

MEMORANDUM

December 8, 2011

TO: Planning, Housing, and Economic Development Committee  
Transportation, Infrastructure, Energy and Environment Committee

FROM: Marlene Michaelson, Senior Legislative Analyst *MM*  
Glenn Orlin, Deputy Council Staff Director

SUBJECT: Briefing—Clarksburg issues

The Planning, Housing, and Economic Development (PHED) and Transportation, Infrastructure, Energy and Environment (T&E) Committees have asked for updates on the status of the buildout of planned development and its supporting public infrastructure in the Clarksburg Planning Area.

**Planned development.** Attached on ©21-23 is a memorandum from the Planning Department summarizing development activity in Clarksburg. As of March 2011, there are 5,197 housing units and 1.25 million square feet of commercial development (with an additional 4,694 housing units and 2.6 million square feet of commercial development that has been approved but not yet built). The chart on ©22 lists all approved preliminary plans, including year of approval, number of residential units, and square footage of commercial development. The map on ©23 shows the location of these approved preliminary plans.

The memorandum describes the status of development for the Clarksburg Town Center project. After Newland Development completes approximately 100 additional dwelling units (bringing the total to 900), Elm Street Development will take over as the master developer for the project. The project is currently approved for 1,206 residential units and 194,720 square feet of commercial space.

**Public infrastructure.** As Clarksburg has developed during the past 15 years, some important public improvements have been completed there:

Transportation

- the widening of I-270 from 4 to 6 lanes between Germantown and MD 121 (Clarksburg Road)
- the construction of Stringtown Road Extended between I-270 and MD 355

- the upgrading of Skylark Road (with private participation) between MD 27 and Piedmont Road
- new and upgraded roads built as conditions of subdivision approval, including segments of Clarksburg Road, Stringtown Road (east of MD 355), and Snowden Farm Parkway, among others
- establishment of Ride On 75 and 79 bus routes

#### Schools

- Clarksburg HS (program capacity = 1,566)
- Rocky Hill MS (program capacity = 944)
- Little Bennett ES (program capacity = 674)
- William B. Gibbs, Jr. ES (program capacity = 735)

#### Parks

- the development of Ovid Hazen Wells Park
- the development of Black Hills Regional Park

The following projects are funded for construction in the Amended FY11-16 Capital Improvements Program or in the Washington Suburban Sanitary Commission's FY12-17 CIP:

- Clarksburg Cluster ES (Clarksburg Village Site #1), scheduled for completion in August 2014 (program capacity = 740). See ©1.
- Clarksburg HS Addition, scheduled for completion in August 2015 (program capacity added = 405). See ©2.
- Clarksburg/Damascus MS (New), scheduled for completion in August 2016 (program capacity = 988). See ©3.
- Black Hill Trail Renovation and Extension, scheduled for completion later this fiscal year. See ©4.
- Several water and sewer projects. See ©5-13.

The following projects are funded through the design stage only:

- Corridor Cities Transitway. Design scheduled for completion in FY14. See ©14.
- Clarksburg Fire Station. Design scheduled for completion in FY14. See ©15.
- Frederick Road Bike Path. Design scheduled for completion later this fiscal year. See ©16-17.
- Clarksburg Library. Design scheduled for completion in FY16. See ©18.

A major project for which the planning has largely been completed is the widening of I-270 from Shady Grove to north of the City of Frederick. The project also includes several new grade-separated interchanges, including at the planned Newcut Road Extended. The Council has taken the position that two reversible lanes be added to the current cross-section for the portion of the project within Montgomery County, and that these two lanes be reserved for high-occupancy-vehicle (HOV) or high-occupancy-toll (HOT) lanes (see ©19).

Observation Drive Extended, from its current terminus in Germantown to south of Stringtown Road, is in the latter stage of facility planning. The extension of Midcounty Highway (M-83) from

Montgomery Village Avenue to MD 27 is still in the first phase of facility planning. Several options, including the master-planned route, are under study.

Early in 2011, the Clarksburg Infrastructure Working Group prioritized those public improvements that were unbuilt, unprogrammed, and uncommitted. There were 25 projects not programmed or committed for construction, including 10 road/park-and-ride projects, 3 segments of the Corridor Cities Transitway, 6 school projects, 4 park projects, and 2 community facilities. Each Group member filled out a form ranking each of these projects in importance, from '1' (highest priority) to '25' (lowest priority). When the voting was completed, the results were tallied and reported (see ©20).

In the aggregate, road and school projects ranked high: the top 11 projects were either roads or schools. The Corridor Cities Transitway construction north to COMSAT and the Town Center placed in the middle of the list, while parks and the two community facilities projects—the library and the recreation/aquatic center—ranked fairly low in priority. However, the results demonstrated a healthy diversity of opinion from one individual to another.

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## Clarksburg Cluster ES (Clarksburg Village Site #1) -- No. 116504

Category  
Subcategory  
Administering Agency  
Planning Area

Montgomery County Public Schools  
Individual Schools  
Public Schools  
Clarksburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

May 21, 2010  
No  
None  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,567	0	0	1,567	0	784	470	313	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,699	0	0	4,699	0	0	1,962	2,737	0	0	0
Construction	20,800	0	0	20,800	0	0	0	7,913	12,887	0	0
Other	900	0	0	900	0	0	0	180	720	0	0
<b>Total</b>	<b>27,966</b>	<b>0</b>	<b>0</b>	<b>27,966</b>	<b>0</b>	<b>784</b>	<b>2,432</b>	<b>11,143</b>	<b>13,607</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	27,966	0	0	27,966	0	784	2,432	11,143	13,607	0	0
<b>Total</b>	<b>27,966</b>	<b>0</b>	<b>0</b>	<b>27,966</b>	<b>0</b>	<b>784</b>	<b>2,432</b>	<b>11,143</b>	<b>13,607</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

The Clarksburg Master Plan, approved in 1994, allows for the potential development of 15,000 housing units. Development of this community resulted in the formation of a new cluster of schools. Elementary School enrollment projections in the Clarksburg Cluster continue to increase dramatically throughout the FY 2011-2016 six-year CIP. This continued growth justifies the need for the opening of another elementary school in the Clarksburg Cluster. The new elementary school is intended to relieve overutilization at Cedar Grove, Clarksburg, and Little Bennett elementary schools.

An FY 2011 appropriation was requested for planning funds in the Board of Education's FY 2011-2016 CIP. However, due to fiscal constraints, the County Council, in the adopted FY 2011-2016 CIP, delayed this project one year. Therefore, an FY 2012 appropriation will be requested for planning funds and the project is now scheduled to be completed by August 2014.

**CAPACITY**

Program Capacity After Project: 740

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td style="text-align: center;">FY</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td style="text-align: center;">FY</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Current Scope</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Appropriation Request</td> <td style="text-align: center;">FY11</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Appropriation Request Est.</td> <td style="text-align: center;">FY12</td> <td style="text-align: right;">1,567</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Transfer</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Partial Closeout Thru</td> <td style="text-align: center;">FY08</td> <td style="text-align: right;">0</td> </tr> <tr> <td>New Partial Closeout</td> <td style="text-align: center;">FY09</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td style="text-align: right;">0</td> </tr> </table>	Date First Appropriation	FY	(\$000)	First Cost Estimate	FY	0	Current Scope		0	Last FY's Cost Estimate		0	Appropriation Request	FY11	0	Appropriation Request Est.	FY12	1,567	Supplemental Appropriation Request		0	Transfer		0	Cumulative Appropriation		0	Expenditures / Encumbrances		0	Unencumbered Balance		0	Partial Closeout Thru	FY08	0	New Partial Closeout	FY09	0	Total Partial Closeout		0	<p><b>COORDINATION</b></p> <p>Mandatory Referral - M-NCPPC Department of Environmental Protection Building Permits: Code Review Fire Marshall Department of Transportation Inspections Sediment Control Stormwater Management WSSC Permits</p>	<p><b>MAP</b></p> <p>See Map on Next Page</p>
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## Clarksburg HS Addition -- No. 116505

Category  
Subcategory  
Administering Agency  
Planning Area

Montgomery County Public Schools  
Individual Schools  
Public Schools  
Clarksburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

May 21, 2010  
No  
None  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	937	0	0	937	0	0	469	281	187	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,812	0	0	1,812	0	0	0	1,450	362	0	0
Construction	8,591	0	0	8,591	0	0	0	1,718	2,578	4,295	0
Other	675	0	0	675	0	0	0	0	135	540	0
<b>Total</b>	<b>12,015</b>	<b>0</b>	<b>0</b>	<b>12,015</b>	<b>0</b>	<b>0</b>	<b>469</b>	<b>3,449</b>	<b>3,262</b>	<b>4,835</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	12,015	0	0	12,015	0	0	469	3,449	3,262	4,835	0
<b>Total</b>	<b>12,015</b>	<b>0</b>	<b>0</b>	<b>12,015</b>	<b>0</b>	<b>0</b>	<b>469</b>	<b>3,449</b>	<b>3,262</b>	<b>4,835</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance				304	0	0	0	0	152	152
Energy				160	0	0	0	0	80	80
<b>Net Impact</b>				<b>464</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>232</b>	<b>232</b>

#### DESCRIPTION

The Clarksburg Master Plan, approved in 1994, allows for the potential development of 15,000 housing units. Development of this community resulted in the formation of a new cluster of schools. Enrollment projections at Clarksburg High School reflect a need for an 18-classroom addition. Clarksburg High School has a program capacity for 1,566 students. Enrollment is expected to reach 1,958 students by the 2014-2015 school year. A feasibility study was conducted in FY 2009 to determine the cost and scope of the project.

An FY 2012 appropriation was included in the Board of Education's FY 2011-2016 CIP to begin planning this addition project. However, due to fiscal constraints, the County Council adopted FY 2011-2016 CIP delayed this project one year. Therefore, an FY 2013 appropriation will be requested to begin planning this addition project and an FY 2014 appropriation will be requested for construction funds. This addition is now scheduled to be completed by August 2015.

#### CAPACITY

Program Capacity after Project: 1,971

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP																																										
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Partial Closeout Thru	FY08	0																																										
New Partial Closeout	FY09	0																																										
Total Partial Closeout		0																																										

## Clarksburg/Damascus MS (New) -- No. 116506

Category  
Subcategory  
Administering Agency  
Planning Area

Montgomery County Public Schools  
Individual Schools  
Public Schools  
Clarksburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

May 20, 2010  
No  
None  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	2,794	0	0	2,794	0	0	1,397	838	559	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	7,466	0	0	7,466	0	0	0	5,973	1,493	0	0
Construction	32,688	0	0	32,688	0	0	0	6,538	9,806	16,344	0
Other	1,400	0	0	1,400	0	0	0	0	280	1,120	0
<b>Total</b>	<b>44,348</b>	<b>0</b>	<b>0</b>	<b>44,348</b>	<b>0</b>	<b>0</b>	<b>1,397</b>	<b>13,349</b>	<b>12,138</b>	<b>17,464</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	23,698	0	0	23,698	0	0	1,397	13,349	2,138	6,814	0
Schools Impact Tax	20,650	0	0	20,650	0	0	0	0	10,000	10,650	0
<b>Total</b>	<b>44,348</b>	<b>0</b>	<b>0</b>	<b>44,348</b>	<b>0</b>	<b>0</b>	<b>1,397</b>	<b>13,349</b>	<b>12,138</b>	<b>17,464</b>	<b>0</b>

#### DESCRIPTION

The Clarksburg Master Plan, approved in 1994, allows for the potential development of 15,000 housing units. Development of this community resulted in the formation of a new cluster of schools. Enrollment projections at Rocky Hill Middle School continue to increase dramatically throughout the FY 2011-2016 six-year CIP. This continued growth justifies the need for the opening of another middle school to serve the Clarksburg/Damascus service areas.

Rocky Hill Middle School has a program capacity for 939 students. Enrollment is expected to reach 1,411 students by the 2015-2016 school year. A feasibility study was conducted in FY 2009 to determine the cost and scope of the project. The proposed middle school will have a program capacity of 988.

An FY 2013 appropriation will be requested to begin planning this new middle school. An FY 2014 appropriation will be requested for construction funds. This project is scheduled to be completed by August 2015.

#### CAPACITY

Program Capacity after Project: 988

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation    FY    (\$000)	Mandatory Referral - M-NCPPC	
First Cost Estimate            FY    0	Department of Environment Protection	
Current Scope                    FY    0	Building Permits:	
Last FY's Cost Estimate        0	Code Review	
	Fire Marshal	
Appropriation Request        FY11    0	Department of Transportation	
Appropriation Request Est.    FY12    0	Inspections	
Supplemental Appropriation Request    0	Sediment Control	
Transfer                            0	Stormwater Management	
	WSSC Permits	
Cumulative Appropriation        0		
Expenditures / Encumbrances    0		
Unencumbered Balance            0		
Partial Closeout Thru            FY08    0		
New Partial Closeout            FY09    0		
Total Partial Closeout            0		
		See Map on Next Page

# Black Hill Trail Renovation and Extension -- No. 058701

Category  
Subcategory  
Administering Agency  
Planning Area

M-NCPPC  
Development  
M-NCPPC  
Clarksburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

May 12, 2010  
No  
None  
Final Design Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	405	85	224	96	40	56	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,800	0	1,000	2,800	1,000	1,800	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,205</b>	<b>85</b>	<b>1,224</b>	<b>2,896</b>	<b>1,040</b>	<b>1,856</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	1,877	25	551	1,301	252	1,049	0	0	0	0	0
Program Open Space	2,328	60	673	1,595	788	807	0	0	0	0	0
<b>Total</b>	<b>4,205</b>	<b>85</b>	<b>1,224</b>	<b>2,896</b>	<b>1,040</b>	<b>1,856</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Program-Staff				139	0	27	28	28	28	28
Program-Other				50	0	10	10	10	10	10
<b>Net Impact</b>				<b>189</b>	<b>0</b>	<b>37</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>
WorkYears					0.0	0.4	0.4	0.4	0.4	0.4

#### DESCRIPTION

This project funds two separate trail projects in Black Hill Regional Park, 20030 Lake Ridge Road, Boyds. The trail renovation project upgrades an existing 2.38 mile hiker-biker trail along the eastern shore of Little Seneca Lake from Wisteria Drive north to Spinning Wheel Drive. The existing 6-foot wide trail does not meet park standards and is seriously deteriorated. The trail renovation and upgrade provides an eight-foot wide trail that meets park construction standards and complies with the Americans with Disabilities Act (ADA) except in one area where full ADA compliance is not possible without extensive tree-clearing.

The second project extends an existing trail 1.2 miles from the terminus near Spinning Wheel Drive to parking lot 6, near the picnic area. The new eight-foot wide trail will connect two existing trail segments and provides the only hard surface connection from the Water's Landing community to the developed area of Black Hill Regional Park.

#### ESTIMATED SCHEDULE

Construction of the trail extension began late winter 2010 and will be complete by fall 2010. Design of the trail renovation is underway with construction expected in FY11 and FY12.

#### JUSTIFICATION

Several plans envision a hard surface trail network that links the residents of Germantown and Clarksburg to Black Hill Regional Park. Renovation of the existing hard-surface trail is part of this larger network which will make the regional park accessible to thousands of residents and make the Clarksburg amenities accessible to those living in the vicinity of the park. The Black Hill Regional Park Master Plan, approved in 2002, makes this project a priority. Approximately 425,000 people visit the park each year.

#### OTHER

The trail was constructed by the developer of the adjacent residential communities, and conveyed to M-NCPPC in 1982, with little or no base and a substandard asphalt layer that has deteriorated. The trail was built before the Americans with Disabilities Act (ADA) guidelines were developed and is too narrow to safely accommodate the number of users, and contains several areas of steep slopes. The new eight-foot width affords minimum space for bicyclists, wheelchairs, strollers, maintenance crews, and emergency vehicles.

#### OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY05 (\$000)	Community Associations	
First Cost Estimate FY05 3,101	Trails: Hard Surface Renovation PDF 888754	
Current Scope	Trails: Hard Surface Design and Construction PDF 768673	
Last FY's Cost Estimate 4,205	Montgomery County Department of Permitting Services	
Appropriation Request FY11 0	Montgomery County Department of Environmental Protection	
Appropriation Request Est. FY12 0	Maryland Department of Natural Resources	
Supplemental Appropriation Request 0		
Transfer 0		
Cumulative Appropriation 4,205		
Expenditures / Encumbrances 169		
Unencumbered Balance 4,036		
Partial Closeout Thru FY08 0		
New Partial Closeout FY09 0		
Total Partial Closeout 0		

**A. Identification and Coding Information**

1. Project Number: 023807 | Agency Number: S-84.60 | Update Code: Change

2. Date: October 1, 2010 | Revised: \_\_\_\_\_

3. Project Name: Cabin Branch Wastewater Pumping Station

4. Program: Sanitation | 5. Agency: WSSC | 6. Planning Area: Clarksburg & Vicinity P.A. 13

7. Pre PDF Pg.No.: \_\_\_\_\_ | 8. Req. Adeq. Pub. Fac. \_\_\_\_\_

**B. Expenditure Schedule (000's)**

Cost Elements	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
Planning, Design & Supervision	447	12	9	426	25	96	285	20			
Land											
Site Improvements & Utilities											
Construction	1,418			1,418		355	1,000	63			
Other	278		1	277	4	68	193	12			
<b>Total</b>	<b>2,143</b>	<b>12</b>	<b>10</b>	<b>2,121</b>	<b>29</b>	<b>519</b>	<b>1,478</b>	<b>95</b>			

**C. Funding Schedule (000's)**

Contribution/Other	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
	2,143	12	10	2,121	29	519	1,478	95			

**D. Description & Justification**

**DESCRIPTION**  
 This project provides for the planning, design, and construction of a 0.9 MGD wastewater pumping station. This wastewater pumping station is projected to serve new development in Stage 3 of the Clarksburg planning area west of I-270.  
**Service Area** Seneca Creek Drainage Basin | **Capacity** 0.9 MGD | **Population** 1,550

**JUSTIFICATION**  
**Plans & Studies**  
 Clarksburg Master Plan and Hyattstown Special Study Area (1994); Montgomery County Council Resolution Number 14-772; Water and Sewer Plan Service Area Map Amendments for the Clarksburg Master Plan Area (Adopted February 13, 2001); Clarksburg Stages 3 and 4 Area Facility Plan, Rodgers Consulting (December 2004).  
**Specific Data**  
 The Cabin Branch neighborhood includes Clarksburg Triangle and other Stage 3 properties west of I-270 and east of Clarksburg Road.  
**Cost Change**  
 Costs were increased for inflation.

**STATUS** Facility Planning (WSSC Contract Nos. CP3326A02, CP3326B02).

**OTHER**  
 The project scope has remained the same. The expenditures and schedule projections shown in Block B are planning level estimates and may change depending on site-specific conditions and design constraints. Estimated completion date is developer dependent. No WSSC rate supported debt will be used for this project.

**COORDINATION**  
 Maryland-National Capital Park & Planning Commission, Montgomery County Department of Environmental Protection, Maryland Department of the Environment (Non-Tidal Wetlands Permit), Maryland Department of Natural Resources, U.S. Fish and Wildlife Service and WSSC Projects S-84.46, Clarksburg Triangle Outfall Sewer, Part 1 and S-84.61, Cabin Branch WWPS Force Main.

**NOTE** This project supports 100% Growth.

**E. Annual Operating Budget Impact (000's)** FY of Impact

Program Costs	Staff	.....	.....
	Other	.....	.....
Facility Costs	Maintenance	.....	.....
	Debt Service	.....	.....
Total Costs		.....	.....
Impact on Water or Sewer Rate		.....	.....

**F. Approval and Expenditure Data (000's)**

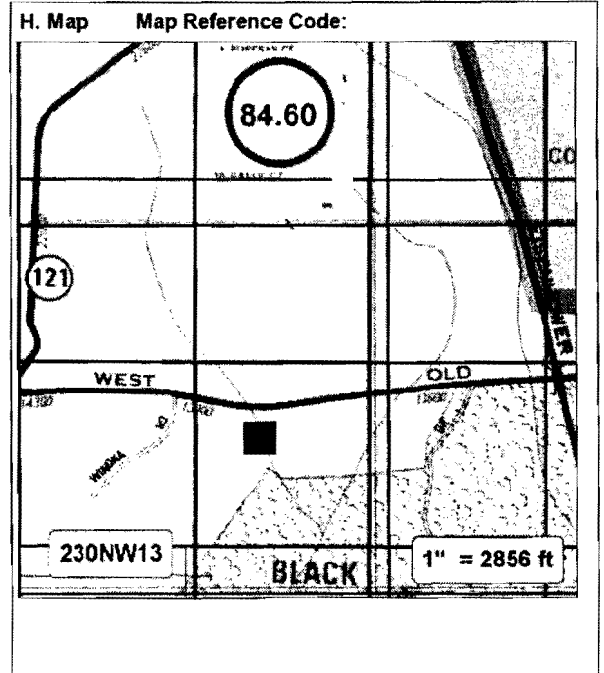
Date First in Capital Program	_____	FY 02
Date First Approved	_____	FY 02
Initial Cost Estimate	_____	22
Cost Estimate Last FY	_____	2,082
Present Cost Estimate	_____	2,143
Approved Request, Last FY	_____	595
Total Expenditures & Encumbrances	_____	12
Approval Request FY 12	_____	29
Supplemental Approval Request Current FY (11)	_____	

**G. Status Information**

Land Status: \_\_\_\_\_ | Right-of-Way may be required

% Project Completion: P-95%

Est. Completion Date: Development Dependent





**A. Identification and Coding Information**

1. Project Number: 023808 | Agency Number: S-84.61 | Update Code: Change

2. Date: October 1, 2010 | Revised: | 7. Pre PDF Pg.No.: | 8. Req. Adeq. Pub. Fac.:

3. Project Name: Cabin Branch WWPS Force Main | 5. Agency: **WSSC**

4. Program: **Sanitation** | 6. Planning Area: Clarksburg & Vicinity P.A. 13

**B. Expenditure Schedule (000's)**

Cost Elements	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
Planning, Design & Supervision	84		14	70	25	42	3				
Land											
Site Improvements & Utilities											
Construction	253			253	88	151	14				
Other	50		2	48	17	29	2				
<b>Total</b>	<b>387</b>		<b>16</b>	<b>371</b>	<b>130</b>	<b>222</b>	<b>19</b>				

**C. Funding Schedule (000's)**

Contribution/Other	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
	387		16	371	130	222	19				

**D. Description & Justification**

**DESCRIPTION**

This project provides for the planning, design, and construction of 2,000 feet of 10-inch diameter force main downstream of the Cabin Branch Wastewater Pumping Station. The wastewater pumping station and force main will provide service to new development in Stage 3 of the Clarksburg planning area, west of I-270.

**Service Area** Seneca Creek Drainage Basin      **Capacity** 0.9 MGD      **Population** 1,550

**JUSTIFICATION**

**Plans & Studies**  
Clarksburg Master Plan and Hyattstown Special Study Area (1994); Montgomery County Council Resolution Number 14-772; Water and Sewer Plan Service Area Map Amendments for the Clarksburg Master Plan Area (Adopted February 13, 2001); Clarksburg Stages 3 and 4 Area Facility Plan, Rodgers Consulting (December 2004).

**Specific Data**  
The Cabin Branch neighborhood includes Clarksburg Triangle and other Stage 3 properties west of I-270 and east of Clarksburg Road.

**Cost Change**  
Costs were increased for inflation.

**STATUS** Planning

**OTHER**  
The project scope has remained the same. The expenditures and schedule projections shown in Block B are planning level estimates and may change depending on pipe size decisions, site-specific conditions, and design constraints. Estimated completion date is developer dependent. No WSSC rate supported debt will be used for this project. Land costs are included in WSSC Project S-201.00.

**COORDINATION**  
Maryland-National Capital Park & Planning Commission, Montgomery County Department of Environmental Protection, Maryland Department of the Environment (Non-Tidal Wetlands Permit), Maryland Department of Natural Resources, U.S. Fish and Wildlife Service and WSSC Projects S-84.46, Clarksburg Triangle Outfall Sewer, Part 1, S-84.47, Clarksburg Triangle Outfall Sewer, Part 2 and S-84.60, Cabin Branch Wastewater Pumping Station.

**NOTE** This project supports 100% Growth.

**E. Annual Operating Budget Impact (000's)**

Program Costs	Staff	Other	Maintenance	Debt Service	FY of Impact
Facility Costs			33		15
Total Costs			33		15
Impact on Water or Sewer Rate					

**F. Approval and Expenditure Data (000's)**

Date First in Capital Program: FY 02

Date First Approved: FY 02

Initial Cost Estimate: 22

Cost Estimate Last FY: 376

Present Cost Estimate: 387

Approved Request, Last FY: 274

Total Expenditures & Encumbrances:

Approval Request FY 12: 130

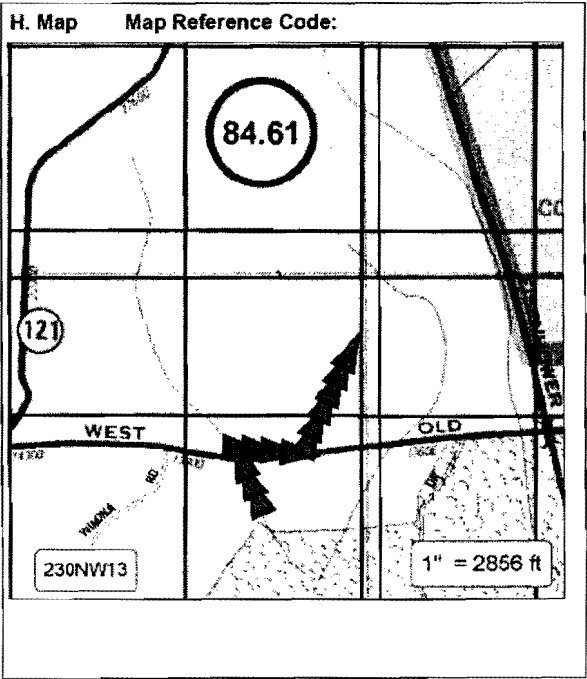
Supplemental Approval Request Current FY (11):

**G. Status Information**

Land Status: Right-of-Way may be required

% Project Completion: P-85%

Est. Completion Date: Development Dependent



**A. Identification and Coding Information**

2. Date: October 1, 2010      7. Pre PDF Pg.No.:      8. Req. Adeq. Pub. Fac.

1. Project Number	Agency Number	Update Code
113800	W-46.24	Change

Revised: \_\_\_\_\_

3. Project Name: Clarksburg Area Stage 3 Water Main, Part 4      5. Agency: **WSSC**

4. Program: **Sanitation**      6. Planning Area: Clarksburg & Vicinity P.A. 13

**E. Annual Operating Budget Impact (000's)**      FY of Impact

Program Costs	Staff .....	....	
	Other .....	....	
Facility Costs	Maintenance .....	131	15
	Debt Service .....	....	
Total Costs .....		131	15
Impact on Water or Sewer Rate .....			

**B. Expenditure Schedule (000's)**

Cost Elements	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
Planning, Design & Supervision	358	68	150	140	123	15	2				
Land											
Site Improvements & Utilities											
Construction	1,401		320	1,081	873	142	66				
Other	254		71	183	149	24	10				
<b>Total</b>	<b>2,013</b>	<b>68</b>	<b>541</b>	<b>1,404</b>	<b>1,145</b>	<b>181</b>	<b>78</b>				

**F. Approval and Expenditure Data (000's)**

Date First in Capital Program	FY 11
Date First Approved	FY 97
Initial Cost Estimate	1,954
Cost Estimate Last FY	1,954
Present Cost Estimate	2,013
Approved Request, Last FY	1,455
Total Expenditures & Encumbrances	68
Approval Request FY 12	1,145
Supplemental Approval Request Current FY (11)	

**C. Funding Schedule (000's)**

SDC	2,013	68	541	1,404	1,145	181	78				
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**D. Description & Justification**

DESCRIPTION

Design and construction of this project will be performed in two parts: 4,000 feet of 24-inch diameter water main along Brink Road and Route 355 and 1,500 feet of 24-inch diameter water main along West Old Baltimore Road; and 2,400 feet of 24-inch diameter water main along West Old Baltimore Road.

**Service Area** Brink Pressure Zone HG760

JUSTIFICATION

**Plans & Studies**  
General Plan and M-NCP&PC Round 6 growth forecasts.

**Specific Data**  
This water main is planned to serve the area designated as "Stage 3" in the Clarksburg Master Plan and Hyattstown Special Study Area, approved and adopted in June 1994.

**Cost Change**  
Costs were increased for inflation.

**STATUS** Final Design (WSSC Contract Nos. BL3326B02, BL3326C02).

OTHER  
The project scope has remained the same. Expenditure and schedule projections shown above are planning level estimates only and may change depending on site-specific conditions and design constraints. Due to current economic conditions and resulting development schedule delays, completion of this project will now be phased. Land costs are included in WSSC Project W-200.00.

COORDINATION  
Montgomery County Government, Maryland-National Capital Park & Planning Commission and WSSC Projects W-46.14, Clarksburg Area Stage 3 Water Main, Parts 1, 2 & 3 and W-46.15, Clarksburg Elevated Water Storage Facility.

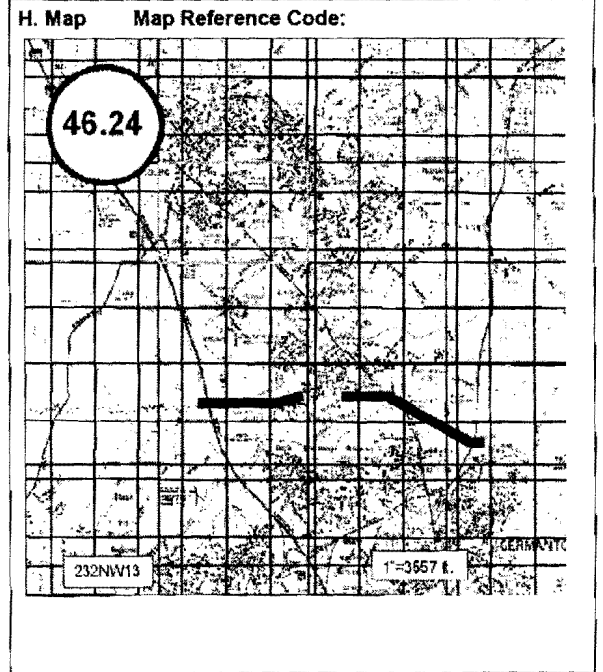
NOTE This project supports 100% Growth.

**G. Status Information**

Land Status: Right-of-Way may be required

% Project Completion: D-60%

Est. Completion Date: April 2014



**A. Identification and Coding Information**

1. Project Number: 973818    Agency Number: W-46.14    Update Code: Change

2. Date: October 1, 2010    Revised:    7. Pre PDF Pg.No.:    8. Req. Adeq. Pub. Fac.

3. Project Name: Clarksburg Area Stage 3 Water Main, Parts 1, 2 & 3

4. Program: Sanitation    6. Planning Area: Clarksburg & Vicinity P.A. 13

5. Agency: **WSSC**

**B. Expenditure Schedule (000's)**

Cost Elements	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
Planning, Design & Supervision	598	141	343	114	91	23					
Land											
Site Improvements & Utilities											
Construction	2,632		790	1,842	1,658	184					
Other	463		170	293	262	31					
<b>Total</b>	<b>3,693</b>	<b>141</b>	<b>1,303</b>	<b>2,249</b>	<b>2,011</b>	<b>238</b>					

**C. Funding Schedule (000's)**

Contribution/Other	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
	3,693	141	1,303	2,249	2,011	238					

**D. Description & Justification**

DESCRIPTION

Design and construction of this project will be performed in three parts: 7,000 feet of 24-inch diameter water main to the proposed Clarksburg Elevated Water Storage Facility (Project W-46.15); 2,700 feet of 16-inch and 24-inch diameter water main along Clarksburg Road and various streets; and 3,600 feet of 16-inch water main along the southbound I-270 ramp to Clarksburg Road (Md. Rte 121).

**Service Area** Brink Pressure Zone HG760

JUSTIFICATION

**Plans & Studies**

General Plan and M-NCP&PC Round 6 growth forecasts.

**Specific Data**

This water main is planned to serve the area designated as "Stage 3" in the Clarksburg Master Plan and Hyattstown Special Study Area, approved and adopted June 1994.

**Cost Change**

Cost were increased for inflation.

**STATUS** Final Design (WSSC Contract Nos. DA3326D02 , DA3326F02 , DA3326H02).

OTHER

The project scope has remained the same. Expenditure and schedule projections shown in Block B are planning level estimates only and may change depending on site-specific conditions and design constraints. The estimated completion schedule is developer dependent. No WSSC rate supported debt will be used for this project. Land costs are included in WSSC Project W-200.00.

COORDINATION

Montgomery County Government, Maryland-National Capital Park & Planning Commission and WSSC Projects S-84.47, Clarksburg Triangle Outfall Sewer, Part 2 and W-46.24, Clarksburg Area Stage 3 Water Main, Part 4.

**NOTE** This project supports 100% Growth.

**E. Annual Operating Budget Impact (000's)**

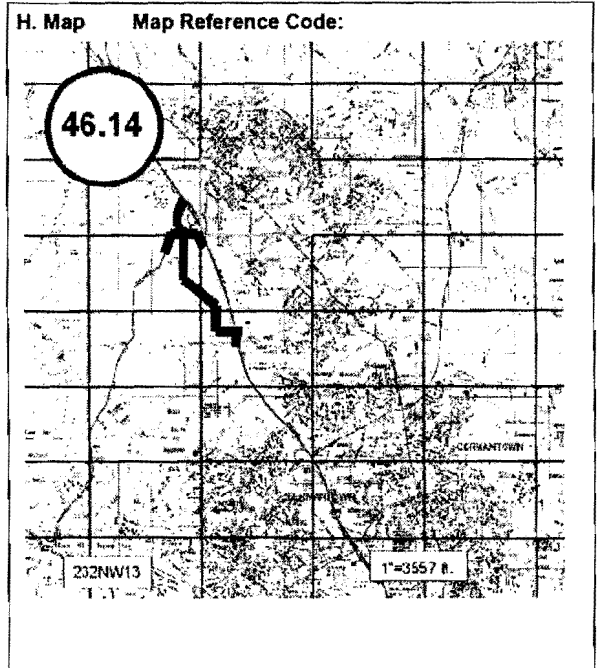
Program Costs	Staff	Other	Facility Costs	Maintenance	Debt Service	Total Costs	Impact on Water or Sewer Rate	FY of Impact
				334		334		14
								14

**F. Approval and Expenditure Data (000's)**

Date First in Capital Program	FY 97
Date First Approved	FY 97
Initial Cost Estimate	3,376
Cost Estimate Last FY	3,586
Present Cost Estimate	3,693
Approved Request, Last FY	2,238
Total Expenditures & Encumbrances	141
Approval Request FY 12	2,011
Supplemental Approval Request Current FY (11)	

**G. Status Information**

Land Status:	Right-of-Way may be required
% Project Completion:	D-50%
Est. Completion Date:	Developer Dependent



<b>A. Identification and Coding Information</b>			2. Date: October 1, 2010	7. Pre PDF Pg.No.: 8. Req. Adeq. Pub. Fac.
1. Project Number	Agency Number	Update Code	Revised:	
973819	W-46.15	Change		
3. Project Name: Clarksburg Elevated Water Storage Facility			5. Agency: <b>WSSC</b>	
4. Program: <b>Sanitation</b>			6. Planning Area: Clarksburg & Vicinity P.A. 13	

<b>B. Expenditure Schedule (000's)</b>											
Cost Elements	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
Planning, Design & Supervision	671	142		529	16	196	147	170			
Land											
Site Improvements & Utilities											
Construction	2,994			2,994			832	2,162			
Other	528			528	2	29	147	350			
<b>Total</b>	<b>4,193</b>	<b>142</b>		<b>4,051</b>	<b>18</b>	<b>225</b>	<b>1,126</b>	<b>2,682</b>			

<b>C. Funding Schedule (000's)</b>											
SDC	4,193	142		4,051	18	225	1,126	2,682			

**D. Description & Justification**

**DESCRIPTION**

This project provides for the community outreach, site selection, planning, design, and construction for a future 0.75 million gallon (MG) elevated storage facility in the HG760 water pressure zone.

**Service Area** Brink Pressure Zone HG760 **Capacity** 0.75 MG

**JUSTIFICATION**

**Plans & Studies**

Montgomery County High Zone Supply Facility Plan, WSSC; M-NCPP&PC Round 6.2 growth forecasts; Western Clarksburg Facility Plan, Rogers Associates (December 2004); Water Storage Volume Criteria Report (November 2005).

**Specific Data**

This project is needed in anticipation of rapid growth in the 760 pressure zone. Reevaluation of this project with Round 6.2 growth forecasts now indicates a storage deficit for this zone and a need to initiate this project. The facility plan dated December 2004 has identified the preferred location for the water storage facility. As noted in the facility plan, public meetings were held to obtain comments concerning the location.

**Cost Change**

Costs were increased for inflation.

**STATUS** Preliminary Design (WSSC Contract Nos. BE1442A95, DA3326A02).

**OTHER**

The project scope has remained the same. Expenditure and schedule projections shown above are planning level estimates only. The resulting decision of the Montgomery County Planning Board Mandatory Referral is for WSSC to hold a design charrette to address the aesthetic and landscaping concerns and submit details of the final landscaping surrounding the facility before going into final design. Land costs are included in WSSC Project W-200.00.

**COORDINATION**

Montgomery County Government and Maryland-National Capital Park & Planning Commission (Mandatory Referral Hearing was held on April 3, 2008).

**NOTE** This project supports 100% Growth.

<b>E. Annual Operating Budget Impact (000's)</b>			FY of Impact	
Program Costs	Staff .....	....		
	Other .....	....		
Facility Costs	Maintenance .....	40	15	
	Debt Service .....			
Total Costs	.....	40	15	
Impact on Water or Sewer Rate	.....			

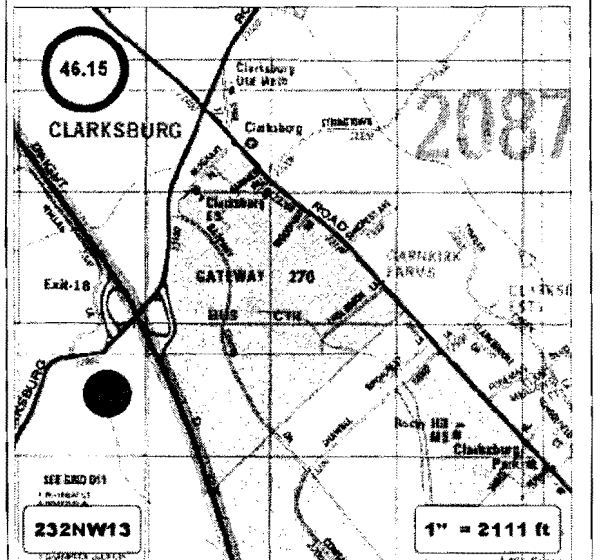
**F. Approval and Expenditure Data (000's)**

Date First in Capital Program	FY 97
Date First Approved	FY 97
Initial Cost Estimate	138
Cost Estimate Last FY	3,957
Present Cost Estimate	4,193
Approved Request, Last FY	322
Total Expenditures & Encumbrances	142
Approval Request FY 12	18
Supplemental Approval Request Current FY (11)	

**G. Status Information**

Land Status: Site selected  
 % Project Completion: D-0%  
 Est. Completion Date: June 2015

**H. Map Map Reference Code:**



**A. Identification and Coding Information**

1. Project Number: 023811    Agency Number: S-84.47    Update Code: Change

2. Date: October 1, 2010    7. Pre PDF Pg.No.:    8. Req. Adeq. Pub. Fac.:

Revised:    5. Agency: **WSSC**

3. Project Name: Clarksburg Triangle Outfall Sewer, Part 2

4. Program: **Sanitation**    6. Planning Area: Clarksburg & Vicinity P.A. 13

**E. Annual Operating Budget Impact (000's)**    FY of Impact

Program Costs	Staff .....	.....	
	Other .....	.....	
Facility Costs	Maintenance .....	130	14
	Debt Service .....	.....	.....
Total Costs	.....	130	14
Impact on Water or Sewer Rate	.....	.....	.....

**B. Expenditure Schedule (000's)**

Cost Elements	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
Planning, Design & Supervision	400	65	254	81	64	17					
Land											
Site Improvements & Utilities											
Construction	1,629		485	1,144	1,026	118					
Other	295		111	184	164	20					
<b>Total</b>	<b>2,324</b>	<b>65</b>	<b>850</b>	<b>1,409</b>	<b>1,254</b>	<b>155</b>					

**F. Approval and Expenditure Data (000's)**

Date First in Capital Program:  FY 02

Date First Approved:  FY 02

Initial Cost Estimate:  22

Cost Estimate Last FY:  2,256

Present Cost Estimate:  2,324

Approved Request, Last FY:  1,243

Total Expenditures & Encumbrances:  65

Approval Request FY 12:  1,254

Supplemental Approval Request Current FY (11):

**C. Funding Schedule (000's)**

Contribution/Other	2,324	65	850	1,409	1,254	155					
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**D. Description & Justification**

**DESCRIPTION**

This project provides for the planning, design, and construction of approximately 1,550 feet of 24-inch, 2,800 feet of 21-inch, 3,000 feet of 18-inch, and 500 feet of 15-inch diameter outfall sewer along a tributary west of and parallel to U.S. Interstate 270, north of West Old Baltimore Road. This sewer is projected to serve new development in Stage 3 of the Clarksburg planning area west of I-270 and potentially serve Clarksburg Development Stage 4 as specified in the 1994 Clarksburg Master Plan.

**Service Area** Seneca Creek Drainage Basin    **Capacity** 9.0 MGD    **Population** 16,500

**JUSTIFICATION**

**Plans & Studies**  
Clarksburg Master Plan and Hyattstown Special Study Area (1994); Montgomery County Council Resolution Number 14-772; Water and Sewer Plan Service Area Map Amendments for the Clarksburg Master Plan Area (Adopted February 13, 2001); Clarksburg Stages 3 and 4 Area Facility Plan, Rodgers Consulting (December 2004).

**Specific Data**  
The Cabin Branch neighborhood includes Clarksburg Triangle and other Stage 3 properties west of I-270 and east of Clarksburg Road.

**Cost Change**  
Costs were increased for inflation and a minor increase in the total pipe length.

**STATUS** Preliminary Design (WSSC Contract No. DA3326D02, ).

**OTHER**  
The project scope has remained the same. The expenditures and schedule projections shown in Block B are planning level estimates and may change depending on pipe size decisions, site-specific conditions, and design constraints. Estimated completion date is developer dependent. No WSSC rate supported debt will be used for this project.

**COORDINATION**  
Maryland-National Capital Park & Planning Commission, Montgomery County Department of Environmental Protection, Maryland Department of the Environment (Non-Tidal Wetlands Permit), Maryland Department of Natural Resources, U.S. Fish and Wildlife Service and WSSC Projects S-84.46, Clarksburg Triangle Outfall Sewer, Part 1 and W-46.14, Clarksburg Area Stage 3 Water Main, Parts 1, 2 & 3.

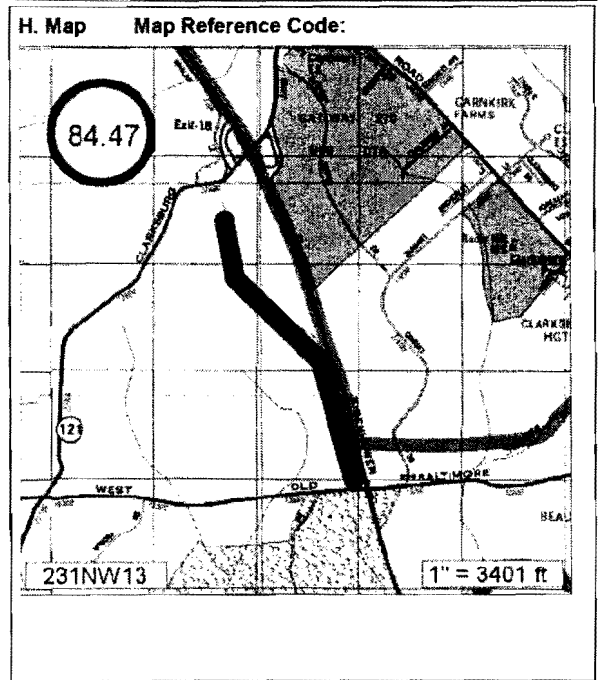
**NOTE** This project supports 100% Growth.

**G. Status Information**

Land Status: Right-of-Way may be required

% Project Completion: D-60%

Est. Completion Date: Developer Dependent



**A. Identification and Coding Information**

1. Project Number: 013802 | Agency Number: W-46.18 | Update Code: Change

2. Date: October 1, 2010 | Revised: | 7. Pre PDF Pg.No.: | 8. Req. Adeq. Pub. Fac.

3. Project Name: Newcut Road Water Main, Part 2

4. Program: Sanitation | 5. Agency: WSSC | 6. Planning Area: Clarksburg & Vicinity P.A. 13

**E. Annual Operating Budget Impact (000's)**

Program Costs	Staff	Other	FY of Impact
Facility Costs	Maintenance	95	14
Total Costs	Debt Service	95	14
Impact on Water or Sewer Rate.....			

**B. Expenditure Schedule (000's)**

Cost Elements	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
Planning, Design & Supervision	98	77	11	10	5	5					
Land											
Site Improvements & Utilities											
Construction	773	115	100	558	206	352					
Other	103		17	86	32	54					
<b>Total</b>	<b>974</b>	<b>192</b>	<b>128</b>	<b>654</b>	<b>243</b>	<b>411</b>					

**F. Approval and Expenditure Data (000's)**

Date First in Capital Program	FY 01
Date First Approved	FY 01
Initial Cost Estimate	800
Cost Estimate Last FY	825
Present Cost Estimate	974
Approved Request, Last FY	236
Total Expenditures & Encumbrances	192
Approval Request FY 12	243
Supplemental Approval Request Current FY (11)	

**C. Funding Schedule (000's)**

Contribution/Other	974	192	128	654	243	411					
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**D. Description & Justification**

**DESCRIPTION**  
 This project provides for the planning, design, and construction of 5,700 feet of 16-inch diameter water main along Newcut Road between Route 355 and Skylark Road.

**Service Area** Cedar Heights Pressure Zone HG835

**JUSTIFICATION**

**Plans & Studies**  
 Clarksburg Master Plan, Stage 3; M-NCP&PC Round 5 population projections; General Plan.

**Specific Data**  
 This main is proposed to serve areas designated as "Stage 3" in the Clarksburg Master Plan & Hyattstown Special Study Area, approved and adopted in June 1994.

**Cost Change**  
 Cost increase is due to splitting work under multiple contracts, updated SDC agreements and the delay in the start of construction.

**STATUS** Under Construction (WSSC Contract Nos. DA3263Q02, DA4321Z06, DA4446A06).

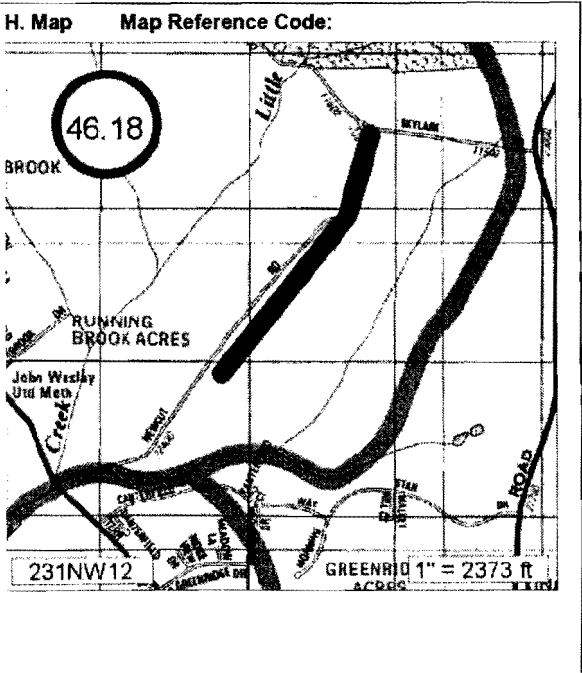
**OTHER**  
 The project scope has remained the same. Expenditures and schedule projections shown in Block B reflect information provided by the developer. Design and construction will be performed by the developer under a System Extension Permit. The estimated completion schedule is developer dependent. No WSSC rate supported debt will be used for this project.

**COORDINATION**  
 Montgomery County Department of Public Works and Transportation, Montgomery County Government and Maryland-National Capital Park & Planning Commission.

**NOTE** This project supports 100% Growth.

**G. Status Information**

Land Status: No land or R/W required  
 % Project Completion: C-10%  
 Est. Completion Date: Developer Dependent



**A. Identification and Coding Information**

1. Project Number	Agency Number	Update Code
083803	S-84.65	Change

2. Date: October 1, 2010

7. Pre PDF Pg.No.: 8. Req. Adeq. Pub. Fac.

Revised:

3. Project Name: Tapestry Wastewater Pumping Station

5. Agency: **WSSC**

4. Program: **Sanitation** 6. Planning Area: Clarksburg & Vicinity P.A. 13

**B. Expenditure Schedule (000's)**

Cost Elements	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
Planning, Design & Supervision	109	7	34	68	34	34					
Land											
Site Improvements & Utilities											
Construction	434		217	217	109	108					
Other	82		40	42	21	21					
<b>Total</b>	<b>625</b>	<b>7</b>	<b>291</b>	<b>327</b>	<b>164</b>	<b>163</b>					

**C. Funding Schedule (000's)**

Contribution/Other	625	7	291	327	164	163					
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**D. Description & Justification**

DESCRIPTION

This project provides for the planning, design, and construction of a 0.34 MGD wastewater pumping station to serve the Tapestry Subdivision.

**Service Area** Seneca Creek Drainage Basin      **Capacity** 0.34 MGD      **Population** 590

JUSTIFICATION

**Plans & Studies**

Tapestry Subdivision Hydraulic Planning Analysis (March 2006).

**Cost Change**

Costs were increased for inflation.

**STATUS** Planning (WSSC Contract No. DA3993Z04, )

OTHER

The project scope has remained the same. The expenditures and schedule projections shown in Block B are planning level estimates and may change depending on site-specific conditions and design constraints. Estimated completion date is developer dependent. No WSSC rate supported debt will be used for this project.

COORDINATION

Montgomery County Government, Local Community Civic Associations and WSSC Project S-84.66, Tapestry WWPS Force Main.

**NOTE** This project supports 100% Growth.

**E. Annual Operating Budget Impact (000's)**

FY of Impact

Program Costs	Staff .....	.....
	Other .....	.....
Facility Costs	Maintenance .....	.....
	Debt Service .....	.....
Total Costs .....		.....
Impact on Water or Sewer Rate .....		.....

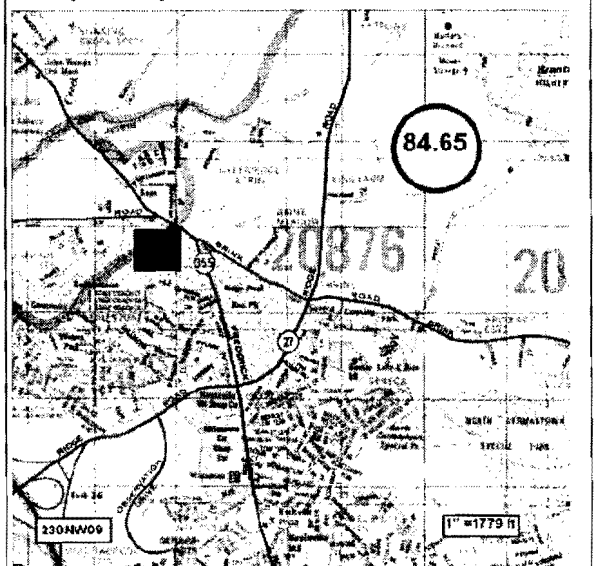
**F. Approval and Expenditure Data (000's)**

Date First in Capital Program	<input type="text" value="FY 08"/>
Date First Approved	<input type="text" value="FY 08"/>
Initial Cost Estimate	<input type="text" value="552"/>
Cost Estimate Last FY	<input type="text" value="607"/>
Present Cost Estimate	<input type="text" value="625"/>
Approved Request, Last FY	<input type="text" value="156"/>
Total Expenditures & Encumbrances	<input type="text" value="7"/>
Approval Request FY 12	<input type="text" value="164"/>
Supplemental Approval Request Current FY (11)	<input type="text"/>

**G. Status Information**

Land Status: Not applicable  
 % Project Completion: P-100%  
 Est. Completion Date: Developer Dependent

**H. Map Map Reference Code:**



**A. Identification and Coding Information**

1. Project Number	Agency Number	Update Code
083804	S-84.66	Change

2. Date: October 1, 2010

7. Pre PDF Pg.No.: 8. Req. Adeq. Pub. Fac.

Revised:

3. Project Name: Tapestry WWPS Force Main

5. Agency: **WSSC**

4. Program: **Sanitation** 6. Planning Area: Clarksburg & Vicinity P.A. 13

**B. Expenditure Schedule (000's)**

Cost Elements	(8) Total	(9) Thru FY '10	(10) Estimate FY '11	(11) Total 6 Years	(12) Year 1 FY '12	(13) Year 2 FY '13	(14) Year 3 FY '14	(15) Year 4 FY '15	(16) Year 5 FY '16	(17) Year 6 FY '17	(18) Beyond 6 Years
Planning, Design & Supervision	21	8	5	8	5	3					
Land											
Site Improvements & Utilities											
Construction	85		34	51	35	16					
Other	16		6	10	6	4					
<b>Total</b>	<b>122</b>	<b>8</b>	<b>45</b>	<b>69</b>	<b>46</b>	<b>23</b>					

**C. Funding Schedule (000's)**

Contribution/Other	122	8	45	69	46	23					
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**D. Description & Justification**

**DESCRIPTION**

This project provides for the planning, design, and construction of 2,150 feet of 4-inch diameter force main to serve the Tapestry Subdivision.

**Service Area** Seneca Creek Drainage Basin **Population** 590

**JUSTIFICATION**

**Plans & Studies**

Tapestry Subdivision Hydraulic Planning Analysis (March 2006).

**Cost Change**

Costs were increased for inflation.

**STATUS** Planning

**OTHER**

The project scope has remained the same. The expenditures and schedule projections shown in Block B are planning level estimates and may change depending on site-specific conditions and design constraints. Estimated completion date is developer dependent. No WSSC rate supported debt will be used for this project.

**COORDINATION**

Montgomery County Government, Local Community Civic Associations and WSSC Project S-84.65, Tapestry Wastewater Pumping Station.

**NOTE** This project supports 100% Growth.

**E. Annual Operating Budget Impact (000's)**

FY of Impact

Program Costs	Staff	.....	.....
	Other	.....	.....
Facility Costs	Maintenance	36	14
	Debt Service	.....	.....
<b>Total Costs</b>		<b>36</b>	<b>14</b>
Impact on Water or Sewer Rate		.....	.....

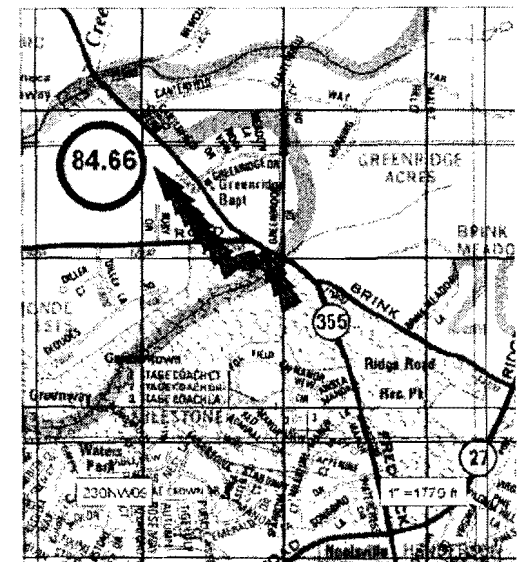
**F. Approval and Expenditure Data (000's)**

Date First in Capital Program	FY 08
Date First Approved	FY 08
Initial Cost Estimate	110
Cost Estimate Last FY	118
Present Cost Estimate	122
Approved Request, Last FY	46
Total Expenditures & Encumbrances	8
Approval Request FY 12	46
Supplemental Approval Request Current FY (11)	

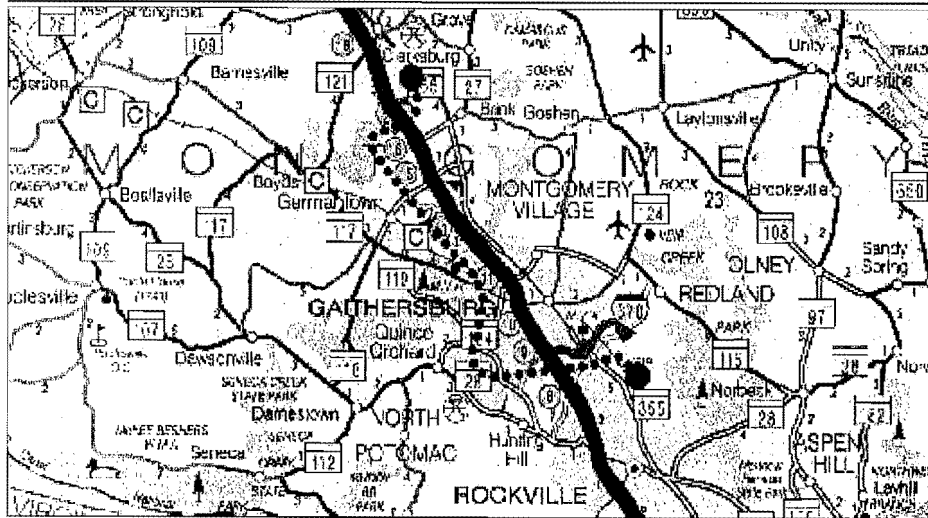
**G. Status Information**

Land Status: Not applicable  
 % Project Completion: P-100%  
 Est. Completion Date: Developer Dependent

**H. Map Map Reference Code:**







**PROJECT:** Corridor Cities Transitway (CCT)

**DESCRIPTION:** Transit portion of a multi-modal corridor study to consider transit and highway improvements in the I-270/US 15 corridor in Montgomery and Frederick Counties from Shady Grove Metro Station to I-70. The Corridor Cities Transitway (CCT) would be either a light rail transit (LRT) or bus rapid transit (BRT) line along a 14-mile corridor from Rockville through Quince Orchard, Gaithersburg and Germantown to Clarksburg. Another option under study is "premium bus" service along proposed I-270 High Occupancy Vehicle (HOV)/managed lanes.

**JUSTIFICATION:** The purpose and need for the project is to relieve congestion and improve safety due to existing and projected growth within the I-270/US 15 Corridor. The CCT would also enhance mobility by serving existing and future transit-oriented land uses in the corridor.

**SMART GROWTH STATUS:**  Project Not Location Specific or Not Subject to PFA Law

- Project Inside PFA
- Project Outside PFA
- PFA Status Yet to Be Determined
- Grandfathered
- Exception Will Be Required
- Exception Granted

**ASSOCIATED IMPROVEMENTS:**

- SHA - I-70/I-270 Interchange
- SHA - I-70, MD 85 Extended and MD 355 Relocated
- SHA - MD 80 and MD 355 Relocated
- SHA - I-70, Mt. Phillip Road to MD 144

**STATUS:** Selection of locally preferred alternative and preliminary engineering to begin during current fiscal year.

**SIGNIFICANT CHANGE FROM FY 2010 - 15 CTP:** Total Estimated Cost decreased \$5.0 million to reflect deletion of the Balance to Complete funding.

**POTENTIAL FUNDING SOURCE:**

- SPECIAL  FEDERAL  GENERAL  OTHER

PHASE	TOTAL		CURRENT YEAR	BUDGET YEAR	PROJECTED CASH REQUIREMENTS FOR PLANNING PURPOSES ONLY				SIX YEAR TOTAL	BALANCE TO COMPLETE
	ESTIMATED COST (\$000)	EXPEND THRU 2010			2011	2012	2013	2014		
Planning	18,184	6,819	4,000	7,365	0	0	0	0	11,365	0
Engineering	25,000	0	0	5,000	10,000	10,000	0	0	25,000	0
Right-of-way	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>43,184</b>	<b>6,819</b>	<b>4,000</b>	<b>12,365</b>	<b>10,000</b>	<b>10,000</b>	<b>0</b>	<b>0</b>	<b>36,365</b>	<b>0</b>
Federal-Aid	19,187	1,505	1,500	6,182	5,000	5,000	0	0	17,682	0

Funding is contingent upon successful entry into the New Starts program.

1108

# Clarksburg Fire Station -- No. 450300

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Fire/Rescue Service  
General Services  
Clarksburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

April 07, 2011  
No  
None.  
Preliminary Design Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,945	119	0	1,826	0	580	539	707	0	0	0
Land	2,001	442	0	1,559	1,559	0	0	0	0	0	0
Site Improvements and Utilities	1	1	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	5	5	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3,952</b>	<b>567</b>	<b>0</b>	<b>3,385</b>	<b>1,559</b>	<b>580</b>	<b>539</b>	<b>707</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	3,952	567	0	3,385	1,559	580	539	707	0	0	0
<b>Total</b>	<b>3,952</b>	<b>567</b>	<b>0</b>	<b>3,385</b>	<b>1,559</b>	<b>580</b>	<b>539</b>	<b>707</b>	<b>0</b>	<b>0</b>	<b>0</b>

### DESCRIPTION

This project provides for a new Fire and Rescue Station in the Clarksburg area and the purchase of associated apparatus. Also, the project will provide a connection to the Washington Suburban Sanitary Commission (WSSC) sanitary sewer system for the fire station and for properties along MD 355 within the Clarksburg Historic District. The new facility will be located at 23420 Frederick Road, Clarksburg. The new station will be constructed in accordance with square footage specifications of the prototype Program of Requirements (POR) for a Class I Fire Station. A Class I Fire Station is approximately 22,600 gross square feet and includes apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and a meeting/training room. This station will include offices for a Battalion Chief, a Police satellite facility, additional space for the Upcounty Regional Services Center and personal protective equipment storage totaling 2,589 square feet. On-site parking will be provided. Fire/Rescue apparatus to be purchased for this station includes an aerial truck, a tanker and a brush truck.

### ESTIMATED SCHEDULE

Due to the swift property acquisition, the design phase will commence during FY11 and it is estimated to last eighteen months.

### JUSTIFICATION

A new station is necessary in this area due to the present and projected population density for the Clarksburg area. Clarksburg is expected to increase from a few thousand residents to more than 25,000. The Clarksburg Town Center is envisioned to include a mix of housing, commercial, retail, recreation and civic uses with the Clarksburg Historic District as the focal point. Residential areas include the Newcut Road neighborhood, the Cabin Branch neighborhood, the Ten Mile Creek area, the Ridge Road transition area, the Brink Road transition area, as well as projected residential development in the Transit Corridor District and the Gateway Center.

In addition, the property for the fire station and the surrounding properties are not connected to the sanitary sewer system; with failing septic systems they do not meet modern wastewater disposal standards. Therefore this project also includes the design and construction for the sanitary sewer connection for the fire station and 38 surrounding properties. This will help keep the Clarksburg Historic District a viable community, promote rehabilitation of existing structures, and to allow for limited development that is consistent with the adopted master plan. This sanitary sewer connection was based on the 2010 WSSC report "Sewer Facility Plan for Historic Clarksburg."

This project is recommended in the Fire, Rescue, Emergency Medical Services and Community Risk Reduction Master Plan approved by the County Council in October 2005 and the Montgomery County Fire and Rescue Service Station Location and Resource Allocation Work Group, Phase I Report, "Need for Upcounty Fire-Rescue Resource Enhancements, October 14, 1999. Development of this facility will help Montgomery County meet the NFPA 1710 Guidelines.

### OTHER

The property for the fire station will require a sewer category change prior to the issuance of permits.

### FISCAL NOTE

The project provides for the design phase. Debt service for this project will be financed with Consolidated Fire Tax District Funds. The total estimated project cost is \$21,725,000, which includes \$3,517,000 for fire apparatus. Also, WSSC will contribute an estimated \$570,000 to connect the properties in the Clarksburg Historic District to the sanitary sewer system.

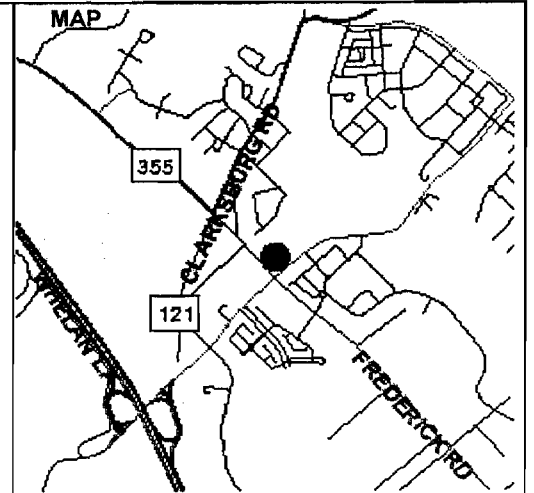
### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY03	(\$000)
First Cost Estimate	FY11	3,952
Current Scope		
Last FY's Cost Estimate		3,952
Appropriation Request	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,952
Expenditures / Encumbrances		1,681
Unencumbered Balance		2,271
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

### COORDINATION

Montgomery County Fire and Rescue Service  
Department of Police  
Upcounty Regional Services Center  
Department of General Services  
Department of Permitting Services  
Department of Technology Services  
M-NCPPC  
State Highway Administration



## Frederick Road Bike Path -- No. 501118

Category  
Subcategory  
Administering Agency  
Planning Area

Transportation  
Pedestrian Facilities/Bikeways  
Transportation  
Germantown

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

March 30, 2010  
No  
None  
Final Design Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	702	0	0	702	350	352	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>702</b>	<b>0</b>	<b>0</b>	<b>702</b>	<b>350</b>	<b>352</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	702	0	0	702	350	352	0	0	0	0	0
<b>Total</b>	<b>702</b>	<b>0</b>	<b>0</b>	<b>702</b>	<b>350</b>	<b>352</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

This project provides for the design of new 8-foot wide hiker-biker path along the west side of Frederick Road (MD 355) between Stringtown Road and Brink Road, a distance of approximately 2.5 miles. The project would replace about 0.9 miles of sidewalk segments in order to provide a continuous route serving two schools, two parks, and a church along its route. The project includes streetlights and street trees.

**ESTIMATED SCHEDULE**

The design is to be completed in the spring of 2012.

**JUSTIFICATION**

This project would provide the first bike path connection between Clarksburg and north Germantown.

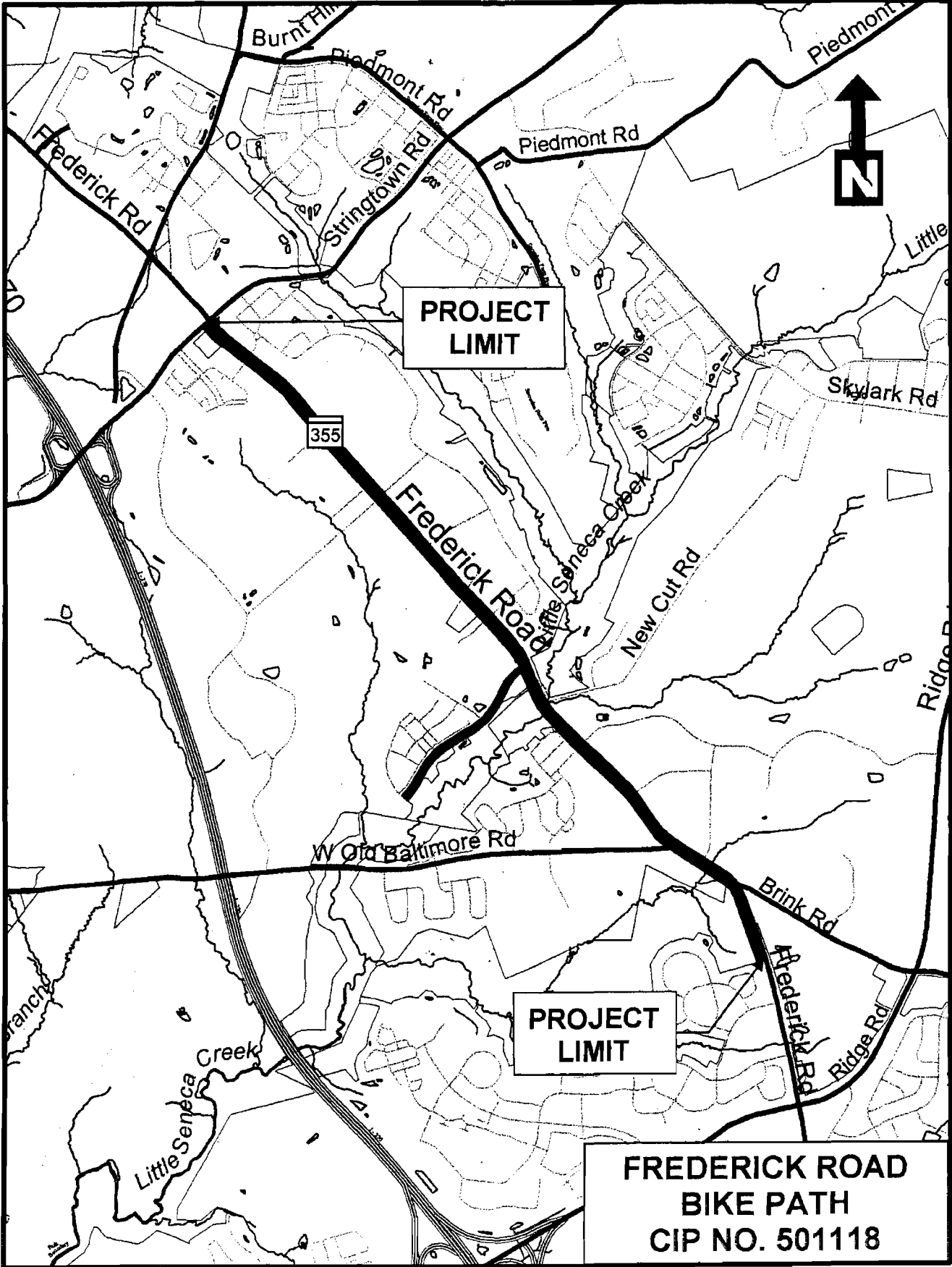
**FISCAL NOTE**

The estimated cost of the project, including design, land acquisition, site improvements, utility relocation, and construction, is in the range of \$2.0-\$2.4 million. Funds for this project were originally programmed in Public Facilities Roads No. 507310.

**OTHER DISCLOSURES**

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1"> <tr> <td>Date First Appropriation</td> <td>FY11</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td>FY11</td> <td>702</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>0</td> </tr> </table>	Date First Appropriation	FY11	(\$000)	First Cost Estimate			Current Scope	FY11	702	Last FY's Cost Estimate		0	Maryland State Highway Administration Maryland-National Capital Park and Planning Commission	See Map on Next Page
Date First Appropriation	FY11	(\$000)												
First Cost Estimate														
Current Scope	FY11	702												
Last FY's Cost Estimate		0												
<table border="1"> <tr> <td>Appropriation Request</td> <td>FY11</td> <td>702</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY12</td> <td>0</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>0</td> </tr> </table>	Appropriation Request	FY11	702	Appropriation Request Est.	FY12	0	Supplemental Appropriation Request		0	Transfer		0		
Appropriation Request	FY11	702												
Appropriation Request Est.	FY12	0												
Supplemental Appropriation Request		0												
Transfer		0												
<table border="1"> <tr> <td>Cumulative Appropriation</td> <td></td> <td>0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td>0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td>0</td> </tr> </table>	Cumulative Appropriation		0	Expenditures / Encumbrances		0	Unencumbered Balance		0					
Cumulative Appropriation		0												
Expenditures / Encumbrances		0												
Unencumbered Balance		0												
<table border="1"> <tr> <td>Partial Closeout Thru</td> <td>FY08</td> <td>0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY09</td> <td>0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td>0</td> </tr> </table>	Partial Closeout Thru	FY08	0	New Partial Closeout	FY09	0	Total Partial Closeout		0					
Partial Closeout Thru	FY08	0												
New Partial Closeout	FY09	0												
Total Partial Closeout		0												



# Clarksburg Library -- No. 710500

Category  
Subcategory  
Administering Agency  
Planning Area

Culture and Recreation  
Libraries  
General Services  
Clarksburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 09, 2010  
No  
None.  
Planning Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,694	0	0	1,694	0	0	0	208	353	1,133	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,694</b>	<b>0</b>	<b>0</b>	<b>1,694</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>208</b>	<b>353</b>	<b>1,133</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	1,694	0	0	1,694	0	0	0	208	353	1,133	0
<b>Total</b>	<b>1,694</b>	<b>0</b>	<b>0</b>	<b>1,694</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>208</b>	<b>353</b>	<b>1,133</b>	<b>0</b>

**DESCRIPTION**

This project provides for the design and construction of a 25,000 – 27,000 gross square foot library, of no more than two levels, and associated parking located in the Clarksburg Town Center. The option to build a new free-standing library, with 120 parking spaces, with a collection of 110,000 items (space to shelve 75,000 items: 36,000 Adult, 4,000 Young Adult, 30,000 Children, and 5,000 Reference) to serve the population was outlined in the Clarksburg Master Plan.

**ESTIMATED SCHEDULE**

The design phase will commence late fall 2013 and is estimated to last twenty-one months.

**COST CHANGE**

Add full project design costs.

**JUSTIFICATION**

The Department's Strategic Facilities Plan (1998-2003) recognizes the need for library services for the residents of Clarksburg. The Clarksburg population is expected to be 18,000 in 2010 and grow to 37,000 by 2025. The closest library is the Germantown facility that opened in 2007. The Clarksburg Master Plan refers several times to the desirability of a library to serve as a "community magnet" in the Town Center. In addition to being a place for lifelong learning for the entire community, it can be the technological nerve center of the community. Perceived as a safe public place, a library promotes social interaction and provides public meeting space.

A Needs Assessment for the Clarksburg Library was completed by Public Libraries in September 2001.

**OTHER**

The County Council approved programmed expenditures for design of the library pending resolution of site and scope negotiations.

**FISCAL NOTE**

Dedication of 19,000 square feet of land for a library plus an area for parking is a M-NCPPC subdivision requirement of the Town Center developer. The County Council approved the use of G.O. bonds for this project. This project is estimated to cost \$21 to \$23 million. Final construction costs will be determined during the design development stage.

**OTHER DISCLOSURES**

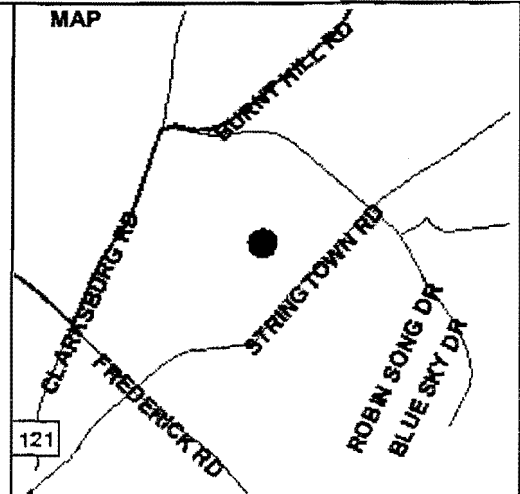
- A pedestrian impact analysis has been completed for this project.

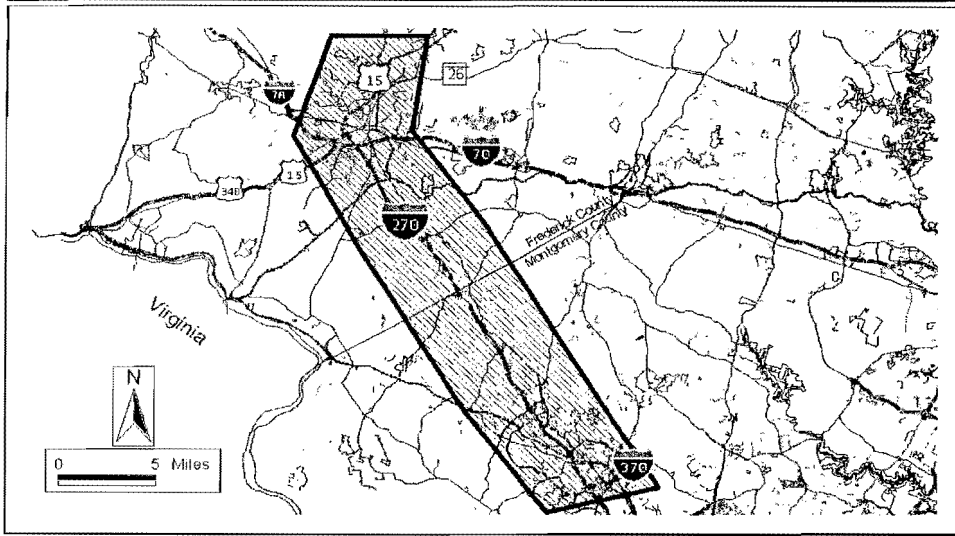
APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY	(\$000)
First Cost Estimate		
Current Scope	FY11	1,694
Last FY's Cost Estimate		208
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

**COORDINATION**

M-NCPPC  
Department of General Services  
Department of Technology Services  
Department of Permitting Services  
WSSC  
Clarksburg Town Center Development District  
Department of Public Libraries  
Upcounty Regional Services Center

**MAP**





**PROJECT:** I-270, Eisenhower Highway, and US 15, Frederick Freeway

**DESCRIPTION:** Multi-modal corridor study to consider highway and transit improvements in the I-270/US 15 corridor in Montgomery and Frederick counties from Shady Grove Metro Station to north of Biggs Ford Road (27.90 miles).

**JUSTIFICATION:** Poor levels of traffic service and safety problems are experienced throughout I-270 and on US 15 through the City of Frederick. Traffic conditions will continue to deteriorate due to rapid development along this corridor. I-270 is a heavily traveled commuter and transportation route and transportation improvements are needed to relieve existing and future traffic and to support planned economic development.

**SMART GROWTH STATUS:**  Project Not Location Specific or Not Subject to PFA Law

- |  |  |
|--|--|
| <input type="checkbox"/> Project Inside PFA              | <input type="checkbox"/> Grandfathered                         |
| <input checked="" type="checkbox"/> Project Outside PFA  | <input checked="" type="checkbox"/> Exception Will Be Required |
| <input type="checkbox"/> PFA Status Yet To Be Determined | <input type="checkbox"/> Exception Granted                     |

**ASSOCIATED IMPROVEMENTS:**

- InterCounty Connector (Line 2)
- I-270/Watkins Mill Road Extended Interchange (Line 8)
- I-70, Mt. Phillip Road to MD 144 (Frederick County - Line 5)
- US 15, Interchange at Monocacy Boulevard (Frederick County - Line 8)

**STATUS:** Project Planning on hold, proceeding with transit options in corridor first.

**SIGNIFICANT CHANGE FROM FY 2011 - 16 CTP:** None.

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PHASE	TOTAL		PROJECT CASH FLOW							SIX YEAR TOTAL	BALANCE TO COMPLETE
	ESTIMATED COST (\$000)	EXPEND THRU 2011	CURRENT YEAR 2012	BUDGET YEAR 2013	FOR PLANNING PURPOSES ONLY						
					.....2014.....	.....2015.....	.....2016.....	.....2017.....			
Planning	17,460	17,435	25	0	0	0	0	0	25	0	
Engineering	0	0	0	0	0	0	0	0	0	0	
Right-of-way	1,107	1,107	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	0	0	0	0	0	0	
<b>Total</b>	<b>18,567</b>	<b>18,542</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	
Federal-Aid	12,223	12,205	18	0	0	0	0	0	18	0	

SPECIAL  FEDERAL  GENERAL  OTHER

**CLASSIFICATION:**

STATE - Principal Arterial

FEDERAL - Interstate

STATE SYSTEM : Primary

**DAILY TRAFFIC : (USAGE IMPACTS)**

**CURRENT (2011) -** 40,400 - 97,500 (US -15)  
89,125 - 235,700 (I-270)

**PROJECTED (2030) -** 58,000 - 169,100 (US 15)  
103,900 - 267,400 (I-270)

**Table 1****Priority Ranking of Unbuilt, Unprogrammed, and Uncommitted Projects**

Rank	Project	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	Total
1	MD 27: widen to 4 lanes, Snowden Farm Pkwy to Skylark Road	7	6	10	4	3	2	18	2	3	8	19	82
2	MD 355 Reloc: 4 lanes, Stringtown Rd to north of Town Center	8	7	7	3	13	3	14	5	2	10	16	88
3	Rocky Hill MS, 12-room addition	13	1	5	14	5	13	7	11	6	7	11	93
4	MD 355 & Roberts Tavern Dr: widen to 4 lanes to Observ. Drive	5	14	8	5	18	4	19	1	1	9	17	101
5	Midcounty Highway: 4 lanes, MD 27 to Brink Road	4	15	9	2	4	19	17	4	5	20	5	104
6	Greenway Village MS, 10-room addition	14	2	14	15	6	14	2	12	7	13	10	109
7	I-270: widen to 6 lanes, MD 121 to Frederick County	3	4	6	8	2	12	15	24	17	21	2	114
8/9	I-270: widen to 8 lanes north to MD 121	11	12	22	7	1	7	13	23	18	1	1	116
8/9	Observation Drive: extend 4 lanes north to Stringtown Road	6	16	21	1	14	1	16	3	4	19	15	116
10	Little Bennett ES, 4-room addition	15	3	4	18	7	15	3	25	8	14	9	121
11	Clarksburg Village Center ES	16	9	17	16	8	16	9	8	9	6	12	126
12	Corridor Cities Transitway: extend north to COMSAT	1	17	2	11	21	5	10	20	19	22	3	131
13	Cabin Branch ES	17	10	13	17	9	20	4	9	10	11	14	134
14/15	Corridor Cities Transitway: COMSAT to Town Center	2	18	3	12	22	6	11	21	20	23	4	142
14/15	I-270/Newcut Road Extended grade-separated interchange	12	13	19	6	11	17	20	6	16	2	20	142
16	Summerfield Crossing ES	18	11	12	22	10	18	8	10	11	12	13	145
17	Greenway Trail: extend beyond Clarksburg Village	23	24	16	20	17	9	6	19	14	5	7	160
18	Ovid Hazen Wells Park: Phases 2 & 3	21	23	18	9	15	8	5	17	23	3	23	165
19	Clarksburg Library	19	21	1	10	25	11	25	14	12	4	24	166
20	Community Recreation/Aquatic Center at Ovid Hazen Wells Pk	25	8	11	23	12	21	1	15	13	18	21	168
21	Corridor Cities Transitway: Town Center to Frederick County	10	19	23	13	23	25	12	22	21	24	6	198
22	Park & Ride Lots: in 3 neighborhood shopping centers	20	5	20	25	24	23	22	13	22	16	18	208
23/24	Black Hill Regional Park: complete buildout	24	22	15	19	20	22	24	16	24	17	8	211
23/24	Ovid Hazen Wells Greenway: extend to Damascus Rec Park	22	25	24	21	16	10	23	18	15	15	22	211
25	Whelan Lane: widen to 4 lanes, MD 121 to Detention Center	9	20	25	24	19	24	21	7	25	25	25	224

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**TO:** Marlene Michaelson

**FROM:** John Carter, Chief Area 3  
Montgomery County Planning Department

Ron Cashion, Clarksburg Planner/Urban Designer  
Montgomery County Planning Department

**SUBJECT:** Development Activity and Status of the Clarksburg Town Center  
Clarksburg Planning Area

In response to your request, we have provided the following information on the development activity in the Clarksburg Planning Area. In addition, a brief description of the status of the development in the Clarksburg Town Center is included. An overview of Clarksburg will be available in PowerPoint for the County Council.

**Development Activity in Clarksburg**

The following table summarizes the development activity (March 2011) in the Clarksburg Planning Area:

	Approved	Built	(Preliminary Plans)
Housing	9,891	5,197	
Commercial (Sq. Ft.)	3,894,791	1,253,834	

**Status of the Clarksburg Town Center**

At the October 20, 2011 quarterly update with the Planning Board on the status of the Clarksburg Town Center, Newland Development reported that Elm Street Development represented by Mr. David Flanagan will be the new master developer for the project. Mr. Flanagan has indicated that there will be a transitional period for Newland Development to complete approximately 100 dwelling units and the internal roads currently bonded. Elm Street will fully assume the remaining portions of the project after approximately 900 residential units are permitted or built. Approximately 800 units have been permitted to date. Elm Street will assume the responsibility for constructing the remaining development. The project is approved for a total of 1,206 residential units and 194,720 square feet of commercial/retail space.

Mr. Flanagan indicated that Elm Street will confer with a wide cross section of community representatives to assist in determining how the project moves forward. He also stated that the project as it moves forward will require changes. Funding of roadway improvements, the community outreach program, and any amendments to the approved Site Plan remain to be determined.

**Attachments:**

- Map of Approved Preliminary Plans within the Planning Area
- Development Data with the Preliminary Plans by Analysis Area within the Planning Area

G:carter/Clarksburg Council Briefing



Application #	Project Name	Year Approved	Approved		Built							Pipeline									
			Residential Units	Commercial Sq. Ft.	SFD	SFA	Garden	High Rise	Residential Units	Commercial Sq. Ft.	SFD	SFA	Garden	High Rise	Residential Units	Senior Housing	Office	Retail	Ind.	Other	Comm. Sq. Ft.
<u>Brink Road Transition Neighborhood</u>																					
119990840	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	
<u>Cabin Branch Neighborhood</u>																					
120031100	Cabin Branch	2004	2,386	2,420,000	0	0	0	0	0	0	1,886	0	560	0	2,386	500	2,300,000	120,000	0	0	2,420,000
120050030	Linthicum West Property	2005	253	0	0	0	0	0	0	0	253	0	0	0	253	0	0	0	0	0	0
<u>Hyalstown Special Study Area</u>																					
120060740	Clement East Property	2007	18	0	2	0	0	0	2	0	16	0	0	0	16	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	5,600	0	20,323	25,923
<u>Newout Road Neighborhood</u>																					
120020330	Greenway Village	2002	1,330	91,000	528	202	344	0	1,074	0	72	184	0	0	256	0	0	91,000	0	0	91,000
120010300	Clarksburg Village	2004	2,753	109,000	439	330	360	0	1,129	0	828	556	240	0	1,624	100	0	109,000	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
<u>Ridge Road Transition Area</u>																					
120061130	Nehouse Property	2007	8	0	1	0	0	0	1	0	7	0	0	0	7	0	0	0	0	0	0
119901450	R.T. Schaeffer Farm	1991	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
120030630	Tregoning/Damerch Property	2003	92	0	92	0	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0
120040510	R.T. Schaeffer Property	2004	9	0	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0
<u>Ten Mile Creek Area</u>																					
119970980	Thompson Farm	2004	17	0	0	0	0	0	0	0	17	0	0	0	17	0	0	0	0	0	0
120060780	Shiloh Farms	2006	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
<u>Town Center District</u>																					
119950420	Clarksburg Town Center	2008	1,207	194,720	142	399	389	0	837	0	44	224	102	0	370	0	0	194,720	0	0	194,720
120090310	Buffington Building II	2010	0	14,288	0	0	0	0	0	0	0	0	0	0	0	0	0	14,288	0	0	14,288
119950680	Catawba Manor	1996	39	0	39	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0
120010780	Clarksburg Ridge	2002	159	0	101	58	0	0	159	0	0	0	0	0	0	0	0	0	0	0	0
120020420	Parkside	2002	34	0	34	0	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0
120040190	Woodcrest	2004	86	0	59	27	0	0	86	0	0	0	0	0	0	0	0	0	0	0	0
<u>Transit Corridor District</u>																					
119870410	Gateway 270 Corporate Park	1989	0	1,000,000	0	0	0	0	0	599,979	0	0	0	0	0	0	440,021	0	0	0	440,021
119882440	Cornat Property	1989	0	8,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,400	0	8,400
120020480	Gateway Commons	2002	292	0	26	132	66	0	197	0	27	44	24	0	95	0	0	0	0	0	0
120051010	Eastside	2006	285	0	1	0	0	0	1	0	70	186	0	0	256	0	0	0	0	0	0
120000970	Running Brook Acres	2000	19	0	19	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0
120020110	Martens Property	2002	325	0	109	216	0	0	325	0	0	0	0	0	0	0	0	0	0	0	0
119980098	Highlands at Clarksburg	2003	204	31,460	122	64	18	0	204	31,460	3,224	1,194	866	0	5,284	600	2,740,021	534,608	8,400	20,323	3,303,352
			<b>9,891</b>	<b>3,694,791</b>																	
On the ground since 1994									4,599	591,439											
On the ground in 1994									598	662,395											
Total on the ground today									5,197	1,253,834											

Pending Applications

Application #	Project Name	SFD	SFA	Garden	High Rise	MPDUs	Senior Housing	Residential Units	Office	Retail	Ind.	Other	Commercial Sq. Ft.
<u>Brink Road Transition Neighborhood</u>													
120060950	Tapestry	57	10	0	0	???	0	67	0	0	0	0	0
120110020	Goddard School - Clarksburg	0	0	0	0	0	0	0	0	0	0	20,500	20,500
<u>Newout Road Neighborhood</u>													
120080150	Ridge View Estates	5	0	0	0	0	0	5	0	0	0	0	0
<u>Transit Corridor District</u>													
120080240	Gankirk Farms	21	203	184	0	???	0	408	0	0	0	0	0
Total		83	213	184	0	0	0	480	0	0	0	20,500	20,500

## Clarksburg Planning Area

Development Activity Since 1994

Preliminary Plans: Approved, Built, and Pipeline  
exhibit 2 of 3

March 8, 2011 M-NCPPC

Map of Approved Preliminary Plans within the Planning Area

