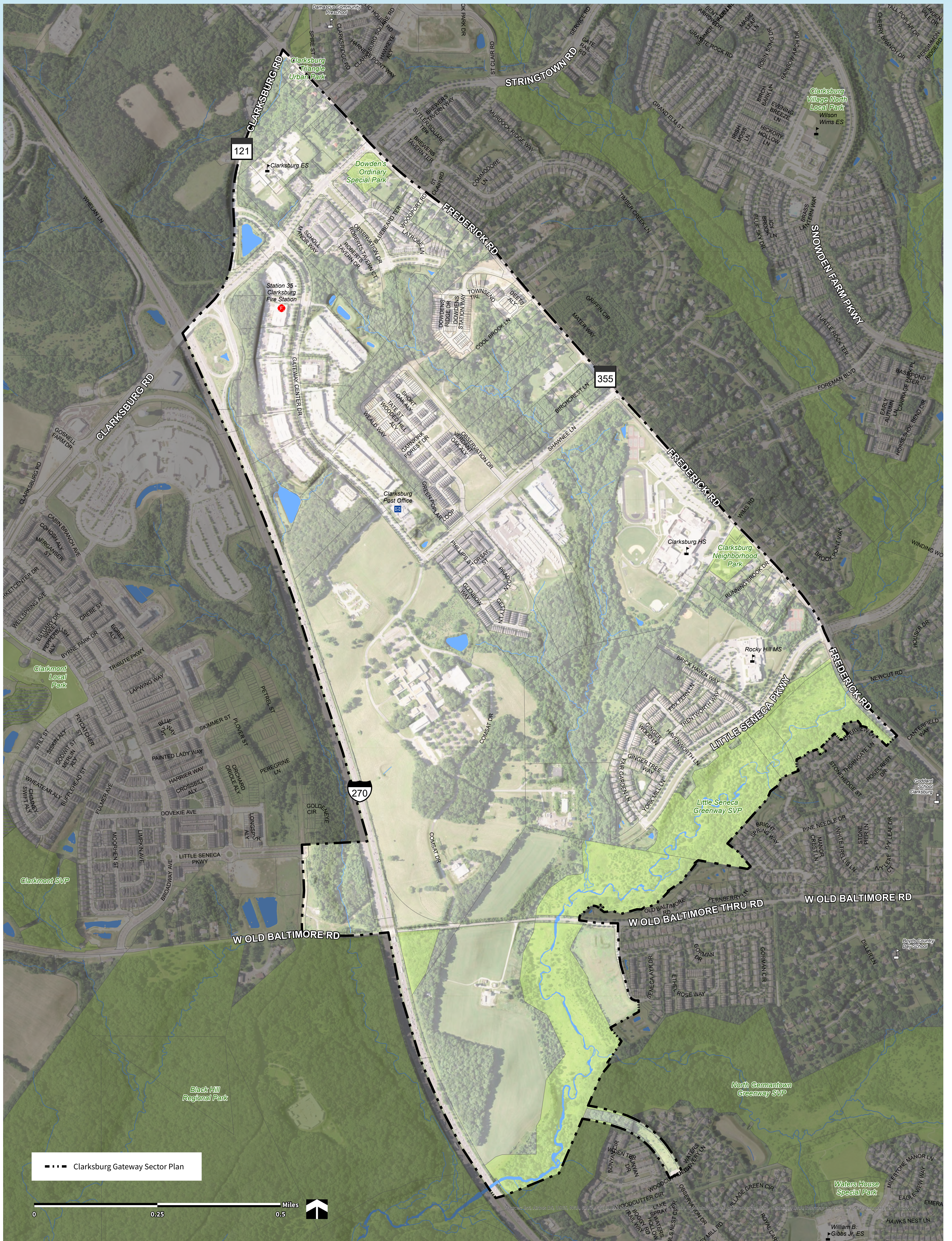


# Clarksburg Gateway Sector Plan and Vicinity



Community Visioning Workshop

Montgomery Planning



# CONNECTIVITY AND MOBILITY

## Feedback Board

What are the most important road connections needed for Clarksburg and what should be the character of these roadways through the plan area?

What opportunities do you see to address the traffic challenges in this area of Clarksburg?

How can local or regional transit services be improved in Clarksburg?

# CONNECTIVITY AND MOBILITY

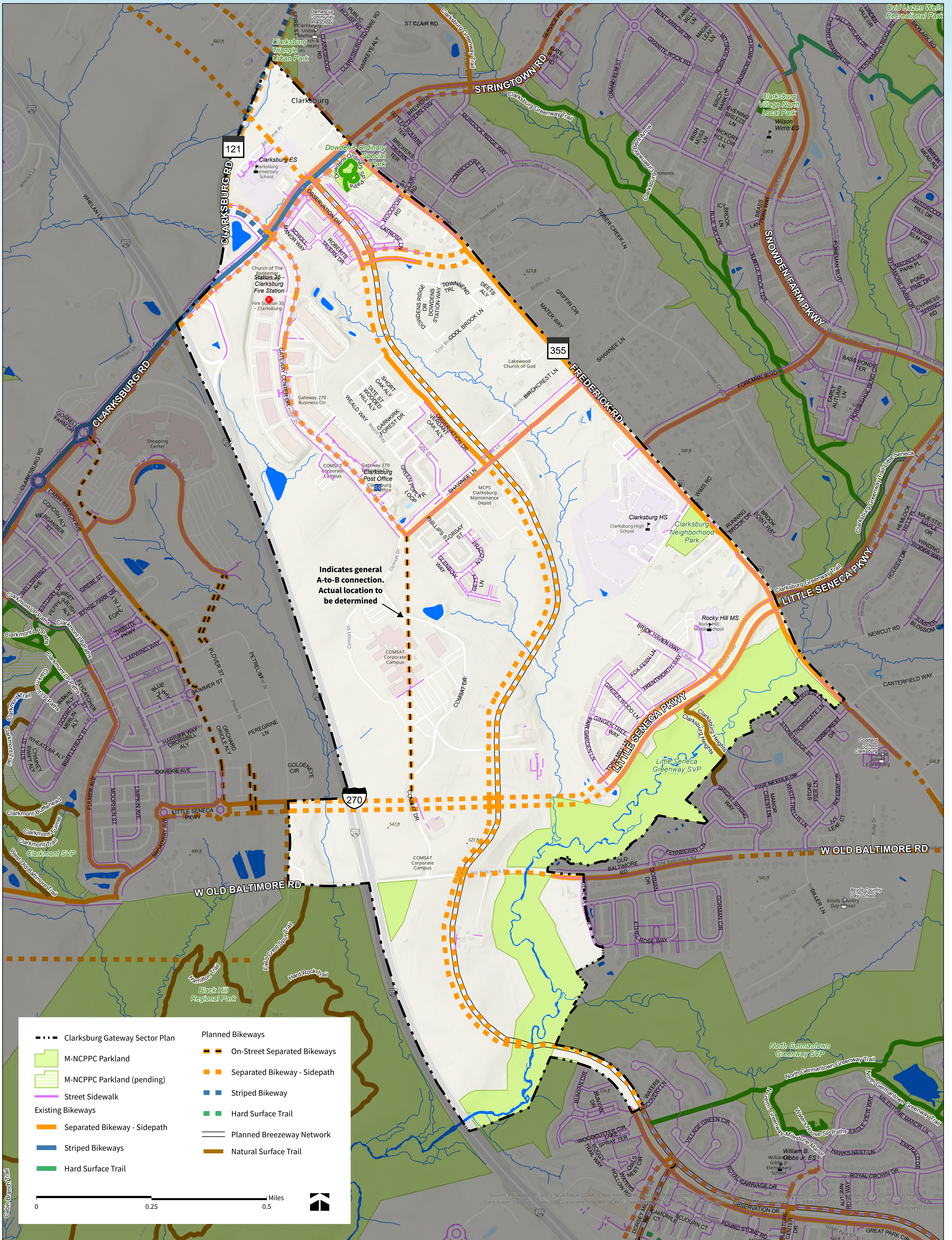
## Feedback Board

What regional transit connections would you like to see prioritized (e.g. Clarksburg to the MARC train, Clarksburg to the Metro, etc.)?

How can this sector plan support walking, biking, and rolling as an equal alternative to driving locally?

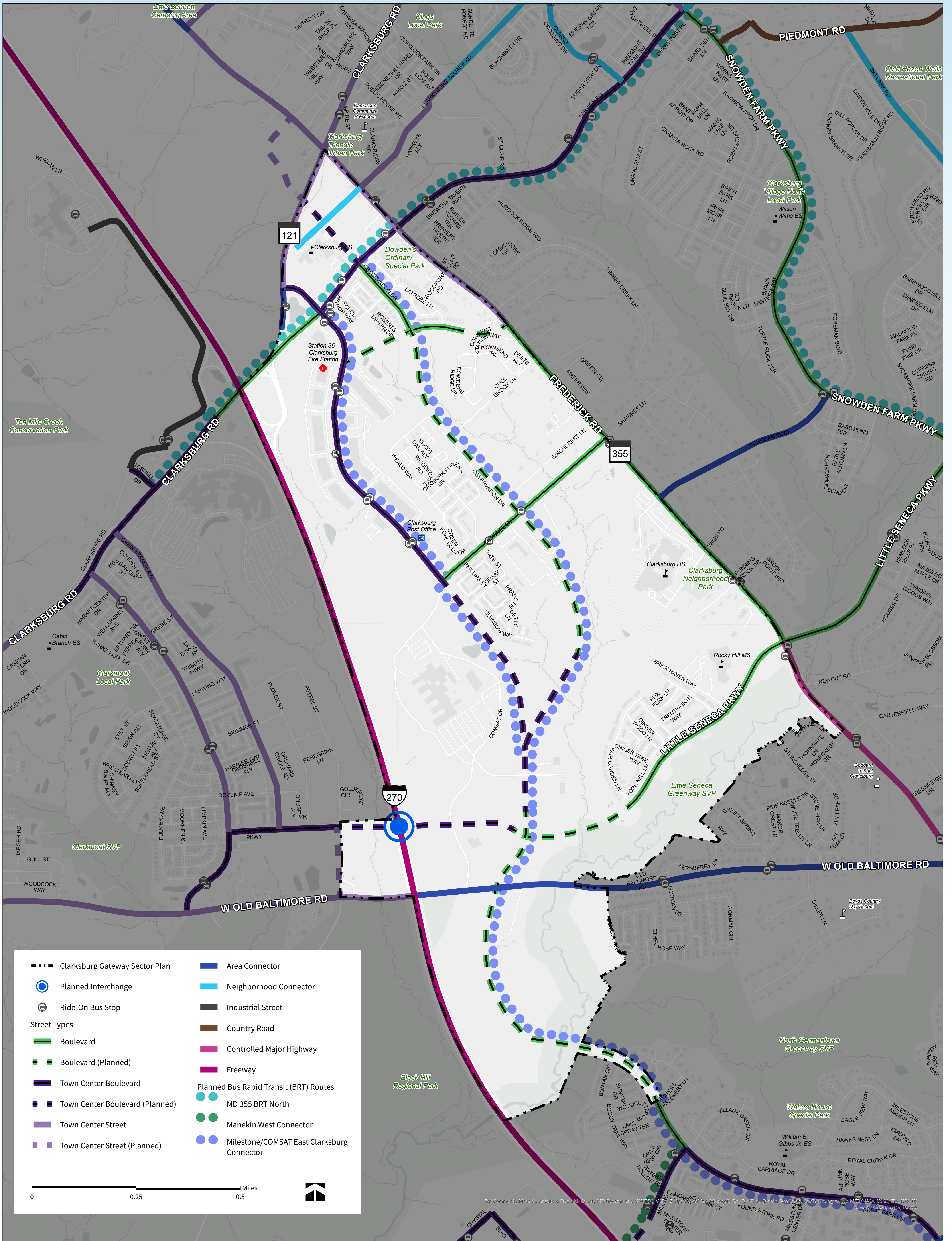
What improvements can be made to the existing network of park trails, off-street paths, and sidewalks to better connect neighborhoods and parks?

# CONNECTIVITY AND MOBILITY Active Transportation Map



# CONNECTIVITY AND MOBILITY

## Roadways and Transit



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# ENVIRONMENTAL PROTECTION, PARKS & OPEN SPACE, AND RECREATION

Rate your satisfaction with the following environmental features or conservation measures in the Sector Plan area.

- Green dot indicates you are satisfied
- Red dot indicates you are not satisfied
- Yellow dot indicates you are not sure

**Note:** If not satisfied or not sure, please share a comment about why.

Feature or Measure	Sticker Rating
Stream Conditions	
Tree Canopy on Private Land	
Tree Canopy on Public Land or Roadways	
Forests Area Cover vs. Impervious Areas	
Sewerage System	
Storm Water Management	
Conservation Easements	
Montgomery County Parklands	
Greenway Networks	
Solid Waste Management	
Noise Controls	
Special Protection Areas (SPA)	

# ENVIRONMENTAL PROTECTION, PARKS & OPEN SPACE, AND RECREATION

Please add a comment below on any environmental feature or conservation measure you are not satisfied with, or are not sure of.

# ENVIRONMENTAL PROTECTION, PARKS & OPEN SPACE, AND RECREATION

The county's Climate Action Plan (CAP) highlighted extreme heat, extreme precipitation, drought, and high winds as major climate hazards the county will increasingly face over time.

In your opinion, what solutions can this sector plan highlight to alleviate the impacts of these hazards?

Potential Interventions	Add a colored dot to choose your preferred interventions
Increase Tree Canopy and Shade	
Conserve the Natural Environment (e.g., water resources/forests/meadows)	
Promote the Adoption of Renewable Energy Generation	
Promote Green Building Design	
Limit Impervious Surfaces	
Establish a Climate Resiliency Hub	
Enhance Flood Management Systems	
Expand the Greenway Network	
Expand Alternative Fuel Vehicle Infrastructure	

What other solutions would you like to see?

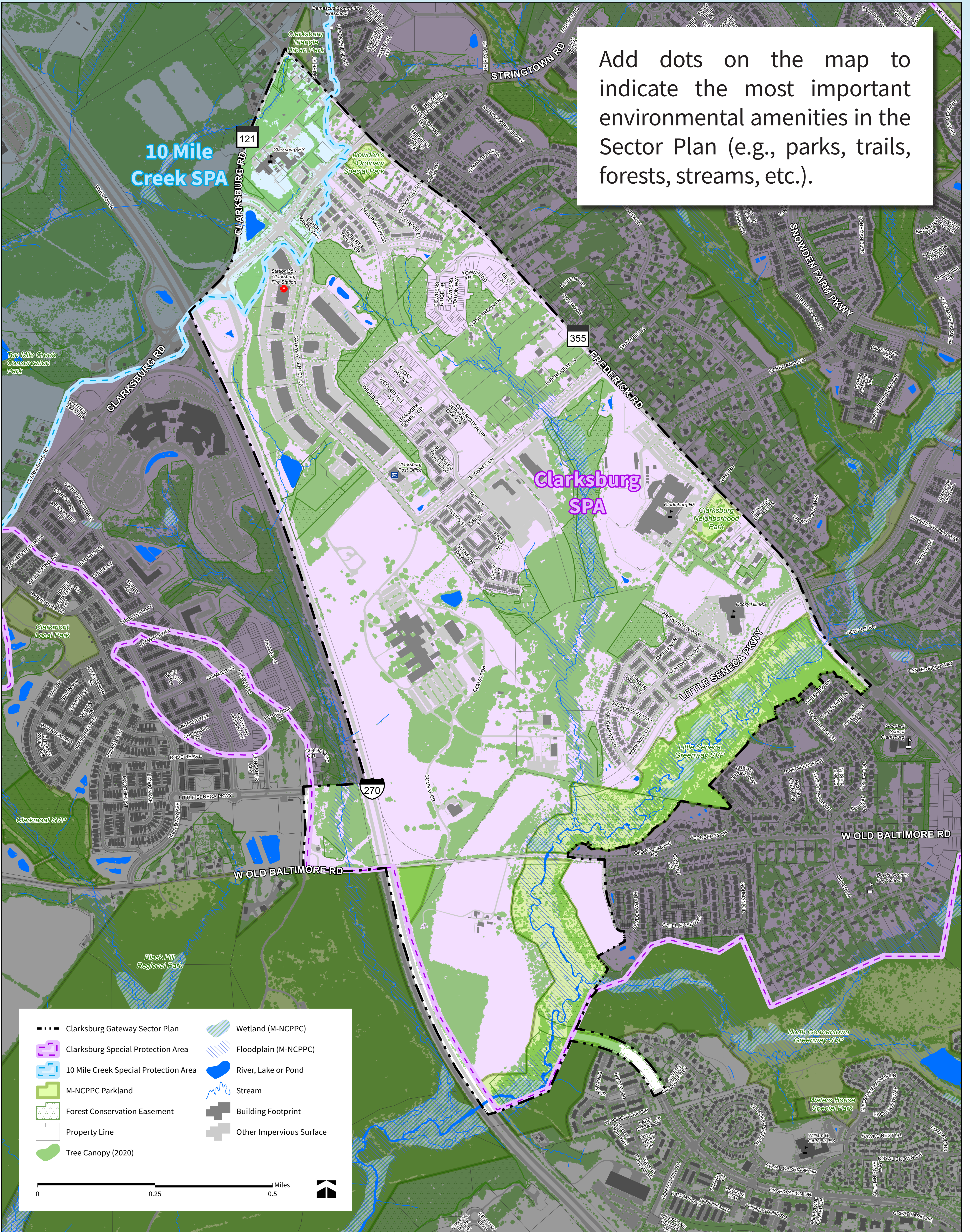


# ENVIRONMENTAL PROTECTION, PARKS & OPEN SPACE, AND RECREATION Feedback Board

When you travel to parks, open space, and recreation opportunities in the area how do you get there?

What parks, open space, and recreation amenities would you like to have within the plan area in the future?

# ENVIRONMENTAL PROTECTION, PARKLAND & OPEN SPACE, AND RECREATION



## Community Visioning Workshop

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# COMMUNITY DEVELOPMENT, PUBLIC AMENITIES, AND HISTORIC PRESERVATION Feedback Board

How can the Sector Plan contribute to a complete community?  
(shopping destinations, personal services, housing choices, neighborhood amenities, school quality and access, etc.)

What type of development character, scale, or design would you like to see in any new development in the Sector Plan? (i.e., streetscape, public spaces, building sizes)

What kinds of community gathering spaces would you like to see in the Sector Plan area that would appeal to people of all ages and abilities?

# COMMUNITY DEVELOPMENT, PUBLIC AMENITIES, AND HISTORIC PRESERVATION Feedback Board

Are you satisfied with the housing options available in Clarksburg?

What should be done to help alleviate the effects of anticipated new development and road connections?

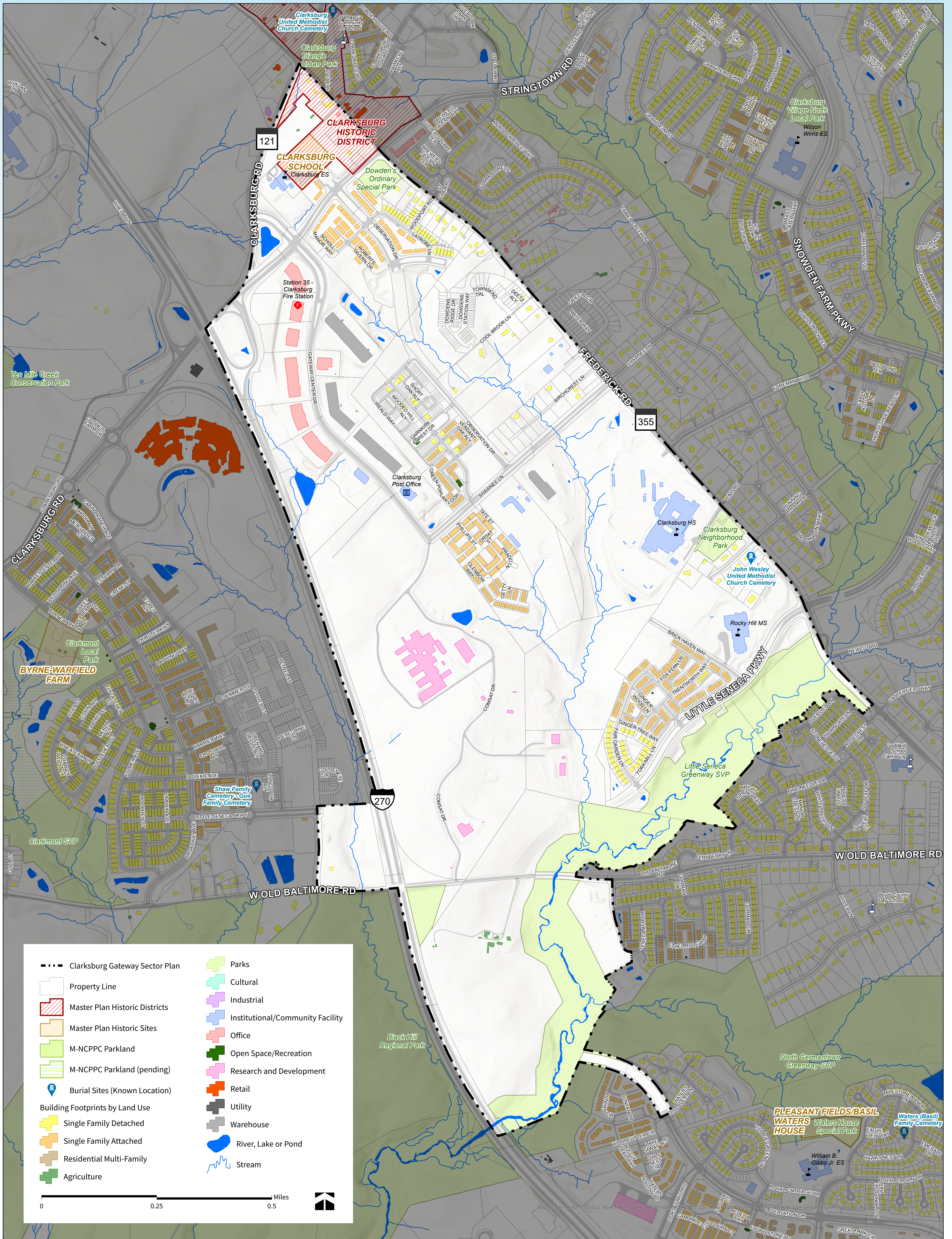
How do you think the community's history can be highlighted and preserved?

**Community Visioning Workshop**

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# COMMUNITY DEVELOPMENT, PUBLIC AMENITIES, AND HISTORIC PRESERVATION



## Community Visioning Workshop

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# COMMUNITY DEVELOPMENT, PUBLIC AMENITIES, AND HISTORIC PRESERVATION

## Streetscapes



## Places for Gathering



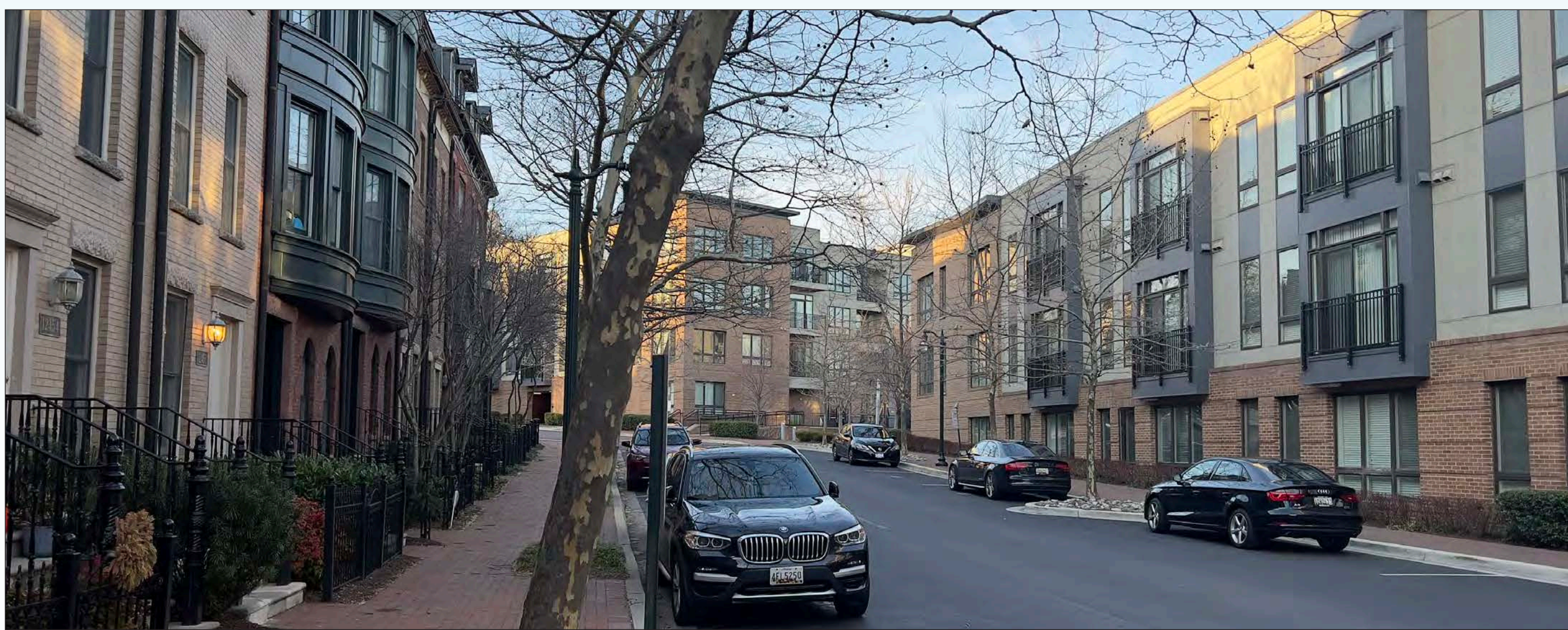
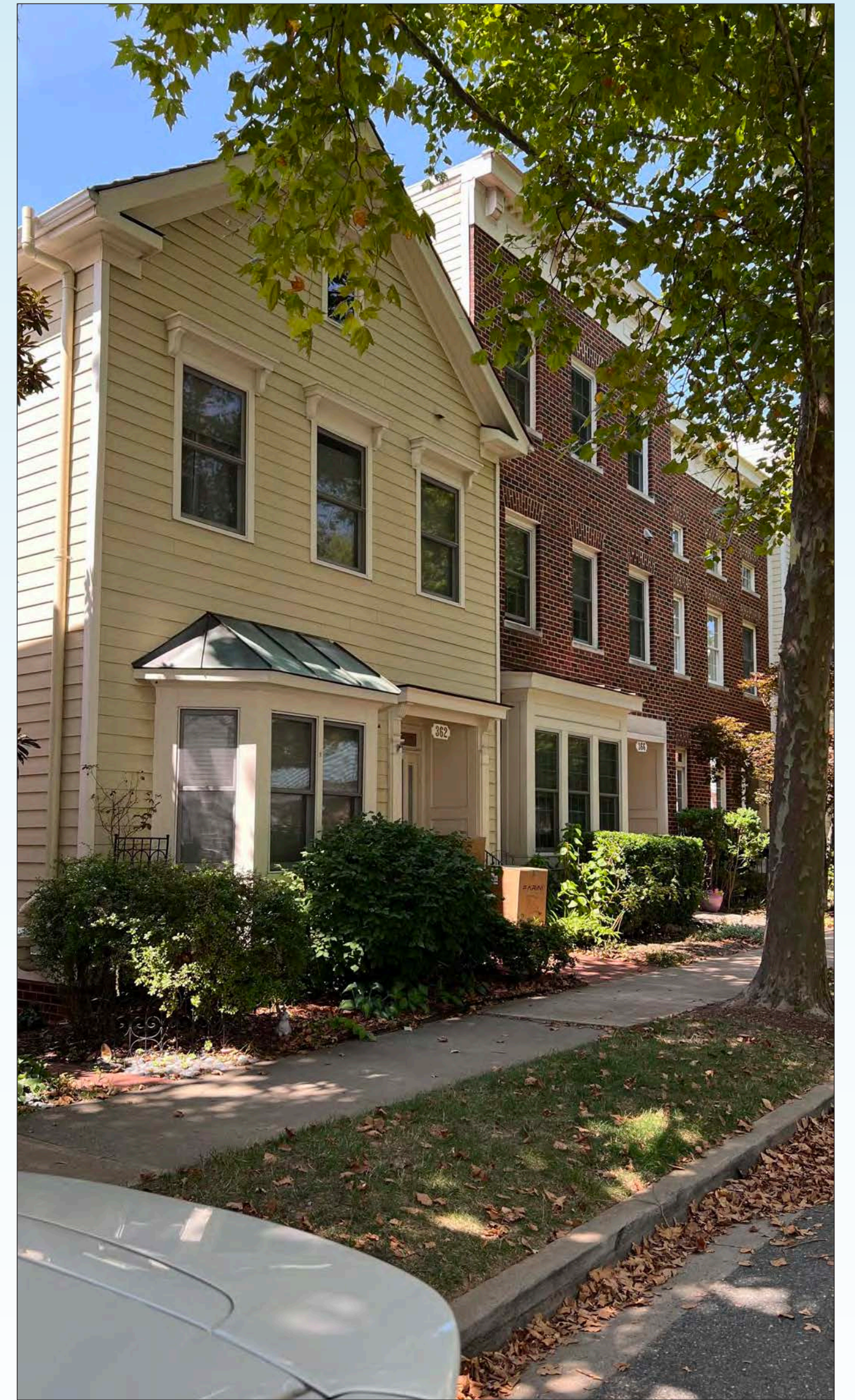
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# COMMUNITY DEVELOPMENT, PUBLIC AMENITIES, AND HISTORIC PRESERVATION

## Density



## Various Housing Types



## Art as Part of the Public Spaces

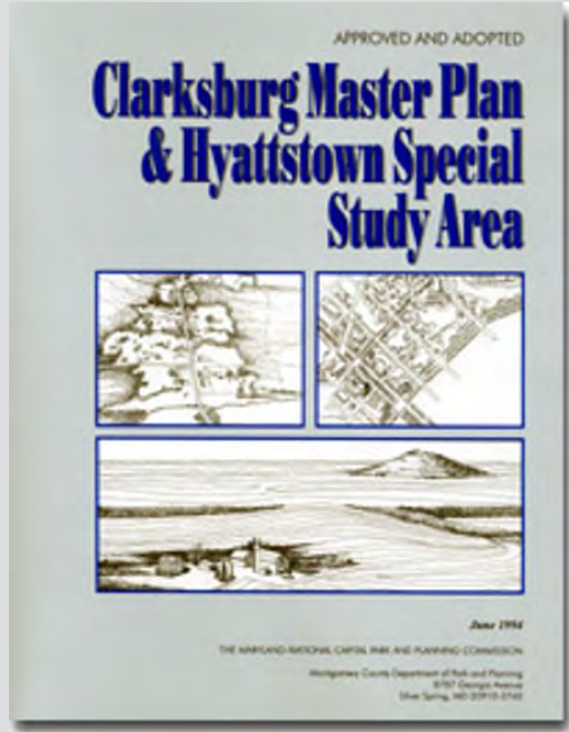


## Community Visioning Workshop

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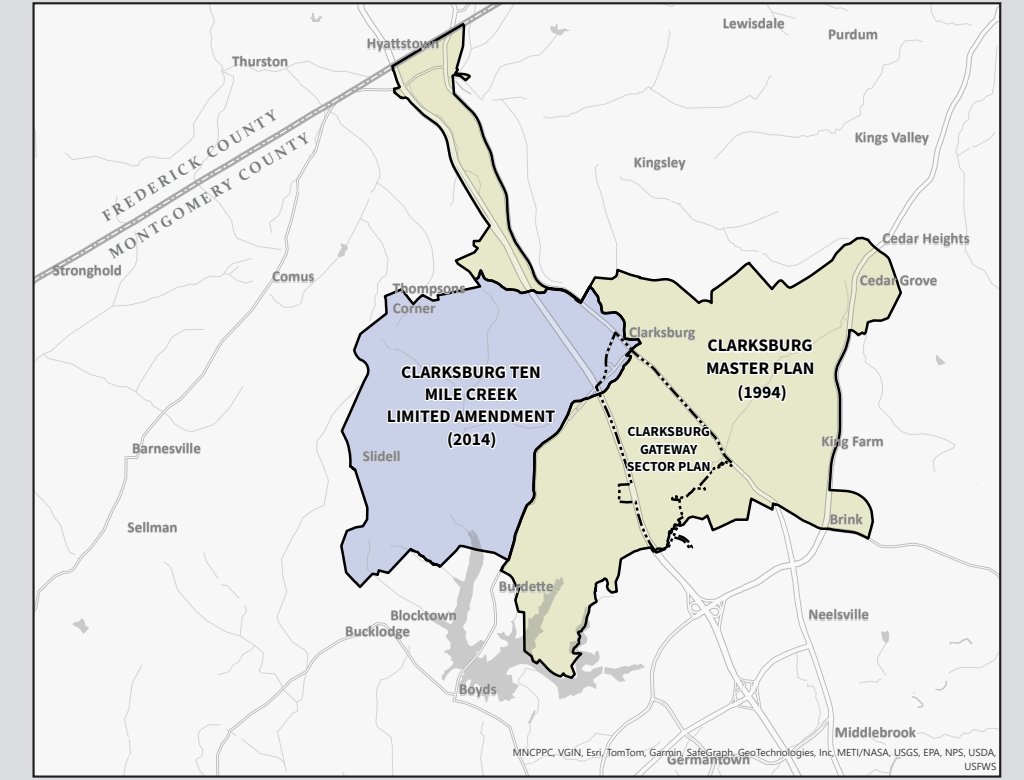


# 1994 Clarksburg Master Plan & Hyattstown Special Study Area

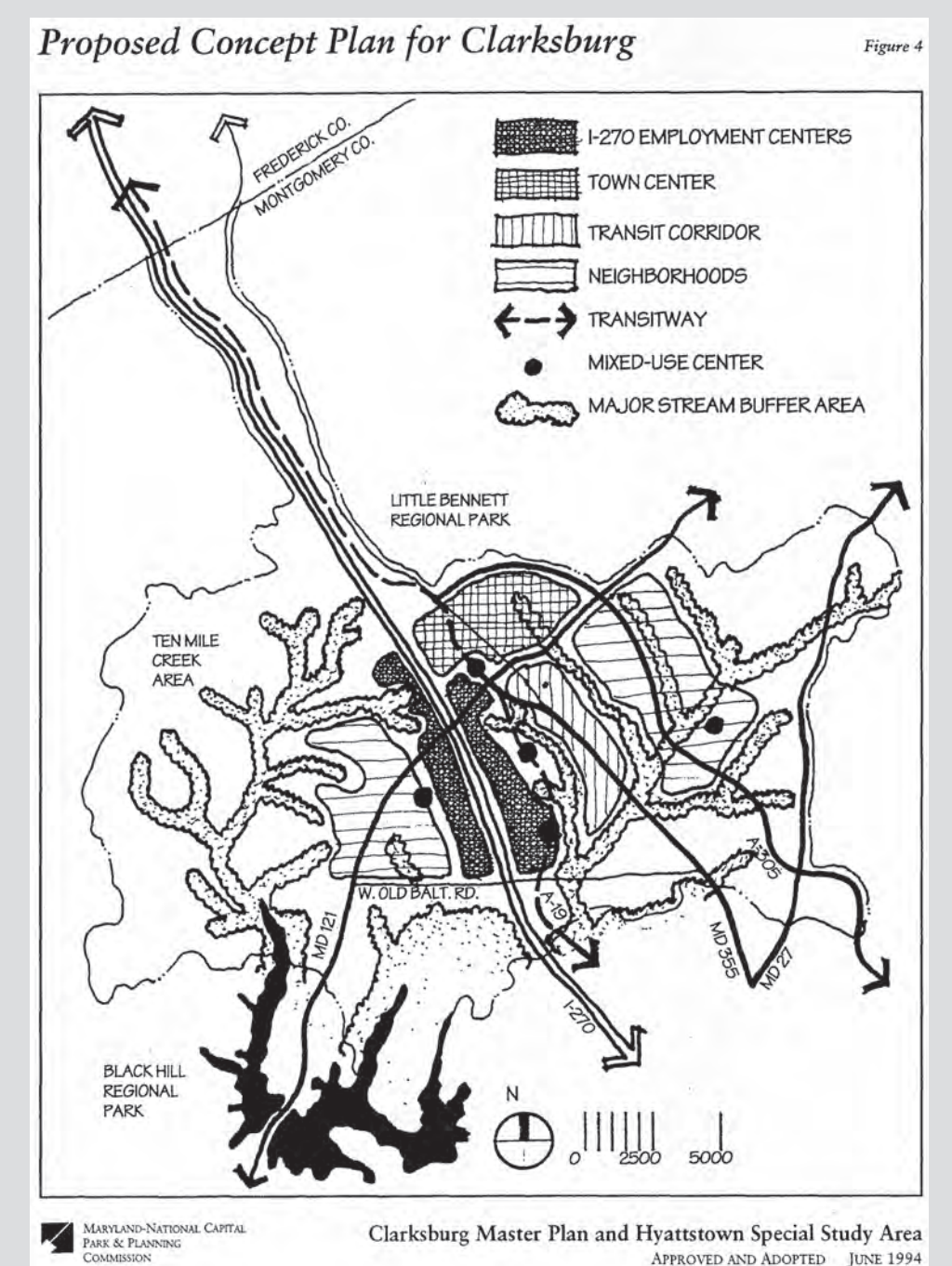


## Key Policies of the 1994 Clarksburg Master Plan

1. Transition Clarksburg into a transit-oriented, multi-use Town Center compatible with the Clarksburg Historic District.
2. Protect natural features, particularly the stream valleys of Ten Mile Creek and Little Seneca Creek, as development proceeds.
3. Complete a multi-purpose greenway system along stream valleys.
4. Build a comprehensive transit system, including a transitway between Shady Grove and the City of Frederick, connection to the Boyds MARC station, bus routes along key arterial roadways, and a separate bikeway system along main roads.
5. Cluster development into a series of transit- and pedestrian-oriented neighborhoods that provide a mix of land uses, interconnected streets, a diversity of housing types, and street oriented buildings.
6. Create a hierarchy of roads and streets that establishes “pedestrian friendly” road linkages between neighborhoods.
7. Preserve key sites adjacent to I-270 for existing and expanded employment uses as an extension of the county’s I-270 high-technology corridor.
8. Preserve a critical mass of farmland with an addition of land in the Ten Mile Creek area into the Agricultural Reserve.
9. Stage development to address fiscal concerns and to be responsive to community building and environmental protection objectives.



Clarksburg Plan Boundaries



## Recommendations Realized

- Continuation of light industrial and employment uses along Gateway Center Drive
- Development of new residential neighborhoods along Observation Drive
- Construction of Stringtown Road as an extension of Clarksburg Road (MD 121) east of I-270
- Reconstruction of Shawnee Lane as a four-lane divided arterial roadway
- Partial construction of Little Seneca Parkway (formerly “New Cut Road”)
- New parkland along Little Seneca Creek (Little Seneca Greenway Stream Valley Park) and a new local park on Frederick Road (MD 355) (Clarksburg Neighborhood Park)
- Construction of two master planned schools (Clarksburg High School and Rocky Hill Middle School)
- Construction of multi-use sidepaths and bikeways
- Protection of forested stream buffers and implementation of stormwater controls for new development

## Recommendations to Reconsider

- Emphasis on employment-oriented development along the I-270 Corridor, with new residential development located along Observation Drive and MD-355
- Completion of Little Seneca Parkway (formerly “Newcut Road”) across I-270
- Construction of I-270 interchange at Little Seneca Parkway crossing
- Completion of Observation Drive between MD-355 and I-270
- A dedicated transitway on Observation Drive with transit stations at Redgrave Place, Shawnee Lane, and Little Seneca Parkway
- Completion of MD 355 “Bypass” connecting with Observation Drive
- Multi-use greenways along stream valleys with linkages to neighborhoods