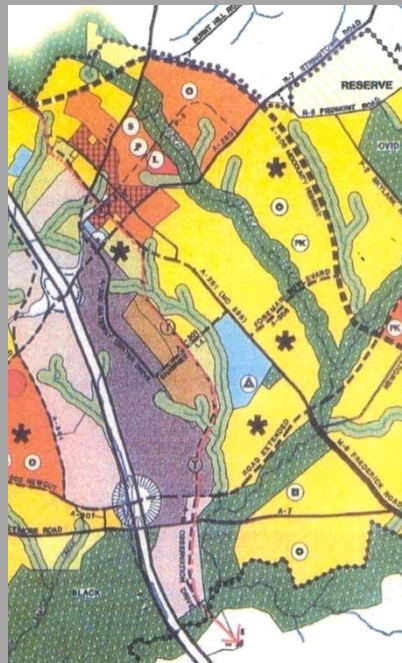


Clarksburg

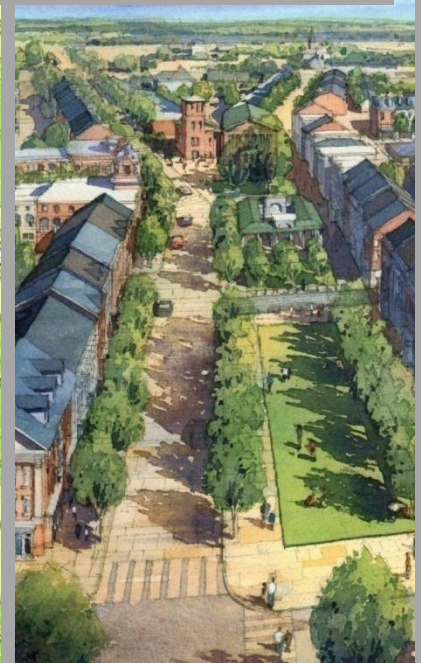
Master Plan Concept and the Clarksburg Town Center



Planning



Regulating

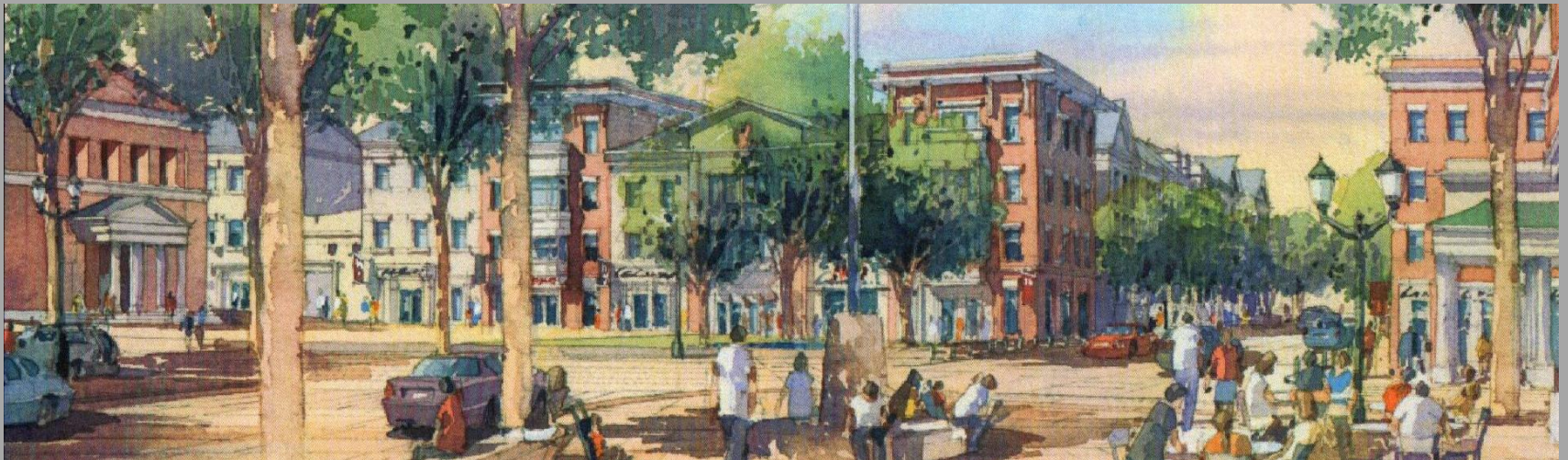


Building

Clarksburg

outline

- Location
- Master Plan Concept
- Staging
- Approved Preliminary Plans
- Infrastructure
- Town Center
- Completed & Current Projects
- Pending Projects
- Other Future Projects



location

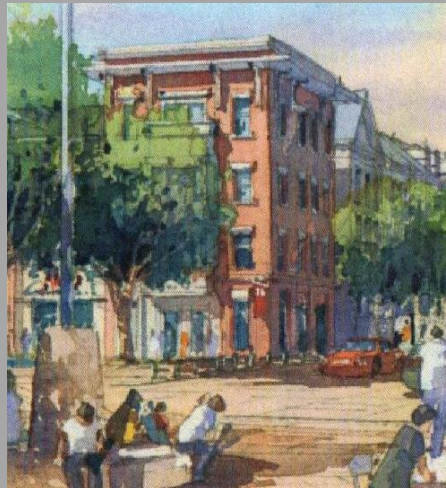
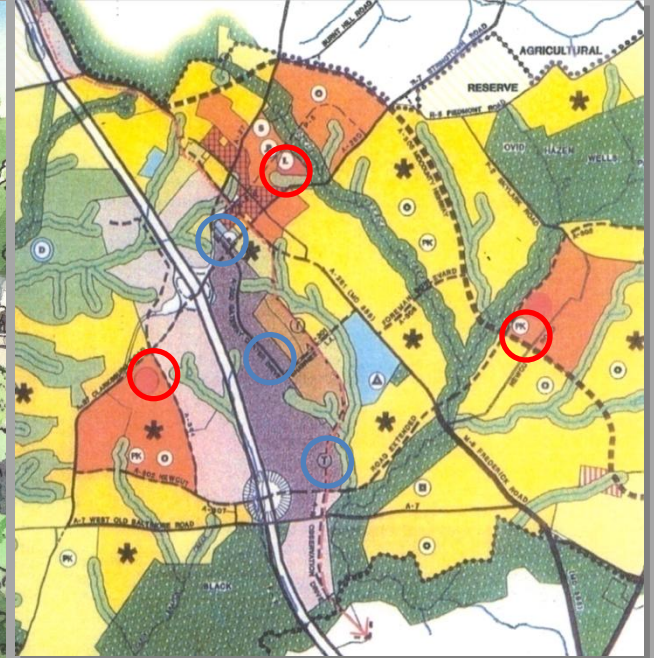


Clarksburg

master plan concept

1994 Master Plan:

- 3 Mixed use, transit station areas in the Transit Corridor:
 - Town Center
 - Shawnee
 - COMSAT
- CTC & Neighborhood Centers:
 - Town Center
 - Cabin Branch
 - Newcut Road



Clarksburg

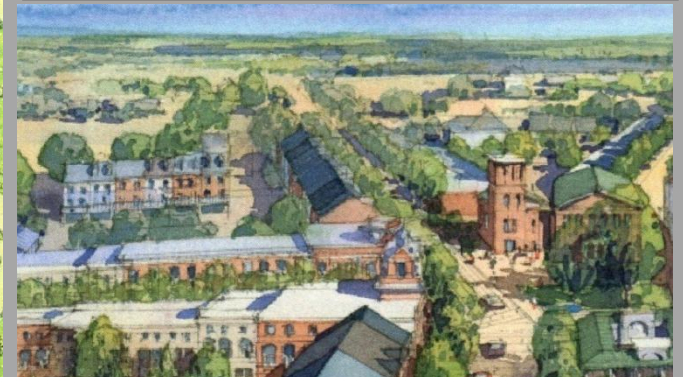
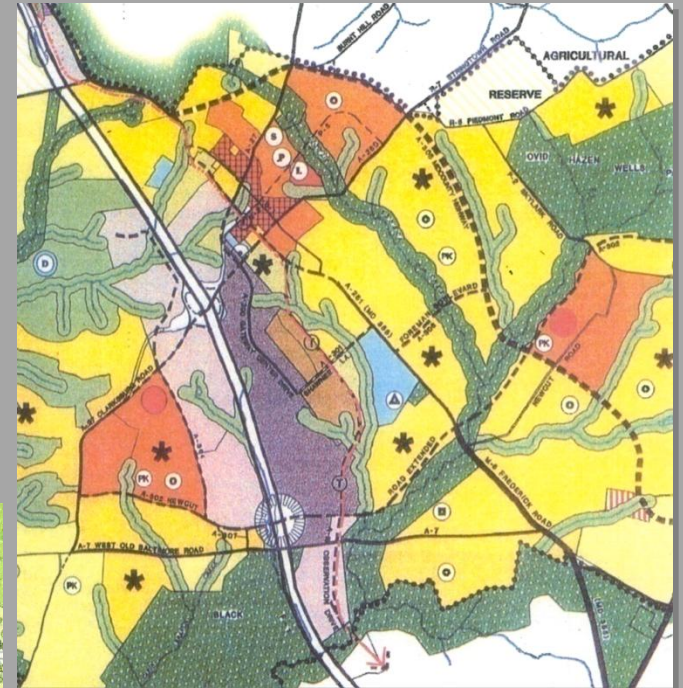
master plan concept

1994 Approved and Adopted Master Plan

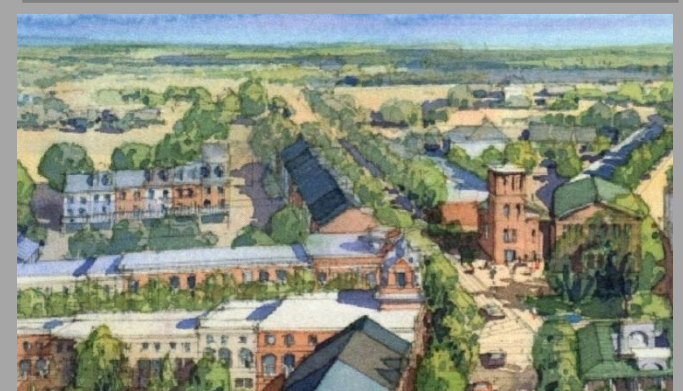
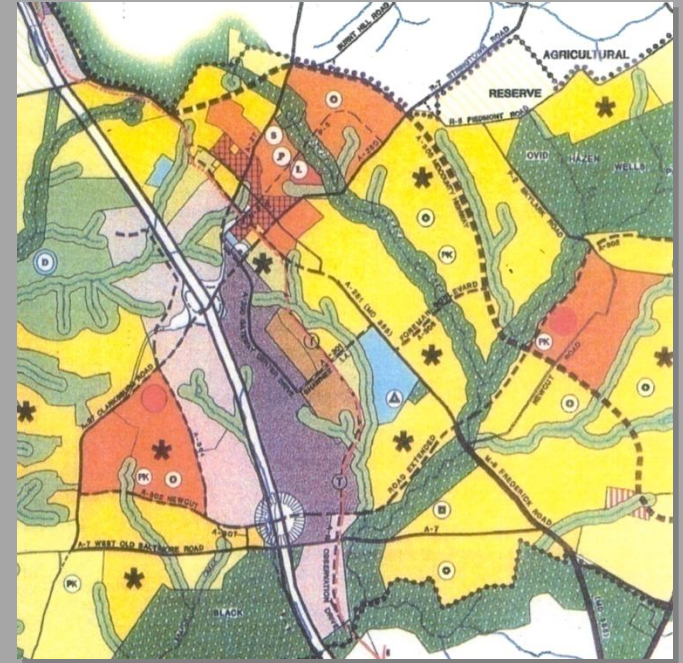
Key Policies

Development Concept:

- Town scale development
- Environmental stewardship
- Greenway network
- Transit system
- Hierarchy of roads and streets
- Transit oriented Town Center
- Transit and pedestrian oriented neighborhoods
- Employment along I-270
- Farmland preservation
- Staging



Master Plan - Analysis Areas

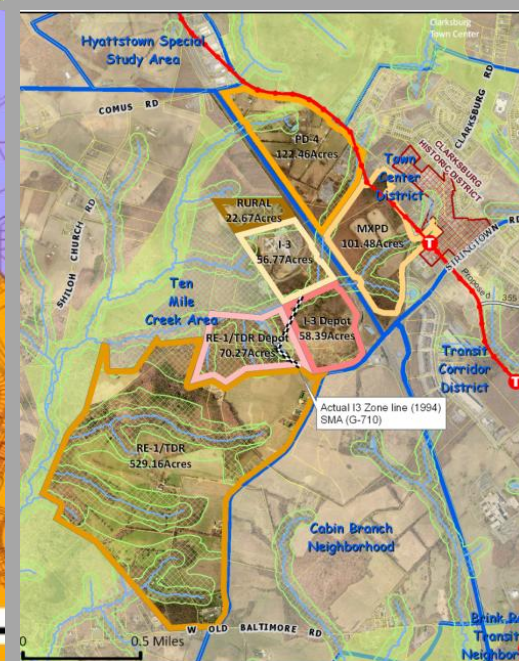
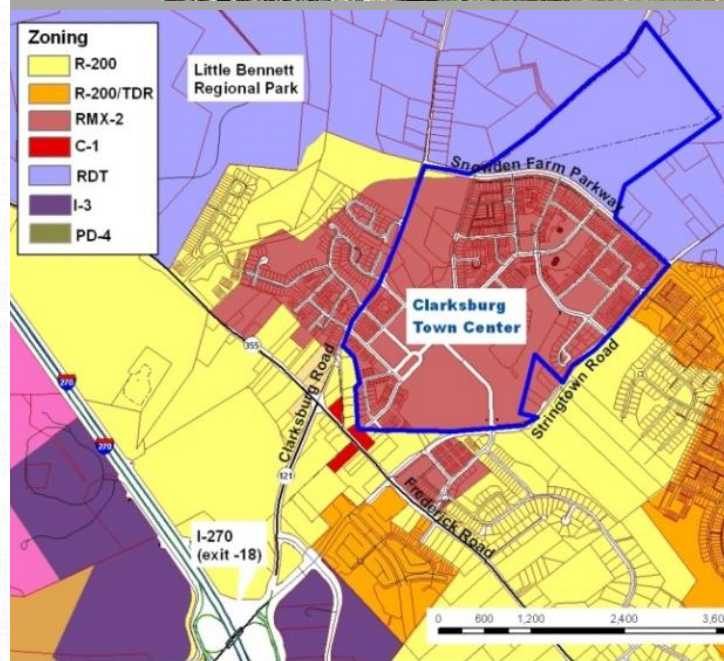
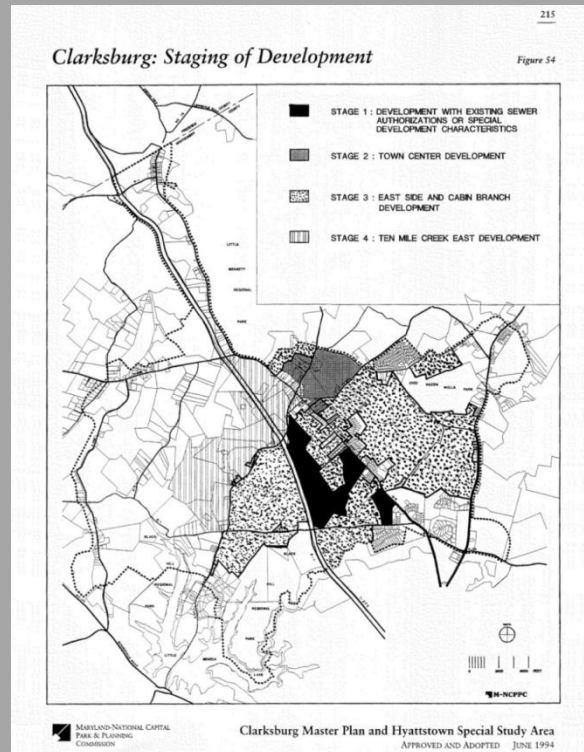


Clarksburg

staging

Four stages of development:

1. Sewer authorizations
2. Town Center
3. East side and Cabin Branch
4. 10 Mile Creek

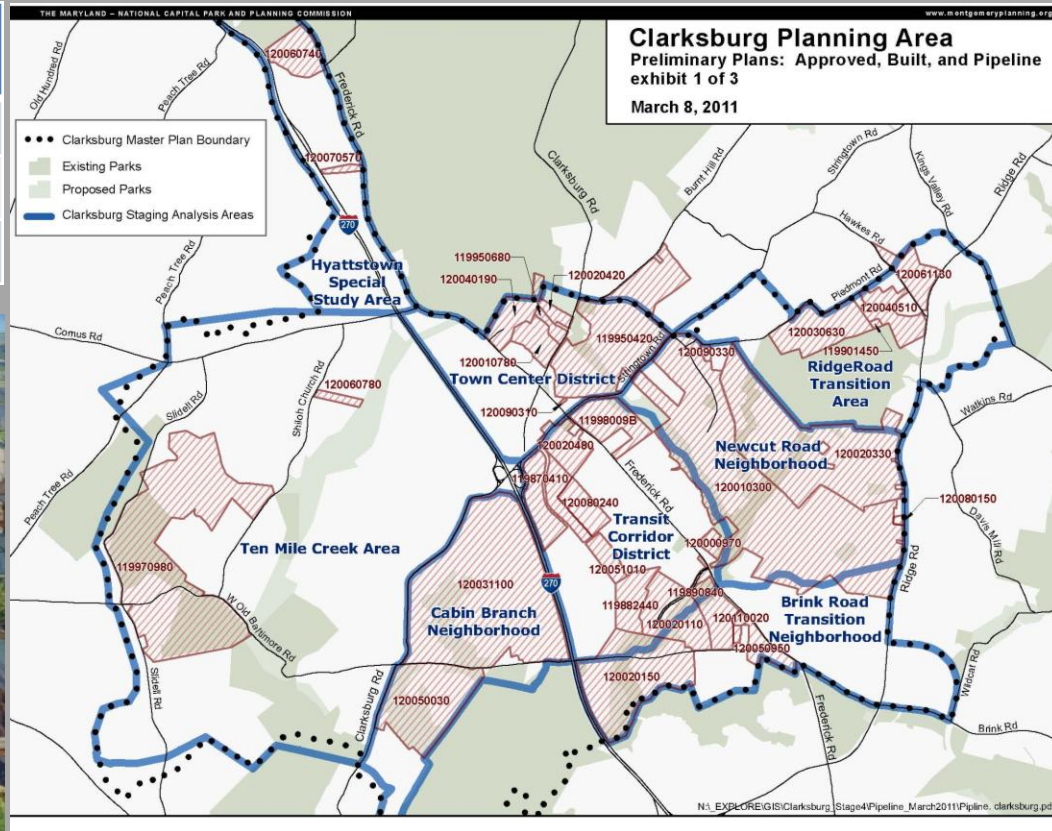


Clarksburg

approved and pending preliminary plans

Approved Built and Pending Projects

Analysis Areas	Dwelling Units	Commercial SF.
Constructed Projects (built)	5,197	1,253,834
Approved (Prelim. Plans)	9,891	3,894,791
Pending Projects	480	-----



Clarksburg

approved and pending preliminary plans

Approved Built and Pending Projects

Approved					Built					Pipeline																		
Application #	Project Name	Year Approved	Residential Units	Commercial Sq. Ft.	SFD	SFA	Garden	High Rise	Residential Units	Commercial Sq. Ft.	SFD	SFA	Garden	High Rise	Residential Units	SFD	SFA	Garden	MPDUs	Senior Housing	Office	Retail	Ind.	Other	Comm. Sq.Ft.			
Bank Road Transition Neighborhood																												
11980640	Clarksburg Heights	1994	130	0	110	20	0	0	130	0					0											0		
120020150	Linthicum East Property	2002	259	0	157	102	0	0	259	0					0											0		
Cabin Branch Neighborhood																												
120031100	Cabin Branch	2004	2,386	2,420,000	0	0	0	0	0	0	1,886	0	500	0	2,386	0	07	07	210	500	2,300,000	120,000	0	0	0	0	2,420,000	
120060030	Linthicum West Property	2005	253	0	0	0	0	0	0	0	253	0	0	0	253	28	0	0	28	0	0	0	0	0	0	0		
Haltstown Special Study Area																												
120000740	Clement East Property	2007	18	0	2	0	0	0	2	0	16	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0		
120070570	Snow Hill Farm	2010	0	25,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,800	0	20,323	25,923			
Newcut Road Neighborhood																												
120020330	Greenway Village	2002	1,330	91,000	528	202	344	0	1,074	0	72	184	0	0	256	0	86	0	86	0	0	91,000	0	0	0	91,000		
120110000	Clarksburg Village	2004	2,753	109,000	439	330	360	0	1,129	0	828	566	240	0	1,624	0	140	0	140	100	0	109,000	0	0	0	109,000		
120090330	Piedmont Road	2010	4	0	1	0	0	0	1	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0		
Ridge Road Transition Area																												
120051130	Nehouse Property	2007	8	0	1	0	0	0	1	0	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0		
11901450	R.T. Schaeffer Farm	1991	1	0	1	0	0	0	1	0					0										0			
120030530	Trigging/Damron Property	2003	92	0	92	0	0	0	92	0					0										0			
120040510	R.T. Schaeffer Property	2004	9	0	9	0	0	0	9	0					0										0			
Ten Mile Creek Area																												
119670960	Thompson Farm	2004	17	0	0	0	0	0	0	0	17	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0		
120060790	Shoh Farm	2006	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0		
Town Center District																												
119604020	Clarksburg Town Center	2006	1,207	194,720	142	399	389	0	837	0	44	224	102	0	370	0	19	58	77	0	0	194,720	0	0	0	194,720		
120000110	Buffington Building II	2010	0	14,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,288	0	0	0	14,288		
119600900	Catawba Manor	1996	39	0	39	0	0	0	39	0					0										0			
120010780	Clarksburg Ridge	2002	159	0	101	58	0	0	159	0					0										0			
120020420	Parkside	2002	34	0	34	0	0	0	34	0					0										0			
120040190	Woodcrest	2004	86	0	59	27	0	0	86	0					0										0			
Transit Corridor District																												
119670410	Gateway 270 Corporate Park	1999	0	1,000,000	0	0	0	0	0	559,979	0	0	0	0	0	0	0	0	0	0	440,021	0	0	0	0	440,021		
119660440	Corral Property	1999	0	8,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,400	0	0	8,400		
120000480	Gateway Commons	2002	292	0	26	132	86	0	197	0	27	44	24	0	95	0	4	0	4	0	0	0	0	0	0	0		
120051010	Eastside	2006	265	0	1	0	0	0	1	0	70	196	0	0	256	0	32	0	32	0	0	0	0	0	0	0		
120000570	Running Brook Acres	2000	19	0	19	0	0	0	19	0					0										0			
120020110	Martens Property	2002	325	0	109	216	0	0	325	0					0										0			
119680036	Highlands at Clarksburg	2003	204	31,460	122	64	18	0	204	31,460					0										0			
			9,991	3,694,791					4,590	591,430	3,224	1,194	886	0	5,284	26	281	58	577	600	2,740,021	534,608	8,400	20,323	3,303,352			
On the ground since 1994																												
On the ground in 1994																												
Total on the ground today																												

Clarksburg Planning Area















Development Activity Since 1994

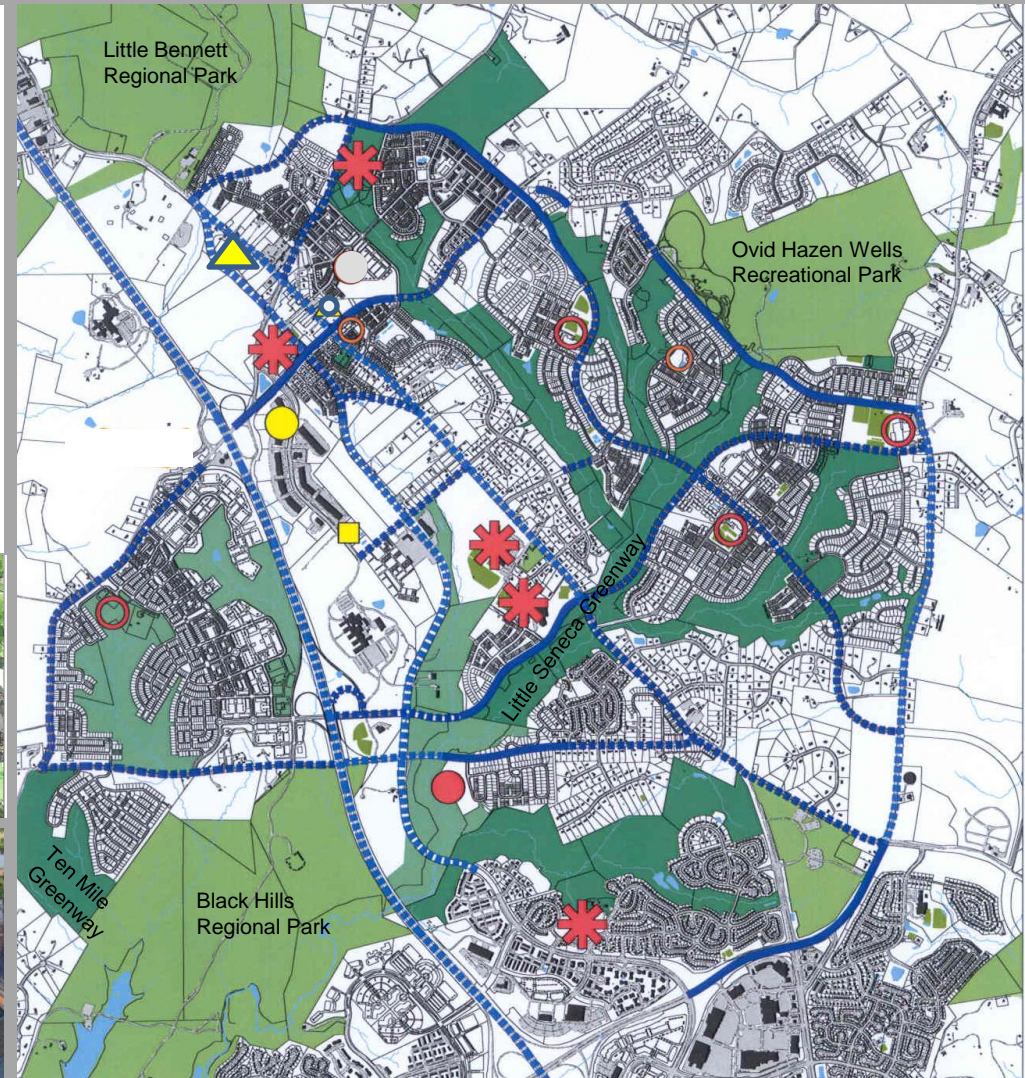
Preliminary Plans: **Approved, Built, and Pipeline**
exhibit 3 of 3

March 8, 2011 M-NCPPC

Clarksburg

infrastructure - community facilities

-  Regional Parks (Little Bennett, Black Hills, Ovid Hazen Wells Recreational)
-  Greenway Network (Ten Mile Creek, Little Seneca)
-  Local/Greenway Parks (Cabin Branch, Little Seneca- to be dedicated)
-  Schools (built or in CIP)
-  Schools (Purchased by M-NCPPC until needed by BOE)
-  Schools (not dedicated yet)
-  Roads (upgraded by developer) or Joint Developer/County Project (Stringtown Road)
-  Roads (to be upgraded by developer)
-  Master Plan Roads (not committed)
-  Library (included in CIP)
-  Community Space (provided by developer)
-  New Fire Station (included in CIP)
-  Interim Fire Station (Open)
-  Post Office (Built)



Clarksburg

infrastructure - community facilities

Community Facilities Built:

1. Rocky Hill Middle School
2. Clarksburg High School
3. Clarksburg Main Post Office
4. Interim Fire Station
5. Little Bennett Elementary School
6. Arora Hills Clubhouse
7. Highlands of Clarksburg Community Building

Community Facilities Programmed:

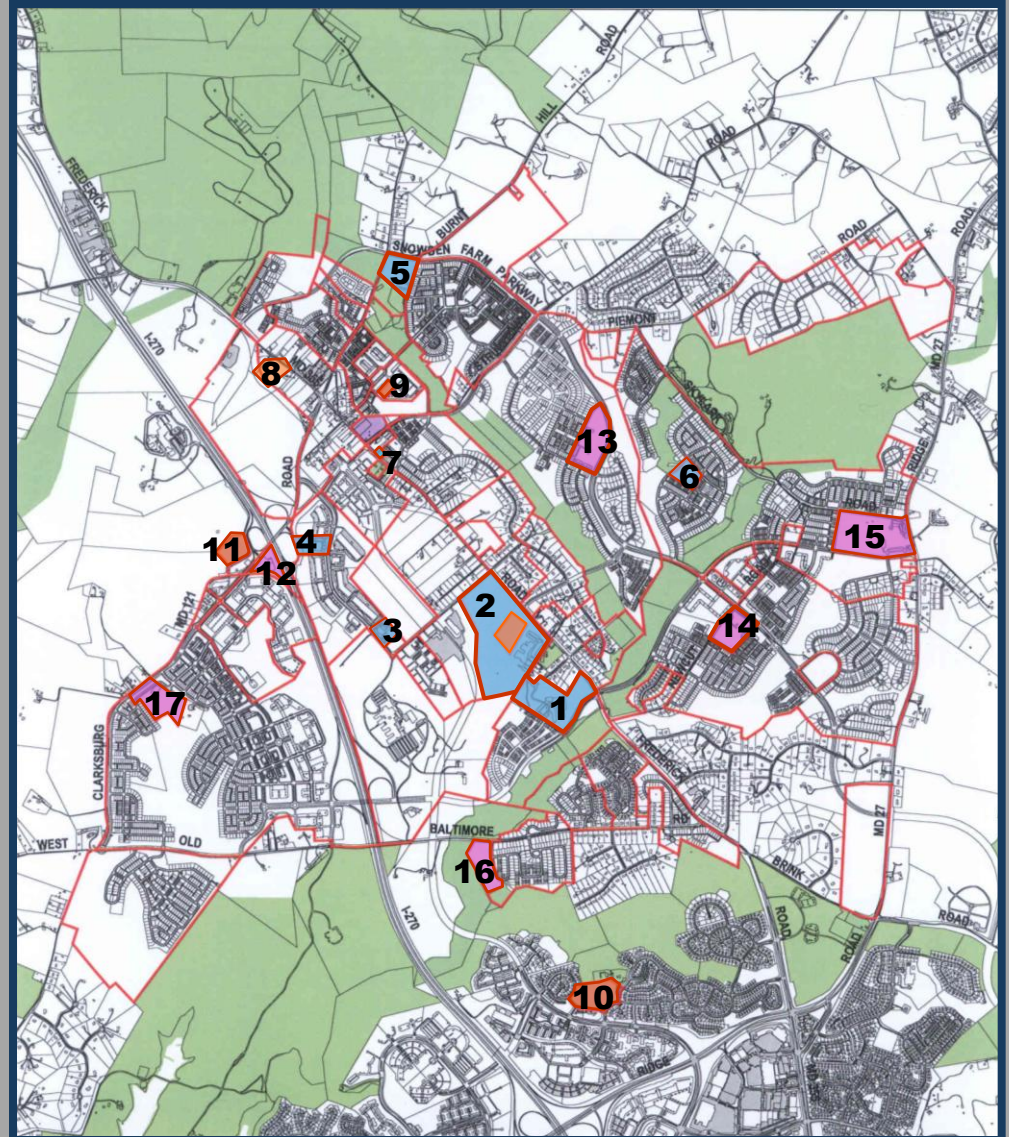
8. New Fire and Rescue Station
9. Clarksburg Library
10. Clarksburg Elementary School #8
11. North County Maintenance Depot *
12. Water Storage Facility
13. Clarksburg Village Elementary School #1

Community Facilities Not Programmed:

14. Clarksburg Village Elementary School #2
15. Arora Hills Greenway Village Middle School
16. West Old Baltimore Elementary School
17. Cabin Branch Elementary School

Notes: Schools

* Regional Facility - Location Pending

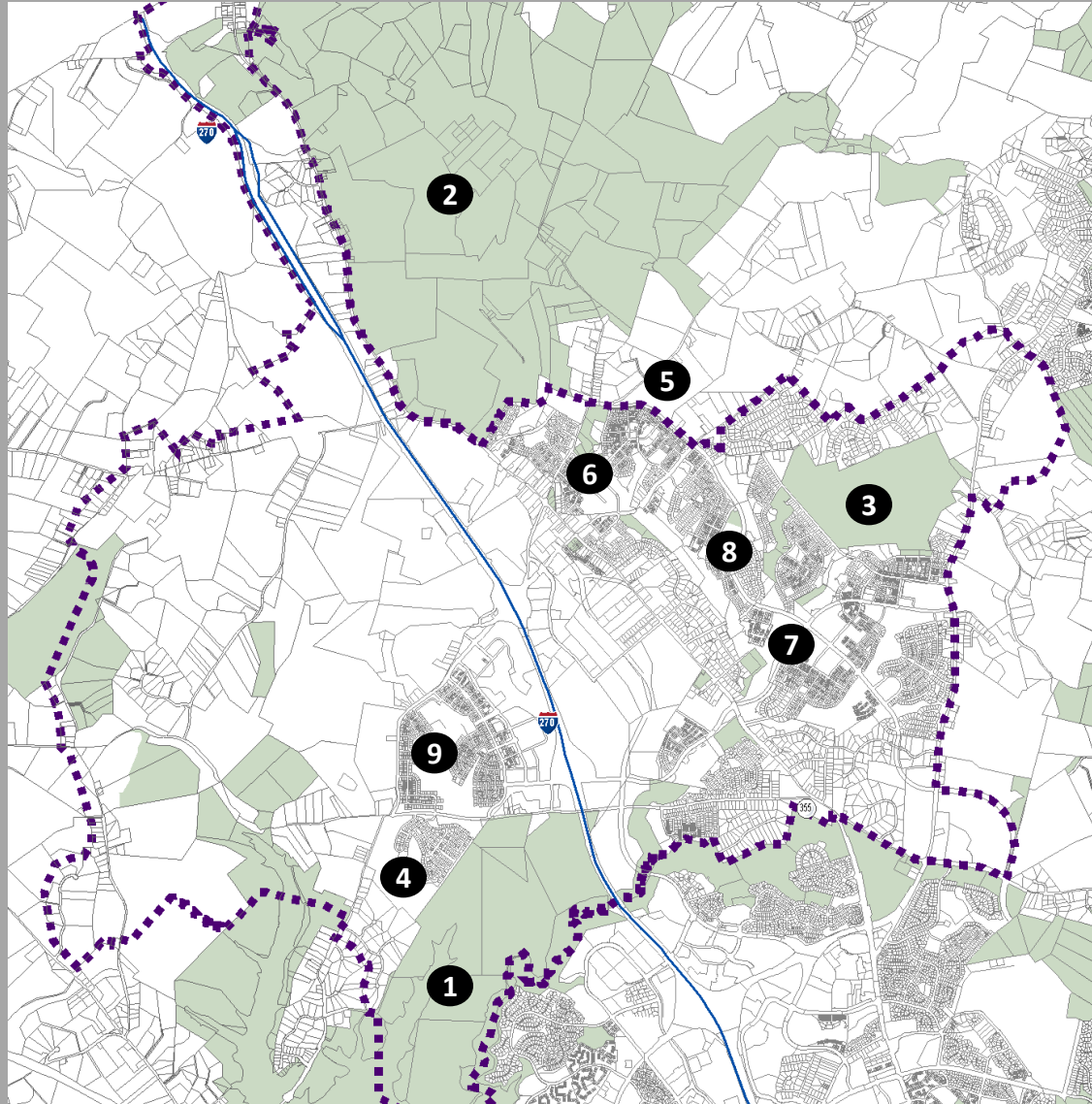


Clarksburg

infrastructure - parks

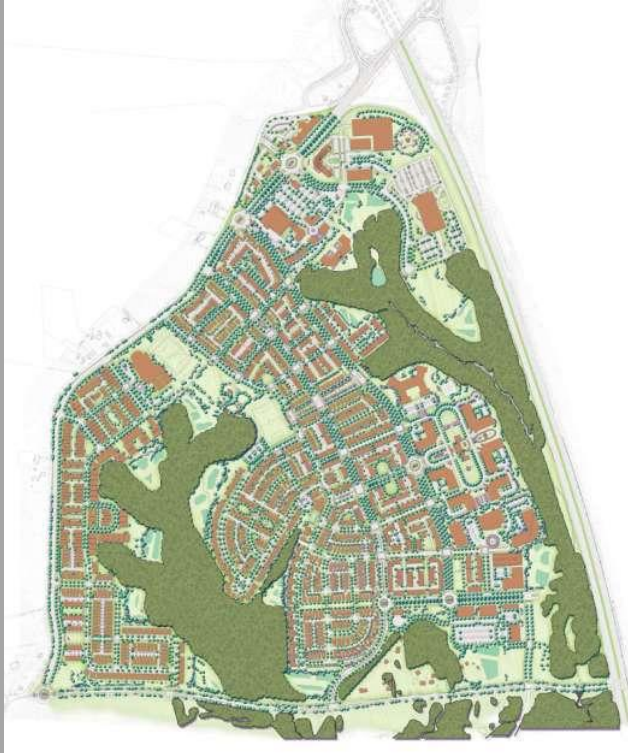
Master Plan Parks:

- 1 Black Hill Regional Park
- 2 Little Bennett Regional Park
- 3 Ovid Hazen Wells
Recreational Park
- 4 Clarksburg Road Special Park
- 5 Clarksburg Local Park
- 6 Kings Pond Local Park
- 7 Newcut Village (Clarksburg Village)
North Local Park
- 8 Foreman Boulevard Local Park
- 9 Clarkmont Local Park



Clarksburg

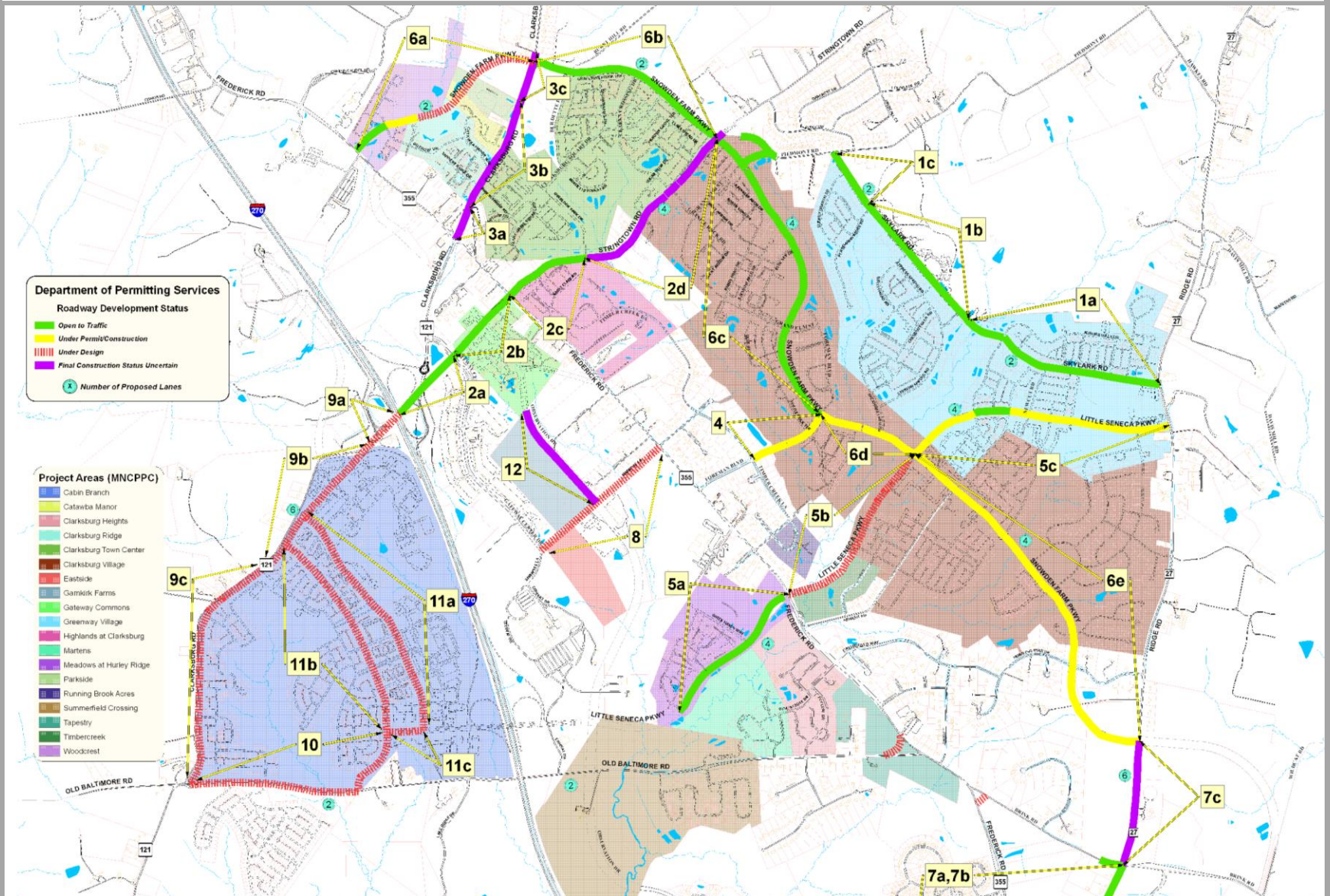
infrastructure - parks



Park Name	Dedication	Construction
Greenway Network	Pending	Pending
Black Hill Regional Park	NA	NA
Little Bennett Regional Park	NA	<u>Pending</u> Day Use Area Apprvd. Oct. 6, 2011
Ovid Hazen Wells Recreational Park	NA	NA
Clarksburg Road Special Park	Dedicated	Pending
Clarksburg Local Park	Dedicated	Developer
Kings Pond Local Park	NA	Complete
Newcut Village Local	Dedicated	Developer
Foreman Boulevard Local	Dedicated	Developer
Clarkmont Local Park (Cabin Branch)	Dedicated	Pending

Clarksburg

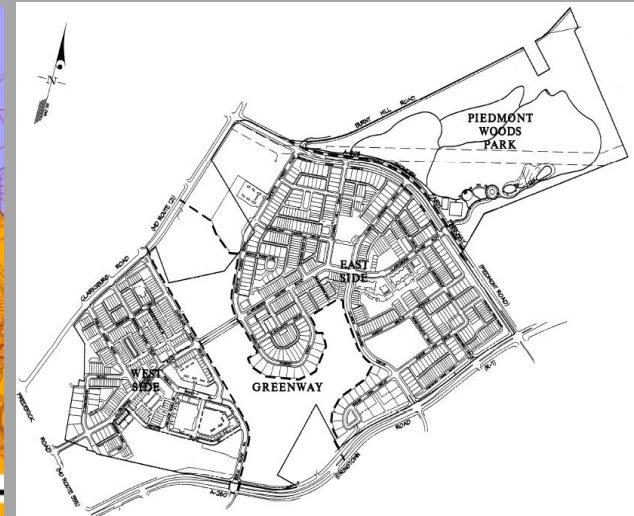
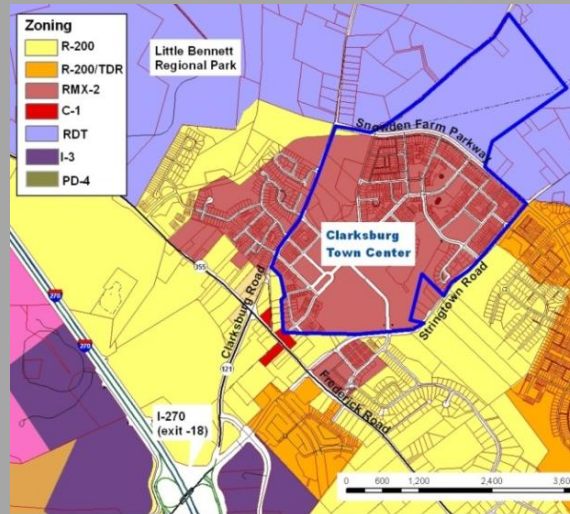
infrastructure - roadways



Clarksburg town center

CTC Plans:

- 1994 Project Plan submitted
- 2006 - **Compliance Plan** Approved
- 2010 **Certified Site Plan** Approved:
 - 194,720 sf commercial
 - 1,206 residential units
- Progress reports (quarterly)



Clarksburg

town center

West Side with Retail Core:

- up to 194,720 sf commercial
- 49,000 sf grocery store
- 176 residential units
 - 90 multi-fam. above retail
 - 40 townhomes
 - 46 live/ work resid. units
- Multi level parking - 545 spcs.
- 1,070 total parking



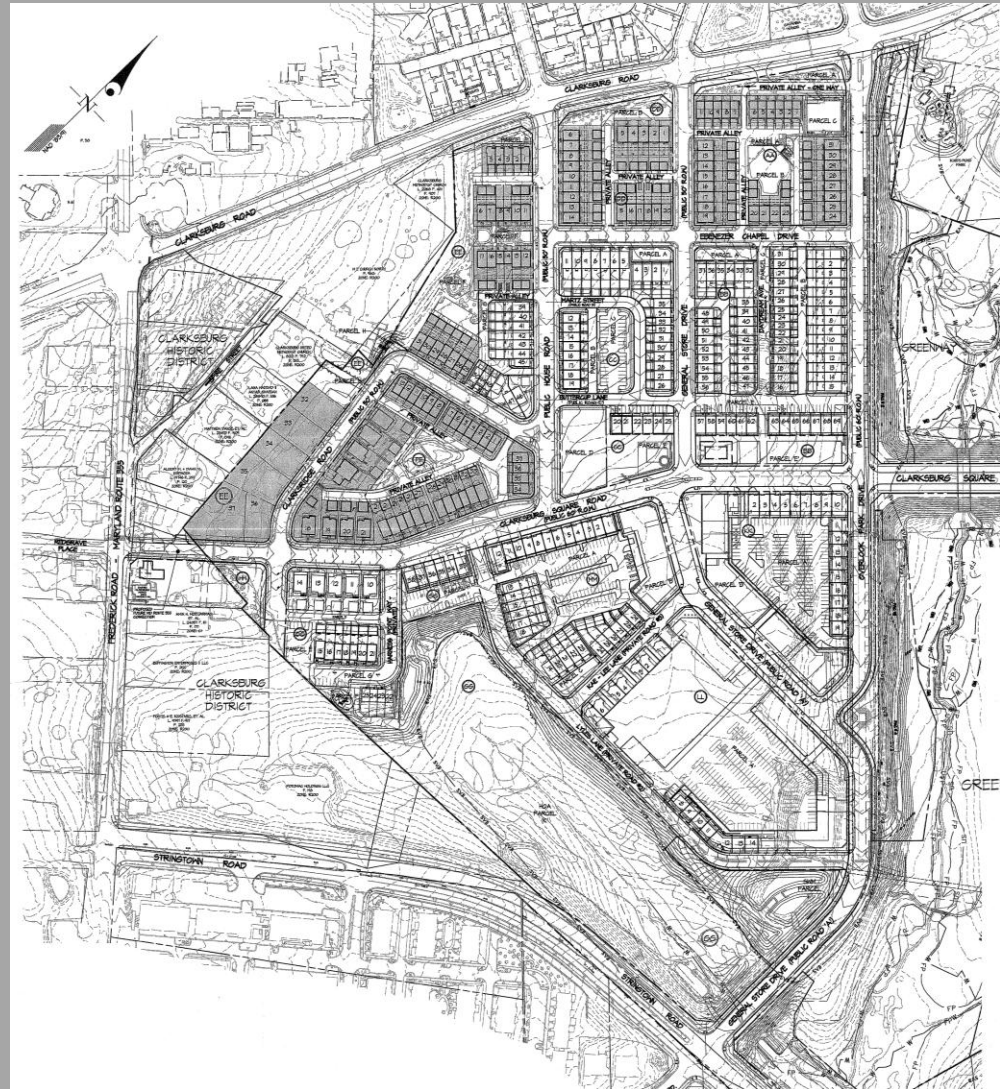
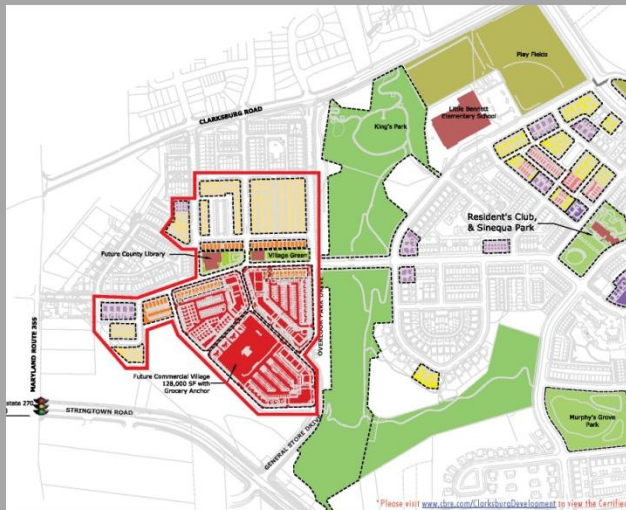
- Grocery
- Retail with Multi Family above
- Townhouses
- Live/Work

Clarksburg

town center

West Side with Retail Core:

- up to 194,720 sf commercial
- 49,000 sf grocery store
- 176 residential units
 - 90 multi-fam. above retail
 - 40 townhomes
 - 46 live/ work units
- Multi level parking - 545 spcs.
- 1,070 total parking available



Clarksburg

town center

East Side



Compliance Plan

- Mediation between two parties resulted in Compliance Plan, incorporated into Site Plan approval
- Plan calls for 3 stages (approval of the site plan satisfies the 3rd stage)
- Plan calls out specific improvements and elements to be incorporated (i.e. parking structure(s))

Site Plan

Plan Approval

194,720 sf. of commercial development,
including 69,720 sf. of specialty retail

(51 live-work units @48,000 sf., 7,720 sf. of
flex space, 14,000 sf. of mezzanine space
above the grocery)

1,206 residential dwellings (east & west
side)

Site Plan

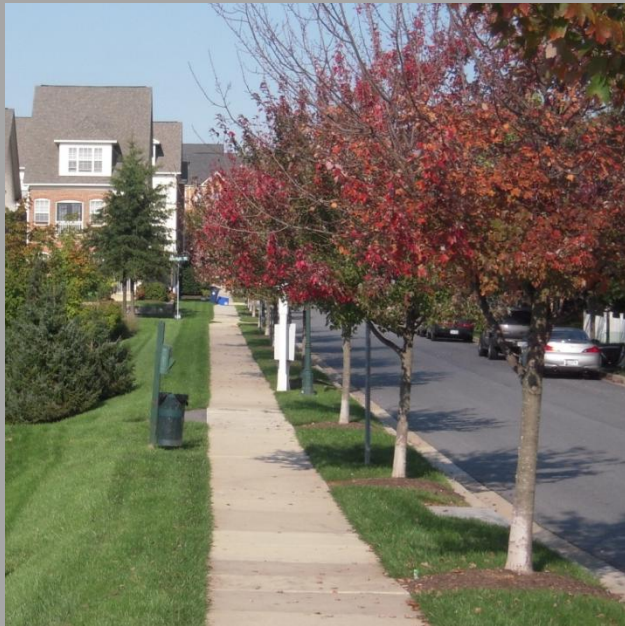
Conditions of Approval

- Standard conditions for transportation, environmental, design, parks, etc.
- Staging/Development Program (staging of development tied to building permits)
- Streetscape/Landscape Enhancements in addition to the typical features (banners, increased plant materials, brick sidewalks, etc.)
- Status reporting to the Board

Clarksburg town center

Current Status:

- Announcement of Elm Street Development as new developer - Oct. 20, 2011
- Final agreement - Dec. 2011
- CTC implementation timeline pending

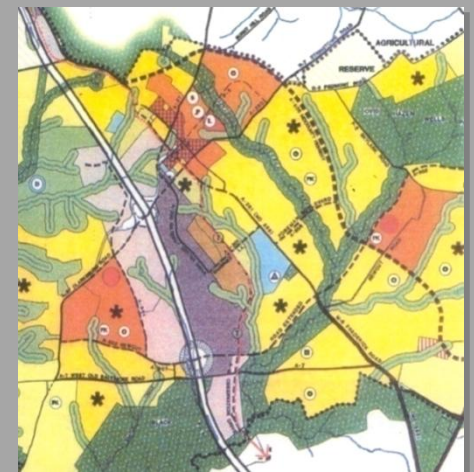
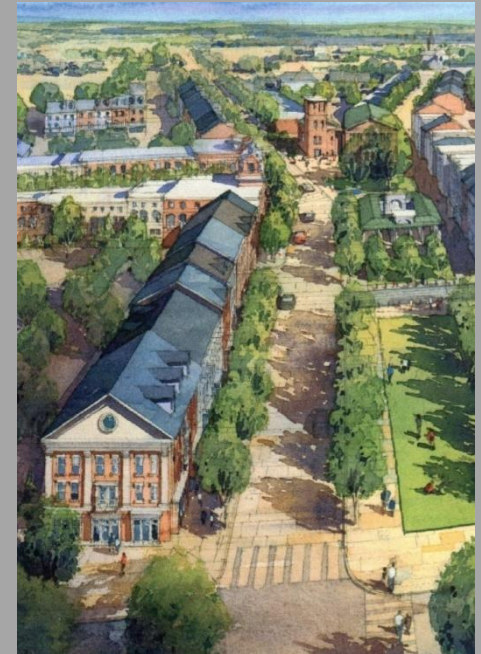


Clarksburg

other projects

Major Completed and Current Projects:

- **Master Plan Amendment** (flexibility for timing of retail)
 - Town Center - Site Plan approved, retail core pending selection of retail developer
 - Clarksburg Village - Site Plan approved, desire to proceed by or before - May 2012
 - Cabin Branch - retail in approved Overall Prelim. Plan
- **Infrastructure (Financing) Working Group** (April)
 - Roadways and sidewalks (connectivity)
 - Taxing districts / public and private coordination
- **Fire Station** Mandatory Referral (Approved Sept.)
- **Sewer service to Historic District**
 - Engineering studies planned as part of next phases for Fire Station (DEP)
- **Goddard School** – Sp. Except’n, Prelim. & Site Plans approved
- **Little Bennett Regional Park Day Use Facility** (Approved Oct.)
- **Cabin Branch** - Overall Prelim Plan approved 2008
 - Winchester 1 and 2 - Site Plans approved Dec. 1 2011

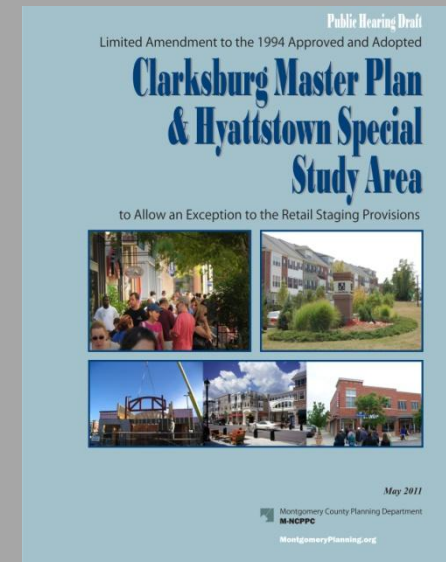
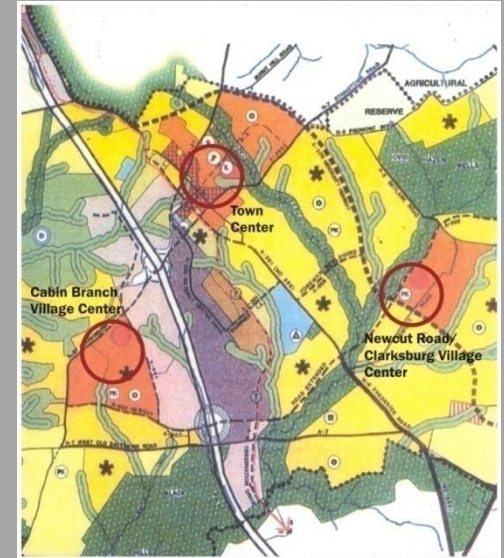


Clarksburg

limited master plan amendment

Schedule and Actions:

- **Approval of Staff Draft as Public Hearing Draft and Set Public Hearing** **March 31, 2011**
- **Public Hearing and Action** **May 5, 2011**
- **Transmit Planning Board Draft to County Council and Executive**
- **County Executive Review**
- **County Council Public Hearing and Approval** **June 28, 2011**
- **Commission Approval & Adoption** **July 20, 2011**



Clarksburg

Clarksburg Village Phases II & III

Clarksburg Village Phase II

(413 acres II & III):

- 1,680 Residential units
- Major infrastructure improvements

Clarksburg Village Phase III

(17.4 acres):

- 100 Residential units - Seniors Housing
- 109,000 sf Commercial/ Retail

Phases II & III

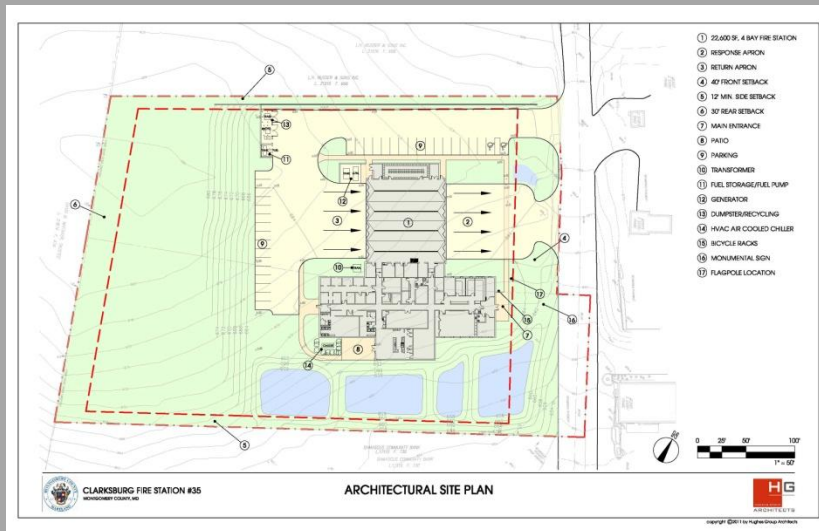
1. Retail (Phase III)
2. Multi-Family Concentration
3. Greenway
4. Elementary School
5. Community Center
6. M-NCPPC Park



Fire Station #35 Mandatory Referral DGS Design Development

DESCRIPTION Approved Sept. 2011

- Justified in Fire and Rescue work group report in 1999
- First appropriation in FY03
- Site Selection approved - May 2010 (11 sites considered)
- Project cost approx. \$22 million , plus separate allocation for sewer to Historic District
- Context sensitive low profiled 23,236 sf one floor facility
- Front and rear access for apparatus bays
- Efficiently designed and well placed on the site

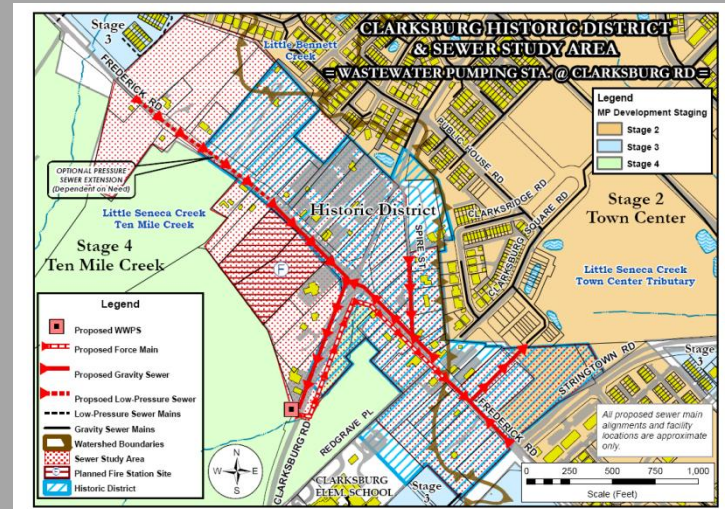
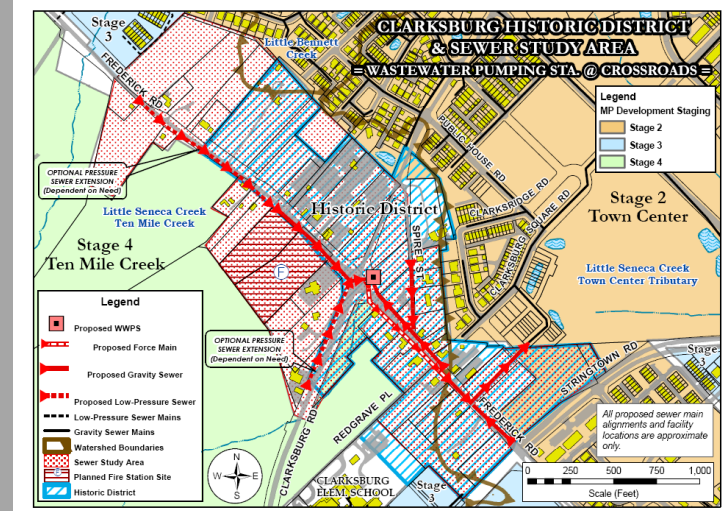


Clarksburg

Fire Station #35 Mandatory Referral DGS Design Development

ANALYSIS

- A fire station is recommended in the Master Plan for a location close to the Town Center
- Facility plan includes Frederick Rd. as a 50 ft. ROW with 2 through lanes
- Initial access at MD 355 frontage - future access also at rear of site via master planned Relocated MD 355
- Plan conforms to R-200 standards
- NRI/FSD approved in 2010
- FCP variance approved by County Arborist
- SWM to include ESD and BMP's
- Plan minimizes imperviousness of program
- LEED Silver Certification at a minimum
- Within the master plan designated A1 sewer area
- Sewer service will be provided to Historic District with added study of 2 to 3 options
- Transportation plan will be adequate & sufficient
- Payment of \$23,400 required for PAMR



Clarksburg

Fire Station #35 Mandatory Referral DGS Design Development

SUMMARY

- Complies with 1994 Master Plan - including future access to Relocated MD 355 / Observation Dr., CCT
- Meets standards of the R-200 zone
- Compatible with Historic District
- Minimizes impervious surfaces with ESD and BMP's
- Will achieve at the minimum - LEED Silver Certification
- Follows full County justification, Council approval in 2005, extensive public review, and Planning Board approval of Site Selection in May 2010



Little Bennett Regional Park

Day Use Area Montgomery County Department of Parks, Facility Plan

Clarksburg

SUMMARY

- Complies with 2007 Little Bennett Regional Park Master Plan-gateway entrance to welcome visitors and provide an overview of the entire park
- Offers nature based recreation and interpretive programs
- Preserves the culture and ecology of Montgomery County's piedmont meadow
- Minimizes impervious surfaces with ESD and BMP's
- Follows full County justification, extensive public review, and Planning Board approval in October 2011



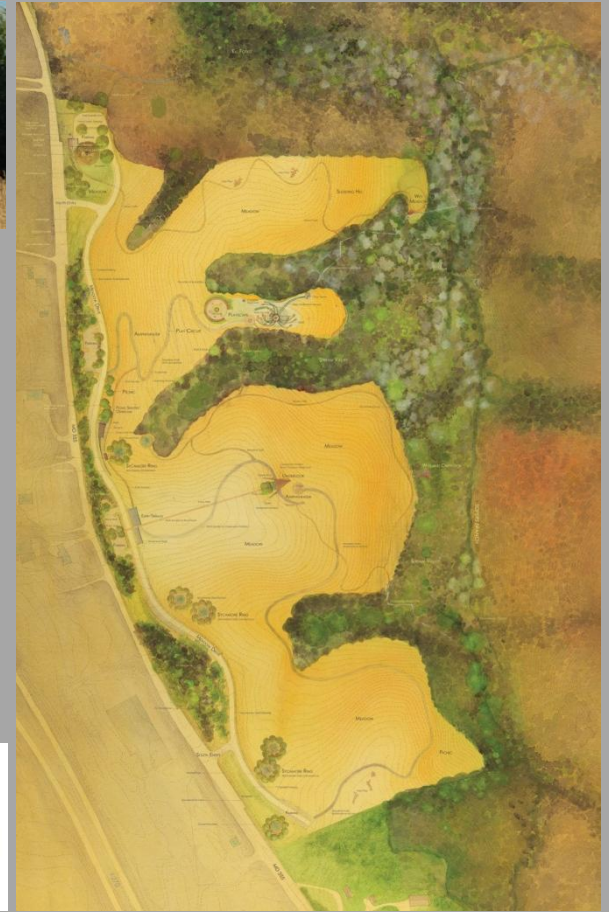
Playscape



Sycamore Ring & Overlook



Multi-use Classroom Pavilion – Perspective/Plan



Plan



Entry Marker



Amphitheater



Sound Wall



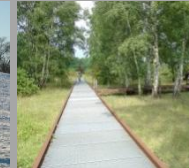
Learning Alcove



Bird House Point



Sledding Hill



Interpretive Board walk



Trail



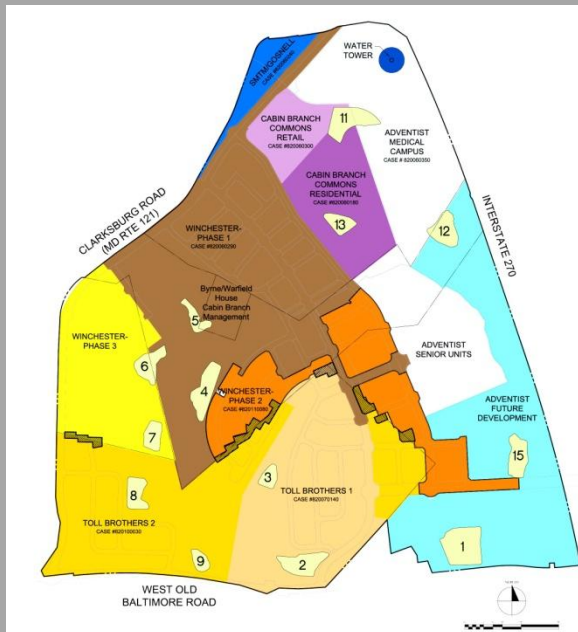
Meadow

Cabin Branch Winchester 1 and 2 Residential Site Plans

Clarksburg

SUMMARY

- Approved - Dec. 1, 2011
- Win 1 Site Plan Amendment & Win 2 Site Plan - 780 Units
 - Win 1 439 Units
 - Win 2 341 Units

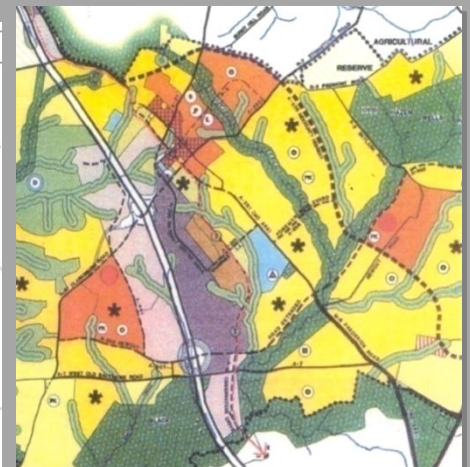
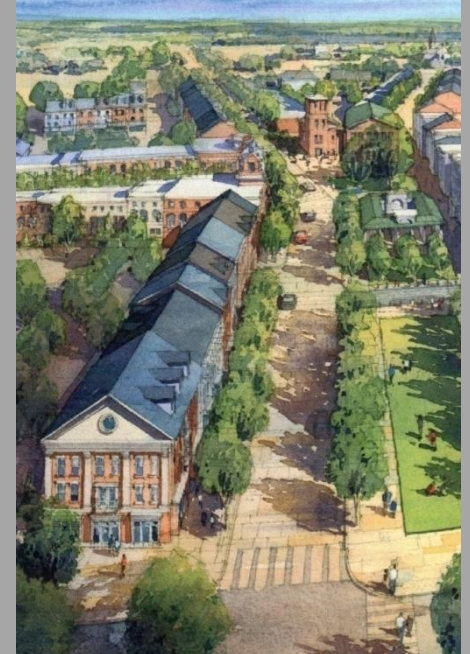


Clarksburg

pending projects

Pending Projects:

- Clarksburg Village/Newcut Retail (DPA approved Nov. 29)
- CTC Implementation
- FY2013-2020 CIP
- Implementation of Council actions from Infra. Wrkg. Group
- Orchard Run (54 ac. proposed rezoning RE2 to PRC)
- Tapestry Preliminary Plan
- Garnkirk Preliminary Plan
- Comsat property - Concept Plans
- Cabin Branch (Overall Infrastructure and Prelim. Plan approved)
 - Gosnell (Site Plan approved, implementation pending)
 - Winchester 3
 - Toll 1, 2
 - Cabin Branch Village Center
 - I-270 employment



Clarksburg

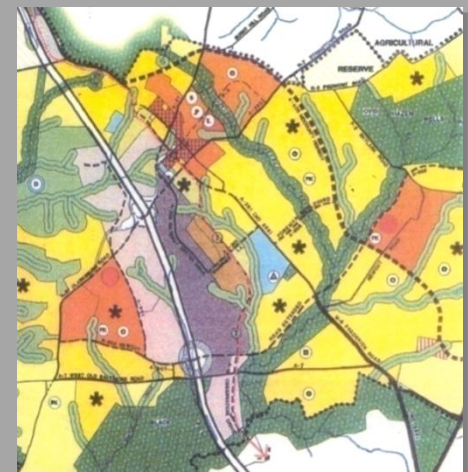
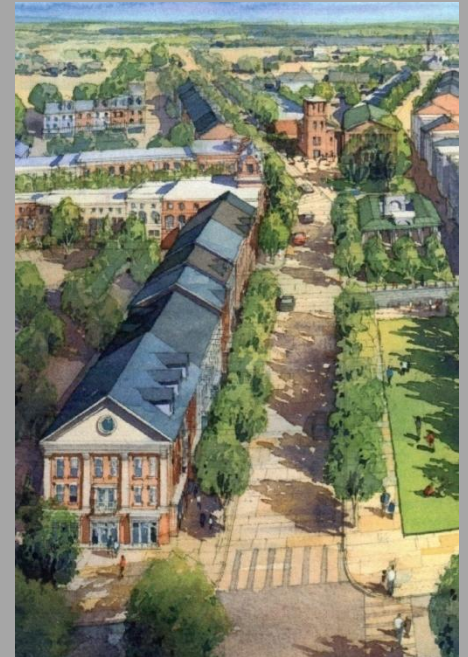
other projects

Build-out:

- 14,930 (total), housing units
- 10.3 million square feet (total), employment and retail

Other Future Projects:

- Infrastructure Wrk'ng Group Priorities - such as MD 27 4 lanes
- Coordinated MD 355 improvements - Germantown to north of Town Center incldg. intersection at W. Old Balt. Rd.
- Plan Observation Drive/CCT to Town Center, and beyond
- Transit Corridor mixed use projects and Town Center West, Shawnee Lane, and Comsat CCT station areas - and bus loop system
- Cabin Branch employment corridor including Adventist Site
- North County Maintenance Depot (location TBD)
- I-270 intersection improvements - by Cabin Branch
- Newcut Road / I-270 Interchange (not programmed)
- Remaining community facilities - including -
 - Cabin Branch Elem. School - site dedication before 100 resid. permits and site delivery to MCPS before 440 permits



Clarksburg

