



## UPCOUNTY CITIZENS ADVISORY BOARD

MEETING MINUTES  
JUNE 26, 2023

<b>2022-2023 Board Members and Committees</b>			
<b>Attendance</b>	<b>Name</b>	<b>Area</b>	<b>Committee</b>
Y	<b>Wayne Jacas, Chair</b>	Boyd/Clarksburg	Executive Committee
N	<b>Amanda Hunt Franklin, 1st Vice Chair</b>	Poolesville	Executive Committee
Y	<b>Andrew Saundry, 2nd Vice Chair</b>	Germantown	Executive Committee
N	Matilda Adu	N. Potomac/Potomac	Quality of Life, <b>Chair</b>
Y	Steven Augustino	Gaithersburg	Quality of Life
Y	Susan Baldeh	Boyd/Germantown	Quality of Life
N	Robert Bartlett	Germantown	Land Use
N	Christel Bivens	Germantown	Land Use, <b>Chair</b>
N	Hassan Dixon	Germantown	Quality of Life
N	Jay Guan	Clarksburg	
Y	Mary Hoel	Laytonsville	Land Use
Y	Revonne Johnson	Germantown	Quality of Life
Y	Paul Klee	Darnestown	Land Use
N	Paul Li	Shady Grove	
N	Tangela Nichols	Boyd/Clarksburg	Quality of Life
Y	Christopher O'Brien	Gaithersburg	Quality of Life
N	Arlene Proebsting	Dickerson	Land Use
Y	Steve Robinson	Damascus	
Y	Kraig Walsleben	Damascus	Land Use
N	Steve Wambo Kamga	Potomac	



## UPCOUNTY CITIZENS ADVISORY BOARD

- I. Meeting Called to Order
- II. Roll call taken by Chair Wayne Jacas
- III. Approval of May 15, 2023, meeting summary.
- IV. Chairperson Report
  - a. Discuss BCC Required Training for each board member.
  - b. Discussed nomination of officers
    - i. Initial Nomination of Andrew Saundry (Chair) by Wayne Jacas, Amanda Hunt Franklin (1<sup>st</sup> Vice Chair) by Andrew Saundry
- V. Police Report summary given by Commander Dillman, Commander Pallas, and Commander Stancliff.
  - a. Last 30 days 4 shootings and one homicide
  - b. Increase in Kia and Hyundai car thefts.
  - c. June 24<sup>th</sup> shooting around Walkers Choice Road.
- VI. The board received a presentation on the Clarksburg Master Plan & Hyattstown Special Study Area by Montgomery County Planning Department.
  - a. Presenters are Jamey Pratt and Patrick Butler, Master Plan Co-leads.
  - b. Presentation attached to minutes.
- VII. Update from the County Council: Representatives from Luedtke, Albornoz, Glass, Balcombe, and Katz.
  - a. Whites Ferry requested a hearing.
  - b. Security camera rebate program.
  - c. Farm visits and District 7 farm tour.
  - d. Safe Street Act
- VIII. Community Concerns (maximum of 3 minutes, please) – None
- IX. Adjourned



# CLARKSBURG GATEWAY

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

Montgomery Planning Upcounty Division

6/26/2023



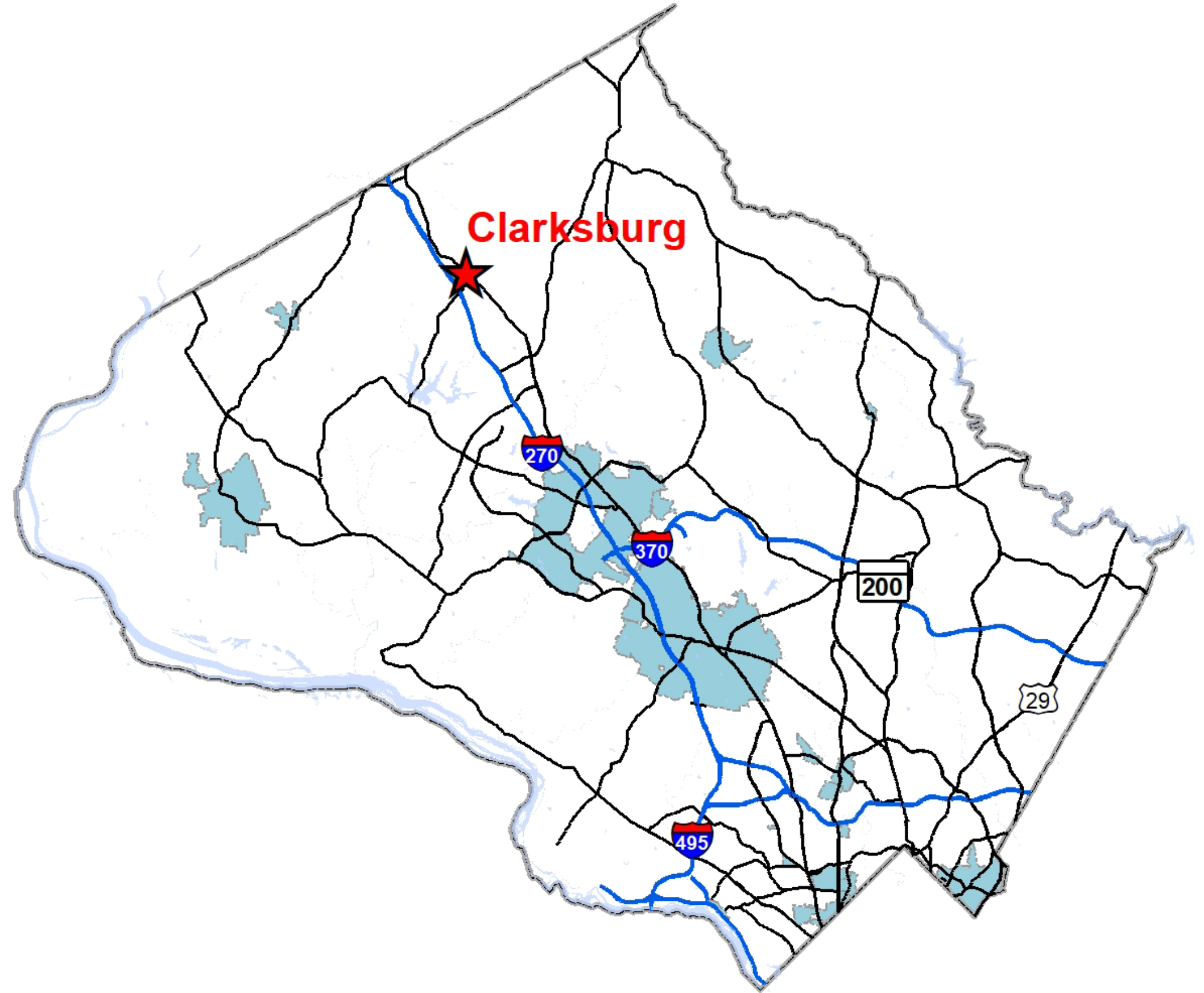
## Clarksburg Gateway Sector Plan

Upcounty Citizens Advisory Board



# Overview

- First update to the 1994 *Clarksburg Master Plan and Hyattstown Special Study Area* since the 2014 *10 Mile Creek Area Limited Amendment*
- 969 acres



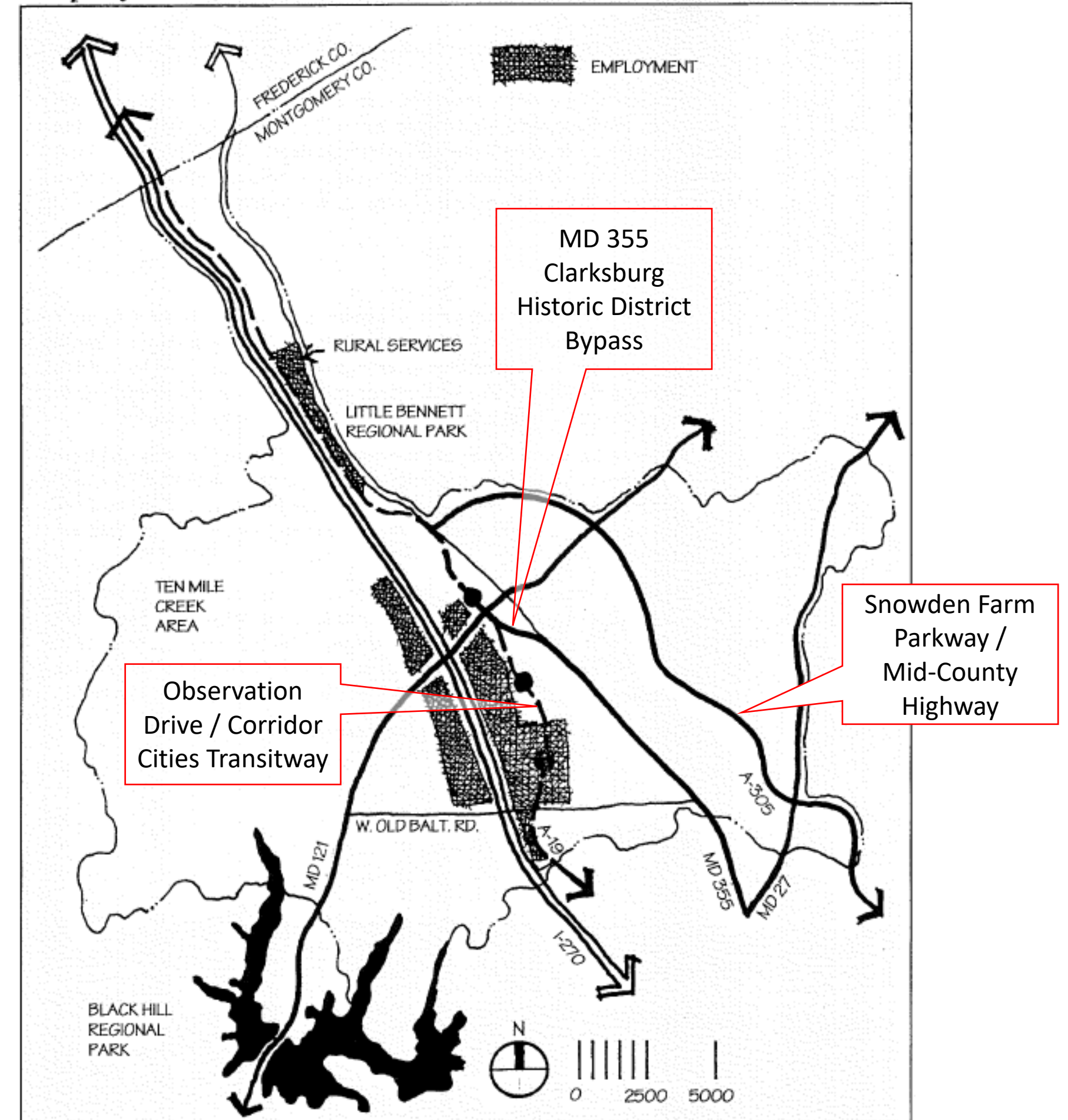


# Employment Areas

- 1994 Plan's employment centers
- The northern and western areas are developed or developing according to the 1994 Plan
- The eastern employment area has a significant amount of potential future development
- Planned transportation network still unbuilt

Employment

Figure 14





# Plan Boundary

- Consists of major employment centers planned in Clarksburg
- Includes several residential developments, public schools, parks, and vacant or underdeveloped properties
- Other areas in Clarksburg have largely been developed according to the 1994 Plan or have been evaluated as part of the 2014 *10 Mile Creek Area Limited Amendment*, and as a result have not been included in the plan area





# Proposed Boundary & Study Area

## I. Transit Corridor District

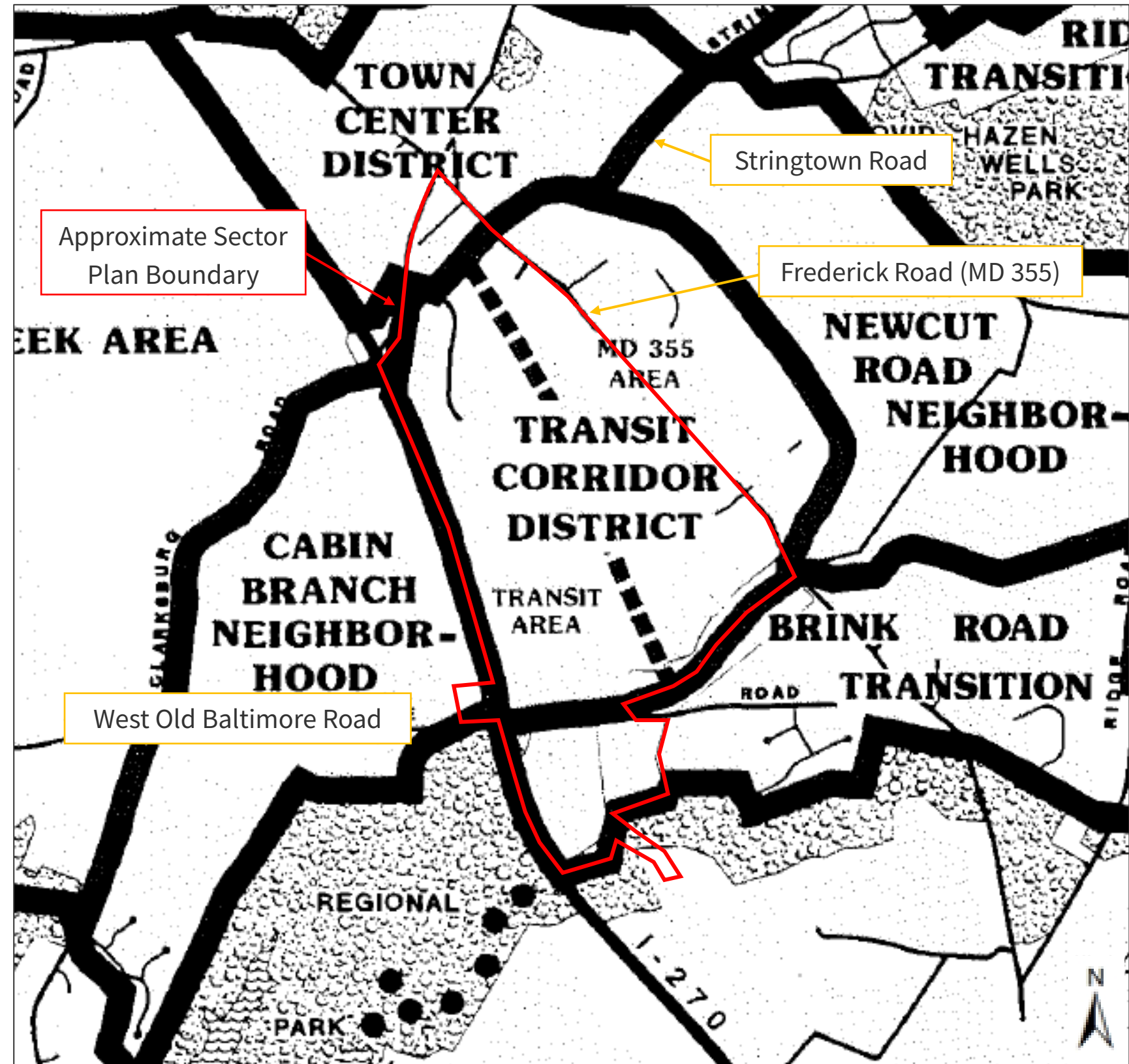
- Gateway 270
- COMSAT

## II. Brink Road Transition Area

- Linthicum East

## III. Town Center District

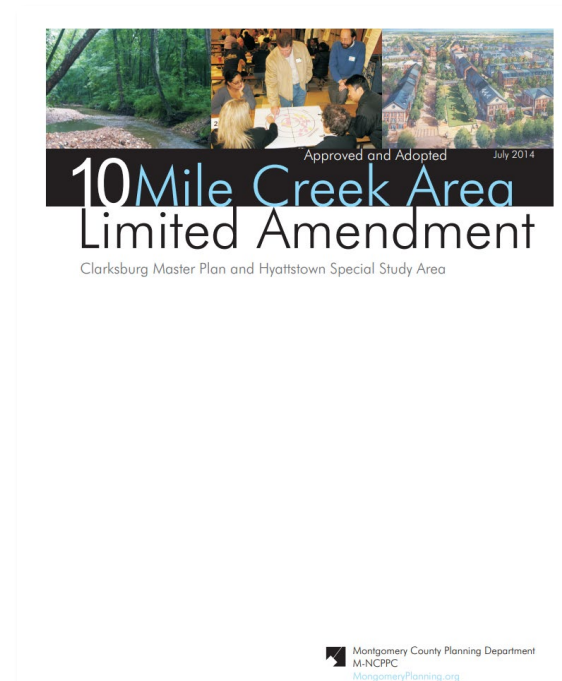
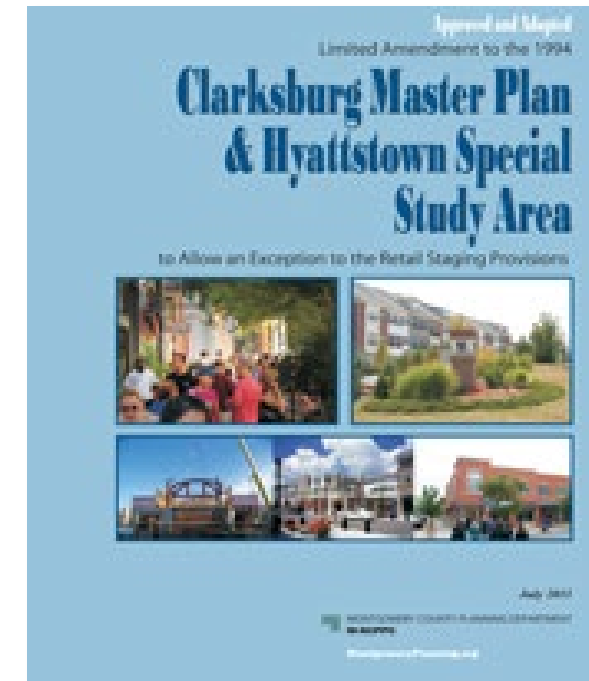
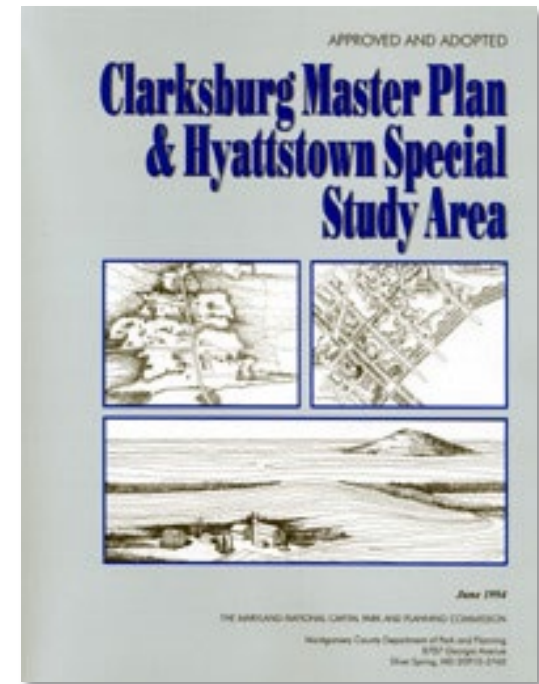
## IV. Cabin Branch Neighborhood



# Previous Planning Efforts

## Background

- 1964-1993: ...*On Wedges and Corridors*
- 1994 *Clarksburg Master Plan and Hyattstown Special Study Area*
- 2011 *Clarksburg Master Plan and Hyattstown Special Study Area Limited Amendment*
- 2014 *10 Mile Creek Area Limited Amendment*
- 2022 *Corridor Forward: The I-270 Transit Plan*
- 2022 *Thrive Montgomery 2050*





# Thrive Montgomery 2050

## Background

- 2022 *Thrive Montgomery 2050*



## MAJOR THEMES



# Other Policies and Programs

- Climate Action Plan
- Vision Zero
- Complete Streets Design Guide
- Bicycle Master Plan
- Pedestrian Master Plan
- Parks, Recreation & Open Space Plan
- Racial Equity & Social Justice



# Why Update the 1994 Plan Now?

- 2021: Planning Board & County Council support Master Plan Amendment
- Focus on partially or undeveloped portions of the Clarksburg employment areas
- Adjustments to other recommendations in previous master plans, including for transportation corridors, an interchange, retail development staging, and the environment
- Evaluate land use, zoning, transportation, and environmental recommendations for the plan area to determine if a new mix of land uses and zoning would be more appropriate

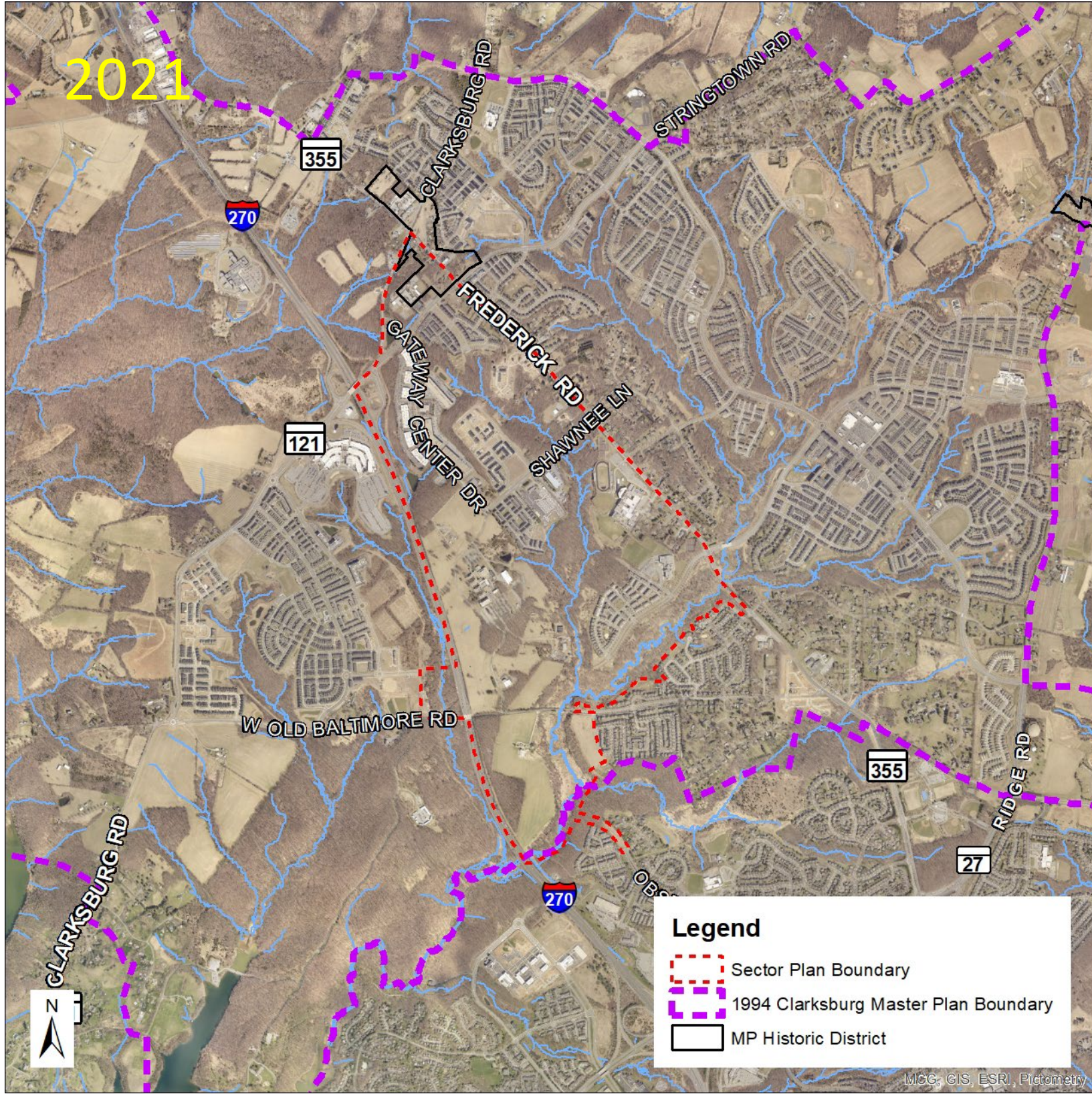
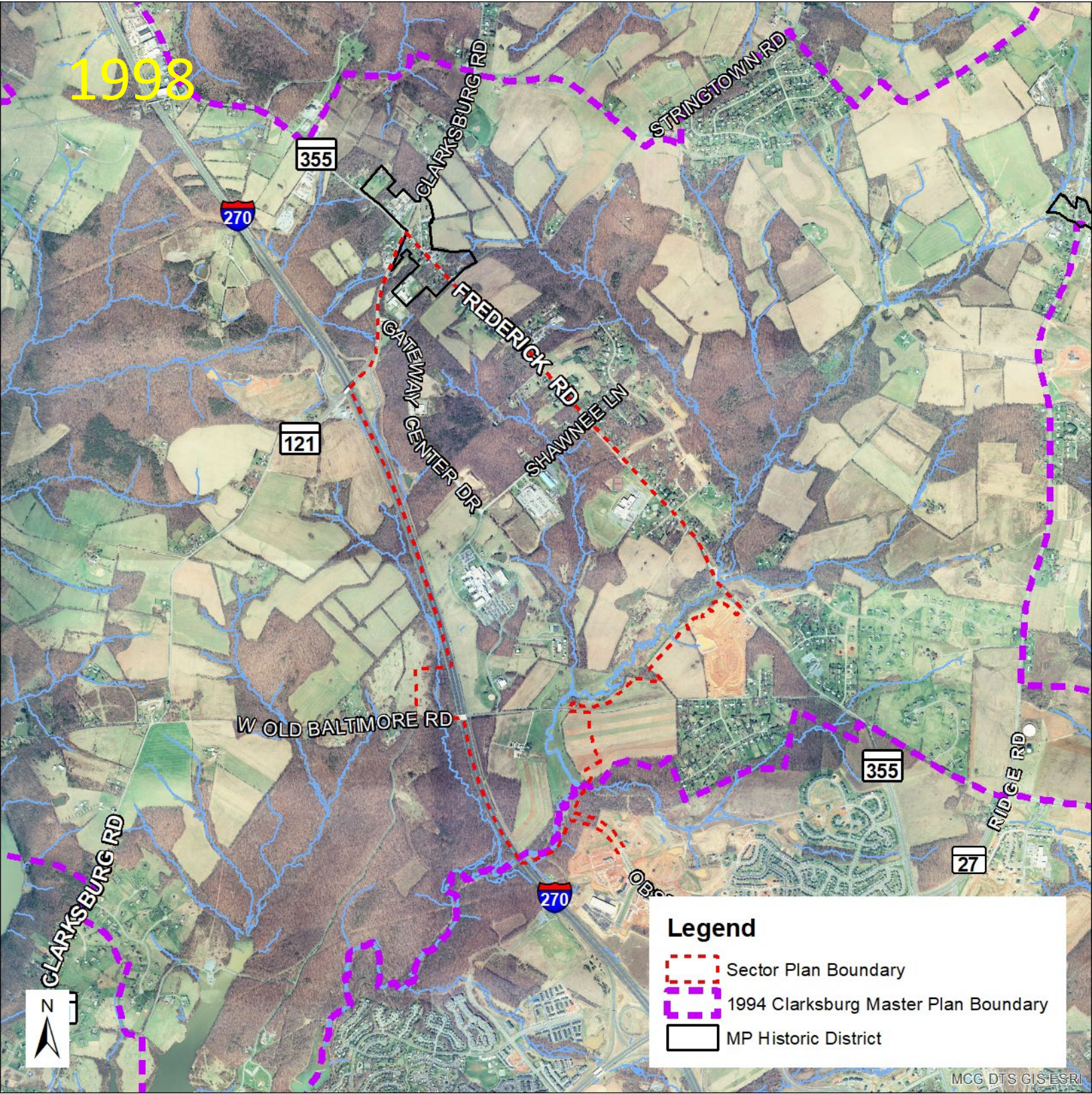
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*Table 2* Summary of Maximum End-State Development Potential by Geographic Area\*

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>



# Development History: Then & Now





# Community Snapshot

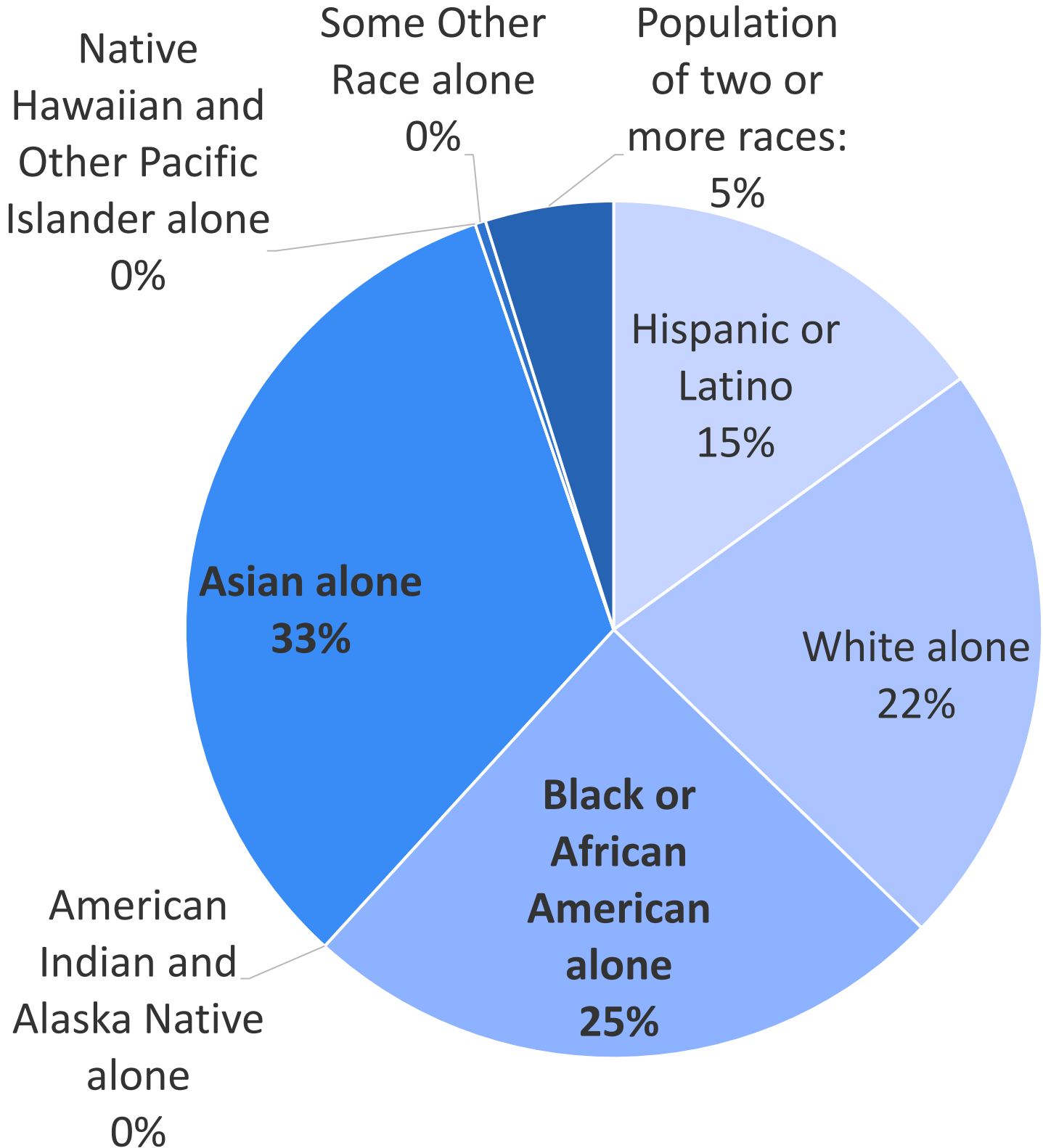
## Demographics

- Clarksburg area population is 29,051 (Census Bureau's Census Designated Place)
- 2,768 people living in 917 housing units within the Plan boundary (2020 Census)
- 1,104 housing units within the Plan boundary today + approval for 184 MF units
  - Majority single family homes – mostly townhouses
- 88% owner-occupied in Clarksburg
- \$152,917 Median Household income





# Community Snapshot: Racial & Ethnic Population



Racial or Ethnic Group	Population in Plan Area	Percentage of Total in Plan Area	Percentage for Overall Montgomery County
Hispanic or Latino	416	15%	20%
White alone	615	22%	41%
Black or African American alone	679	<b>25%</b>	18%
American Indian and Alaska Native alone	0	0%	0%
Asian alone	913	<b>33%</b>	15%
Native Hawaiian and Other Pacific Islander alone	0	0%	0%
Some Other Race alone	11	0%	1%
Population of two or more races	134	5%	5%

Source: 2020 Decennial Census



# Plan Elements to Explore

- Community Identity, Connection, and Social Capital
- Land Use and Staging
- Housing
- Transportation, Access, and Connectivity
- Environmental Resilience
- Urban Design
- Parks and Public Open Space
- Community Facilities (including schools)
- Economic Development
- Historic Resources



# Plan Elements to Explore

## COMMUNITY IDENTITY, CONNECTION, AND SOCIAL CAPITAL

- Engage with the community members to understand the cultures and elements unique to the area
- Examine the relationship between the built environment, physical activity, and social capital

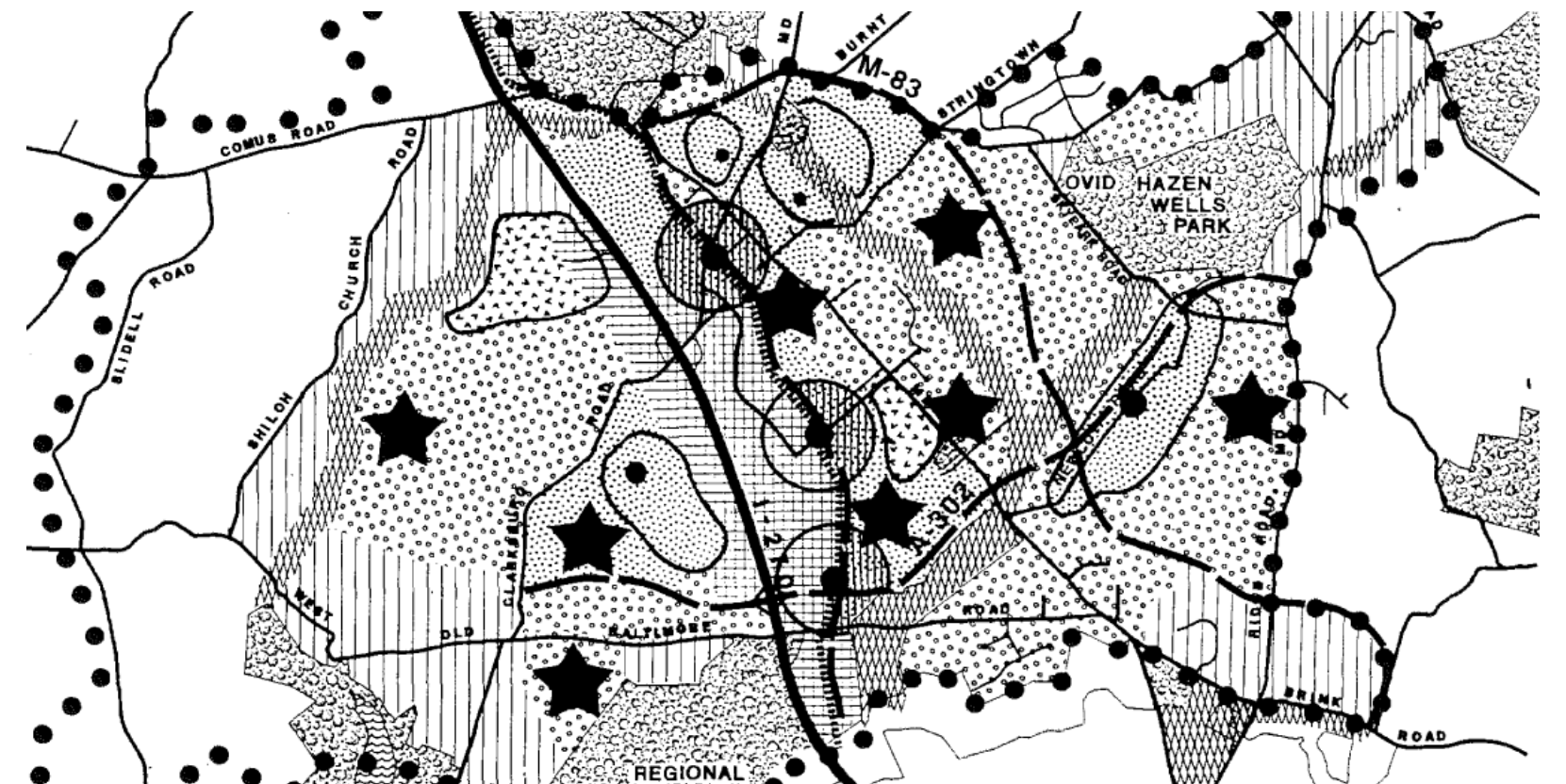




# Plan Elements to Explore

## LAND USE AND STAGING

- Evaluate land use recommendations in Clarksburg's employment areas
- Evaluate the current zoning designations in the Plan area and explore right-sizing zoning
- Assess 1994 Plan staging requirements





# Plan Elements to Explore

## HOUSING

- Plan will operate under the guidance of the adopted Thrive Montgomery 2050 housing goals
- Look for ways to encourage the production of more housing to better match supply with demand, plan for a wide range of housing types and sizes
- Examine existing zoning and land uses in the Plan area to determine how, where, and what types of new residential development should be pursued

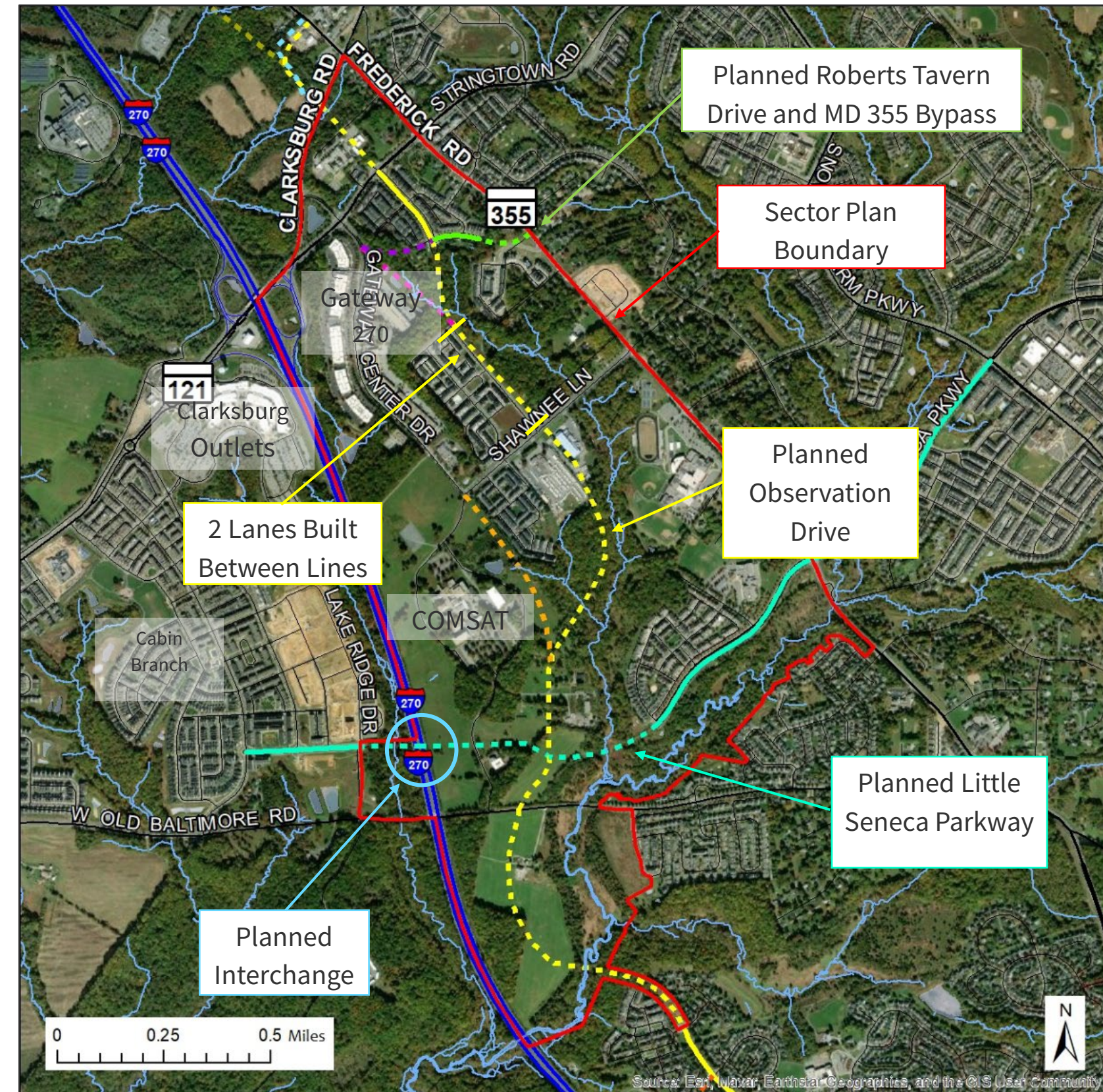
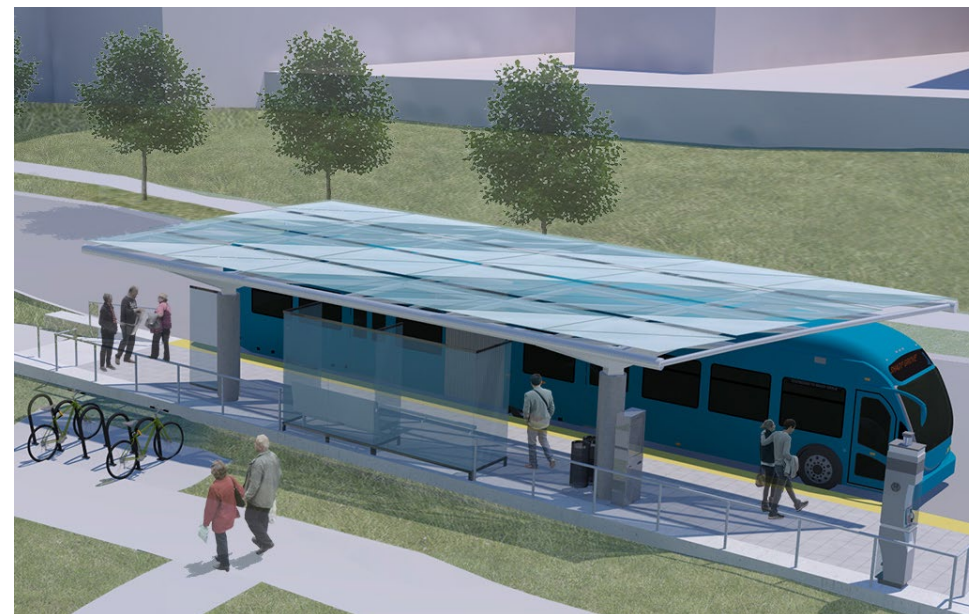




# Plan Elements to Explore

## TRANSPORTATION, ACCESS, AND CONNECTIVITY

- Analyze existing street, bicycle, pedestrian, transit network recommendations
  - Linkages between neighborhoods to/from community resources
- Implementation of Vision Zero principles

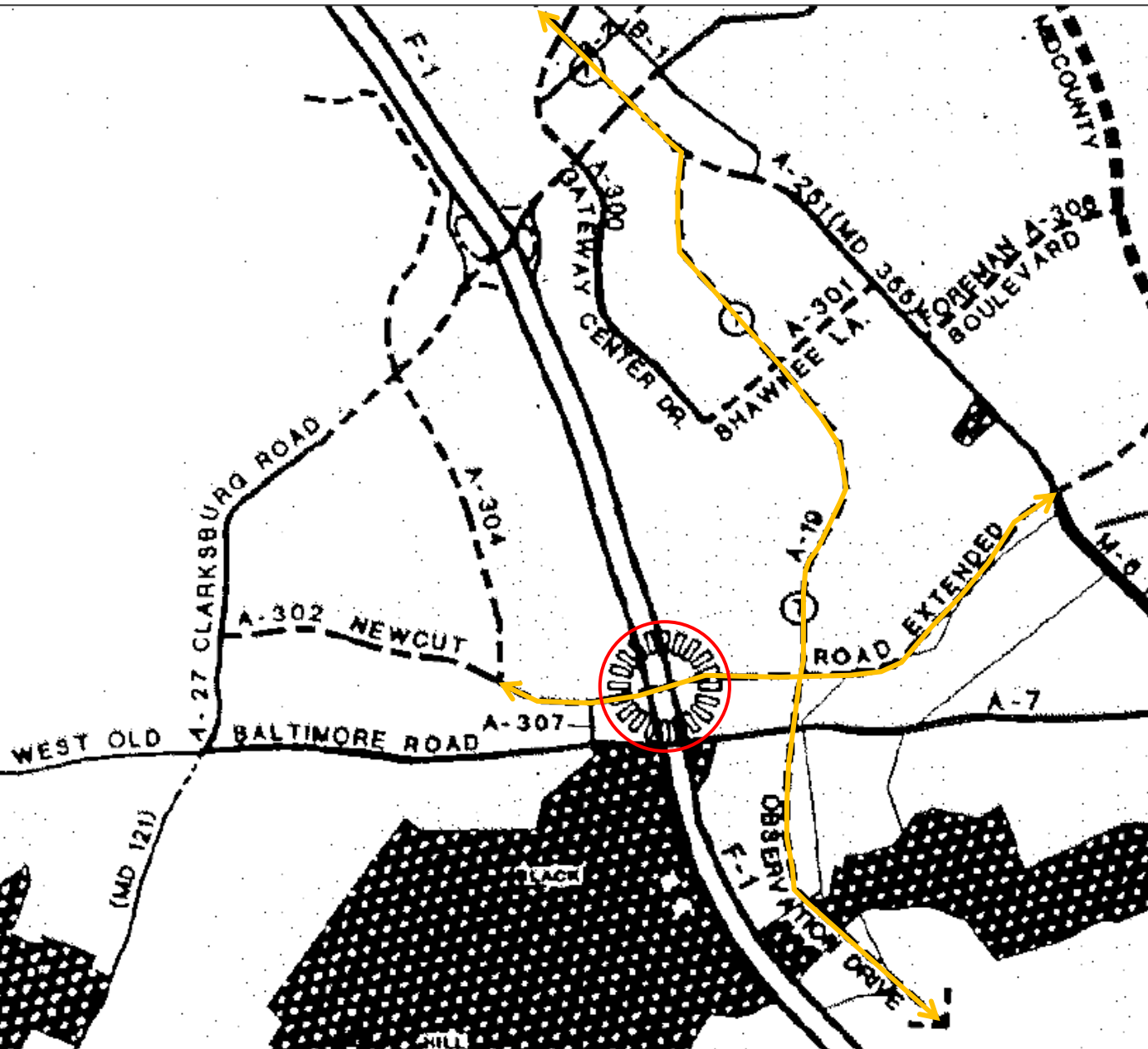




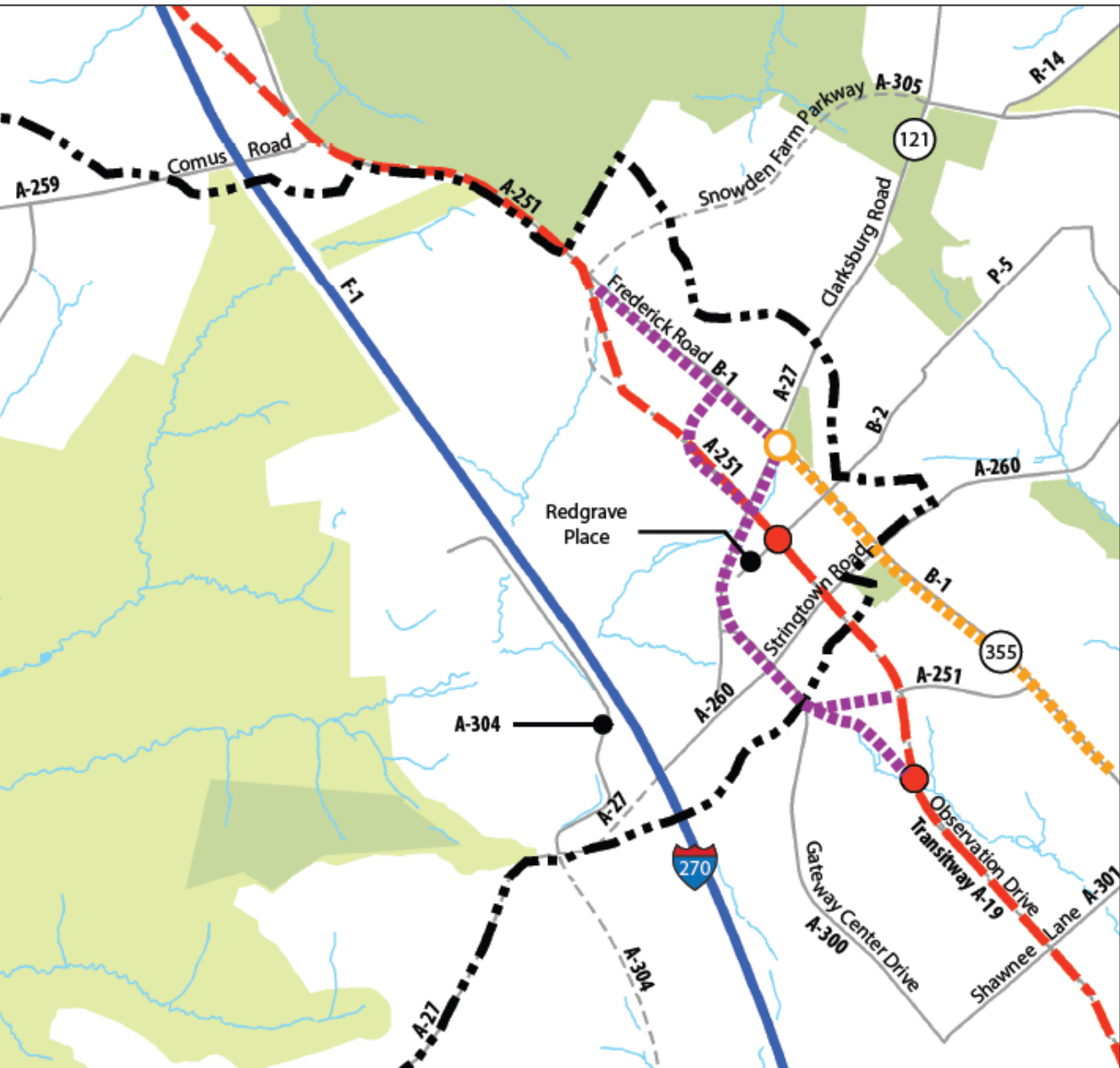
# Plan Elements to Explore

## ROAD NETWORK RECOMMENDATIONS

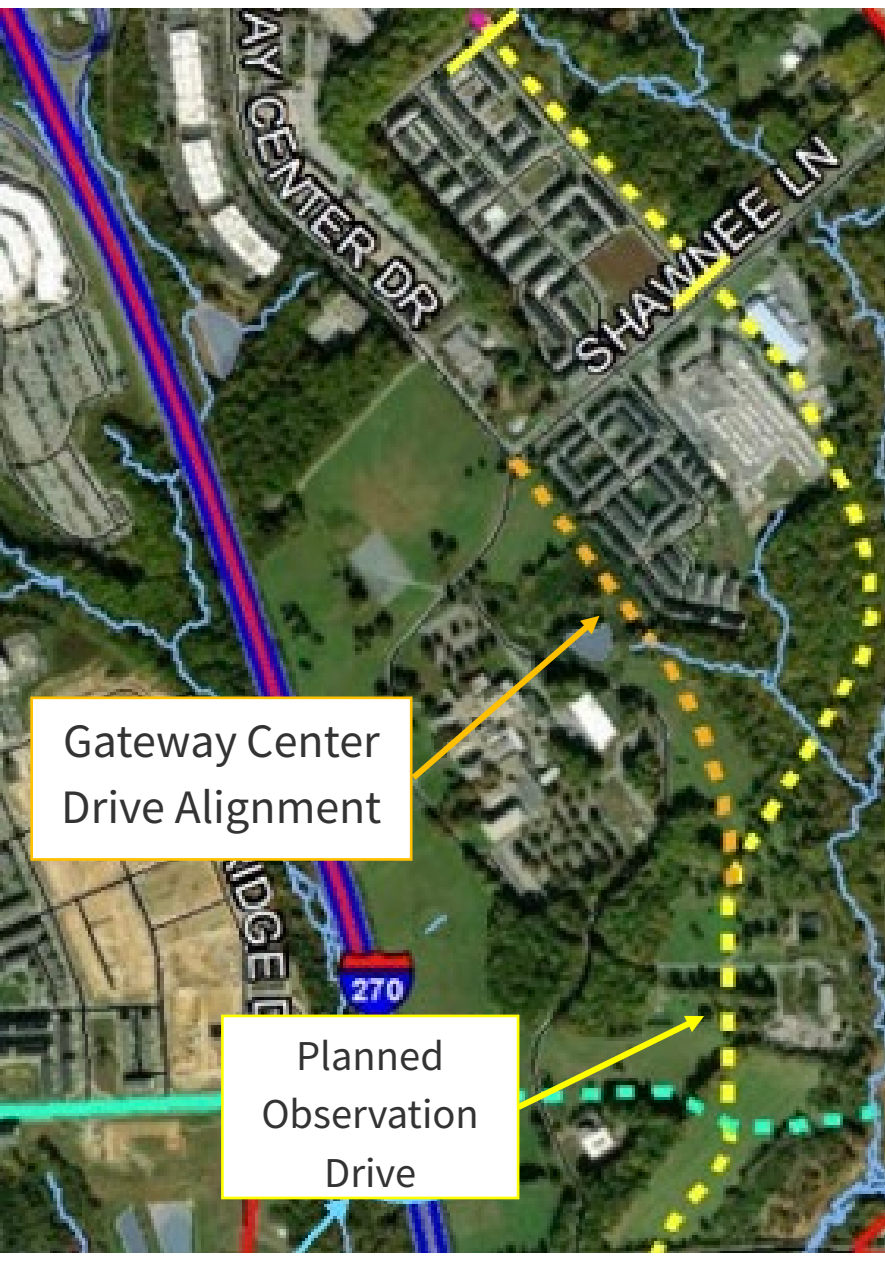
1994 Transportation Concept



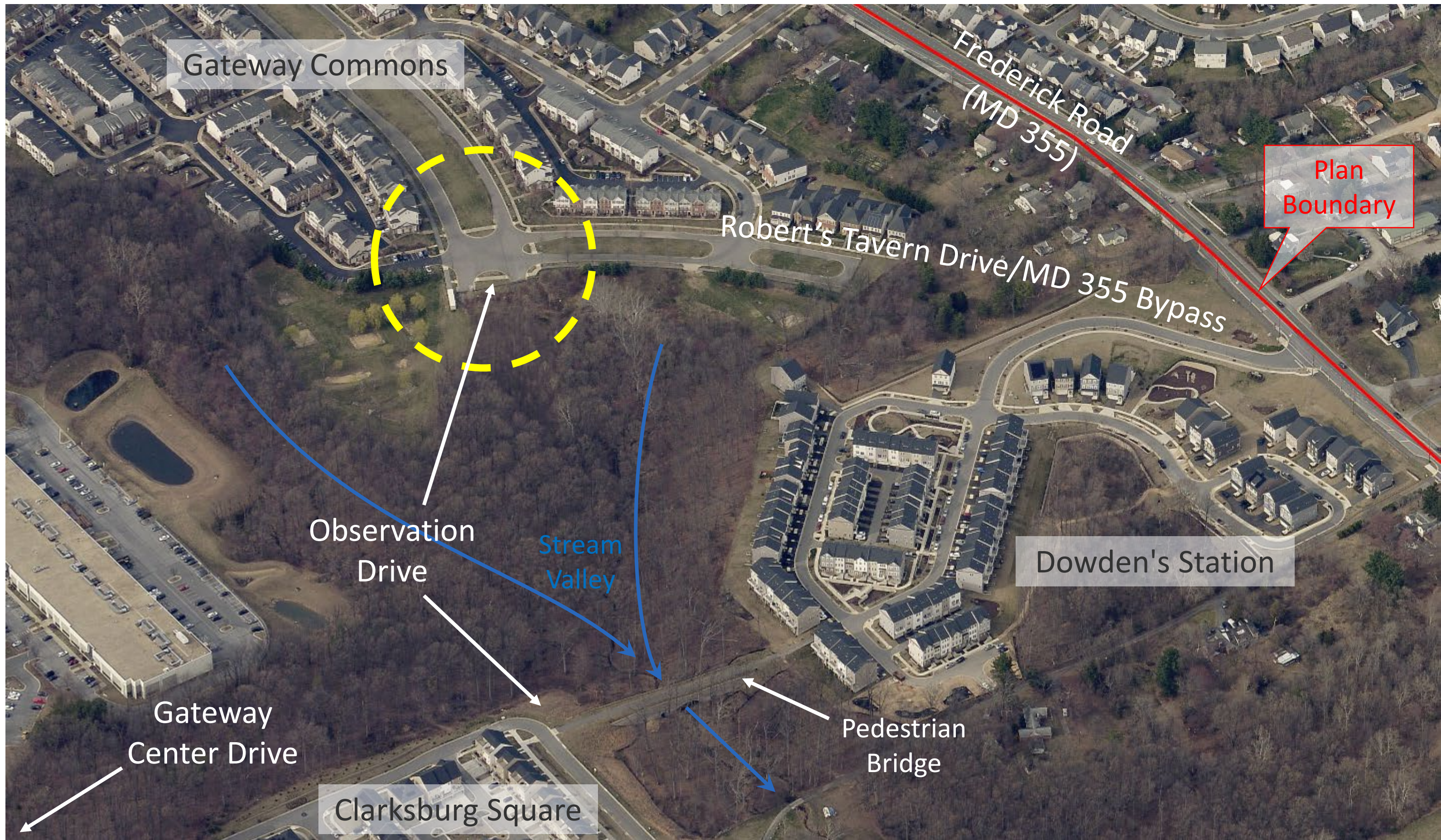
2014 Transportation Concept



Gateway Center/Observation Drive Alt. Alignment





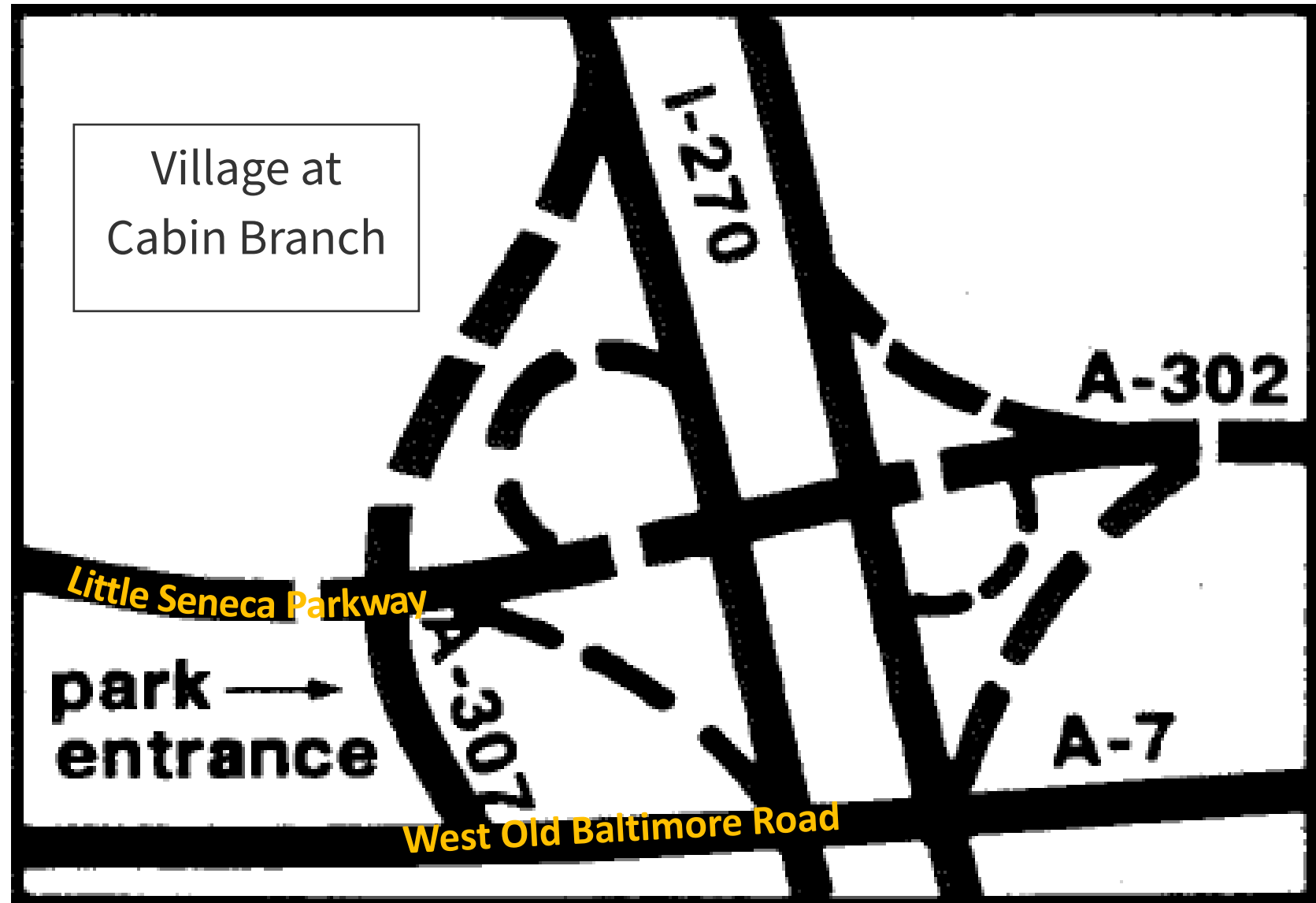




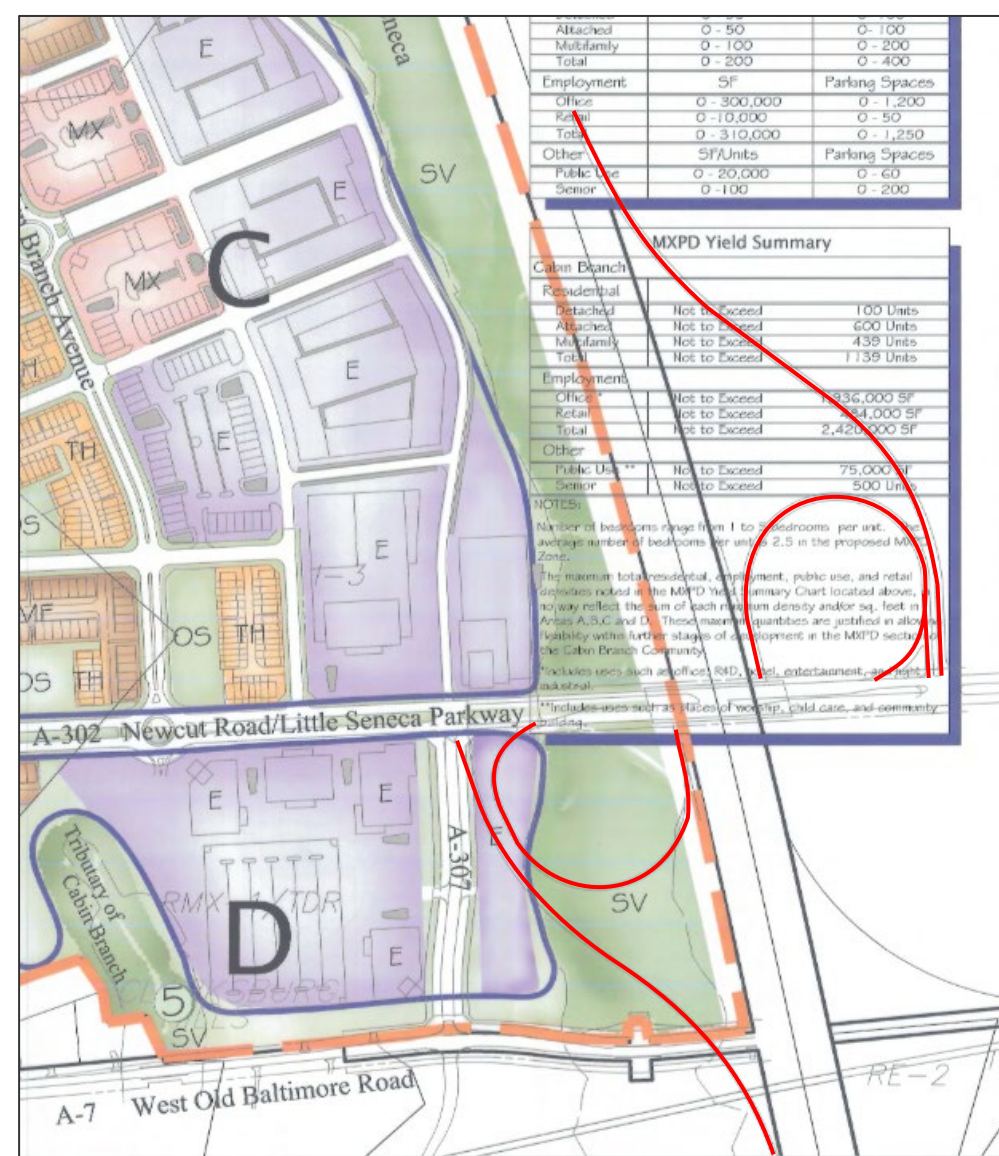
# Plan Elements to Explore

## ROAD NETWORK RECOMMENDATIONS (CONT'D)

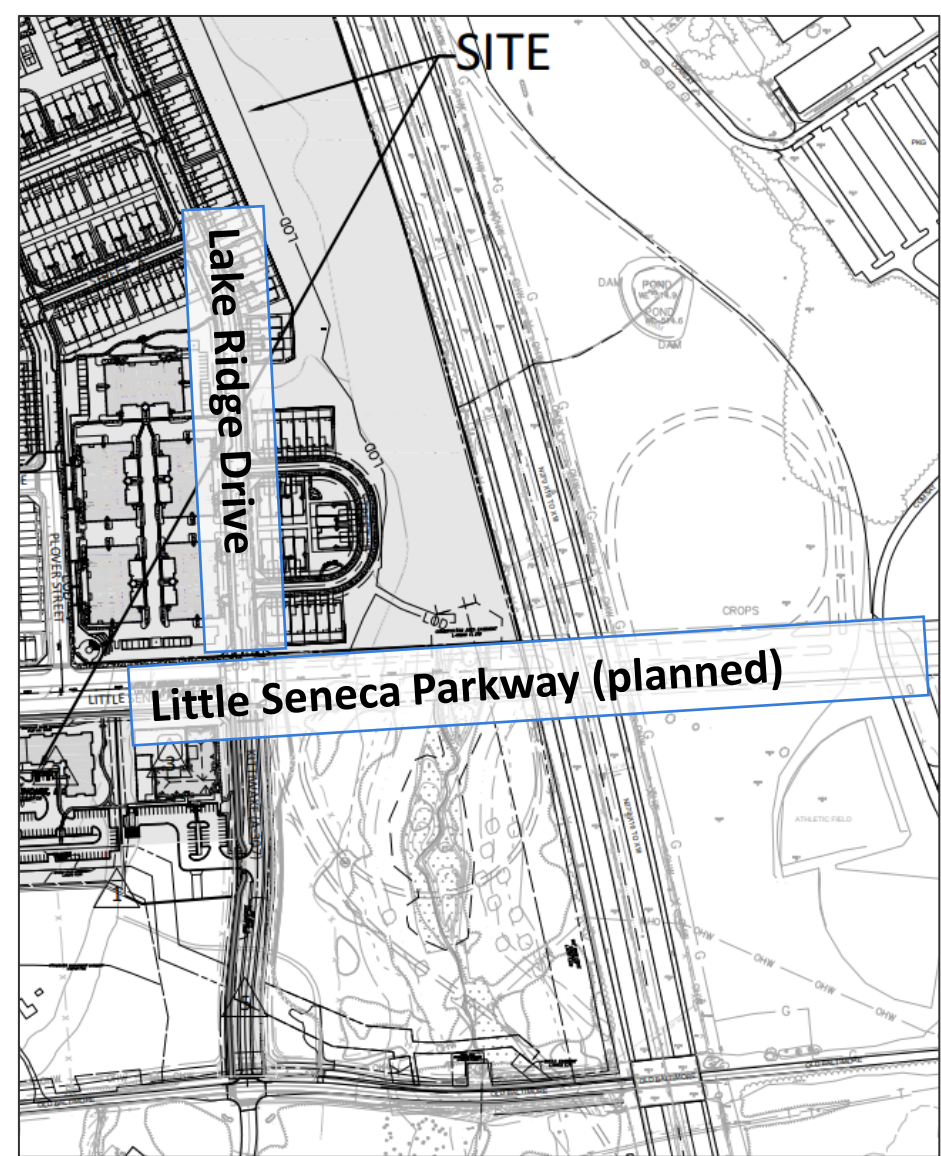
1994 Master Plan Concept



Cabin Branch Development Plan



Village at Cabin Branch Site Plan

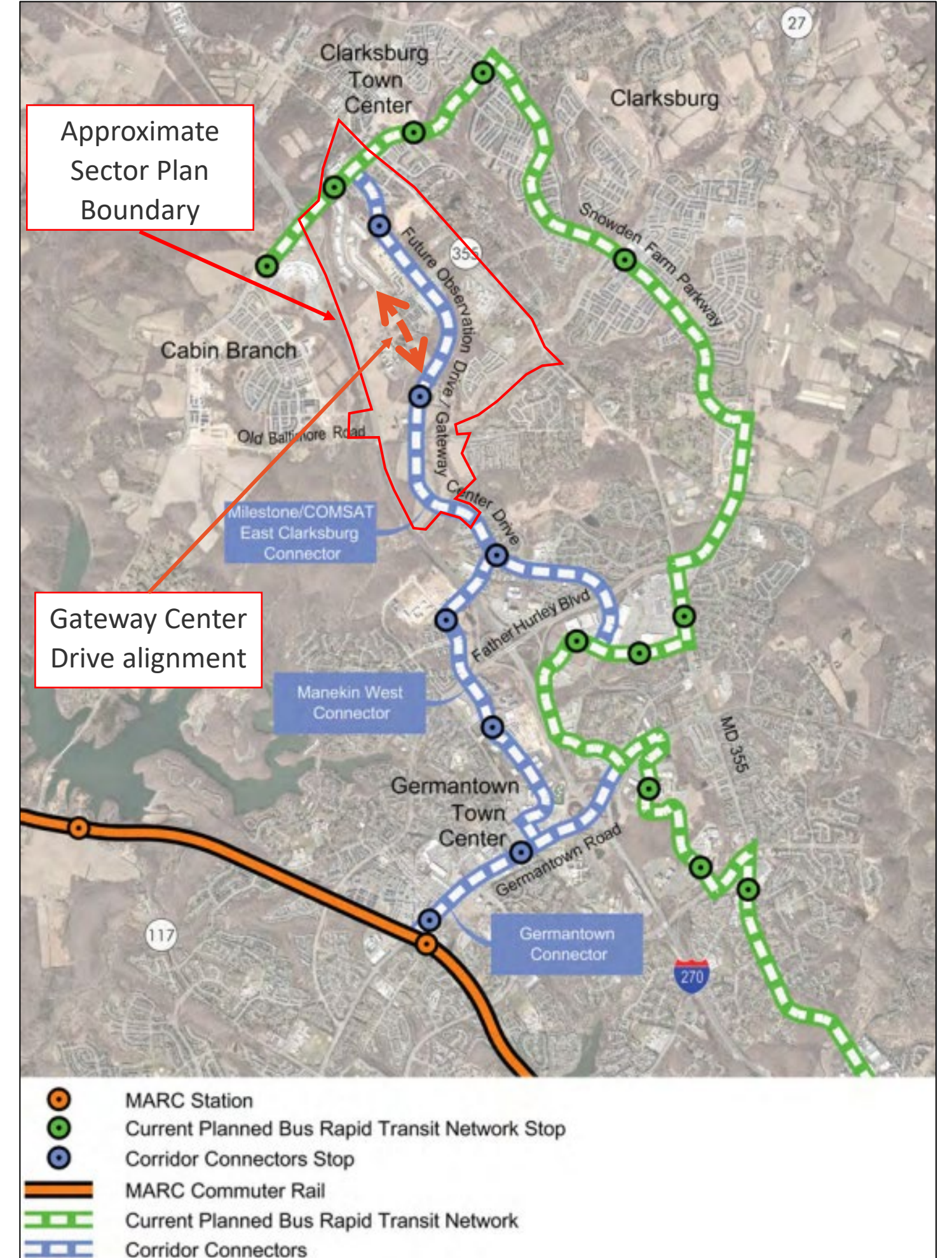




# Plan Elements to Explore

## TRANSIT RECOMMENDATIONS

- 'Corridor Connectors'
  - Observation Drive or Gateway Center Drive





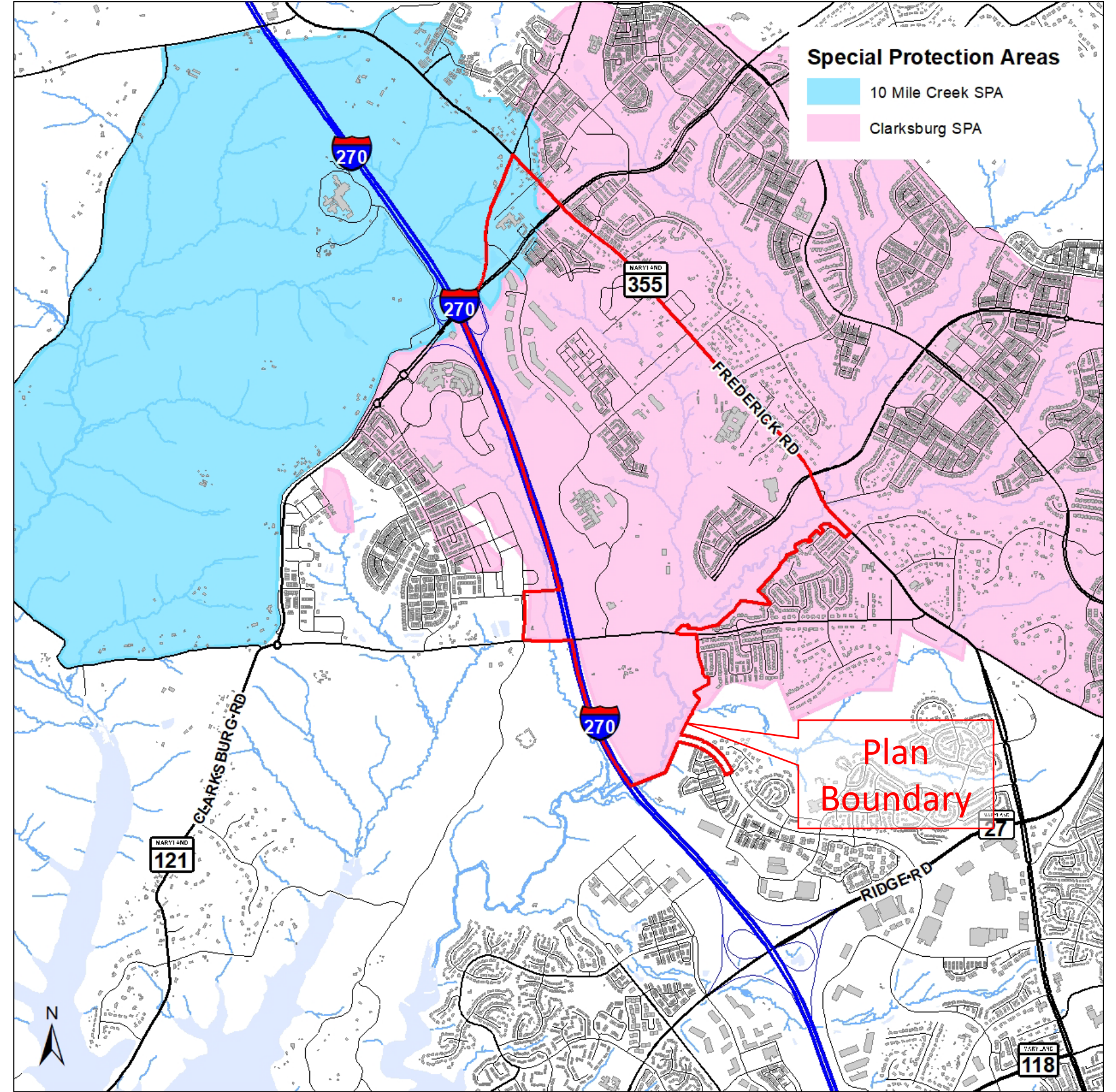
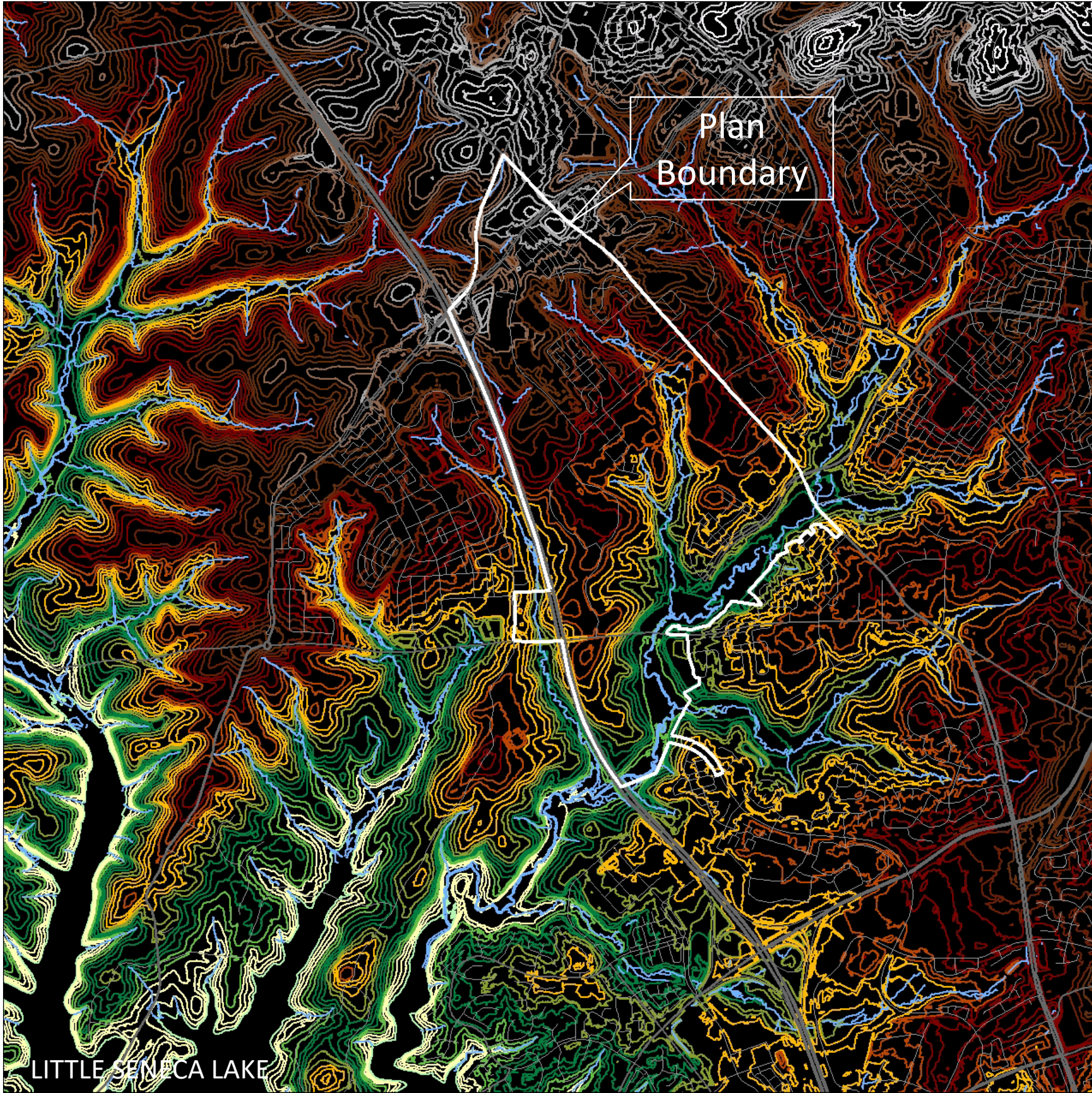
# Plan Elements to Explore

## ENVIRONMENTAL RESILIENCE

- Climate change goals
- Find ways to support NetZero goals
- Infill/redevelopment opportunities to reduce impervious cover and increase tree canopy
- Ensure that desired environmental outcomes benefit all community members equitably
- Achieve environmental resiliency





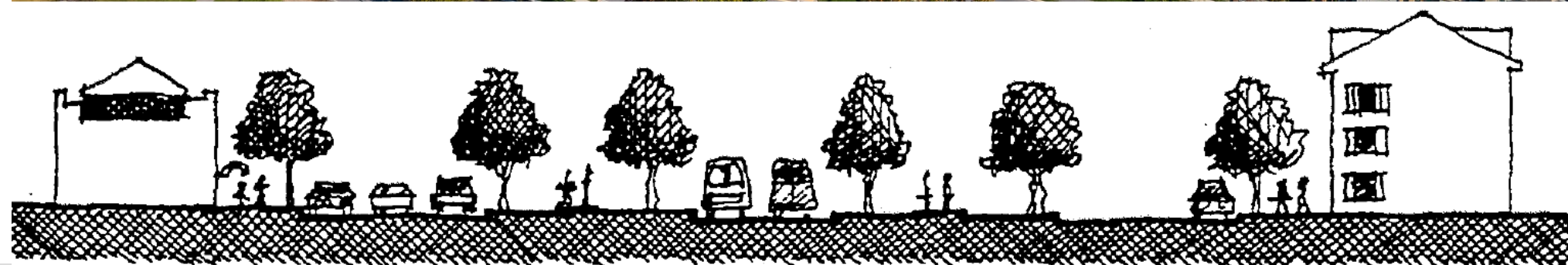




# Plan Elements to Explore

## URBAN DESIGN

- Examine the pattern of development
- Attract a broader mix of uses
- Enhance building and sustainable site design
- Create a seamless network of parks, trails, and public spaces
- Develop broad design guidance within the Plan area
- Re-examine transit stop locations
- Determine if urban design guidelines are necessary





# Plan Elements to Explore

## PARKS AND PUBLIC OPEN SPACE

- Analyze and understand community needs
- Focus on improving equitable and inclusive access to facilities
- Assess any deficits and develop recommendations for improvements
- Explore sites to enhance park amenities
- Identify ways to improve bicycling, walking, and transit access to parks, trails, and open spaces





# Plan Elements to Explore

## COMMUNITY FACILITIES

- Examine the existing and recommended community facilities
- Explore options to comprehensively serve this area with public sewer access





# Plan Elements to Explore

## ECONOMIC DEVELOPMENT

- Capitalize on current strengths
- Support existing businesses and cultivate new ones
- Study market trends to inform the Plan's recommendations
- Examine ways to further reduce barriers to this important employment sector

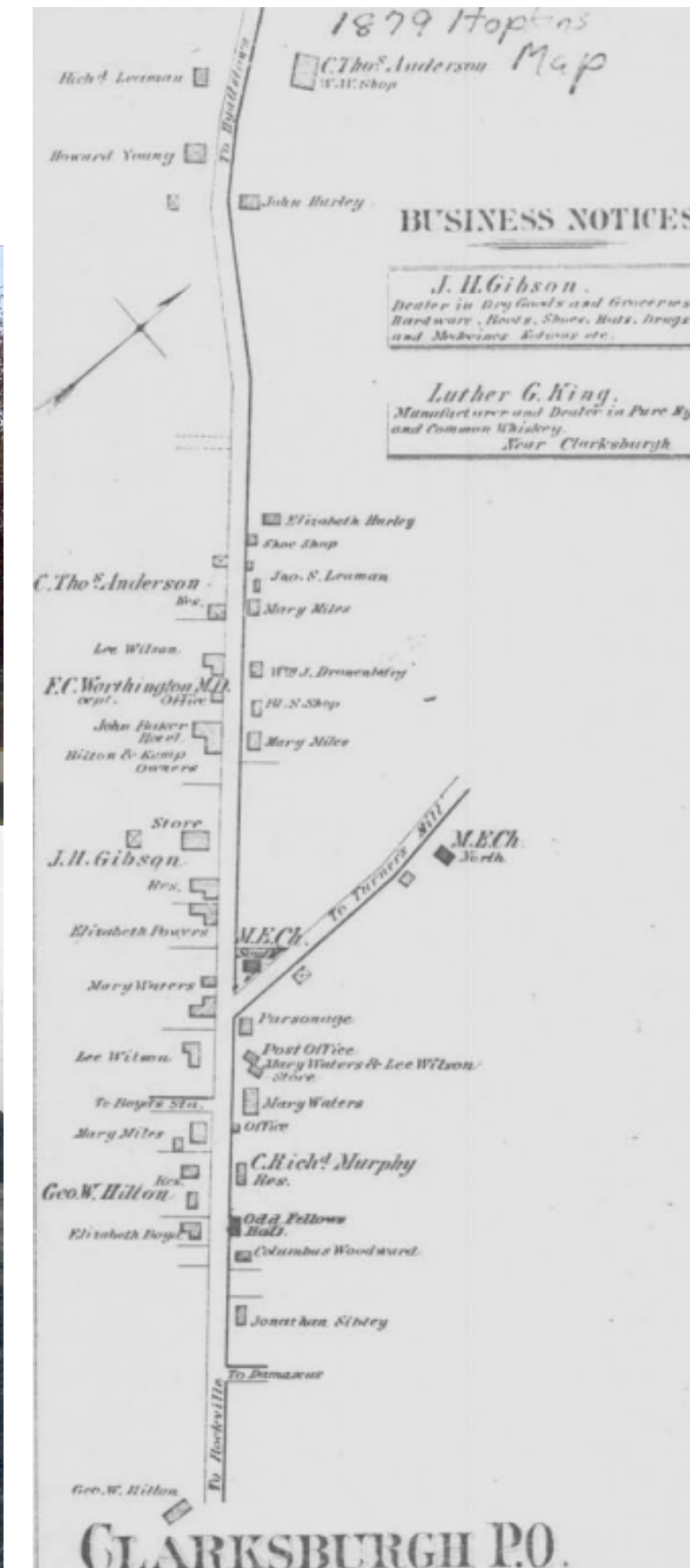




# Plan Elements To Explore

## HISTORIC RESOURCES

- Clarksburg Historic District
- Clarksburg School (1909)
- Relate the story of Clarksburg's history
- Explore other sites that may be considered historic, such as the COMSAT building
- Investigate cultural context and heritage, cemeteries and archaeological sites
- Consider opportunities for historic interpretation and signage



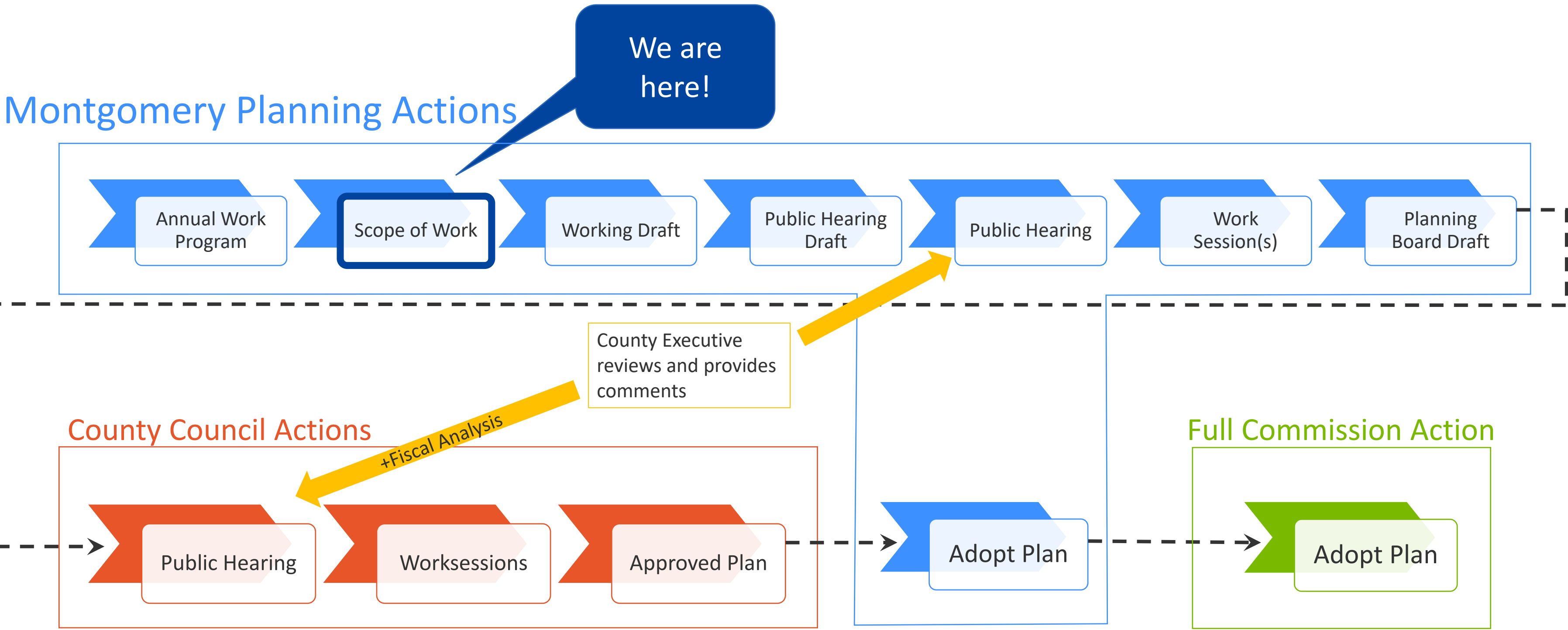


# Community Engagement Strategy

- 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



# Master Plan Process





# Timeline





# Community Kick-Off Meeting

Wednesday, July 26<sup>th</sup>, 6:30 p.m. - 8:00 p.m. @ Clarksburg Neighborhood Park







# Comments & Questions