



Montgomery Planning Upcounty Division

# Clarksburg Gateway Sector Plan

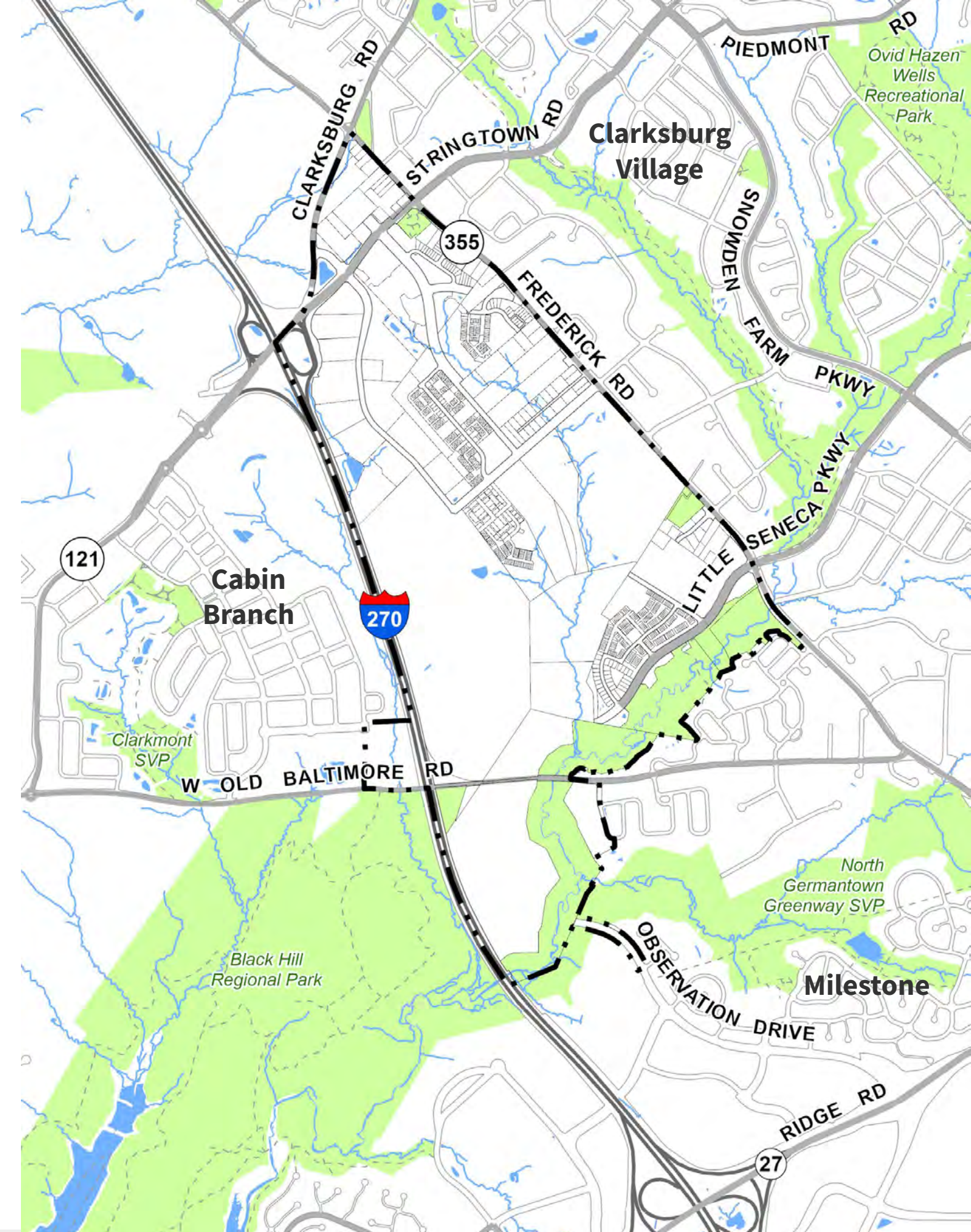
Visioning Workshops – Phase 2

# Tonight's Agenda

- Listening Sessions & Visioning Workshops Take-Aways
- Planning Team Emerging Ideas
- Audience Polling and Discussions
- Conversations with Project Team Members

# Plan Area and Purpose

Update a portion of the 1994 *Clarksburg Master Plan* and its 2011 and 2014 amendments, including land use development, parkland access and expansion, transportation corridors, housing, historic preservation, environmental protection, and sustainability.



# Project Timeline

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<b>Scope of Work Approved</b>	June 2023
<b>Initial Community Outreach</b>	Summer to Fall 2023
<b>Community Kick-off Meeting</b>	July 26, 2023
<b>Community Listening Sessions</b>	October 2023
<b>Community Feedback Presentation</b>	February 2024
<b>Community Visioning Workshops</b>	<b>May to June 2024 ←</b>
<b>Preliminary Staff Recommendations</b>	Summer 2024
<b>Staff Working Draft Preparation</b>	Fall 2024
<b>Planning Board Review and Recommendation</b>	Winter 2025
<b>County Council Actions</b>	Spring/Summer 2025

# Working Planning Principles

## *Nature and Greenways*

- Respect Little Seneca stream and tributaries
- Respect existing topography
- Preserve existing groves of mature trees to the extent possible
- Create a series of connected open spaces joining the existing greenway regional network

## *Roadways*

- Improve and use existing roads as much as possible
- Connect Observation Drive to serve surrounding communities
- Ensure adequate crossings over I-270, including improvements to Clarksburg Road
- Create a hierarchy of streets in a grid network

## *Community Development*

- Maximize development opportunities in designated growth areas
- Use design guidelines to ensure intent and quality
- Enable and encourage a diversity of housing types and densities
- Position the COMSAT property as a community anchor and regional destination
- Designate a portion of the COMSAT property for higher density development
- Permit mix of commercial (restaurants, recreation, retail) and residential uses to serve the needs of the surrounding communities

# Community Development & Design

## Take-Aways

# Community Development and Design

- Interest in a major destination within Sector Plan accessible to surrounding neighborhoods; places for people to ‘hang out’
- Enhance street network/paths to interconnect new and existing neighborhoods
- General support for new medium-density (2-4 stories) residential development in the Sector Plan area with new shopping, dining, and community amenity destinations
- Retain residential character along Frederick Road (MD 355) with some opportunities for small-scale infill or redevelopment.
- Caution about new high-density housing and new residents without supportive amenities, school capacity, etc.

# Take-Aways

# Community Amenities



- Improve access to Clarksburg Elementary School (all modes)
- Indoor community recreation center for sports, classes, and public events
- Adaptive reuse of the COMSAT building as a community destination
- Small community building or space for meeting and activity rentals
- Outdoor community garden space
- A dedicated public space to host farmers market, artisans market, or other community festivals
- A higher education building or campus



# Emerging Ideas Concept Framework

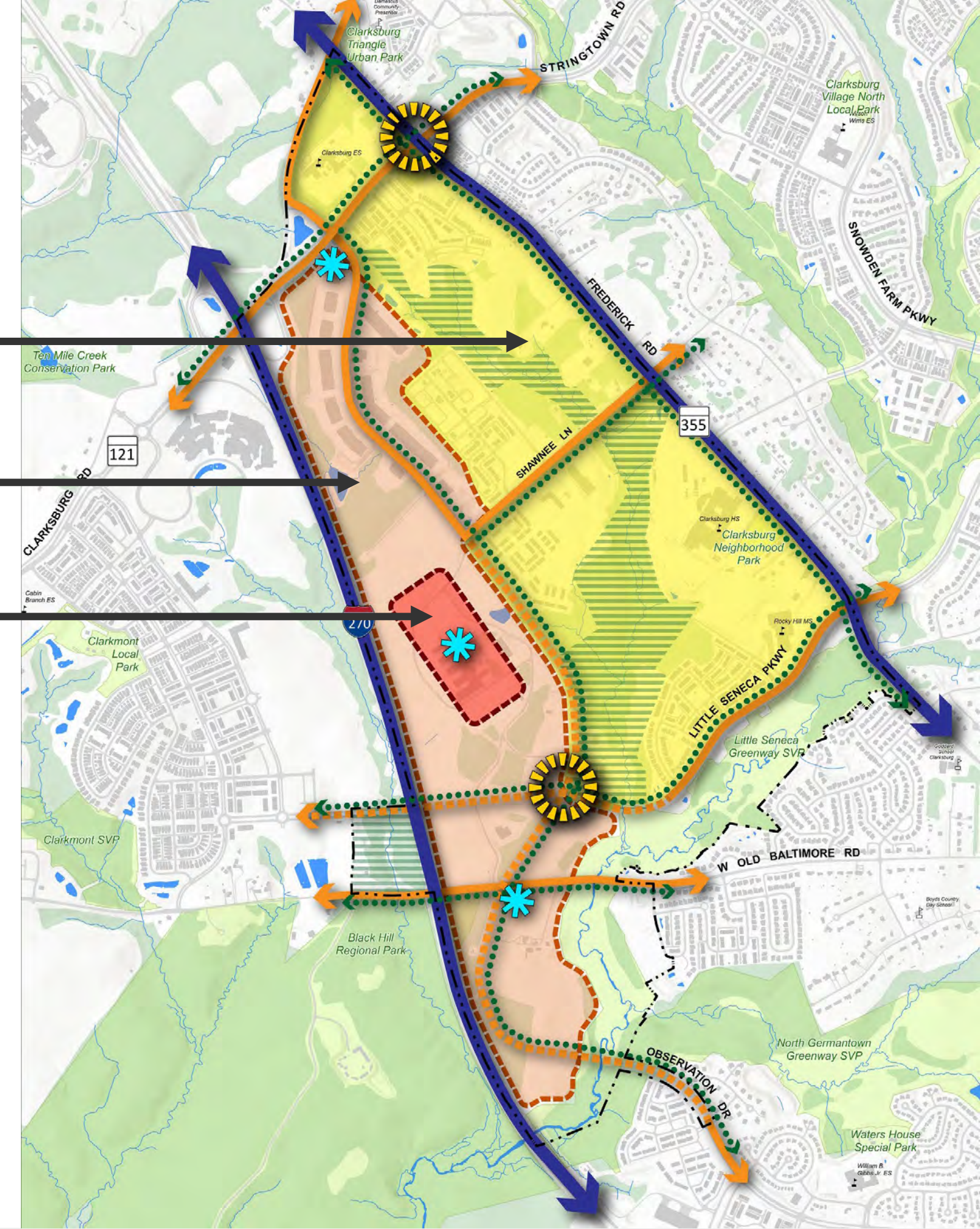
Primarily residential neighborhoods

Medium-density residential and other development

Major community destinations and higher-density development

- Sector Plan Boundary
- Primary Focus Area
- Secondary Focus Area
- Residential Area
- Regional Connector
- Local Connector
- Proposed Connector
- Active Transportation

- Activity Center
- Community Gateway
- M-NCPPC Parkland
- Proposed Parkland
- Forest
- River, Lake or Pond
- Stream



# Emerging Ideas Community Character

**What kind of community character is appropriate for the Clarksburg Gateway Sector Plan?**

Secluded residential neighborhoods close to one or more auto-oriented shopping centers. Accessed by primary residential and arterial streets.



Churchill Village



Montgomery Village



Clarksburg Village

# Emerging Ideas Community Character

## What kind of community character is appropriate for the Clarksburg Gateway Sector Plan?

A series of medium-scale, walkable neighborhood villages (2-3 stories) with a mix of housing, shopping, employment, parkland, and open spaces. Accessed through a connected grid of streets.



King Farm



Kentlands



Town Center

Germantown

# Emerging Ideas Community Character

## What kind of community character is appropriate for the Clarksburg Gateway Sector Plan?

A single, compact town center (mixed use development up to 5-6 stories) with surrounding attached and detached residential development, parkland, and open space. Accessed through a hierarchy of urban, arterial, and residential



Downtown Crown



Mosaic District



Park Potomac

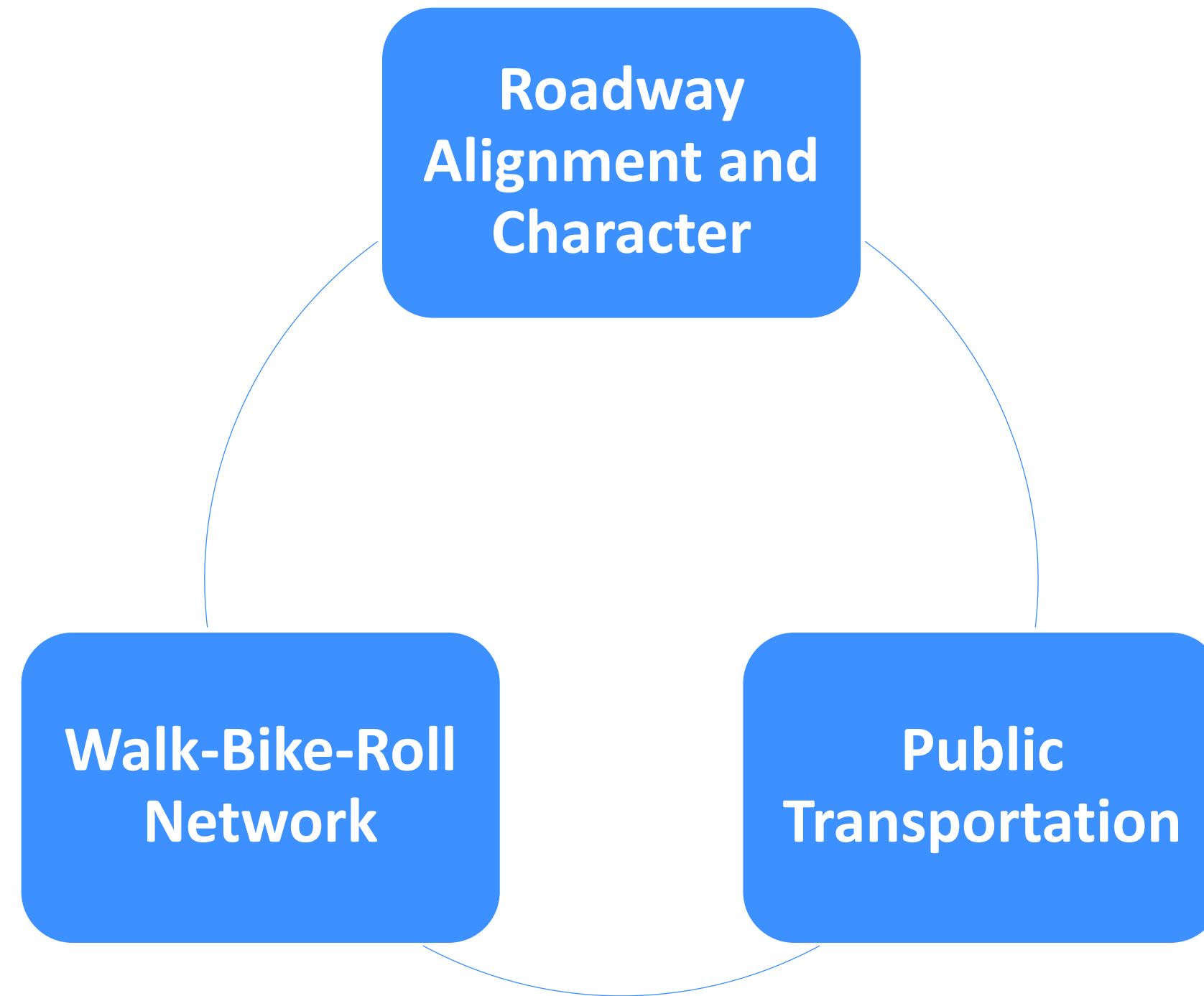
# Emerging Ideas Community Design Elements

## Residential housing

- **Primary Focus Area:** Mid-rise (4-6 story), compact housing, above some ground-level uses
- **Secondary Focus Area:** Townhomes and street-facing 'Missing Middle' housing



# Transportation



# Take-Aways

# Transportation Roadways



- General concern for environmental impacts of building new master planned roads
- 1994 *Clarksburg Master Plan* Observation Drive alignment and bypass are not favored due to:
  - Environmental concerns
  - Disruption to neighborhoods on existing northern section
  - Disruption to Clarksburg Elementary School and historic Clarksburg School
- General support for Observation Drive aligning and becoming Gateway Center Dr., of those that are ‘pro-build’
- New I-270 Interchange is controversial, yet there is uncertainty about its impacts:
  - Is environmental harm vs economic gain worthwhile?
  - Concern with impact on MD 355 traffic and local traffic
- Desire to see improvements on MD 355 (congestion relief, more transit, more bike/walk infrastructure)
- Roadway character of ’94 plan is too wide/fast (some dissatisfaction with similar roadways nearby)
- More connections between neighborhoods

# Take-Aways

# Transportation

## Public Transit



- Interest in better routes across I-270
- Need a connection to Montgomery College for students
- Interest in an express line from Clarksburg to Shady Grove Metro Station
- Support for safer intersections especially around transit stops and schools
- Support for improved local transit (balance between local destinations and commuter destinations, as well as faster service)



# Take-Aways

# Transportation

## Active Transportation



- Desire for safer connections across I-270
- Support for more bike infrastructure, especially for students
- Support for a connection to Black Hills Regional Park and other regional/local parks via walking, biking, and rolling
- Concern that I-270 Clarksburg Road crossing too stressful/dangerous
- Interest in safer options to bike to neighboring communities (for amenities missing locally)

# Emerging Ideas

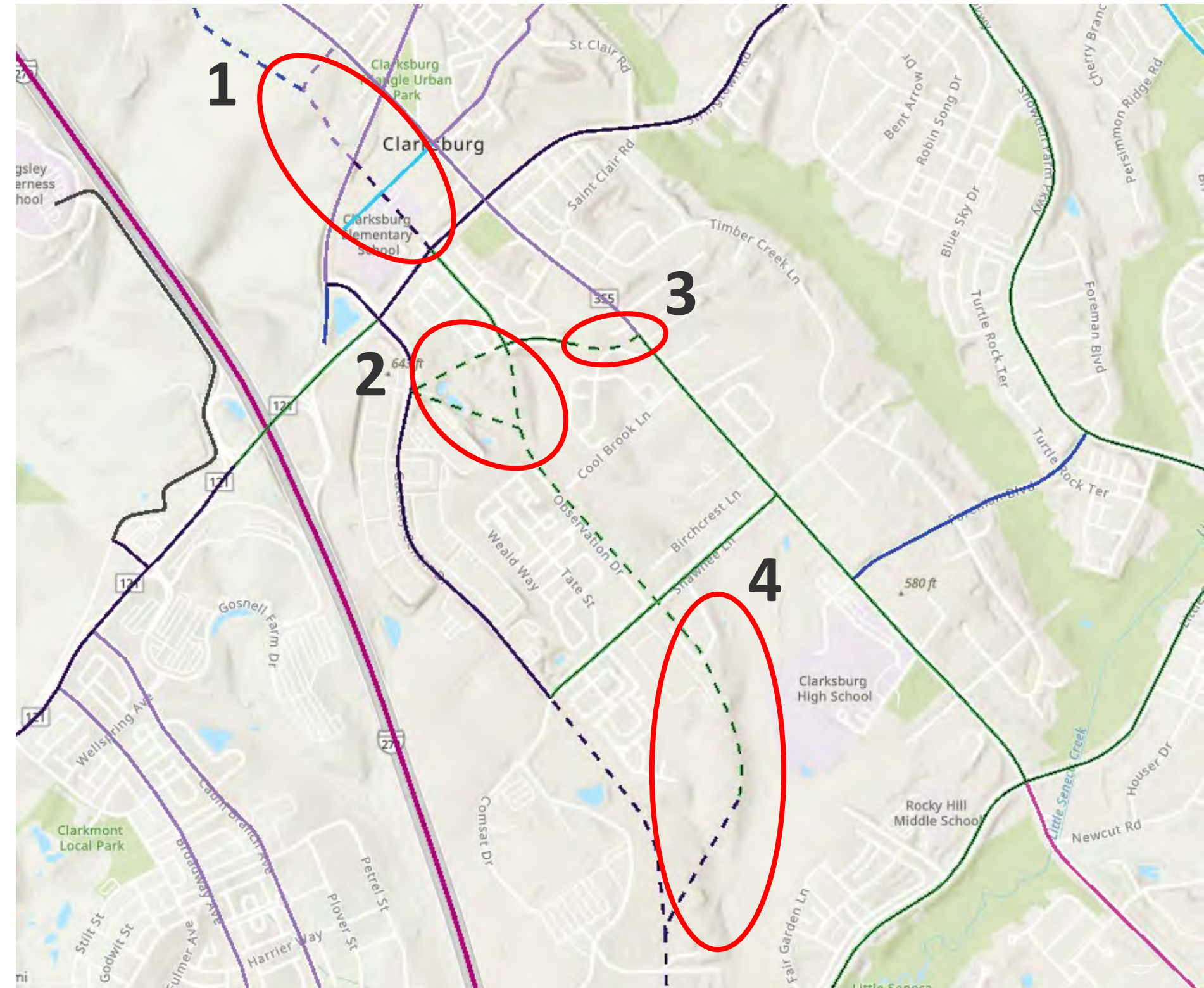
## Roadway Alignment & Character

- Recommend redesigns of existing roadways to address safety, connectivity, and efficiency for all modes of transit.
- Expand street grid – opportunities for shorter, more walkable blocks.
- Conduct review of intersection and crossing safety and identify opportunities for improvements.
- Remove some master planned roads that may no longer best serve the community.

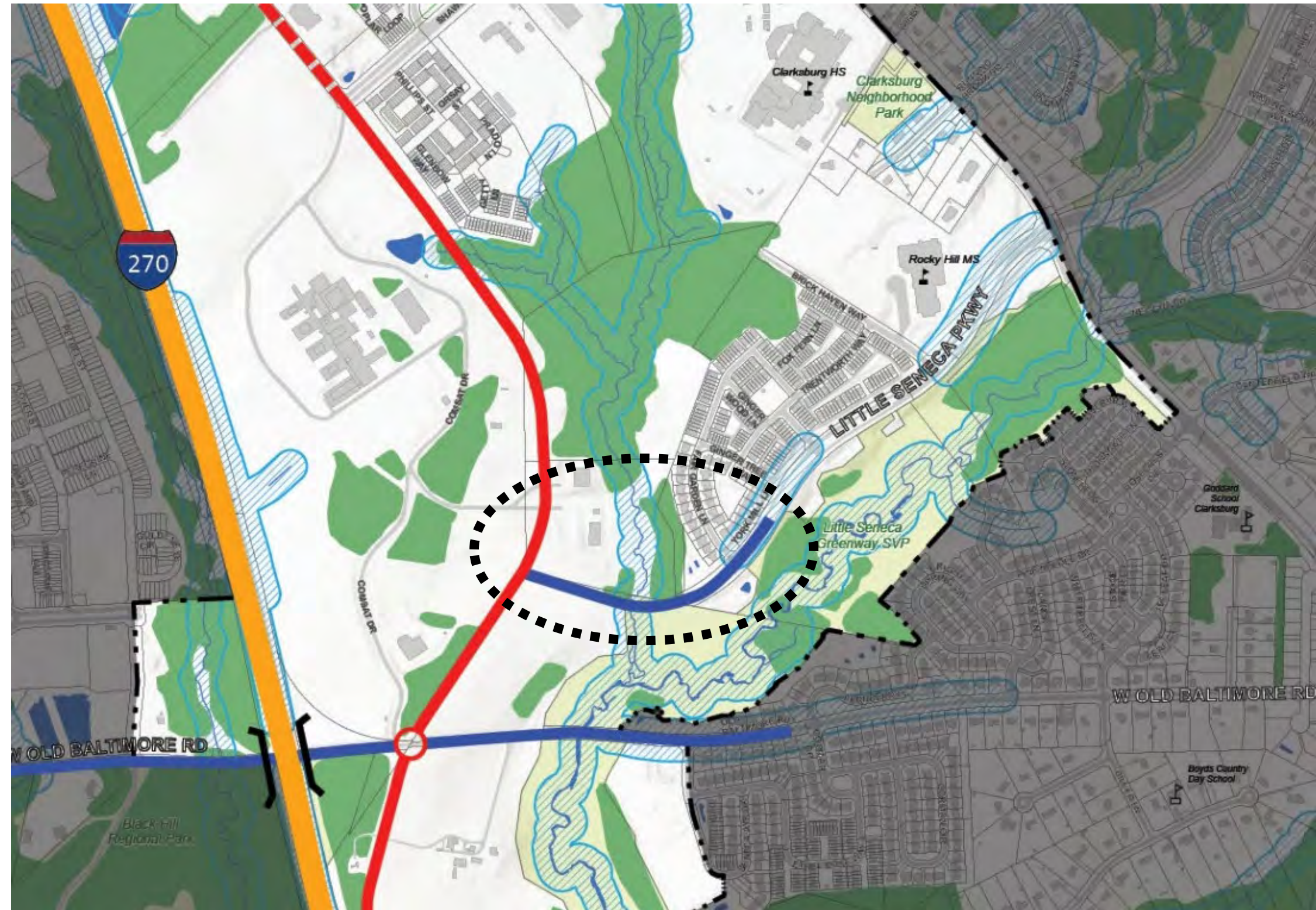
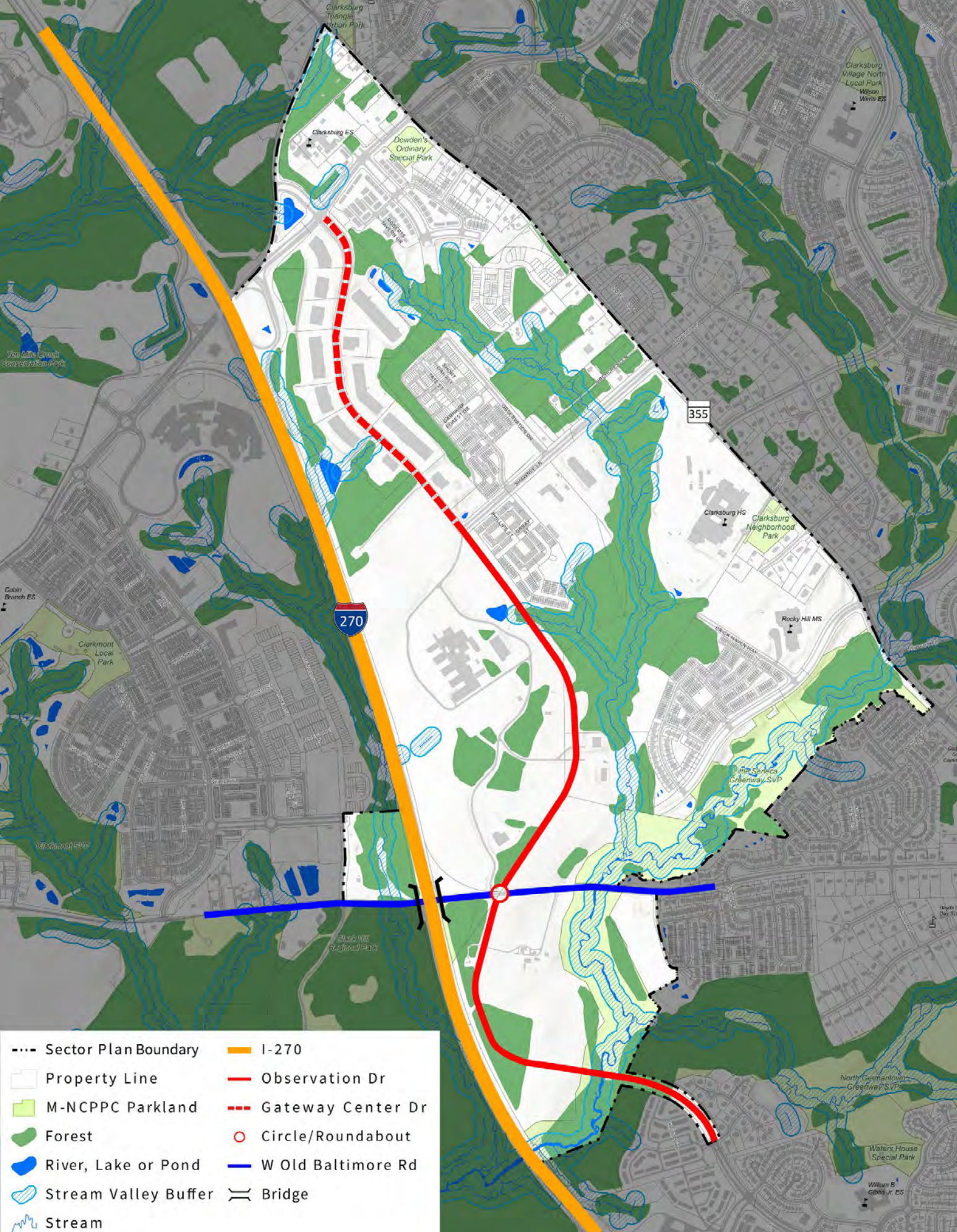
# Emerging Ideas Roadway Alignment & Character

Roadways under consideration for removal from MPOHT:

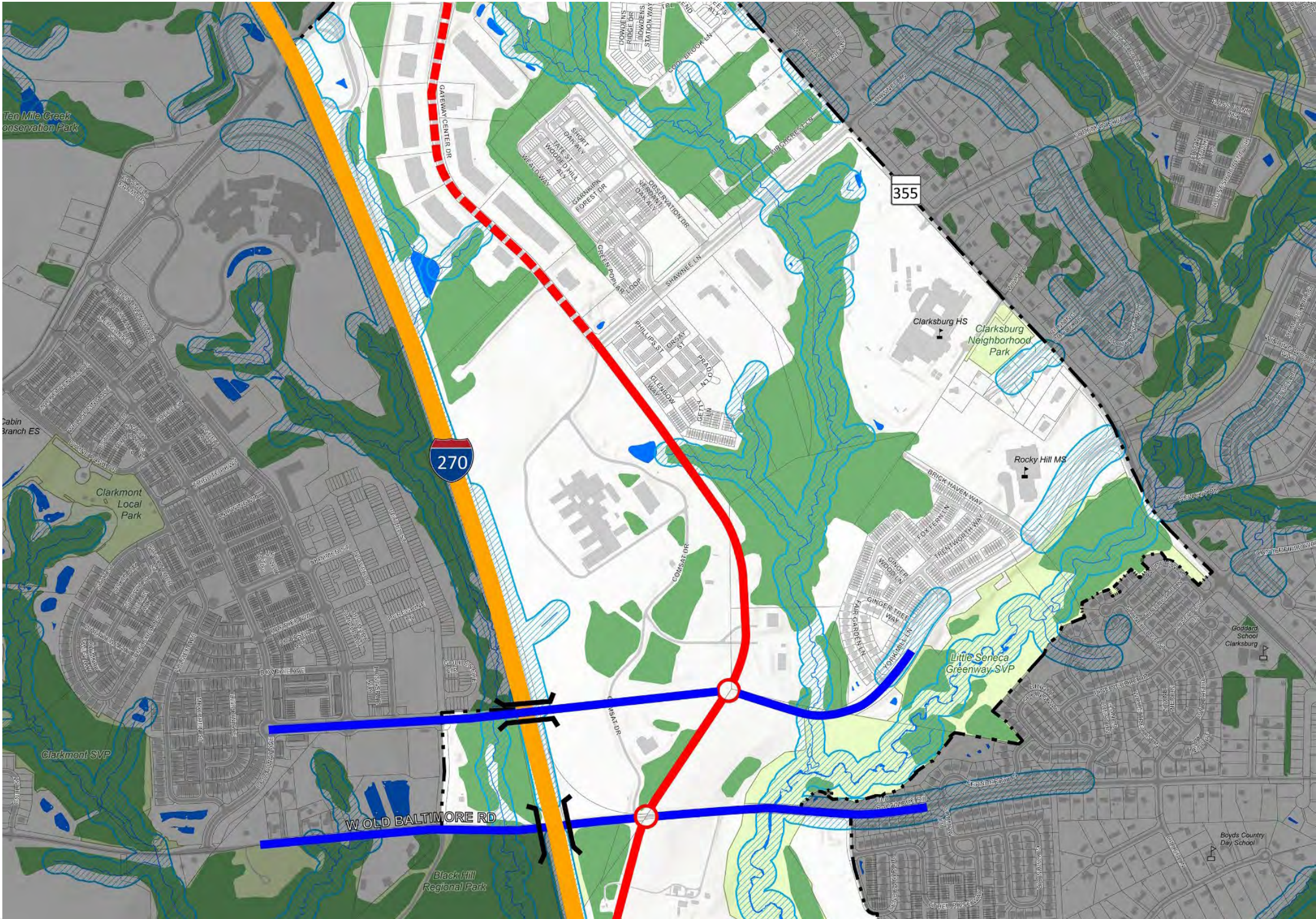
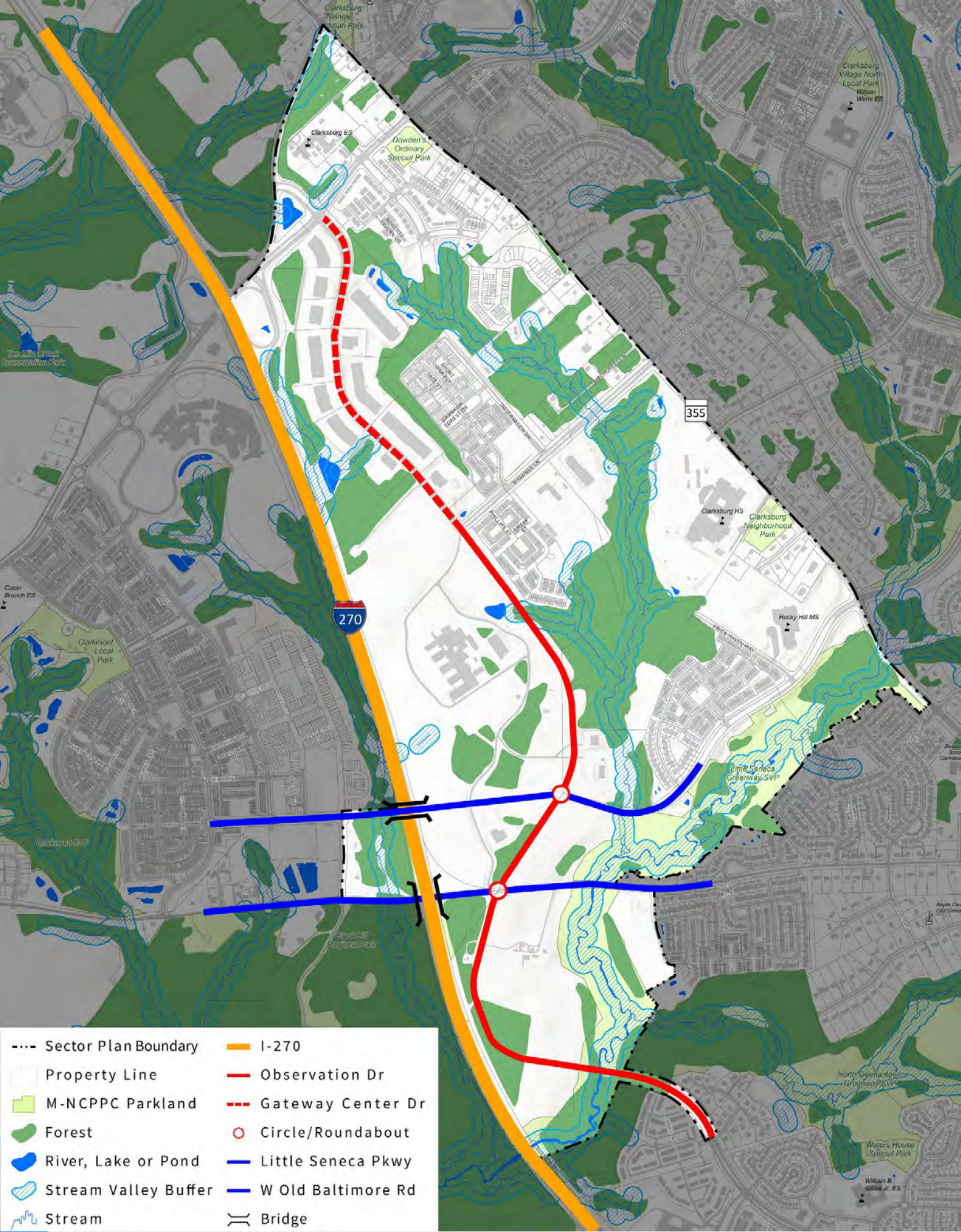
1. Bypass
2. Roberts Tavern Extension West
3. Roberts Tavern Extension East
4. 1994 Observation Drive Alignment



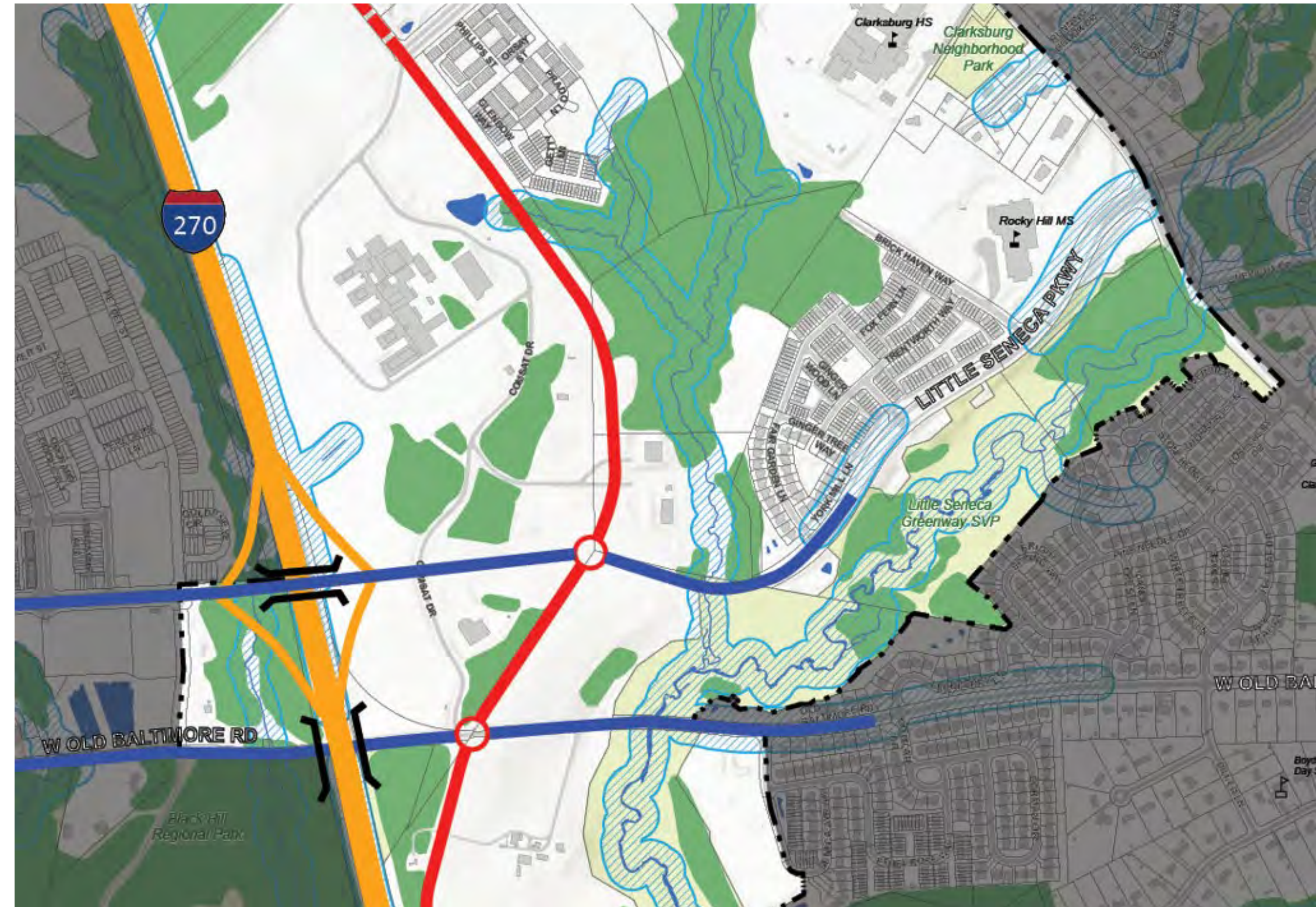
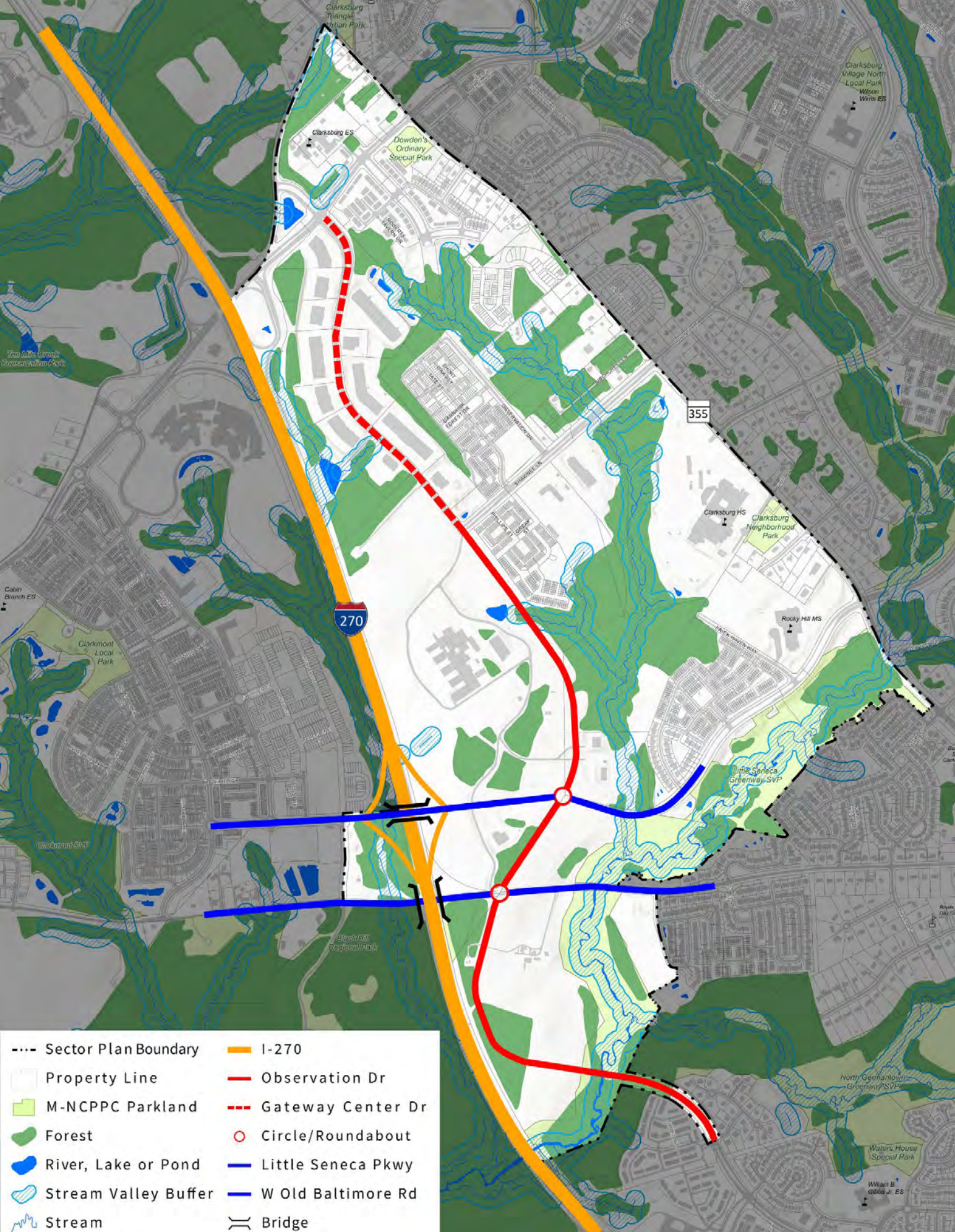
# Roadway Network Vision 1



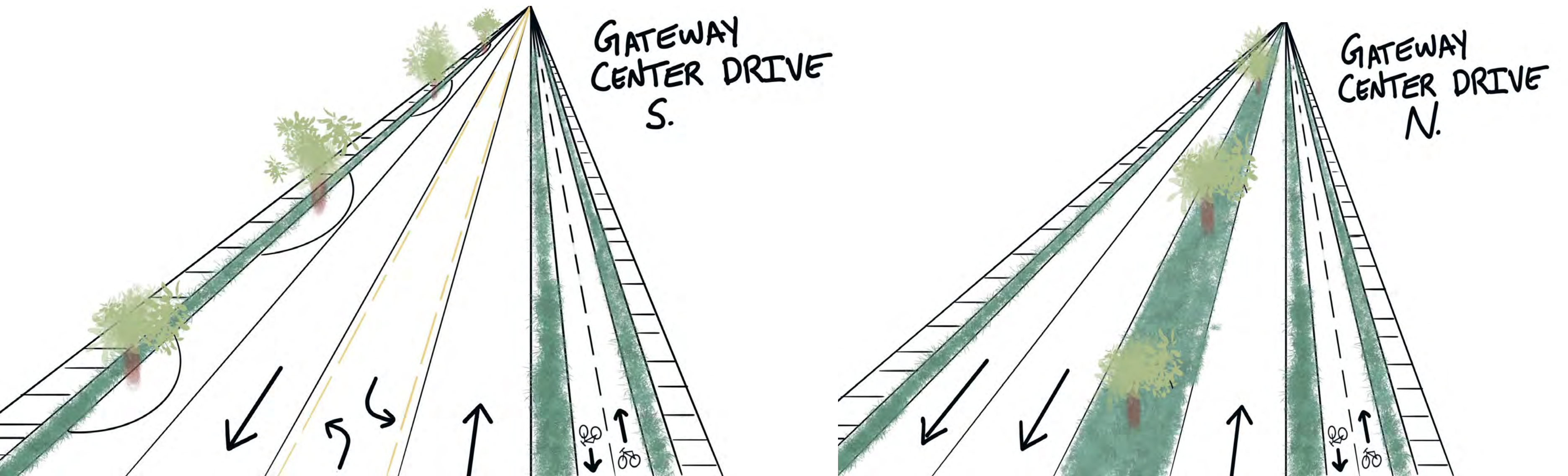
# Roadway Network Vision 2



# Roadway Network Vision 3



# Gateway Center Drive – Potential Redesign



# Roadway Character Observation Drive

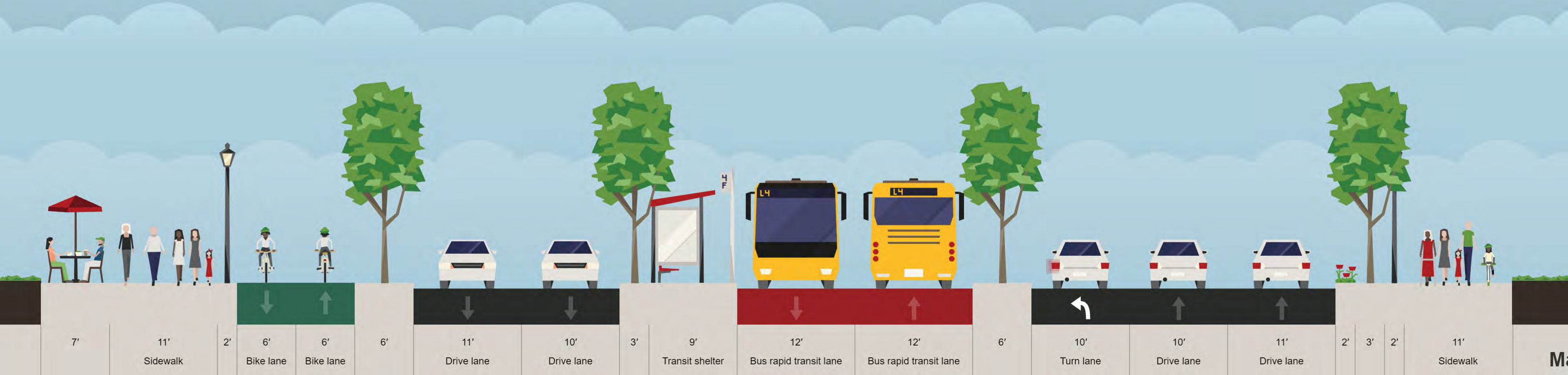
	1994 Master Plan		Alternative 1	Alternative 2
Right of Way Size	125 feet	150 feet	100 feet	90 feet
Travel Lanes	2-4	4-6 lanes	2	2
Transit Lanes	2	0-2	1 (reversible)	0
Target Speed	30 mph	35 mph	25-30 mph	20 mph
Street Type	Town Center Blvd	Boulevard	Town Center Blvd	Downtown Street



# Roadway Character

## Observation Drive - 1994 Plan

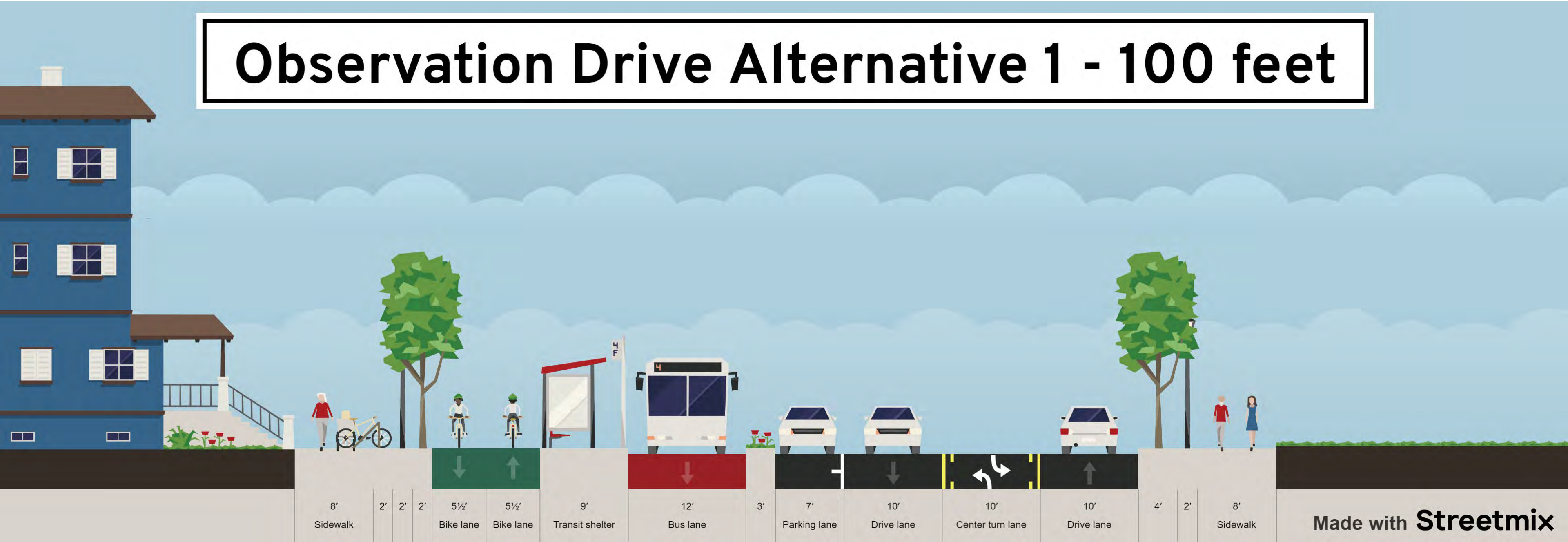
**Observation Drive 1994 Plan – 150 feet**



# Roadway Character

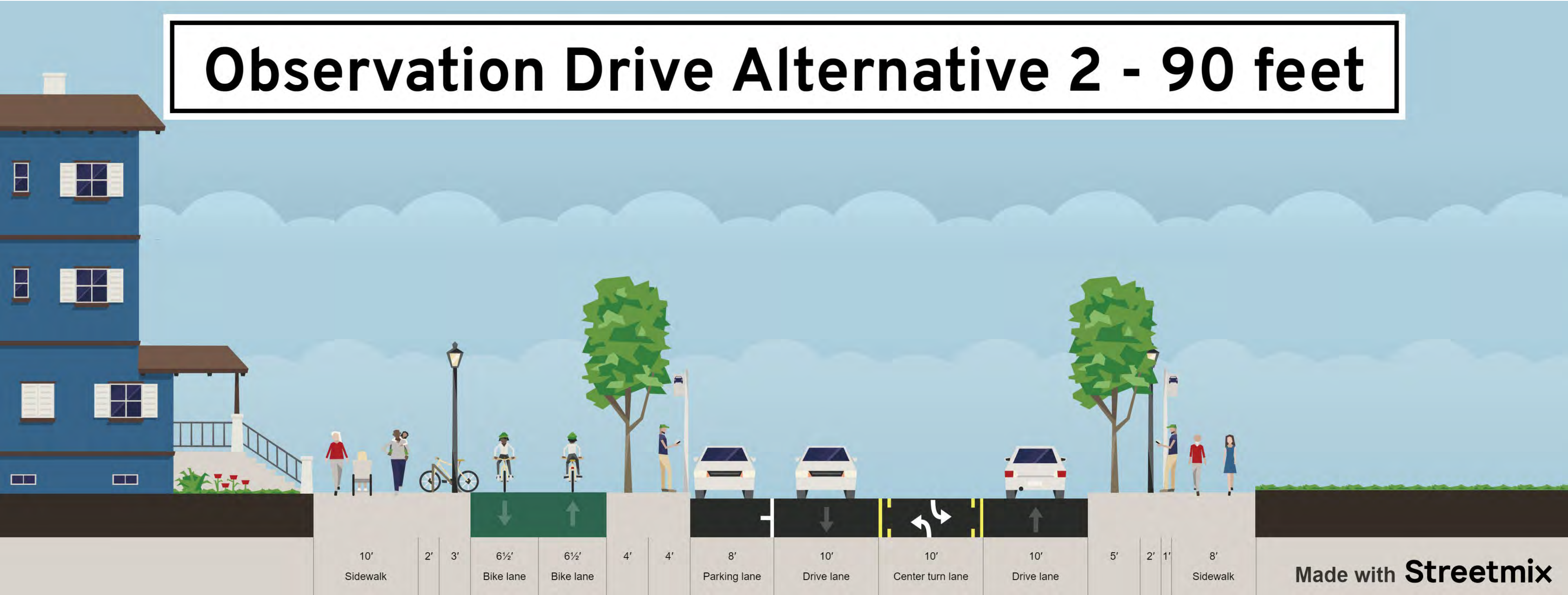
## Observation Drive – Alternative 1

**Observation Drive Alternative 1 - 100 feet**



# Roadway Character Observation Drive – Alternative 2

**Observation Drive Alternative 2 - 90 feet**



Made with **Streetmix**

# Roadway Character

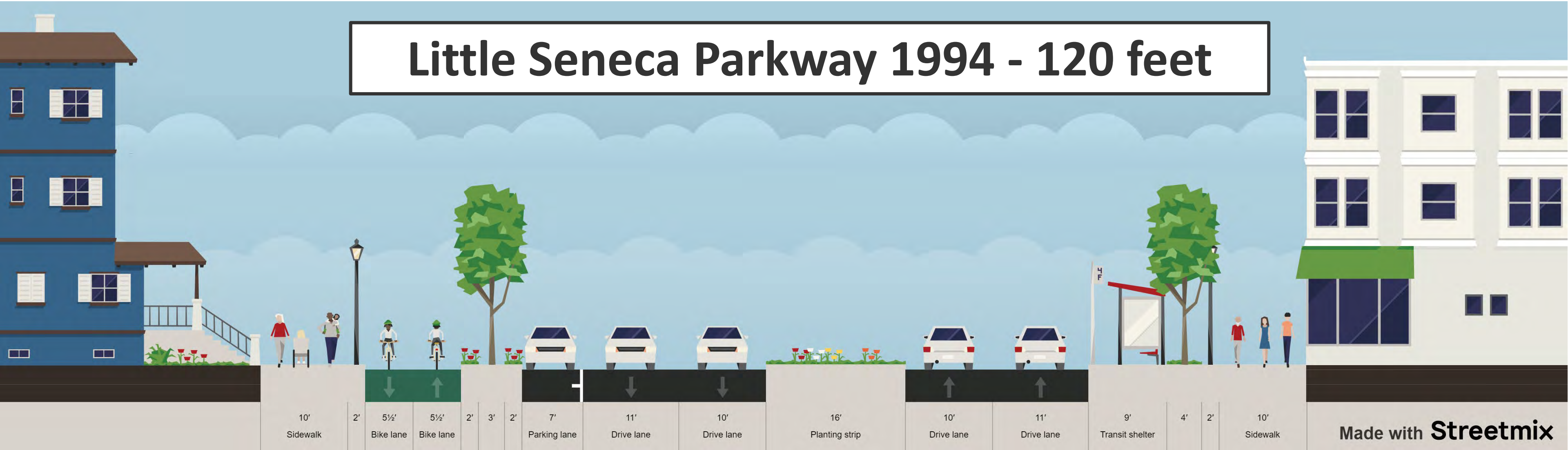
## Little Seneca Parkway

	1994 Master Plan	Alternative
Right of Way Size	120 feet	90 feet
Travel Lanes	2-4	2
Transit Lanes	2	0
Target Speed	30-35 mph	25 mph
Classification	Boulevard	Town Center Boulevard

# Roadway Character

## Little Seneca Parkway – '94 Plan

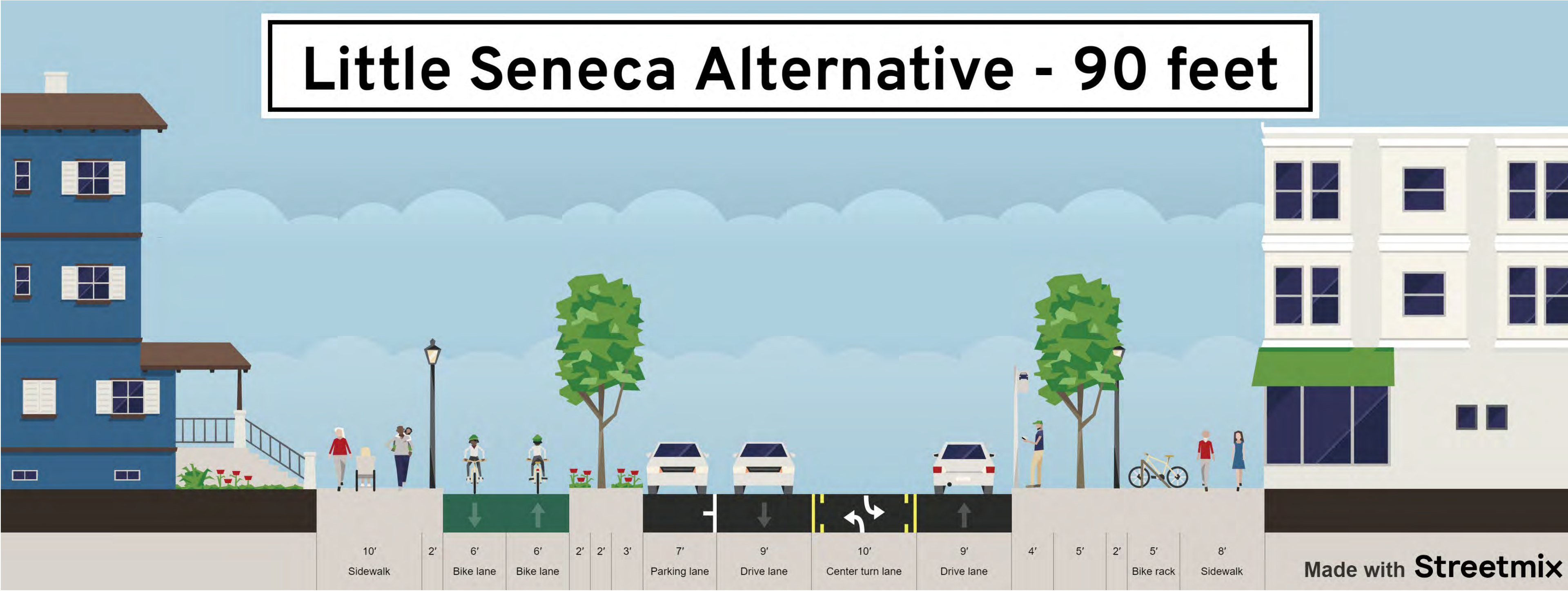
**Little Seneca Parkway 1994 - 120 feet**



# Roadway Character

# Little Seneca Parkway - Alternative

**Little Seneca Alternative - 90 feet**

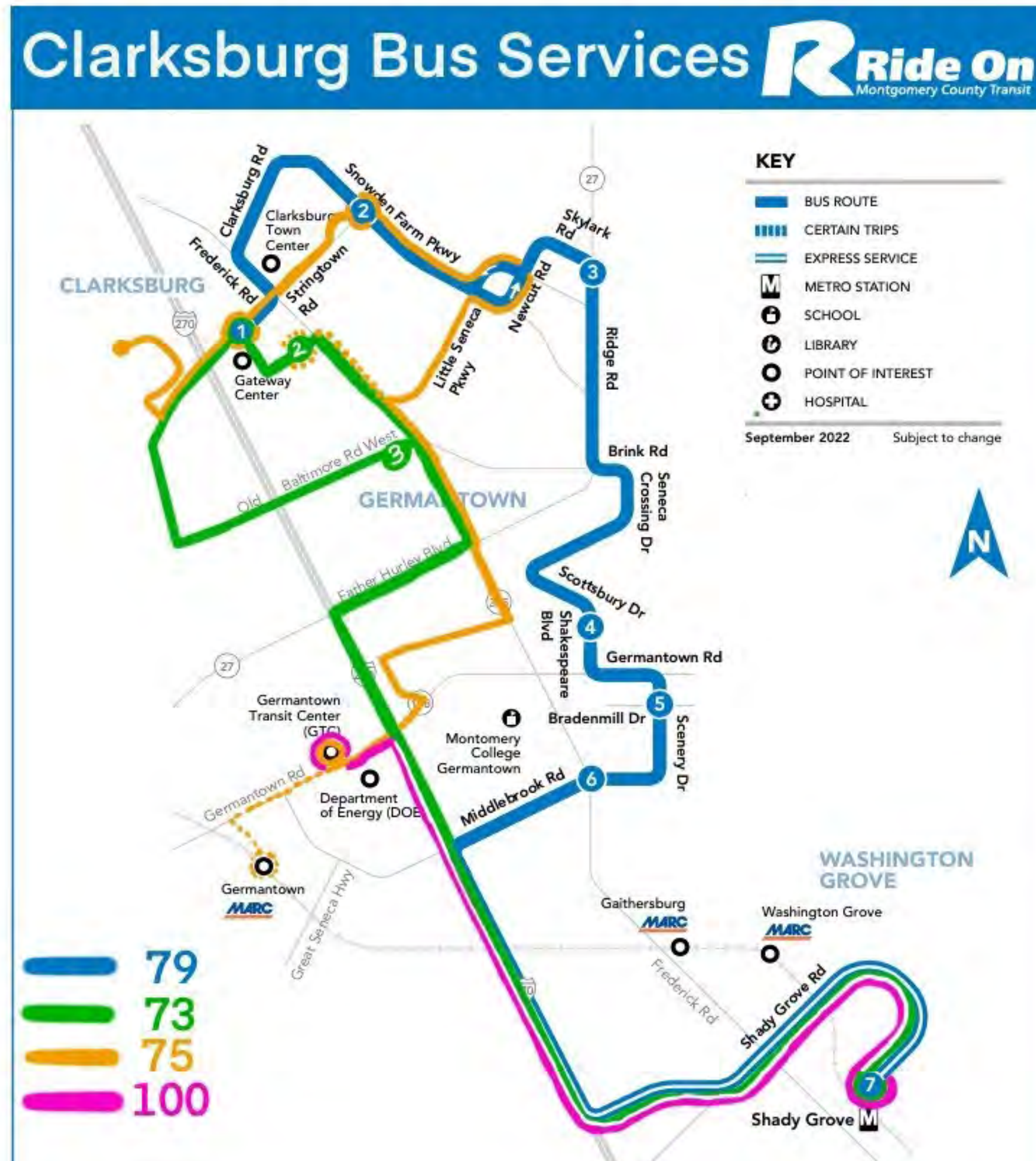


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# Existing Network Service Table

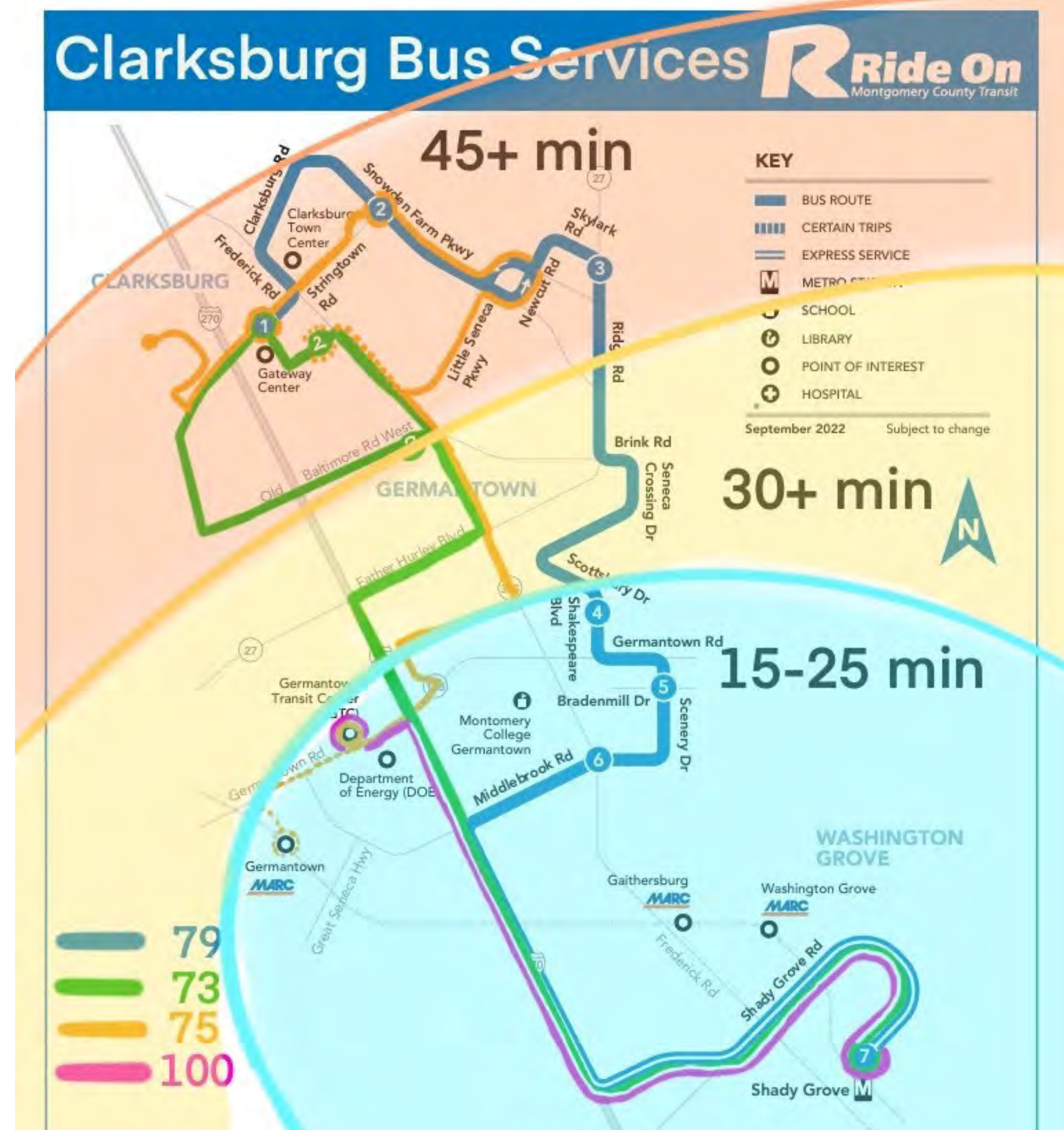
Bus Route & Description	Bus Frequency	Time to Regional Transit	Notes
73 – Gateway-Cabin Branch Loop > Shady Grove Metro	40 minutes	~45 minutes to Shady Grove	No midday service, ends service at ~8pm.
79 – Clarksburg Town Center – Brink Road > Shady Grove Metro	40-50 minutes	~40-45 minutes to Shady Grove	No midday service, service ends ~8pm.
75 – Outlets – Snowden Farm – Milestone > Germantown Transit Center	35 minutes	~25 minutes to Germantown Transit Center ~40 mins to Marc	Service ends ~10:30pm Limited trips to Marc
100 – Germantown Transit Center > Shady Grove Metro	35-40 minutes	12-15 minutes to Shady Grove	Service ends ~10pm.

# Existing Public Transit Network

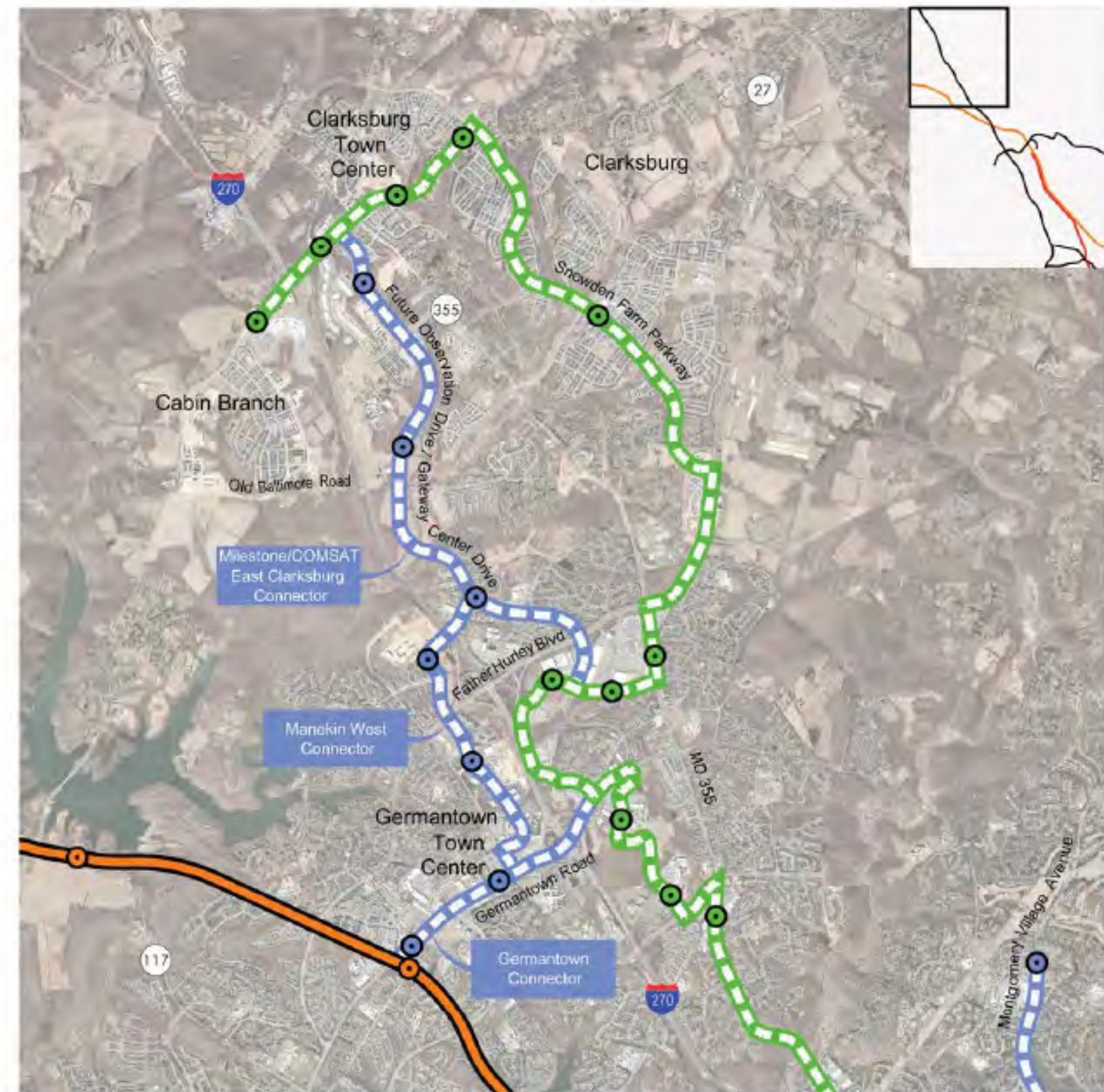
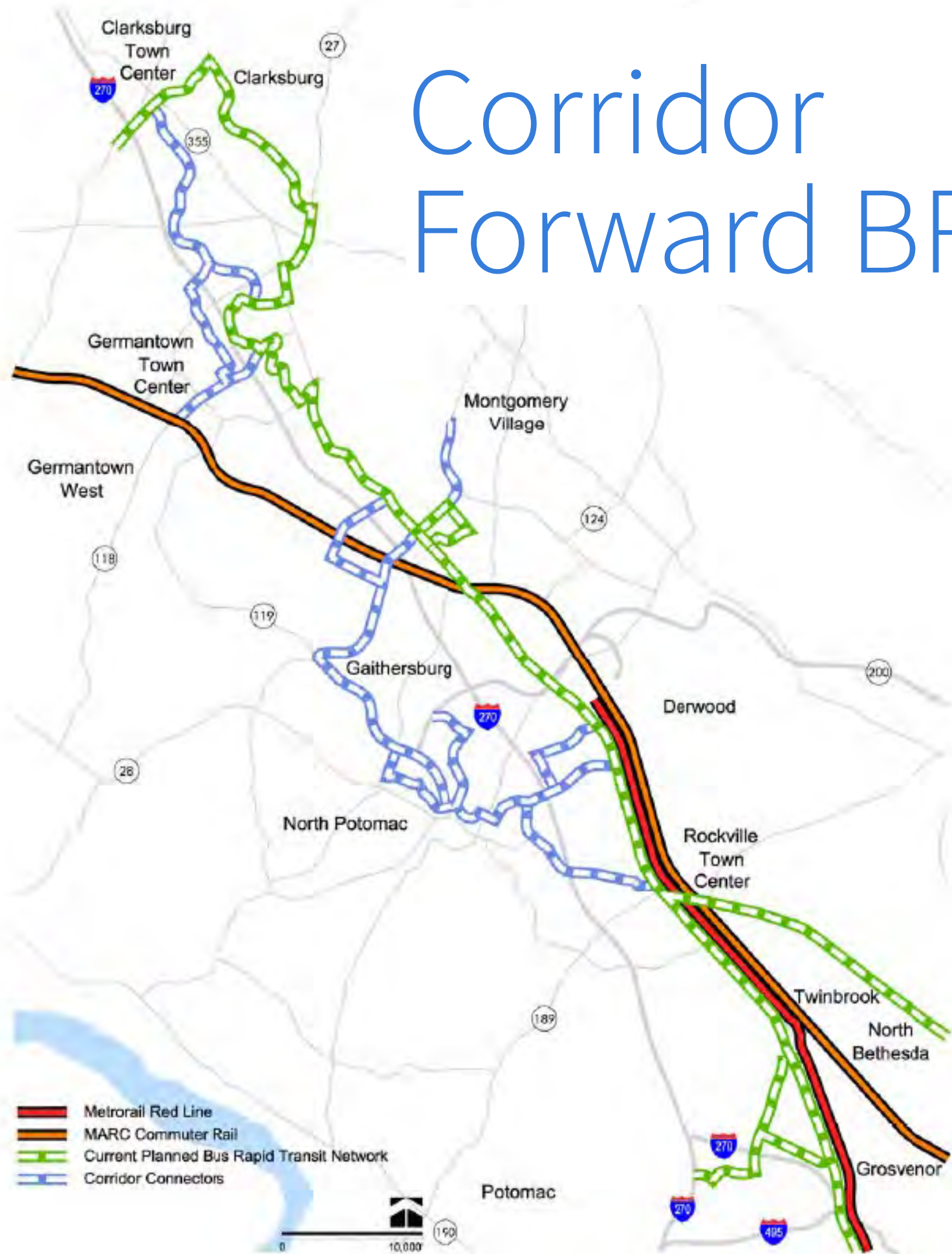










# Approximate Time to Metro Connection (current)



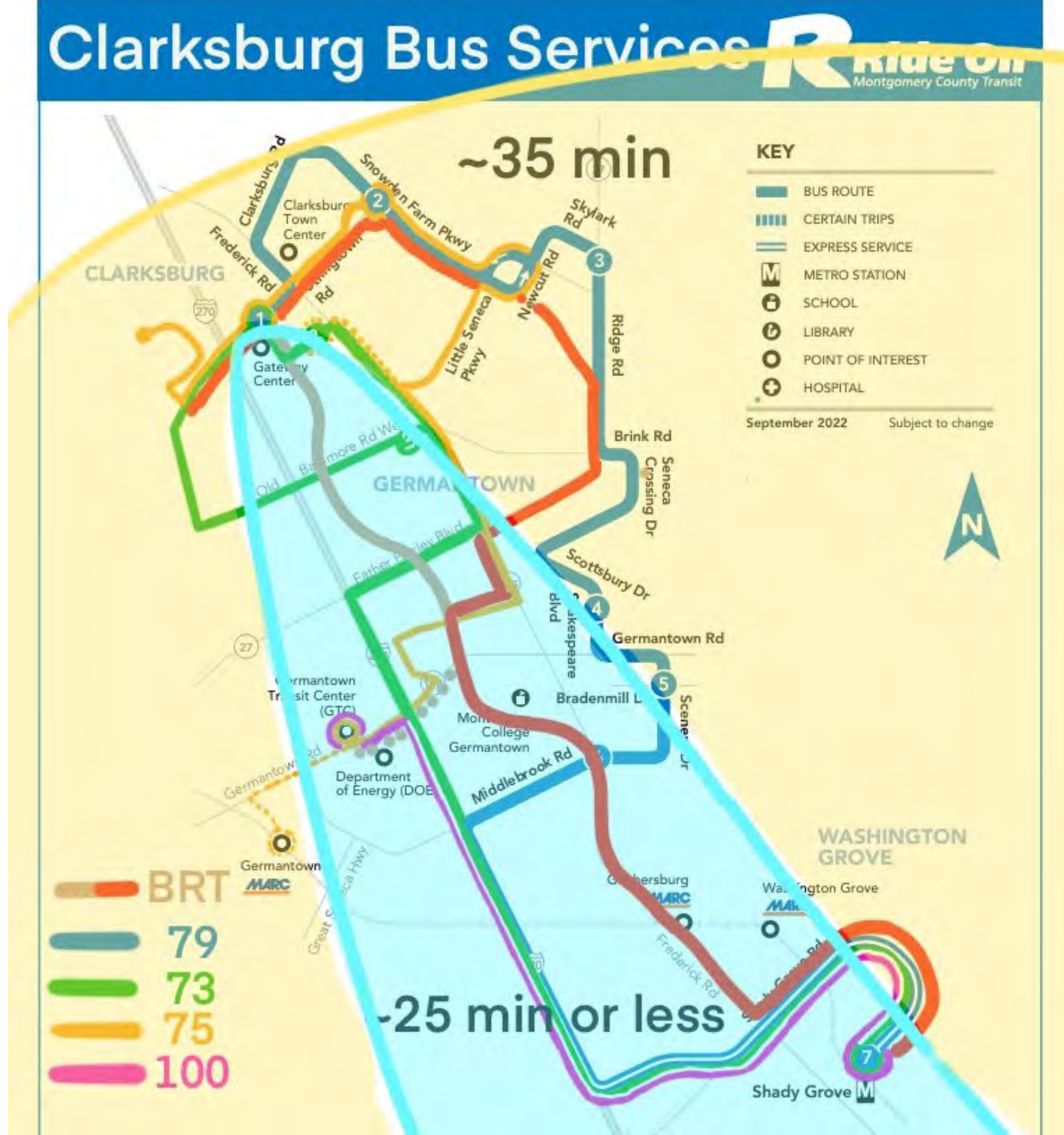
# Corridor Forward BRT



-  MARC Station
-  Current Planned Bus Rapid Transit Network Stop
-  Corridor Connectors Stop
-  MARC Commuter Rail
-  Current Planned Bus Rapid Transit Network
-  Corridor Connectors

# Estimated Time\* to Metro Connection with Planned BRT

\* Times are estimates based on new service and improved local service.



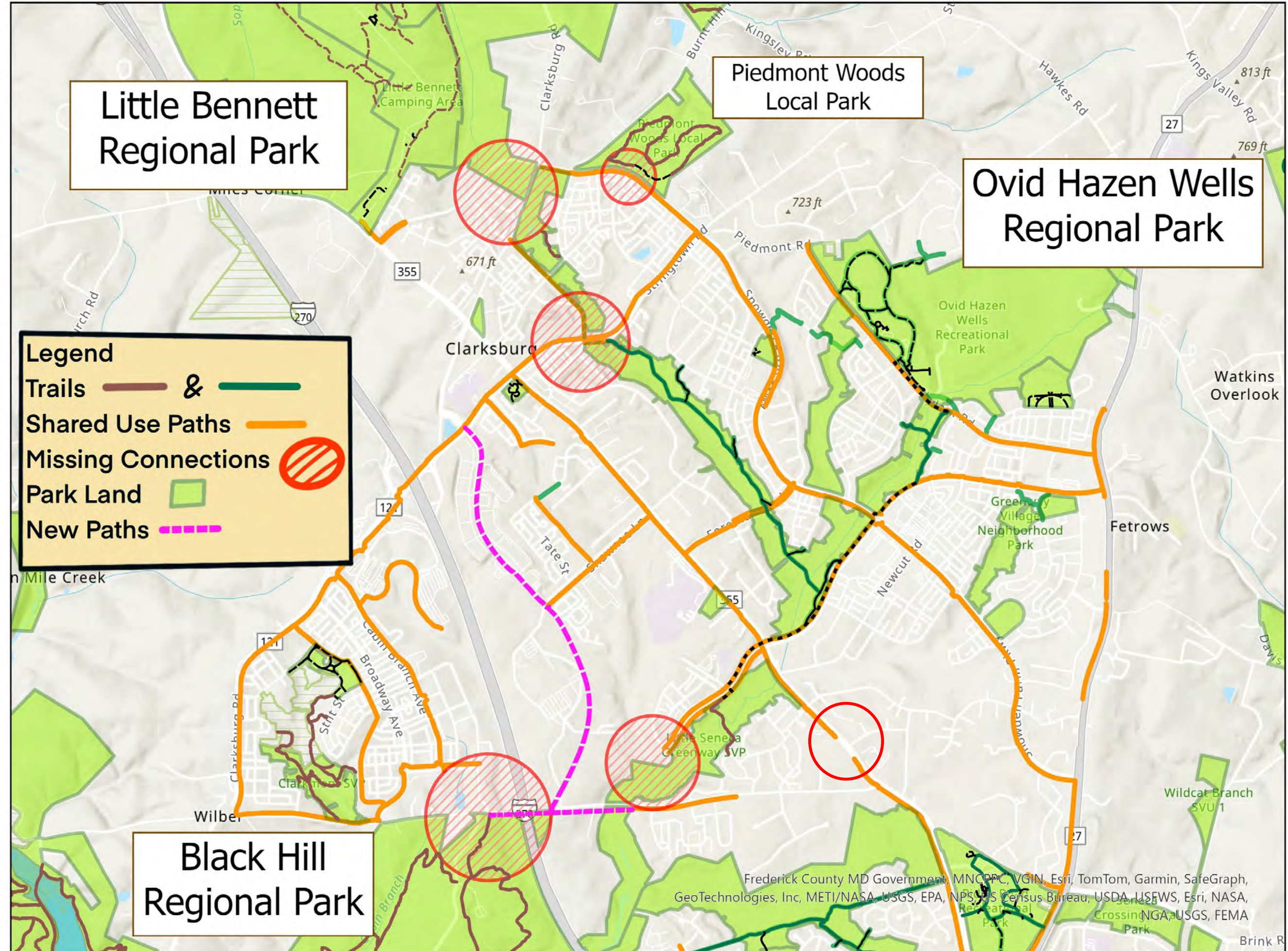
# Public Transportation

- Make decisions that maximize value of future regional transportation services that are in-development.
- Increase the convenience and quality of existing local transportation options through improved travel times and frequency.
- Ensure safe and comfortable access to transit stations.
- Study whether dedicated transit lanes are necessary on Observation Dr./Gateway Dr. to support the planned Corridor Connector between Clarksburg and Germantown.

# Short-Range Operations

- Increase frequency of current 73, 79, and 75 routes
  - Recommend: 15-20 minutes during peak and 25-30 off peak
- Extend late night services
- Improve wayfinding and system information availability

# Missing Trail Connections



## Emerging Ideas

# Walk-Bike-Roll Network

- Fill-in missing trail gaps to connect the 3 regional parks in Clarksburg and improve wayfinding.
- Conduct safety evaluation of key intersections in plan area and recommend any necessary Vision Zero safety improvements.
- Explore “Safe Route to School” style evaluations for schools within the plan area and recommend identified improvements.
- Evaluate routes that could benefit from improved lighting and provide implementation guidelines for human-scale, low-impact light features.

# Historic Preservation



# Take-Aways

## Historic Preservation

- Increase interpretation of existing historic sites.
  - There is a lack of wayfinding signage, interpretive markers, digital walking tours/trails, etc., that capitalizes on the heritage of Clarksburg.
- Improve utilization, access, and interpretation of to Dowden's Ordinary Park (currently listed in the Locational Atlas and Index of Historic Sites).
- Educate property owners in the Clarksburg Master Plan Historic District on the historic preservation tax credit program available to them.



# Take-Aways

## Historic Preservation



- Various opinions on the designation of COMSAT.
  - Individuals opposed to the designation cite a lack of historic significance and potential cost of rehabilitation.
  - Individuals in favor of designation note the architectural and historic significance of the building and its potential for adaptive reuse.
  - Adaptive reuse suggestions included public and private uses such as office, retail, housing, education, and recreation facilities.



# Emerging Ideas

## Historic Preservation

- Explore options to collaborate with local partners for the interpretation of existing and approved historic sites that recognize the diversity, heritage, and history of Clarksburg.
- Rocky Hill is a significant late-nineteenth-century, African American community in Clarksburg. Staff will recommend the creation of a historic district for resources associated with this community for listing in the Master Plan for Historic Preservation.



# Emerging Ideas

## Historic Preservation

- COMSAT is an important architectural and historical resource in Montgomery County and Maryland.
- Update the existing documentation for the building and submit recommendations for listing the building as a historic site in the Master Plan for Historic Preservation.
- Consider options for the adaptive reuse of the building and explore precedent projects.
- Study the feasibility of various preservation scenarios pending forthcoming economic / market analysis.



# Emerging Ideas

# 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.

# Emerging Ideas – Historic Preservation COMSAT Laboratories



# Emerging Ideas – Historic Preservation COMSAT Laboratories



César Pelli



# Emerging Ideas – Historic Preservation

## Adaptive Reuse



### General Principles

- All preservation options permit the redevelopment of major sections of the COMSAT property and building.
- Adaptive reuse must preserve core character defining features of the building but fully incorporate it into the new community while adhering to sensible urban design principles.
- Design Guidelines for the adaptive reuse would divide the building into different zones that dictate varied levels of intervention.



# Emerging Ideas – Historic Preservation Adaptive Reuse Example



## Bell Laboratories (Holmdel, NJ)



- Listed in the National Register on June 26, 2017, the Bell Laboratories-Holmdel, NJ, is significant for the architectural design work of Eero Saarinen and Associates and the corporate campus landscape.
- 2.2 million square feet, encompassing office, retail, dining, and hospitality.
- Office accounts for 1.2 million square feet.

# Emerging Ideas – Historic Preservation

# Adaptive Reuse Example



## National Park Seminary (Silver Spring, MD)



- Listed in the National Register in 1972, and Montgomery County's Master Plan for Historic Preservation in 1979.
- The seminary, a finishing school for young women, opened in 1894. Most of the buildings were constructed between 1894 and 1927.

# Emerging Ideas – Historic Preservation Adaptive Reuse Example

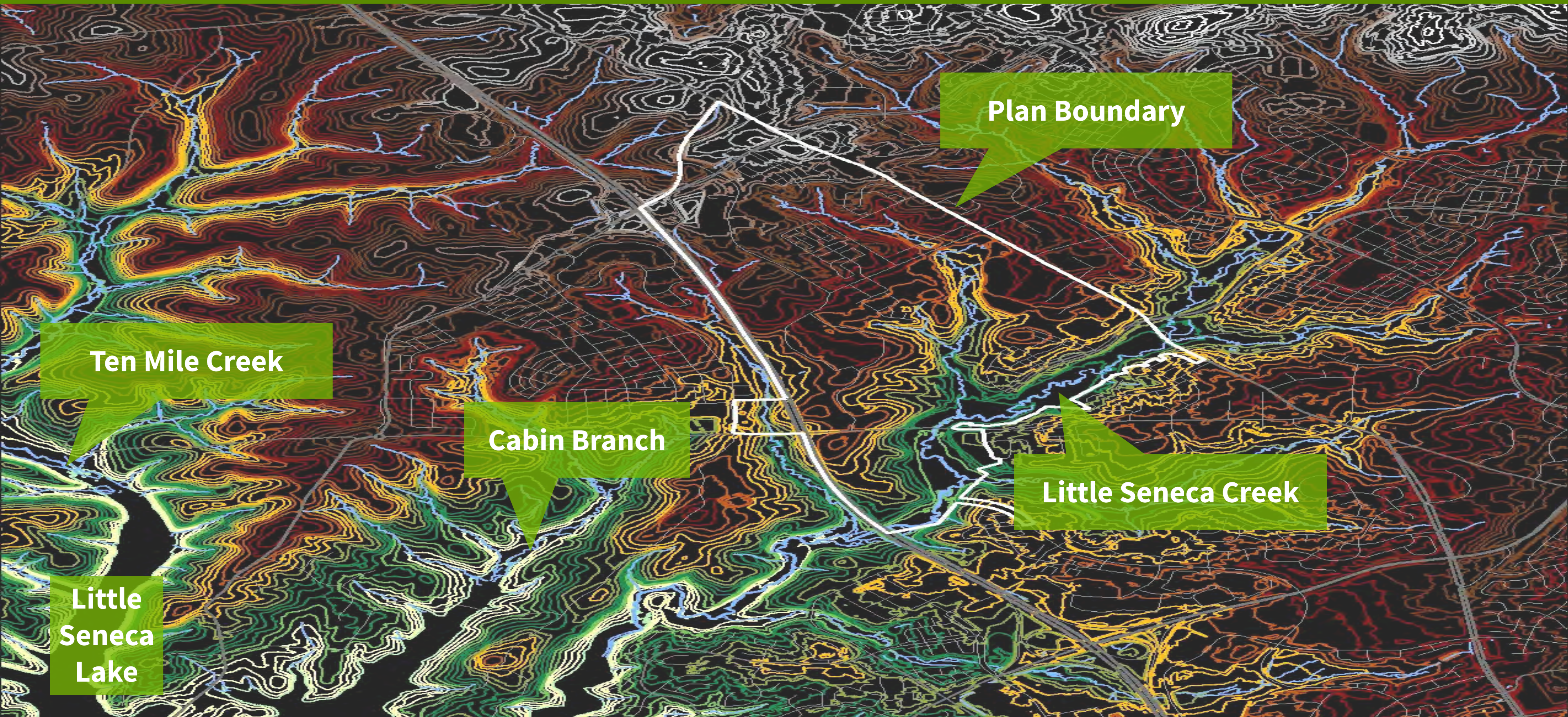


## National Park Seminary (Silver Spring, MD)



- Project consists of 66 apartments, 90 townhomes, 13 single-family homes, and 50 condominiums.
- Introduction of interpretive walking trails.
- Cost about \$120 million and leveraged \$8 million federal and state historic tax credits.
- Project received at least \$2.5 million in Montgomery County historic preservation tax credits.

# Environment



# Take-Aways

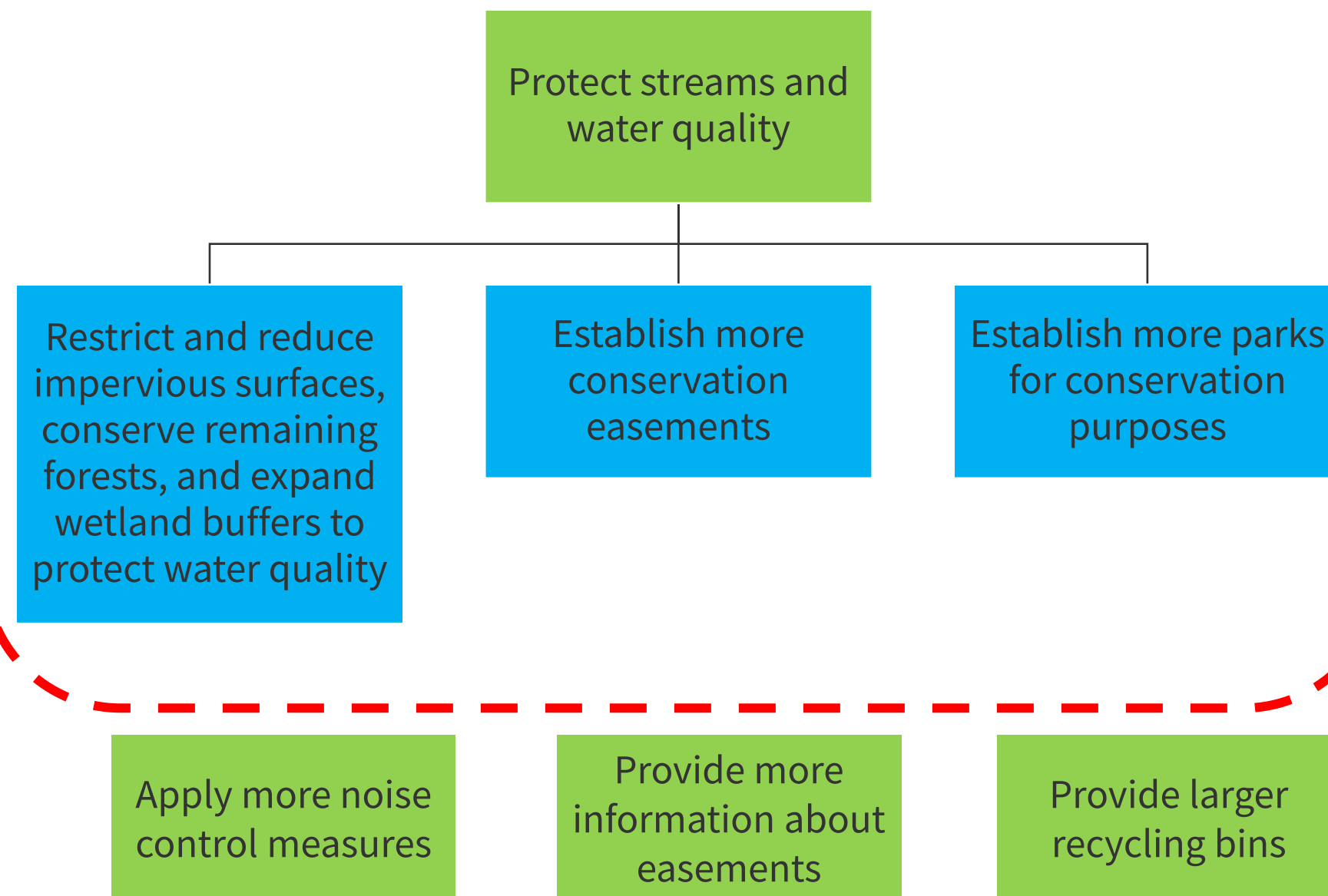
## Environmental Problems



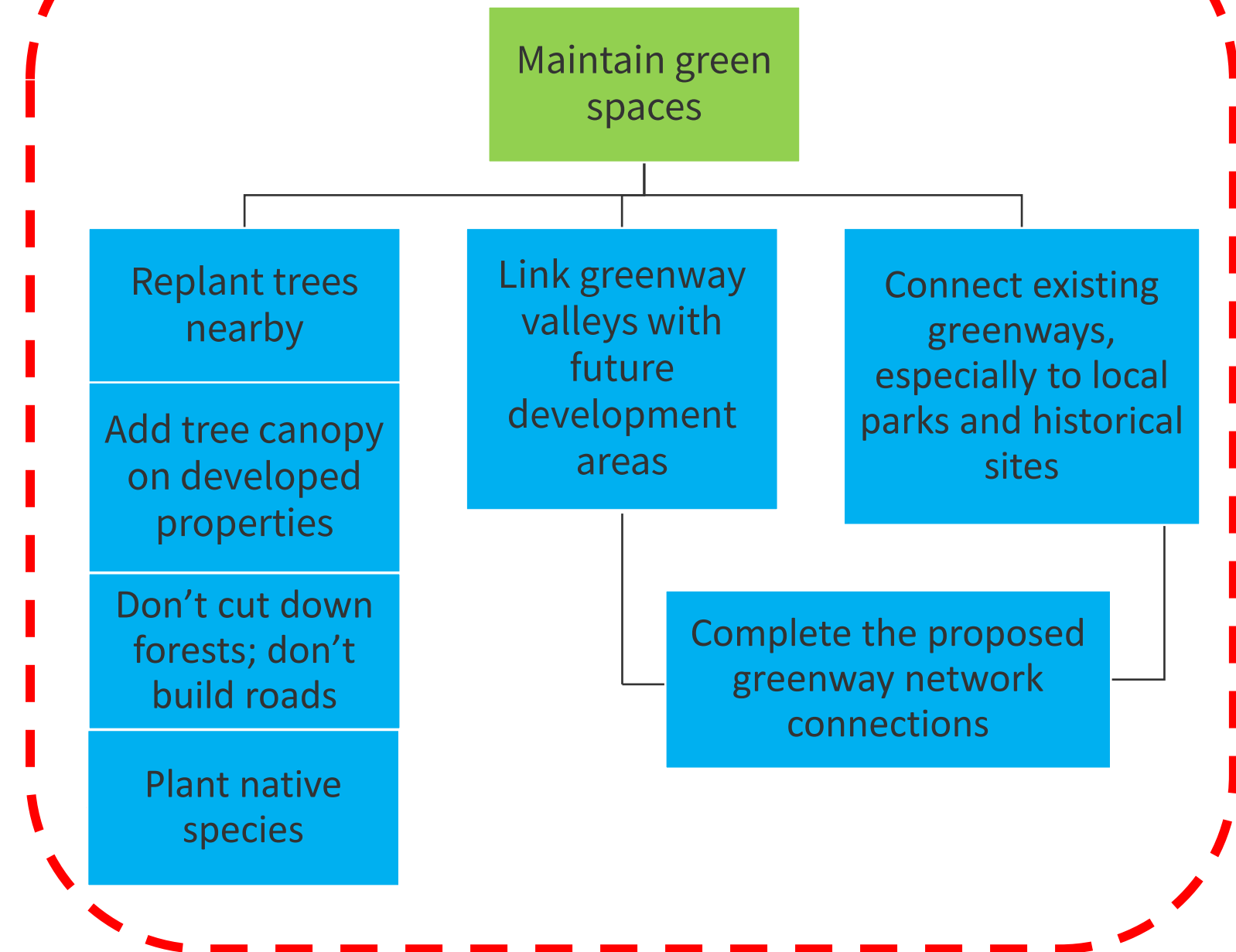
# Take-Aways

# Environmental Solutions

## Conservation of Water Resources



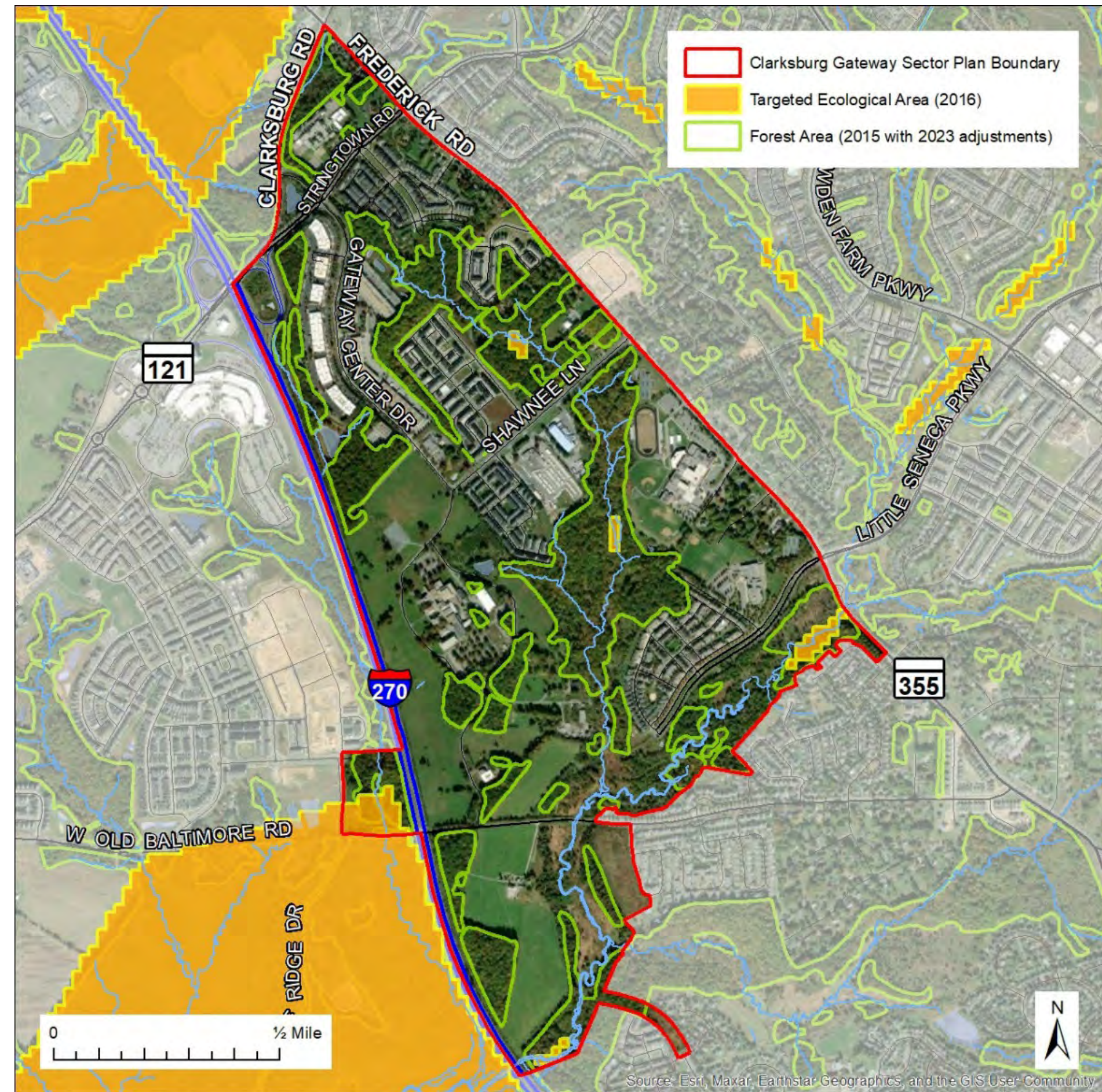
## Maintain Green Space



# Emerging Ideas Environment

## Forest Stands & Tree Canopy

- Conserve high-quality, mature forests, either through conservation easements or as M-NCPPC parkland
- Retain and expand tree canopy to the greatest extent possible

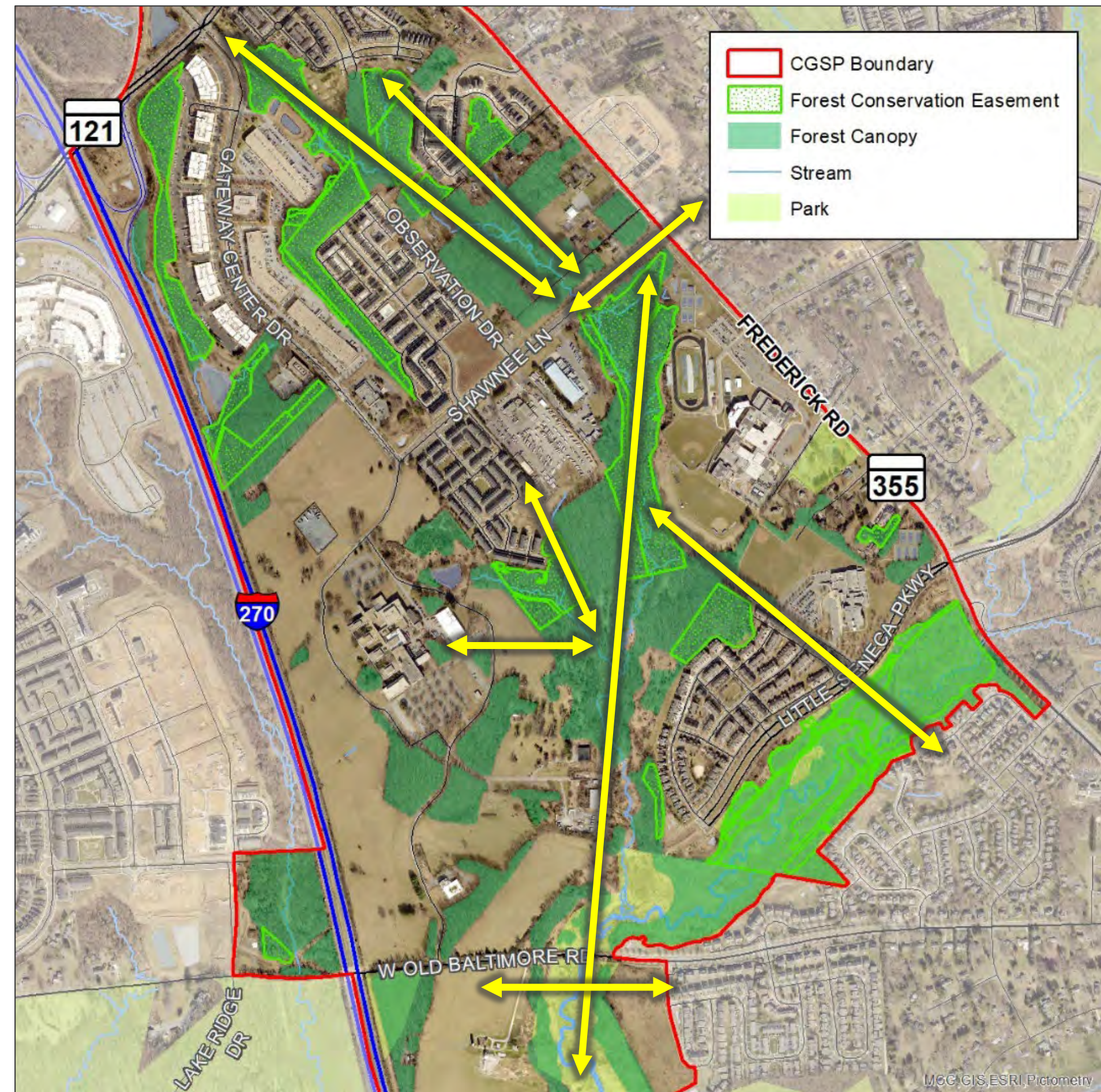


# Emerging Ideas

## Environment

### Greenway Network

- Investigate the potential for extending the Little Seneca Greenway trail system within the Cool Brook Tributary.
- Seek opportunities to connect neighborhoods, both within and outside the plan area, without the need for roadways (yellow arrows).



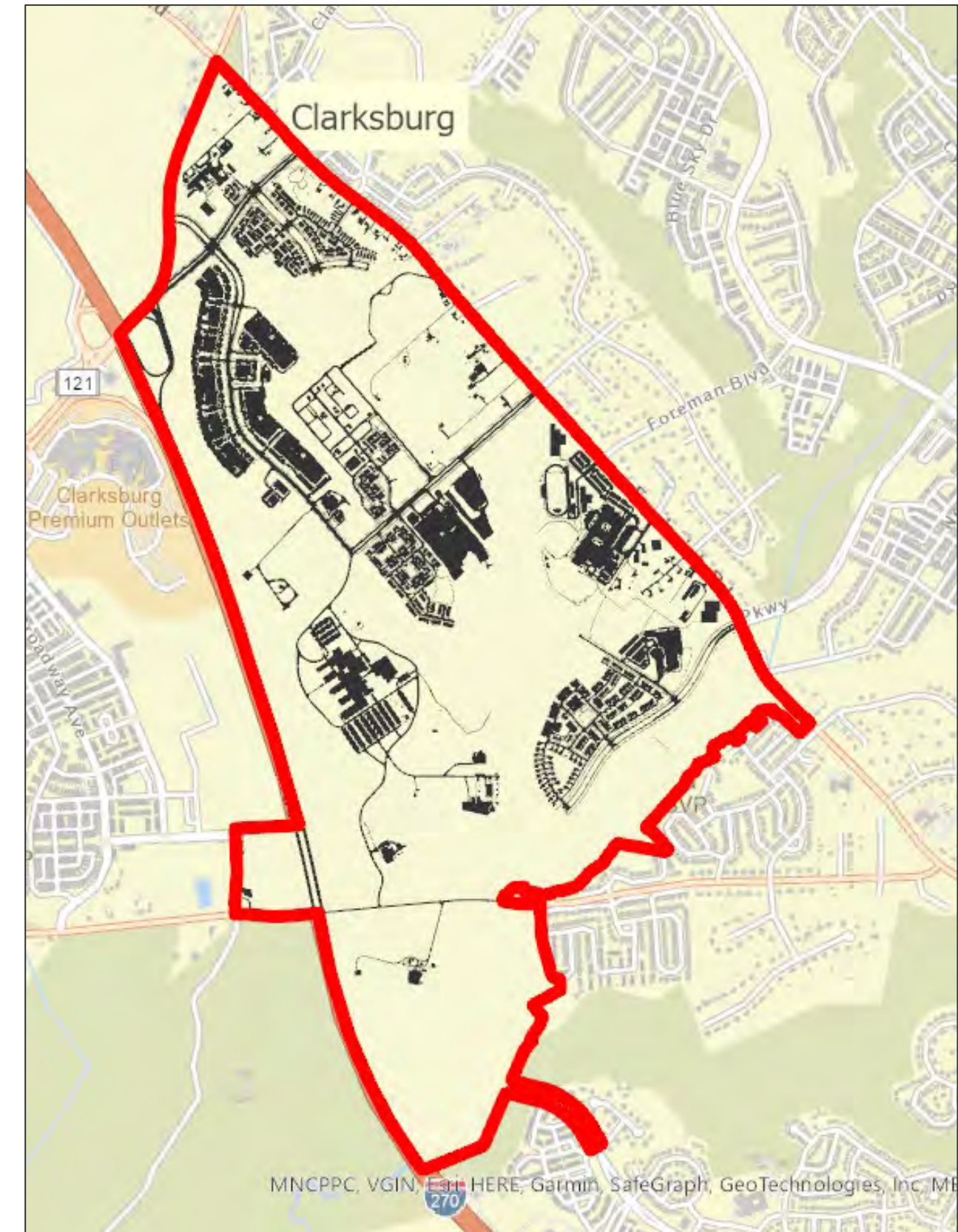


# Emerging Ideas

## Environment Watershed Protection

- Apply the highest standards to stormwater management and sediment control measures.
- Ensure an elevated level of protection for streams, wetlands and forests.
- Minimize new impervious surfaces from roads, buildings, and other types of soil sealing and compaction.
- Minimize grading and land disturbance.
- Substitute impervious surfaces with pervious surfaces, especially in those areas around the Little Seneca Creek Tributary, where major development is proposed.
- Advocate avoiding/restoring/minimizing the impacts of development on the natural environment as a first preferred option.

Impervious surfaces (2020): approx. 21%



# Parks and Recreation

# Take-Aways

# Parks and Recreation



- Better connectivity and access to existing parks, especially getting to Black Hill Regional Park (BHRP) across I-270 and connecting / extending trail networks
- More active recreation opportunities generally and parks where there are several things to do
- Potential to expand stream valley parks (Cool Brook Run)

# Emerging Ideas Parks and Recreation

- Improve connectivity to BHRP across I-270 via West Old Baltimore Road and/or Little Seneca Parkway.
- Establish Cool Brook Run as a stream valley park.
- Establish a larger Local Park with some amenities (possibly parking) on the COMSAT property site.
- Provide a range of park and open space types through the Sector Plan area to best serve the Clarksburg community

# Emerging Ideas Parks and Recreation

## Park Typologies

**Environmental Park**



Little Seneca SVP

**Larger Destination Park**



Clarkmont LP

**Smaller Neighborhood Park**



Clarksburg NP

**Larger Urban Park (Civic Green)**



Downtown Crown Park

**Smaller Urban Park (Plaza)**



Park Potomac Park

**Recreational Park with Fields**



Ridge Road RP

# Open Discussion & Preference Survey

Tell Us What You Think!

Join by Web:

[PollEv.com/montgomeryplans](https://PollEv.com/montgomeryplans)

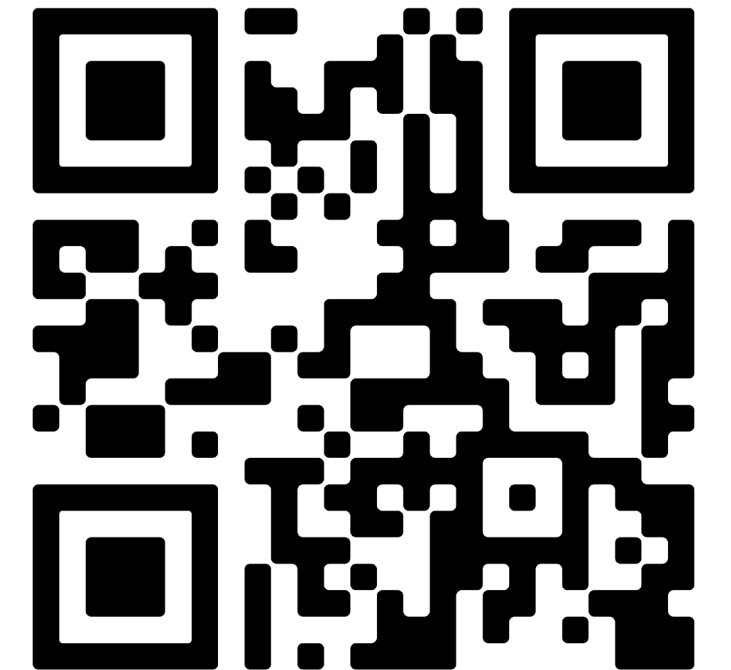


# Stay in touch!



Visit our website at [www.montgomeryplanning.org/cgsp](http://www.montgomeryplanning.org/cgsp)

- Follow the progress of the plan update
- Subscribe to our Clarksburg community newsletter
- View upcoming and past meetings and published materials



Contact the project manager, Clark Larson, at

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