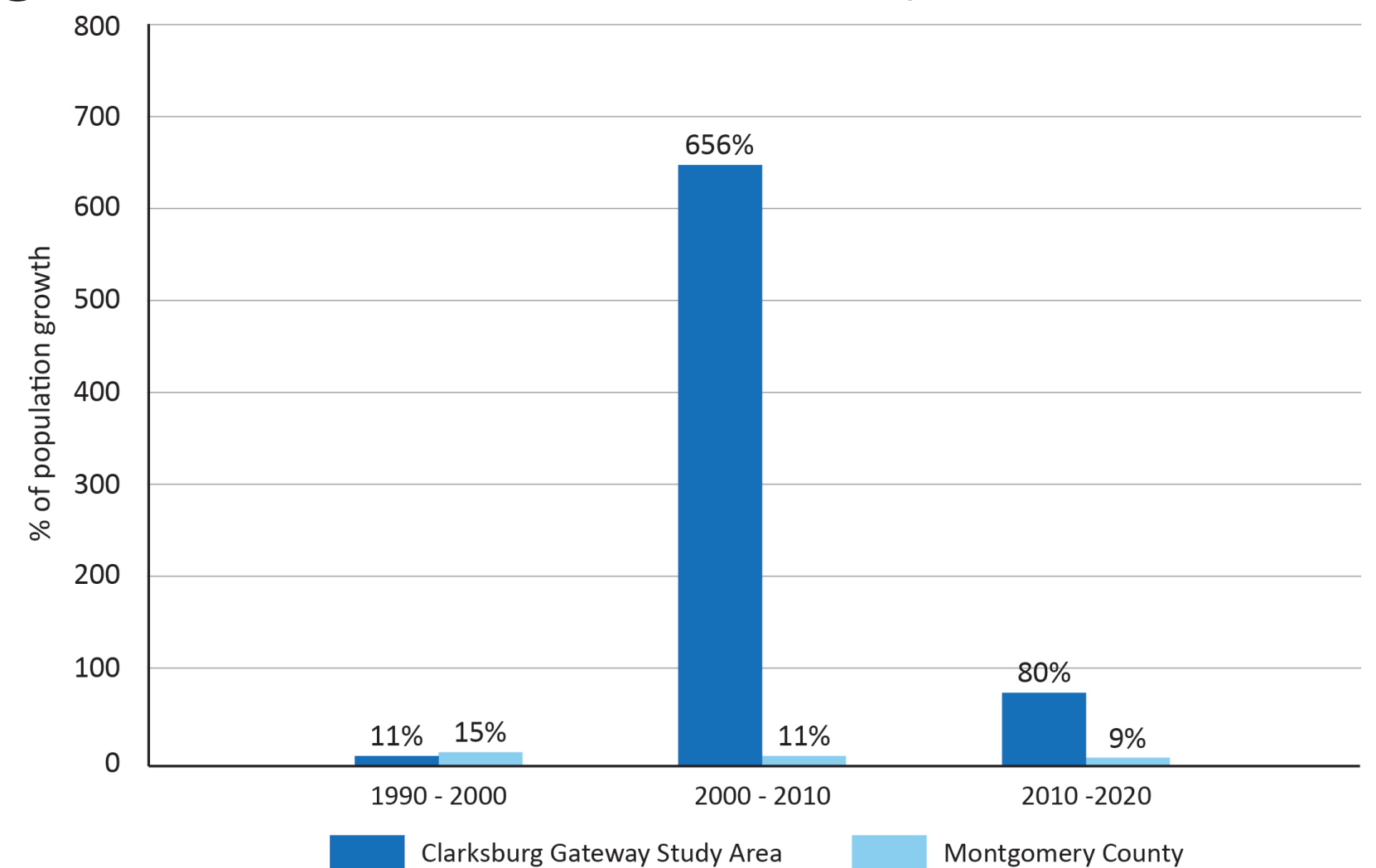


Population Growth, 1990-2020

- 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

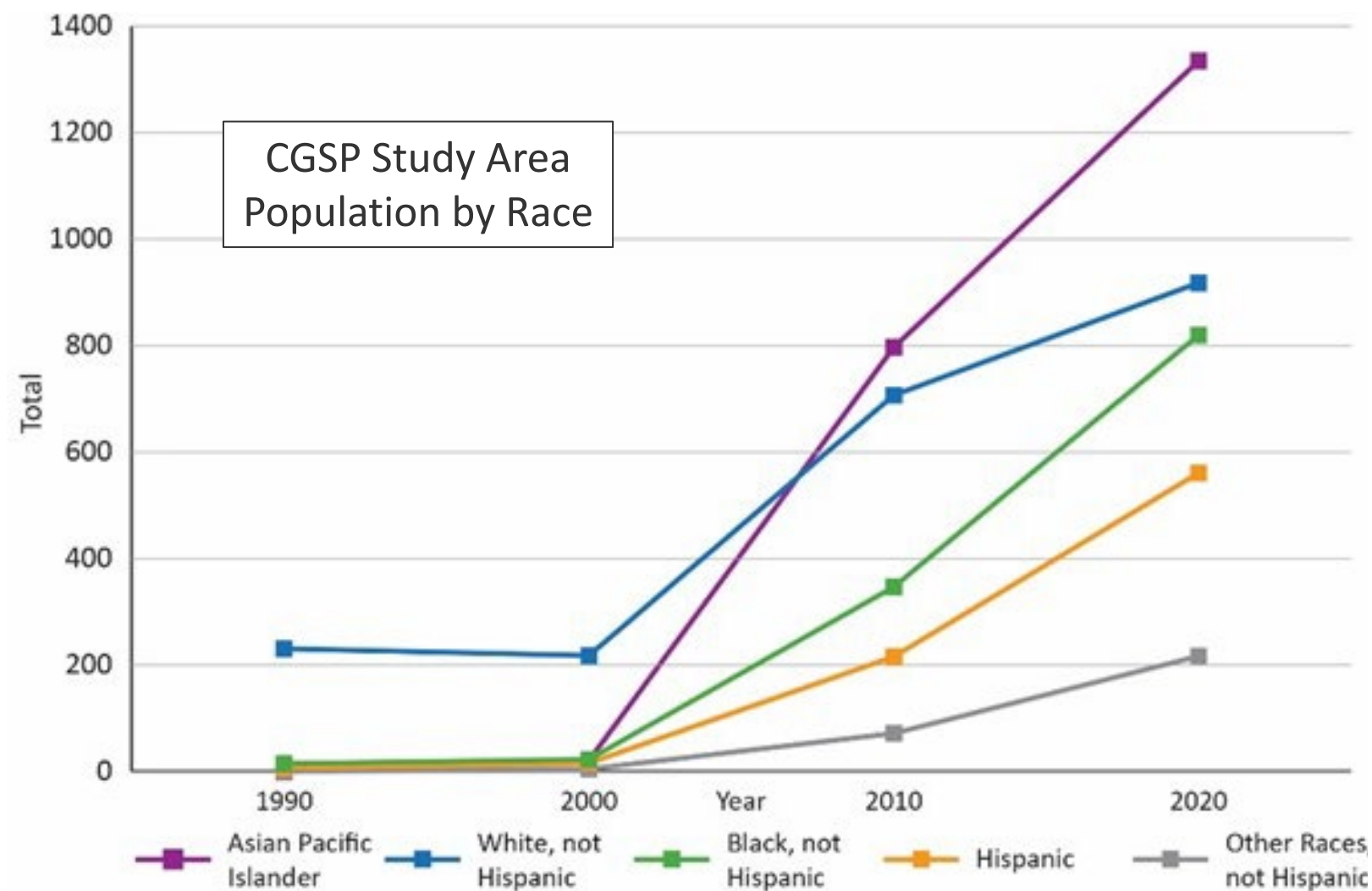


Source: Decennial Census, 1990-2020, U.S. Census Bureau

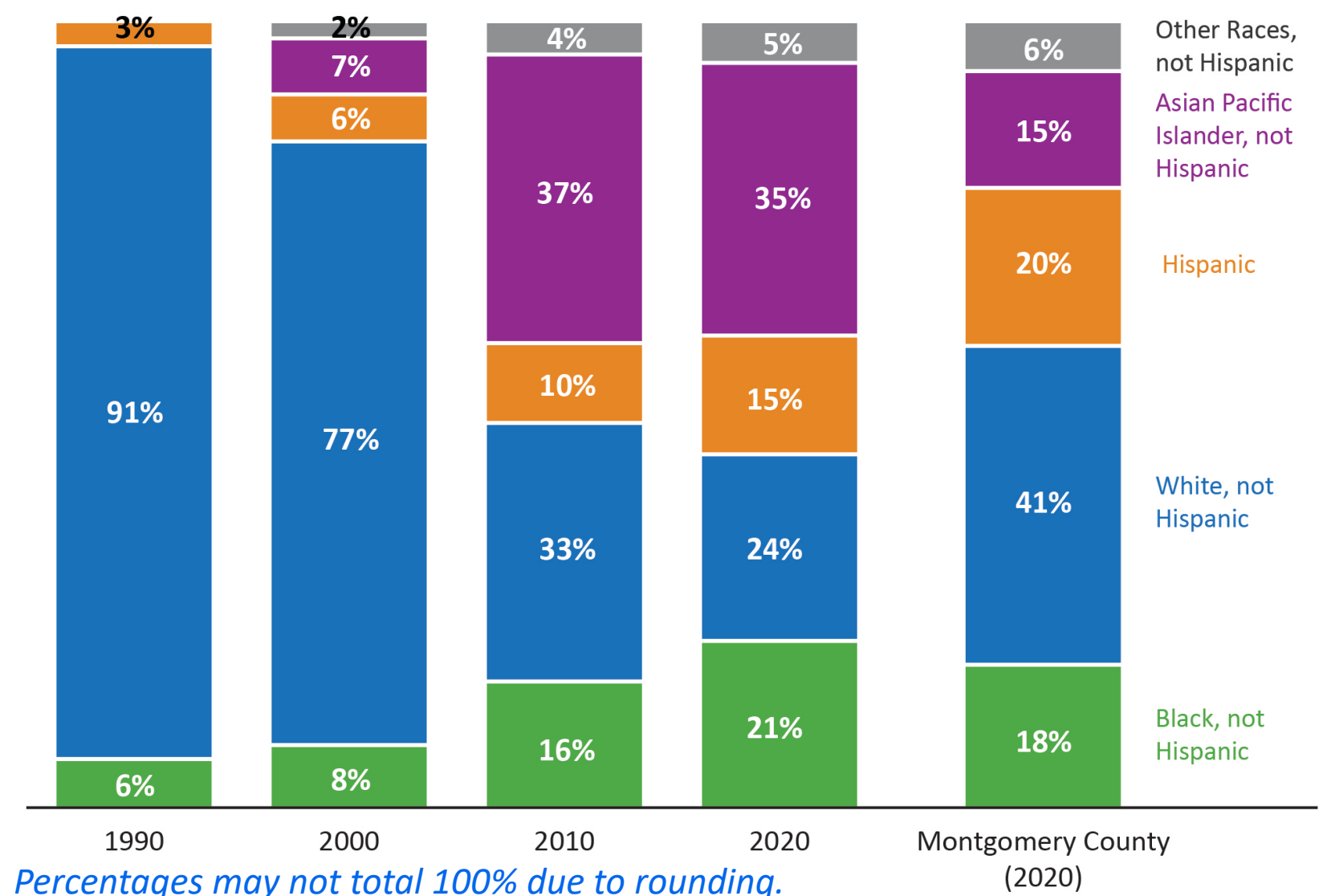


Population Diversity

- Racial and ethnic diversity has increased since 1990
- The Study Area is more racially diverse compared to the overall county
- 44% of 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.

Age Distribution, Household Type, and Income

- The median age and distribution is younger in the study area than in Montgomery County as a whole
- The study area is composed of more family households, and 44% of those family households have children under the age of 18
- The median household income is \$130,905 vs. \$117,345 for the overall county; 10% have income below the poverty level vs. 7% for the county

Age Distribution

Census Tract

Median Age:

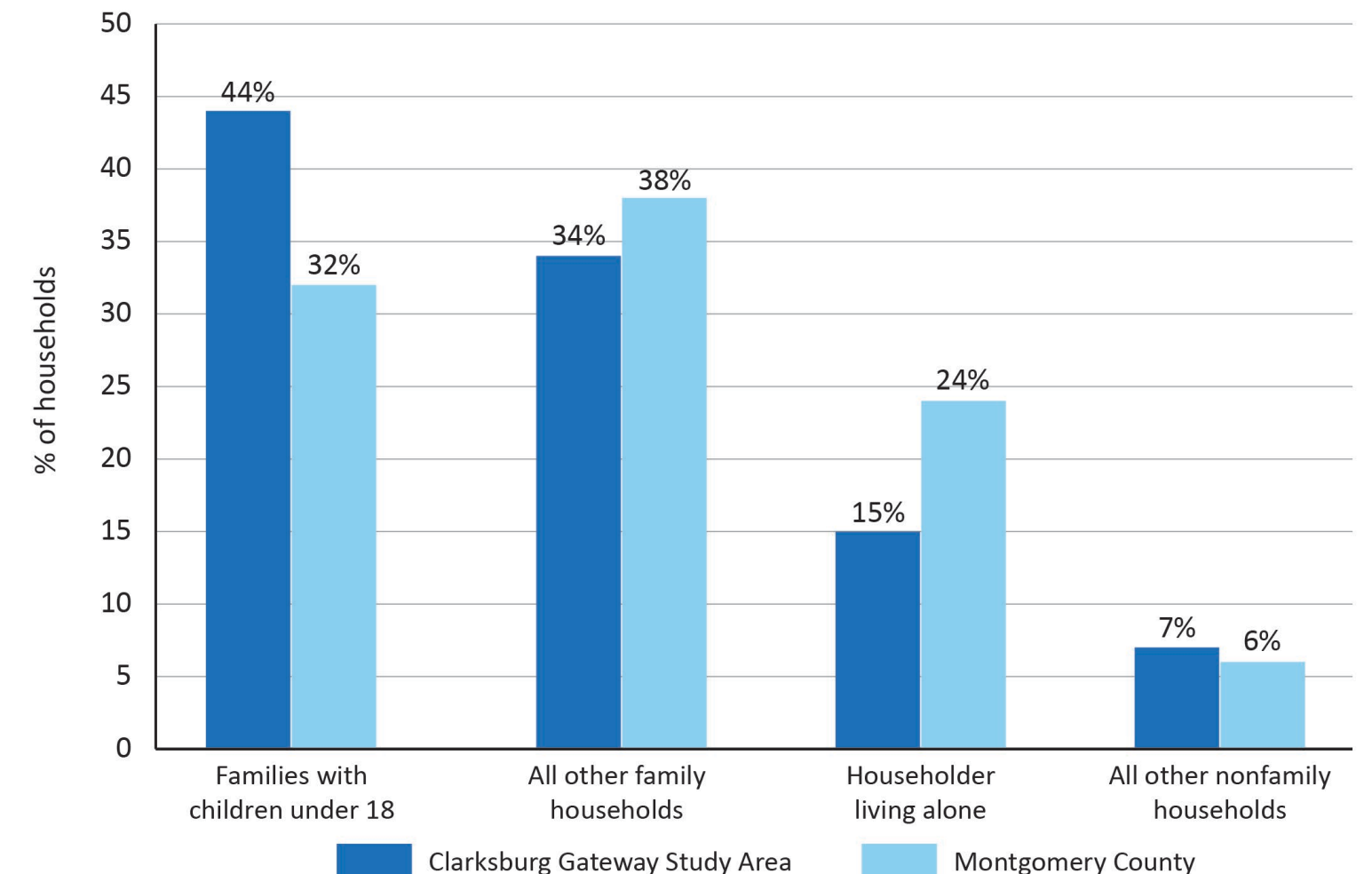
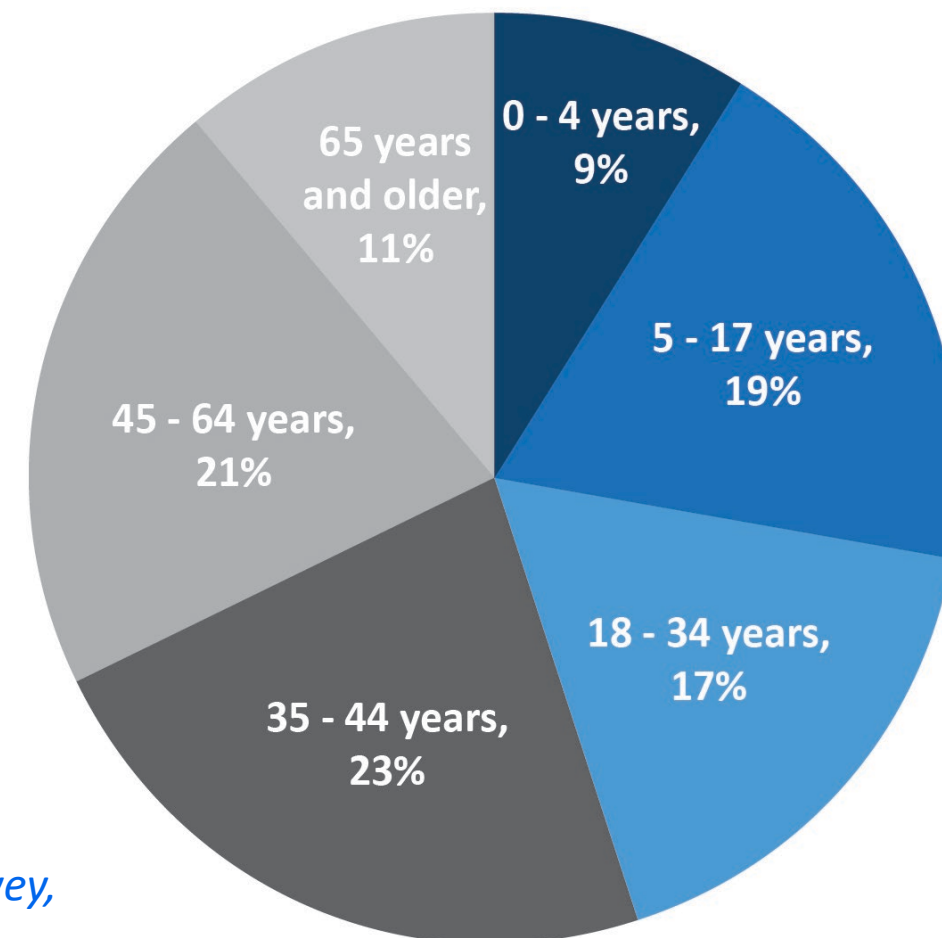
36.7

Montgomery County

Median Age:

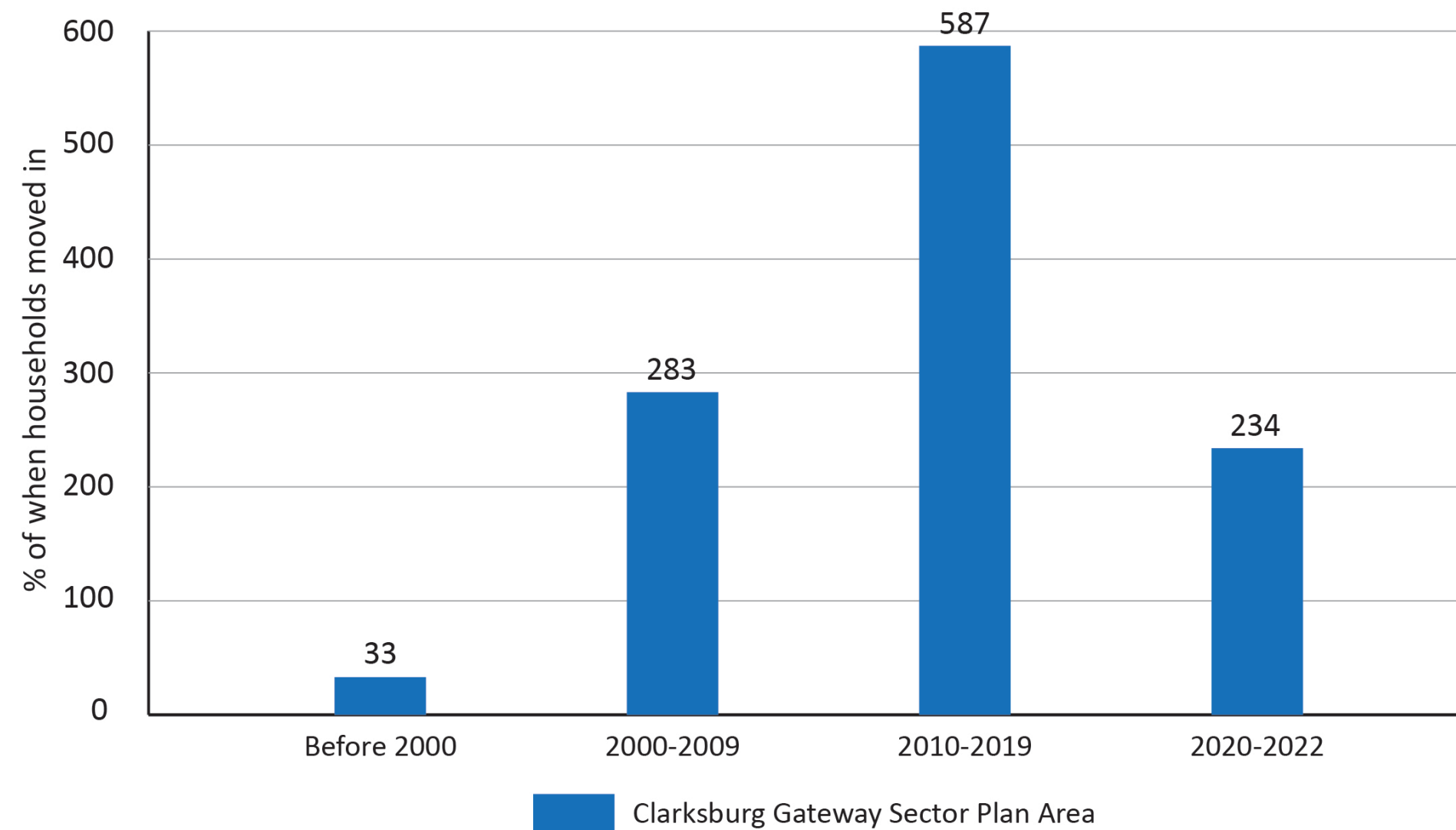
39.6

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



Housing Units Built by Decade

- Over 1,100 units in the Plan area
- 97% have been built after 2000



Source: 2023 State Department of Assessment and Taxation



Dowden's Station



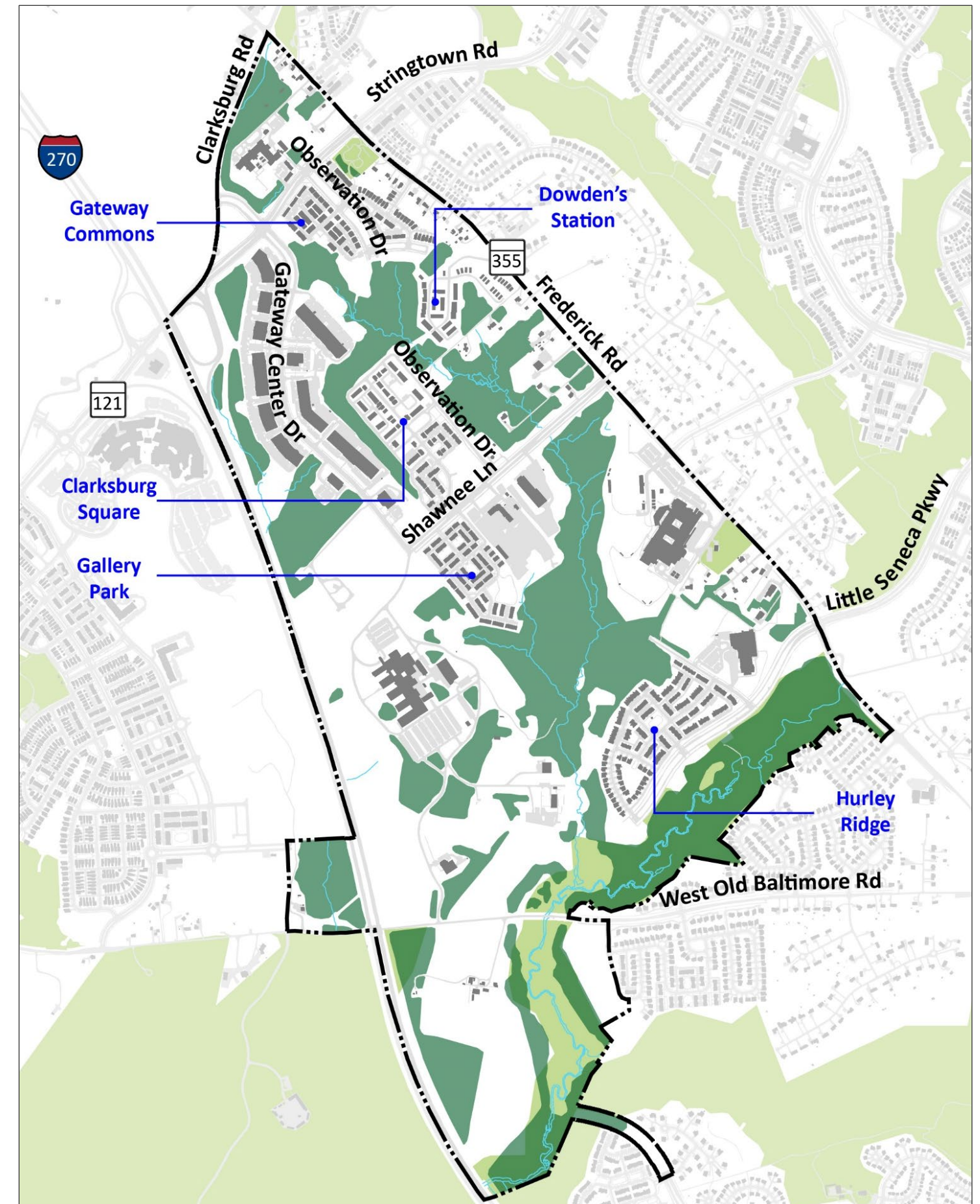
Gateway Commons

Housing Developments in the CGSP

- Most of the units are in five developments, and they include 167 homeownership MPDUs (15% of the total units)

Development Name	Dwelling Units	MPDUs	Year Built
Clarksburg Square (Garnkirk Farm)	208	24	2016-2021
Dowden's Station	105	27	2020-2022
Gateway Commons	284	43	2009-2012
Gallery Park (Eastside)	256	32	2012-2015
The Meadows at Hurley Ridge (Martens Property)	250	41	2005-2010
Totals	1,103	167	

Source: 2023 State Department of Assessment and Taxation, Montgomery Department of Housing and Community Affairs (DHCA)



Number of Units in a Structure

- Most of the units in the Plan area are townhomes
- Townhomes comprise a larger share of development in the Plan area (74%) and the larger Clarksburg Area (31%) than the County (18%)

Units in a Structure	Clarksburg Gateway Sector Plan	Clarksburg Area	Montgomery County
1 Unit Detached	22.1%	58.6%	47.1%
1 Unit Attached	74.2%	31.1%	18.1%
2-19 Units	3.7%	8.5%	15.5%
20 or More Units	0%	1.7%	19.1%

The Clarksburg Area is defined to include both sides of I-270 and extends further north towards Urbana

For-Sale Market

- Based on for-sale data, the units sold in the Plan Area are relatively newer and larger and reflect County average prices
 - Median sale price for single family homes countywide: \$800,000
 - Median Sale Price for townhomes countywide: \$470,000



Units Sold August 2022-2023	Total Sold	Median Sales Price in Plan Area	Average Unit Size	Average Year Built
Single-Family Detached	13	\$756,000	3,432 sf	1997
Townhomes	46	\$545,000	2,290 sf	2014
Condos	5	\$223,602	1,749 sf	2012
All Units	64	\$555,750	2,477 sf	2011

Jobs and Economy: Number of Jobs

- Currently about 50 employers and 1,350 jobs
- Added 20 businesses but lost 60 jobs since 2010
 - Large employers remain; Robotic Research moved in
 - Most mid-sized businesses (10 to 100 employees) that were present in 2010 have since left, and fewer, smaller mid-sized businesses have moved in since
 - Most new businesses are very small (three or fewer employees)

Jobs and Economy: Largest Employers

- The largest employers are Research & Development and Light Industrial industries
- There is little office or retail presence
- Two high-tech defense contractors are economic development assets

Business Name	Employee Size Range
Thales Defense and Security	300-400
Robotic Research (RRAI)	200-300
Moyer and Sons Moving and Storage	75-100
BrightFocus Foundation	50-75

“Flex Development”

What is Flex Development?

- A Flex building is a versatile space which can combine Office, R&D, Light Industrial and Warehousing uses
- Flex buildings tend to have ceiling heights under 18 feet

Flex in the Plan Area:

- Mix of R&D, medical office, medical labs, flex-retail (gyms, church), light manufacturing, and warehousing



22610 Gateway Center Drive



22605 Gateway Center Drive

Retail Development

- The Clarksburg Highlands Shopping Center has some neighborhood-serving retail (14,000 sf) and is adjacent to the Plan Area
- The surrounding area includes a slightly larger shopping center (Clarksburg Village Center) as well as gas stations with convenience stores
- The Clarksburg area also includes the 390,000 sf Clarksburg Premium Outlets
 - This is a regional attraction
 - Other than the outlets, retail development in the Clarksburg area totals 221,000 sf
- The significant amount of new housing development in Clarksburg may support additional retail



Clarksburg Premium Outlets



Clarksburg Highlands Shopping Center

Nonresidential Real Estate Summary

Building Type	Rentable Building Area (SF)	Vacancy Rate
Flex	1,136,461	35.5%
Institutional	329,027	0.0%
Retail	6,354	0.0%
Industrial	35,594	0.0%
Office	11,964	15.9%
Total	1,519,400	

- There is very little commercial development in the plan area
- 13 Flex buildings account for 1.1 million sf
- Institutional development include two churches but most importantly, the 309,000 sf Clarksburg High School
- There is one 35,500 sf warehouse for moving and storage



Clarksburg Highlands Shopping Center

- The Clarksburg Highlands Shopping Center (43,000 sf) is just beyond the Plan Boundary
- It includes some office space for personal services (dentists, tutors, etc.) and traditional retail
- 0% Vacancy Rate



Moyer & Sons Moving and Storage, Inc.



Thales Defense & Security, Inc.

*Note: Vacancy Rate reflects 'vacant available' space. The COMSAT building is largely vacant, but the space is not available to lease, therefore diminishing the true vacancy rate of space that tenants can occupy.
Source: CoStar, 2023*

Gateway 270

Gateway 270 Portfolio:

- 288,000 sf
- 0% Vacant Available Space
- Two R&D Tenants (Thales and RRAI)

Elion Portfolio:

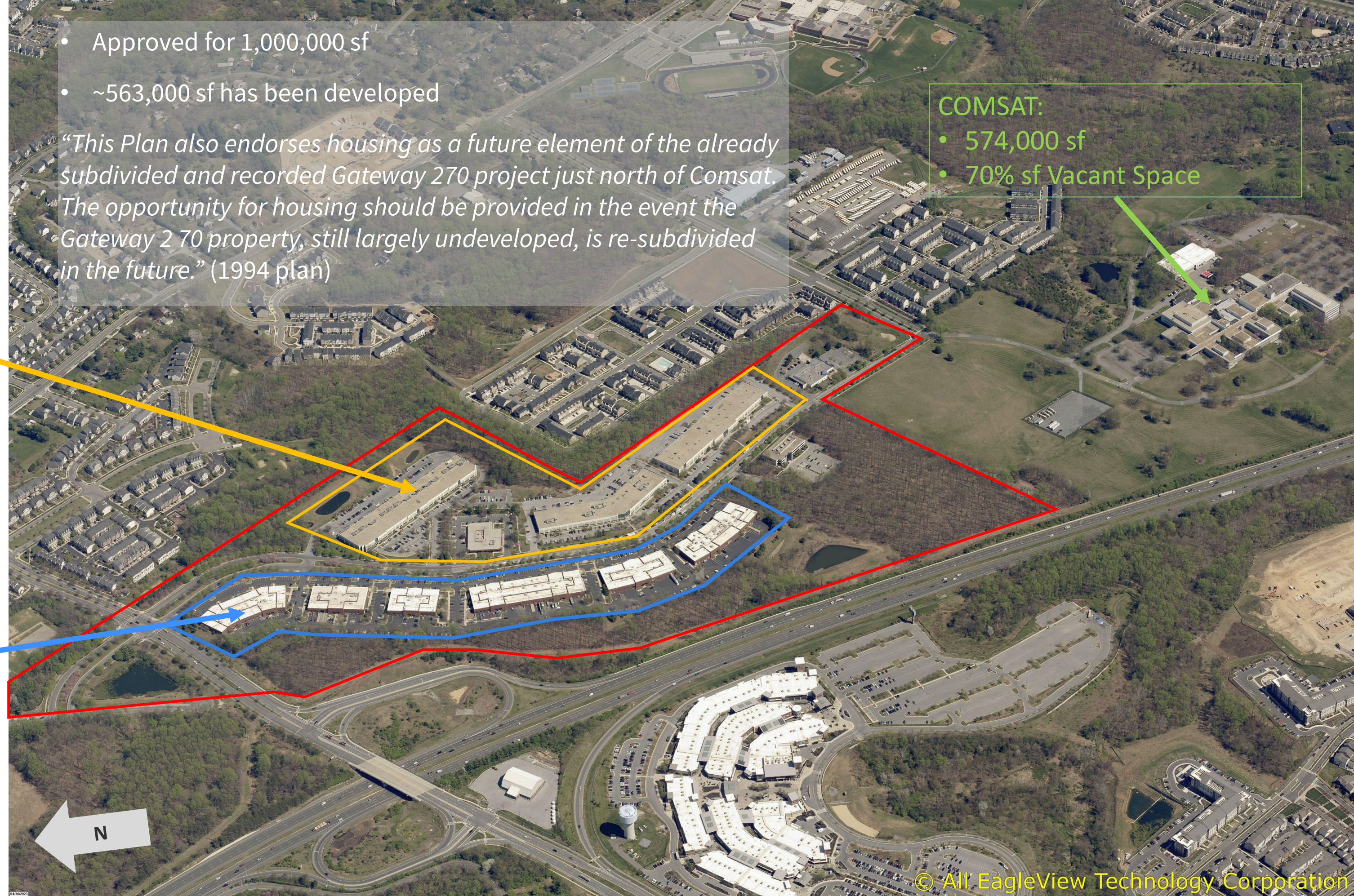
- 275,000 sf
- 18% Vacant Available Space
- Tenants include light manufacturing, healthcare, and gyms
- Asking Rents are \$12-\$15/sf

- Approved for 1,000,000 sf
- ~563,000 sf has been developed

"This Plan also endorses housing as a future element of the already subdivided and recorded Gateway 270 project just north of Comsat. The opportunity for housing should be provided in the event the Gateway 270 property, still largely undeveloped, is re-subdivided in the future." (1994 plan)

COMSAT:

- 574,000 sf
- 70% sf Vacant Space



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Linthicum Farm



“This Plan recommends low-intensity, industrial employment uses on approximately 65 acres adjoining I-270, just south of West Old Baltimore Road. This type of use will help provide non-office employment needs (such as warehousing, automobile repair and service, wholesale trades, etc.)” (1994 plan)

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Recap of Listening Session #2: Housing, 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
- 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



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

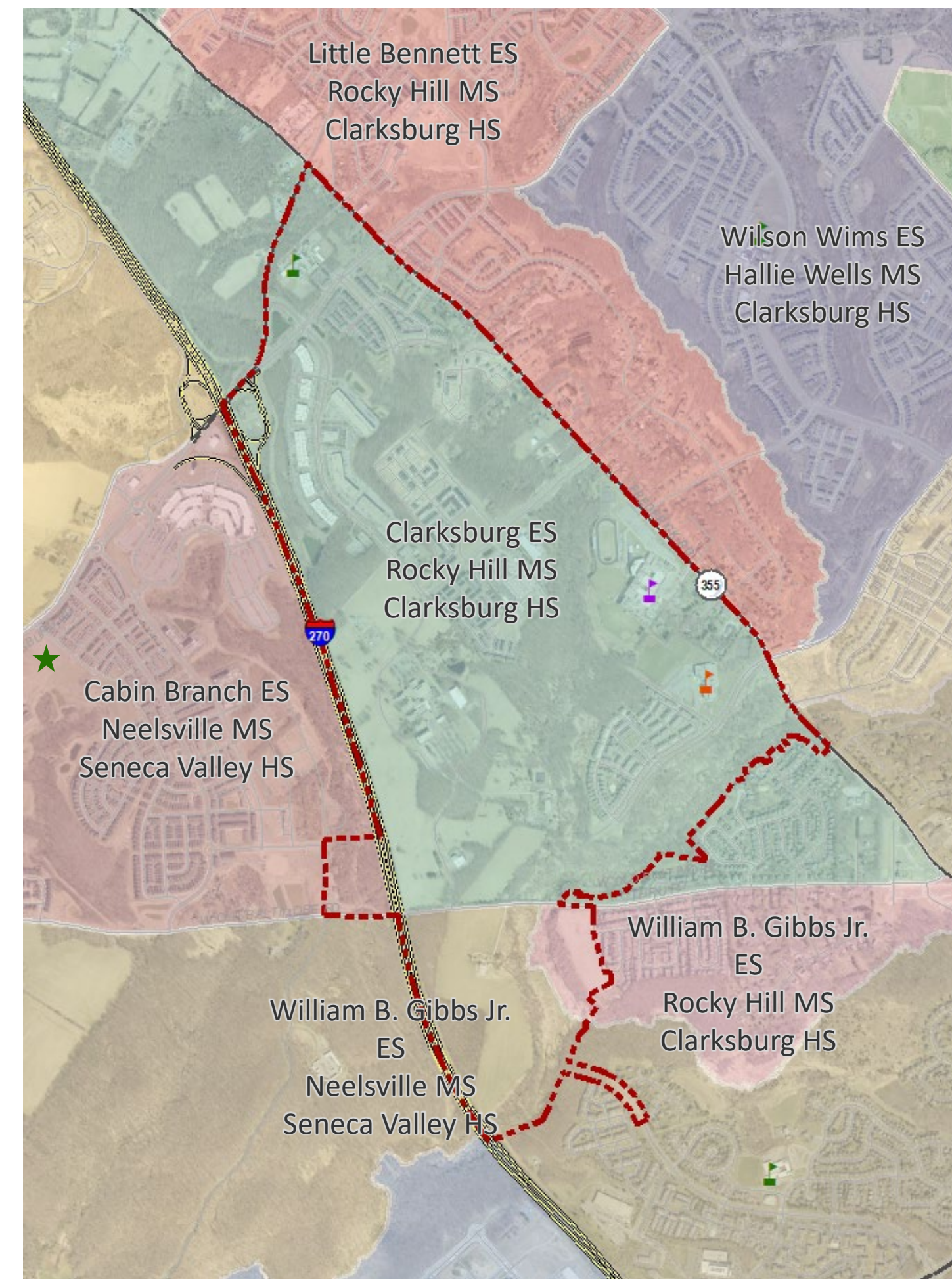
Middle Schools Serving Plan Area

- **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

Small parts of the districts served by schools written in gray are within the plan boundary, but there are no residences within these areas to generate students at these schools.



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](#)

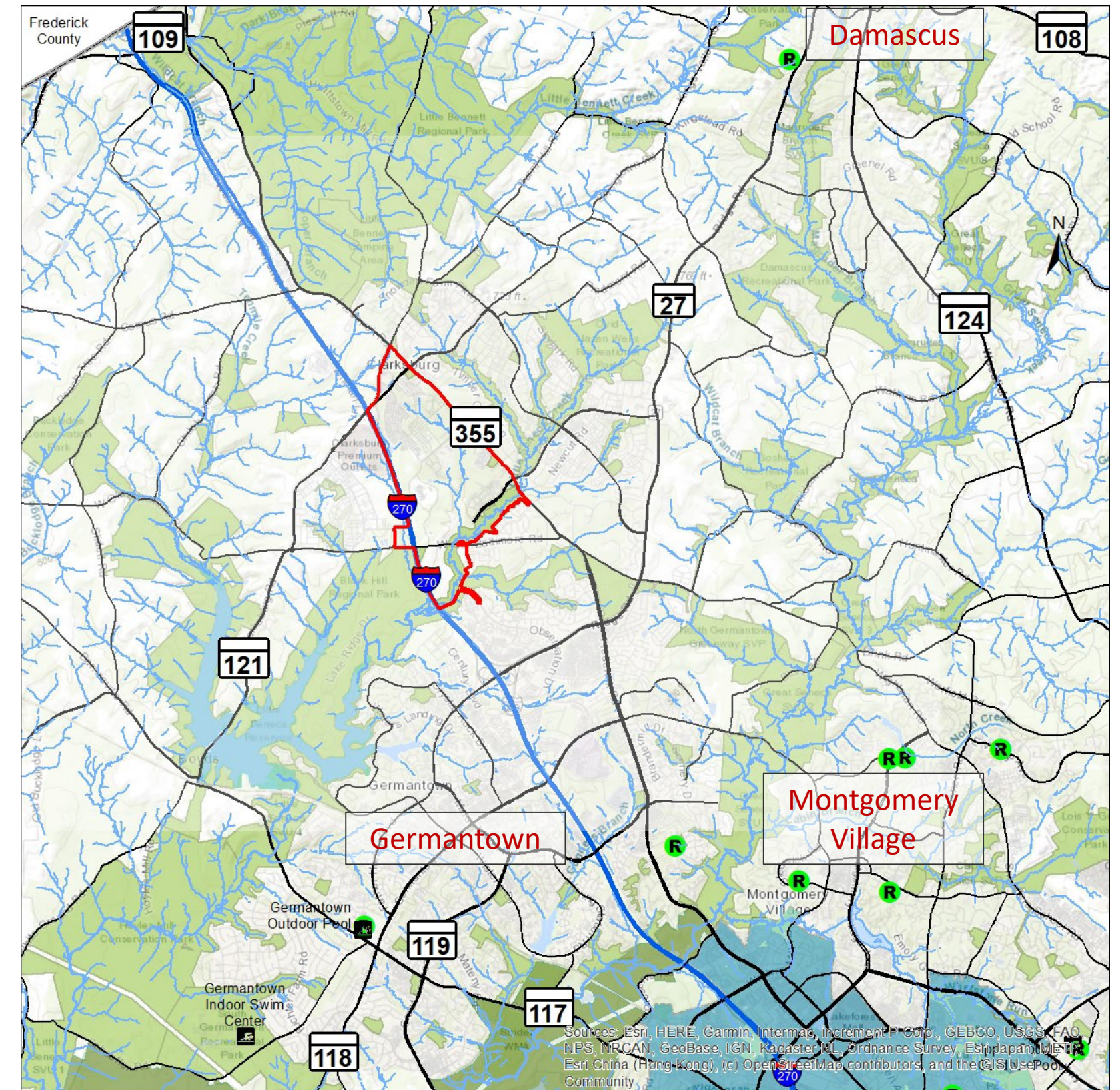
Library

- 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



Recap of Listening Session #3: Public Facilities

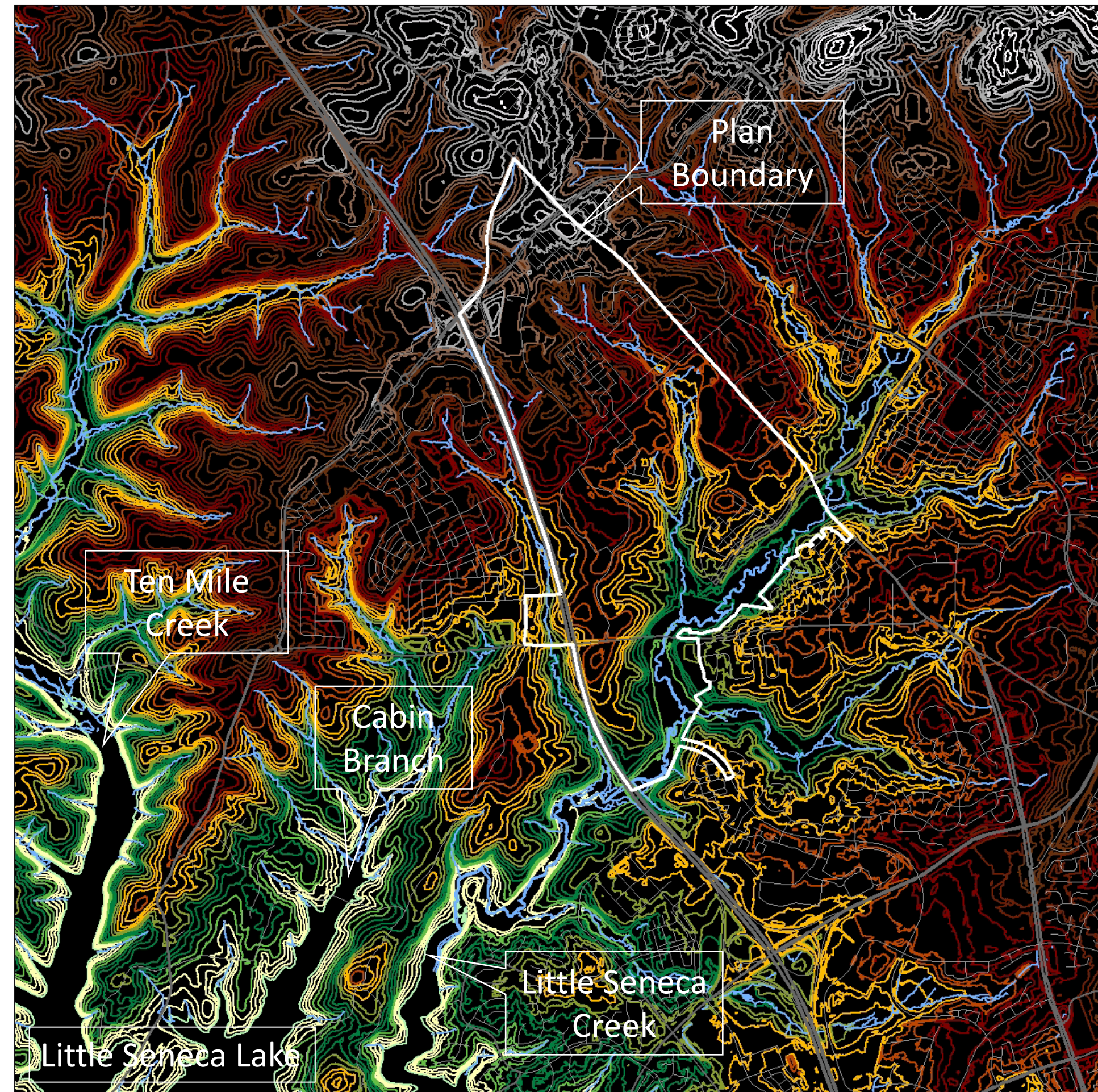
- People want a community center, recreation center, and/or aquatic center... or something like “the Y” in Urbana
- Split-articulation schools means students keep switching school cohorts... it would be nice if there were more consistency



Environment, Parks, and Trails

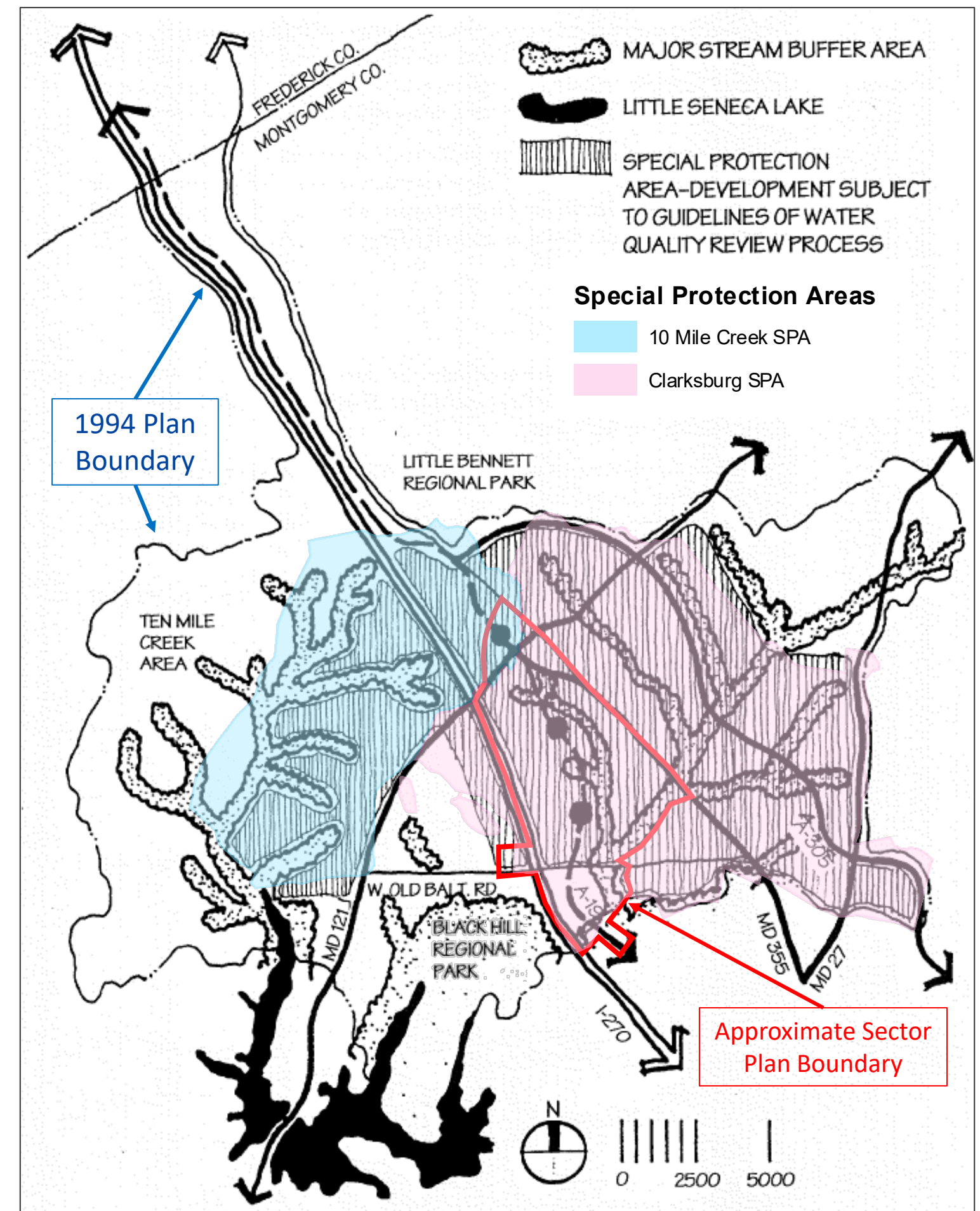
Watershed

- 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



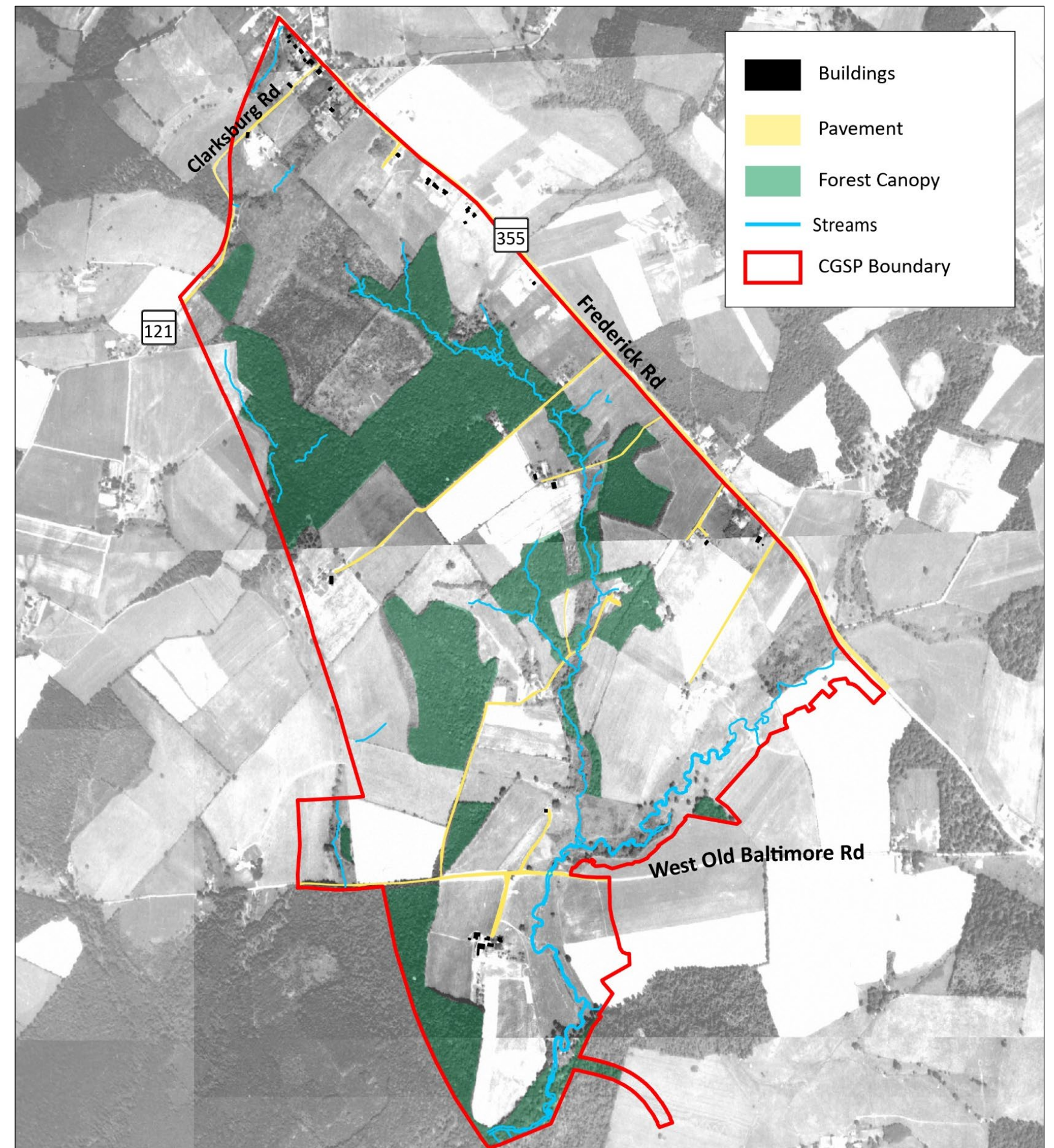
1994 Environmental Recommendations

- 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



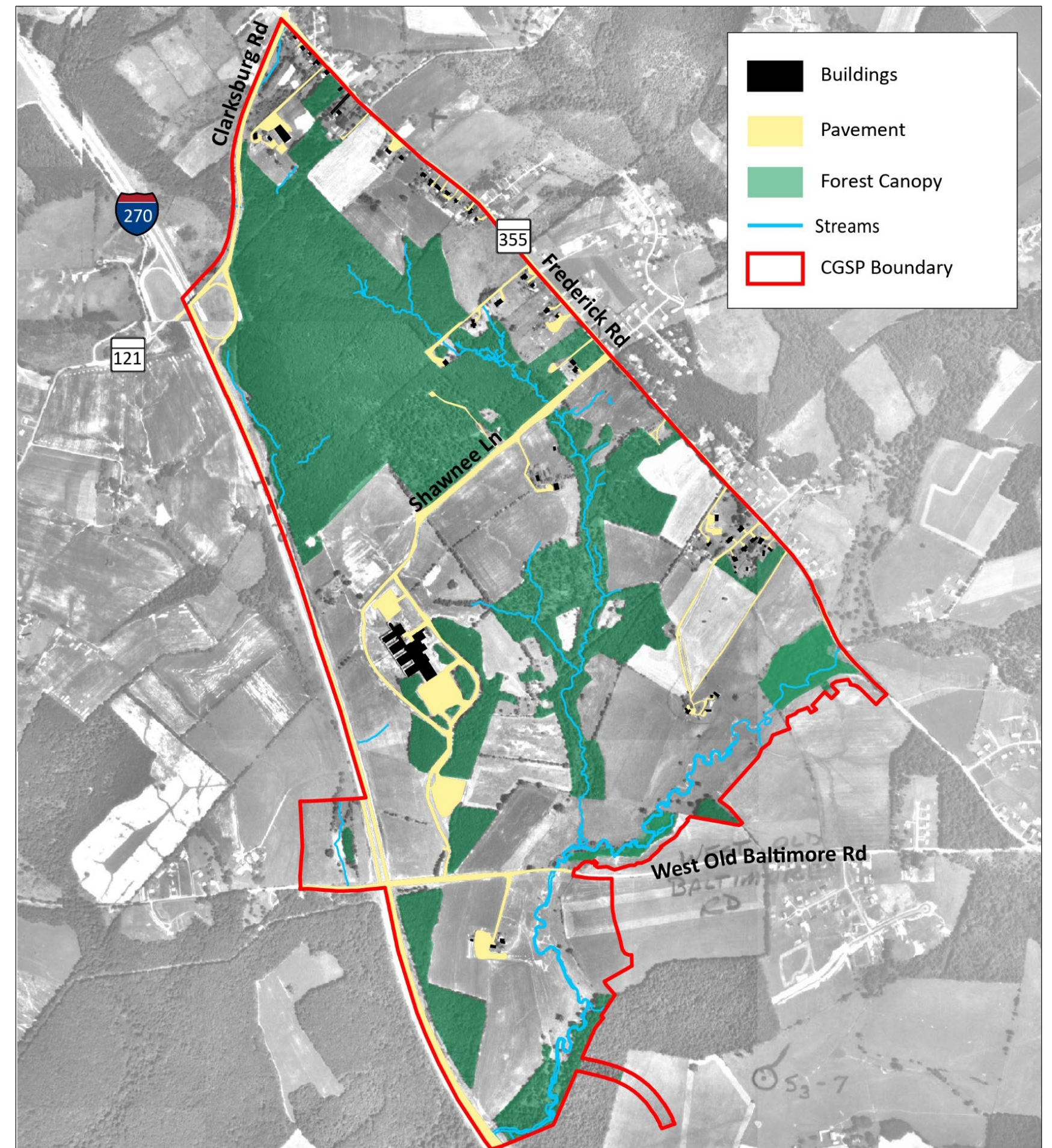
1951 Aerial

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



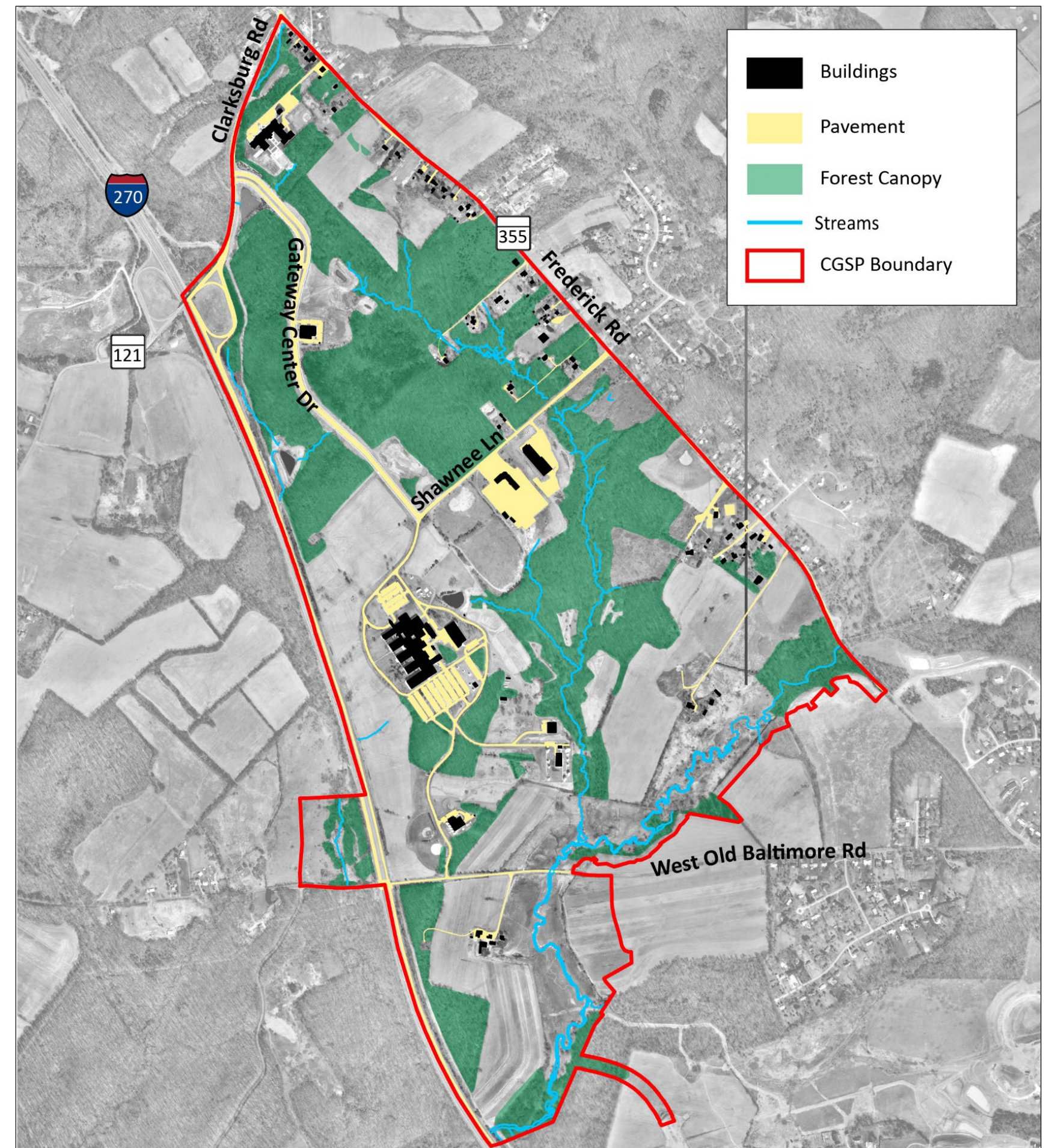
1970 Aerial

- 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.



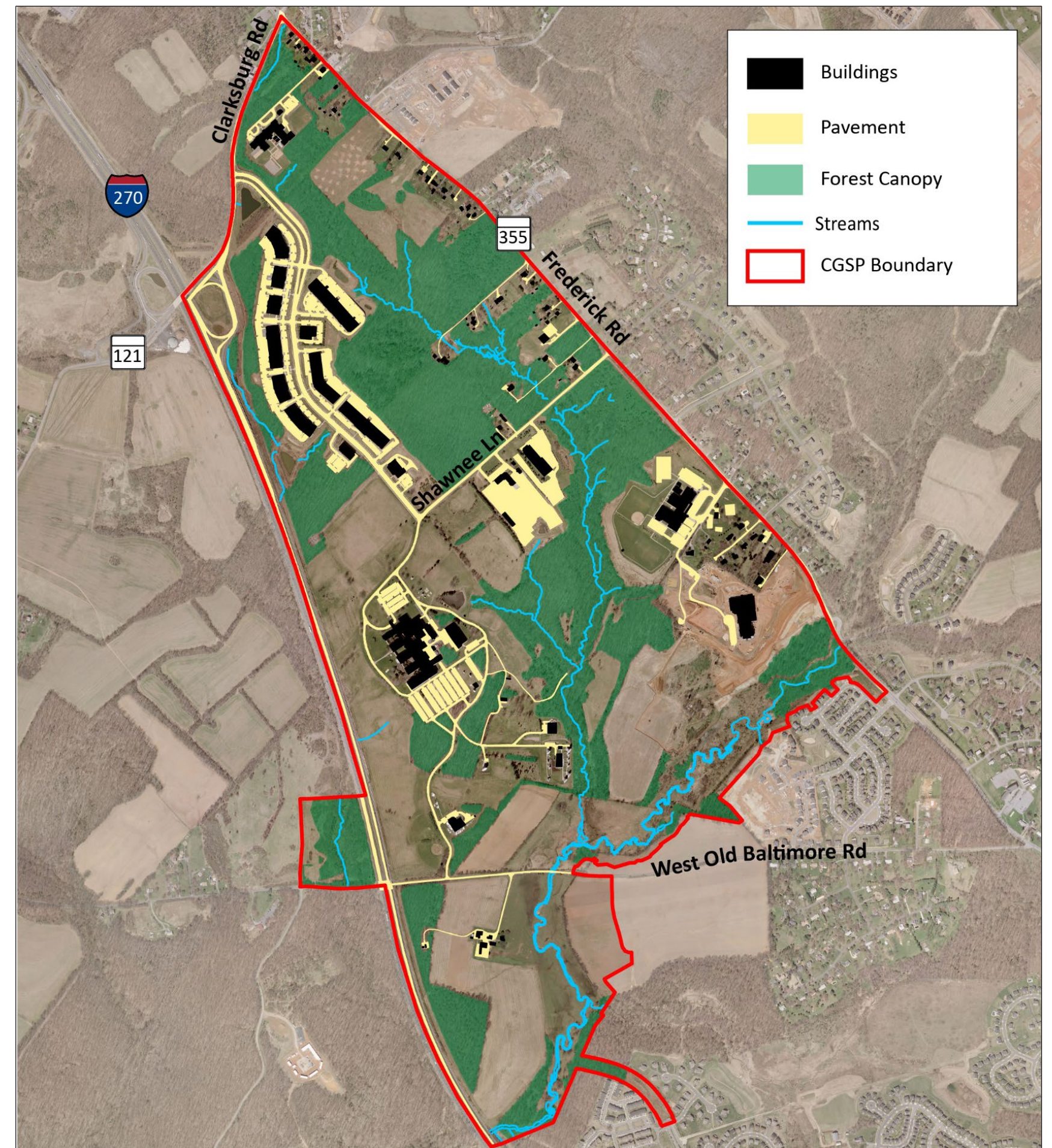
1993 Aerial

- 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



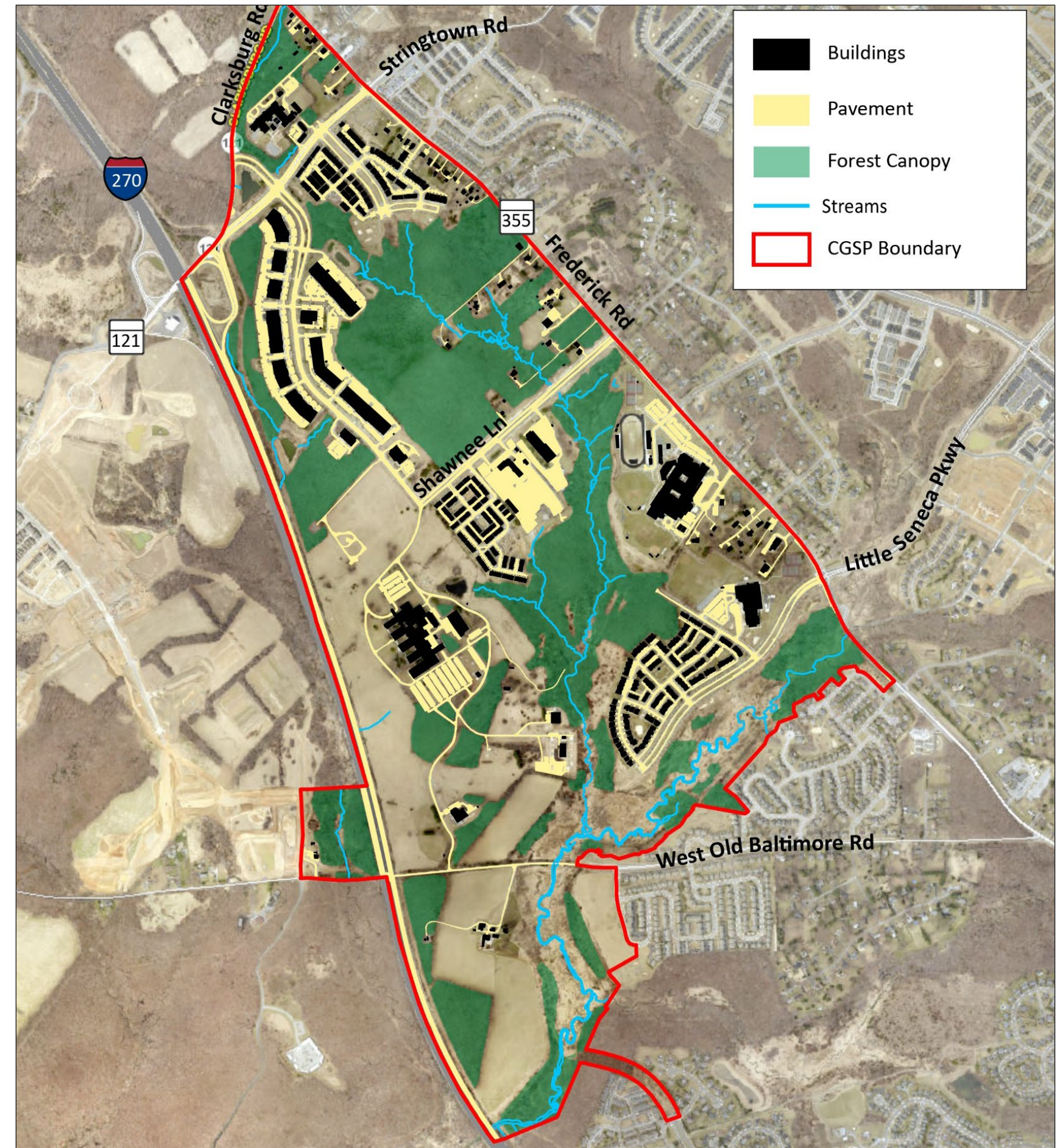
2004 Aerial

- 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



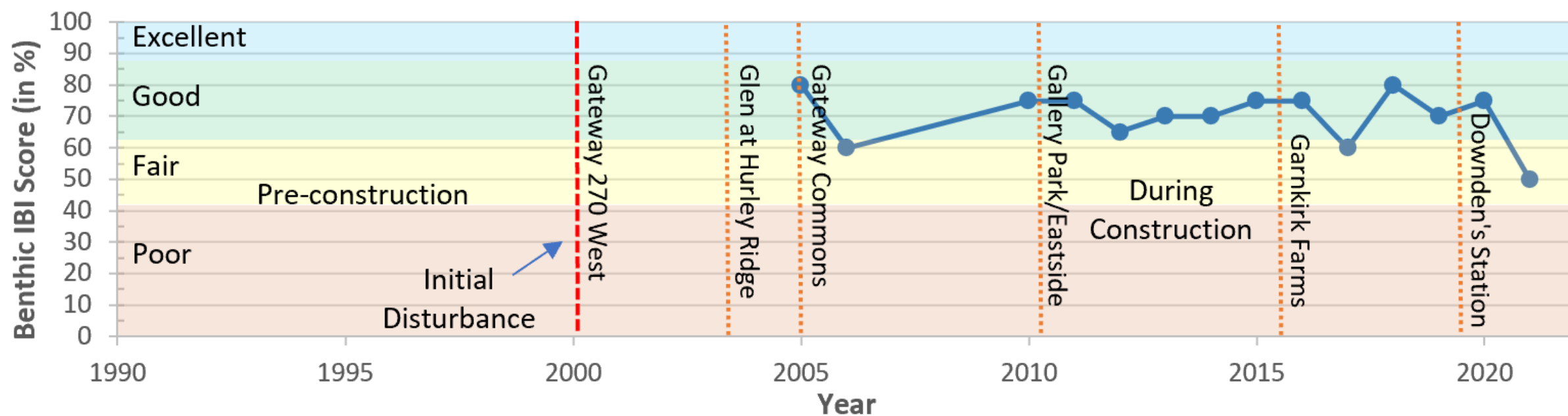
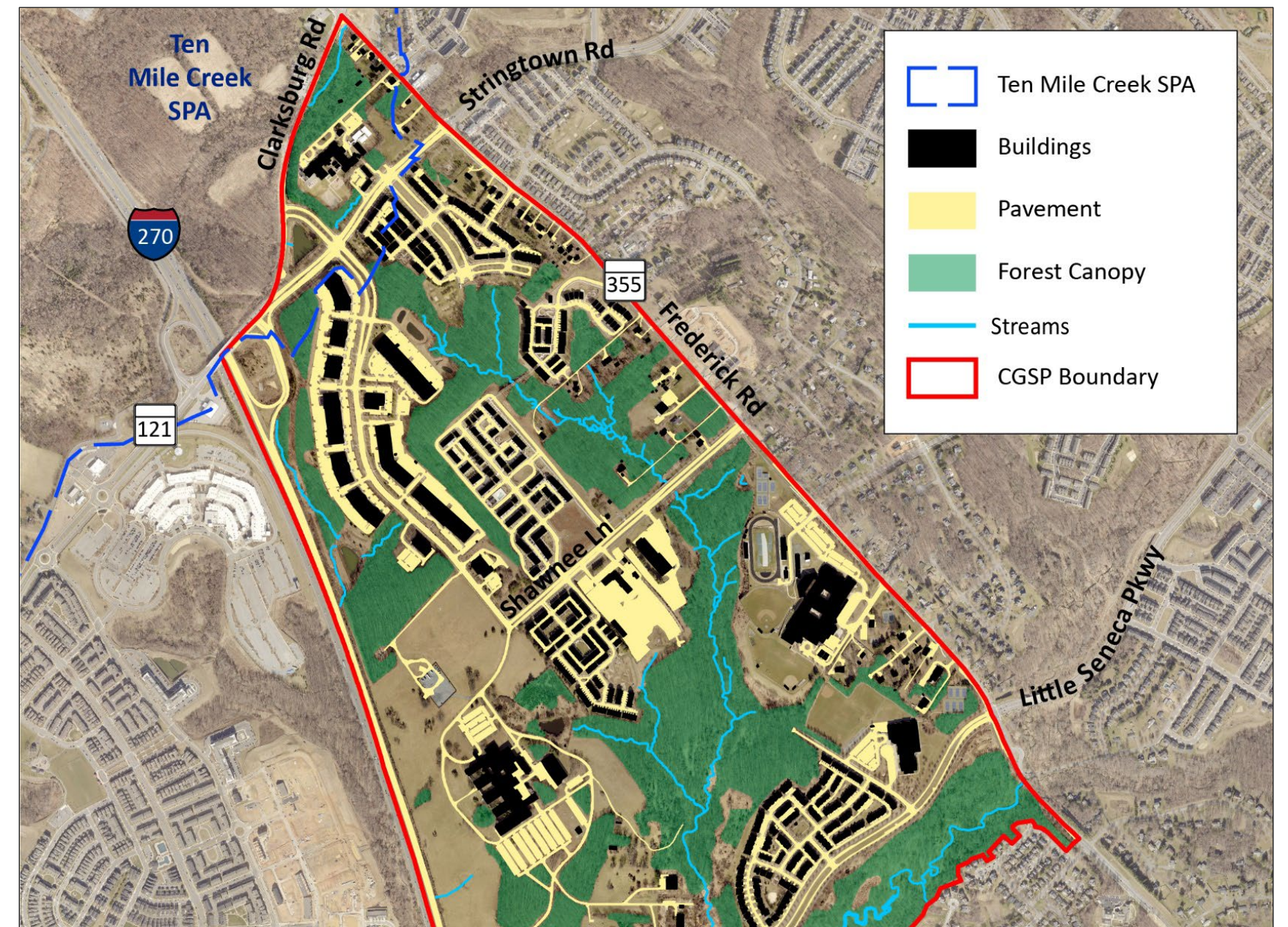
2015 Aerial

- 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



Amenity Access Level of Service Analysis

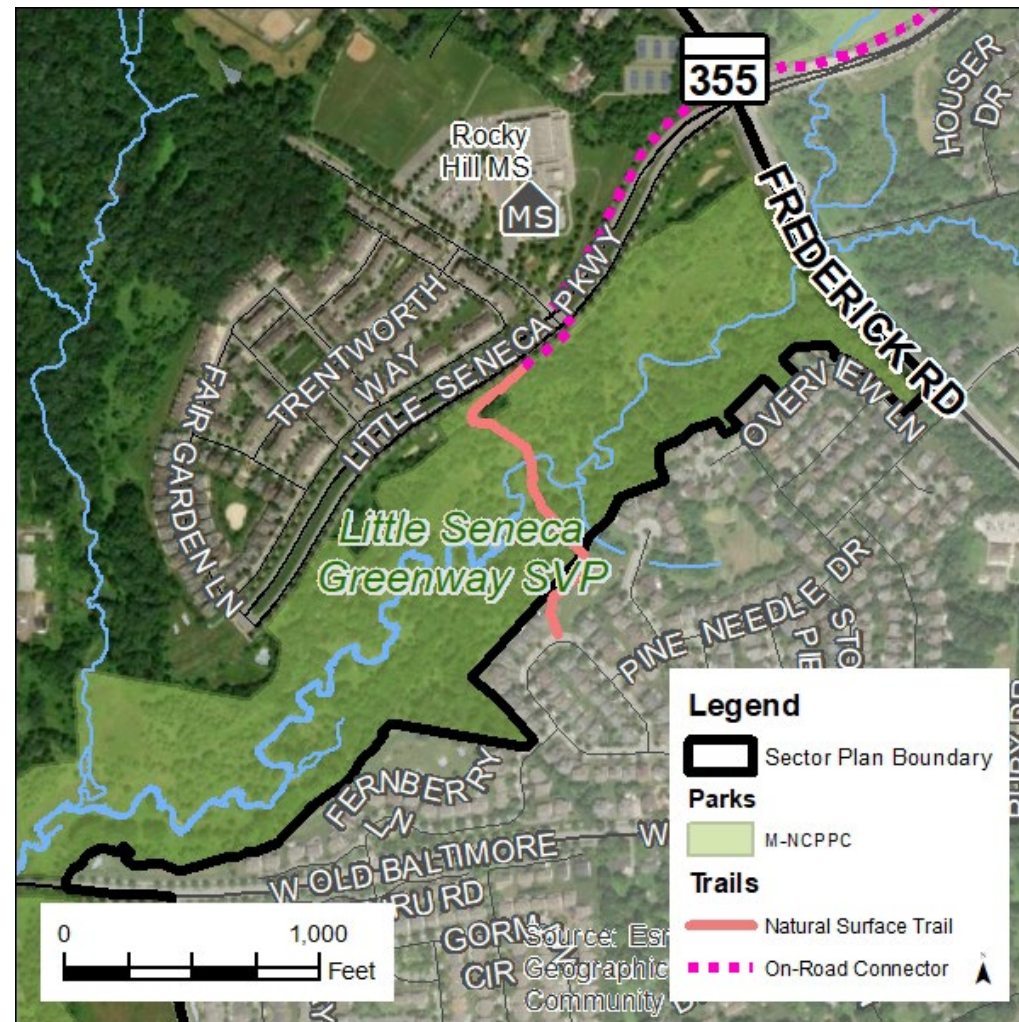
- Amenities available to the public:
 - M-NCPPC parkland
 - Montgomery County Public Schools properties
 - Privately owned public spaces
 - Properties owned by some other entities, such as WSSC
- Level of Service (LOS) analysis considers all publicly available amenities

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%

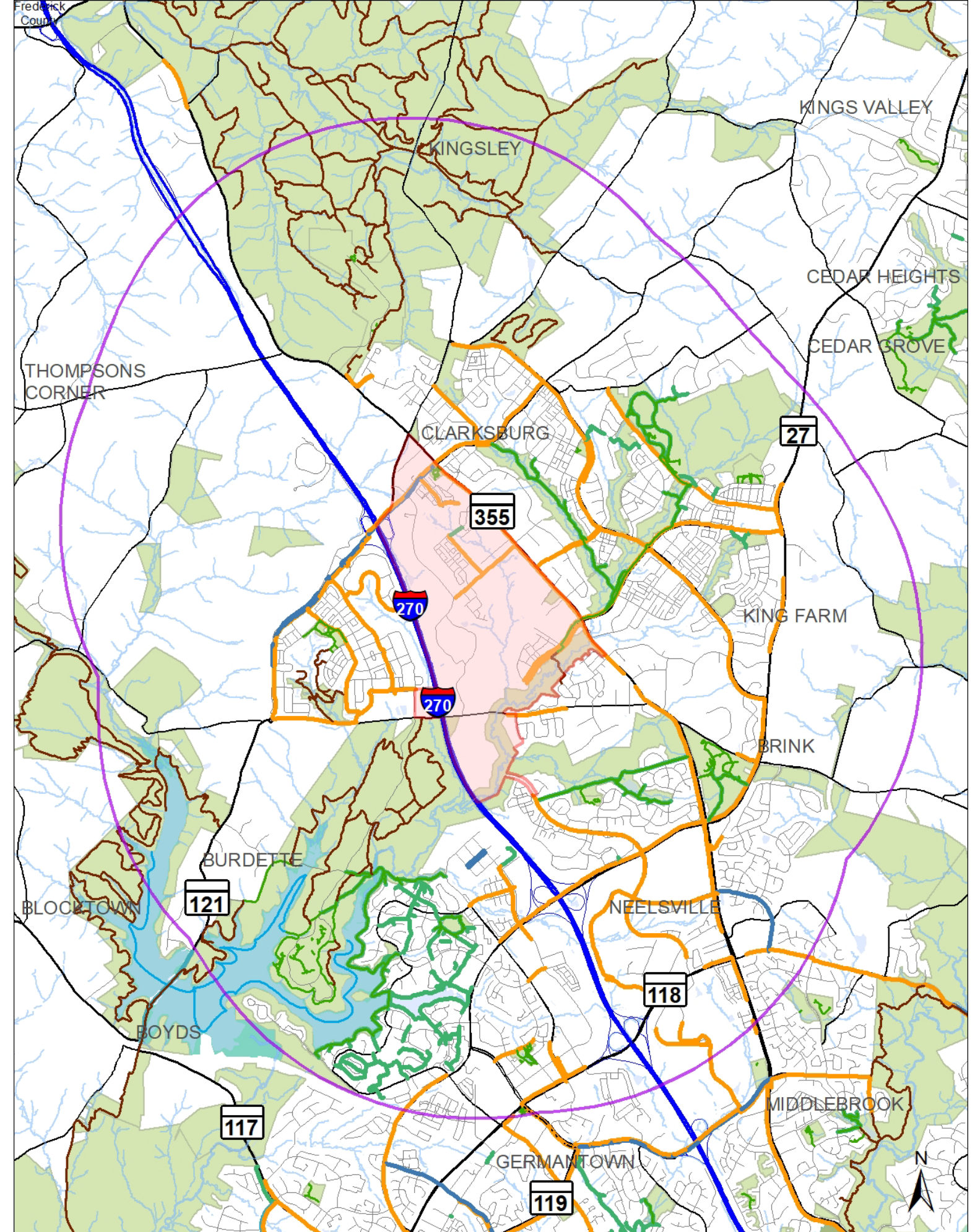
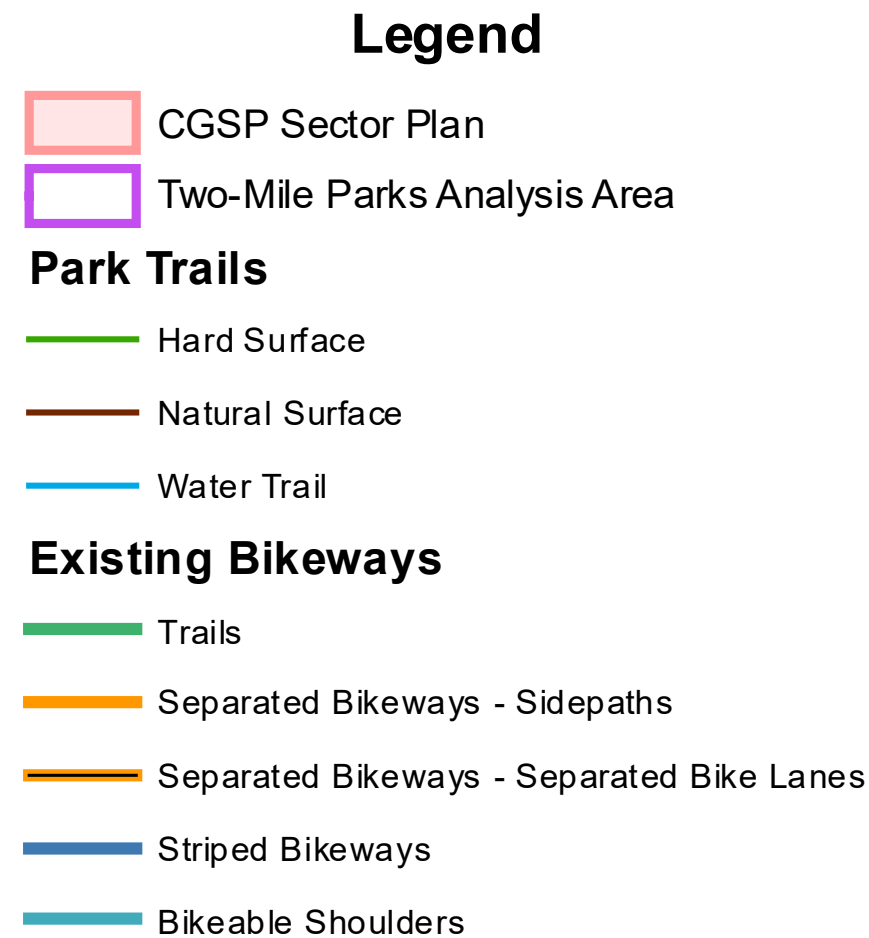
Trails on Parkland in Plan Boundary

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



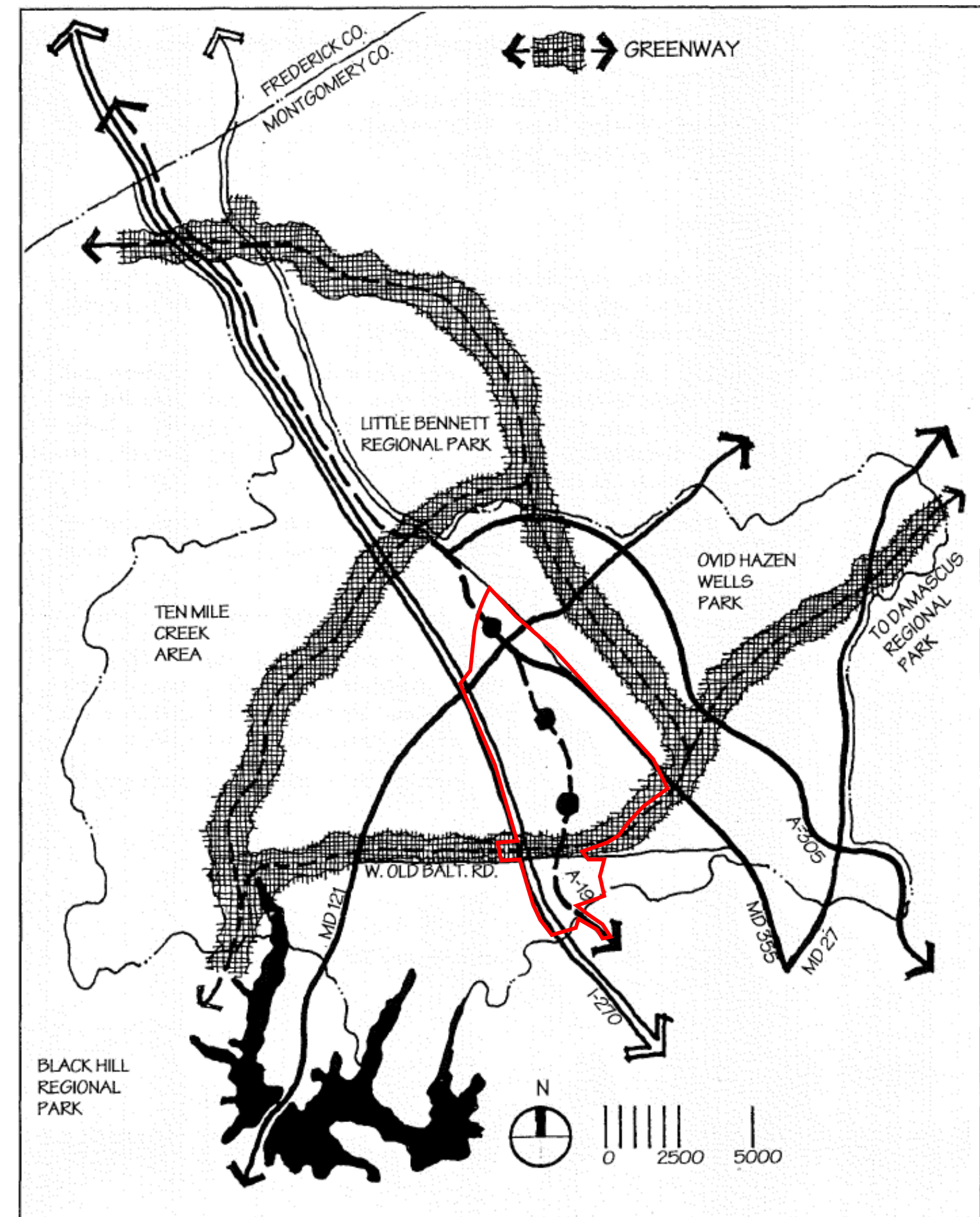
Trails on M-NCPPC Parkland and Bikeways

- 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



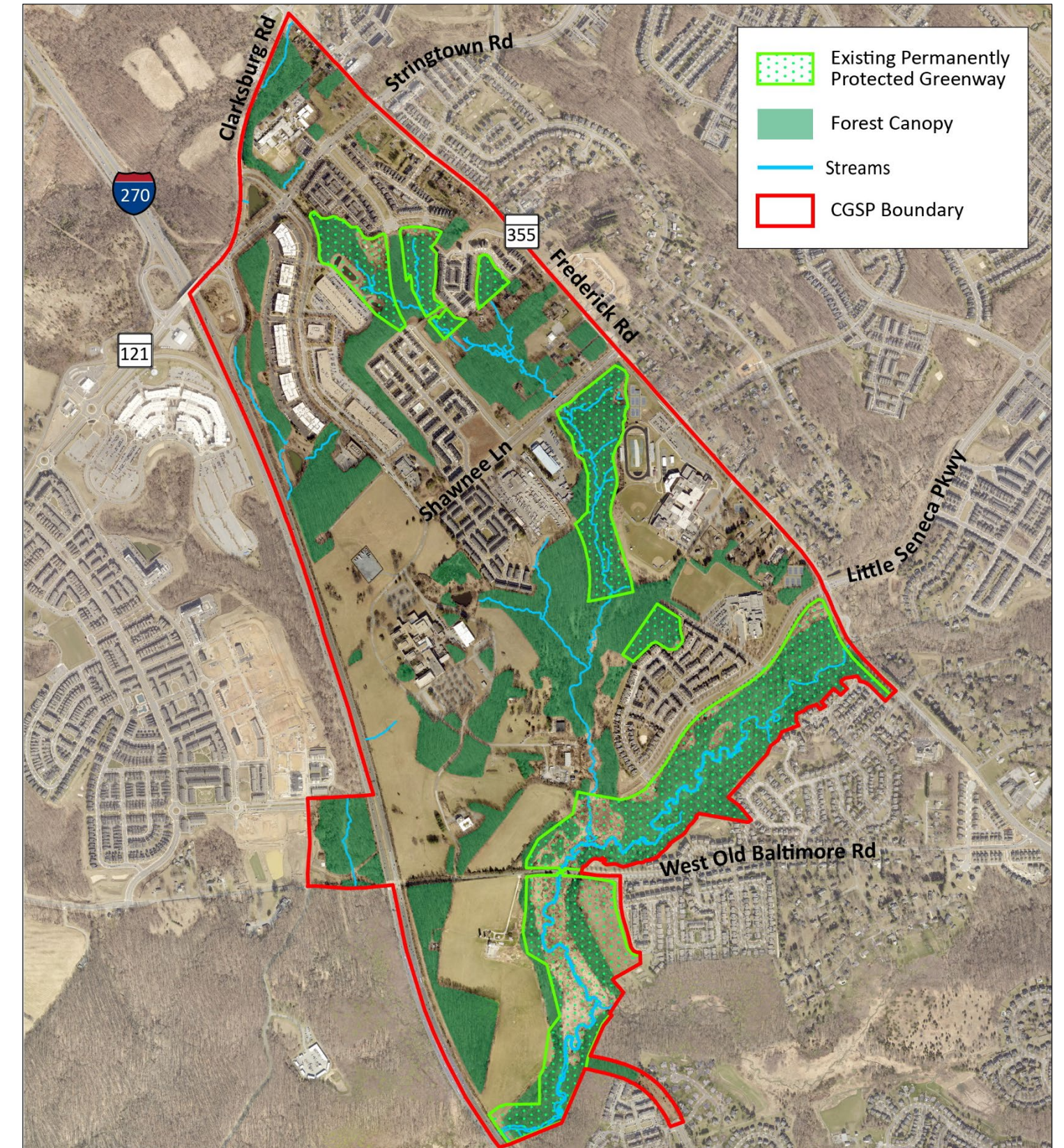
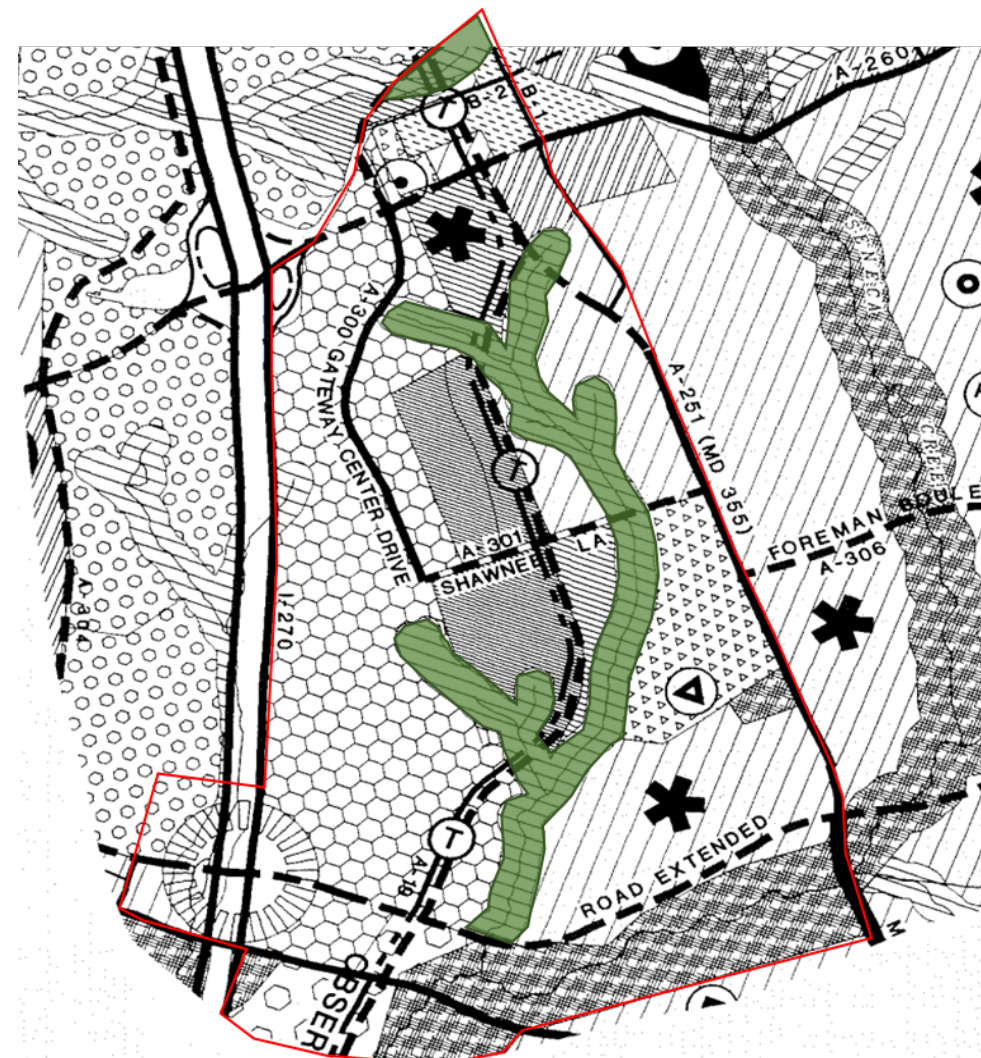
Greenway Network

- 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



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 stormwater 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 #3: Parks, Trails, and Open Space

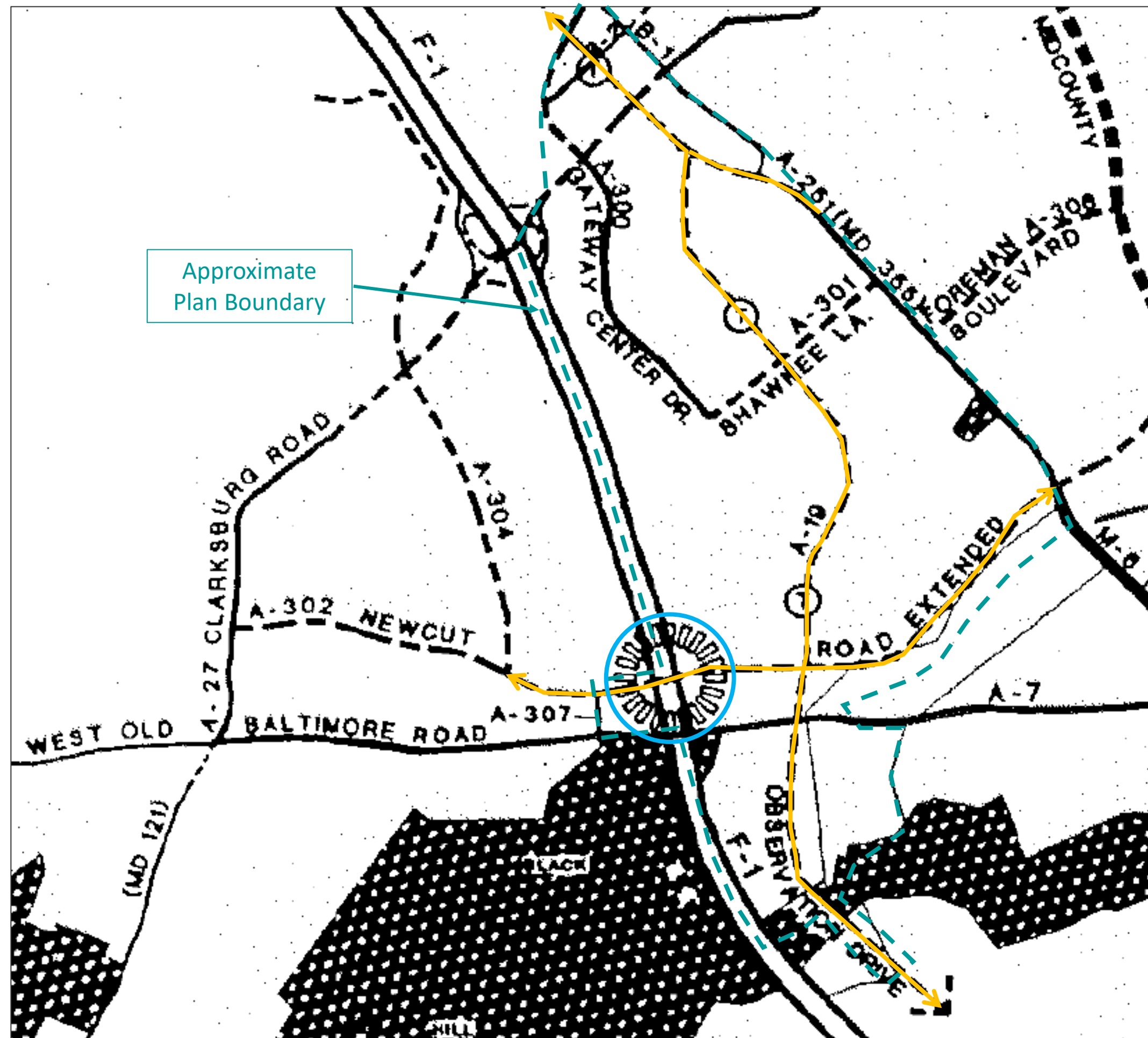
- Walking and biking paths connecting the parks and neighborhoods would be great... there's a “missing link” across I-270 to Black Hill Regional Park
- There's no crosswalk at Observation Drive and Stringtown Road, making it impossible to walk to school from across the street... walking over I-270 on Clarksburg Road is unpleasant
- Many of the recreational facilities at schools aren't available for people to use



Transportation

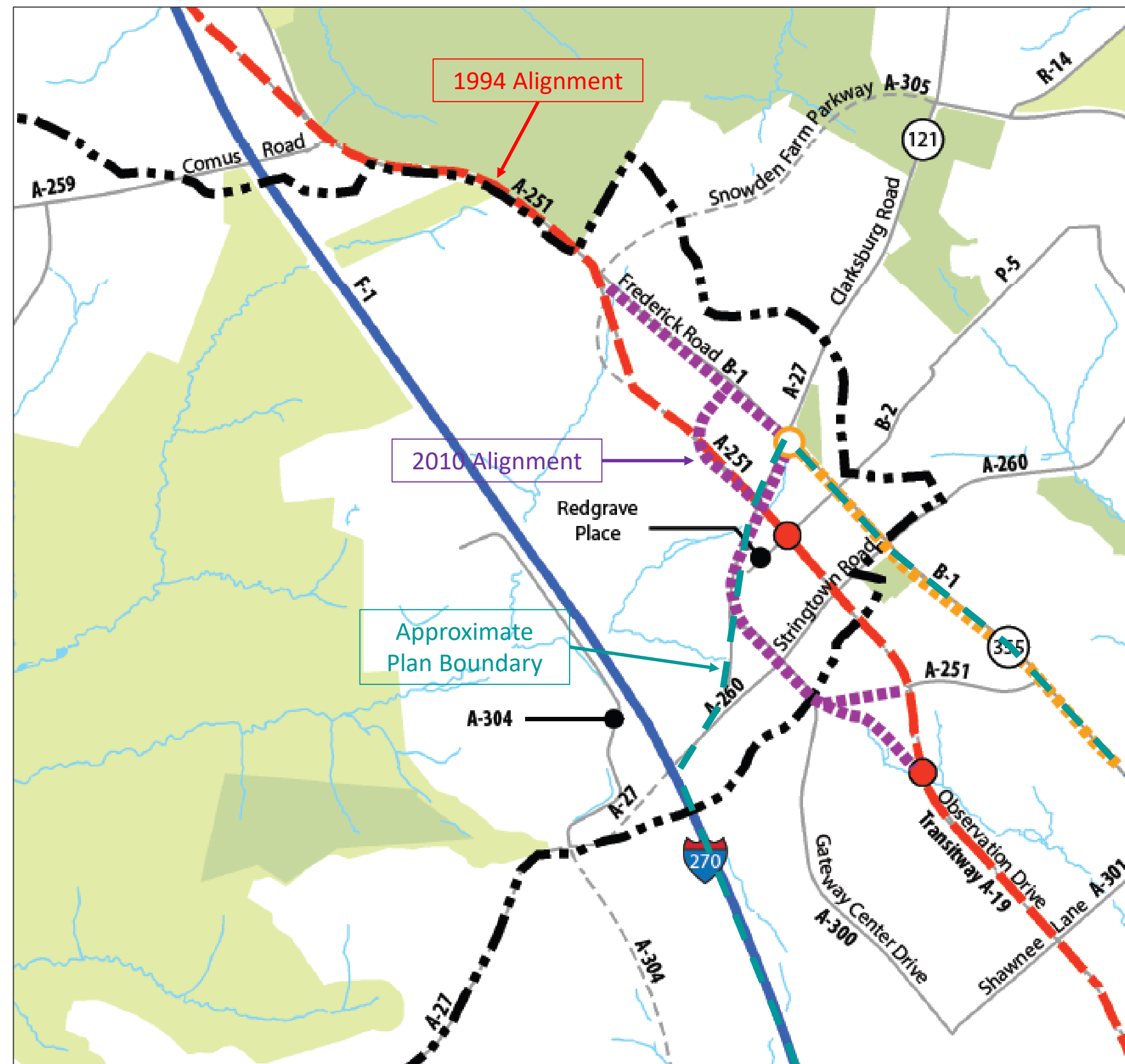
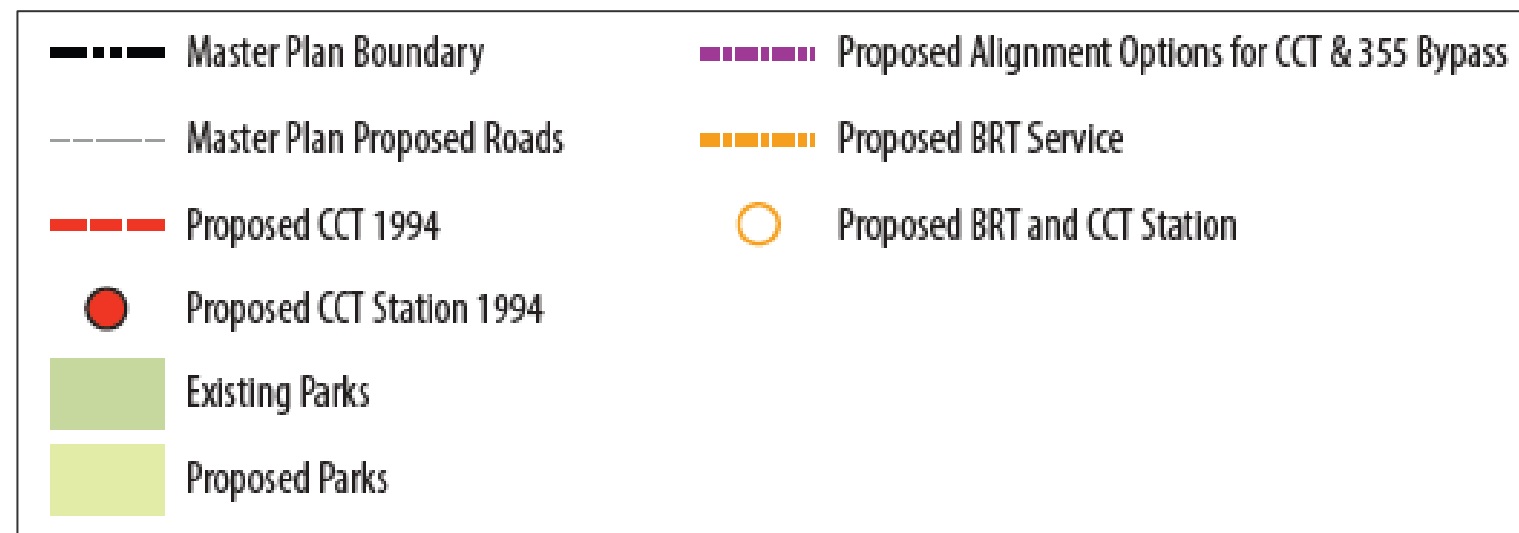
1994 Transportation Concept

- 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)

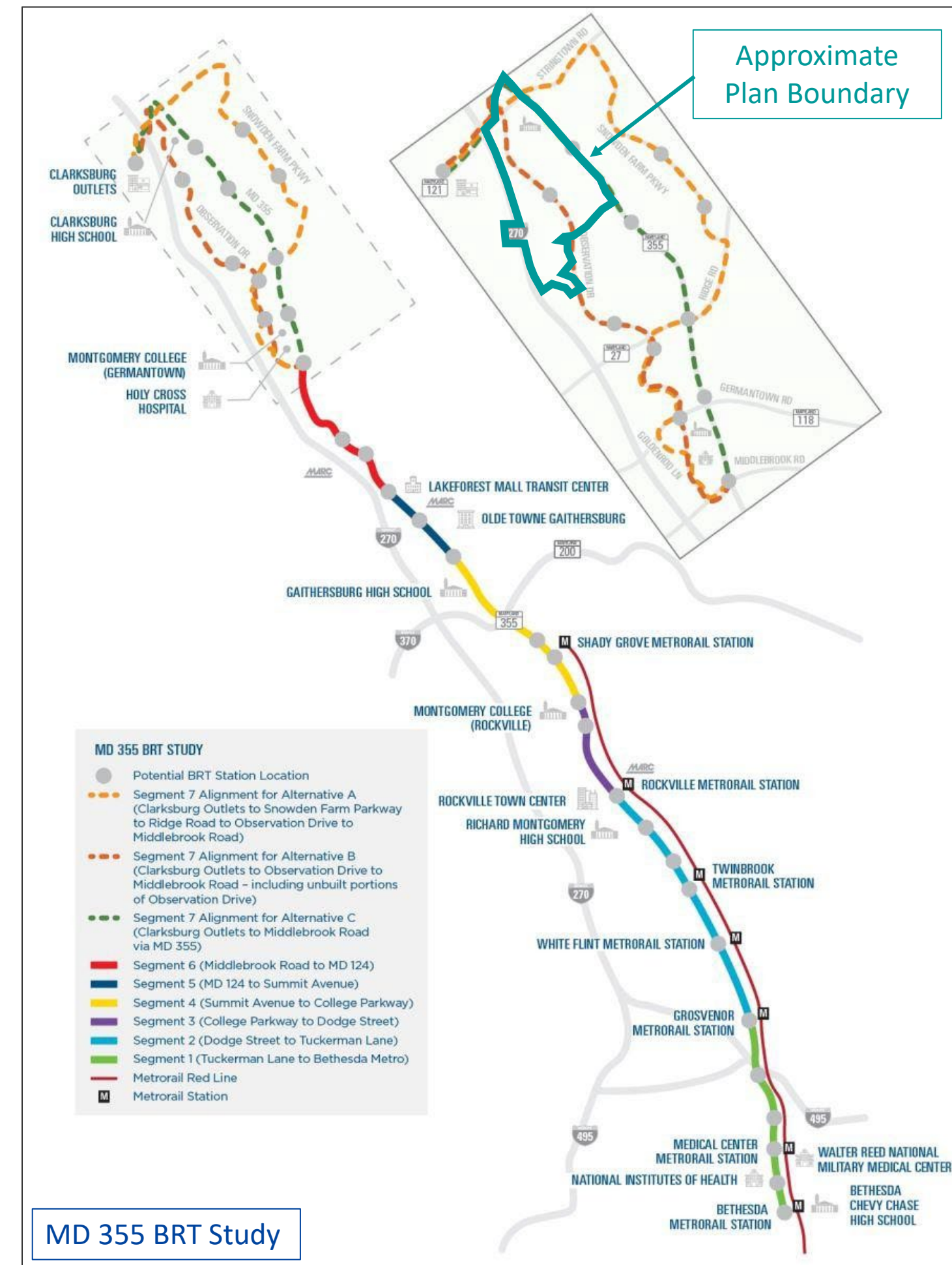
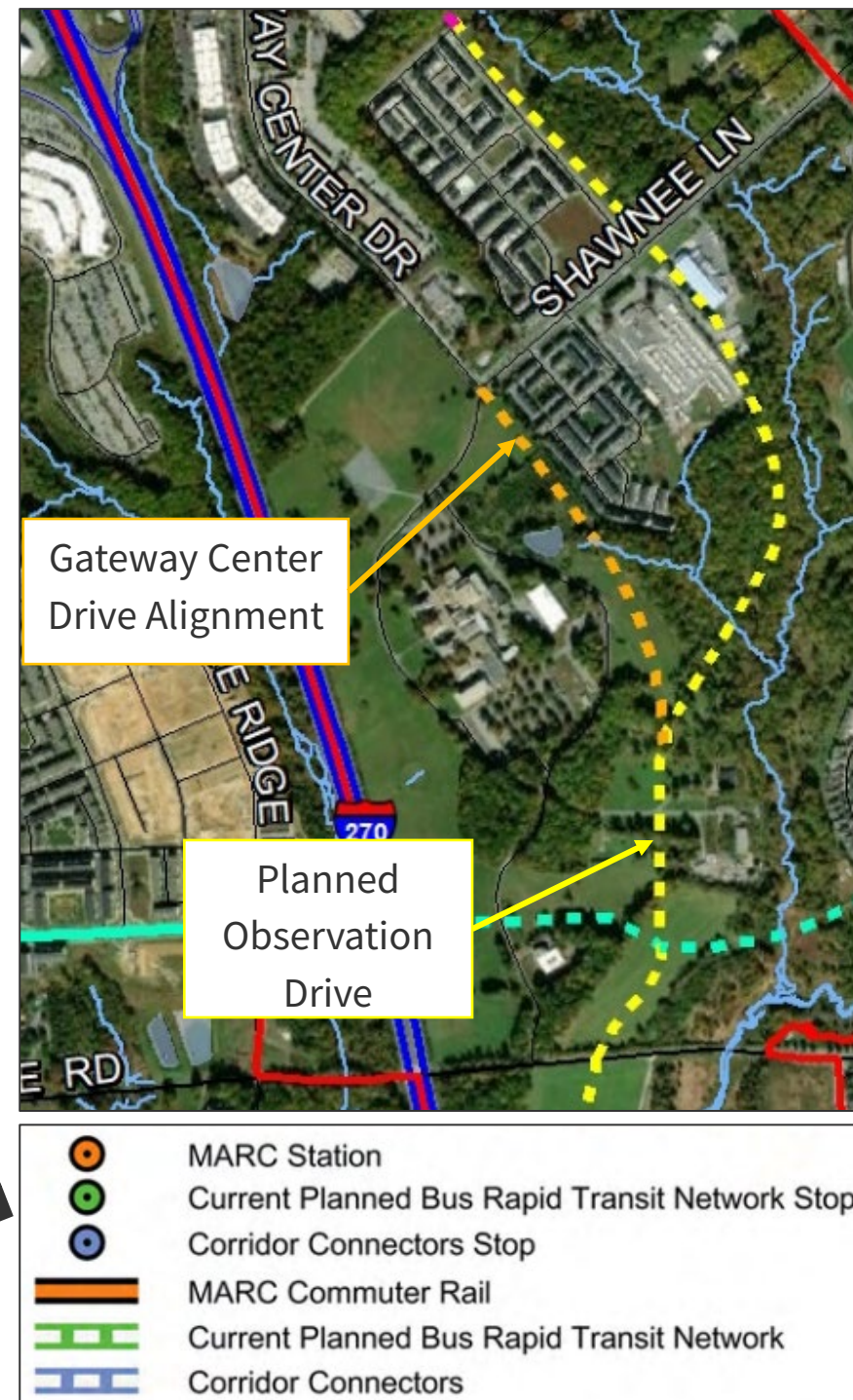


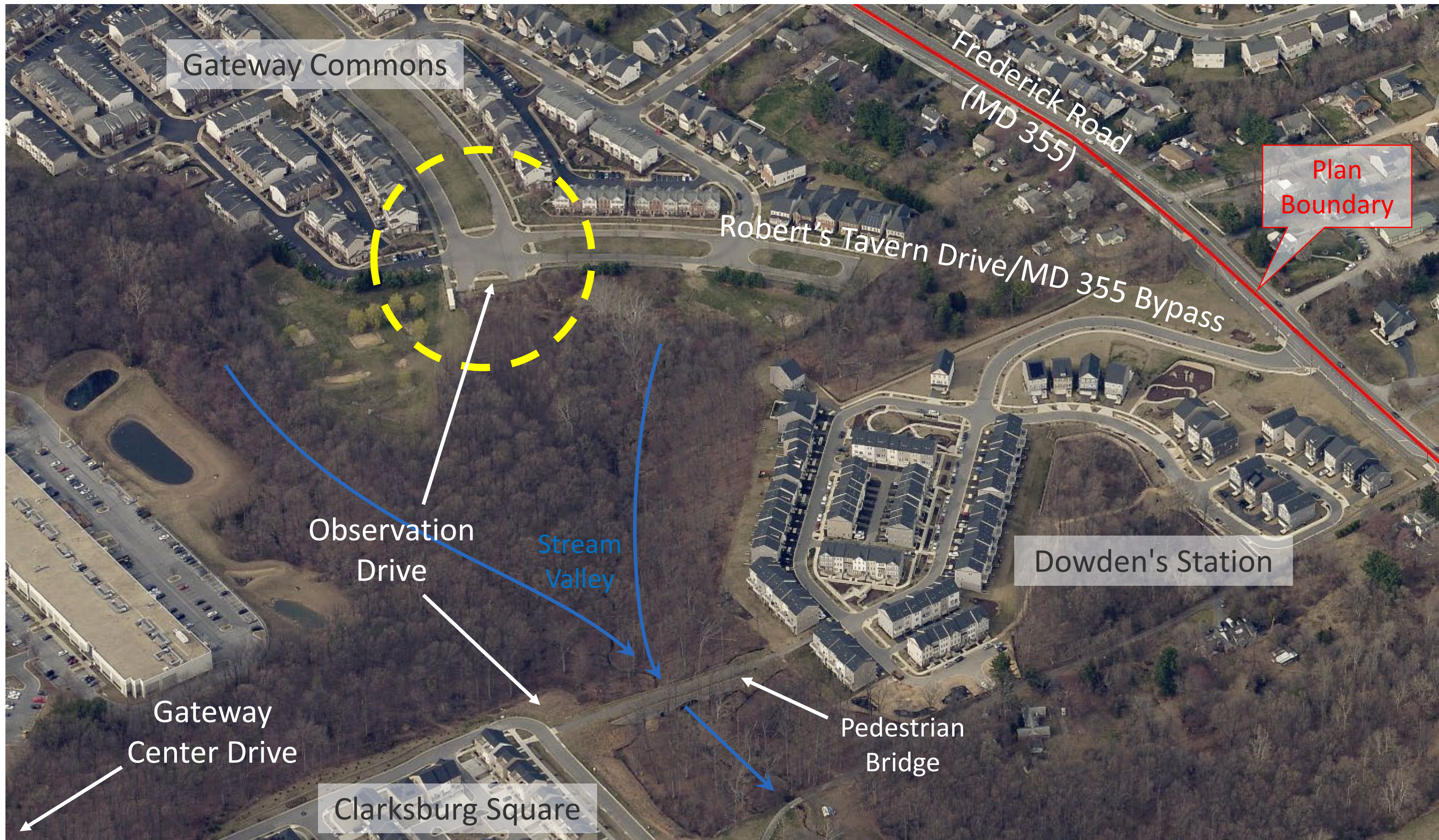
2014 10 Mile Creek Transportation Concept

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



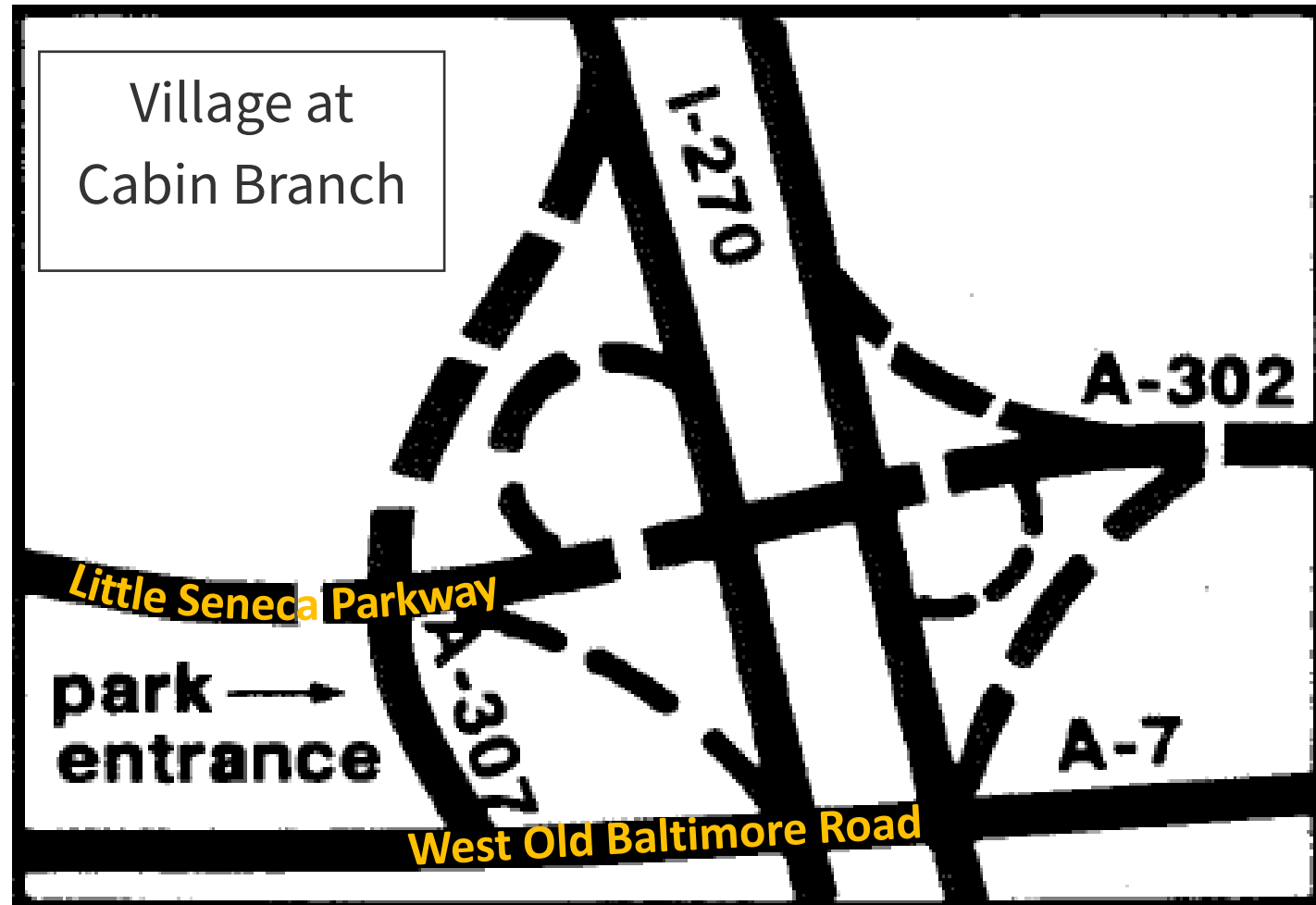
Bus Rapid Transit (BRT)



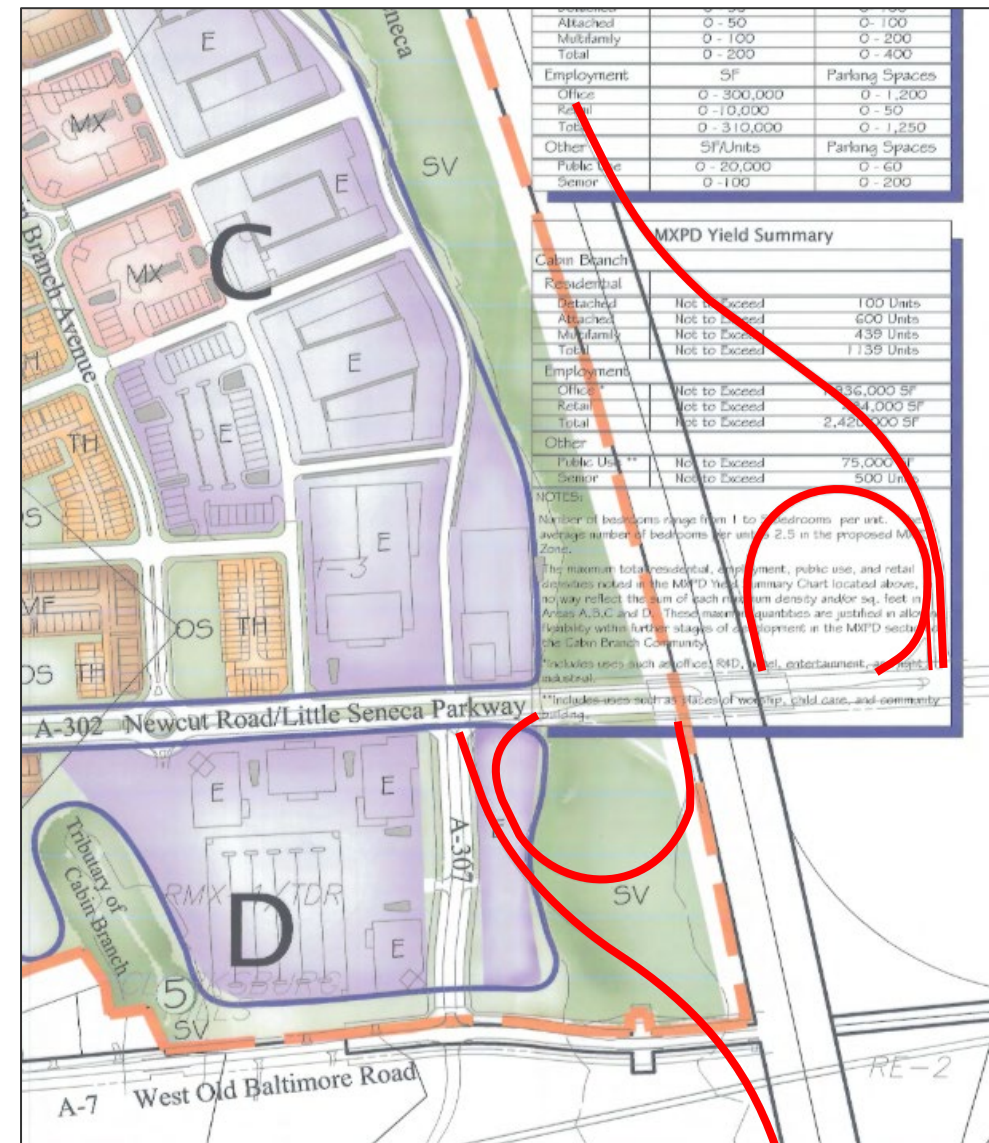


Planned Interchange

1994 Master Plan Concept



Cabin Branch Development Plan

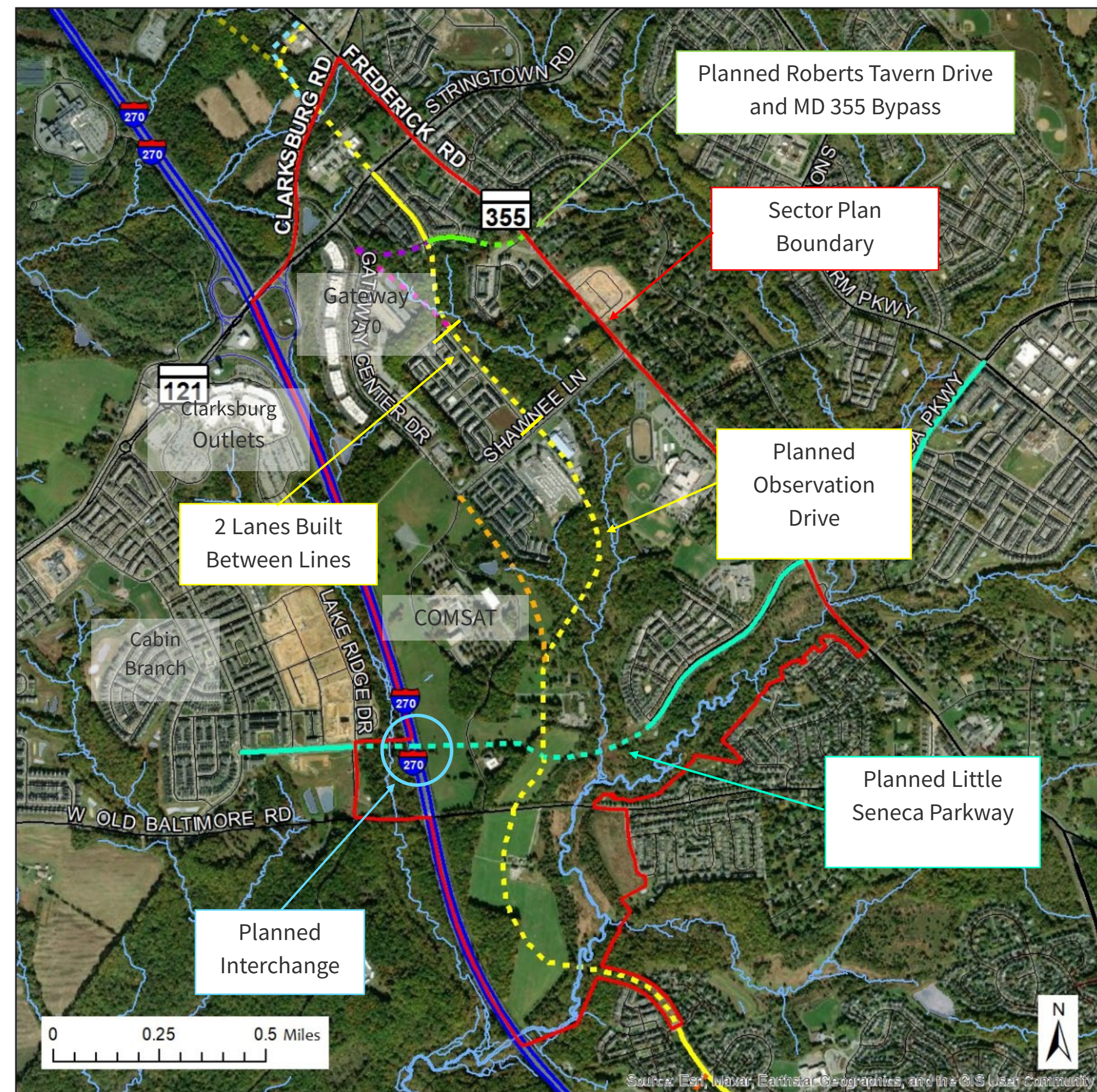


“Diamond” Alternative



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



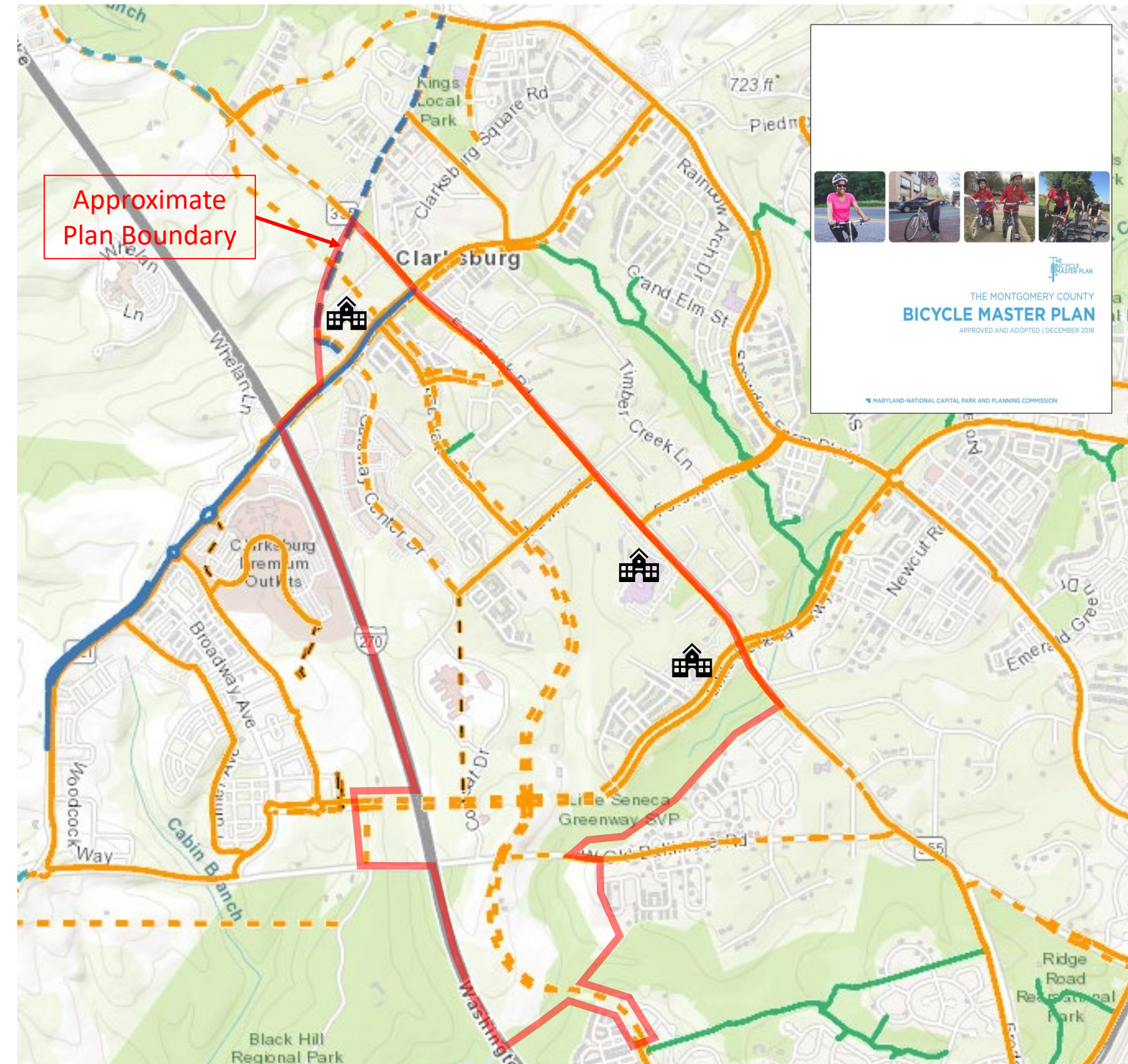
Bus Network

- 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



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



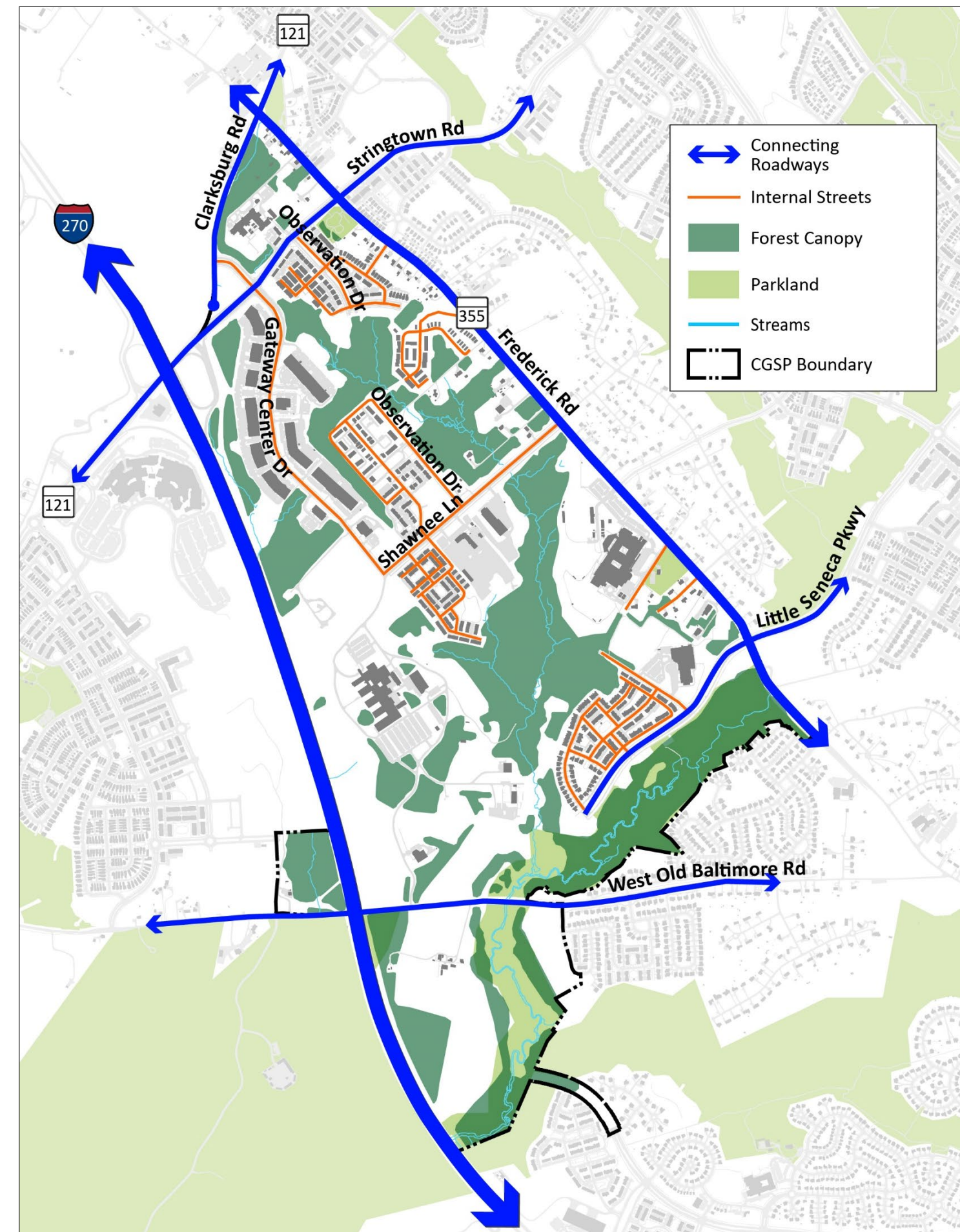
Pedestrian Level Of Comfort

- 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)



Recap of Listening Session #1: Transportation

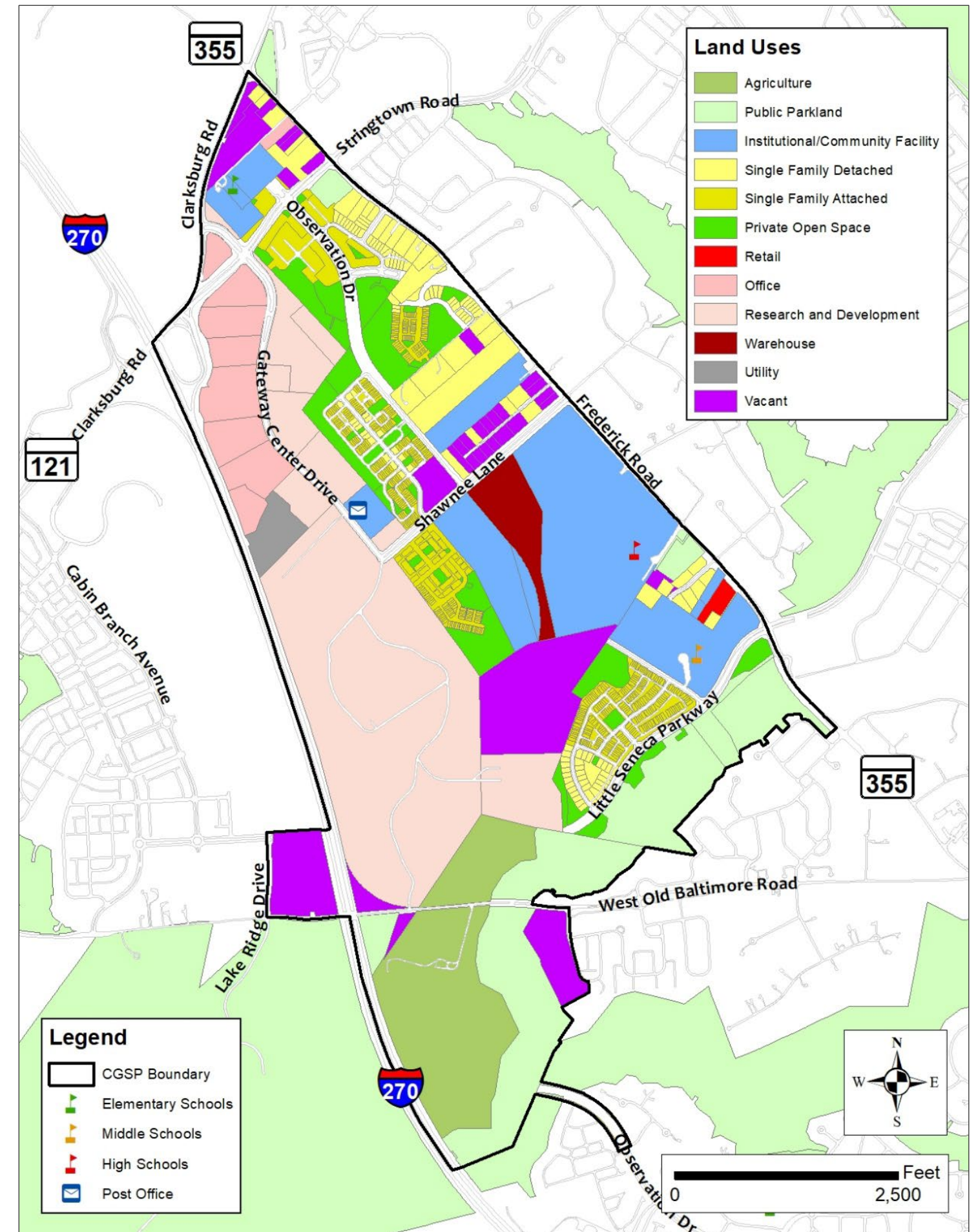
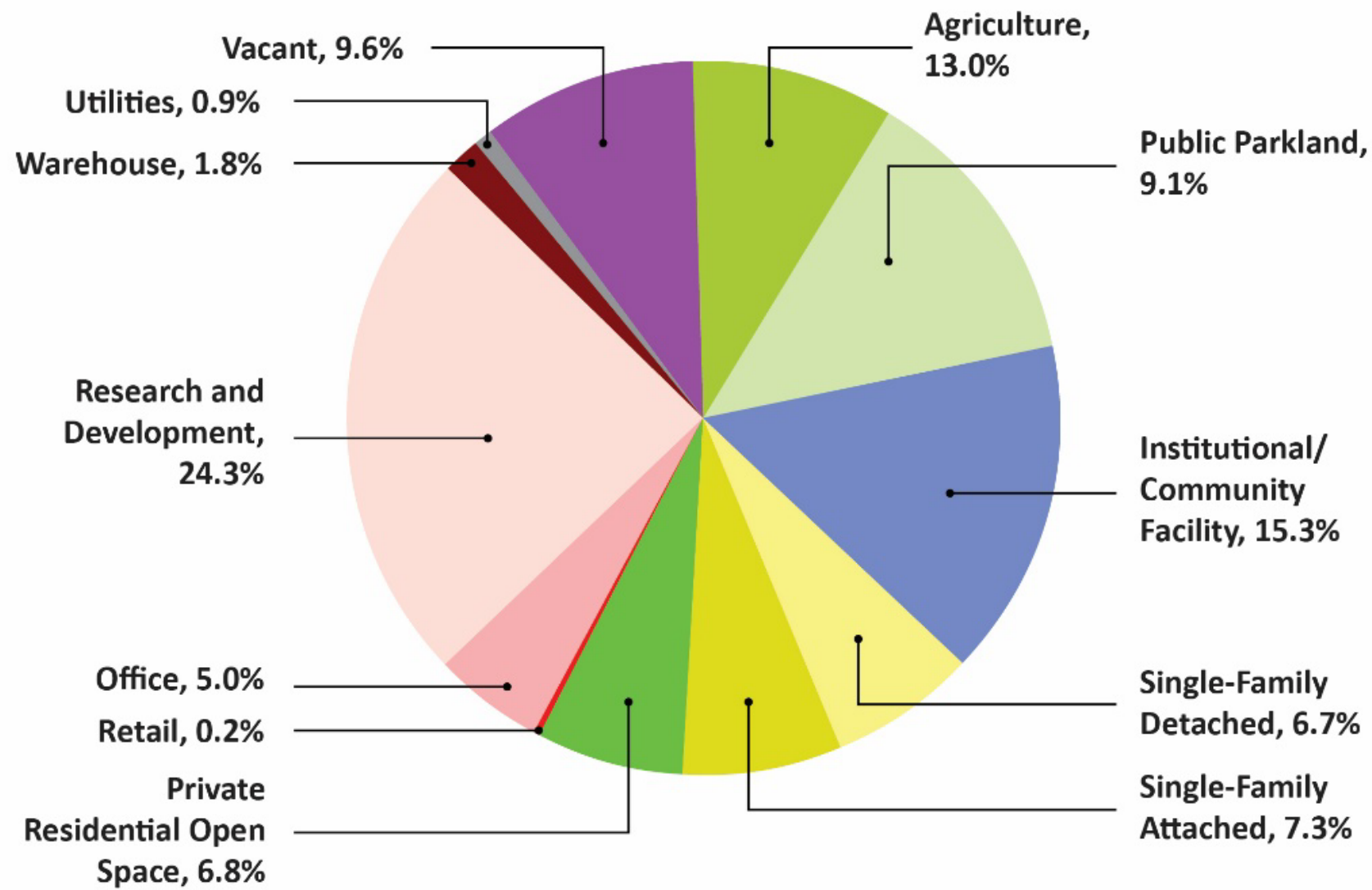
- Better utilize existing infrastructure
 - Repurpose some existing internal connections for future streets
 - Prioritize walking and biking in the area
- Concerns for and against building of interchange proposed in 1994 Plan
- Public transit needs to improved
- Use a gentler approach to any new road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



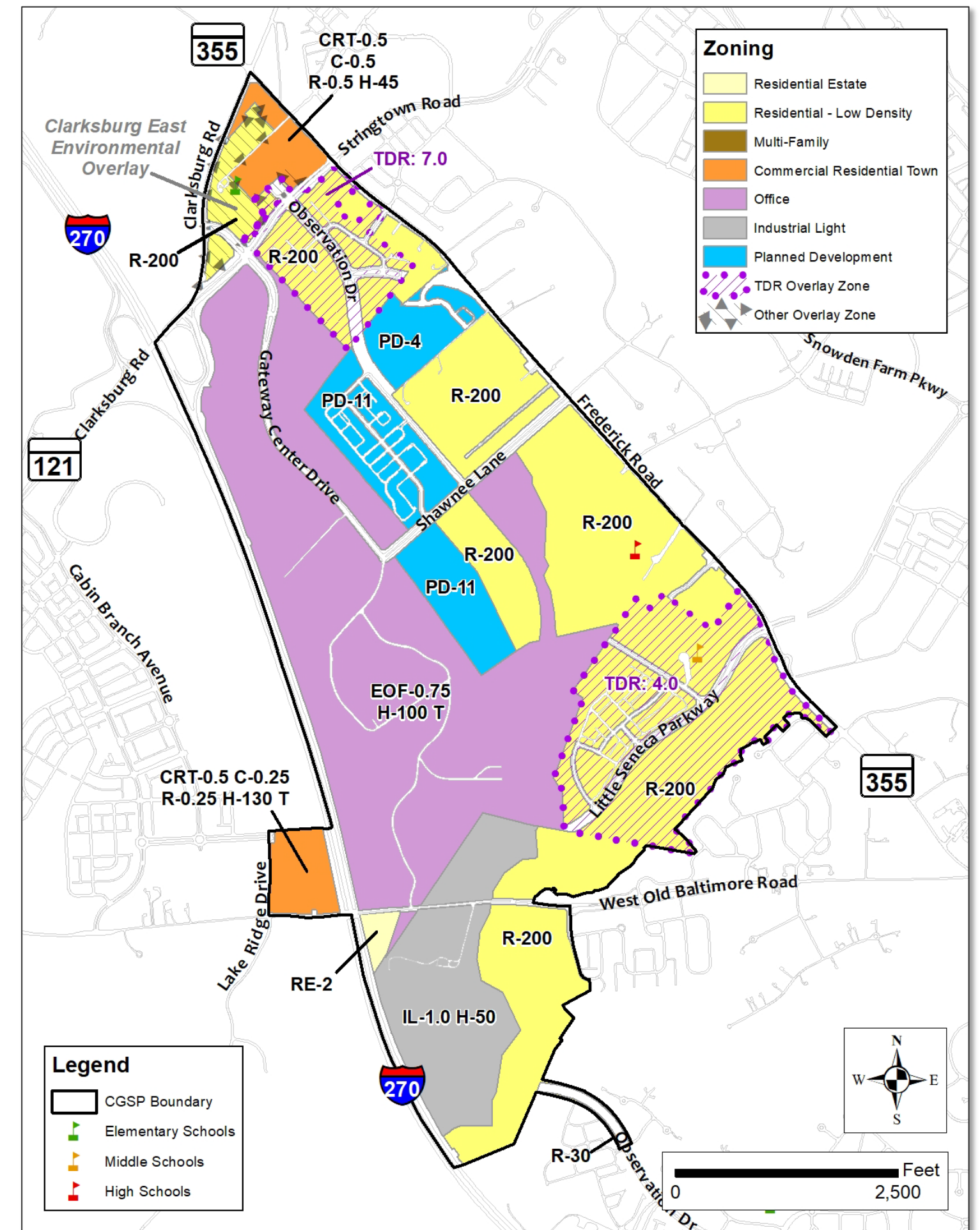
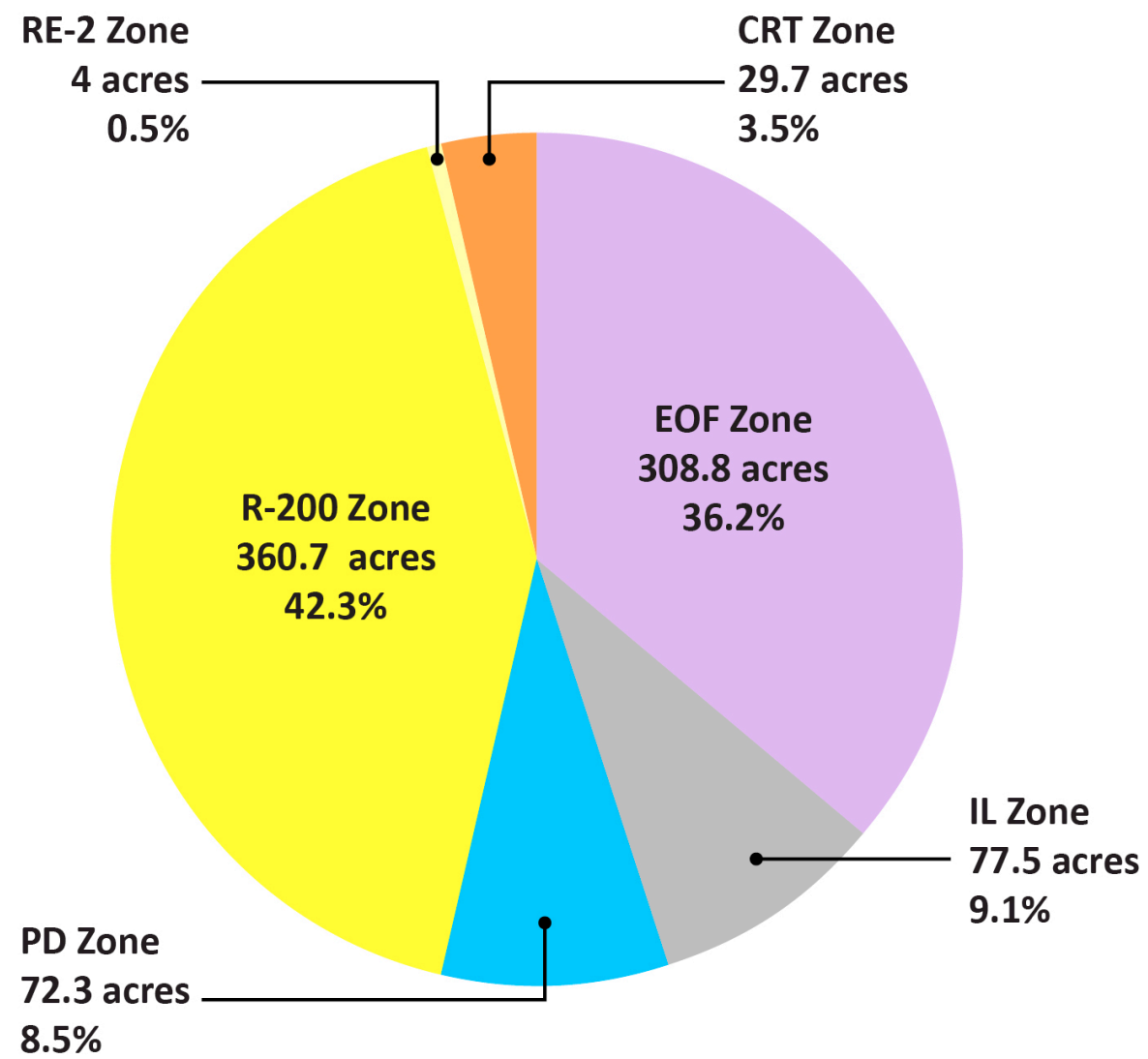
Urban Design, Land Use, and Historic Resources

Existing Land Uses

- 12 distinct land uses in the Plan area

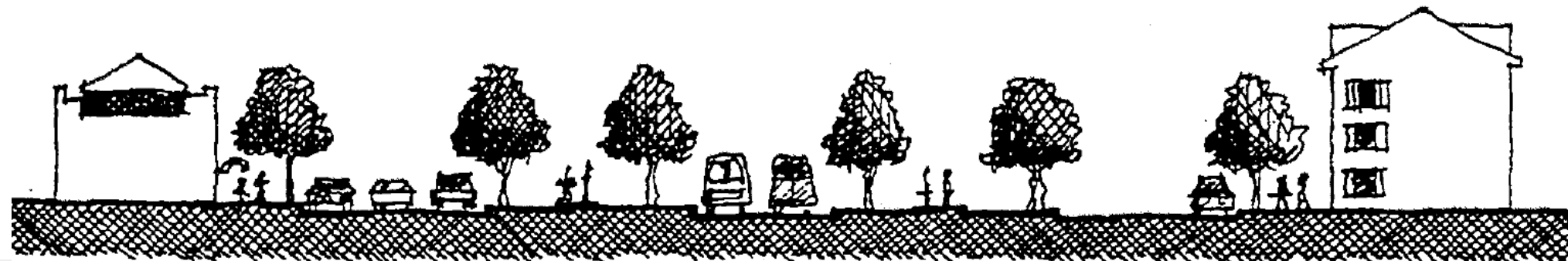


Existing Zoning



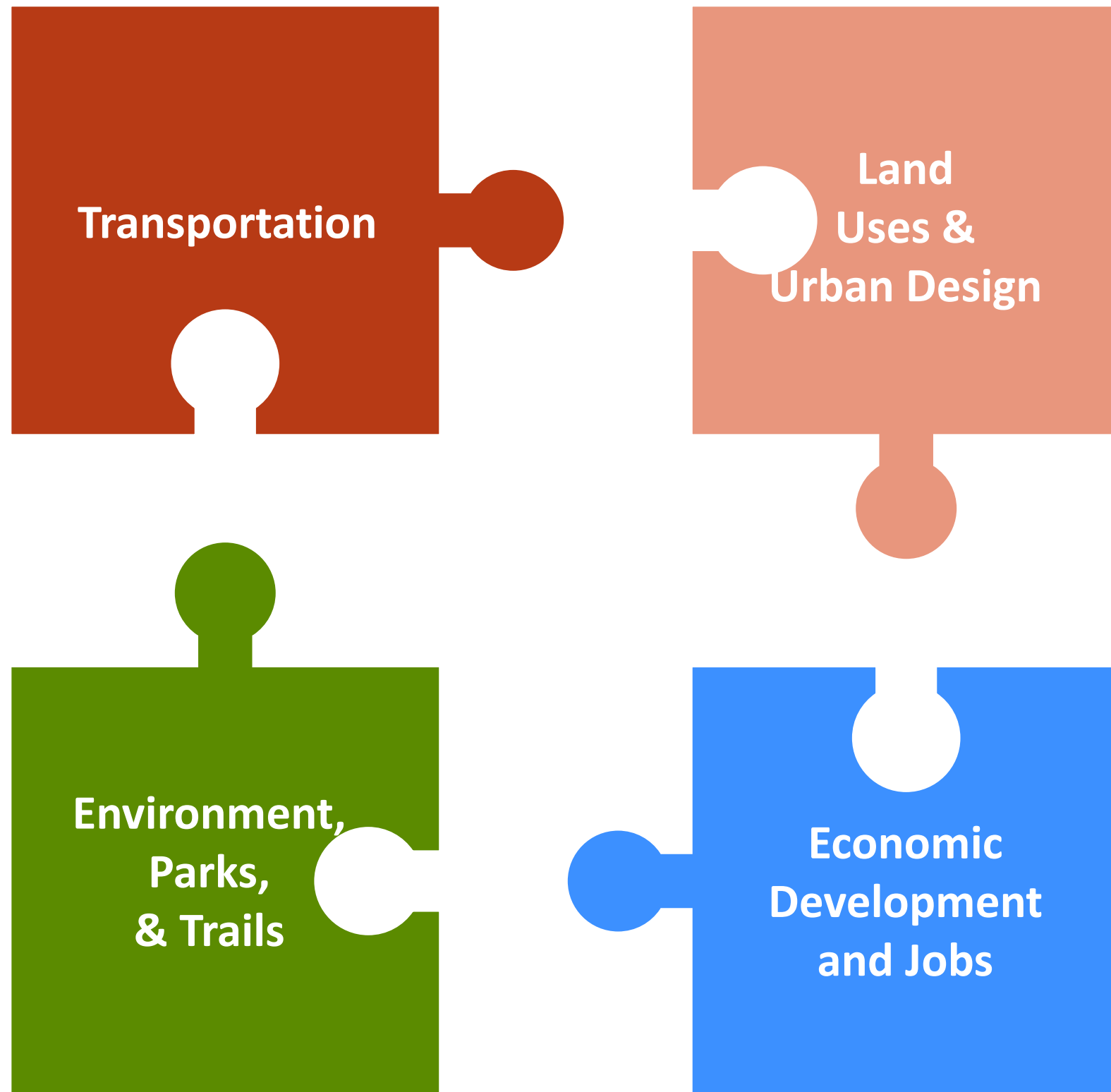
Understanding Urban Design

- 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

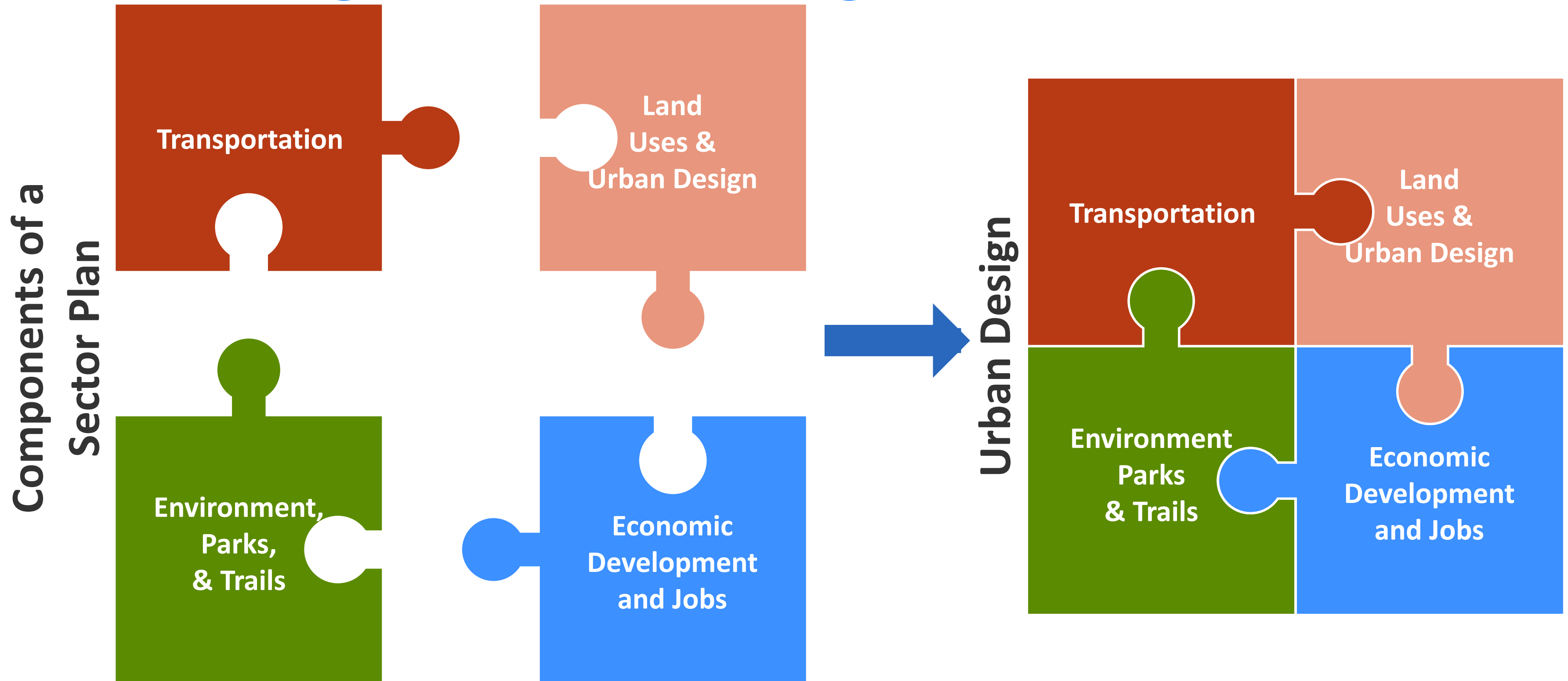


Topics in a Sector Plan

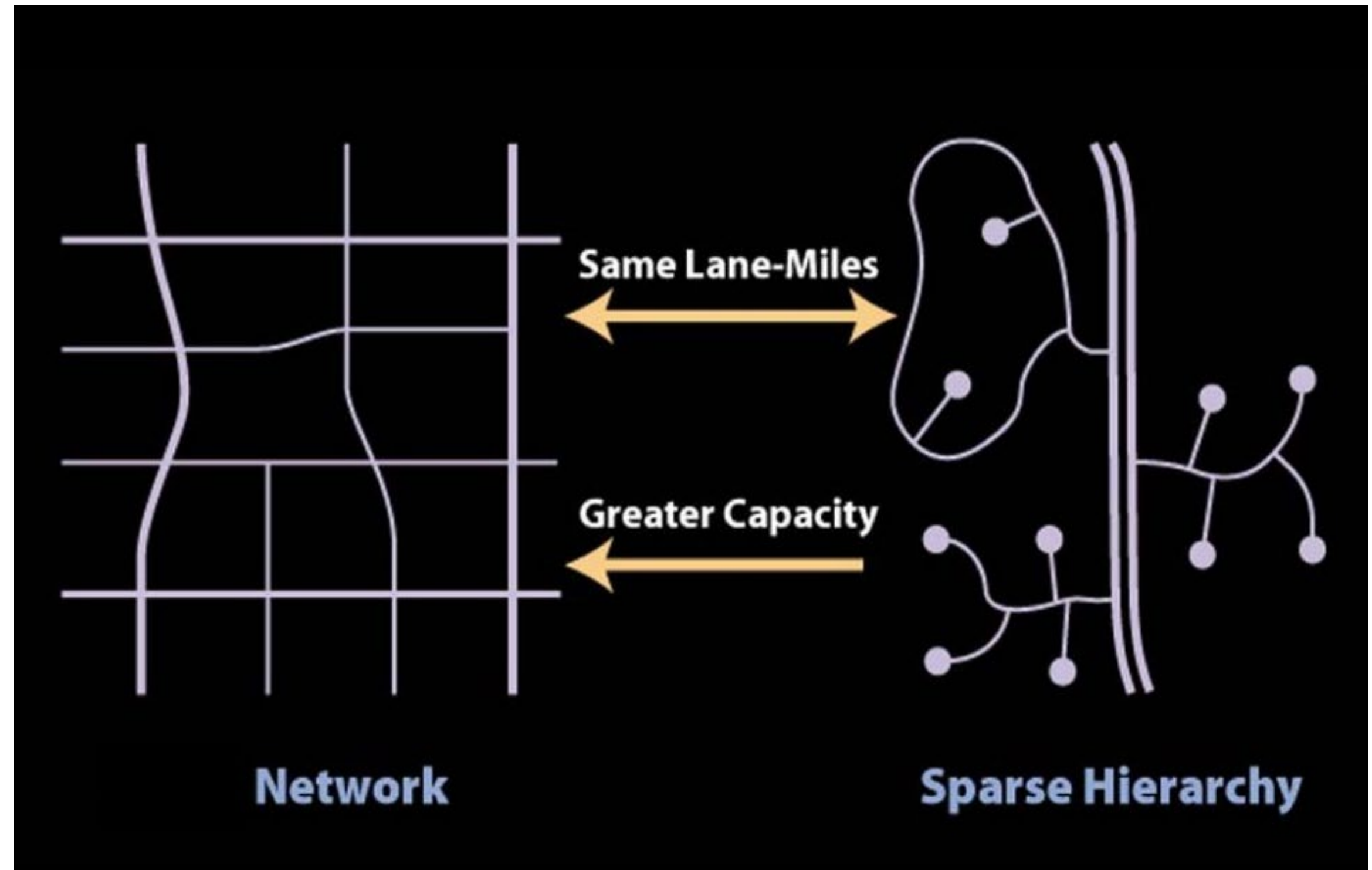
Components of a
Sector Plan



Putting the Pieces Together



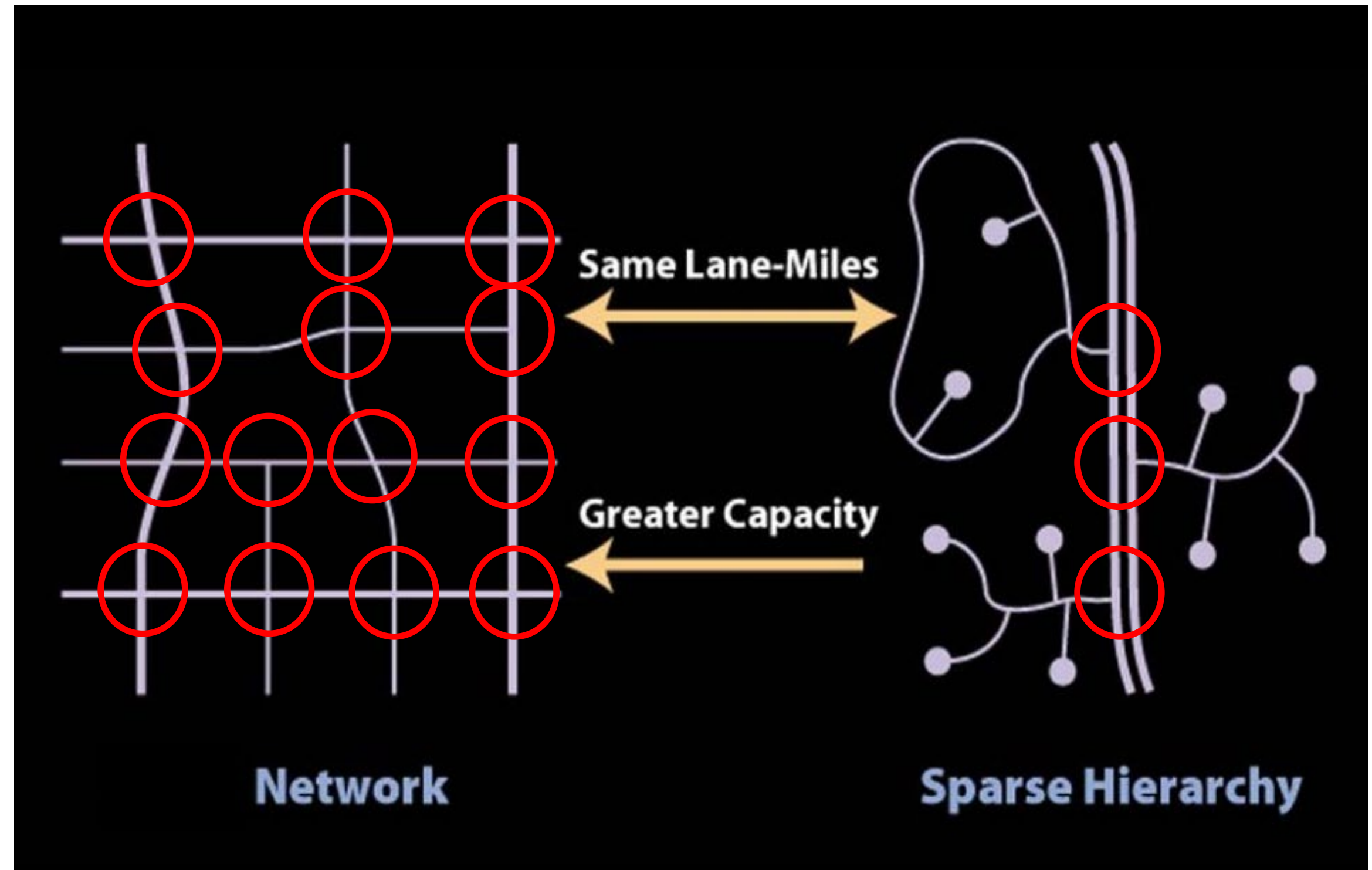
Street Network Diagram Example



Source: From *Making Good Cities* by Ian Lockwood

Street Network Diagram Example (continued)

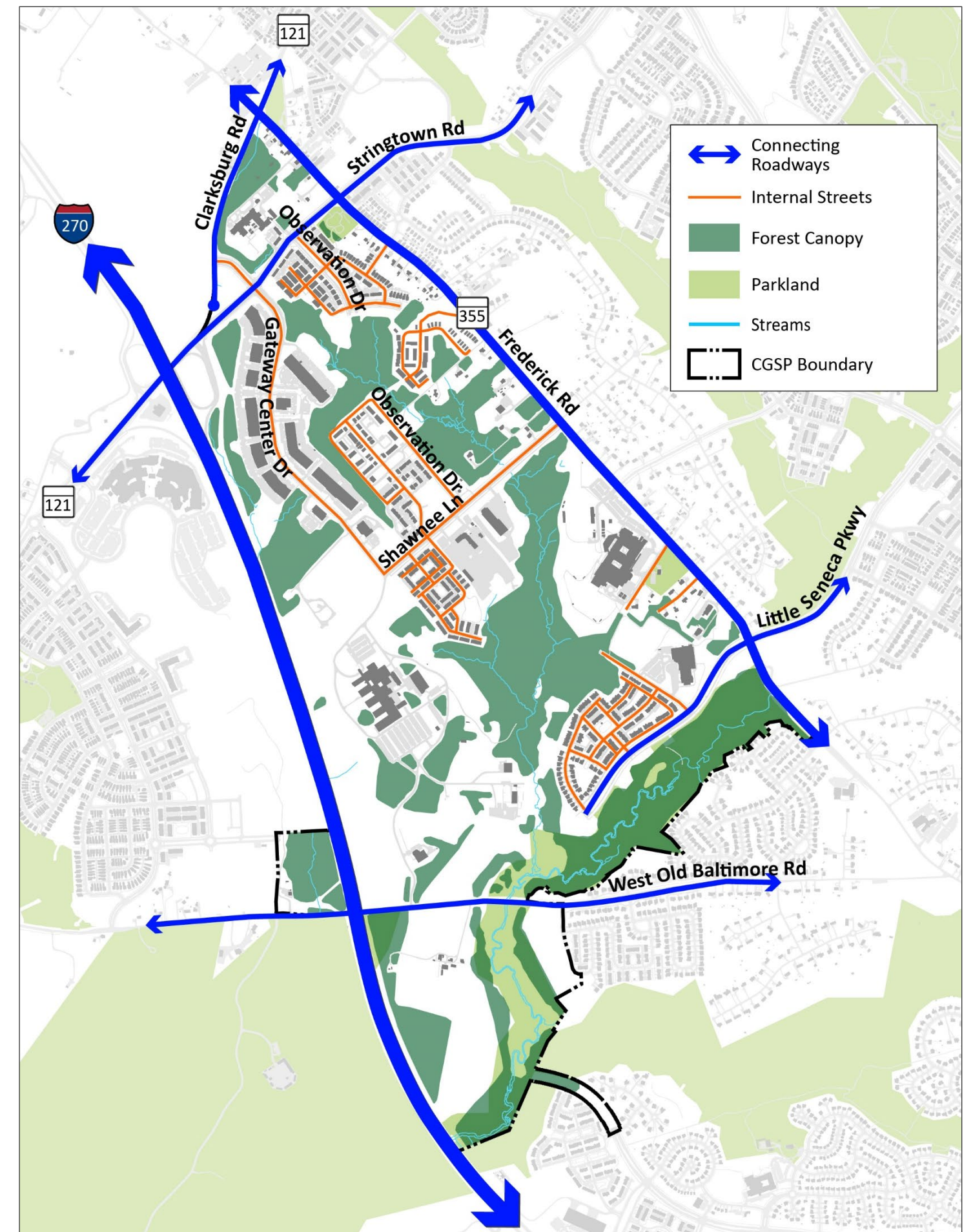
- Better connectivity
- Reduces overall congestion on arterials
- Greater number of options for travel
- Greater walkability and bikeability
- More opportunities for Placemaking



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



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



COMSAT Property and Thrive Montgomery 2050

From Thrive Montgomery 2050:

*Existing suburban office parks in locations such as Rock Spring or **Clarksburg's COMSAT site** have large existing buildings that can accommodate employment but lack the integration of uses, services, and amenities necessary to succeed in an increasingly competitive office market. **Complete Communities strategies can help reposition these employment centers through infill and redevelopment to incorporate a variety of housing, restaurants, retail, public facilities, and parks and public spaces** along with better transit service, making them more attractive to both residents and employers.*



Missing Middle Housing



Locate Iconic Buildings and Create Gathering Spaces



Planning for Community Identity

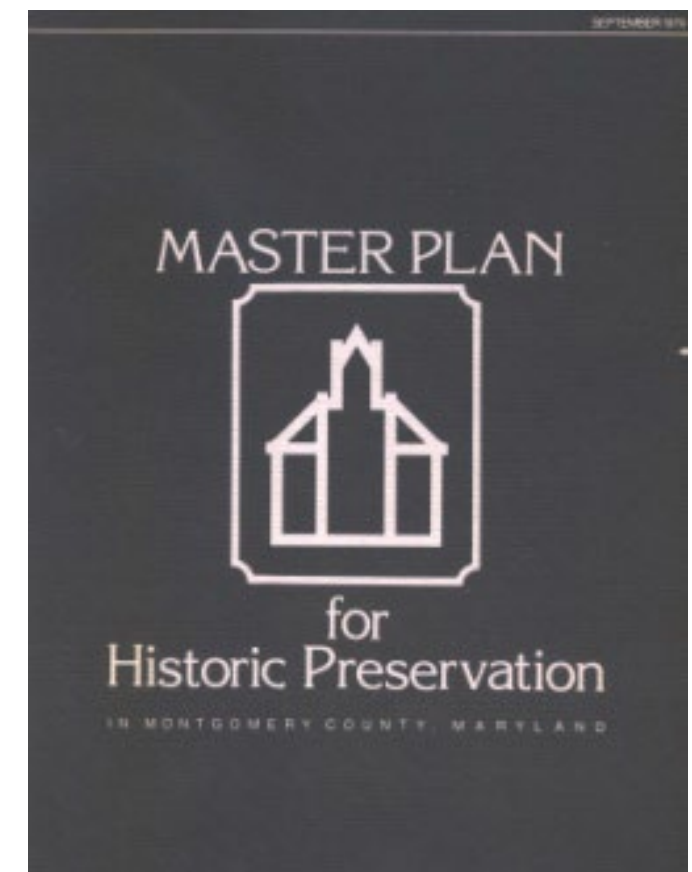
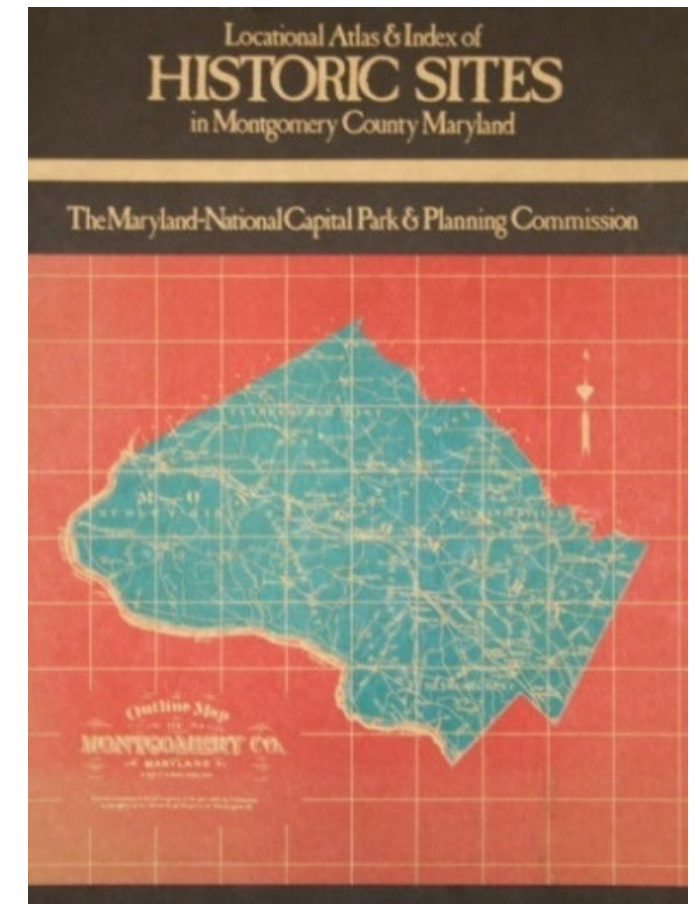


- Engage with the community members to understand the cultures and elements unique to the area
- Examine the relationship between the built environment, physical activity, and social capital



Historic Preservation

- *Locational Atlas and Index of Historic Sites*
 - 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*
 - Historic designation occurs after thorough analysis with respect to the designation criteria and opportunities for community feedback
 - 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

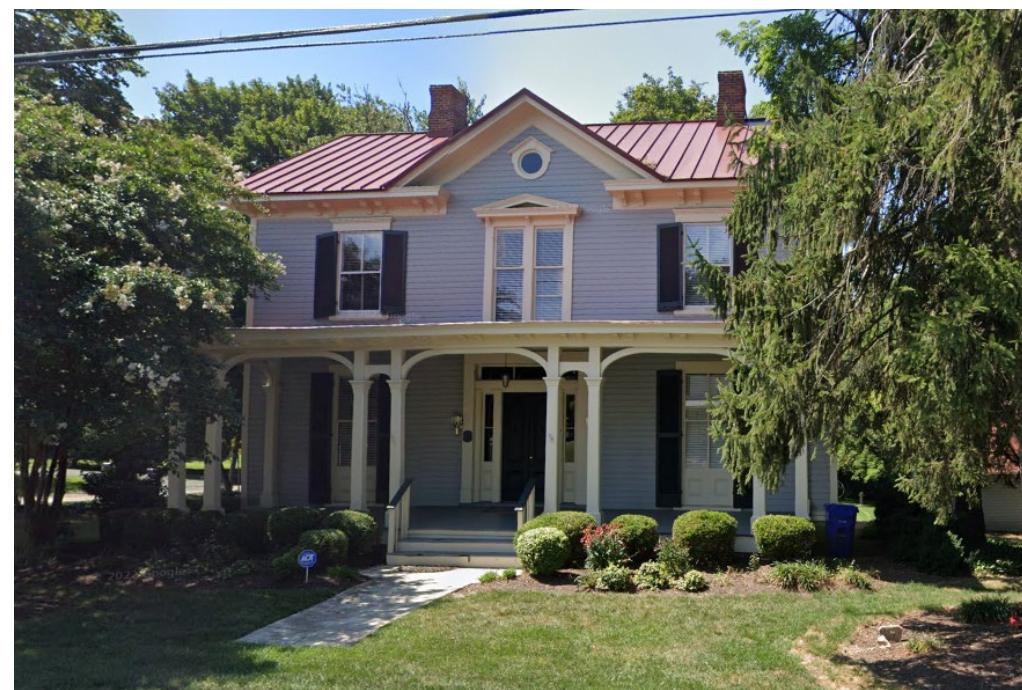


Master Plan for Historic Preservation: Clarksburg Historic District

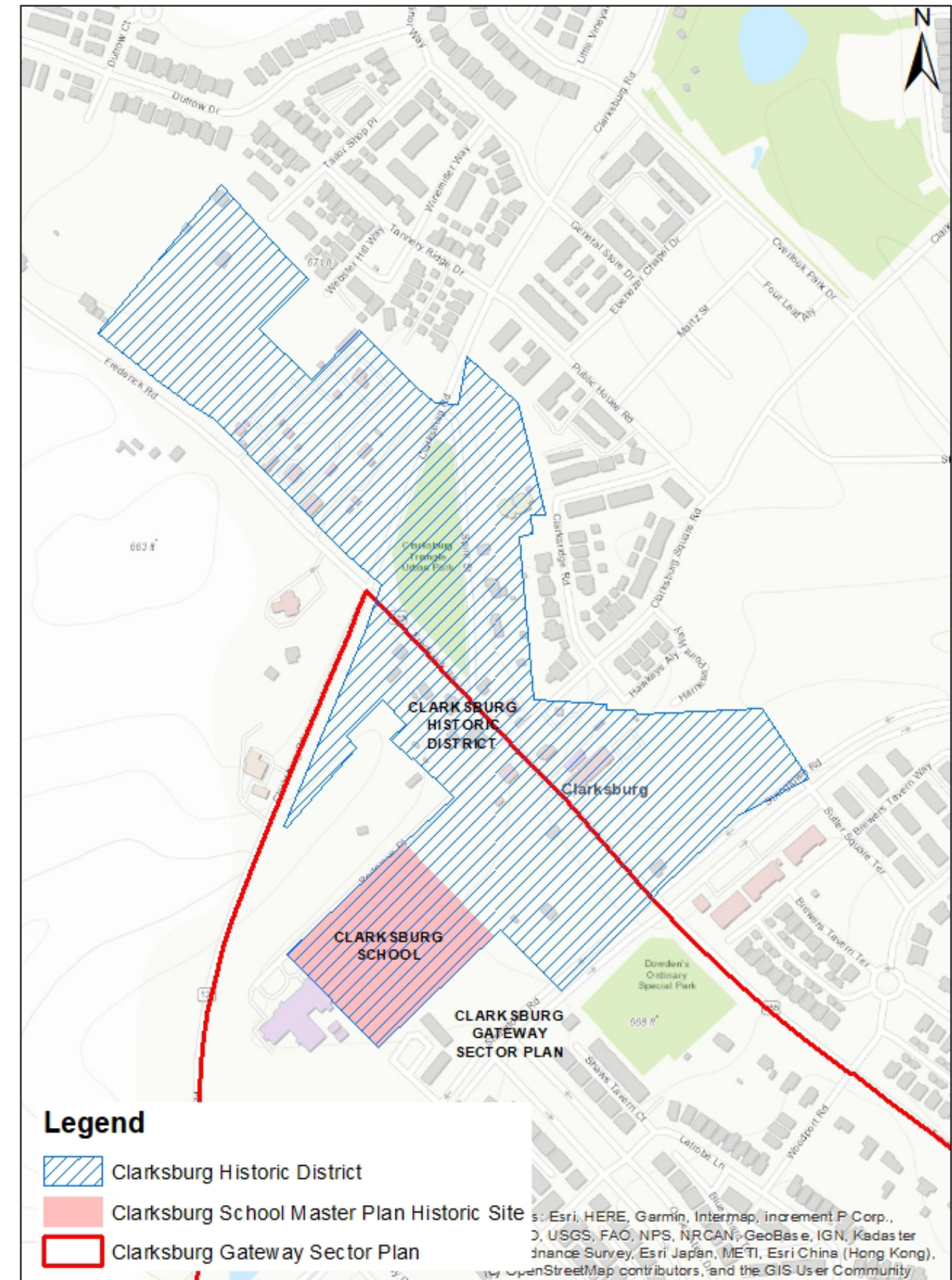
- Designated as a Master Plan Historic District in 1990
- Represents a concentrated residential and commercial community lining Frederick Road
- Contains an important collection of early 19th century residential and commercial architecture



*Clark-Waters House, 23346 Frederick Road, 2022.
Source: Google Street View*

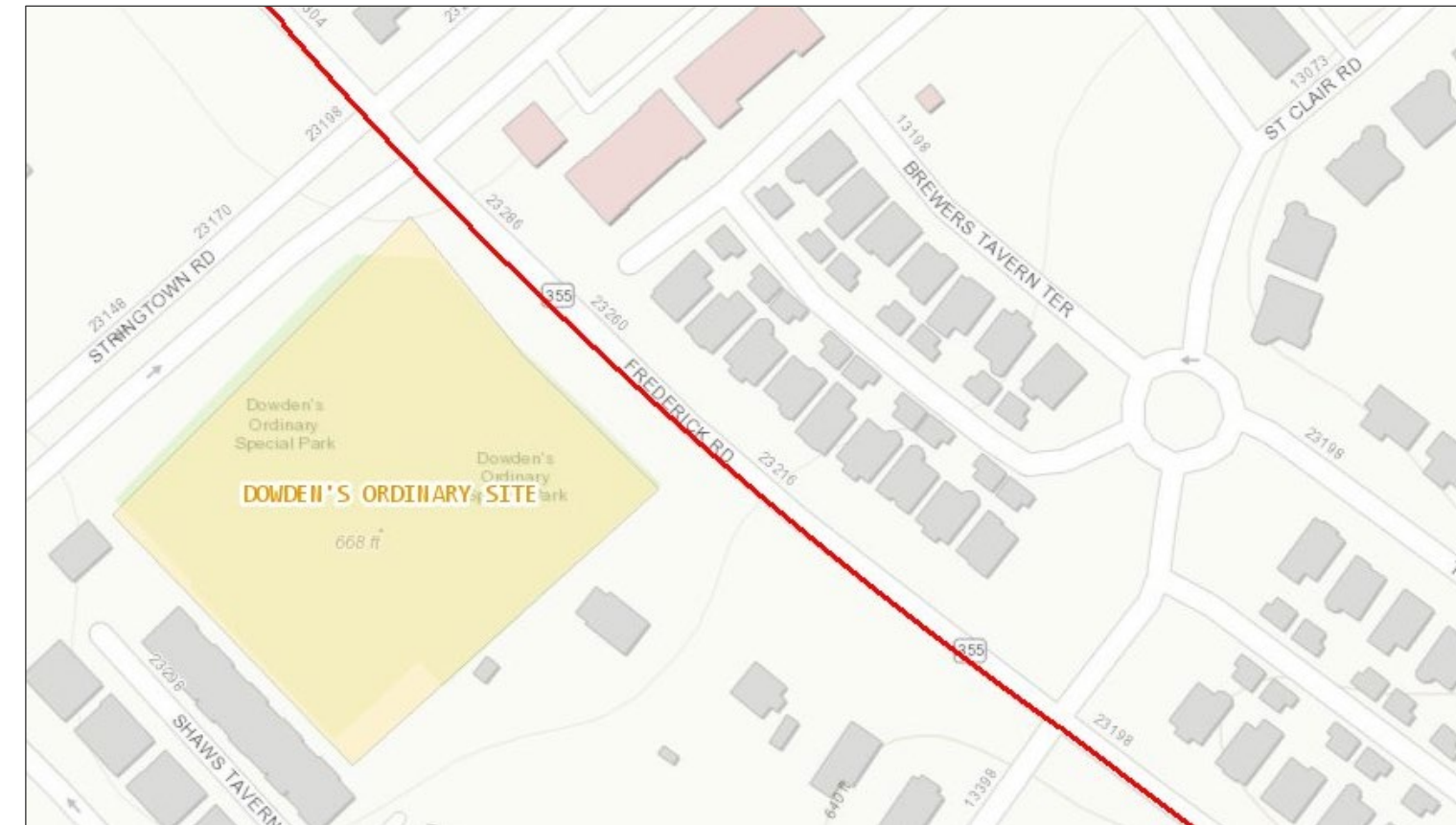


*Leonidas Wilson House, of the Clark-Waters House,
23340 Frederick Road, 2022. Source: Google Street View*



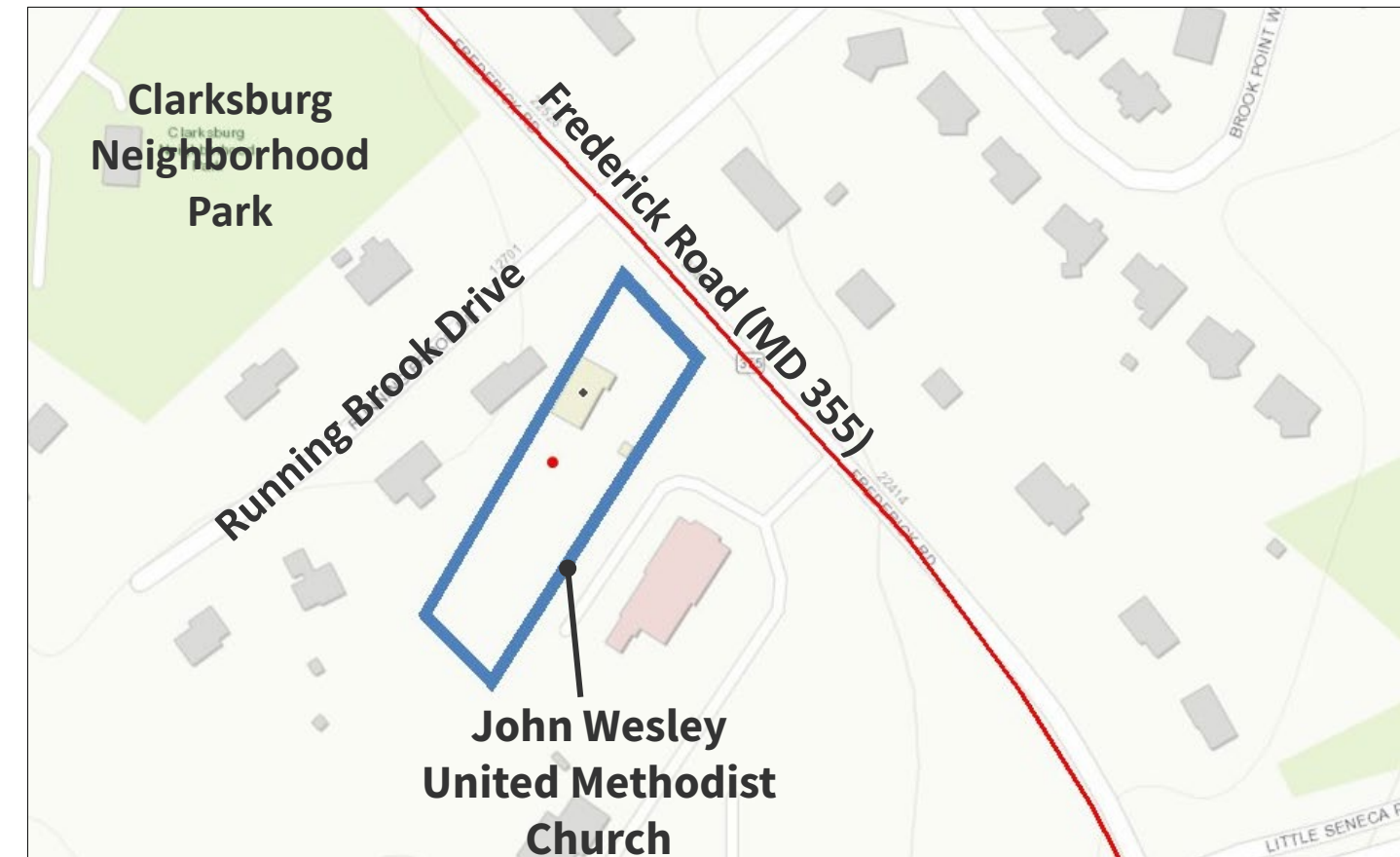
Locational Atlas & Index of Historic Sites: Dowden's Ordinary Site and Marker

- 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



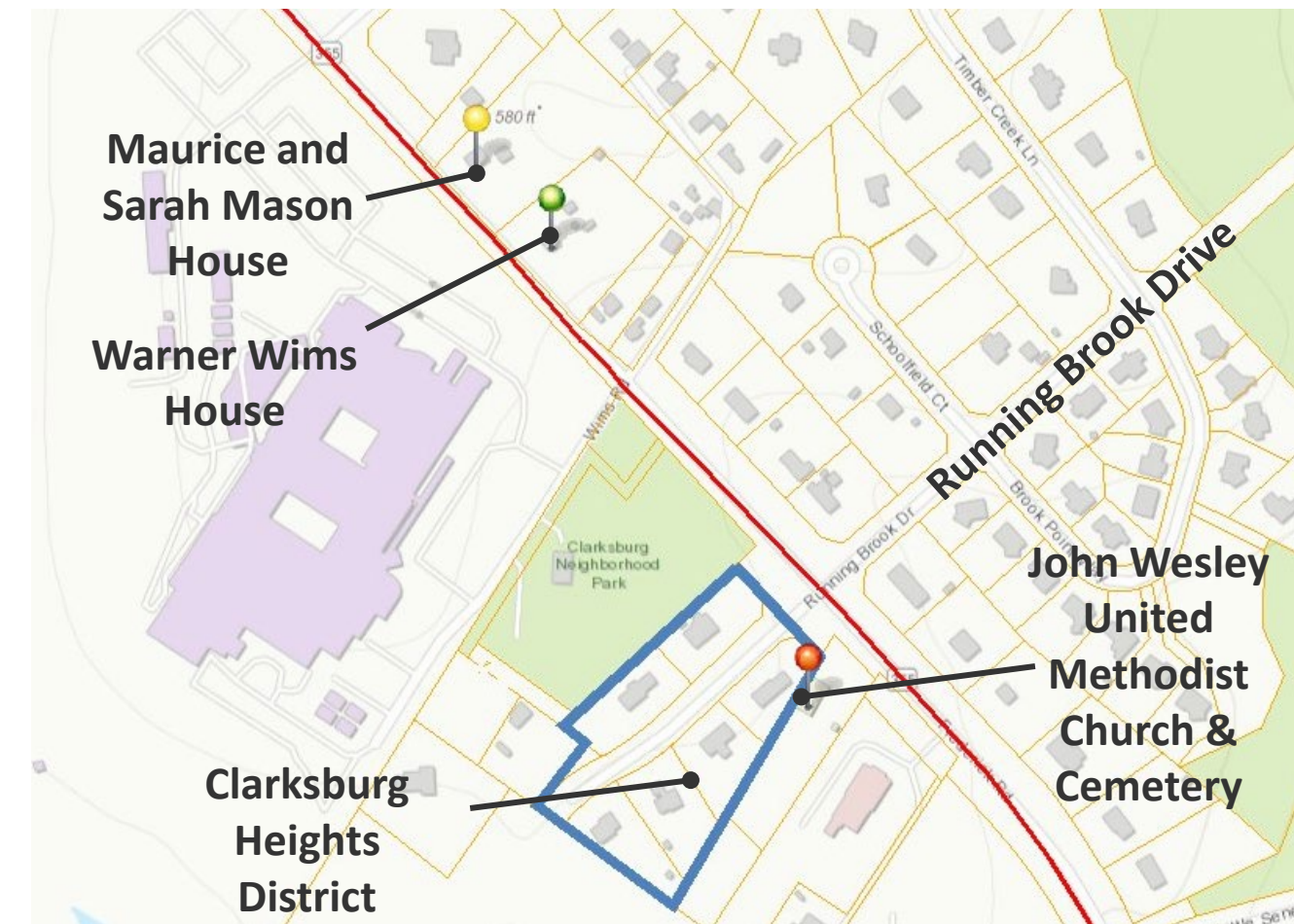
John Wesley United Methodist Church

- Cemetery in county's Burial Sites Inventory
- First church built c. 1887; c. 1925 Gothic Revival Church
- Associated with the early African American community in Clarksburg known as Rocky Hill; important institution that served as a center for the community's religious, educational, and social life



New Sites to be Evaluated: African American Resources

- Clarksburg Heights Historic District: 12700-12712 Running Brook Drive: mid-20th century planned subdivision (6 houses) built during the 1960s and early 1970s and rented or sold to African American families
- 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



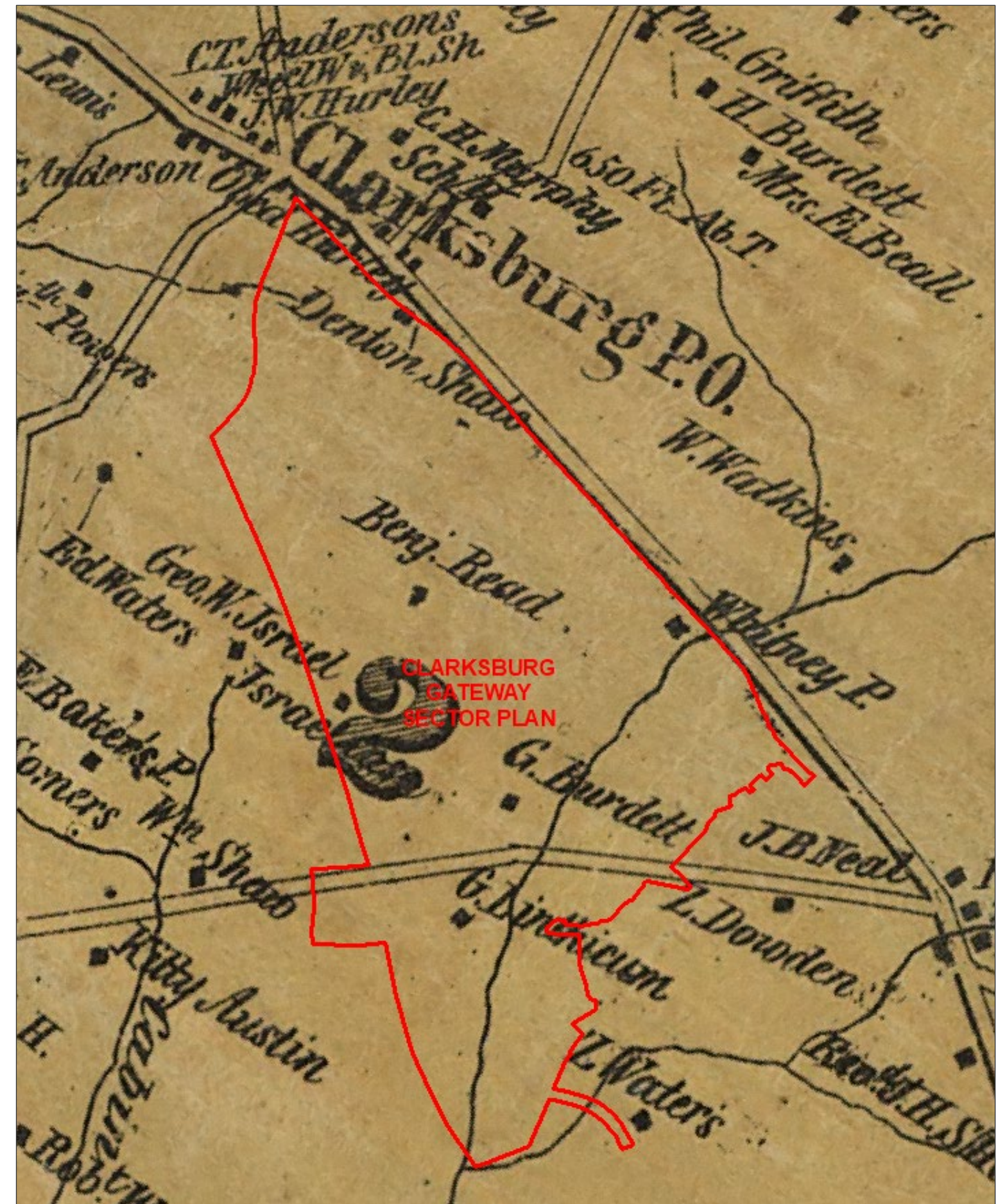
New Sites to be Evaluated: COMSAT Laboratories

- 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.



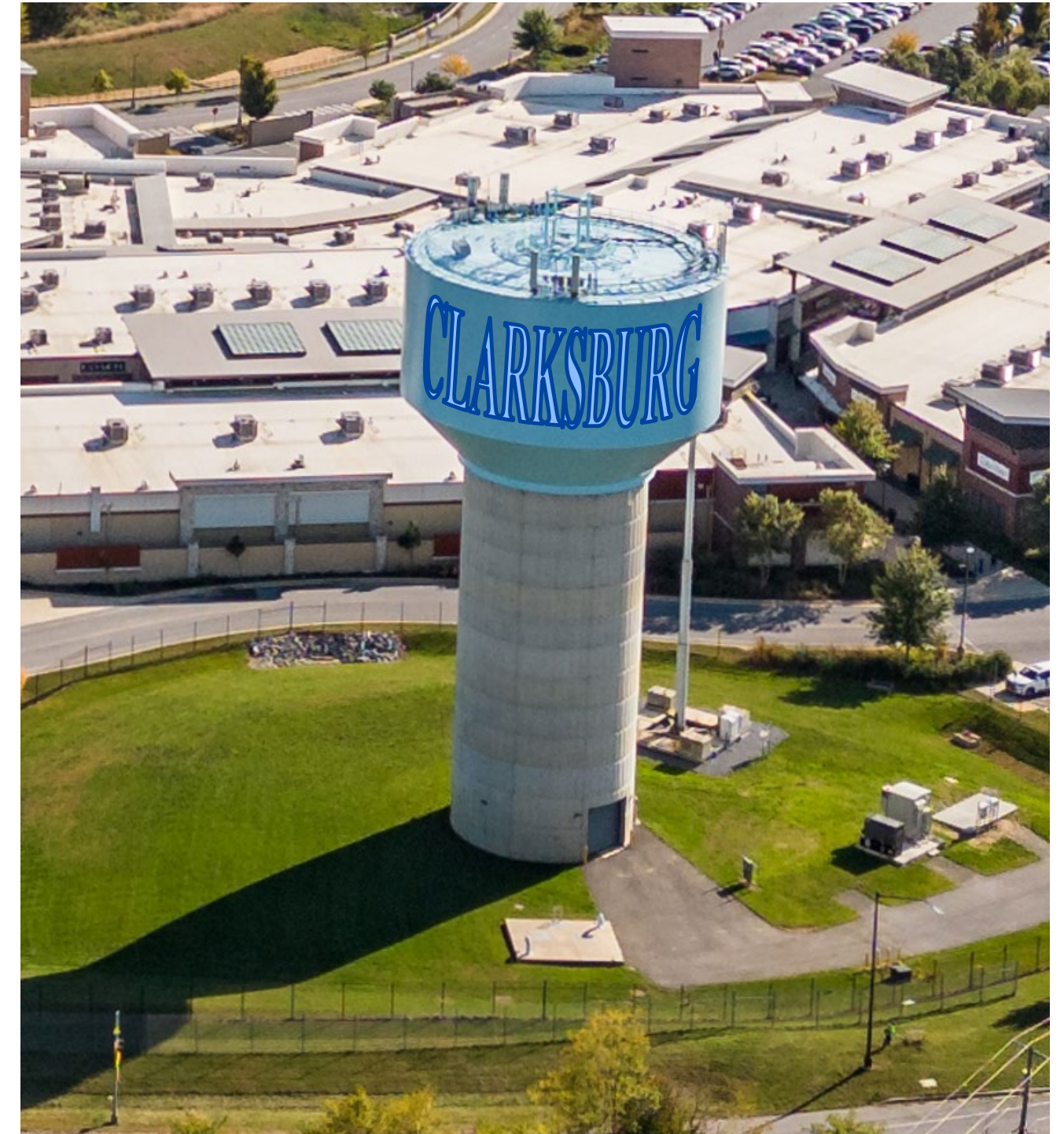
Recap of Listening Session #2: Housing, Land Use, Employment, and Economic Development

- Restaurants, restaurants, restaurants
- Also... community center, rec center, pool, library, medical offices, climbing gym, activities for children, gathering spaces
- Greater connectivity is key to providing access to shopping, jobs, recreational opportunities, and nature



Recap of Listening Session #3: Community Identify, Historic Preservation, and Urban Design

- People have to travel 15+ minutes to get to a walkable community with amenities
- It would be great to have a place where you might run into your neighbors (e.g. a farmers market or a local park with weekly food trucks [such as Clarkmont Park in Cabin Branch])
- Many would like to see better connectivity and sound urban design
- Some community members don't think much of the historic district... perhaps some plaques would help
- Write "Clarksburg" on the water tower
- We should celebrate the uniqueness of the mix of cultures in Clarksburg



Thoughts and Reactions

Community Snapshot Questions

1. How will your housing needs change in the next 20 years? What form of housing options do you think are most critical to the Clarksburg area?
2. 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?

Environment, Parks, and Trails Questions

1. Do you use the parks, trails, and sidepaths/sidewalks in your area? Why do you choose the parks you go to or the trails you use? Are there trail connections that are missing?
2. What are the activities you would like to see in parks? Are there park amenities you would like to see more of?
3. What aspects of the natural environment are the most important to you? Are the natural areas adequately protected?

Transportation Questions

1. What are some of the challenges associated with transportation where you live?
2. What are your reactions to some of the past transportation recommendations for Clarksburg? What would be your priority?

Urban Design, Land Use, and Historic Resources Questions

1. 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? What do you think it would take to attract these uses to Clarksburg?
2. 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?

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

Listening Session Topics

Date	Topics
Three Weeks Ago (October 3)	<ul style="list-style-type: none"> • Transportation • Environment
Two Weeks Ago (October 11)	<ul style="list-style-type: none"> • Land Use • Housing • Economic Development • Employment
Last Week (October 19)	<ul style="list-style-type: none"> • Parks and Trails • Historic Resources • Community Facilities • Community Identity • Urban Design
Today	<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

