Clarksburg
Master Plan Concept and the Clarksburg Town Center

Planning
Regulating
Building

Clarksburg Overview with CTC PHED T&E Dec 12, 2011
Clarksburg

outline

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

Hyattstown Special Study Area

Town Center District

RidgeRoad Transition Area

Newcut Road Neighborhood

Transit Corridor District

Cabin Branch Neighborhood

Brink Road Transition Neighborhood
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

<table>
<thead>
<tr>
<th>Analysis Areas</th>
<th>Dwelling Units</th>
<th>Commercial SF.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Constructed Projects (built)</td>
<td>5,197</td>
<td>1,253,834</td>
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<tr>
<td>Approved (Prelim. Plans)</td>
<td>9,891</td>
<td>3,894,791</td>
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<tr>
<td>Pending Projects</td>
<td>480</td>
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</tbody>
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**Map of Clarksburg Planning Area**

Clarksburg Planning Area Preliminary Plans: Approved, Built, and Pipeline exhibit 1 of 3
March 8, 2011
## Approved Built and Pending Projects

<table>
<thead>
<tr>
<th>Approved Projects</th>
<th>Built Projects</th>
<th>Pipeline Projects</th>
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</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>564</td>
<td>564</td>
</tr>
<tr>
<td><strong>New Home Construction</strong></td>
<td>325</td>
<td>325</td>
</tr>
<tr>
<td><strong>Residential Units</strong></td>
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<td>200</td>
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<tr>
<td><strong>Commercial Units</strong></td>
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<td>2</td>
</tr>
<tr>
<td><strong>Retail</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Condo/SQFT</strong></td>
<td>120</td>
<td>120</td>
</tr>
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<td>564</td>
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</tr>
<tr>
<td><strong>Total Commercial Units</strong></td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total Retail</strong></td>
<td>0</td>
<td>0</td>
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### Approved Projects
- **Trapp Estate**: 30 residential units
- **Clarksburg Village**: 40 residential units
- **Clarksburg Commons**: 30 residential units
- **Clarksburg Town Center**: 20 residential units
- **Clarksburg South**: 10 residential units

### Built Projects
- **Trapp Estate**: 30 residential units
- **Clarksburg Village**: 40 residential units
- **Clarksburg Commons**: 30 residential units
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### Pipeline Projects
- **Trapp Estate**: 30 residential units
- **Clarksburg Village**: 40 residential units
- **Clarksburg Commons**: 30 residential units
- **Clarksburg Town Center**: 20 residential units
- **Clarksburg South**: 10 residential units
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)
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
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
<table>
<thead>
<tr>
<th>Park Name</th>
<th>Dedication</th>
<th>Construction</th>
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<tbody>
<tr>
<td>Greenway Network</td>
<td>Pending</td>
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<td>Black Hill Regional Park</td>
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<tr>
<td>Little Bennett Regional Park</td>
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<td>Pending</td>
</tr>
<tr>
<td>Ovid Hazen Wells Recreational Park</td>
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<td>NA</td>
</tr>
<tr>
<td>Clarksburg Road Special Park</td>
<td>Dedicated</td>
<td>Pending</td>
</tr>
<tr>
<td>Clarksburg Local Park</td>
<td>Dedicated</td>
<td>Developer</td>
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<tr>
<td>Kings Pond Local Park</td>
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<td>Complete</td>
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<tr>
<td>Newcut Village Local</td>
<td>Dedicated</td>
<td>Developer</td>
</tr>
<tr>
<td>Foreman Boulevard Local</td>
<td>Dedicated</td>
<td>Developer</td>
</tr>
<tr>
<td>Clarkmont Local Park (Cabin Branch)</td>
<td>Dedicated</td>
<td>Pending</td>
</tr>
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</table>
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)
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
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
Current Status:
- Announcement of Elm Street Development as new developer - Oct. 20, 2011
- Final agreement - Dec. 2011
- CTC implementation timeline pending
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
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 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
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
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
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
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
SUMMARY

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