



# CLARKSBURG GATEWAY

## S e c t o r P l a n

Montgomery Planning Upcounty Division



## Clarksburg Gateway Sector Plan

Existing Conditions Report

11/30/2023

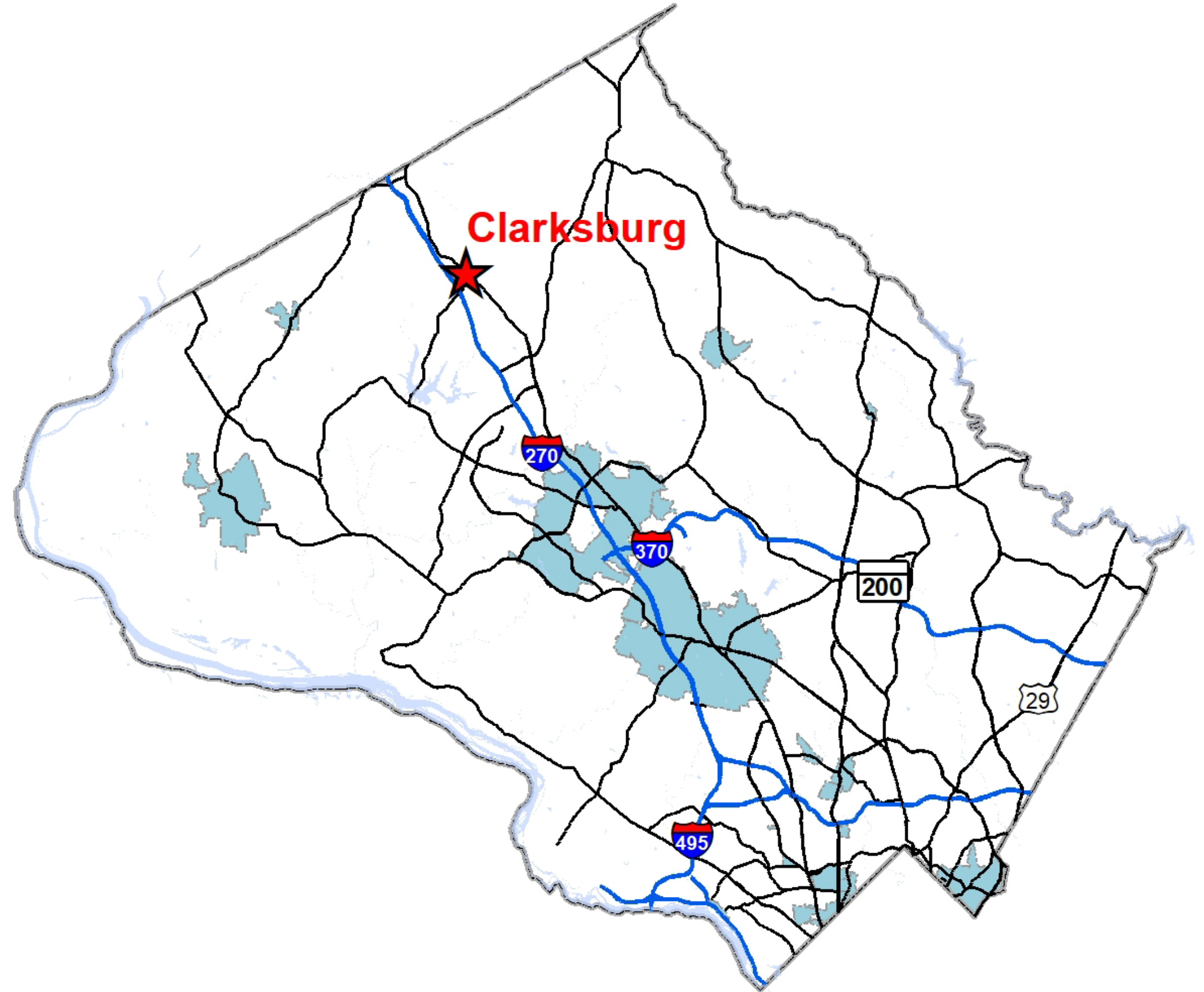
Agenda item 06



# Overview

Existing Condition Report Sections:

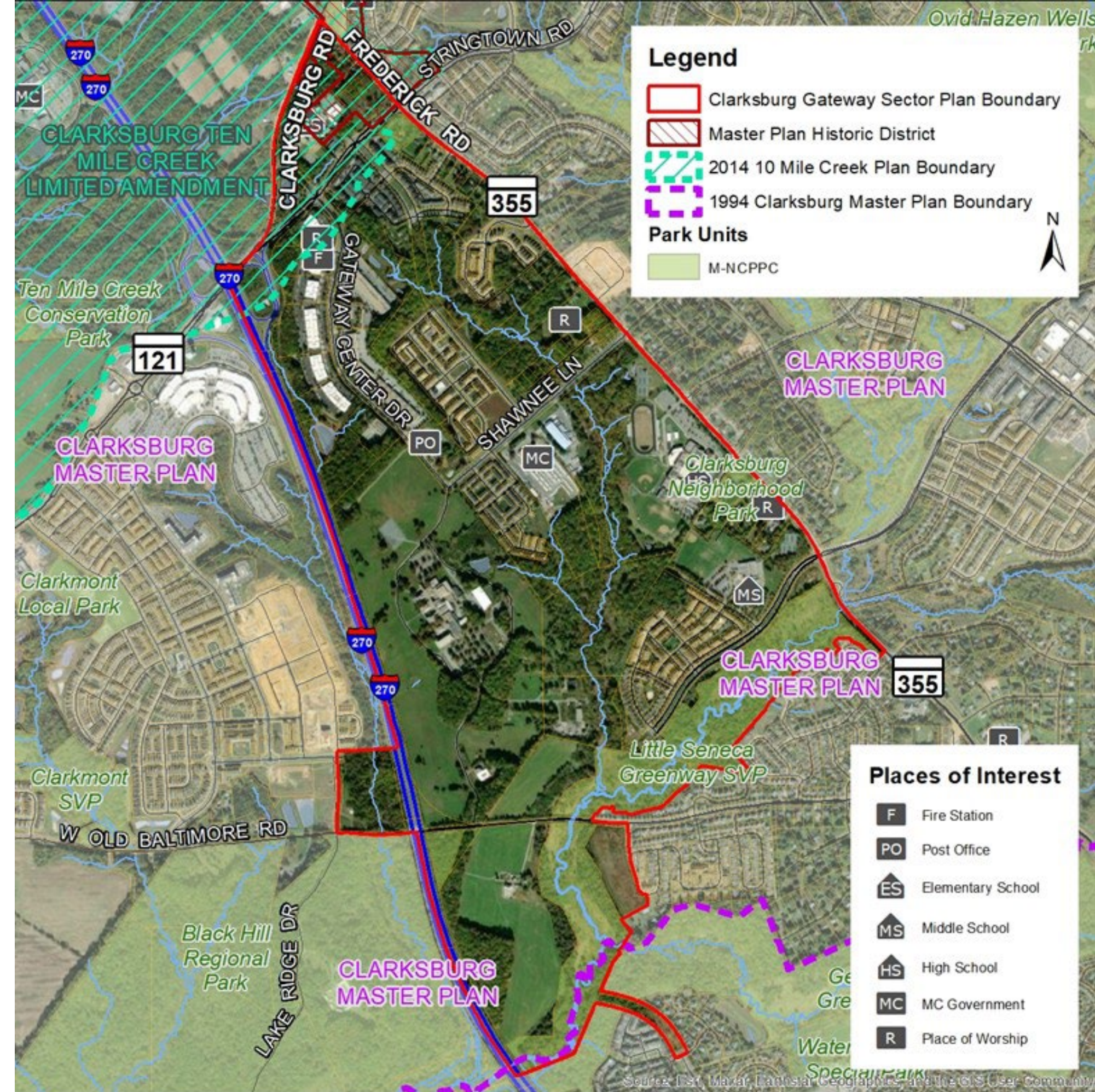
- Demographics
- Land Use and Zoning
- Transportation
- Economic Development
- Housing
- Schools
- Historic Preservation
- Environment
- Parks





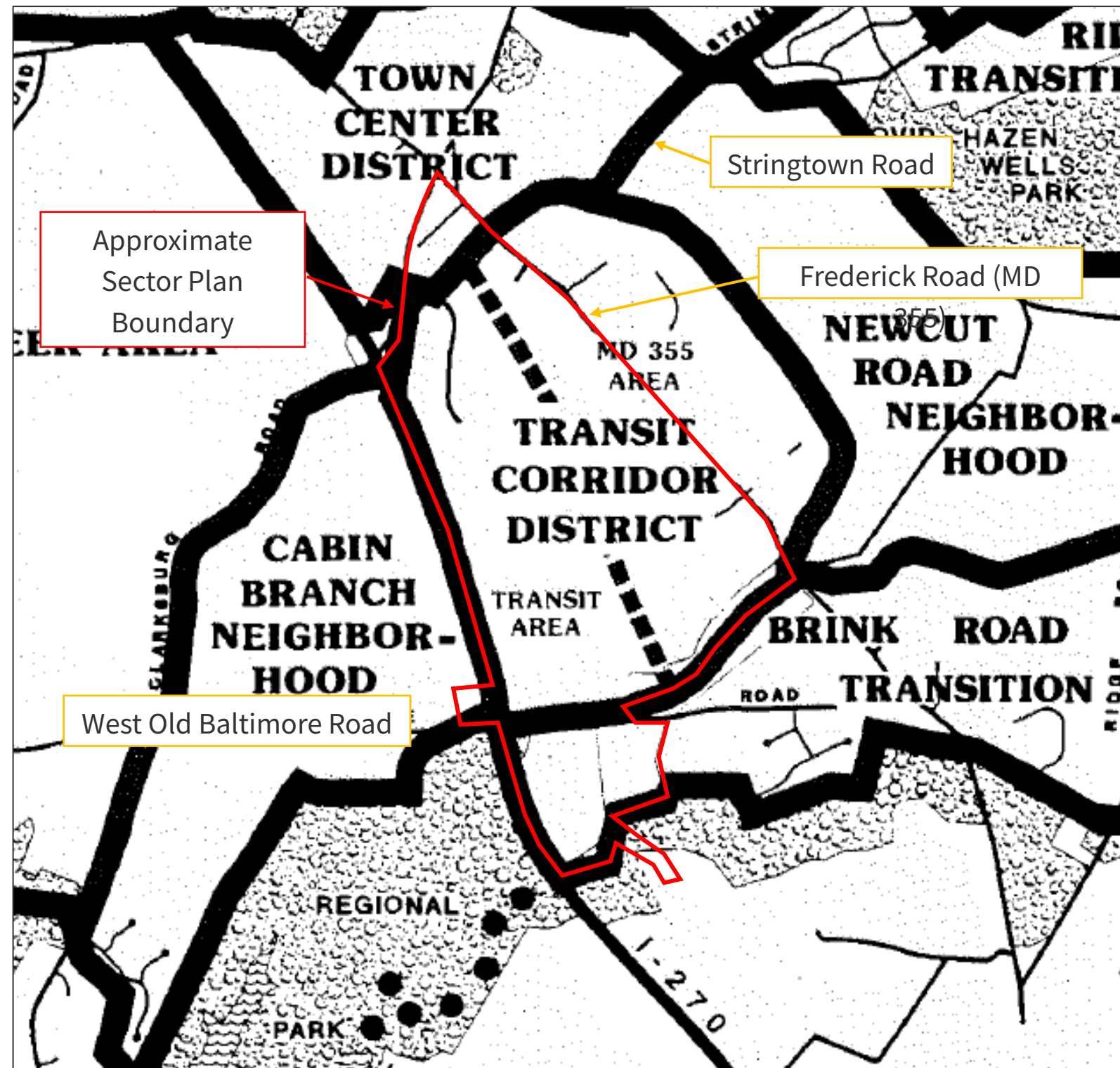
# Plan Boundary

- 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*



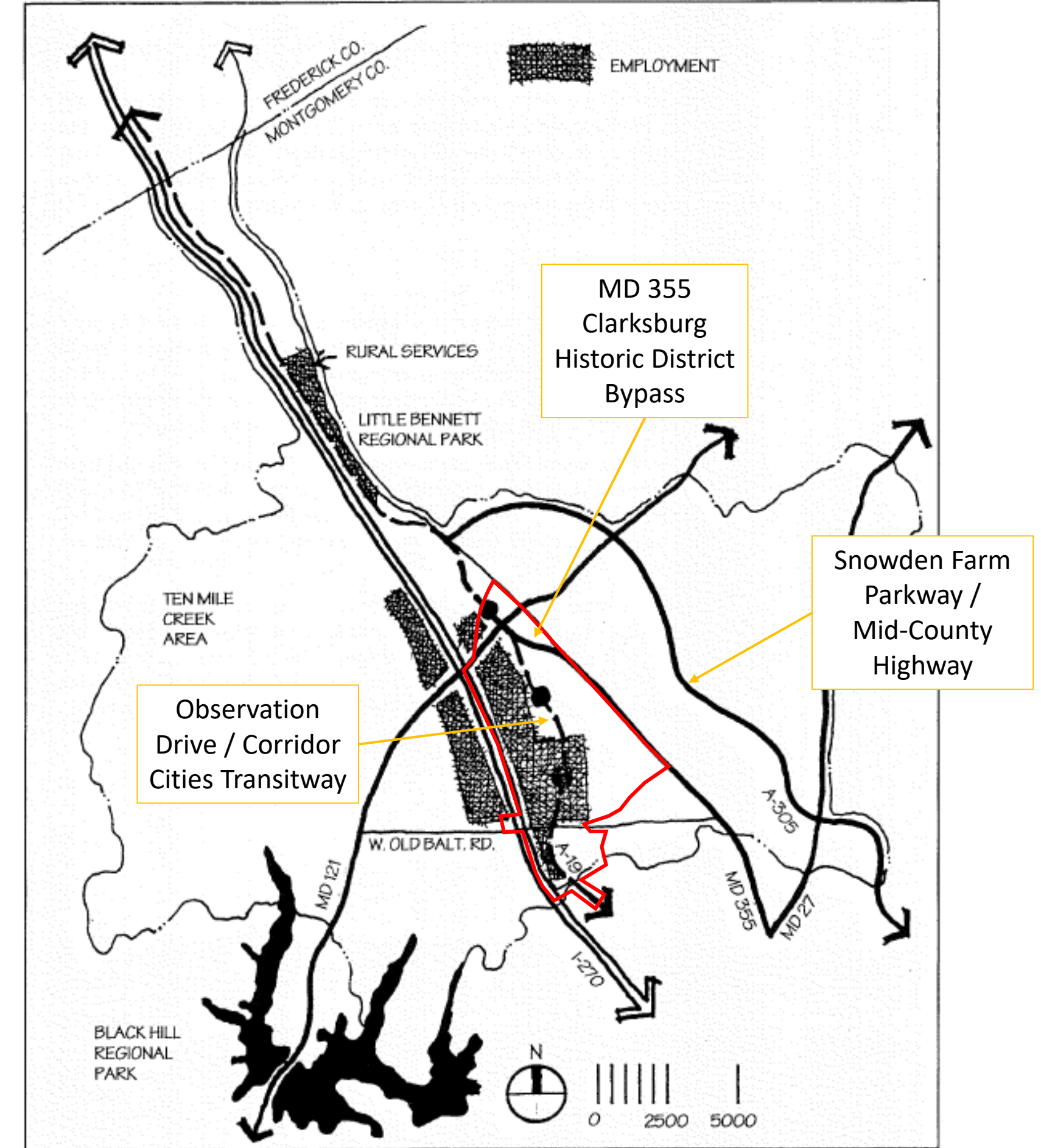


# Employment Areas and Transit Corridor District



## Employment

Figure 14





# Why Update the 1994 Plan Now?

- Clarksburg employment areas are only partially developed
- 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
- Planned transportation infrastructure has not been built as planned.
- Adjustments may be needed to other recommendations in prior master plans, such as for development staging, the environment, public facilities, and historic preservation
- A different mix of land uses and zoning may 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
<b>Totals</b>	<b>9,670 ***</b>	<b>14,930 ***</b>	<b>8,611,000 – 10,311,000 ***</b>



# Thrive Montgomery 2050

- Three overarching goals:
  - Economic competitiveness
  - Racial and social equity
  - Environmental sustainability
- Champions growth along corridors
- Recognizes the crucial roles of transit, mixed-use development, and attainable housing
- Identifies Clarksburg as a “medium center”
  - Second highest level of development intensity
  - Clusters of residential and commercial density





# Timeline

**Scope of Work**

June 22, 2023

**Outreach**

Summer/Fall 2023

**Community Kickoff**

July 26, 2023

**Listening Sessions by Topic**

October 2023

**Visioning and Analysis**

Fall 2023/Winter 2024

**Preliminary Recommendations**

Spring 2024

**Working Draft**

Spring/Summer 2024

**Planning Board Work Sessions**

Fall 2024

**County Council Actions**

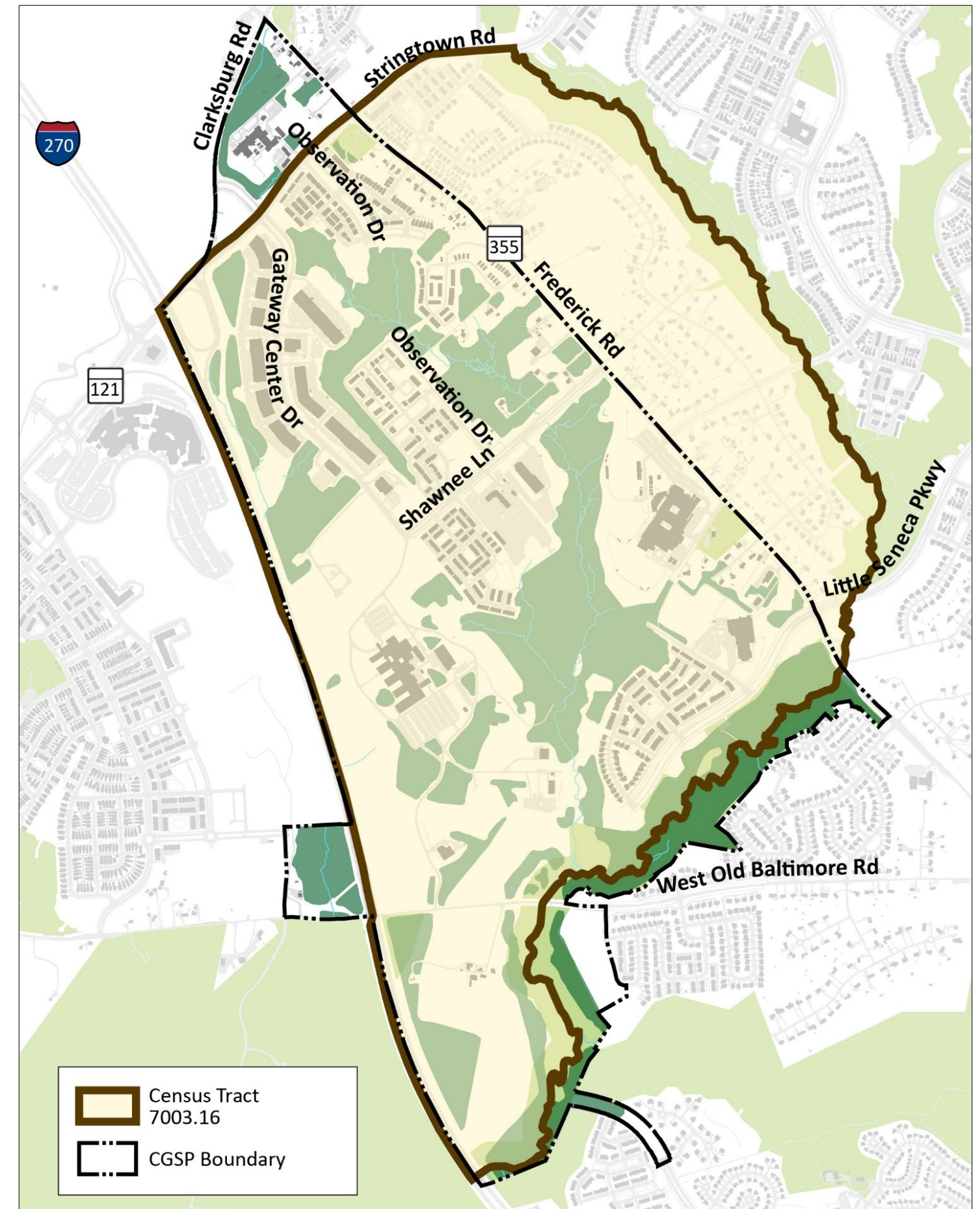
Winter/Spring 2025



# Demographic Profile

# Demographics: Study Area Boundary

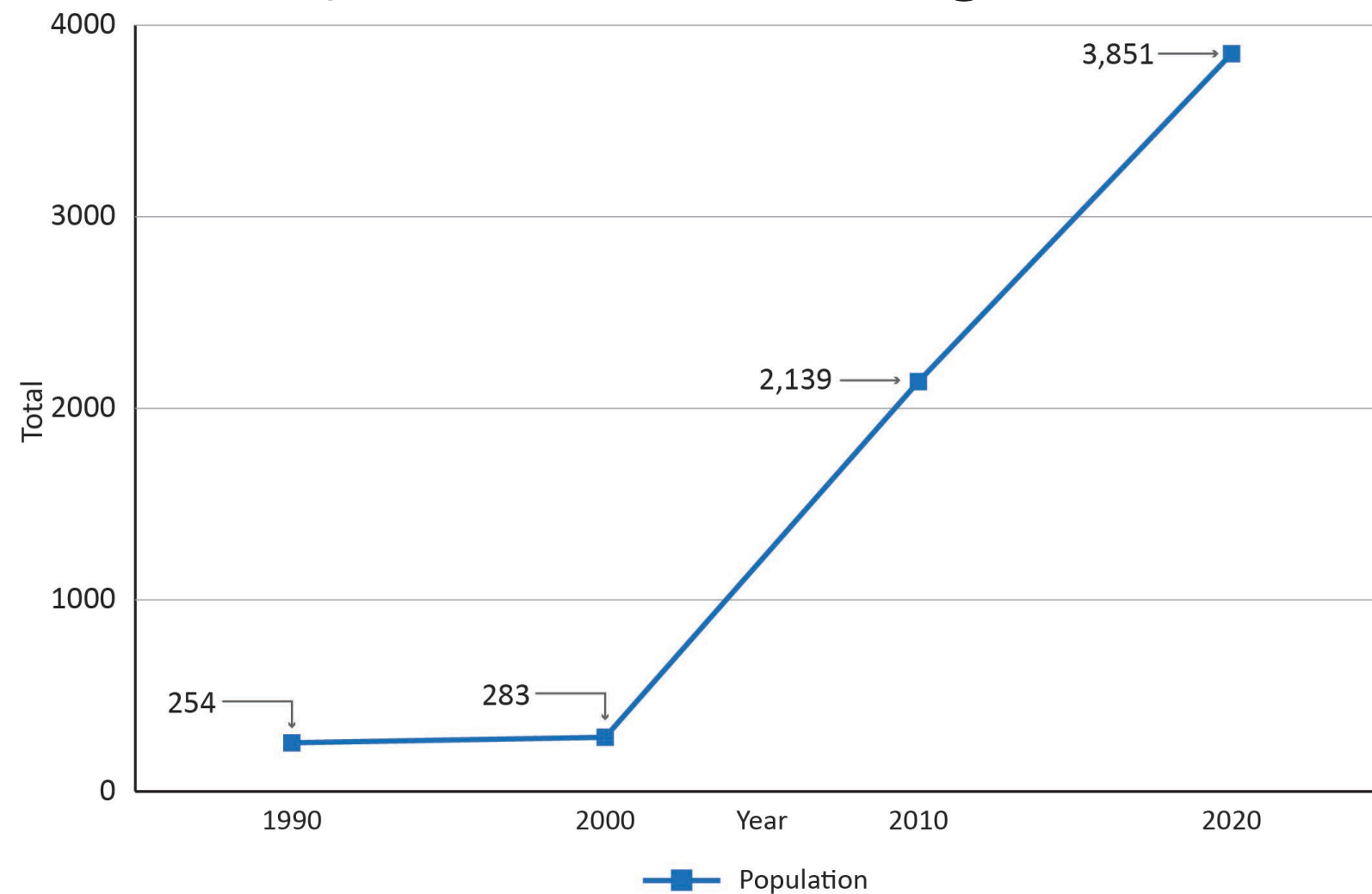
For analysis purposes, some of the demographic and other information has been extracted from Census Tract 7003.16, which closely aligns with the Clarksburg Gateway Sector Plan (CGSP) Boundary.



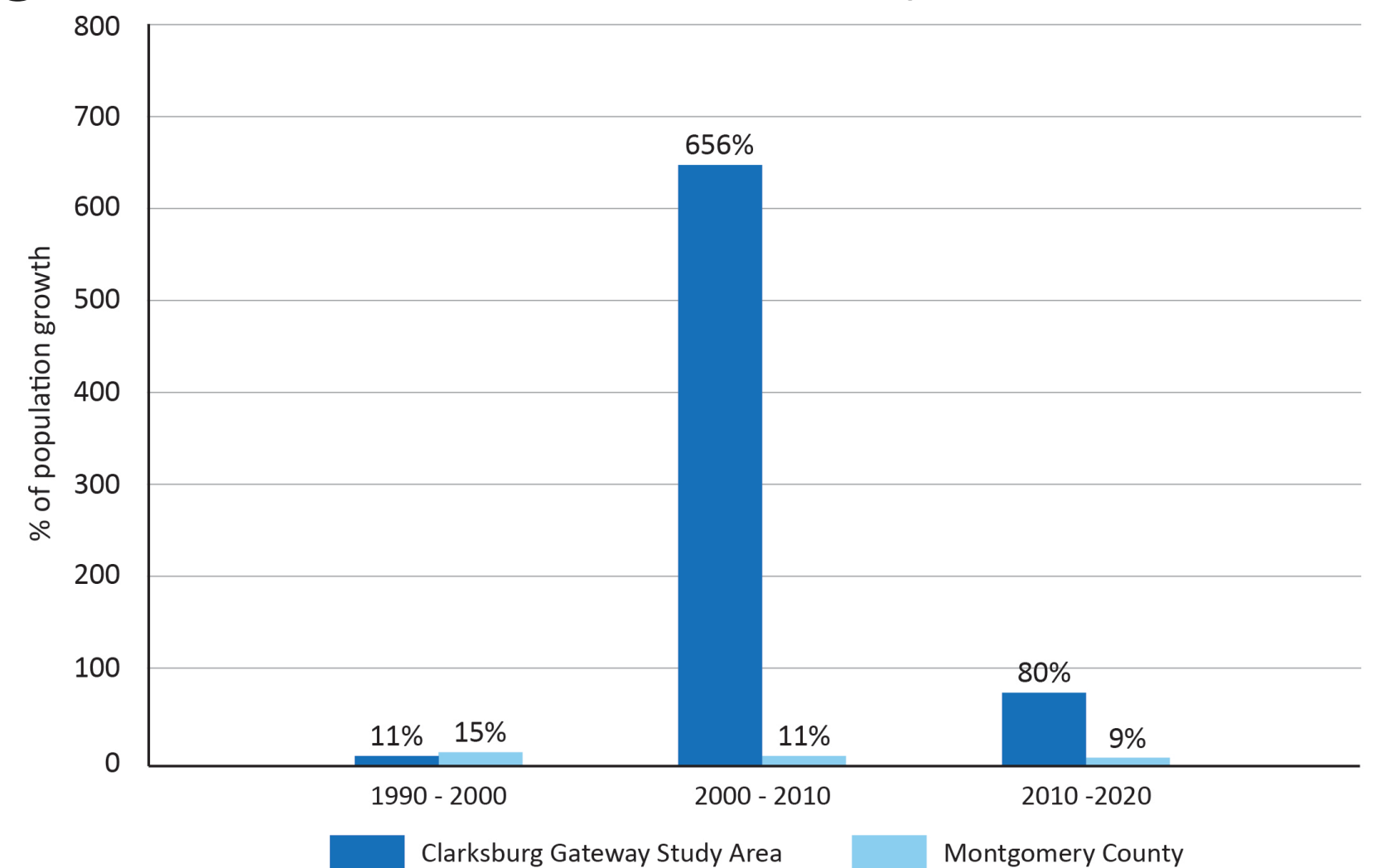


# Population Growth, 1990-2020

- 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

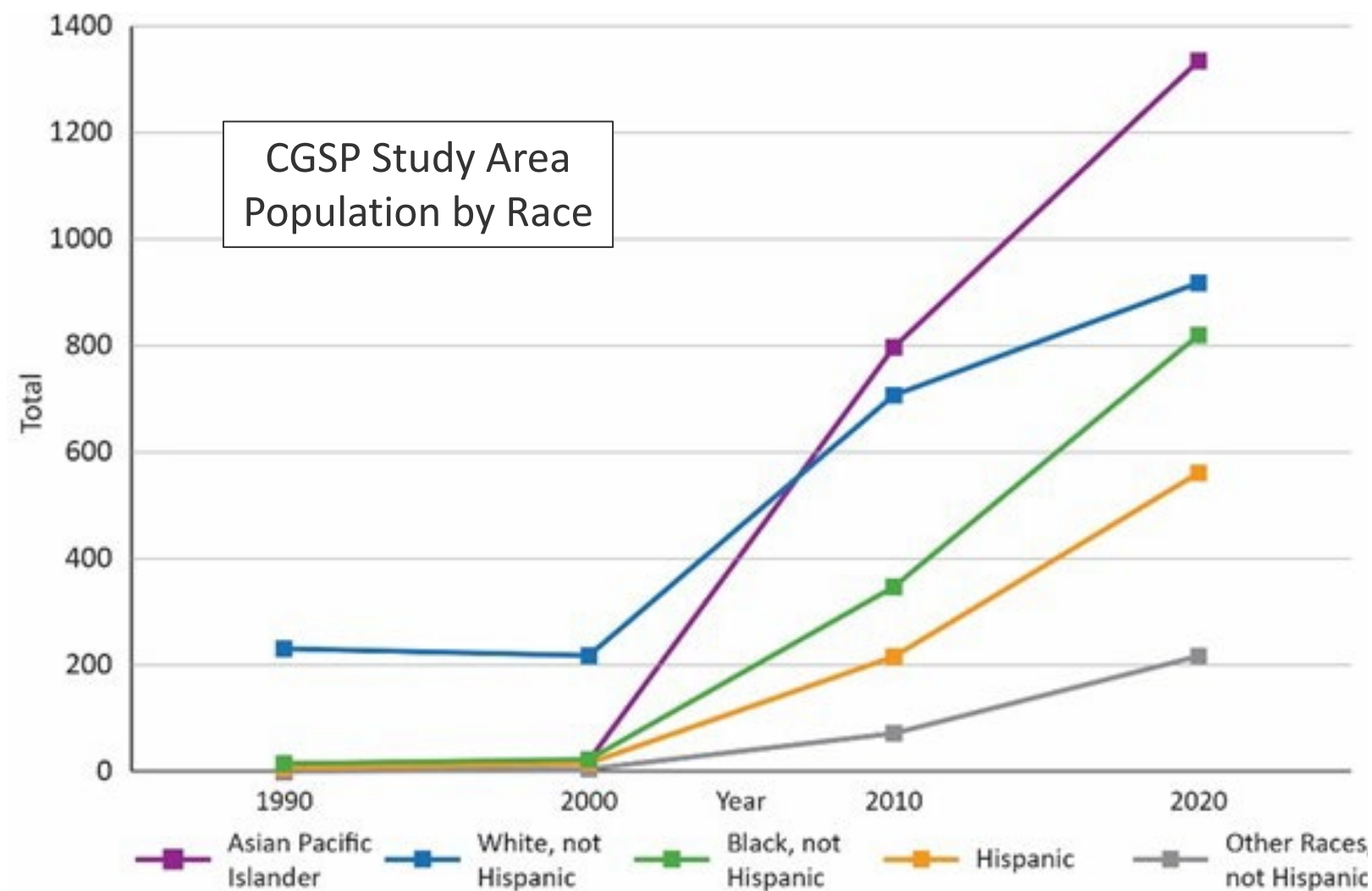


Source: Decennial Census, 1990-2020, U.S. Census Bureau

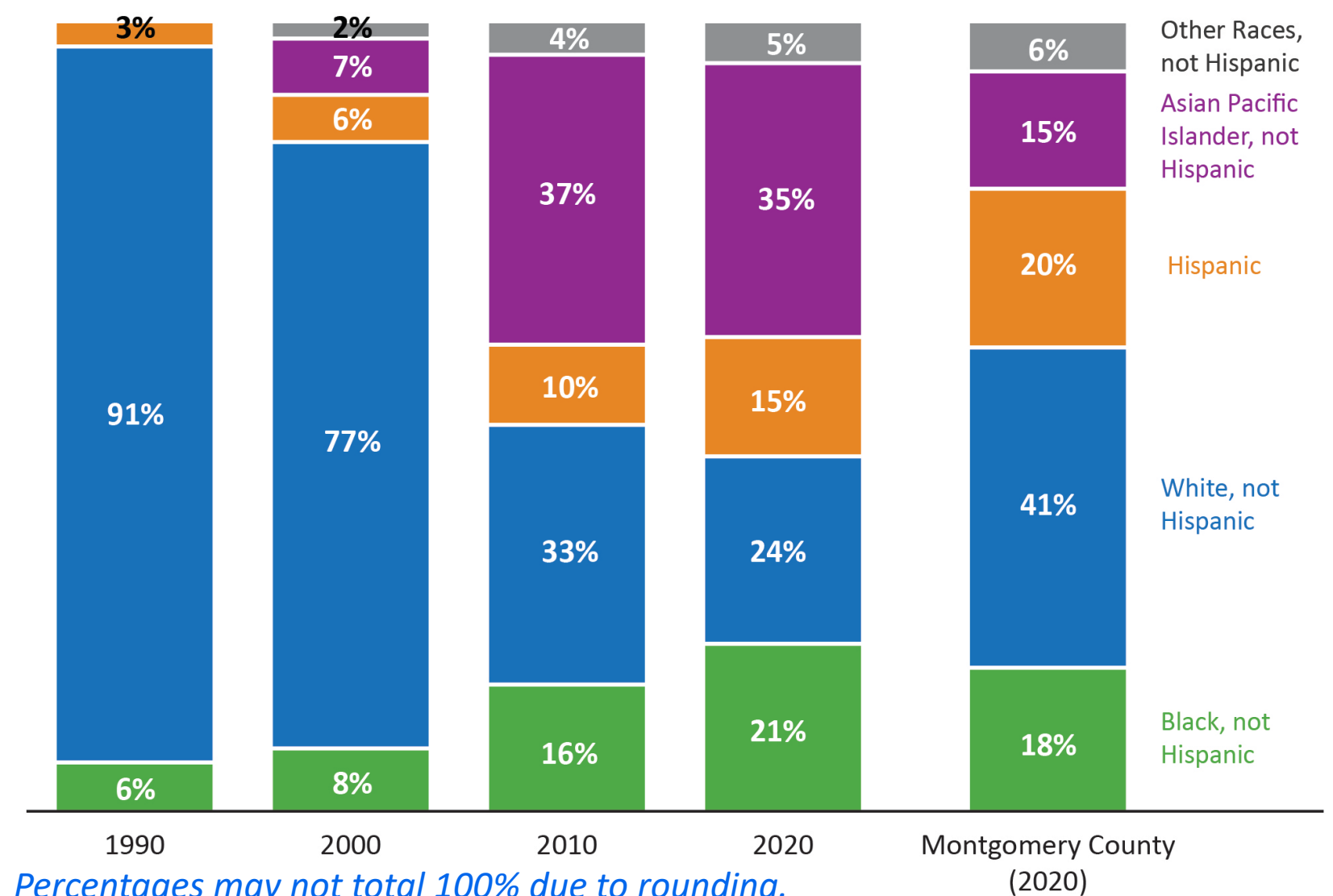


# Population Diversity

- 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.



# Foreign-Born Residents



**44%**

of residents are foreign-born

**Of all residents, age 5+:**

**61%**

speak a language other than English at home

**Of other language speakers:**

**24%**

speak English less than very well

## Top Foreign Languages

Language	% of non-English	% less than very well
Spanish	28%	4%
Chinese (incl. Mandarin, Cantonese)	18%	24%
Other Indo-European languages	17%	20%
Other Asian and Pacific Island languages	12%	0%
Korean	11%	24%

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

# Age Distribution

- The median age and distribution is younger in the study area than in Montgomery County as a whole

## Age Distribution

Census Tract

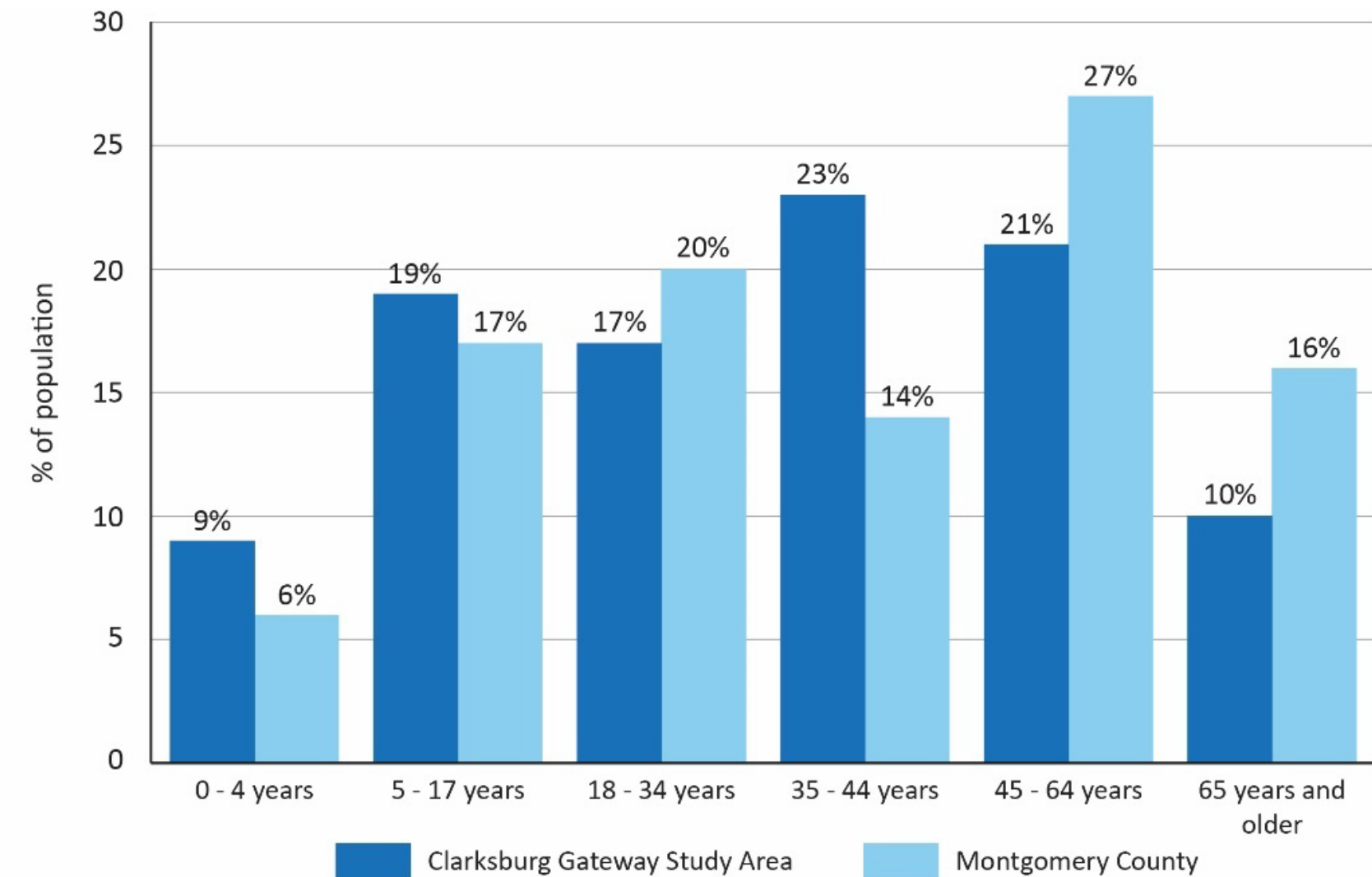
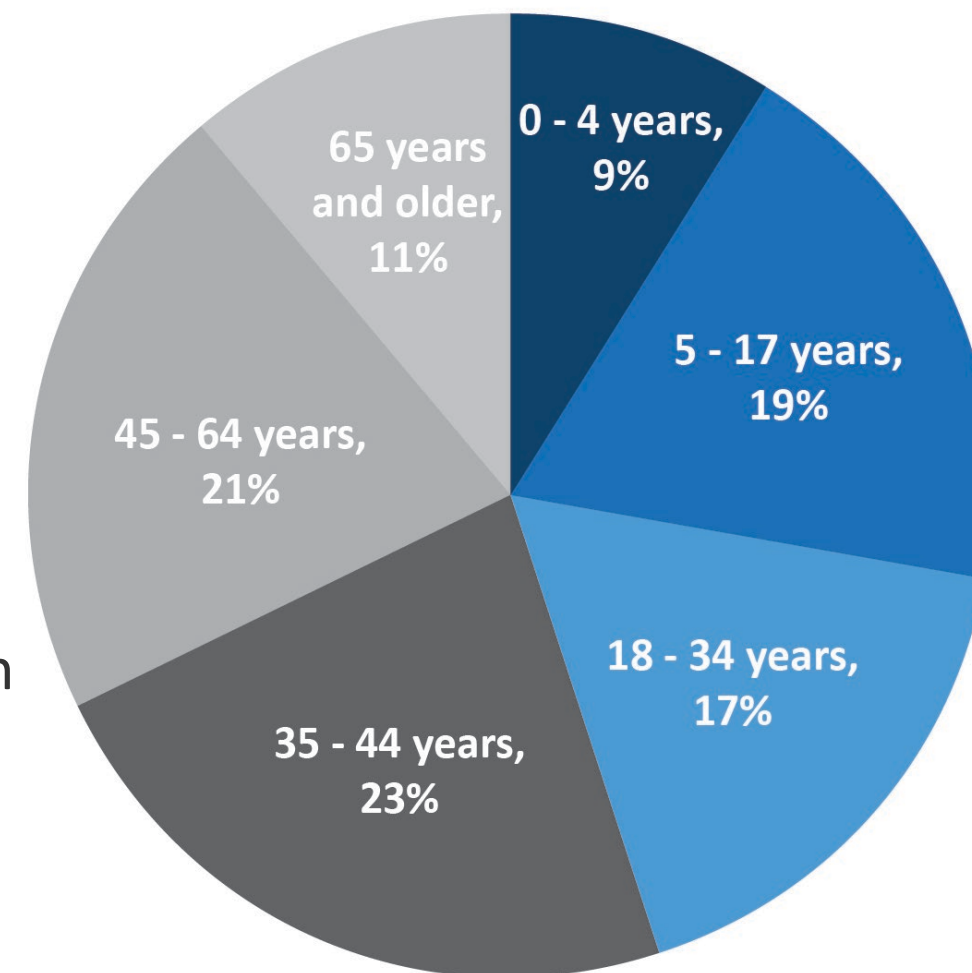
Median Age:

**36.7**

Montgomery County Median

Age:

**39.6**

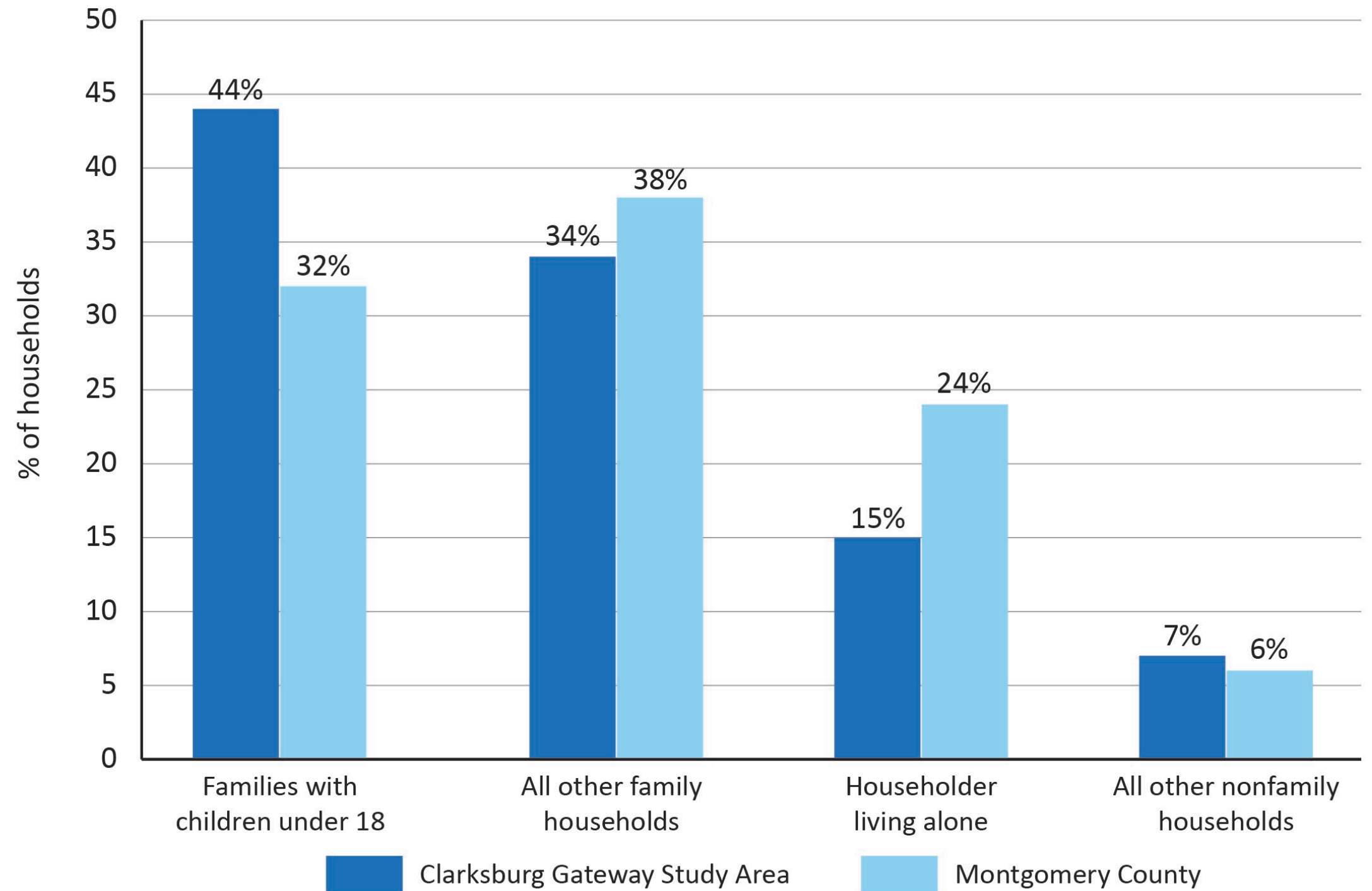


Source: 2021 American Community Survey,  
5-year estimates, U.S. Census Bureau



# Household Type

- Households are predominantly family households (78%)
- 44% of households have children under the age of 18
- Conversely, there are fewer people living alone in the study area compared to the county



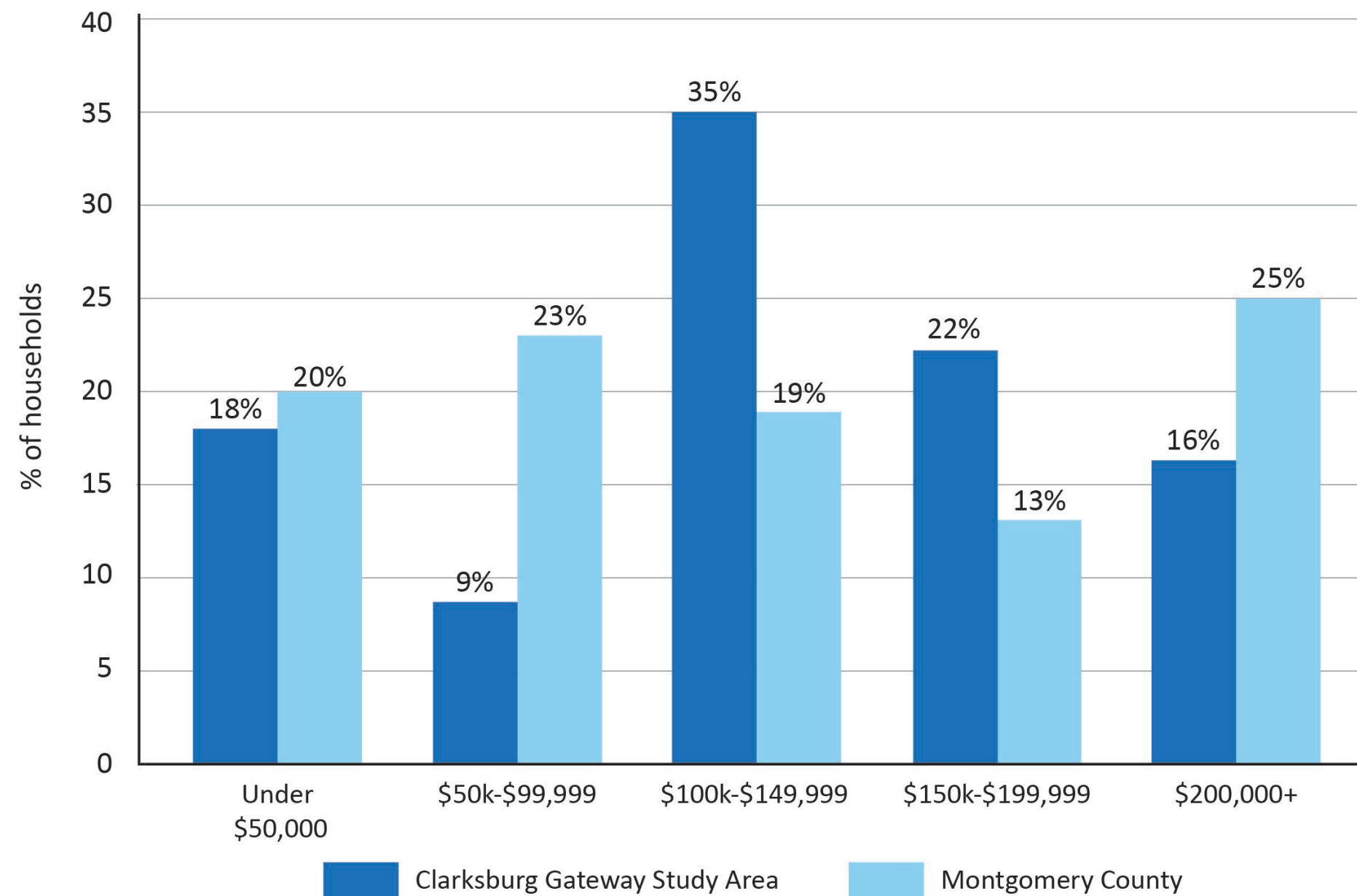
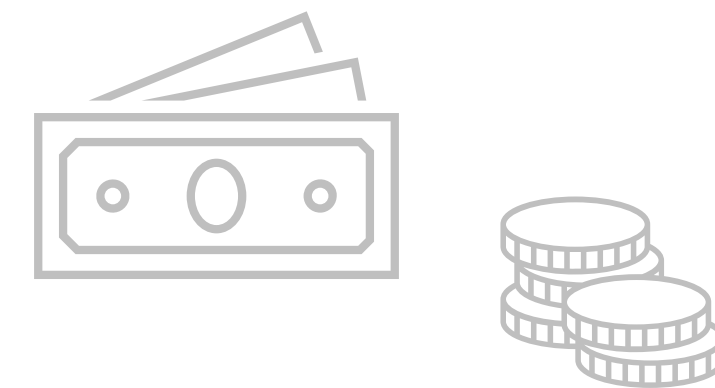
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

# Household Income Distribution and Poverty

**Study Area vs. Montgomery Co.**

**Median household income:**  
\$130,905 vs. \$117,345

**% of people whose income is below the poverty level:**  
10% vs. 7%



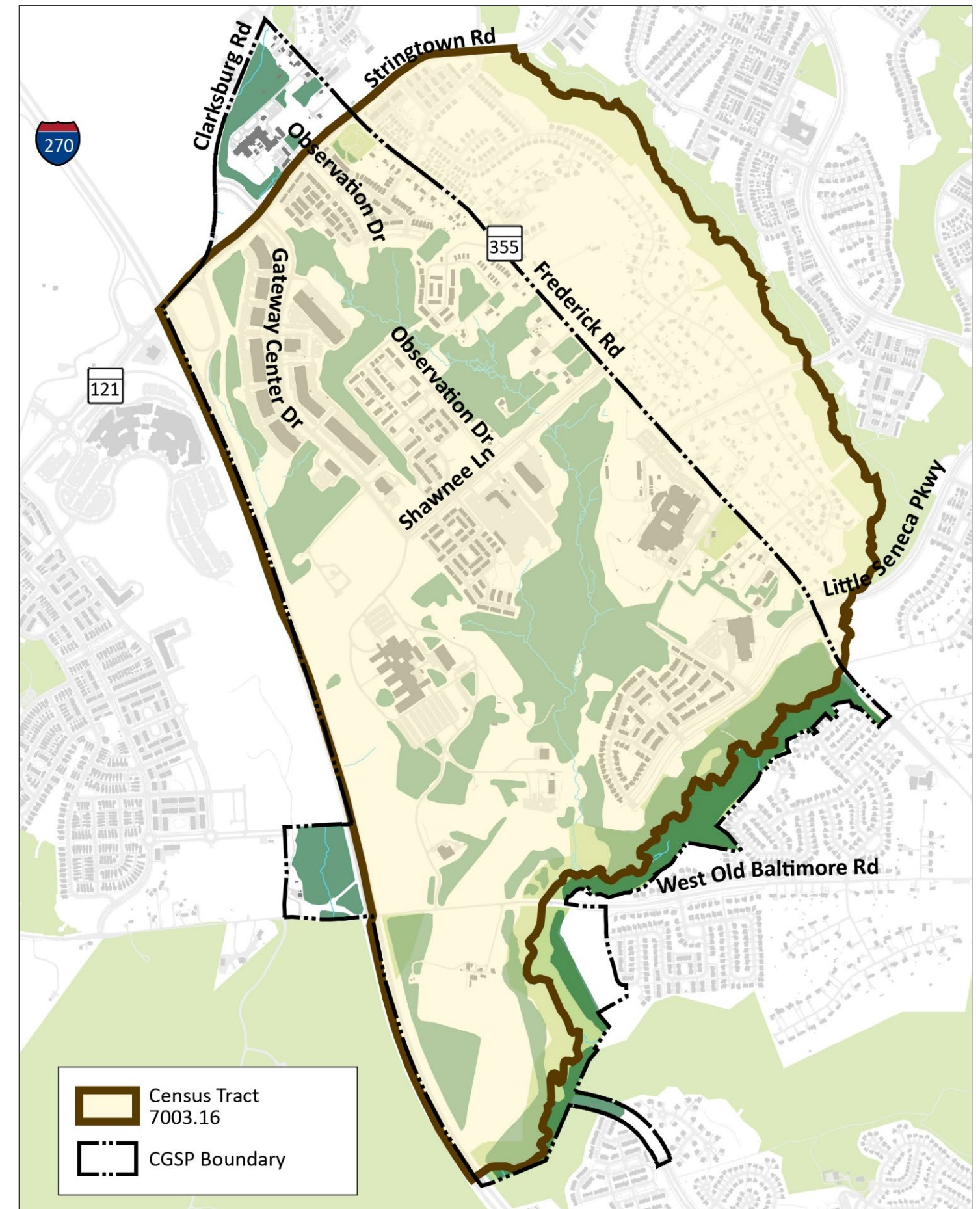
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau



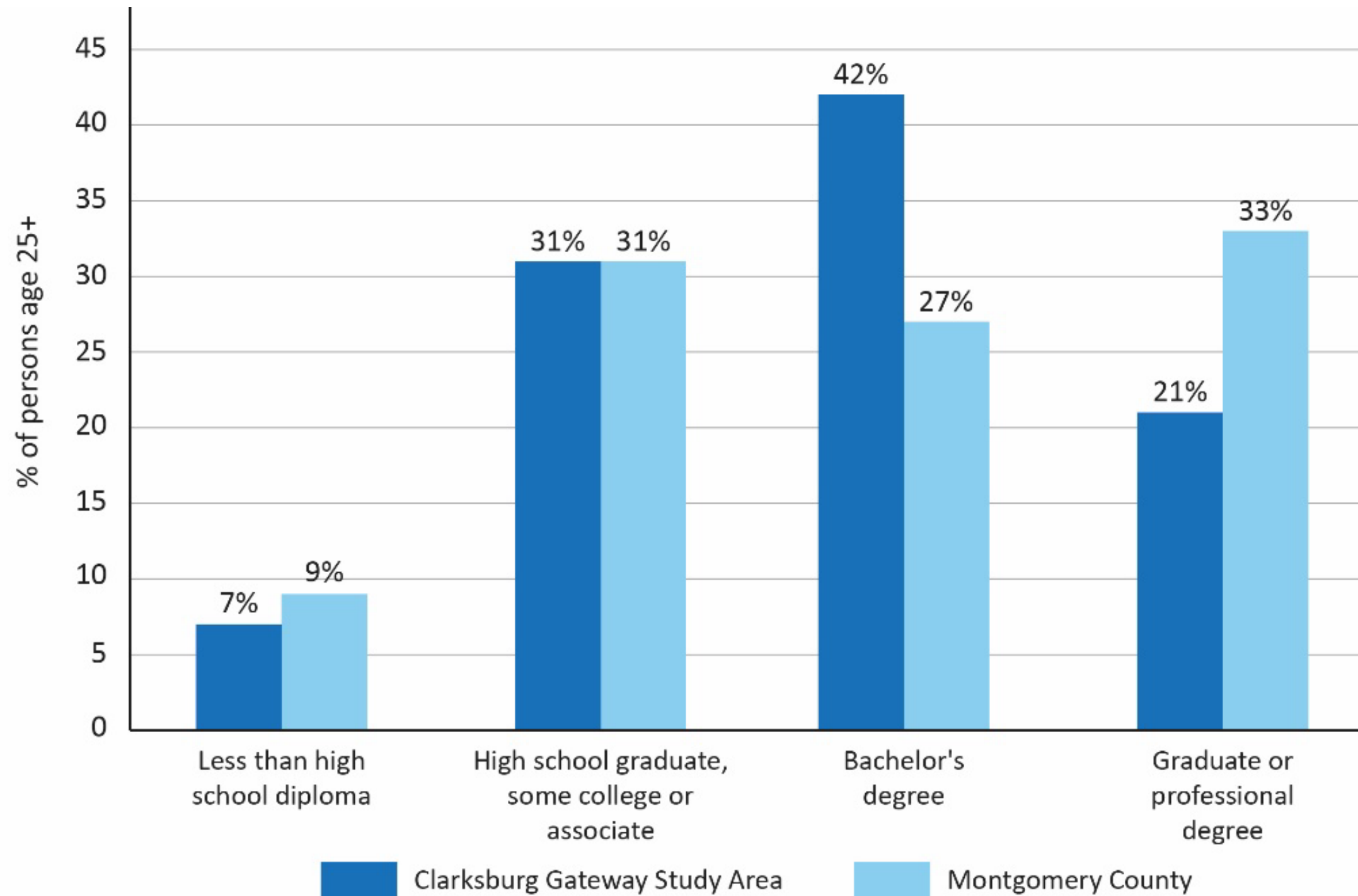
# Housing Cost Burden

*“Housing cost burden” is defined as spending more than 30% of household income on housing costs*

- Of all **owner-occupied households with a mortgage** in the study area, **30% are housing-cost-burdened**
- Of all **renter-occupied households** in the study area, **37% are housing-cost-burdened**



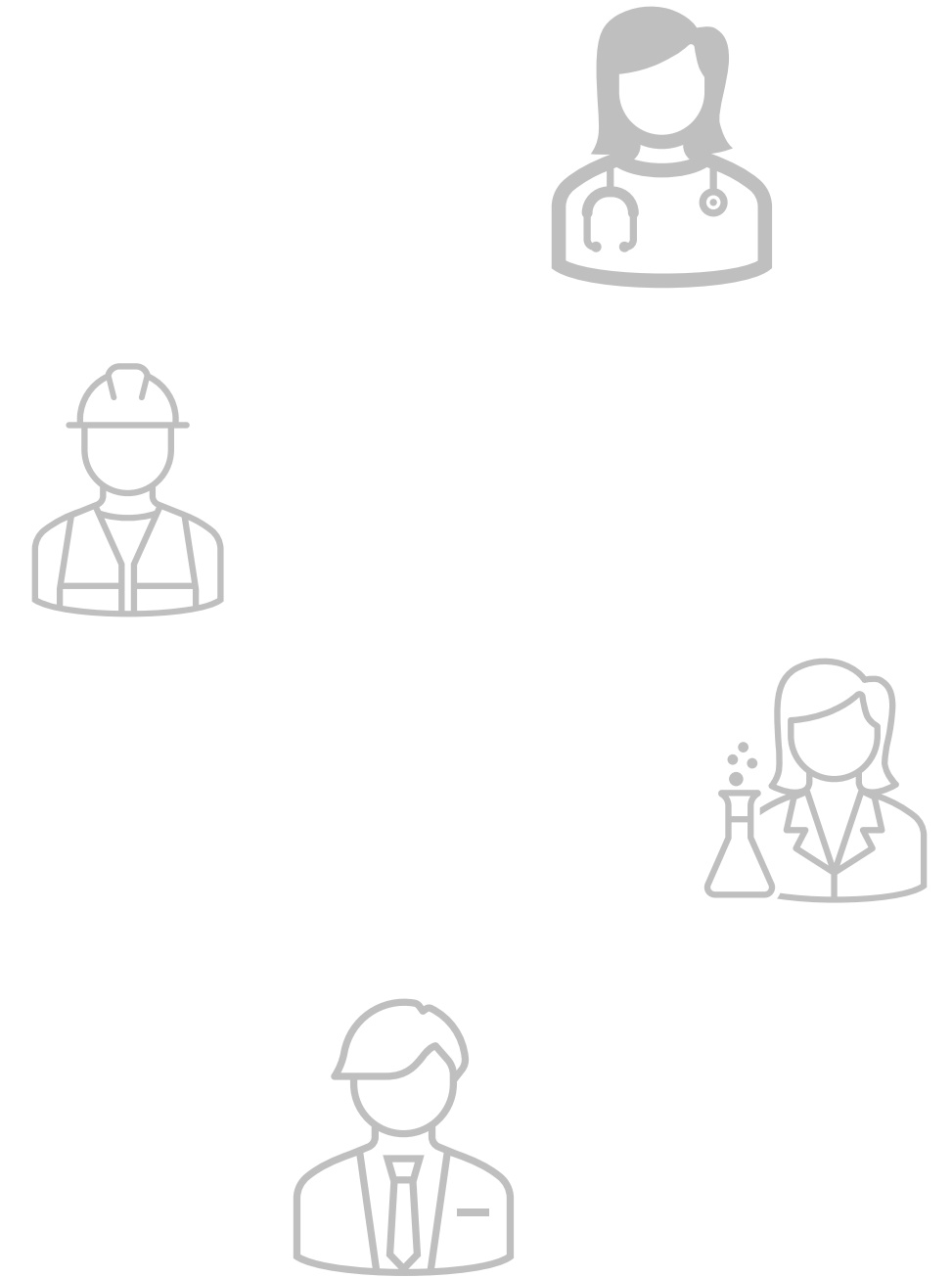
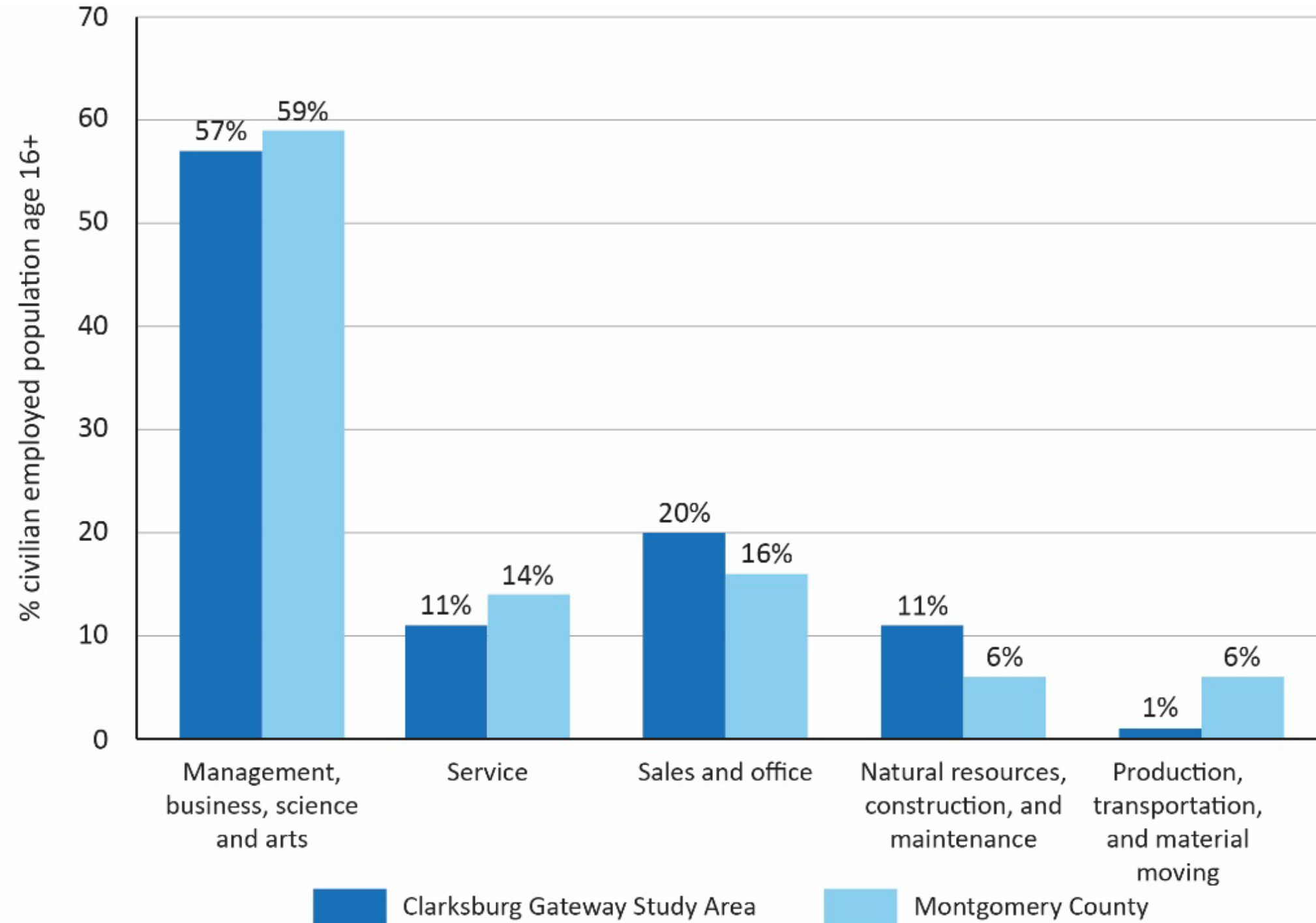
# Educational Attainment



*Educational Attainment of Persons Ages 25 and Over. Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau*

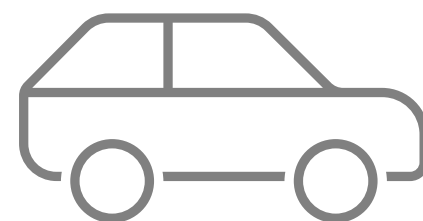
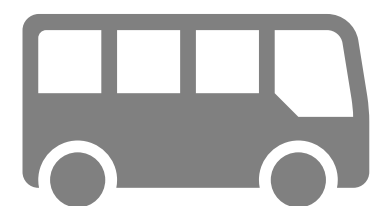
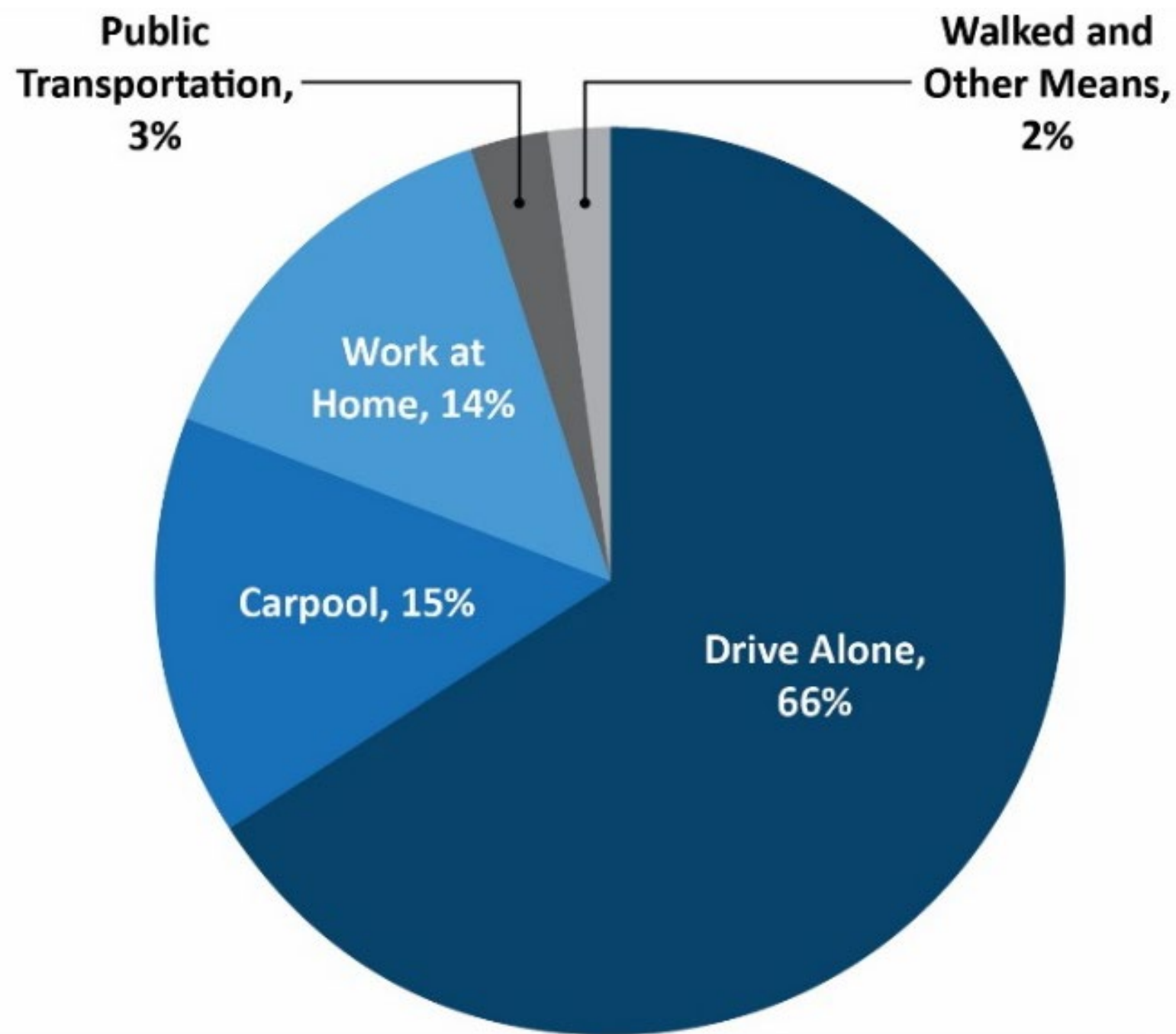


# Occupations



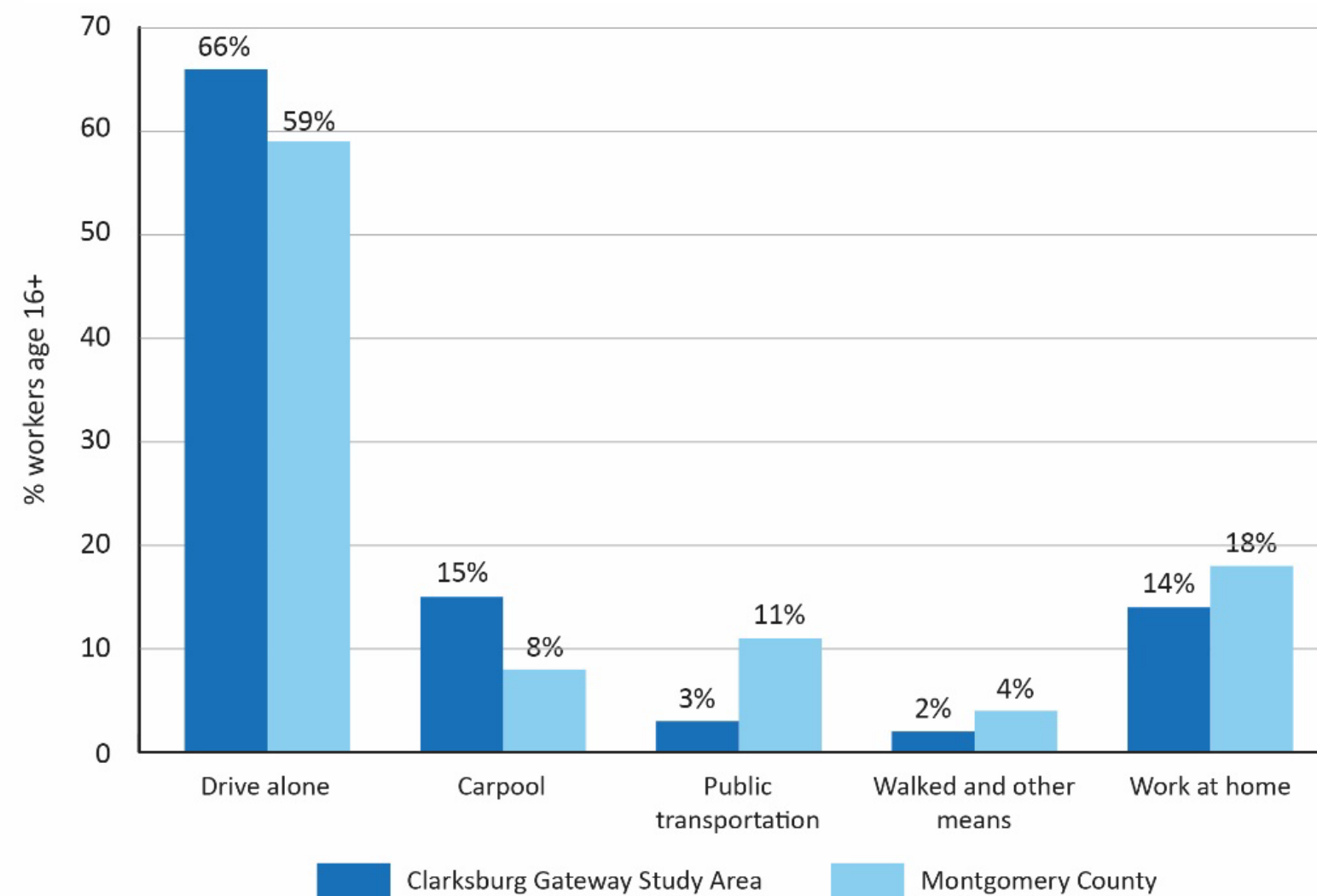
Occupation of Civilian Employed Population Ages 16 and Over. Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

# Commuting to Work



**Average Travel Time to Work for Residents in Study Area:**  
42 minutes

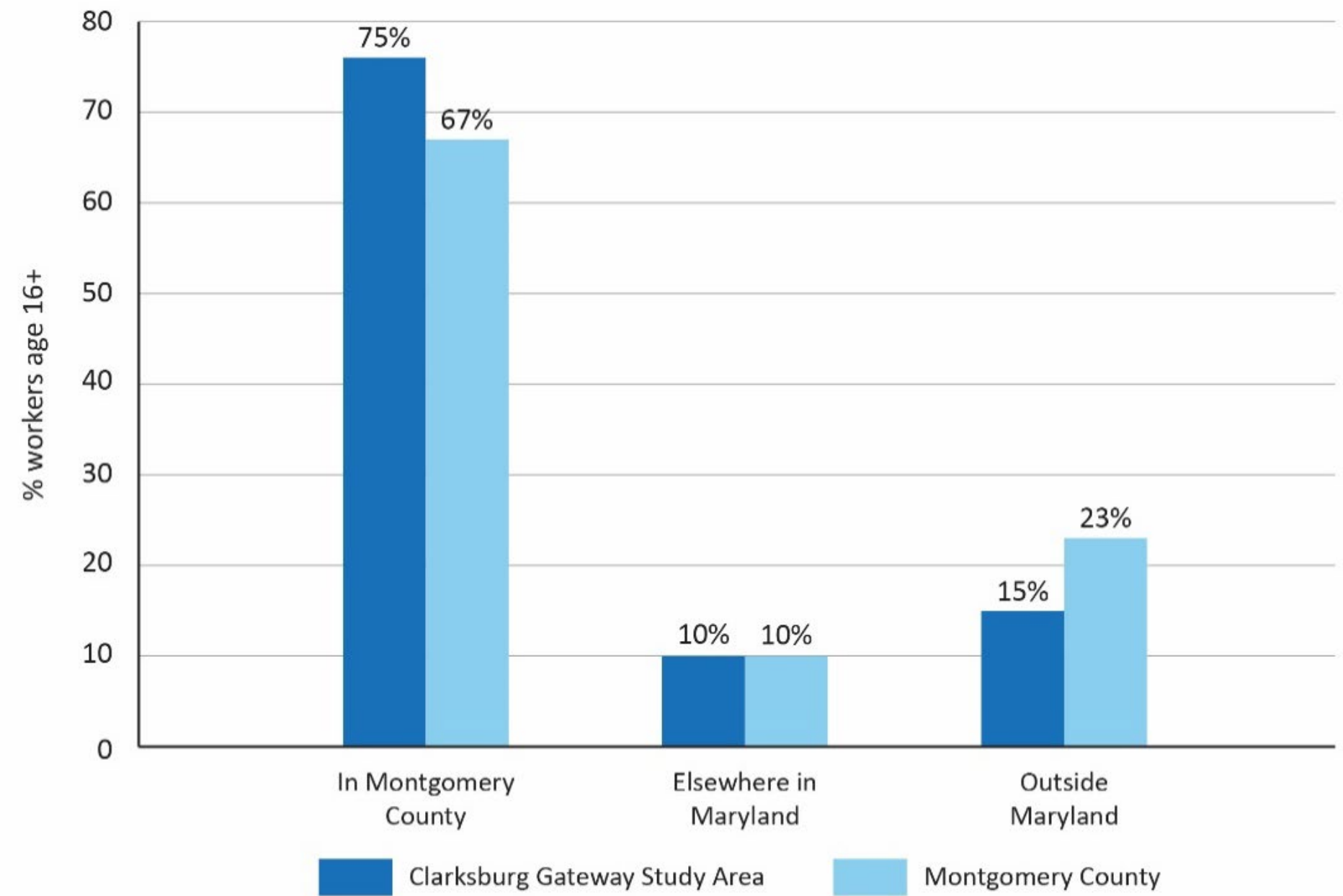
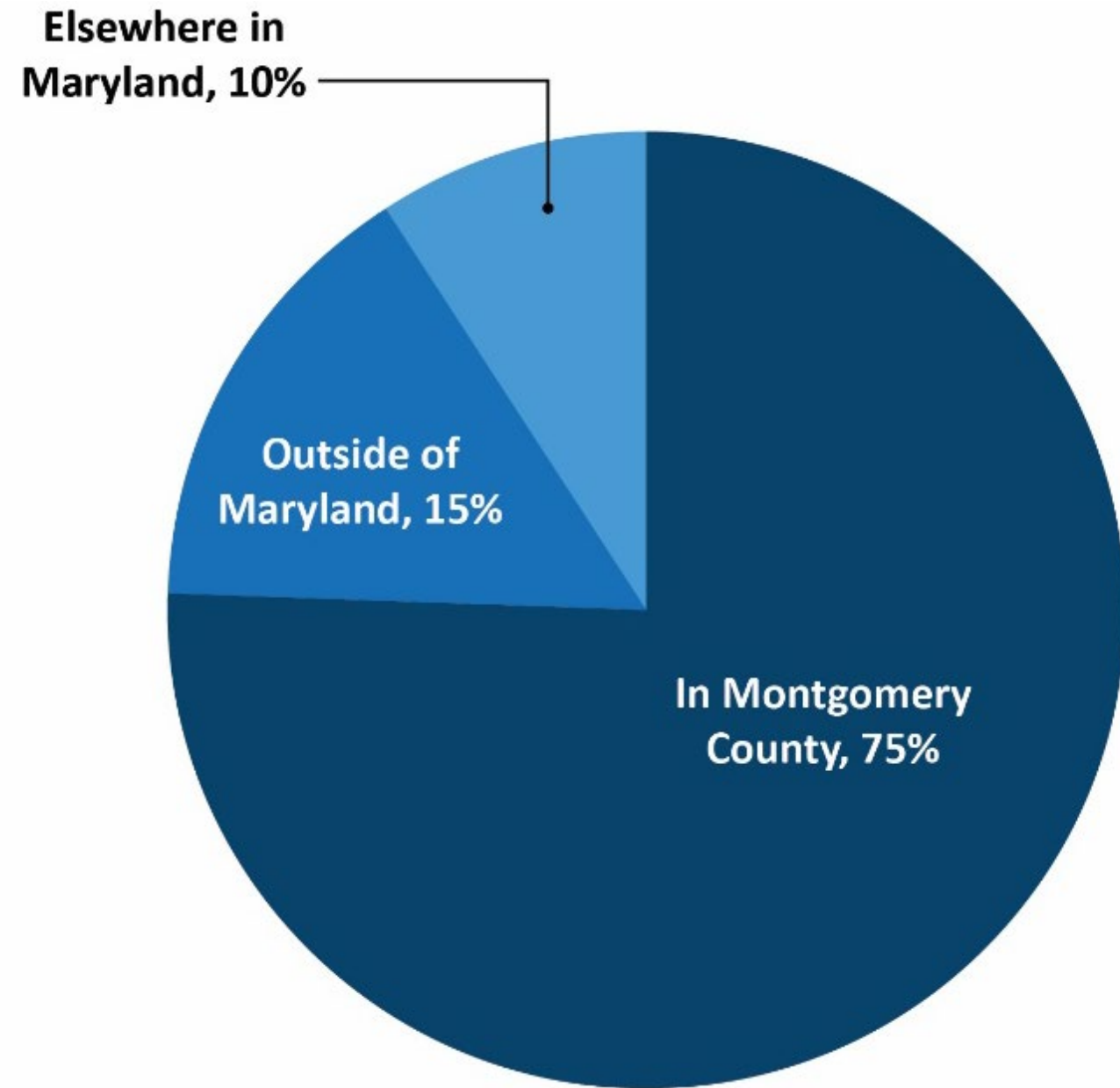
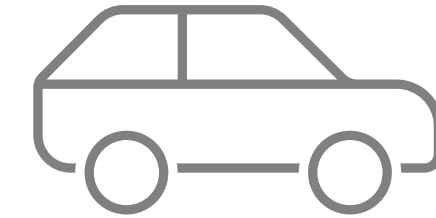
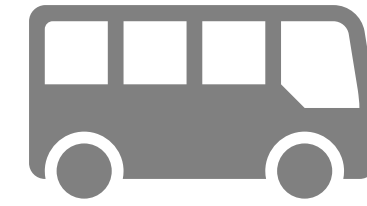
**Average Travel Time to Work for All County Residents:**  
34 minutes



Mode of Transportation for Commuting to Work and Place of Work for Workers Ages 16 and Over. Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau



# Place of Work



Mode of Transportation for Commuting to Work and Place of Work for Workers Ages 16 and Over. Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

# Demographics Key Points

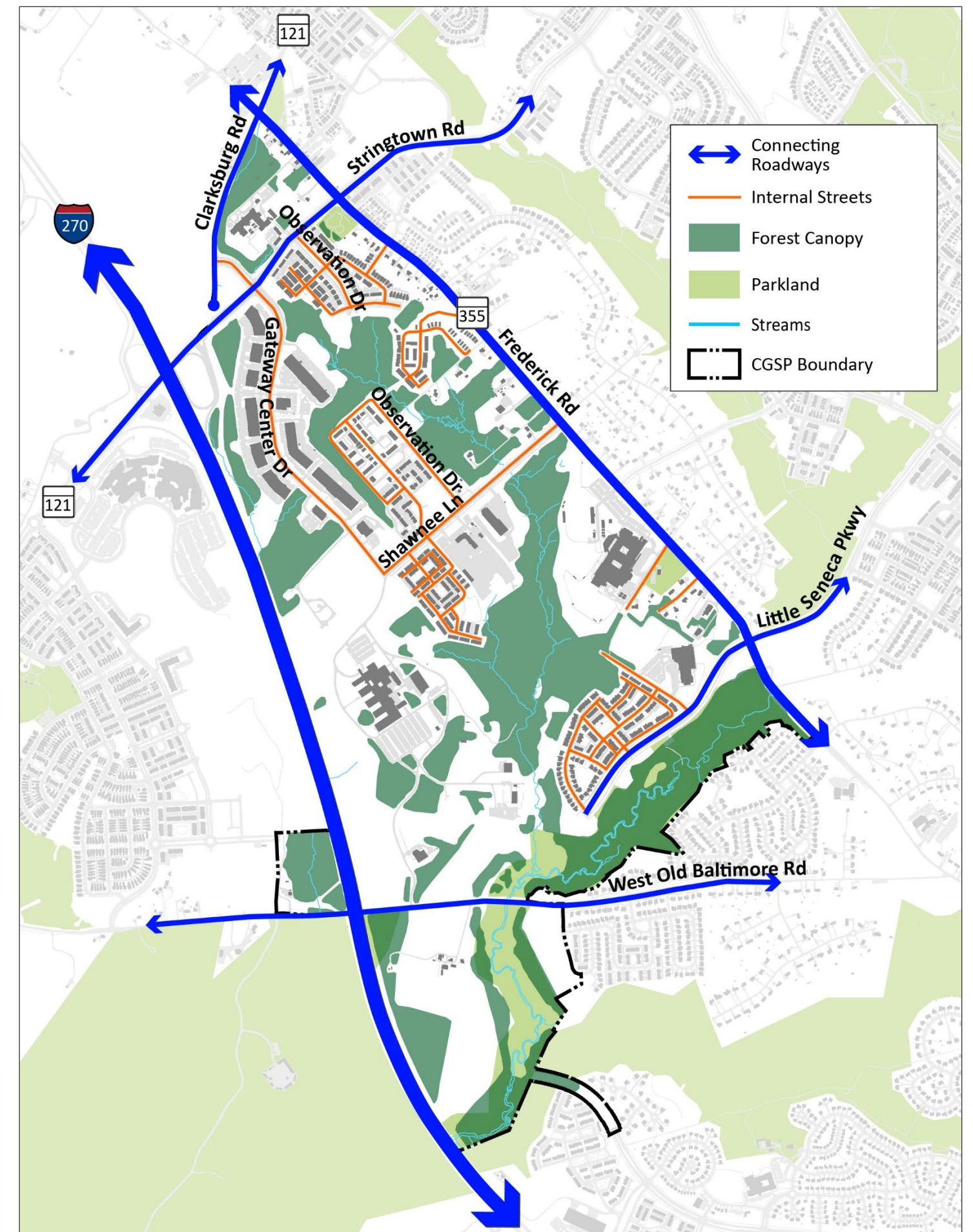
- The population in the study area grew from fewer than 300 people in 2000 to nearly 4,000 people today
- The area has shifted from majority non-Hispanic White to 76% People of Color since 2000
- Asians and Pacific Islanders are the largest racial or ethnic group, with South Asians being the largest subgroup
- 44% of the residents are foreign-born; 60% of residents speak a language other than English at home
- Residents are predominantly working-age adults and children
- Median household income is higher than the county median
- Use of public transportation is negligible



# Transportation

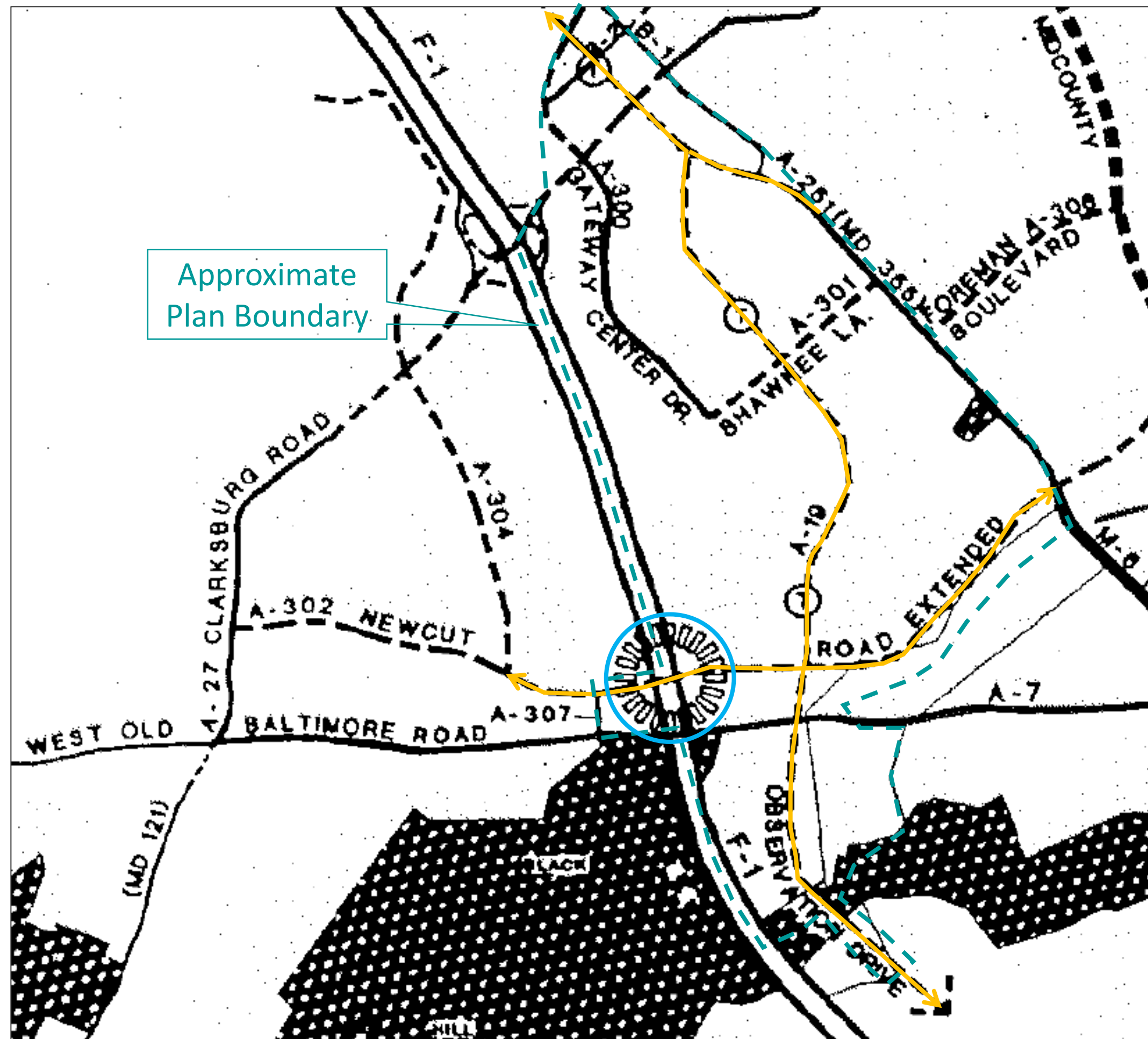
# Existing Street Network

- Limited points of connectivity **within and outside** of the Plan area



# 1994 Transportation Concept

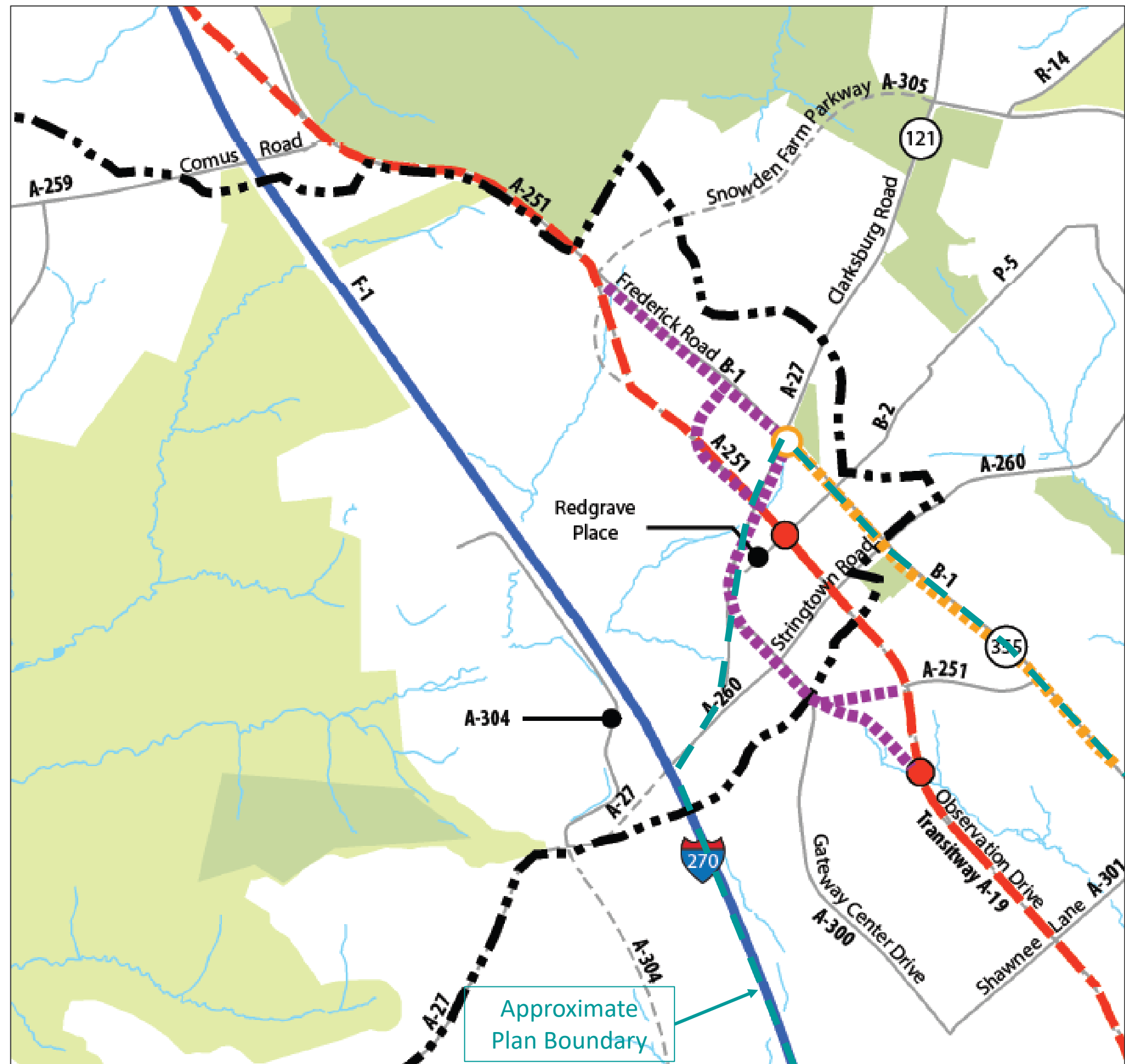
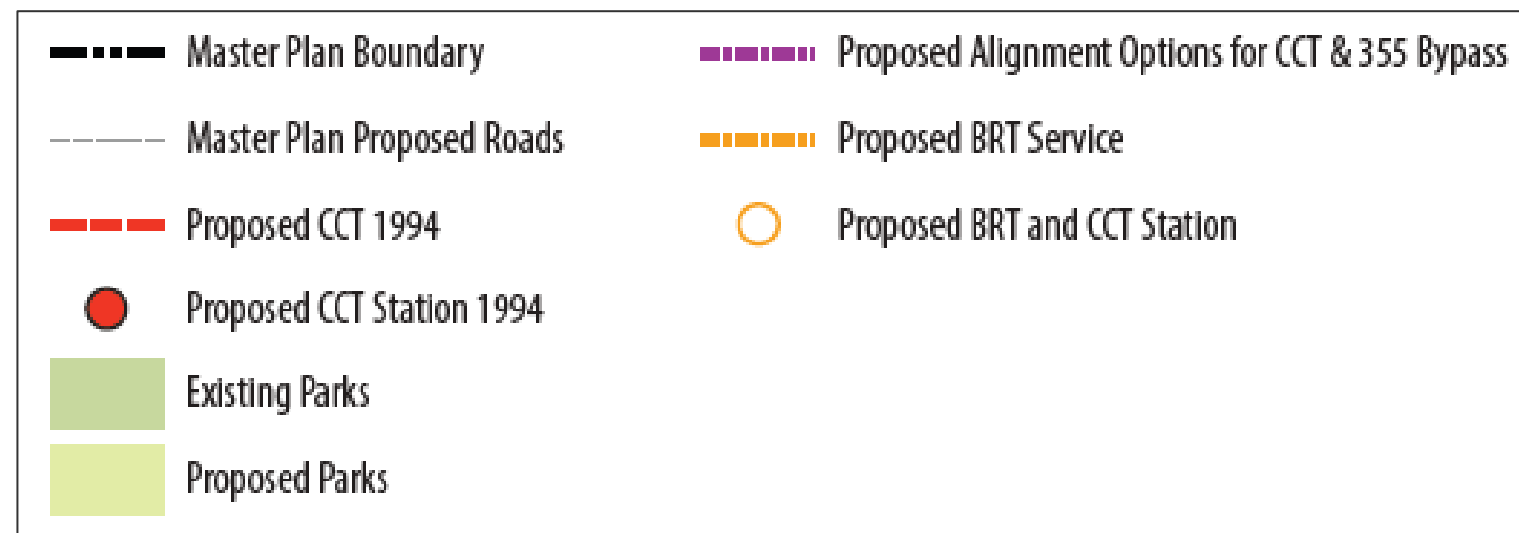
- Major unbuilt roads (orange)
  - Observation Drive
  - Little Seneca Parkway (Was “Newcut Road Extended”)
  - MD 355 bypass around the historic district.
- Planned I-270 Interchange (blue)



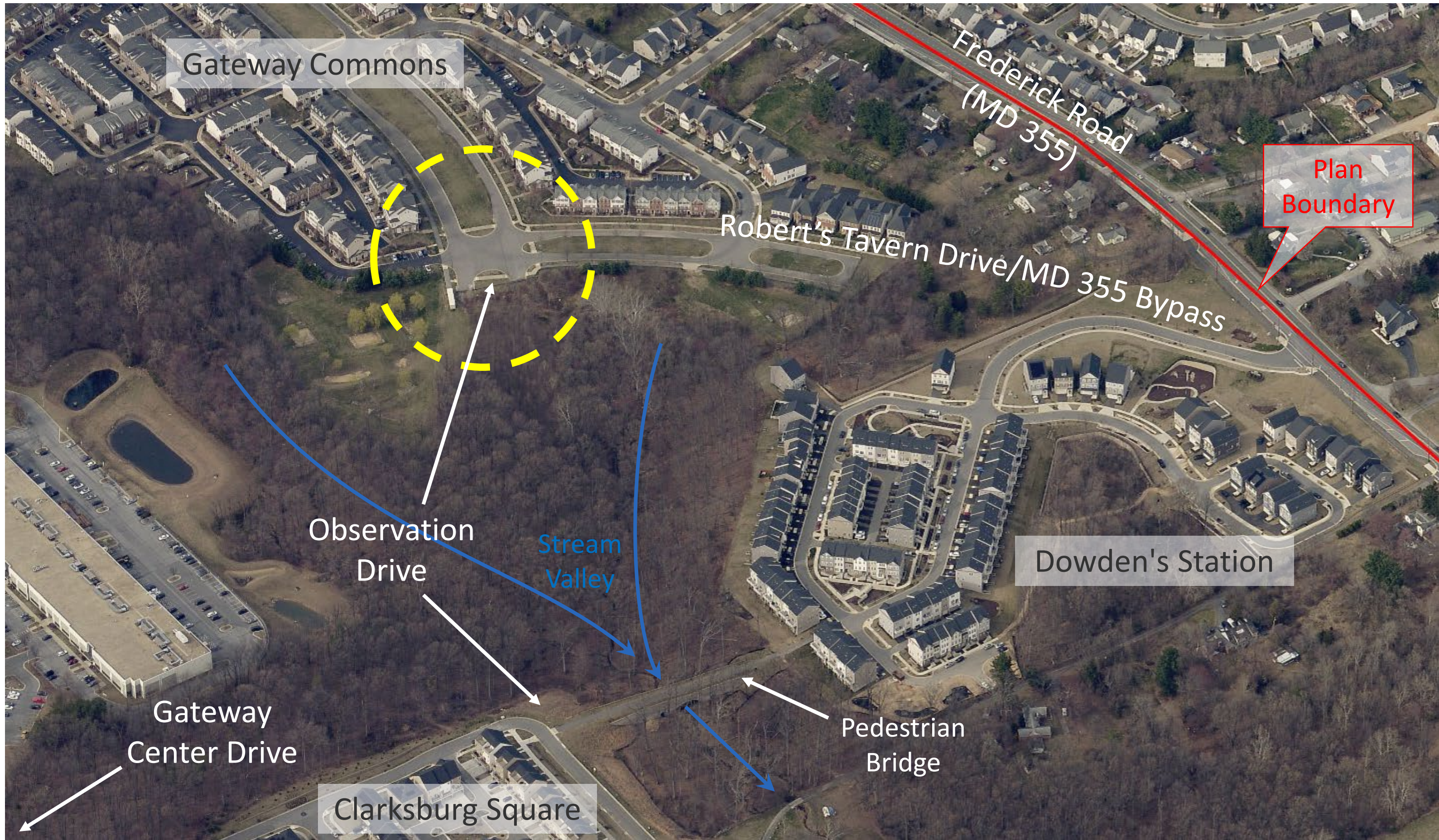


# 2014 10 Mile Creek Transportation Concept

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



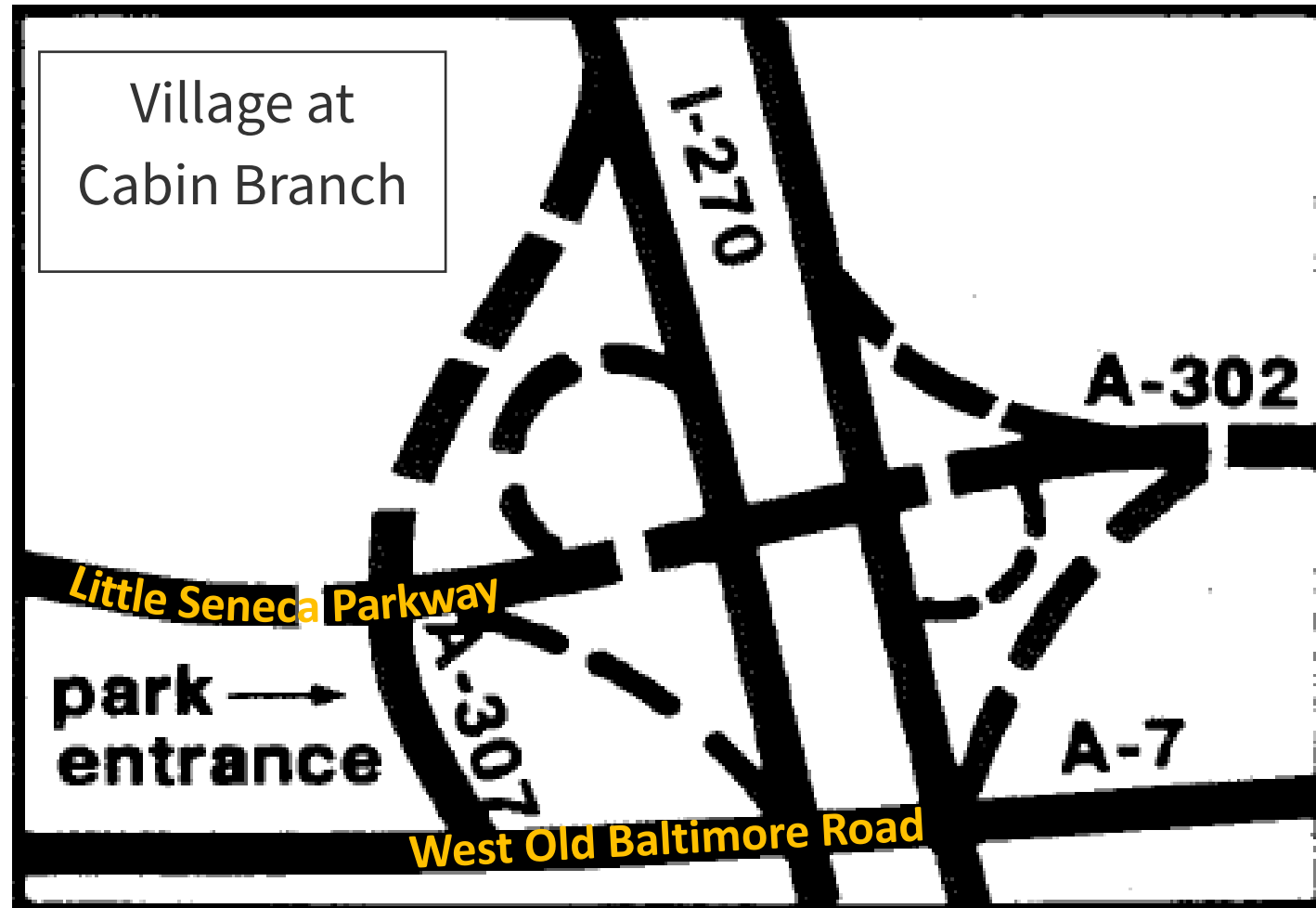




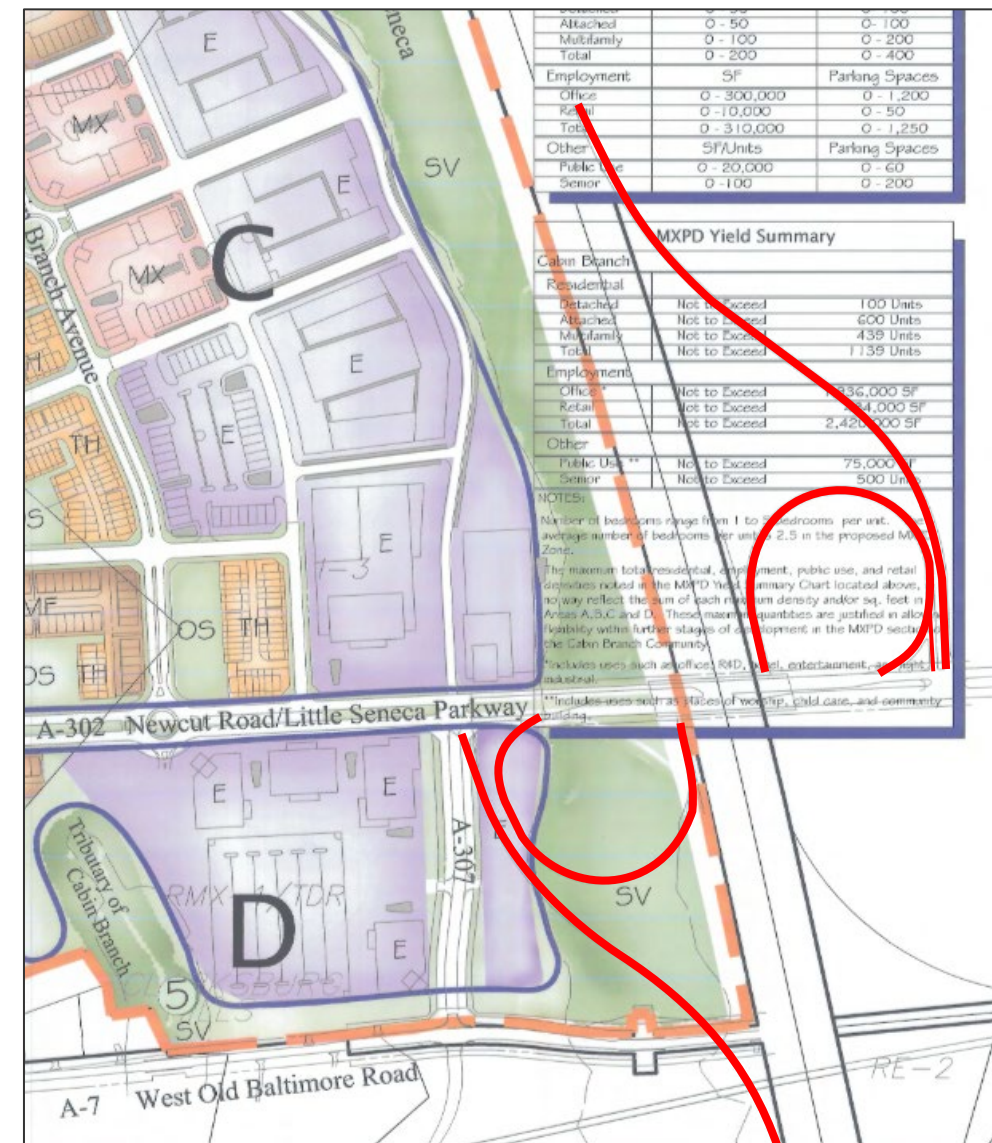


# Planned Interchange

1994 Master Plan Concept



Cabin Branch Development Plan



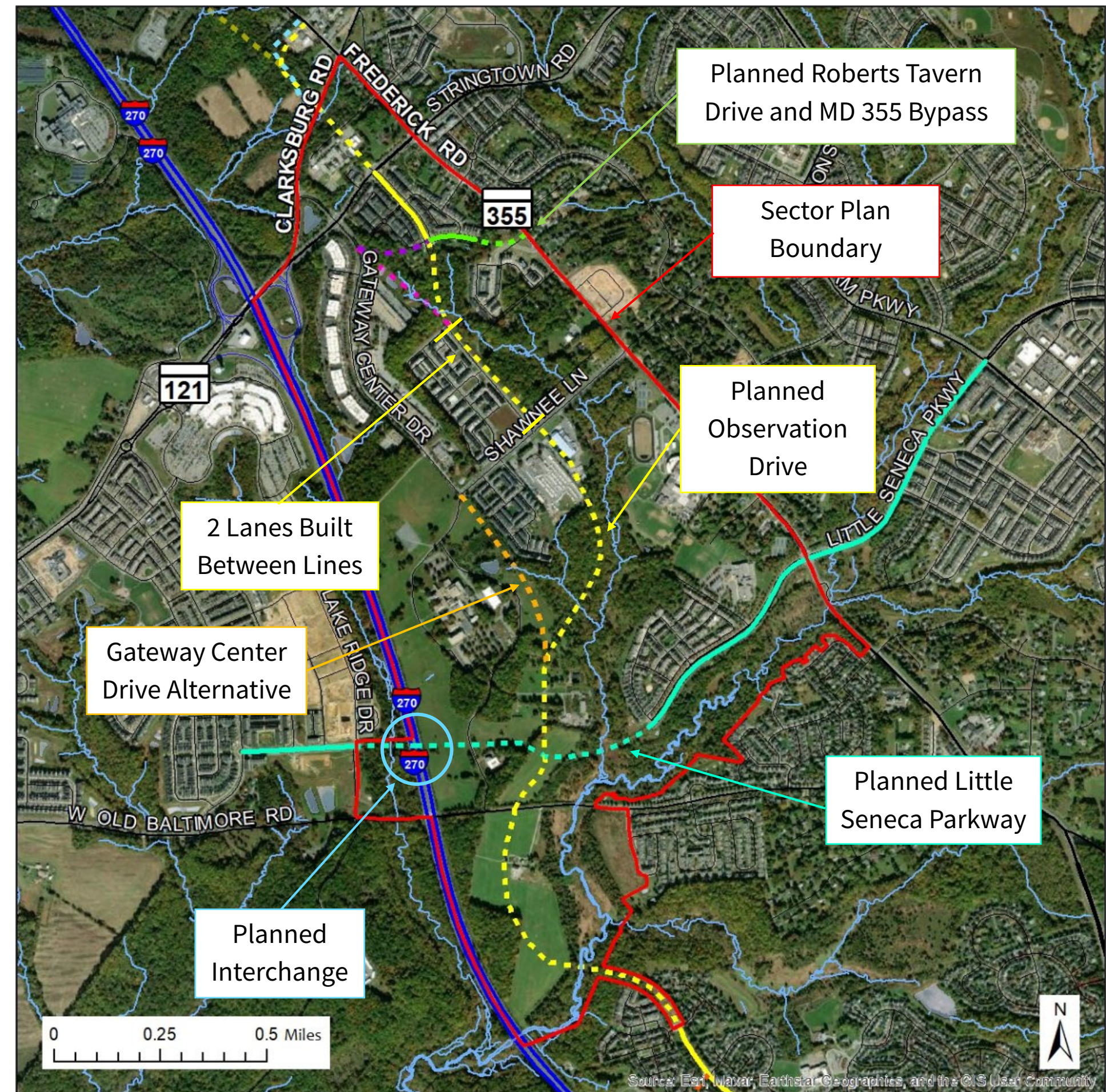
“Diamond” Alternative





# Planned Transportation Networks

1. Observation Drive
2. Little Seneca Parkway
3. I-270 Interchange
4. MD 355 Clarksburg Bypass/Roberts Tavern Drive
5. Corridor Cities Transitway/BRT
6. Gateway Center Drive Alternative



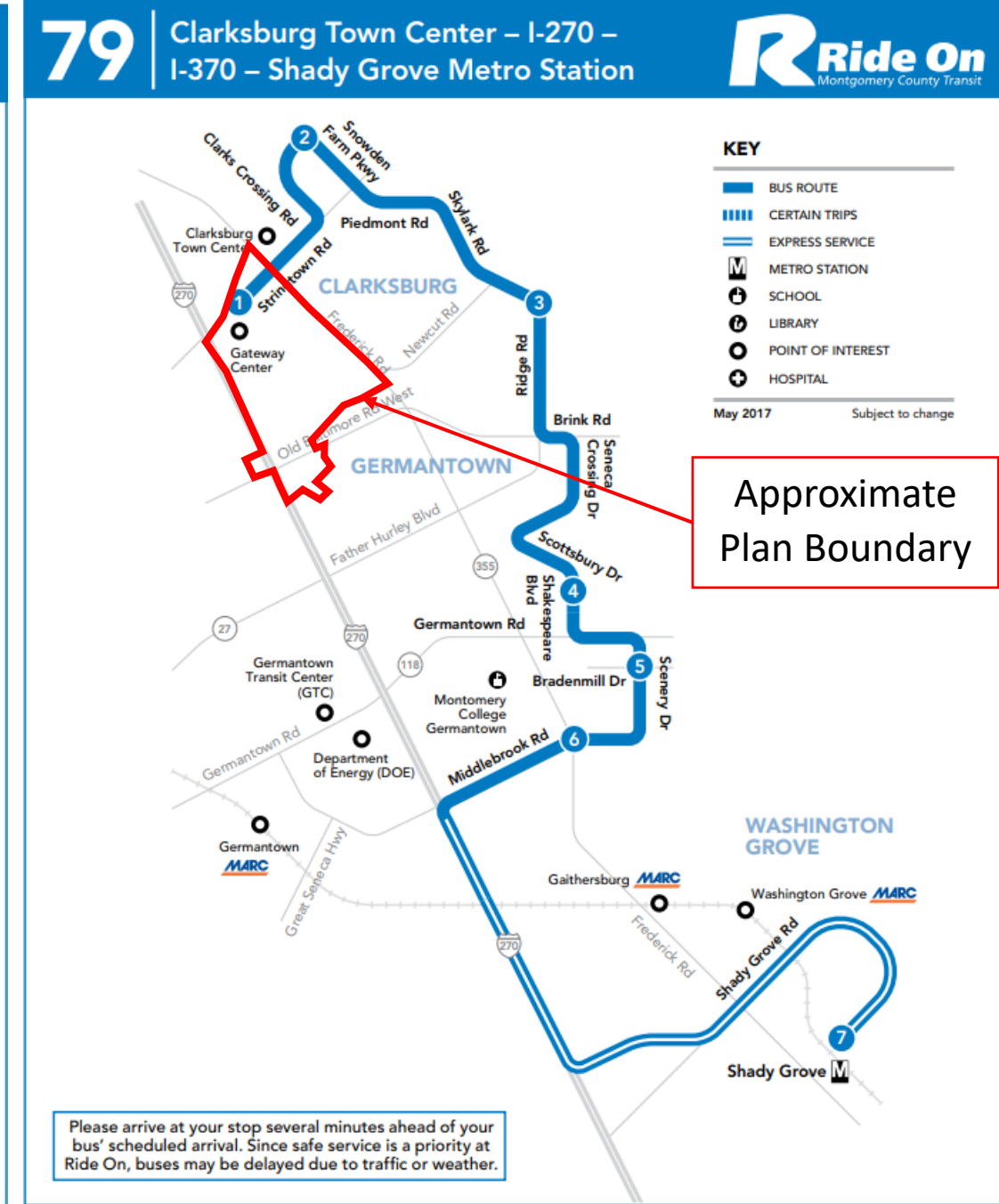
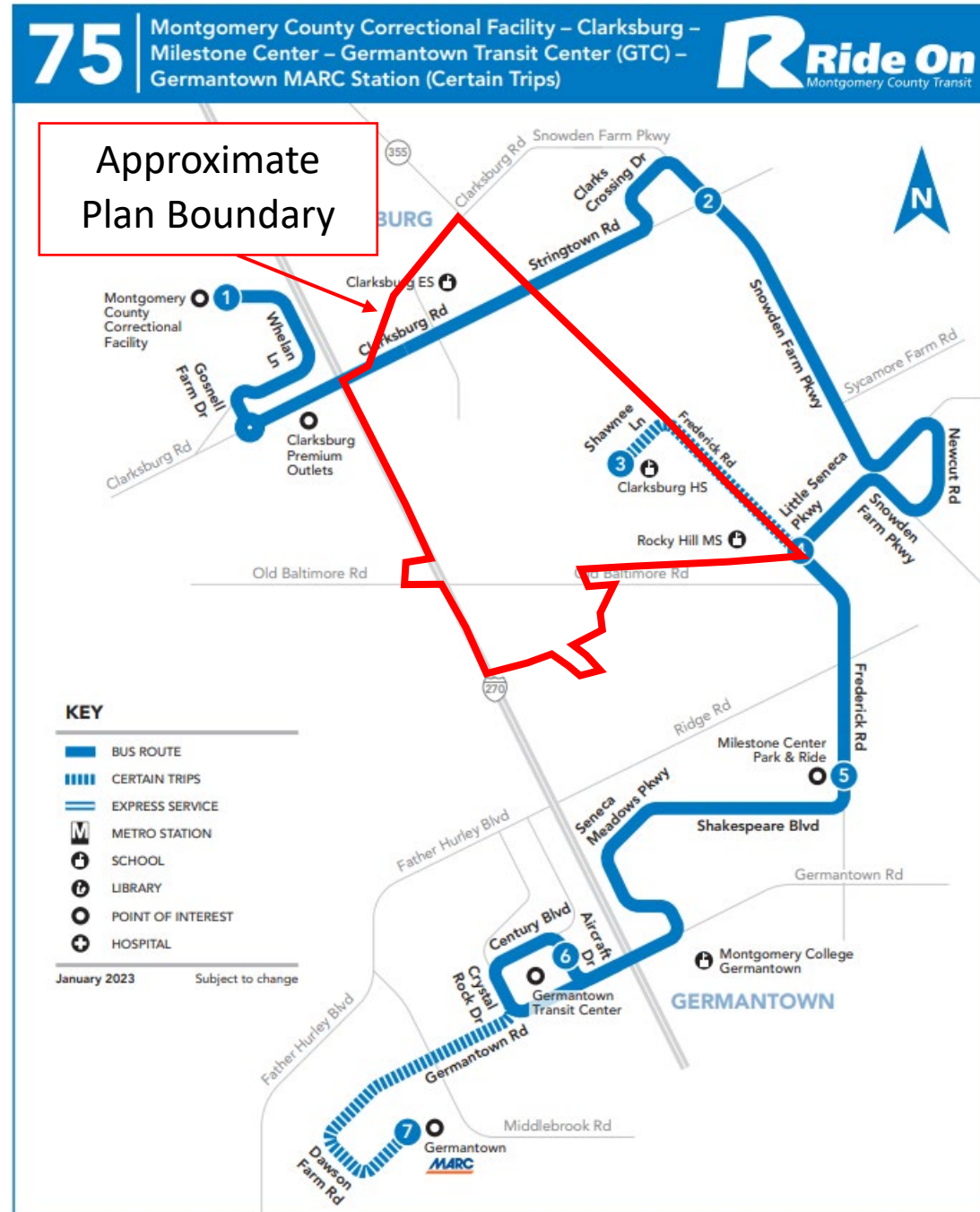
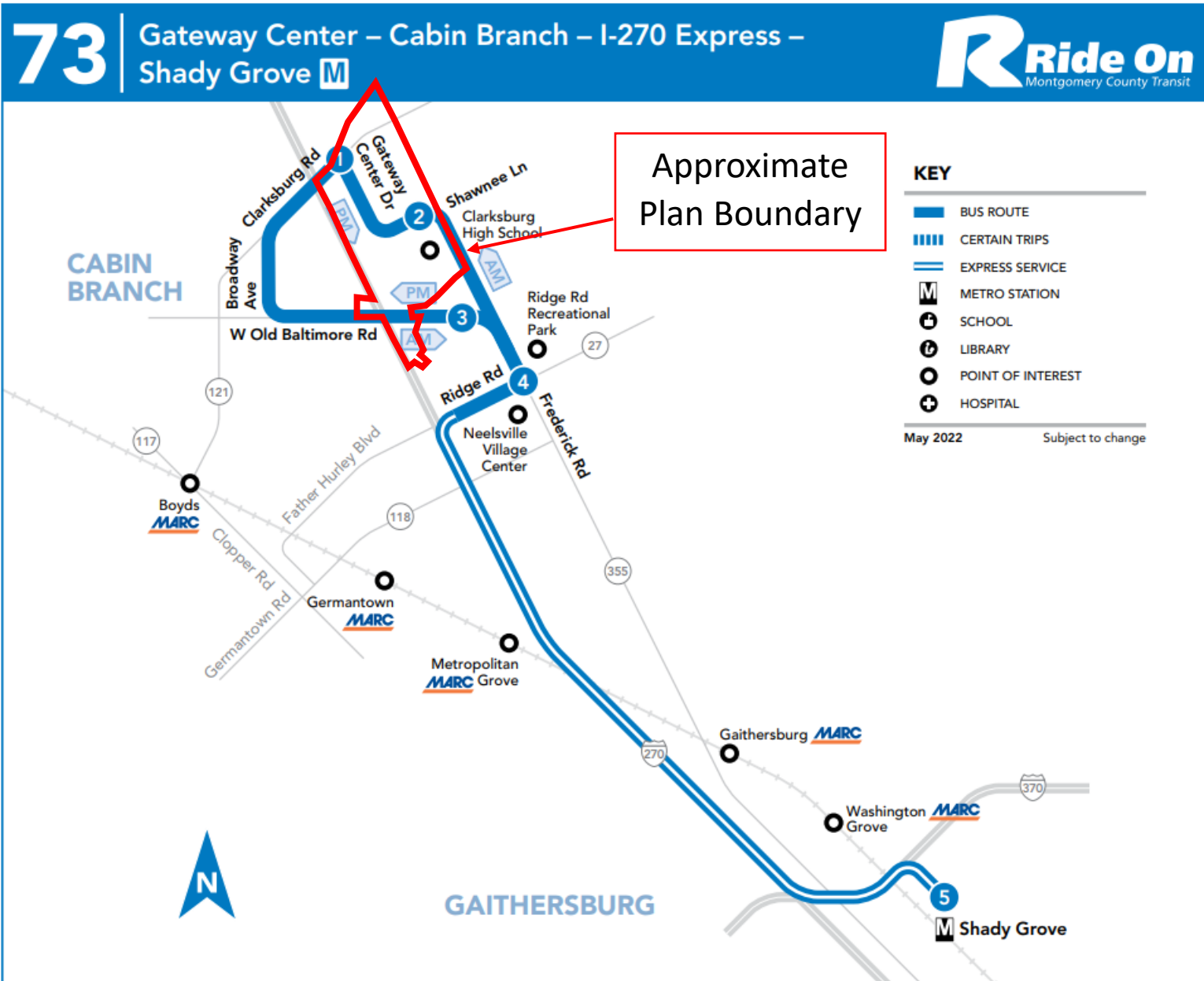


# Bus Network

- 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



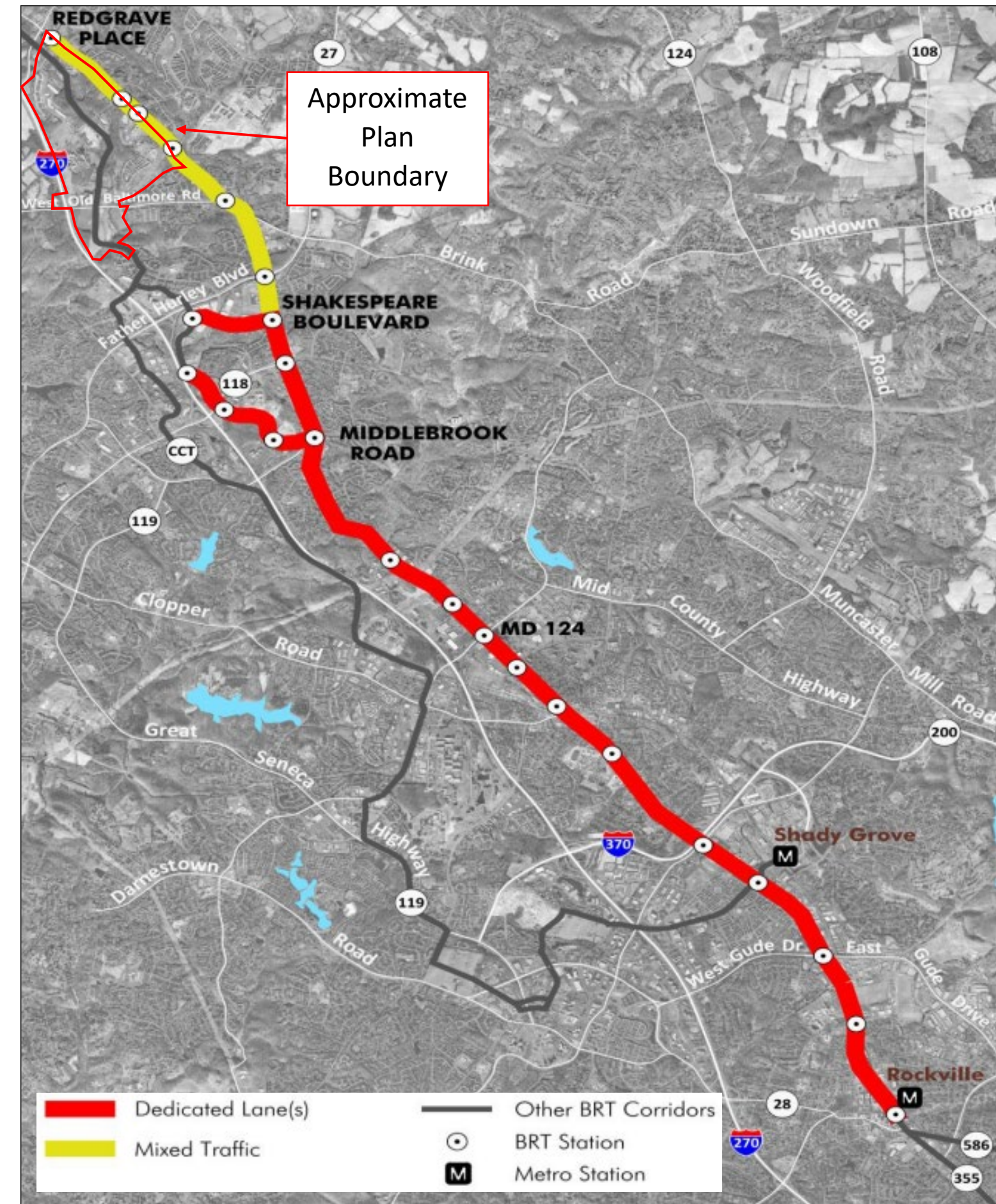
# Bus Routes





# Bus Rapid Transit

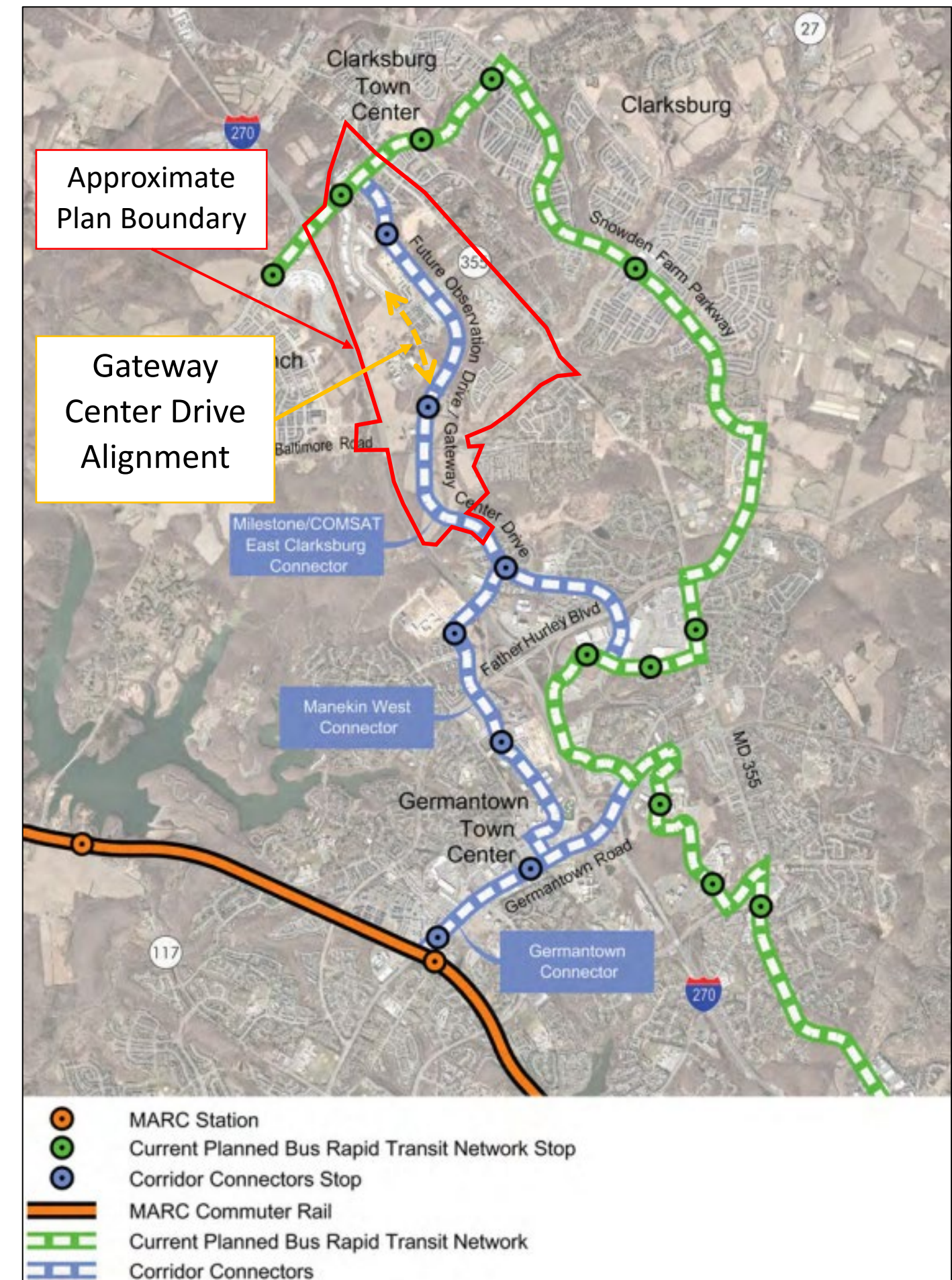
- 2013 *Countywide Transit Corridors Plan*
- Still shows CCT





# Bus Rapid Transit (cont'd)

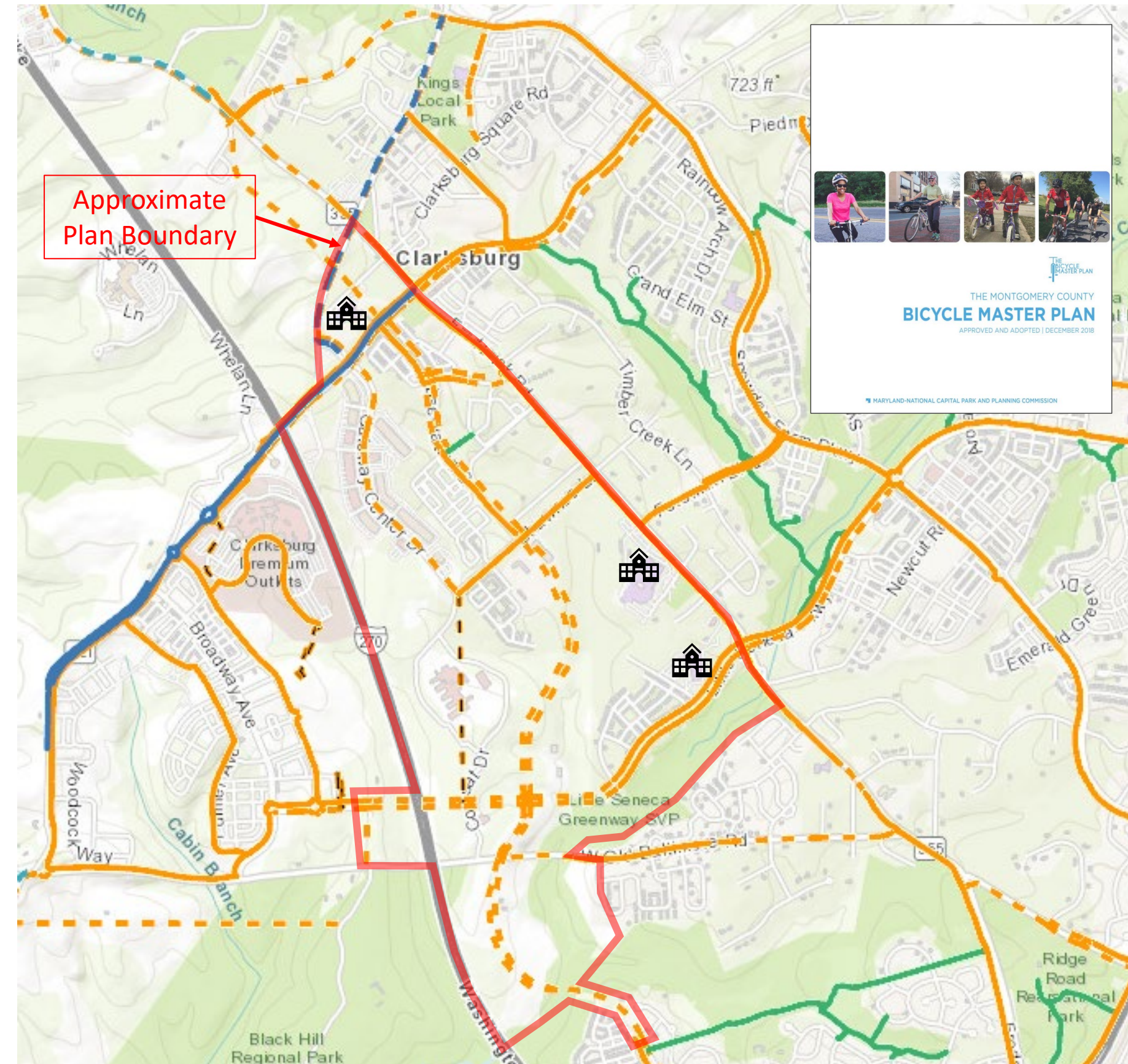
- 2022 *Corridor Forward*
- MD 355 North (**green** route on map) to use Snowden Farm Parkway
- Corridor Connectors (**blue** routes on map)
  - To use Observation Drive or **Gateway Center Drive alternative**
  - Also includes unbuilt bridge over I-270





# Bicycle Master Plan

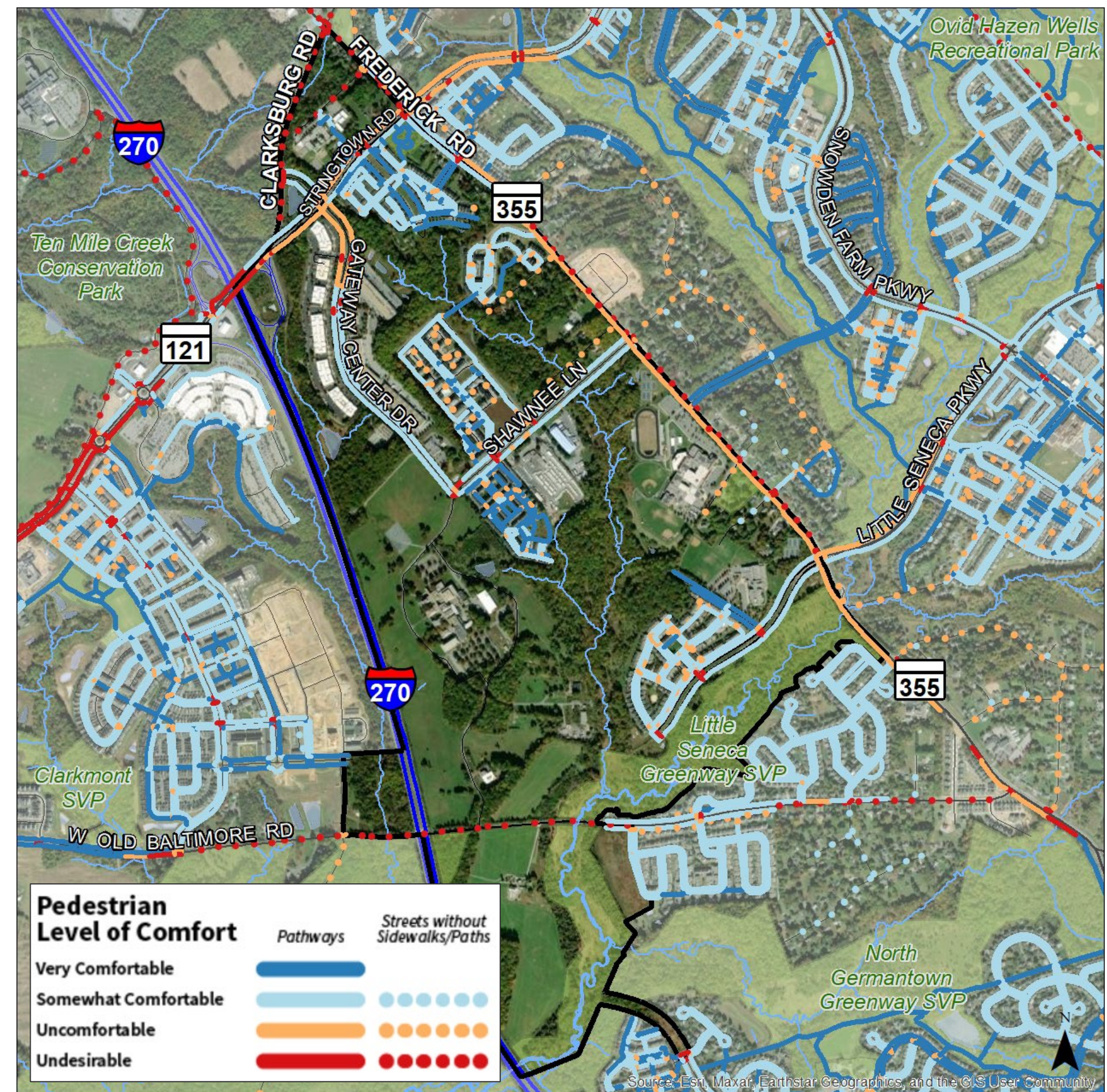
- Most recent approval: 2018
- Encourages people of all ages to meet their daily needs by bicycle (work, stores, school, transit, leisure)
- Creates a framework to build a low-stress network of bikeways
- Strives to provide equal access for all members of the community
- Prioritizes safety





# 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





# Transportation Key Points

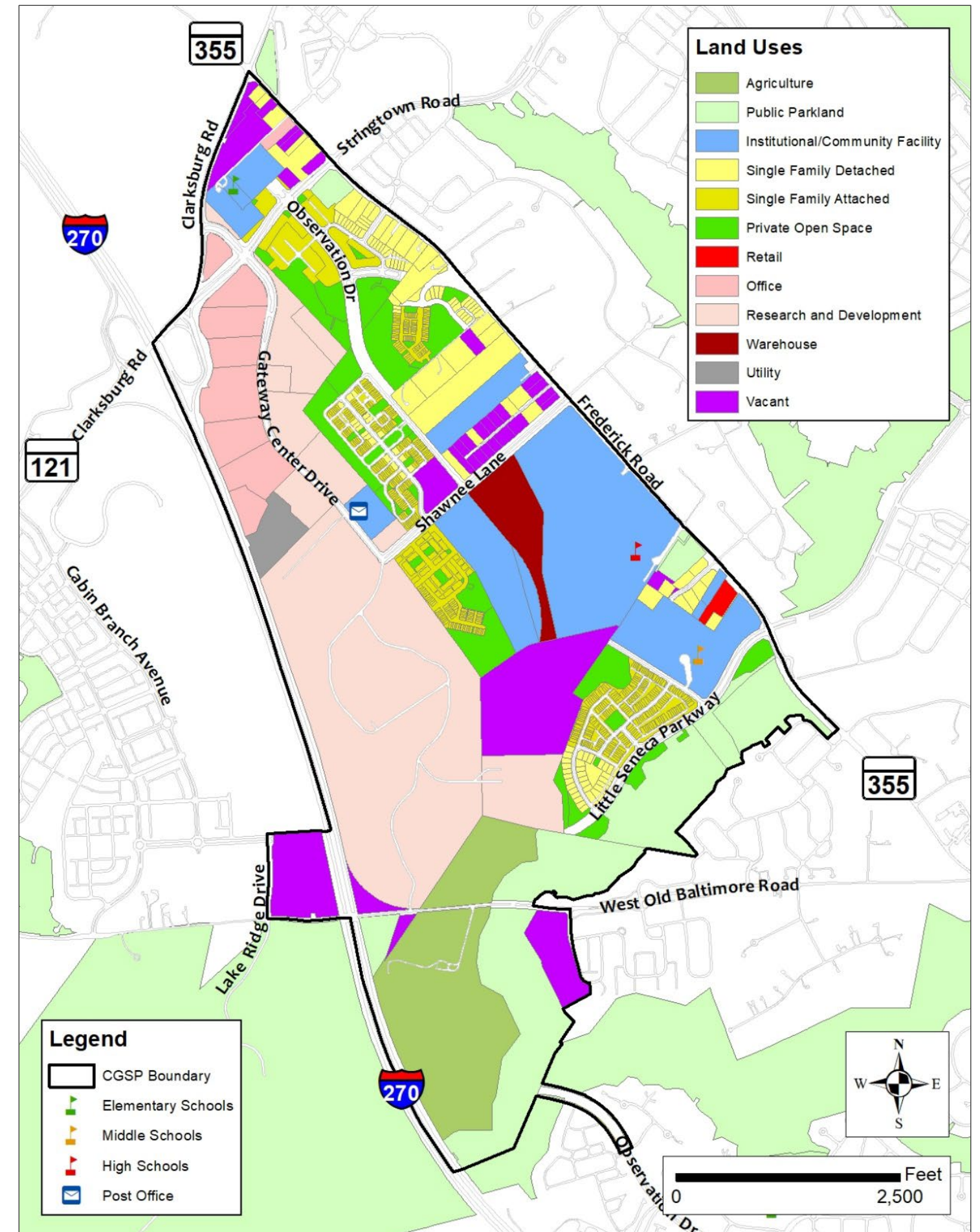
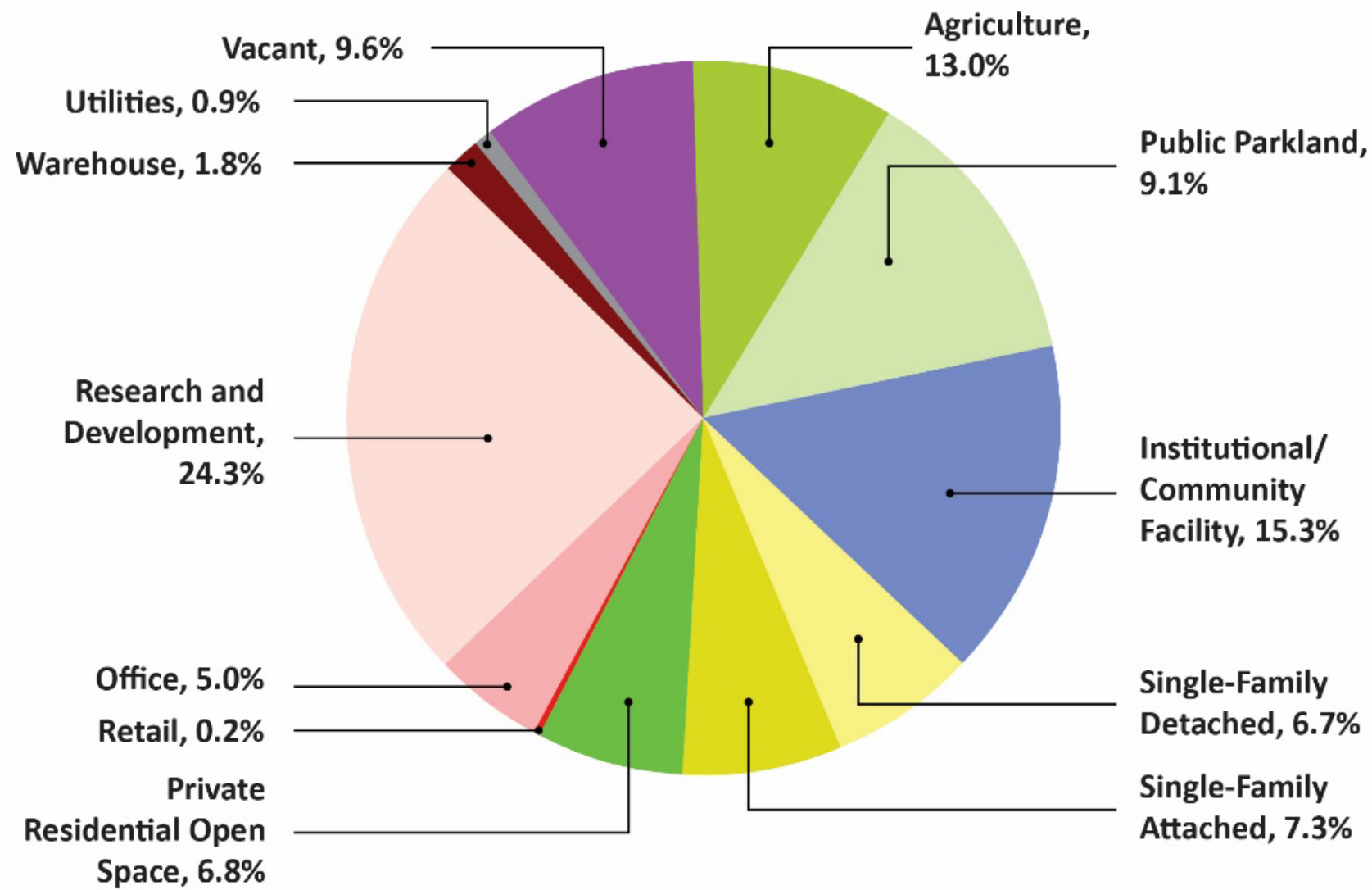
- Several key transportation network elements have yet to be built
- The Clarksburg area currently suffers from a lack of transit options
- Traffic is predicted to worsen 13-23% by 2040
- The Plan area contains a mixture of sidepaths, sidewalks, and park trails, but many more will need to be built to create complete pedestrian and bicycle networks

# Land Use and Zoning



# Existing Land Uses

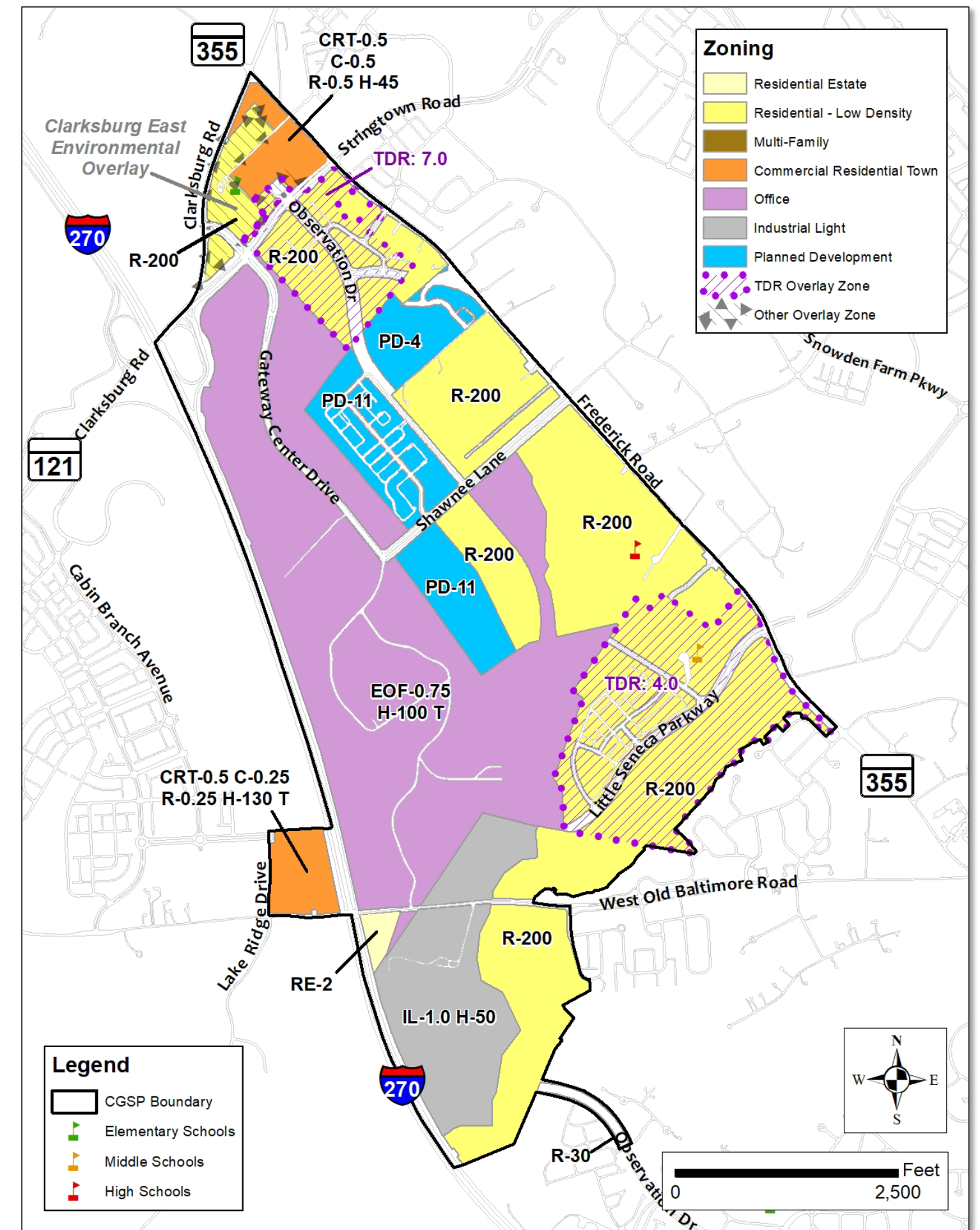
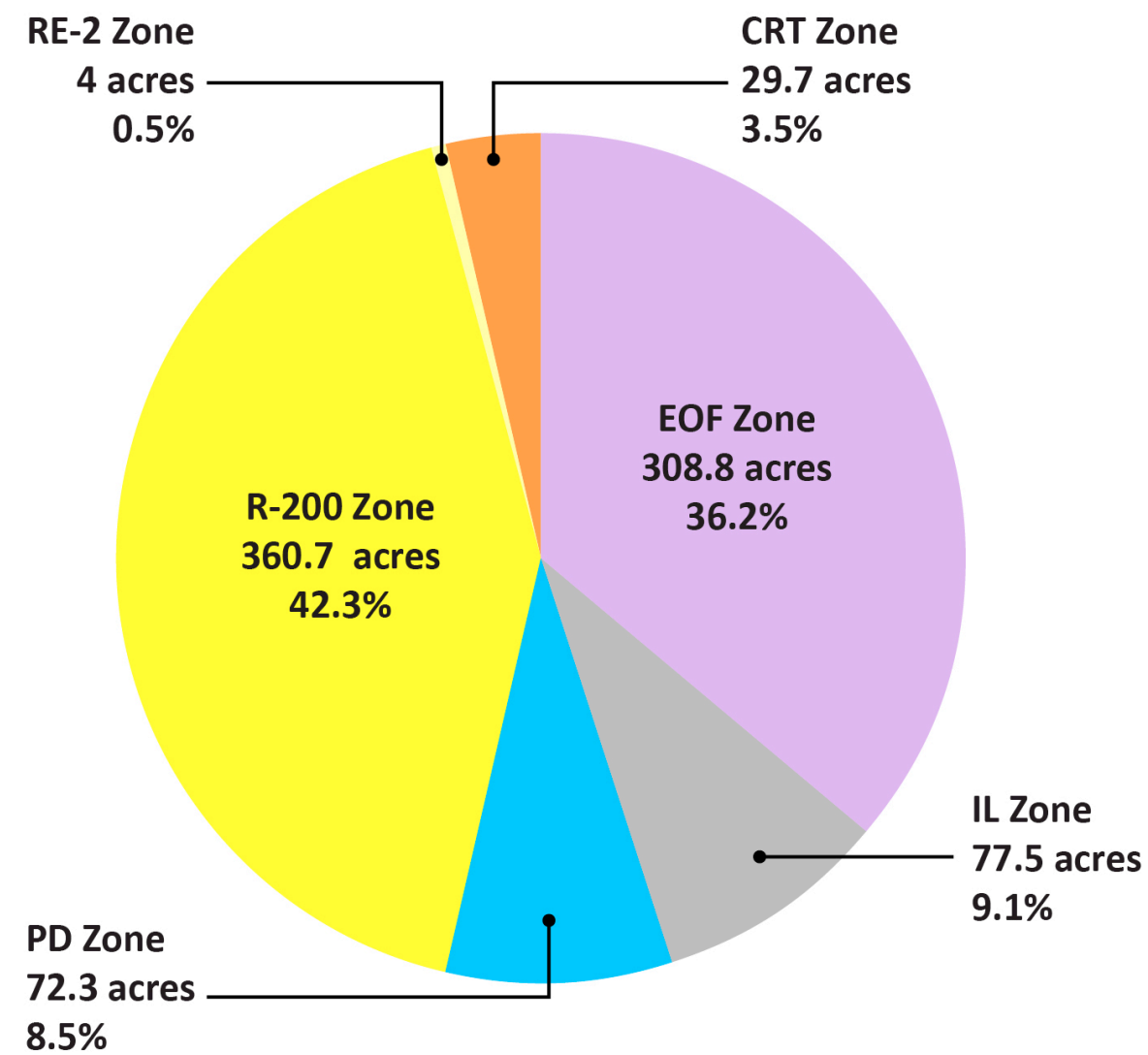
There are 12 distinct land uses in the Plan area





# Existing Zoning

- R-200 is the largest zone, but much of this land is occupied by schools and the Little Seneca Greenway
- Two overlay zones: TDR and CEE





# Land Use and Zoning Key Points

- The largest land use in the Plan area is “flex” space
- Much of the land identified as “flex” space is the undeveloped portions of the former COMSAT properties
- With three schools in the Plan area, institutional/community facilities are the next largest land use
- The R-200 zone is the largest zone in the Plan area
- Most of the R-200 land is occupied by parkland or schools
- The second largest zone is EOF

# Public Facilities



# 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 November 28, 2023. Image source: [Montgomery County Department of General Services](#)



# Library

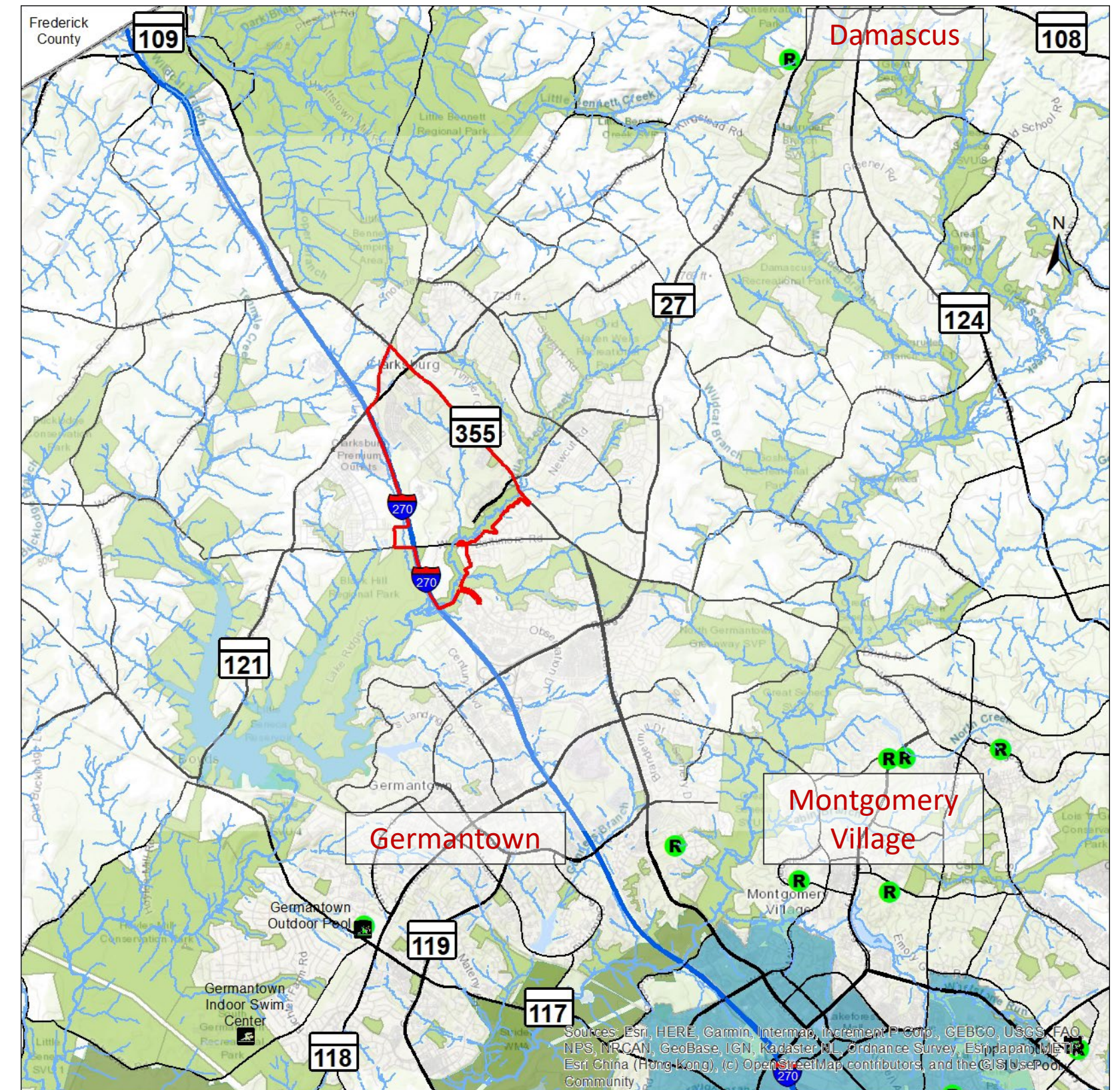
- Current closest libraries: Germantown and Damascus
- Clarksburg library in planning stage





# Recreation Centers and Swimming Pools

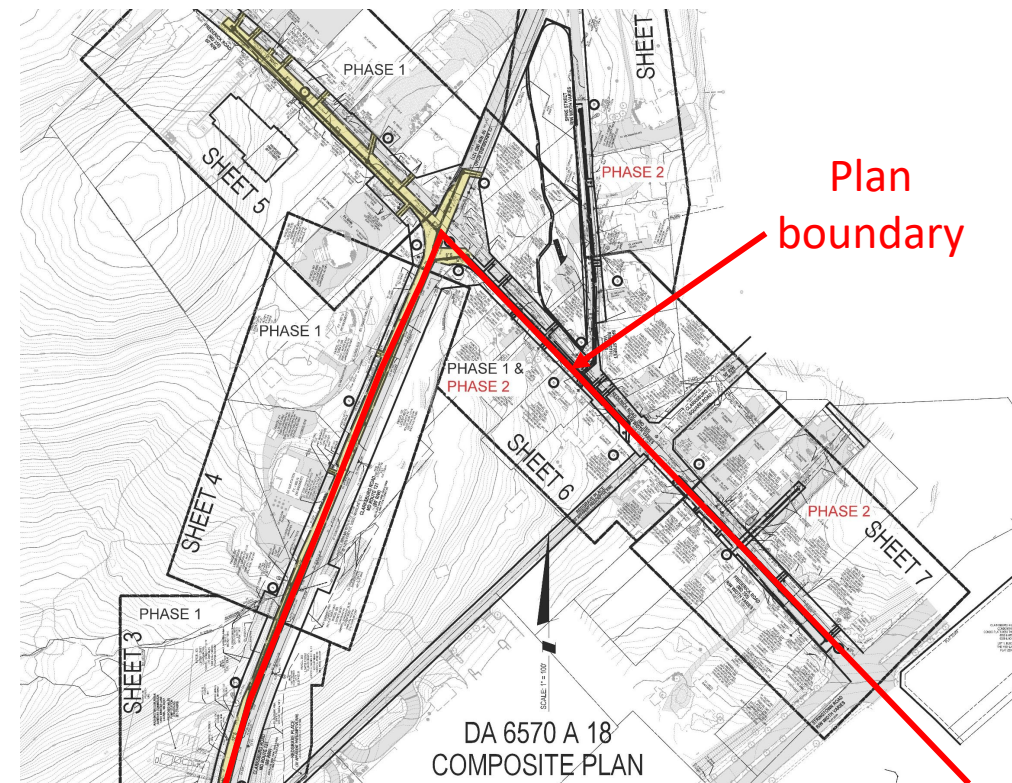
- Current closest recreation centers: Germantown, Damascus, and Montgomery Village
- Current closest public pool is in Germantown





# 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



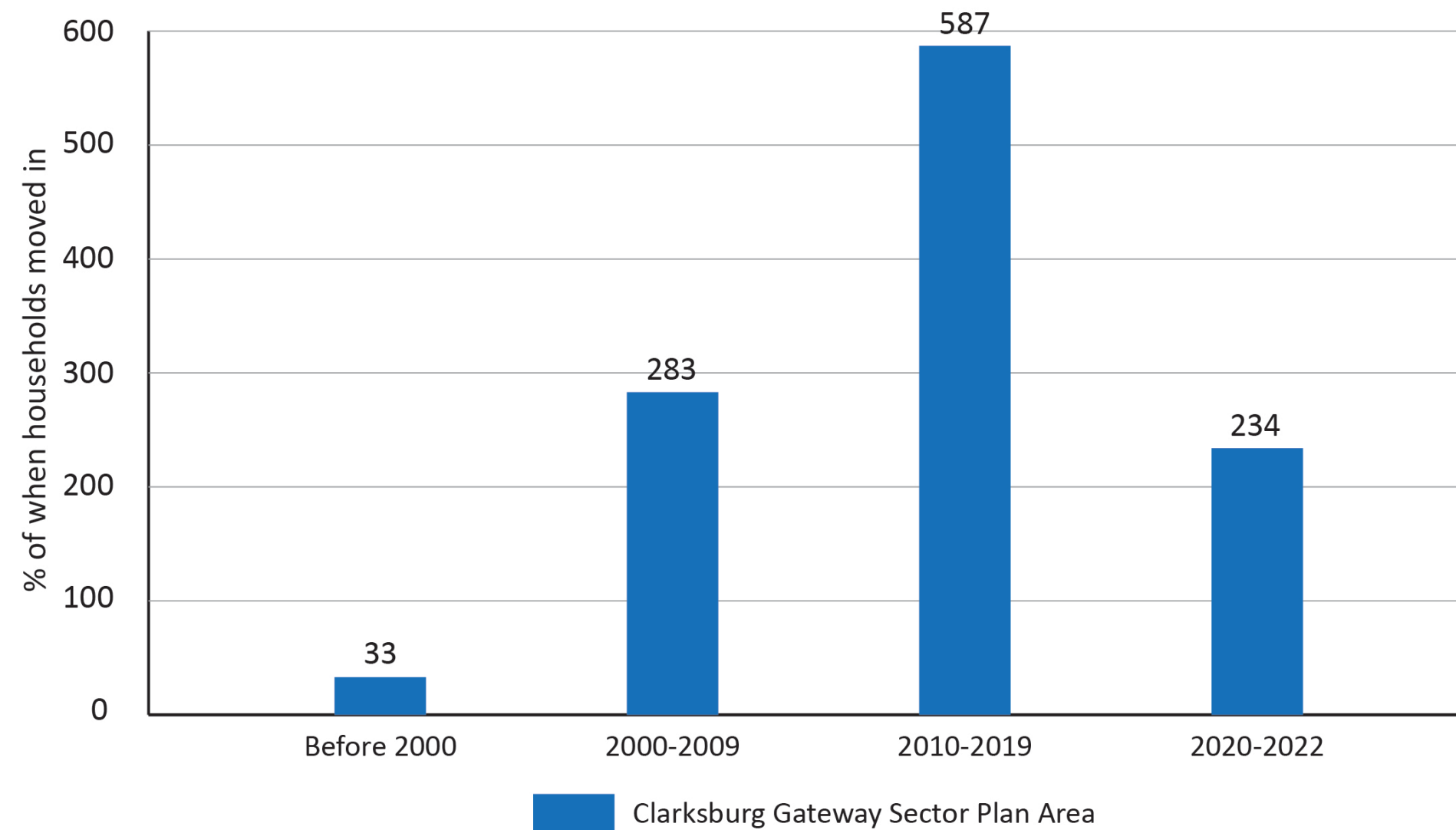


# Housing



# 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



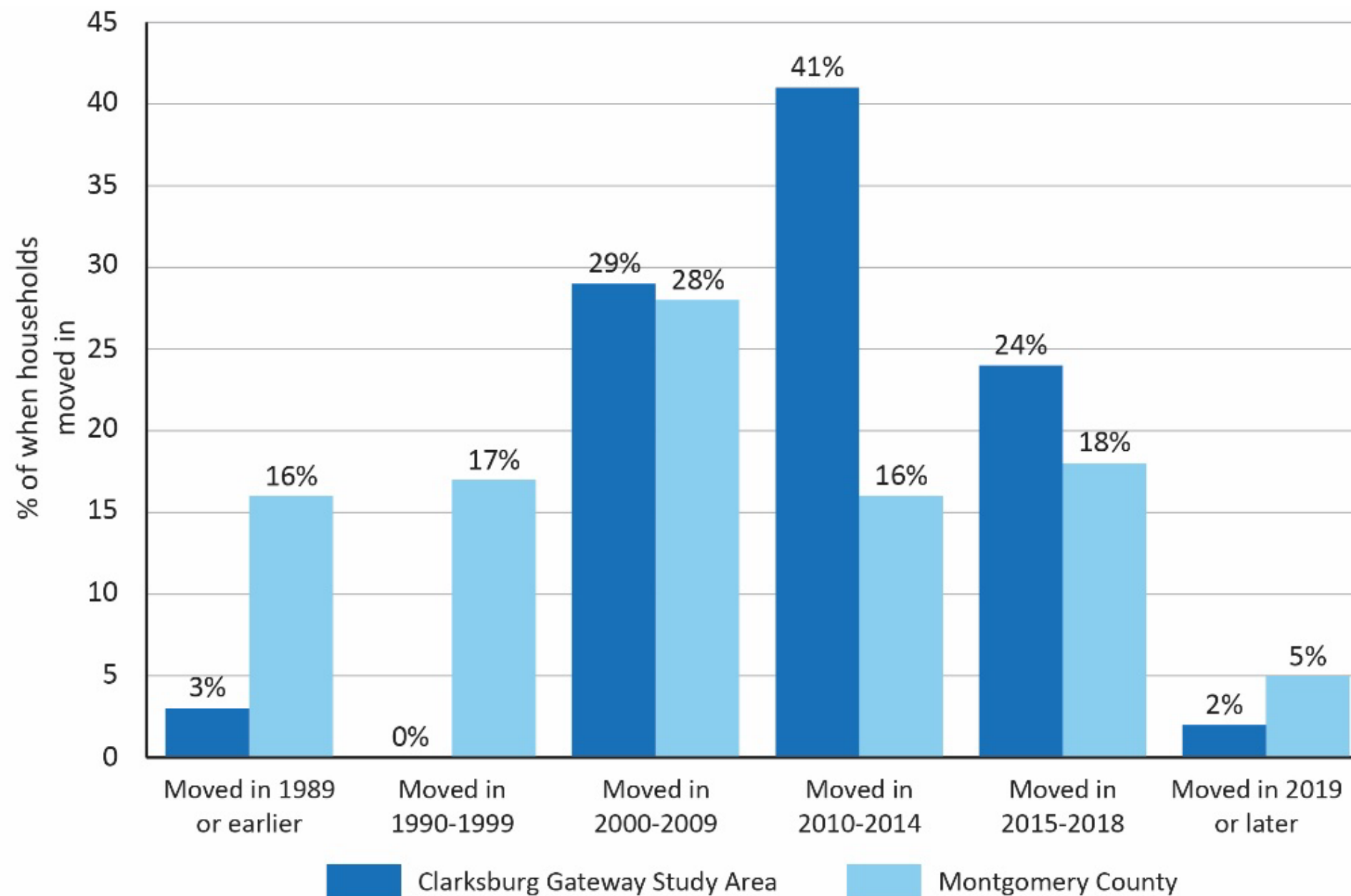
Dowden's Station



Gateway Commons



# Year Households Moved into Unit (Owner-Occupied)



- Less than 3% of the households have lived in their units before 1999
- For the County, 33% of households lived in their units before 1999

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

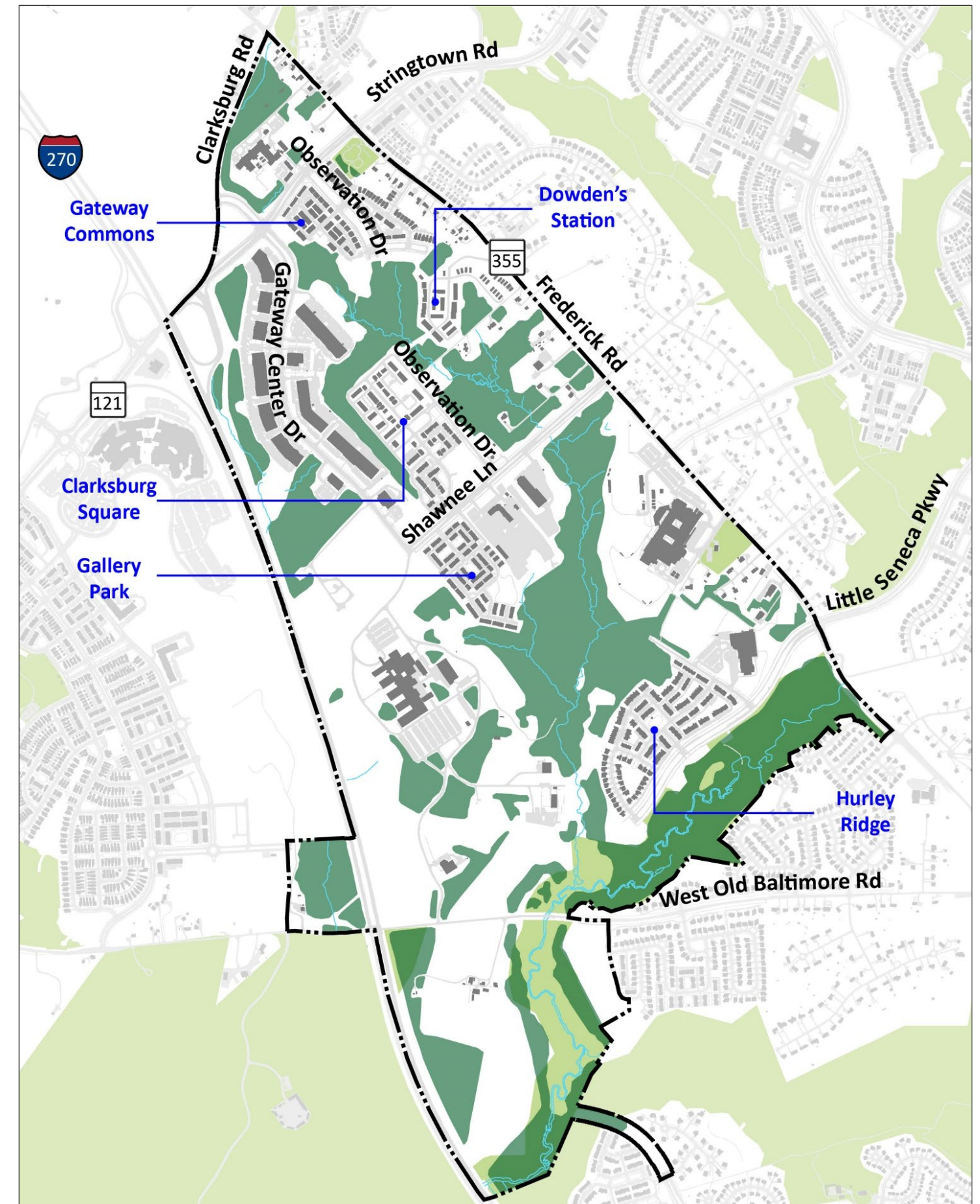


# Housing Developments in the CGSP

- 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
<b>Totals</b>	<b>1,103</b>	<b>167</b>	

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



# Housing Key Points

- 97% of the housing units in the Plan area were built after 2000
- 74% of the housing units are single-family attached
- There are no multi-family rental units in the Plan area
- 15% of the housing units in the Plan area are MPDUs



# Economic Development

# Jobs and Economy: Number of Jobs

- Currently has 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

<b>Business Name</b>	<b>Employee Size Range</b>
<b>Thales Defense and Security</b>	300-400
<b>Robotic Research (RRAI)</b>	200-300
<b>Moyer and Sons Moving and Storage</b>	75-100
<b>Brightfocus Foundation</b>	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%
<b>Total</b>	<b>1,519,400</b>	

- 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)

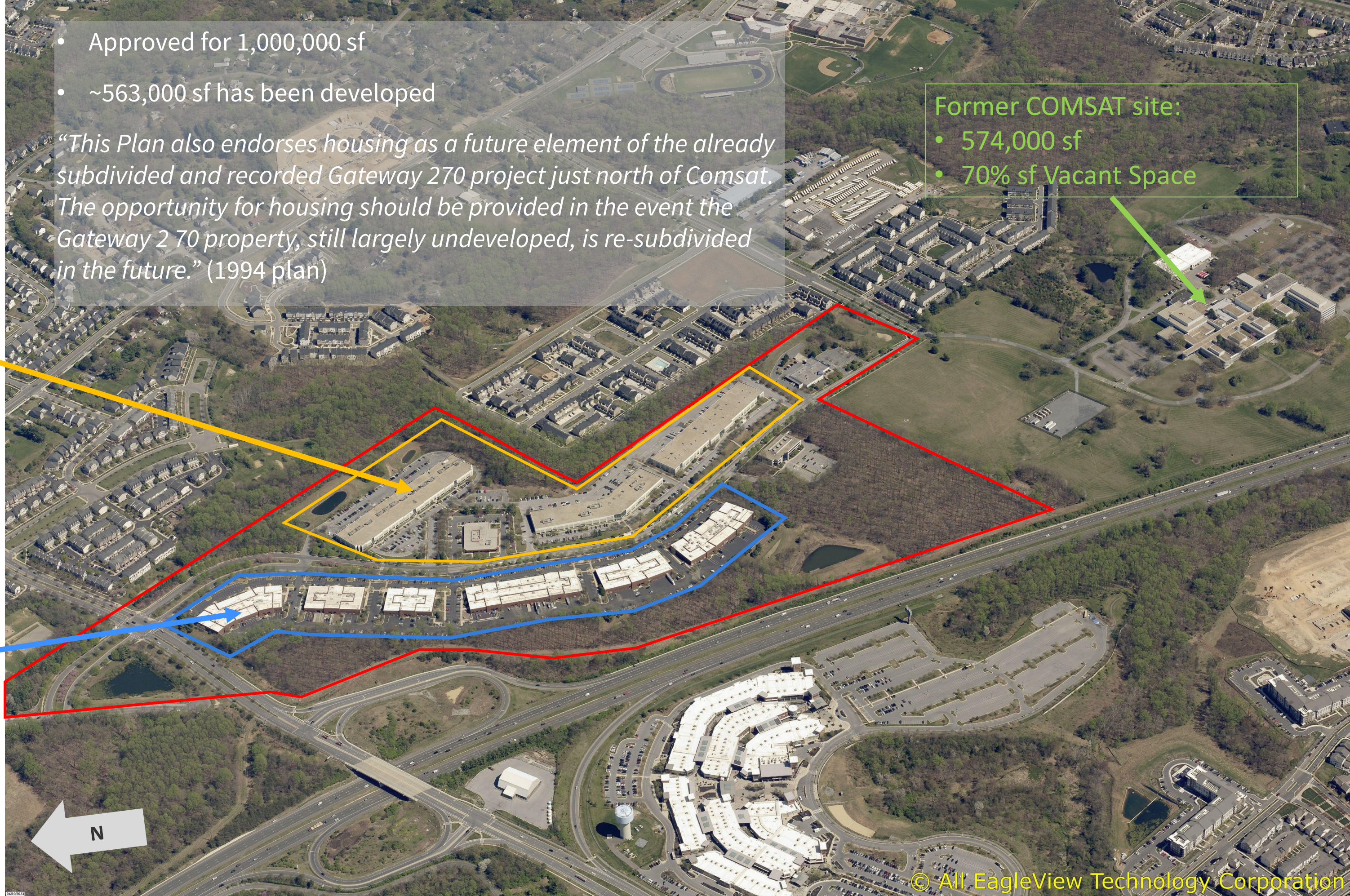
## Elion Portfolio:

- 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)

Former COMSAT site:  
• 574,000 sf  
• 70% sf Vacant Space



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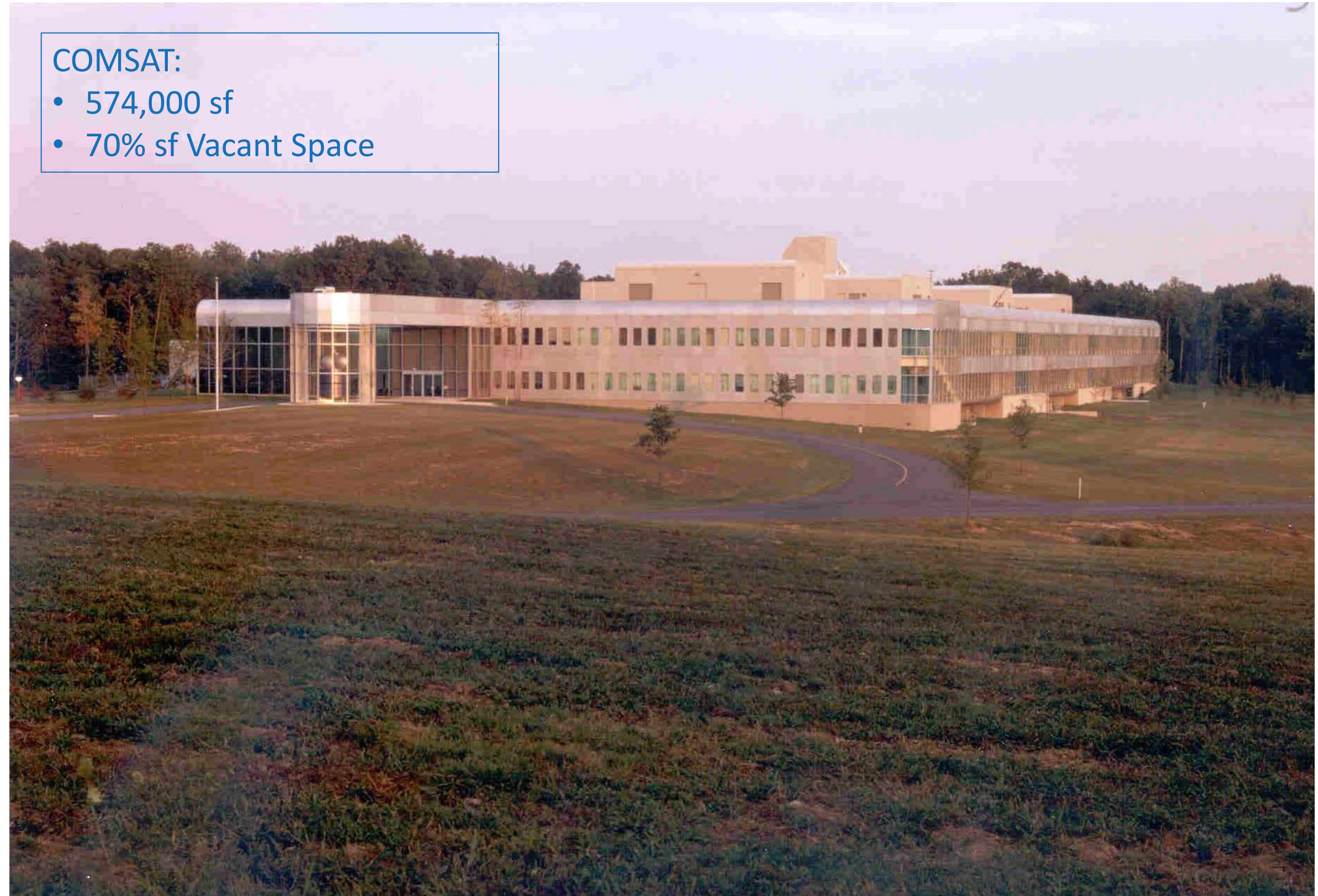
# COMSAT Property and Thrive Montgomery 2050

## 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.*

### COMSAT:

- 574,000 sf
- 70% sf Vacant Space





# 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)*

© All EagleView Technology Corporation



# Economic Development Key Points

- 50 businesses and 1,350 jobs in the Plan area
- This is 20 more businesses but 60 fewer jobs than in 2010 as mid-sized businesses have been replaced by smaller ones
- The only retail establishments are a café in Gateway 270 and a veterinary hospital
- Most of the non-residential real estate is “flex” development space
- Most of Gateway 270 is occupied, while about 70% of the former COMSAT site is vacant



# Schools



# Schools in Plan Area

## 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

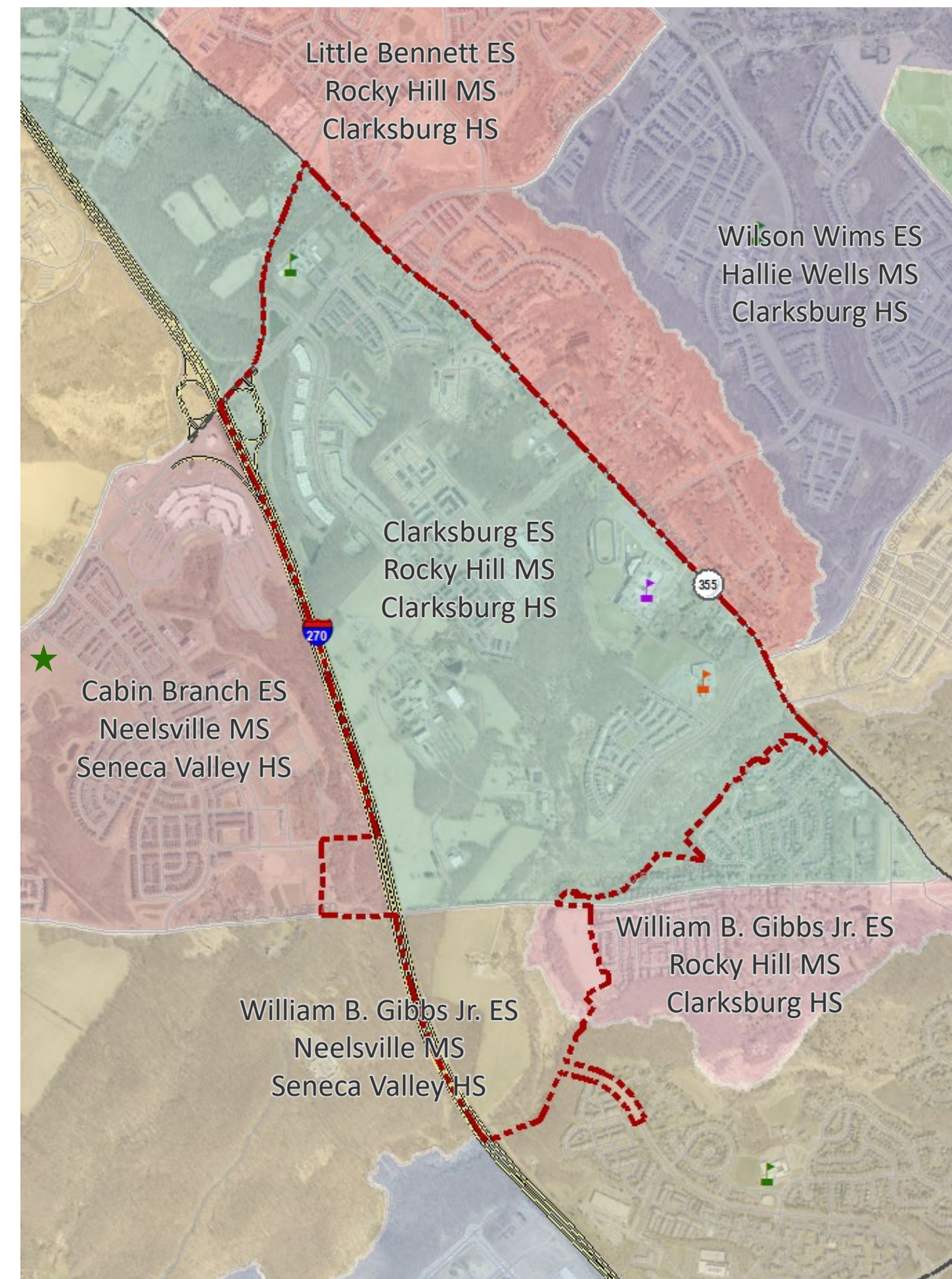
## Middle Schools Serving Plan Area

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

## High Schools Serving Plan Area




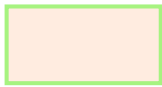
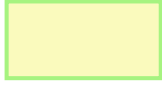

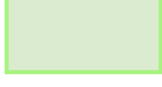
- **Clarksburg HS**
- **Seneca Valley HS**
- + *Adjacent schools:* Damascus HS

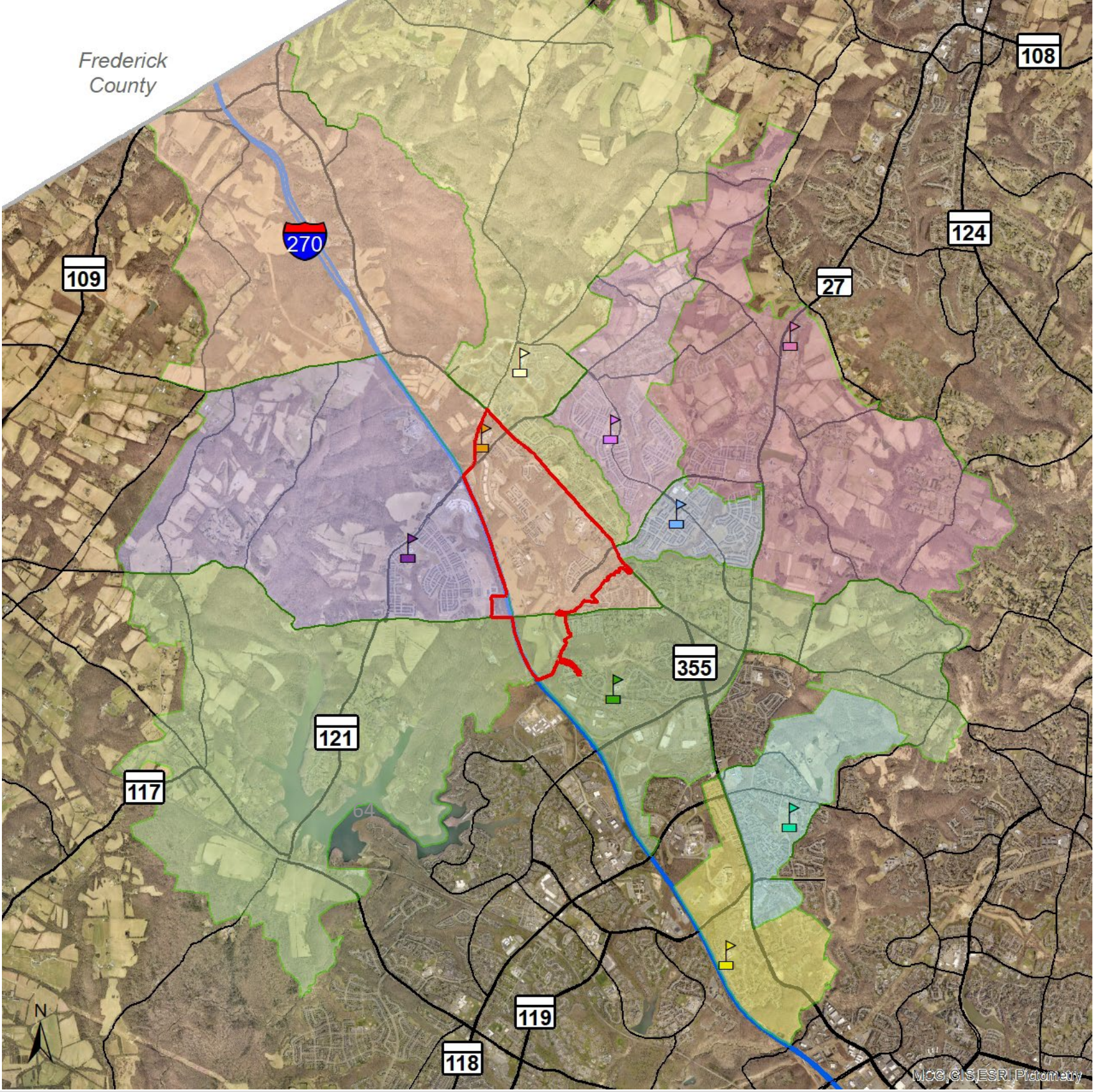
*Small parts of the districts served by schools written in gray are within the plan boundary, but there are no residences within these areas to generate students at these schools.*





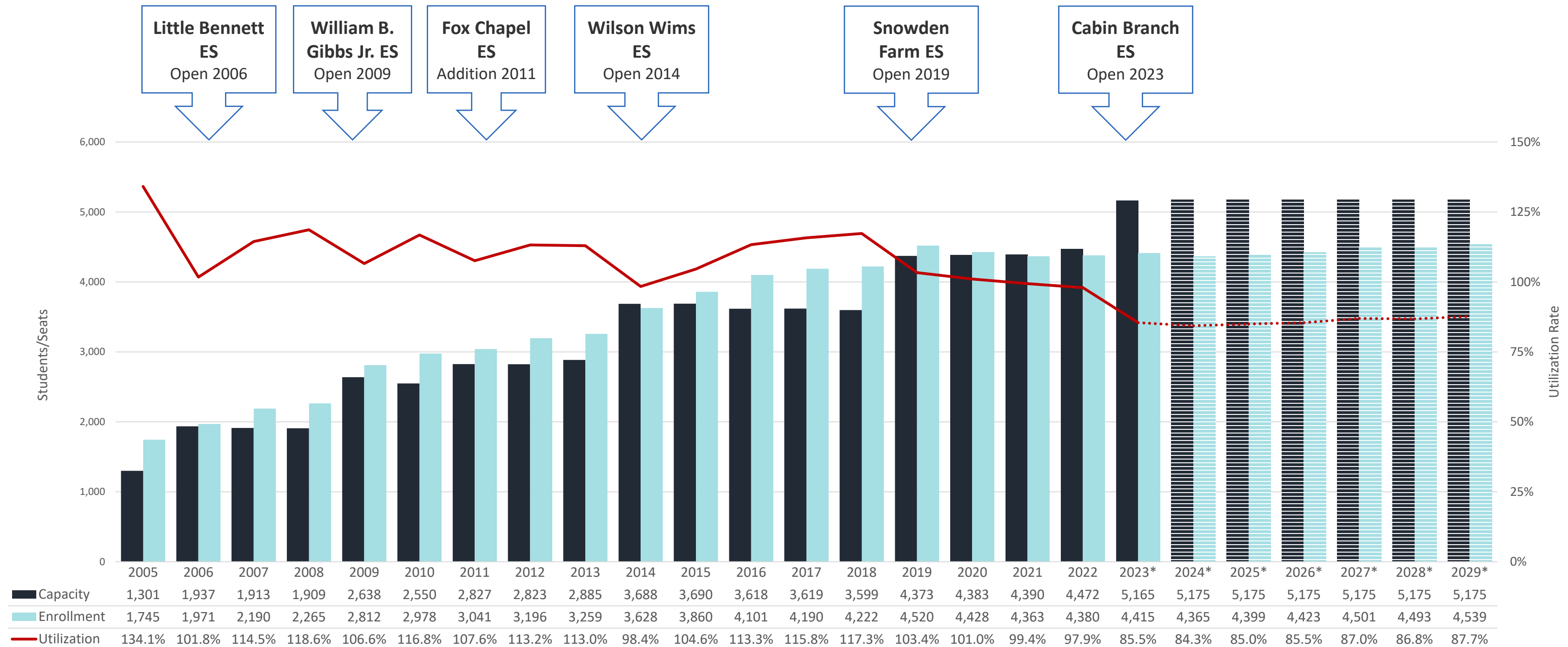
# Plan Area & Clarksburg Cluster Elementary Schools

-  CGSP Boundary
-  Cabin Branch ES
-  Cedar Grove ES
-  Clarksburg ES
-  Daly ES
-  Fox Chapel ES
-  Little Bennett ES
-  Snowden Farm ES
-  William B. Gibbs Jr. ES
-  Wilson Wims ES





# Plan Area & Clarksburg Cluster ES Collective Utilization Trend & Projections

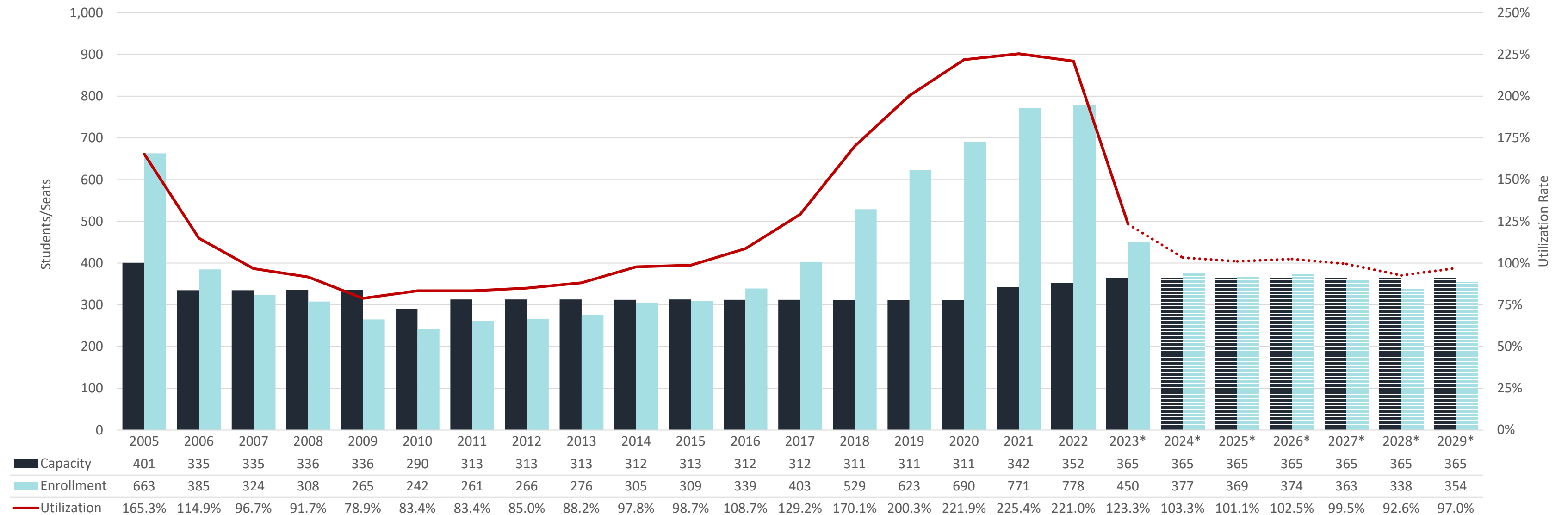


\*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



# Clarksburg ES

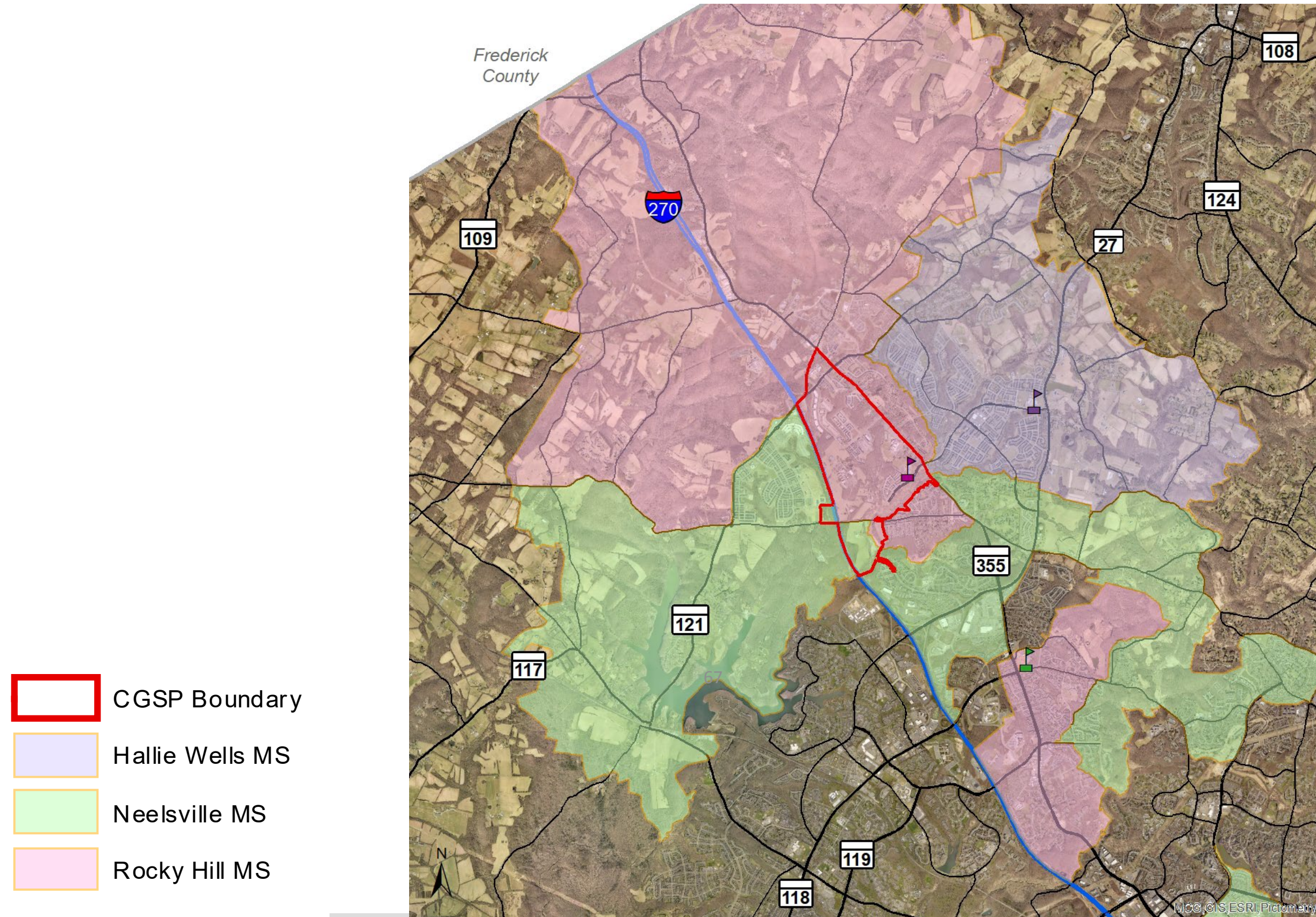
- Year facility built: 1952
- Last renovation: 1993



\*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



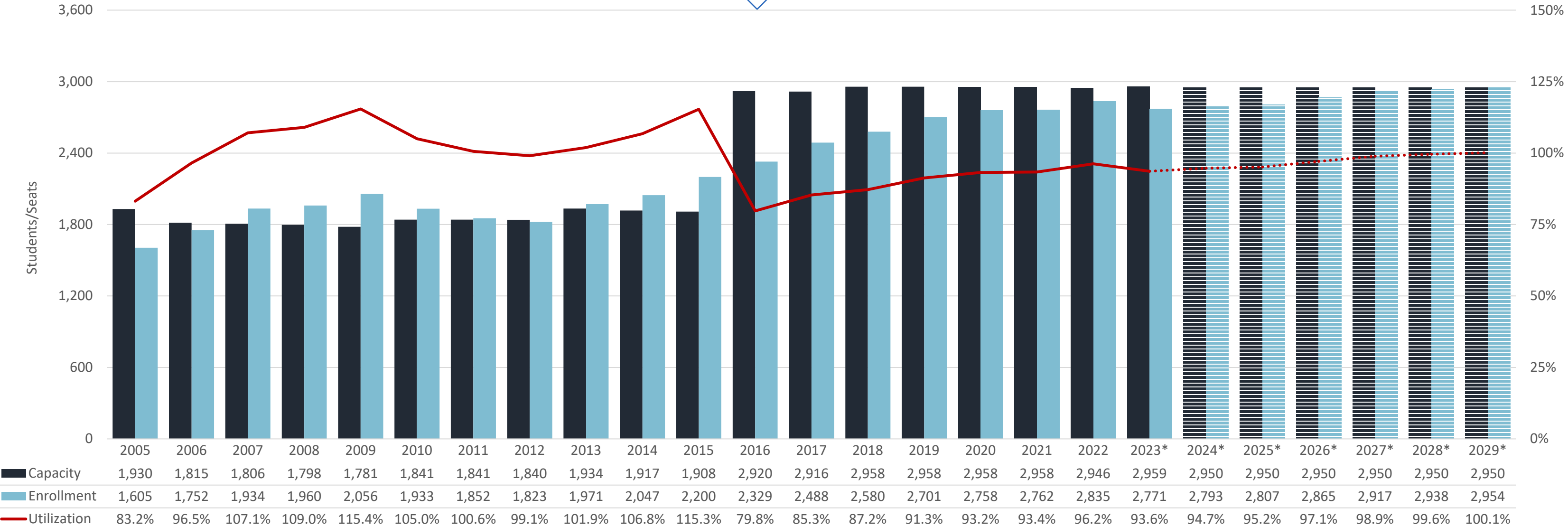
# Plan Area & Clarksburg Cluster Middle Schools





# Plan Area & Clarksburg Cluster MS Collective Utilization Trend & Projections

Hallie Wells MS  
Open 2016

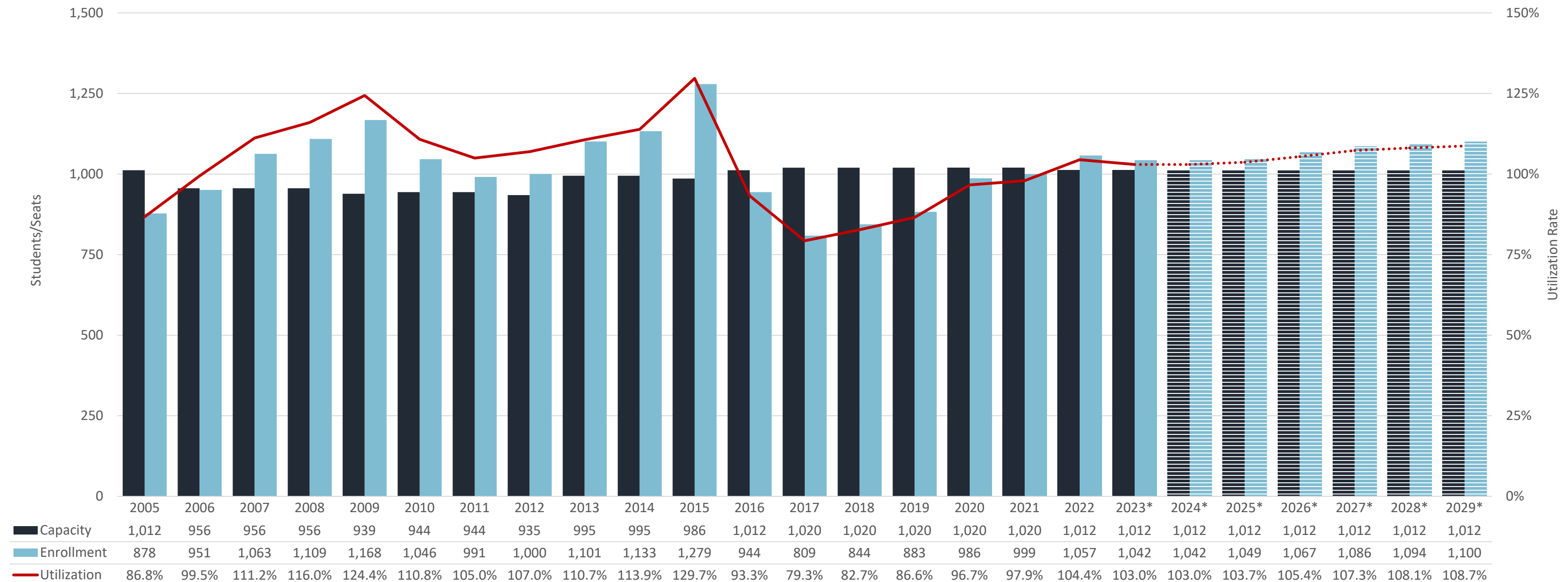


\*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



# Rocky Hill MS

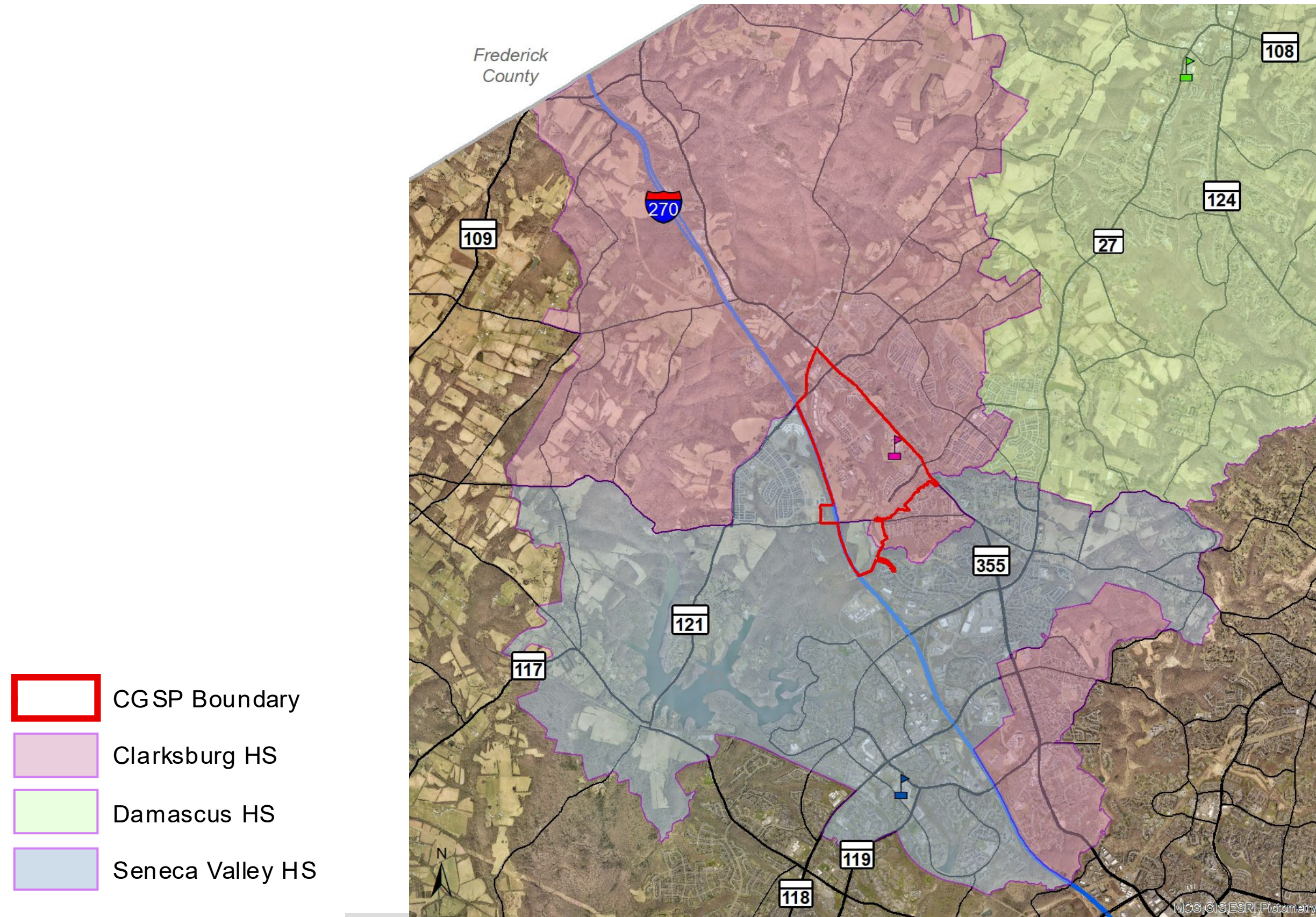
- Year facility built: 2004



\*Based on MCPS' FY2025 CIP preliminary enrollment and projections.

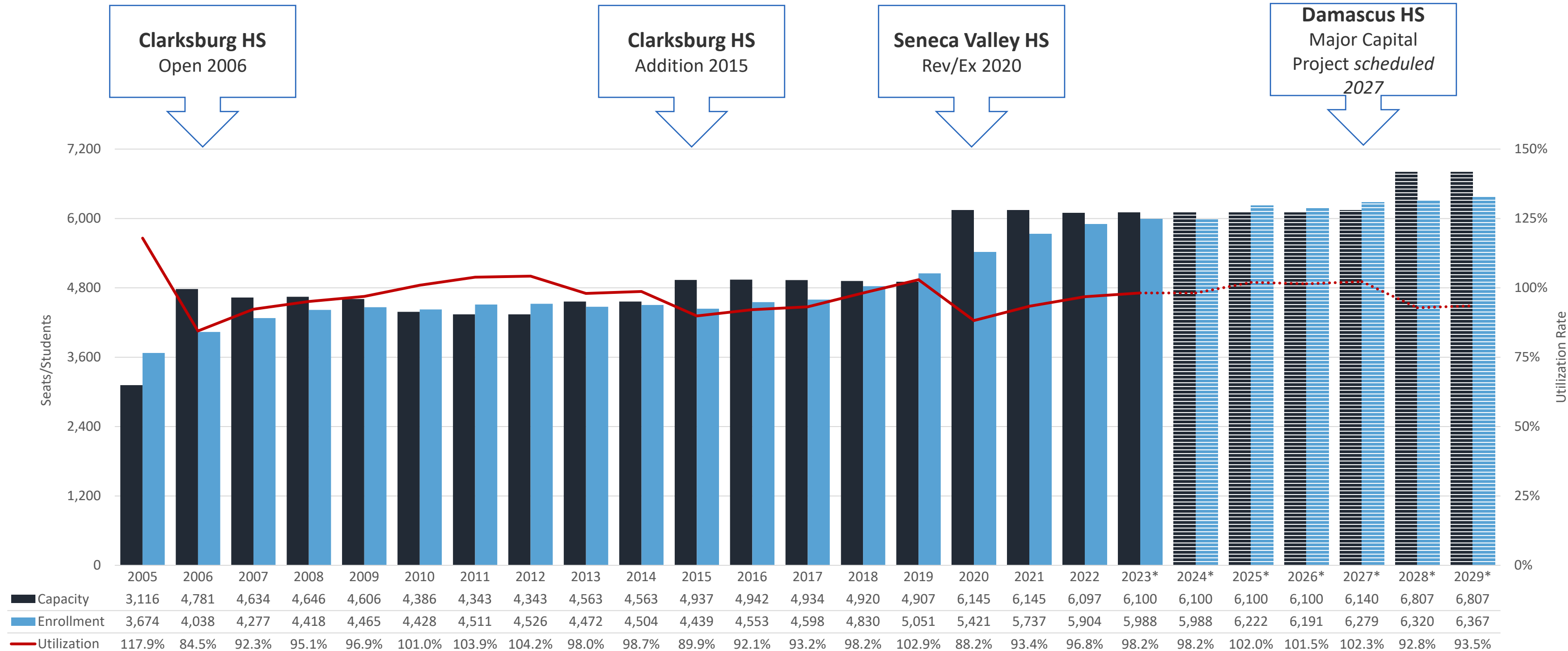


# Plan Area & Adjacent High Schools





# Plan Area and Adjacent High Schools Collective Utilization Trend & Projections

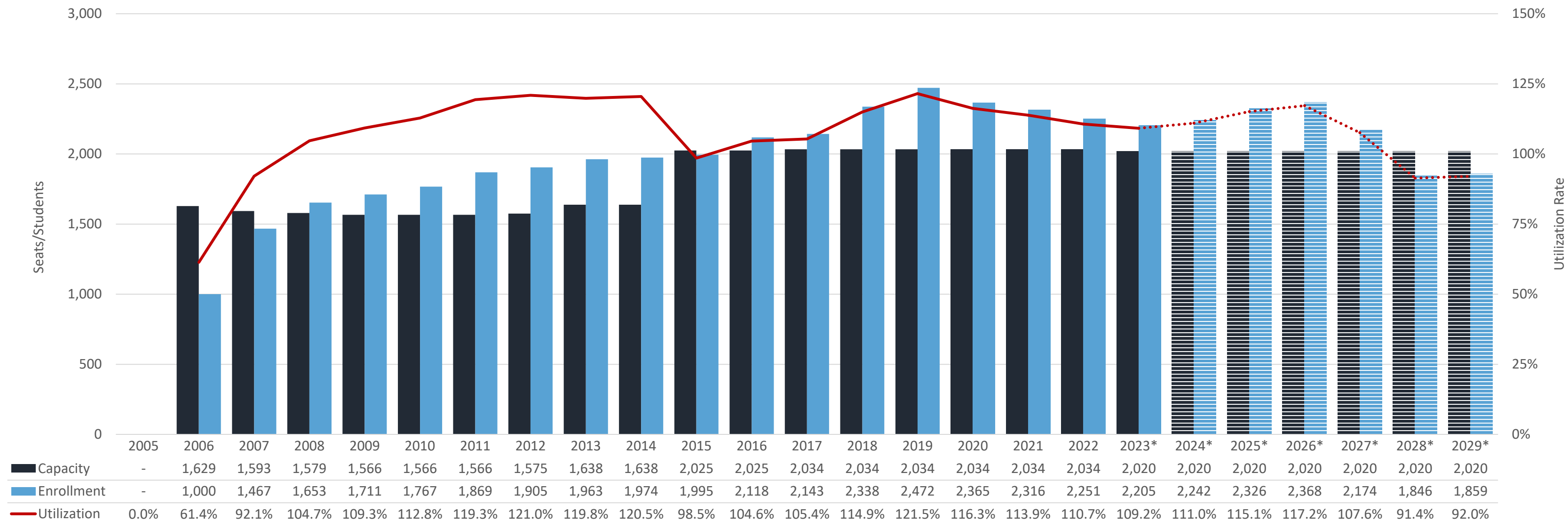


\*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



# Clarksburg HS

- Year facility built: 1995
- Last renovation: 2006
- Classroom addition: 2015



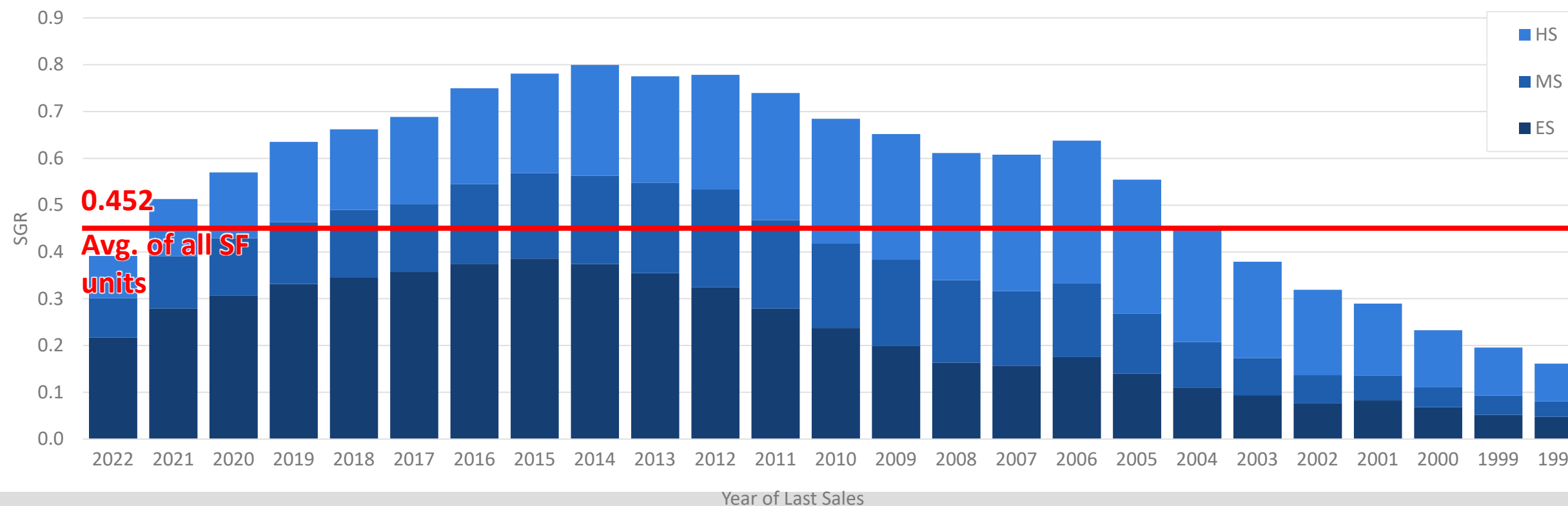
\*Based on MCPS' FY2025 CIP preliminary enrollment and projections.



# Student Generation Rates Analysis

FY 2024-2025		ES	MS	HS	K-12 Total
Turnover Impact Area	Single Family Detached	0.185	0.102	0.154	0.440
	Single Family Attached	0.218	0.119	0.167	0.504
	Multi-Family Low-Rise	0.116	0.061	0.081	0.258
	Multi-Family High-Rise	0.073	0.042	0.053	0.168
School Impact Area - Clarksburg	Single Family Detached	0.290	0.170	0.225	0.685
	Single Family Attached	0.338	0.158	0.182	0.678
	Multi-Family Low-Rise	0.245	0.130	0.164	0.539
	Multi-Family High-Rise	0.132	0.086	0.057	0.276

**Student Generation Rate of Single-Family Homes by Year Last Sold**





# Schools Key Points

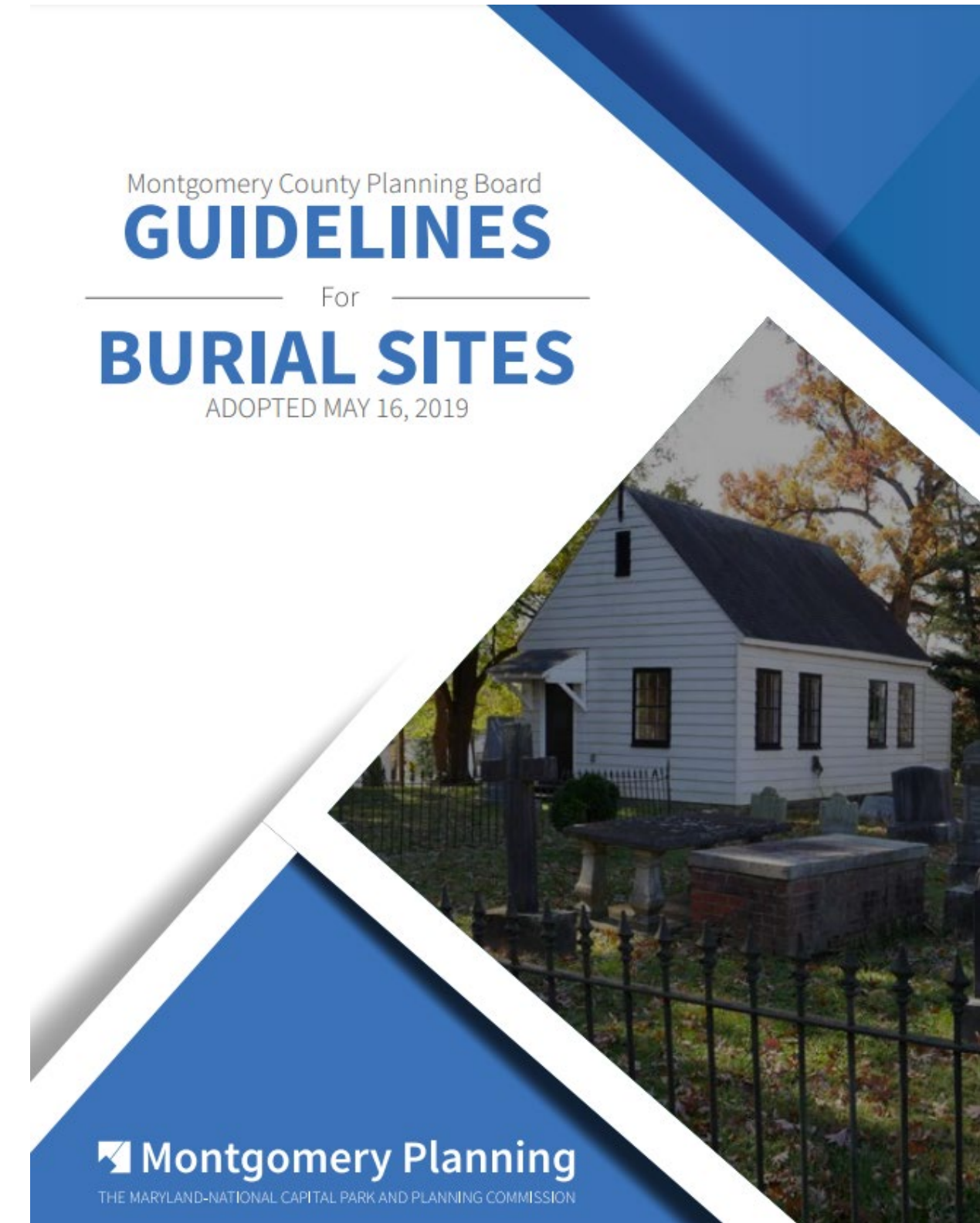
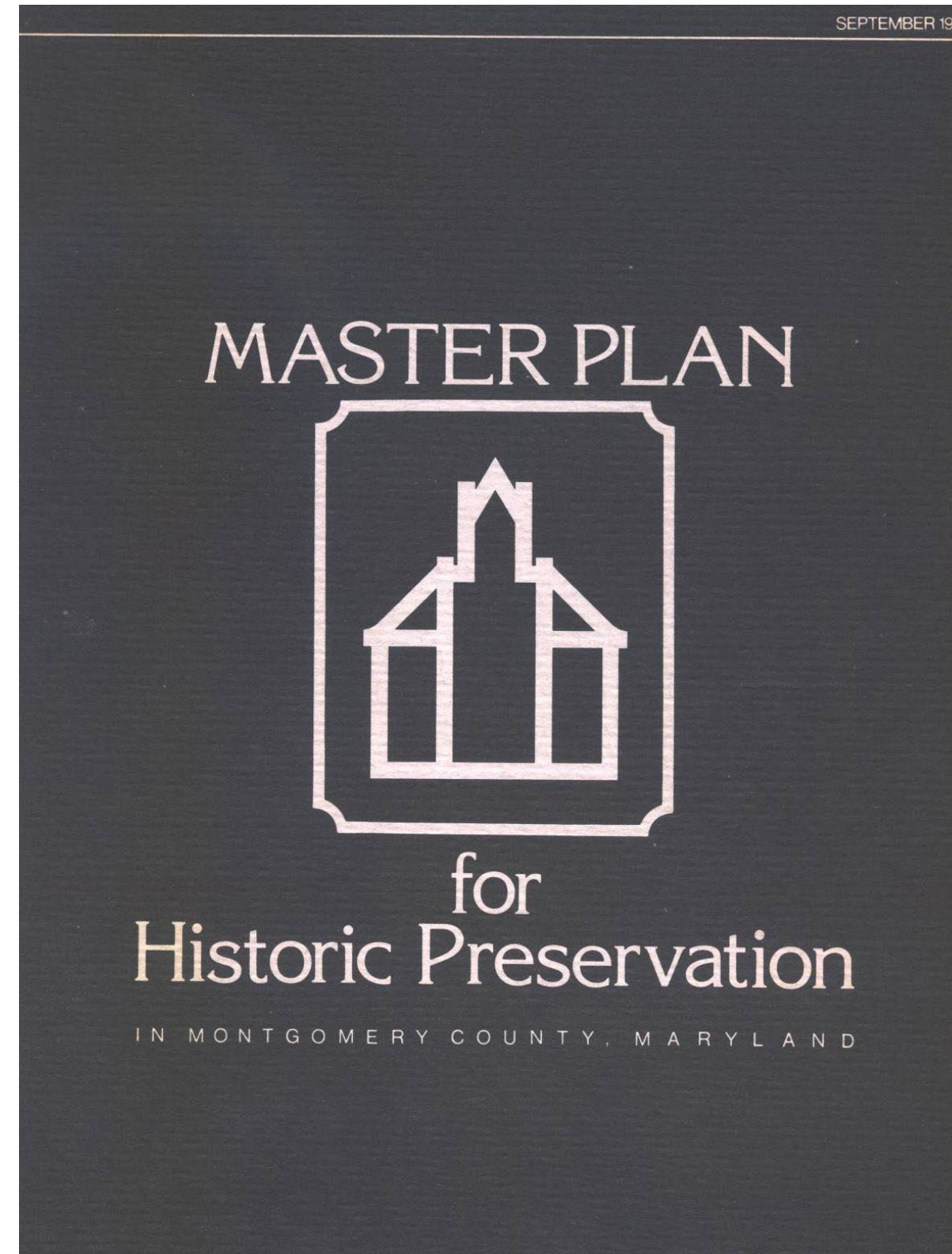
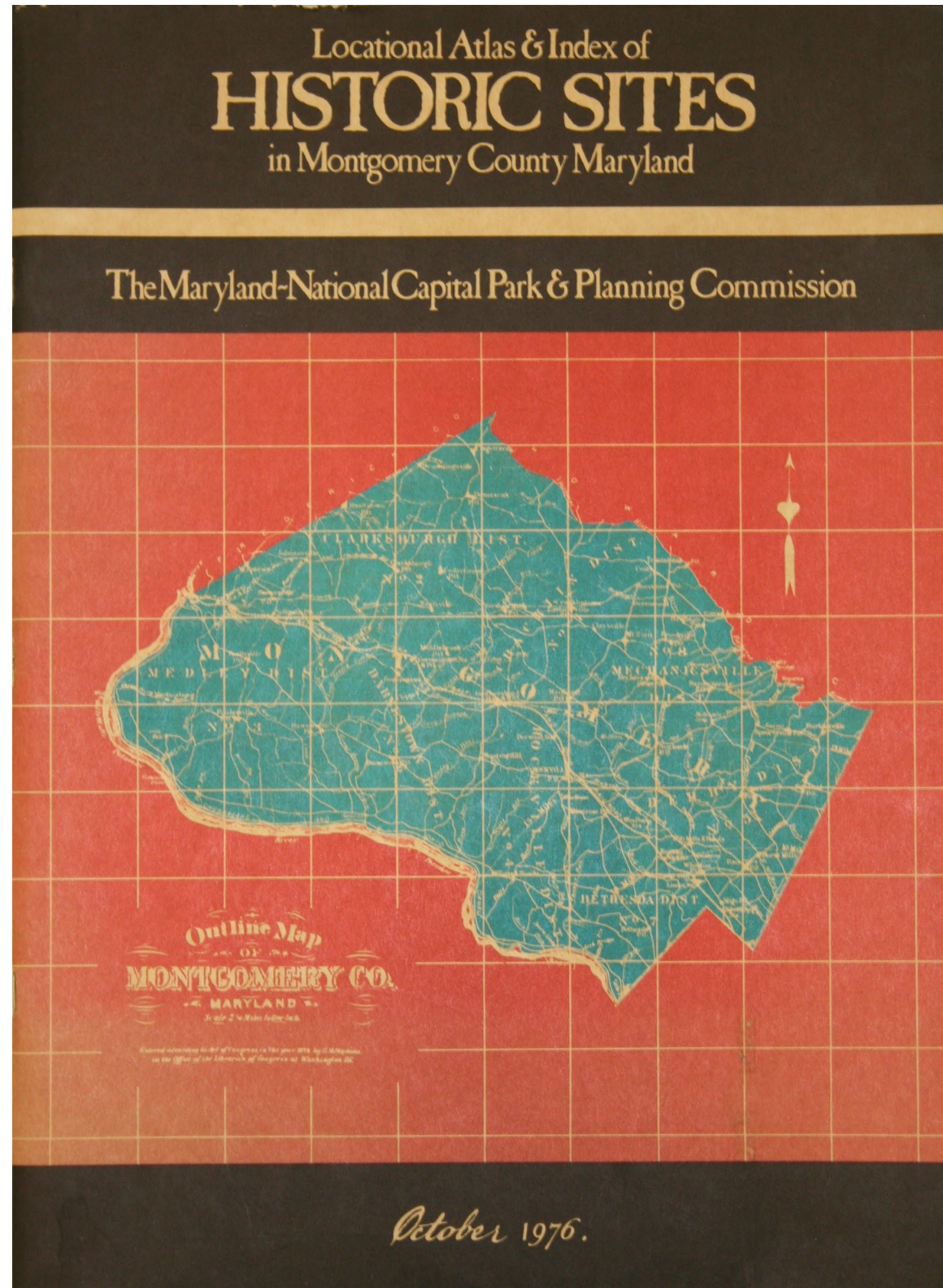
- The Plan area is primarily served by the Clarksburg Cluster
- Enrollment at all levels has experienced dramatic growth over the last two decades
- Elementary school enrollment peaked around 2019
- Enrollment will continue to increase for a few more years at the middle school and high school levels
- A major capital project at Damascus High School will provide relief to overutilization at Clarksburg High School
- ES & HS in the vicinity are projected to have surplus capacity under existing conditions, and enrollment may gradually ebb as housing growth slows



# Historic Resources



# Historic Preservation in Montgomery County





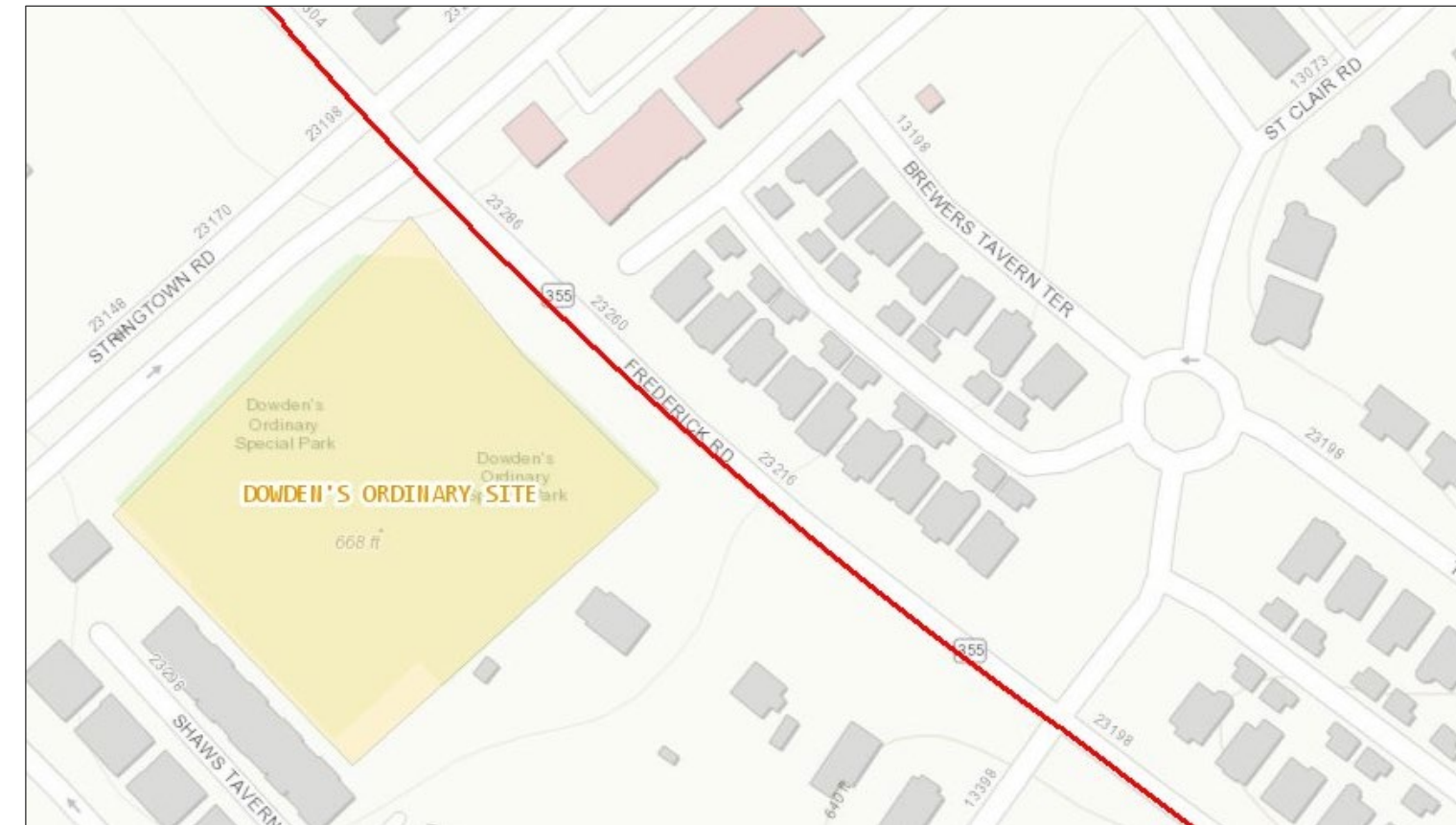




# Locational Atlas & Index of Historic Sites: Dowden's Ordinary Site and Marker



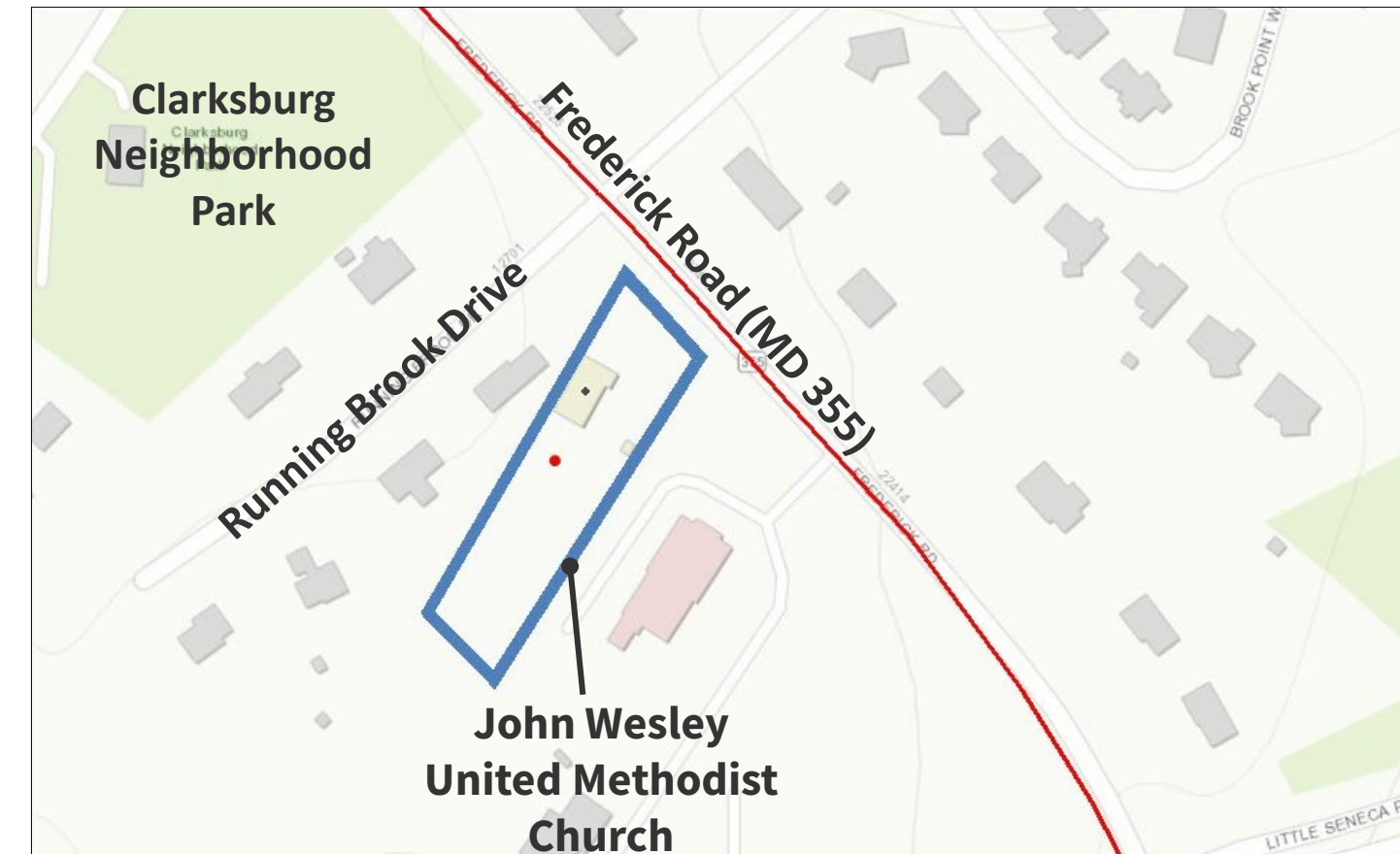
View of the Dowden's Ordinary in the late nineteenth or early twentieth century.  
Source: Maryland Historical Trust.





# Burial Sites Inventory: John Wesley United Methodist Church Cemetery

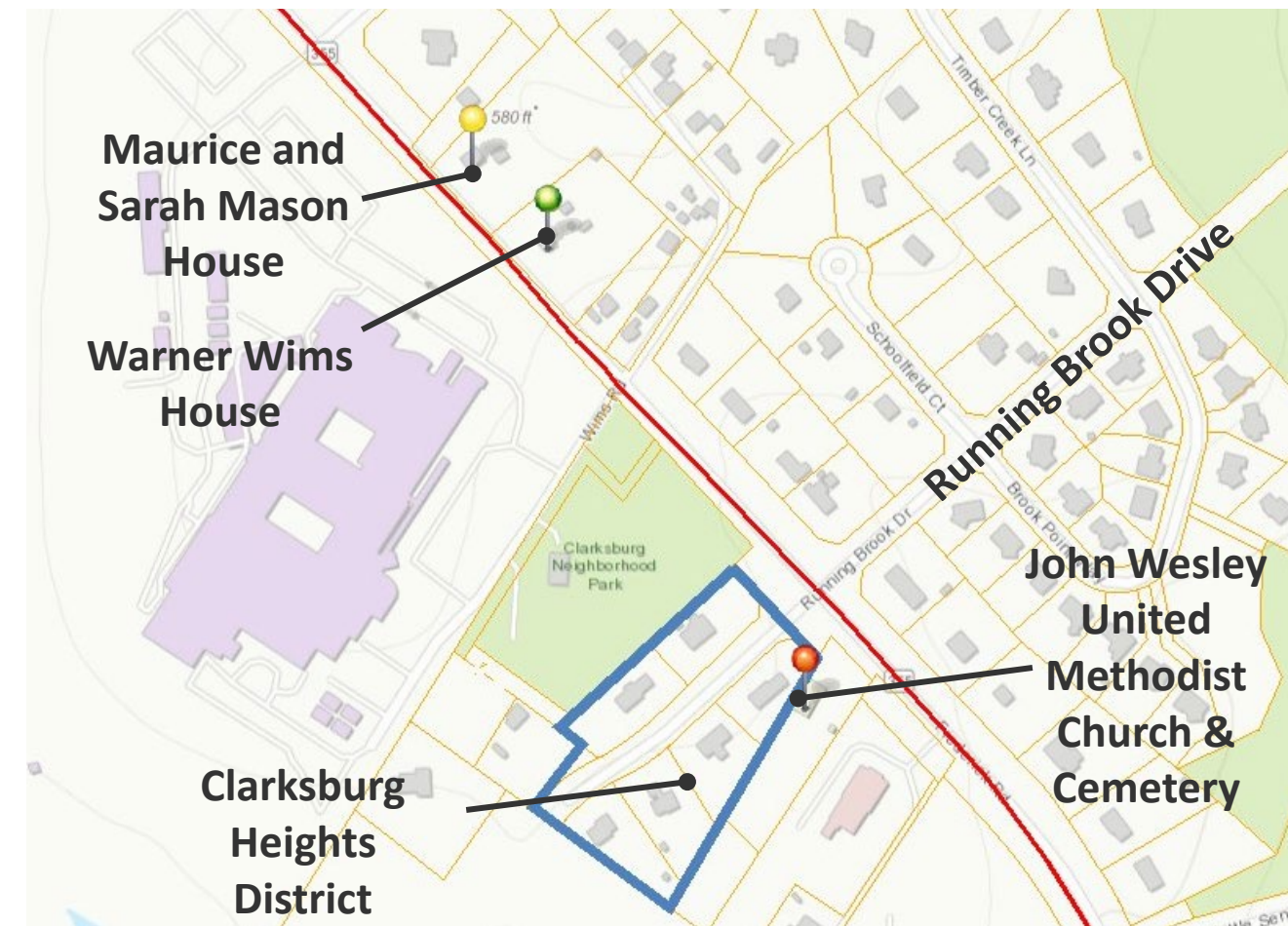
- First church built c. 1887
- Associated with the early African American community in Clarksburg known as Rocky Hill
- Notable individuals buried at the church include members of the Wims, Mason, Williams, and Foreman families





# New Sites to be Evaluated: Clarksburg Heights Historic District

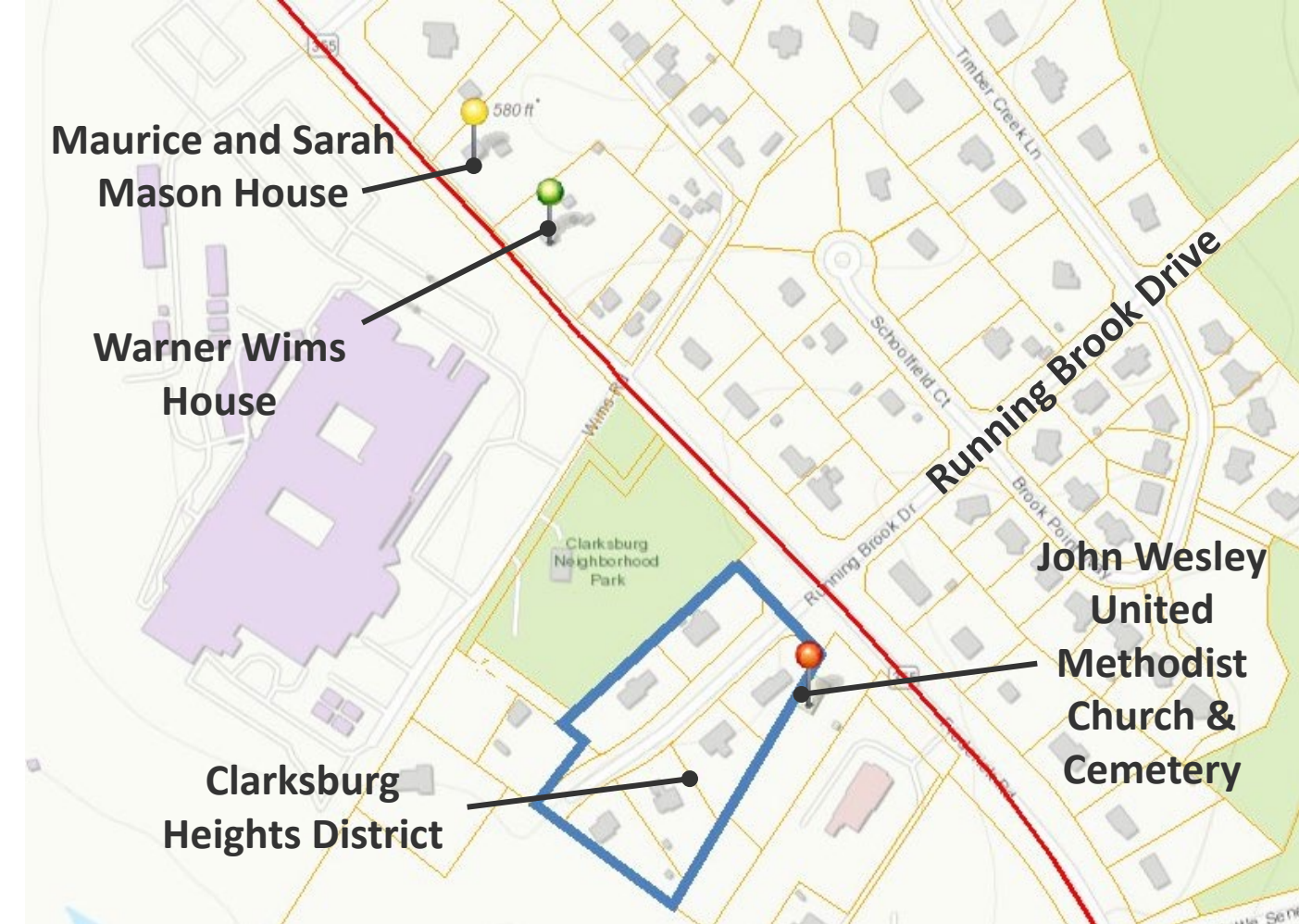
- 12700-12712 Running Brook Drive
- African American Historic Resource
- Mid-20th century planned subdivision
- F. Wilson and Sarah Wims built six single-family houses during the 1960s and early 1970s
- Wims rented and sold to African American families who would otherwise be unable to reside in Montgomery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

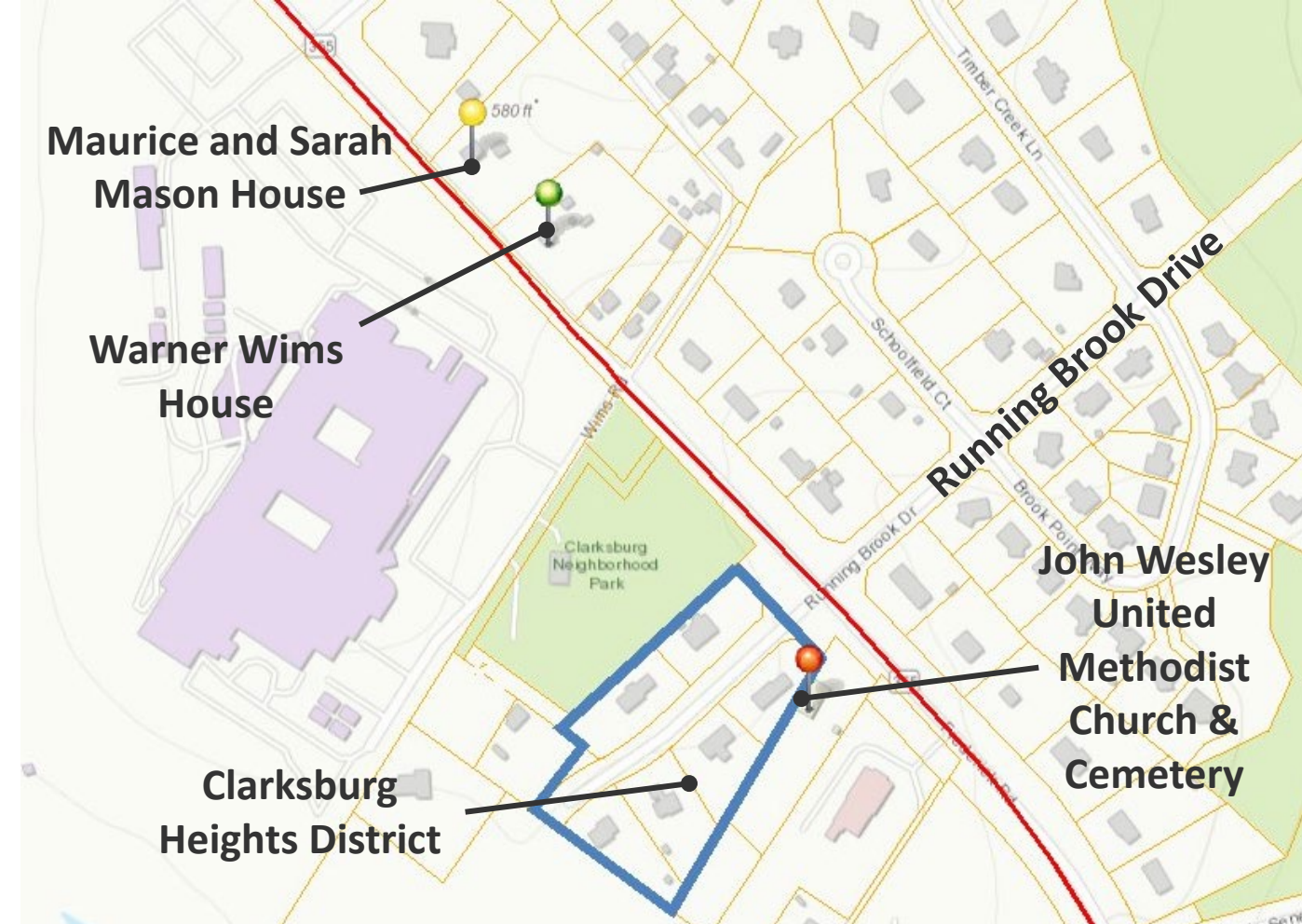




# New Sites to be Evaluated: African American Resources

## 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 complicated relationship between technology and nature.
- Scientists, researchers, and technicians at COMSAT made globally significant technological advances in communications.





# Historic Resources Key Points

- There are several designated resources with architectural and historical significance within the plan boundary.
- A section of the Clarksburg Master Plan Historic District is in the Plan area.
- Several resources will be evaluated for inclusion in the Master Plan for Historic Preservation.

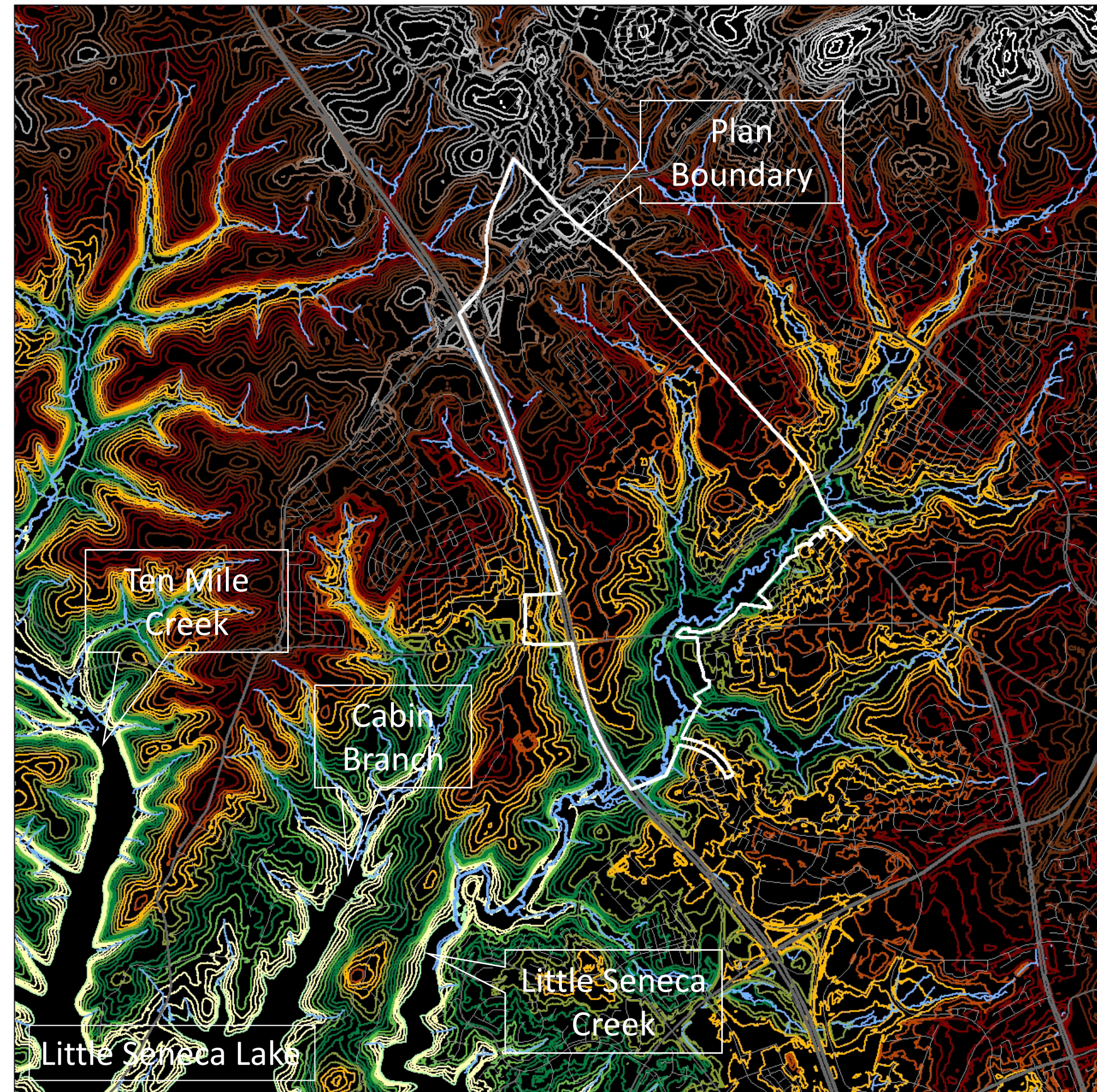


# Environment



# Watershed

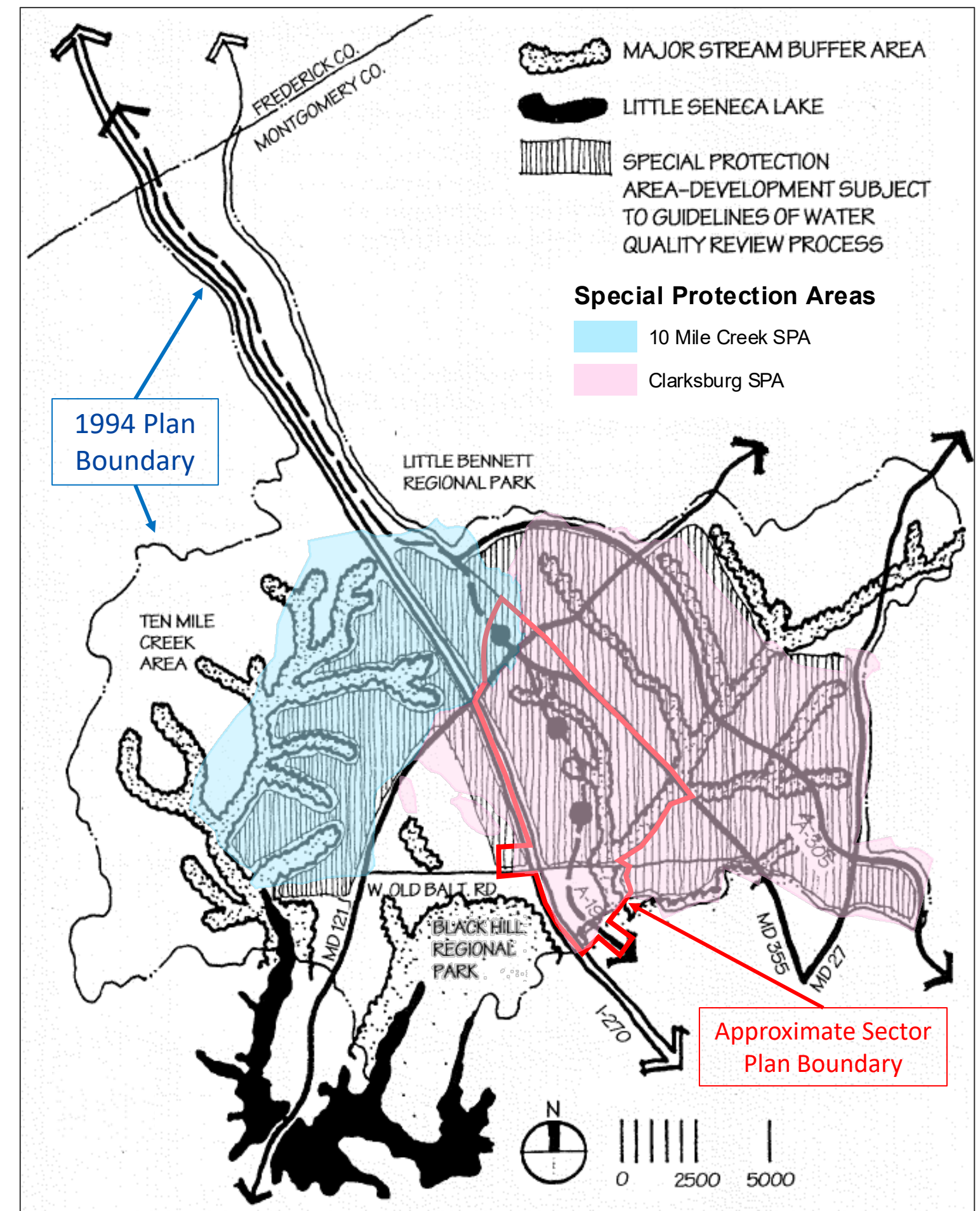
- Most of the area drains to Little Seneca Creek
- The northern tip of the Plan area drains to Ten Mile Creek
- Both flow into Little Seneca Lake, one of the region's backup water supplies





# Environmental Features

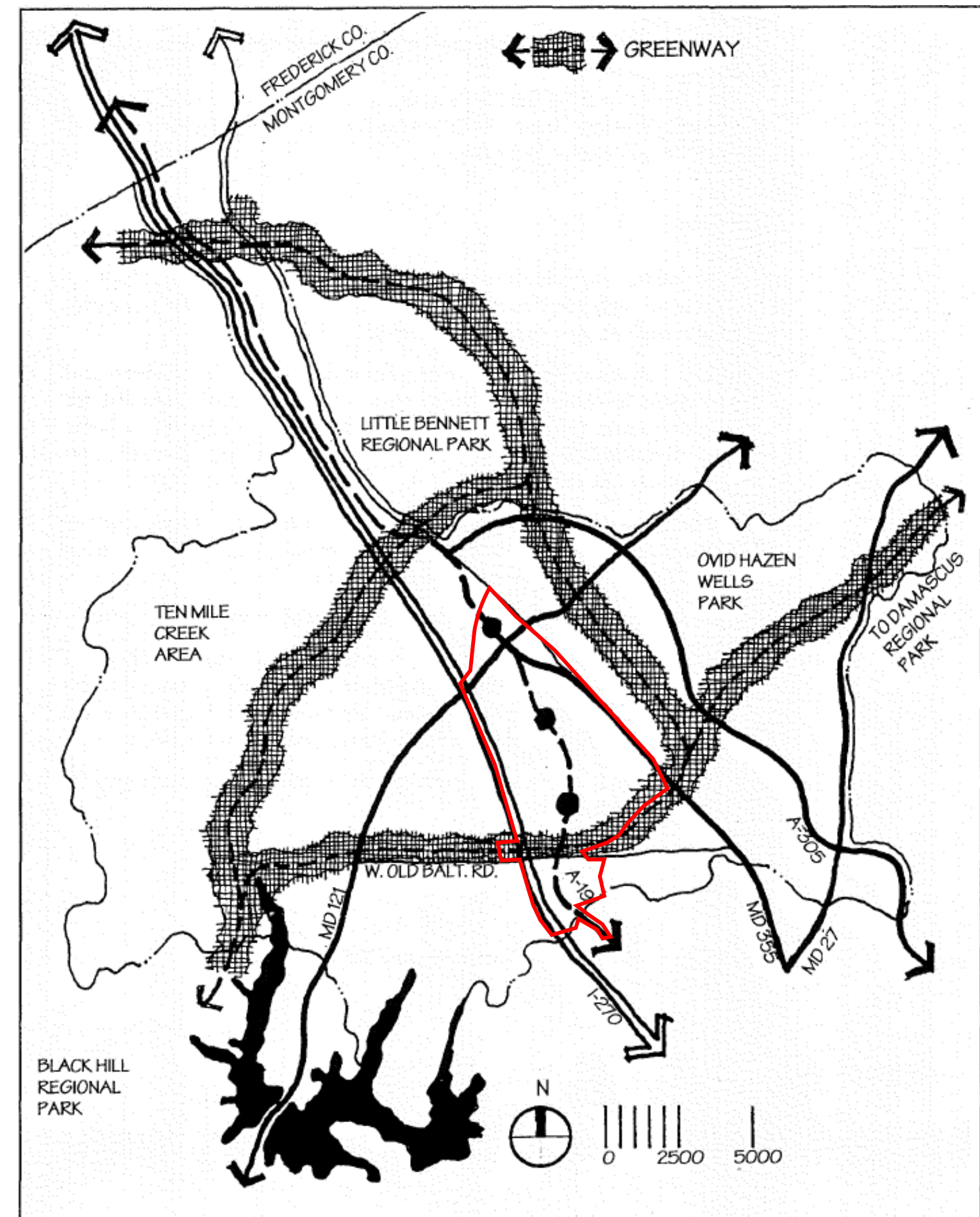
- Water-related features are the most prominent natural features – water quality protection is paramount
- Slope characteristics also pose concerns
- Most soils are unsuitable for septic fields, so public sewer and/or water service are recommended for almost all new development





# 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

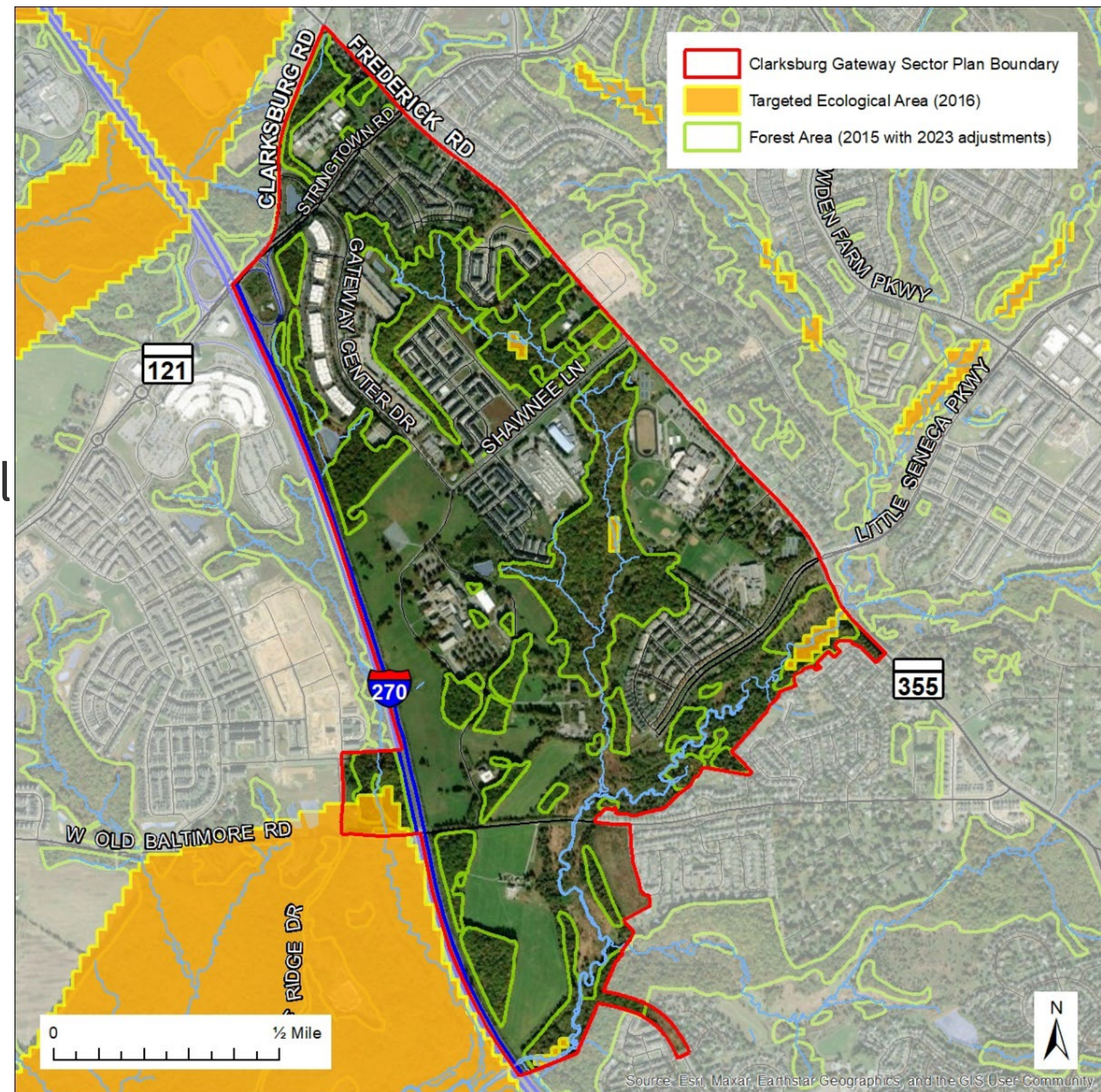
- Greenways provide for public and private conservation of stream channels, the associated wide floodplains, seeps, springs, and adjacent steep slopes
- This plan provides an opportunity to expand this greenway network





# Forests and Important Ecosystems

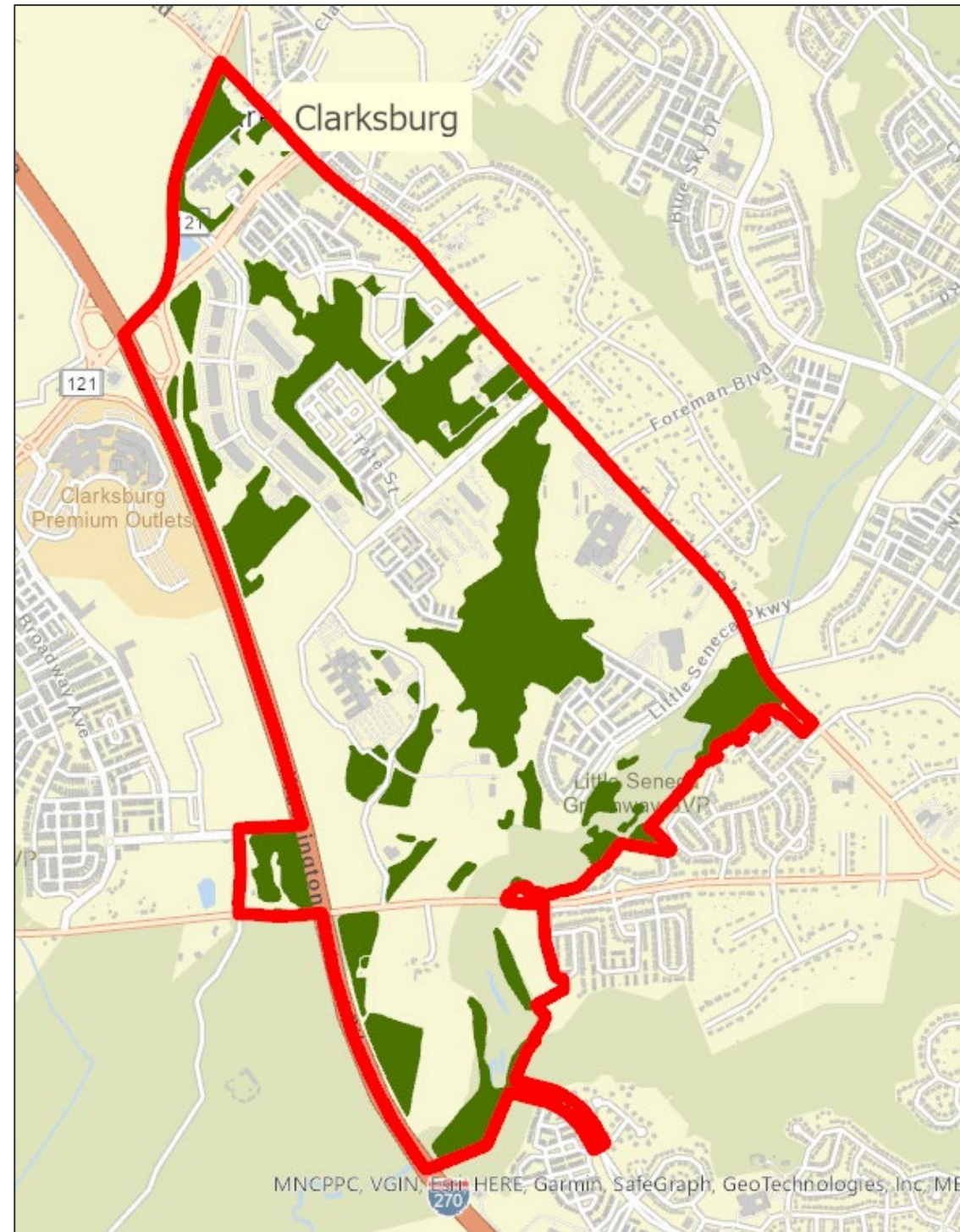
- There are many areas of mature forests in the Plan area
- The Maryland Department of Natural Resources (DNR) has identified several places in the Plan area as significant for the Conservation of Biodiversity and Targeted Ecological Areas



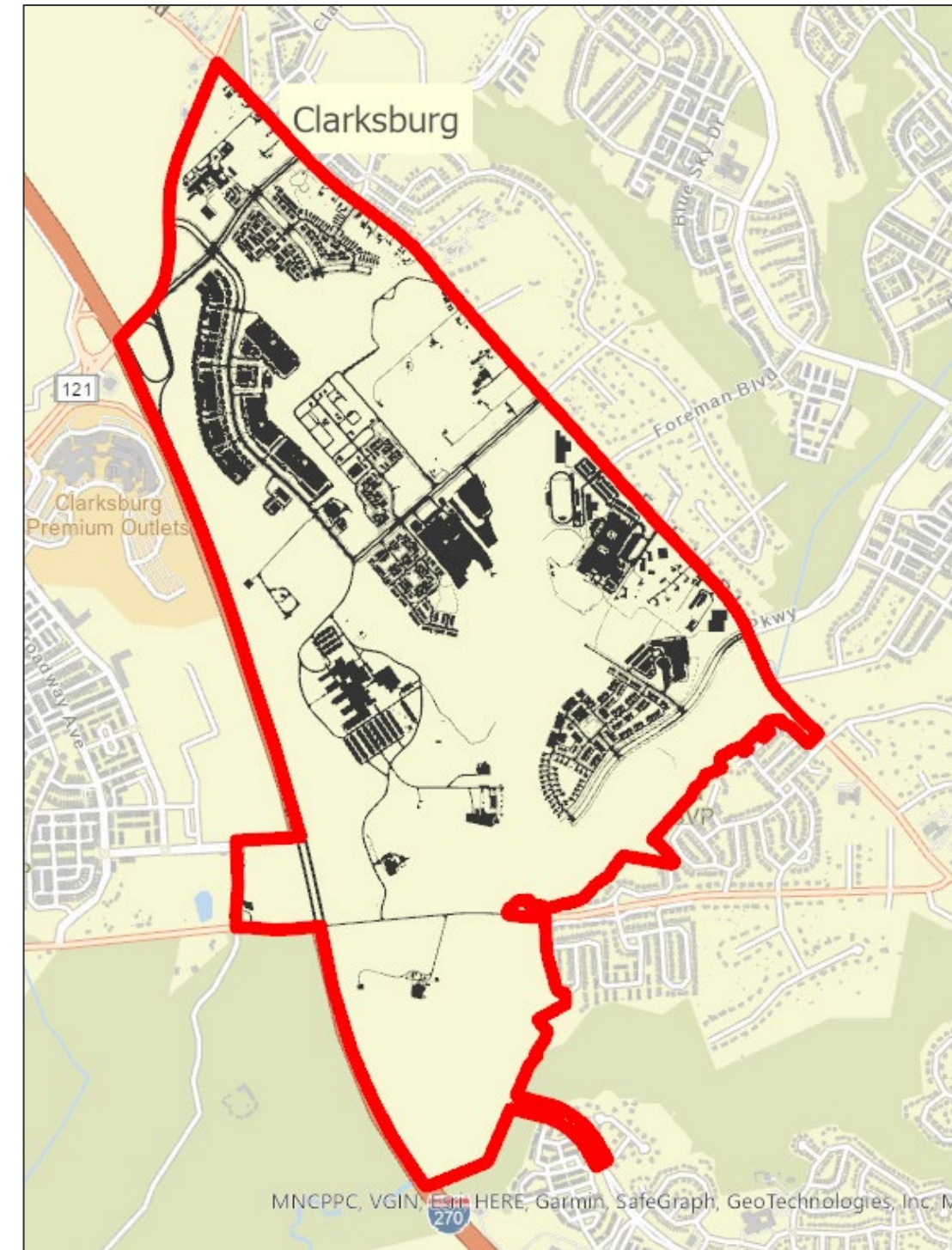


# Forest Cover and Impervious Surfaces

Forest cover (2023): approx. 25%



Impervious surfaces (2020): approx. 21%





# Environment Key Points

- Significant forested areas still exist in the Plan area
- Some areas have been identified by the state as Targeted Ecological Areas
- Most of the Plan area is within the Clarksburg Special Protection Area
- The rest is within the Ten Mile Creek Special Protection Area
- 1994's envisioned Greenway Network is incomplete
- The "Coolbrook" tributary of Little Seneca Creek offers an opportunity to expand the Greenway Network in Clarksburg

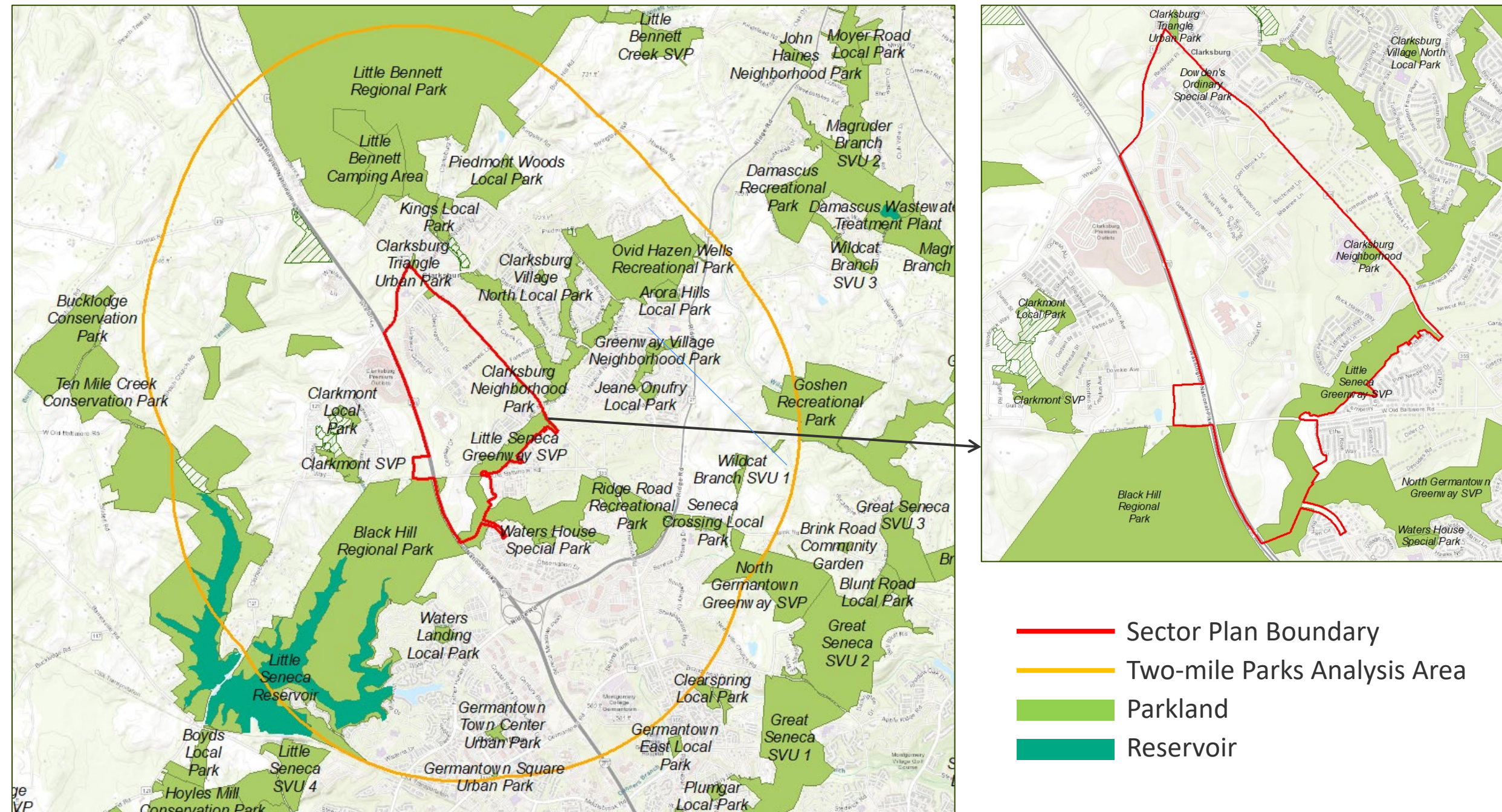


# Parks, Trails, and Open Space



# Existing Parks

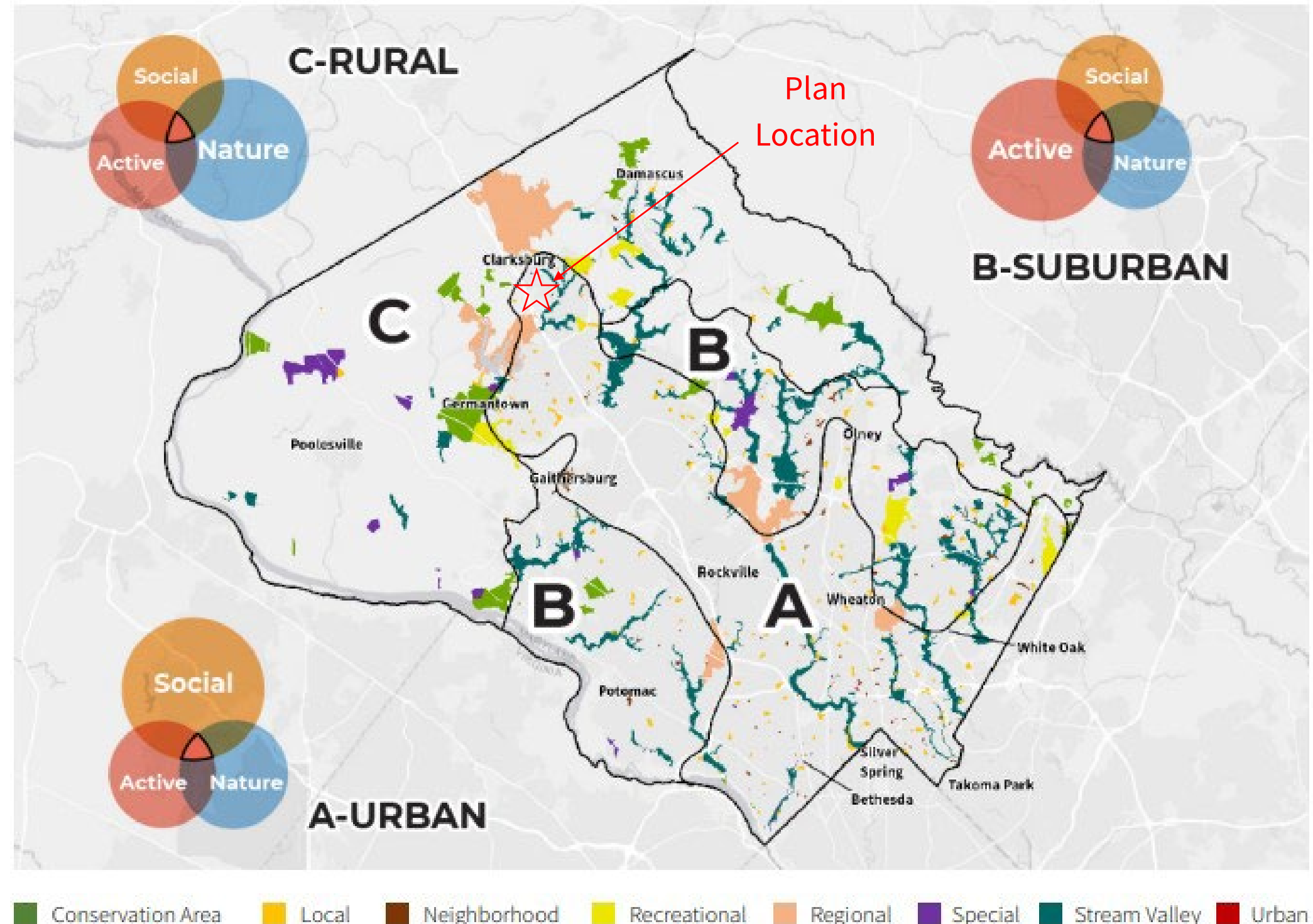
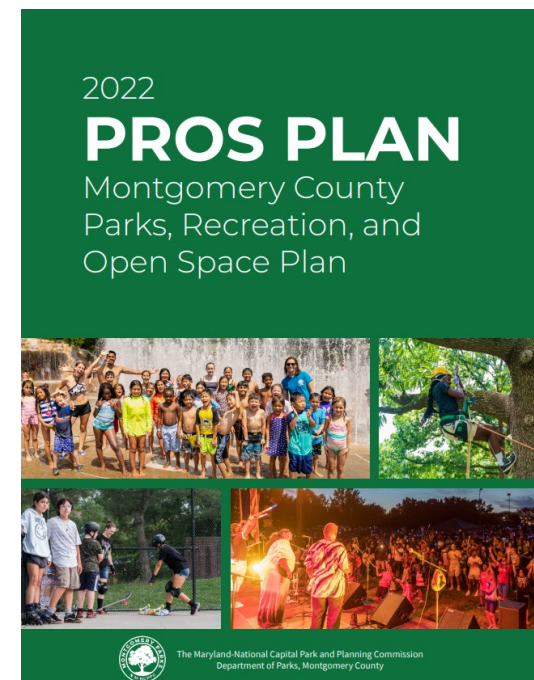
- Dowden’s Ordinary Park (2.8 acres)
- Clarksburg Neighborhood Park (3.8 acres)
- Little Seneca Greenway Stream Valley Park (99.7 acres in Plan area)
- North Germantown Greenway Stream Valley Park (0.4 acres in Plan area)
- Black Hill Regional Park (4 acres in Plan area)





# 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

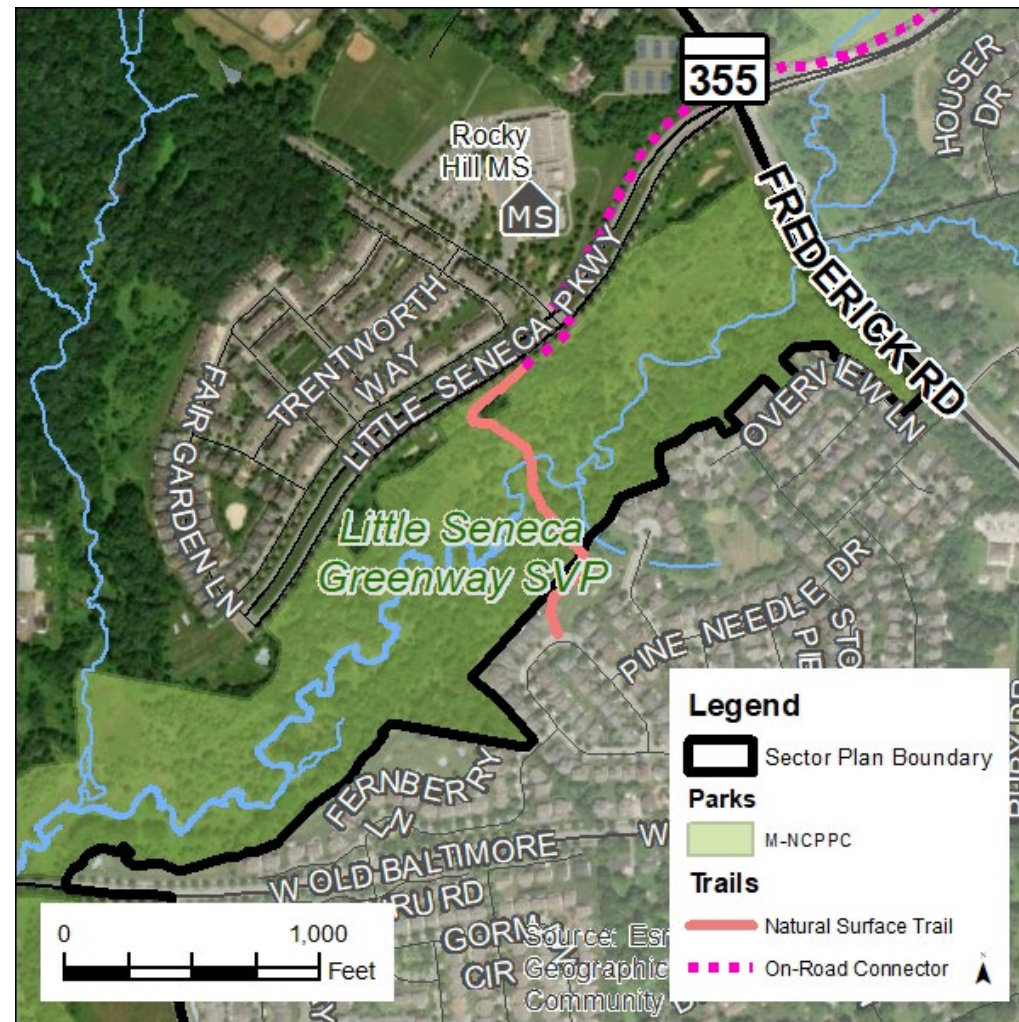
**Amenity Access level of service – Percentage of population living within 0.5-mile radius of amenity/resource**

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

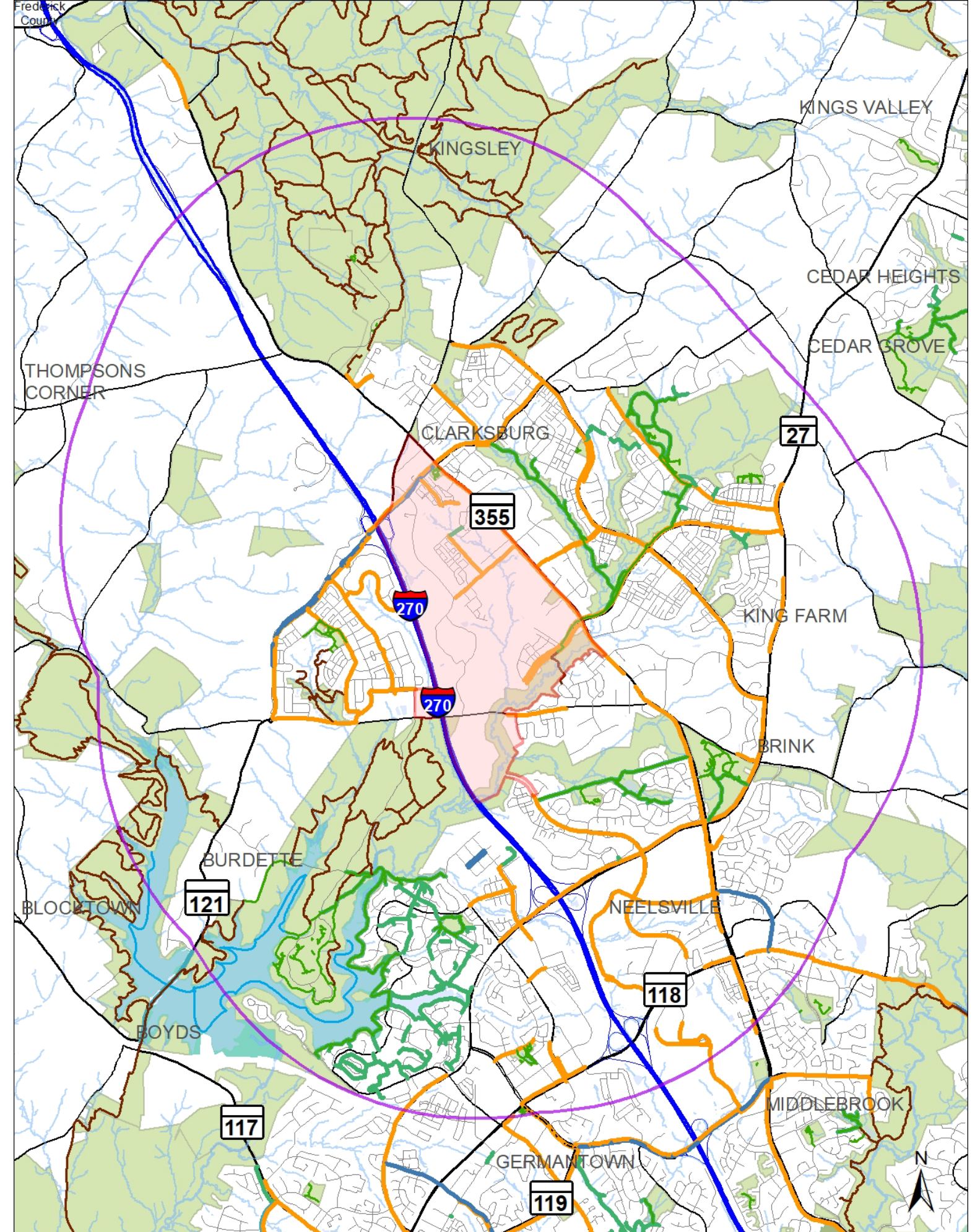
- 0.19 miles of natural surface trails in plan boundary
- 0.24 miles of hard surface paths in plan boundary





# 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





# Parks and Trails Key Points

- The Plan area is within the “urban” zone of the 2022 PROS Plan, but the area currently has a suburban character
- There are two local parks and parts of two stream valley parks in the Plan area
- The main entrance to Black Hill Regional Park is opposite the Plan area’s southern boundary
- Access to some athletic facilities is relatively high, while for others it is limited
- Residents of the Plan area are well served by parks and park facilities within two miles of the Plan area, but not as well served in easy walking distance
- There is less than a half mile of park trails within the Plan area, but there are over 46 miles of park trails within two miles of the Plan area



# Community Engagement



# 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





# What We've Heard (Preview)

- 121 survey responses
- 176 Everyday Canvassing interviews
- 310 comments recorded during four listening sessions



# Common Comments

- The transportation network is incomplete; lots of congestion; connectivity and safety could be improved
- The area lacks good public transit options
- Walking next to some roads is uncomfortable; walking to school is not easy
- Environmental protection is essential
- Residents want more local shopping options, and especially more restaurants
- Residents want a library, a recreation center, a public pool, and a public gathering space
- Housing affordability is a concern for many



# Community Feedback Example 1

- I'm **Brazilian** and speak Portuguese. I used to live in Boyds, but I moved here in July of 2022. Rent is killing me, I pay \$3,000 a month. **I will leave if the rent increases...** There is **only a Harris Teeter** here, so I have to drive further to go to a different grocery store. There also **needs to be entertainment** around, especially for kids. A water fountain would be great for the kids too... I would like a pool close to here --**I have to go to Montgomery Village for the pool.** I've seen that **schools have been going down since the pandemic.** School buses come to the community to get the kids which is good, though. The **neighborhood is quiet and nice.** I know my neighbors and **the environment is good,** it's just rent is too expensive.



# Community Feedback Example 2

- I have been living here for 13 years. Living in this area is very expensive and **I can't afford to shop here** because of the prices... The public transportation is very bad. My husband has to wait for an hour for the bus to come **and it takes him 2 hours just to get to work**, which is in DC! Even though we check the times online, the timings were wrong. I myself never do public commuting...I love Clarksburg elementary school because of its environment...When I want to go to a **community center, pool, or library, I have to drive to Germantown or Frederick** since there are none here. There are **no hospitals** either. The nearest one is Germantown too. **To find halal food, I Germantown once again.** I am very upset about the restaurant options because we don't get the option of different kinds of food.



# Next Steps

- Community Engagement Report      Early Winter 2024
- Visioning Sessions                      Late Winter 2024
- Preliminary Recommendations      Spring 2024





# Comments & Questions