

MEMORANDUM

March 24, 2014

TO: County Council

FROM: Marlene Michaelson, Senior Legislative Analyst
Glenn Orlin, Deputy Administrator

SUBJECT: **DRAFT** Resolution - Ten Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area

The Council is scheduled to act on a resolution approving the Ten Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area on April 1. As is standard practice for complex resolutions, Staff is circulating a draft to the Council in advance of releasing a packet on Friday, March 28. The draft will be available on the Council website for public review.

The Council should note that there are a few issues not previously considered by the Council that are addressed in the resolution.

Zoning

There are several small properties within the planning boundaries adjacent to the Miles-Coppola and Egan-Mattlyn properties that were not addressed in the Planning Board Draft and therefore were not discussed by the Council. The Draft Master Plan assumed that the R-200 zoning on each property would be reconfirmed. Staff recommends adding a new paragraph to the Master Plan to specifically address these properties (see lines 1041 to 1058).

Three properties at the northern tip of the planning area zoned R-200 (see attached table for acreage and use). Since these properties are already developed and not close to the town center core, **Staff recommends retaining the existing R-200 zoning** and removing the 1994 recommendation for a Planned Development (PD) floating zone. There are four other properties between the Miles-Coppola and Egan-Mattlyn properties, two of which are undeveloped (see attached table for acreage and use). Since they are located between properties recommended for R-90 zoning, Staff recommends rezoning both to the R-90 zone. These properties are also included in the area recommended for the Environmental Overlay zone.

Historic District Design Guidelines

The Planning Board Draft Plan recommends that the design guidelines for the Historic District in the 1994 Plan remain in place; however, Staff believes that some of the guidelines conflict with the Council's decisions regarding the zoning for the Historic District and, therefore, Staff has rewritten the design guidelines (see lines 977 to 997).

Forest Cover

The Council received numerous e-mails suggesting the Council add a Master Plan requirement for 65 percent forest cover. Staff does not support having a requirement, since the only way it could be achieved would be by planting additional forest on land in rural areas which are not likely to be redeveloped. However, Staff believes it would be appropriate to add this as a **goal** (rather than a requirement) for the Master Plan and to recommend the development of incentives to encourage additional forest cover (see lines 415 to 425).

Transportation

In the transportation recommendations we have inserted the following sentence: "Set the minimum right-of-way of MD 355 from Redgrave Place to Roberts Tavern Drive at 50 feet." This is a technical correction to the Countywide Transit Corridors Functional Master Plan, which erroneously identified the minimum right-of-way in the segment as 120 feet. Table 2 has also been revised to reflect this correction.

Follow Up Regulatory Actions

The master plan sets forth the requirements for protection of Ten Mile Creek, but additional action is necessary to assure that these requirements are codified as appropriate. Staff has added the following language to the resolution (see lines 1534 to 1538 in the General section at the end of the resolution) to indicate the need for follow-up work:

The Planning Department should work with Executive Branch Departments, including the Department of Environmental Protection and Department of Permitting Services, to take all actions necessary to implement the recommendations in this Master Plan (such as a comprehensive sewer and water category change). In addition, these agencies should identify any changes in regulation or law necessary to implement the Master Plan recommendations.

This language is fairly broad because agency staff have not finished identifying changes that may be necessary.

A comprehensive amendment to the **Ten Year Water Supply and Sewerage Systems Plan** is needed to allow community water and sewer service to the areas approved for cluster development. Executive staff will prepare such an amendment as soon as the Council approves the Master Plan Amendment.

The **overlay zones** are needed implement expanded environmental buffers to protect sensitive resources; limit disturbance and set imperviousness limits; and vary the requirements for lot sizes, building types and setbacks as prescribed in the Plan and supported during the Council's worksession. All of the changes adopted in the overlay zone will be incorporated into the Planning Board's *Environmental*

Guidelines for Development so that all Natural Resources Inventory/Forest Stand Delineation documentation and Forest Conservation Plans will reflect the protections afforded by the overlay zone.

Staffs from the Department of Environmental Protection (DEP), Department of Permitting Services (DPS), and the Planning Department are working with the stakeholders to assure all the recommendations of the plan are implemented and to determine whether any further changes in regulations are needed to implement the Council's recommendations. Some examples of areas that should be explored further include policies and procedures to further promote non-erosional stormwater conveyance to the floodplain and receiving streams, and options to strengthen the requirements for soil de-compaction and organic soil amendments.

Comments on the draft should be submitted to Staff by Wednesday, March 26. Staff will make any change which better conveys the intent of the Council in its straw votes on the Master Plan Amendment. Substantive changes to the decisions of the Council can only be recommended by a Councilmember.

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Resolution No.: _____
Introduced: _____
Adopted: _____

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3 **COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND**
4 **SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION**
5 **OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT**
6 **WITHIN MONTGOMERY COUNTY, MARYLAND**
7
8

9
10 By: County Council
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12
13 **SUBJECT:** Approval of Planning Board Draft 10 Mile Creek Area Limited Amendment to the
14 Clarksburg Master Plan and Hyattstown Special Study Area

- 15
16
- 17 1. On October 25, 2013, the Montgomery County Planning Board transmitted to the County
18 Executive and the County Council the Planning Board Draft 10 Mile Creek Area Limited
19 Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area.
20
 - 21 2. The Planning Board Draft 10 Mile Creek Area Limited Amendment to the Clarksburg Master
22 Plan and Hyattstown Special Study Area amends the Approved and Adopted 1994 Clarksburg
23 Master Plan and Hyattstown Special Study Area, as amended. It also amends the General Plan
24 (on Wedges and Corridors) for the Physical Development of the Maryland-Washington
25 Regional District in Montgomery and Prince George's Counties, as amended; the Master Plan
26 of Highways and Transitways within Montgomery County, as amended; the Countywide
27 Bikeways Functional Master Plan, as amended; and the Legacy Open Space Functional Master
28 Plan, as amended.
29
 - 30 3. On December 20, 2013, the County Executive transmitted to the County Council his fiscal
31 impact analysis for the 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan
32 and Hyattstown Special Study Area.
33
 - 34 4. On December 3 and 5, 2013, the County Council held a public hearing regarding the Planning
35 Board Draft 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan and
36 Hyattstown Special Study Area. The Plan was referred to the Planning, Housing, and
37 Economic Development Committee for review and recommendation.
38
 - 39 5. On January 28, 2014, the County Council held an additional public hearing for the sole purpose
40 of determining whether the Council should expand the boundaries of the Master Plan
41 Amendment area to include the entire Historic District, even though a small portion of it is
42 outside the Ten Mile Creek Watershed.
43
 - 44 6. On January 13, 17, 24, 27, and 29 and February 4 and 11, 2014, the Planning, Housing, and
45 Economic Development Committee and the Transportation, Infrastructure, Energy and

46 Environment Committee held joint worksessions to review the issues raised in connection with
47 the Planning Board Draft 10 Mile Creek Area Limited Amendment to the Clarksburg Master
48 Plan and Hyattstown Special Study Area.
49

- 50 7. On March 4, 2014, the County Council reviewed the Planning Board Draft 10 Mile Creek Area
51 Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area and the
52 recommendations of the Planning, Housing, and Economic Development Committee.
53

54 Action

55
56
57 The County Council for Montgomery County, Maryland, sitting as the District Council for that portion
58 of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the
59 following resolution:
60

61 The Planning Board Draft 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan and
62 Hyattstown Special Study Area, dated October 2013, is approved with revisions. County Council
63 revisions to the Planning Board Draft 10 Mile Creek Area Limited Amendment to the Clarksburg
64 Master Plan and Hyattstown Special Study Area are identified below. Deletions to the text of the Plan
65 are indicated by [brackets], additions by underscoring.
66
67

68 **Introduction**

69
70 In October 2012, the Montgomery County Council directed the Planning Board to undertake a limited
71 amendment of the 1994 Clarksburg Master Plan (the 1994 Plan) because environmental analyses
72 showed continued uncertainty about the ability to protect sensitive resources in Ten Mile Creek if full
73 development occurred under the original plan recommendations. This amendment includes the
74 watershed of Ten Mile Creek, which is a high quality stream within the Plan area boundaries. Ten Mile
75 Creek drains portions of Clarksburg west of I-270, as well as part of the Town Center, approximately
76 between I-270 and MD 355, which is now the main route through Clarksburg (see Map 1). The
77 amendment also includes the entire Clarksburg Historic District, even though a portion of the district is
78 outside of the Ten Mile Creek watershed.
79

80 This amendment includes recommendations for achieving the desired community elements envisioned
81 for Clarksburg in the 1994 [plan] Plan, while protecting the quality of Ten Mile Creek. These
82 objectives required studying the extent to which land use and environmental site design could combine
83 to help protect natural resources and maintain high water quality in the watershed. Various
84 transportation and land use alternatives were also examined for their effect on traffic and transit
85 services and the balance of jobs and housing.
86

87 [While this] This amendment retains the core of the 1994 Plan's vision, [it refines] refining the 1994
88 Plan's recommendations to better achieve two important objectives: the creation of a complete, well-
89 defined corridor town that provides jobs, homes, and commercial activities; and the preservation of
90 natural resources critical to the County's well-being. This Limited Amendment covers only the Ten
91 Mile Creek watershed and portions of the Historic District outside the watershed; the 1994 Plan, as
92 amended in 2012, continues to guide land use development in the rest of Clarksburg. Where this

93 Limited Amendment revises or alters the underlying vision of the 1994 Plan, the text makes note of
94 those changes.

95
96 The amendment further draws on the expertise of independent environmental consultants who studied
97 the effects of several development scenarios on Ten Mile Creek’s water quality, [and] transportation
98 consultants who evaluated the effect of land use changes on Clarksburg’s existing and planned road
99 network and plans for transit service, and economic consultants who assessed the potential effects of
100 land use change. These consultant reports and additional staff analysis are available in the Appendix.

101
102 The recommendations in this Amendment are designed to further the completion of Clarksburg,
103 following the main policies [tenets] of the 1994 Plan, while taking advantage of increased knowledge
104 about environmental protection, innovations in environmental mitigation techniques, and new zones
105 created since approval of the 1994 Plan.

106
107
108 Map 1 Plan Area Boundary: Revise to reflect Council decision to expand the boundary to include the
109 entire historic district.

110

111

112 **Planning Context**

113

114 **1994 Plan Vision**

115

116 The Clarksburg Master Plan manages Clarksburg’s evolution from a rural crossroads to a vibrant
117 corridor town surrounded by open space (see Appendix 1 for relevant excerpts from the 1994 Plan). A
118 number of policies guide that process.

119

120 Policy 1, *Town Scale of Development*, proposes that Clarksburg develop at “a larger scale than
121 proposed in the 1968 Clarksburg Master Plan but smaller than a corridor city such as Germantown”
122 (page 16). The Plan implements this policy by:

- 123 • including the Clarksburg Historic District as an important component of the Town Center
- 124 • making land use recommendations that balance the need to protect sensitive environmental
125 resources with the desirability of somewhat higher densities that can support transit service
- 126 • keeping intact the concept of a technology corridor centered on I-270, while reducing its scale
- 127 • organizing future development into defined neighborhoods that include broad mixes of housing.

128

129 From these four components, the Plan derives other important guiding policies. The *Town Center*
130 (Policy 6) describes a mixed-use, transit-oriented central area that concentrates Clarksburg’s civic
131 resources to define it clearly as the focus of public life in Clarksburg and creates a “Main Street” on
132 MD 355 through the historic district.

133

134 Plan recommendations also recognize the importance of environmental protection (Policy 2, *Natural*
135 *Environment*) by:

- 136 • recognizing the Countywide significance of the Ten Mile Creek watershed
- 137 • recommending public acquisition of stream valleys that in turn can support a *Greenway Network*
138 (Policy 3)

- 139 • offering development guidelines for stream systems likely to experience substantial impacts,
140 including refinements to the water quality review process required for Clarksburg's existing
141 Special Protection Area (SPA) prior to development in Ten Mile Creek.
142

143 At the same time, Plan recommendations are premised on a comprehensive *Transit System* (Policy 4)
144 that reduces auto dependence and targets higher densities to areas near the proposed transit line. In the
145 Town Center, these recommendations include high technology *Employment* centers (Policy 8) at the
146 interstate interchange and higher residential densities near transit stations. This Limited Amendment
147 reevaluates and, through its recommendations, revises this policy.
148

149 The Plan proposes creating seven neighborhoods in Clarksburg that would be oriented toward
150 *pedestrians* and would maintain *connections to the transit network* (Policy 7). These neighborhoods
151 would contain a mix of uses and a diversity of housing types. They would also incorporate a *Hierarchy*
152 *of Roads and Streets* (Policy 5) that would allow through traffic to bypass the developed areas in the
153 Town Center's historic district, connect streets within neighborhoods for improved local movements,
154 and include pedestrian-friendly designs for streets that link neighborhoods to through routes.
155

156 The thrust of these policies is to create a clearly defined community that would include land uses
157 ranging from agriculture, which would contribute to *Farmland Preservation* (Policy 9) in the western
158 parts of Clarksburg, to employment along the proposed Corridor Cities Transitway. Civic activities in
159 the Town Center would draw residents from the neighborhoods, whose retail nodes would include
160 grocery shopping and other routine retail needs. Community building would be managed by a *Staging*
161 *Plan* (Policy 10) that would balance the provision of needed civic infrastructure with the pace of
162 development, with a particular focus on early development of the Town Center and the need to
163 undertake significant environmental monitoring before allowing development in the Ten Mile Creek
164 watershed.
165

166 **1994 Plan Recommendations for Ten Mile Creek**

167

168 The Ten Mile Creek watershed is the principal focus of this Limited Amendment. The Amendment's
169 recommendations reflect a re-balancing of the 1994 Plan's original visions in light of an evolving
170 understanding of the impacts of development on sensitive natural resources like Ten Mile Creek. This
171 section summarizes the 1994 Plan recommendations for the Ten Mile Creek District.
172

173 The 1994 Master Plan's recommendations for Ten Mile Creek [are] were based on the Plan's policy
174 for protecting the natural environment. The 1994 Plan [takes a balance approach, relying] relied on
175 agricultural activities and low-density residential development—with environmental best management
176 practices—to limit impacts on water quality in the western part of the watershed. Elsewhere, the Plan
177 recommends a series of mitigation strategies, including expanded green buffers, impervious caps on
178 key properties, and park dedication to reduce environmental impacts. These protections allowed the
179 Plan to recommend a broad array of land uses, including relatively high-density uses in the headwaters
180 and medium-density residential uses between the creek and MD 121 (see Map 2).
181

182 West of I-270 the 1994 Plan [recommends] recommended:

- 183 • adding 1,800 acres west of the main stem of Ten Mile Creek to the Agricultural Reserve, creating a
184 transition from more intense uses in the corridor town of Clarksburg to the productive agricultural
185 lands in the western county

- 186 • residential development east of the creek, between Shiloh Church and Clarksburg Roads, fulfilling
 187 a longer-term countywide need for single-family housing and incorporating significant amounts of
 188 parkland and open space to preserve resources:
 189 – rural development (one unit per five acres) on about 800 acres between the creek’s mainstem
 190 and Shiloh Church Road
 191 – although the zone would allow up to two units per acre on about 600 acres between the creek’s
 192 mainstem and MD 121, [including lands currently owned or controlled by the Pulte
 193 Corporation, with up to] the Master Plan capped development at 900 [of those] units [possible]
 194 (one and one-half units per acre), if developed with the purchase of transferable development
 195 rights available [when] and if environmental and housing mix guidelines are met
 196 • employment, including institutional uses, along I-270, with maximum allowable imperviousness of
 197 15 percent and no more than 400,000 square feet of floor area on each of the two County sites to
 198 preserve natural resources. (One site has since been used for the Montgomery County Correctional
 199 Facility.)
 200

201 East of I-270 the 1994 Plan [recommends] recommended:

- 202 • floating zones—the Planned Development and Mixed-Use Planned Development Zones—to
 203 encourage joint development of residential and employment uses and allow detailed analysis of
 204 proposals for conformance with Plan policies:
 205 – residential development at two to four units per acre in the Planned Development Zone on the
 206 Egan property near Comus Road
 207 – approximately 470,000 square feet of employment activities on the Miles-Coppola properties at
 208 I-270.
 209

210 The property owners have not applied for the recommended floating zones.
 211

212
 213 Map 2 1994 Land Use Plan: Revise to reflect Council decisions on the Master Plan Amendment.
 214
 215

216 **1994 Plan Staging and Implementation**

217
 218 The 1994 Plan staged development to match specific targets for the provision of infrastructure needed
 219 to support it. The Plan also provided for the evaluation of environmental protection techniques to
 220 ensure they were sufficient. The Montgomery County Department of Environmental Protection has
 221 been monitoring conditions in the Clarksburg Special Protection Area (SPA) since 1994, which
 222 includes the Stage 4 portion of Ten Mile Creek.
 223

224 Staging was the Plan’s primary implementation strategy and the Ten Mile Creek watershed was
 225 included in the last stage—Stage 4. Approval to move ahead with Stage 4 was based on two
 226 benchmarks: substantial residential development in the Town Center and Newcut Road Districts to
 227 support retail and transit, and an evaluation of water quality impacts associated with development,
 228 which could help anticipate potential effects on Ten Mile Creek.
 229

230 The required biological evaluation of stream conditions to determine if measures in use were sufficient
 231 to ensure protection of Ten Mile Creek was triggered to occur after the 2,000th building permit in the
 232 Town Center and Newcut Road Districts. The Plan stated [indicated] that once the evaluation was

233 complete, the County Council could allow Stage 4 development to move ahead or determine whether
234 additional land use actions were necessary.

235
236 The 2009 publication of the County's annual report on Special Protection Area (SPA) monitoring for
237 the year 2007 constituted the required environmental evaluation. This report documented deteriorating
238 stream conditions in the Clarksburg SPA and offered recommendations for remedial efforts. The report
239 further concluded that new development in the Town Center district, west of MD 121 and east of MD
240 355, as well as ongoing construction activity at the correctional facility, had resulted in a decline [in]
241 of Ten Mile Creek's stream conditions from good to fair between 1998 and 2007. Conditions in the
242 Little Seneca watershed portion of the SPA also declined during the period, from good/excellent to
243 fair.

244
245 Several factors contributed to declining water quality. External events, such as the unexpected housing
246 crisis, resulted in construction delays during which only sediment and erosion control structures were
247 in place to protect water quality. This, in conjunction with large areas of disturbed land and a delay in
248 implementing full stormwater management, resulted in altered stream hydrology and impacts to stream
249 biology.

250
251 The 2007 report recommended stormwater management improvements in the SPA and proposed that
252 environmental site design (ESD) be integrated into overall project design for new development. It also
253 recommended improvements to sediment and erosion controls and limits to the amount of land being
254 graded at any given time during construction. The report recognized, however, that stormwater
255 management structures and facilities could not completely offset inevitable increases in impervious
256 surfaces that accompany development.

257
258 Subsequent annual monitoring reports showed continued improvement in Little Seneca Creek
259 subwatersheds as development in Clarksburg stabilized and full stormwater controls were
260 implemented. However, the portions of the Ten Mile Creek subwatershed that has [have] been most
261 affected by development LSTM 206 remain in fair condition as measured with the County's Benthic
262 Index of Biotic Integrity and none of the monitored streams in the Town Center or Newcut Road
263 Districts has returned to pre-development conditions. Consequently, in 2012, the County Council
264 determined that a limited plan amendment was necessary to consider refining 1994 Plan
265 recommendations [to achieve the original stated goals,] given stream monitoring findings, changes to
266 environmental regulations, and the potential need for further safeguards to protect Ten Mile Creek
267 while balancing [with] community building goals.

268
269

270 **Limited Amendment Concept**

271
272 This limited amendment retains the overall vision of the 1994 Plan, but recognizes that additional
273 environmental protection is needed to allow development to move ahead. It emphasizes environmental
274 protection west of I-270 and provides more flexibility in achieving the community building goals east
275 of I-270 (see Map 3). Its recommendations also acknowledge that market conditions no longer support
276 the goal that large amounts of land in Clarksburg should be devoted to office and employment
277 activities, which was a major vision of the 1994 Plan.

278
279 Considerable additional information about environmental conditions emerged during development of
280 this amendment. Information used in the development of the plan was received from independent

281 consultants retained by M-NCPPC; verbal and written public testimony; and federal, state, and local
282 government staff advice at Committee and Council worksessions. As a result, the Plan's
283 recommendations include substantial open space requirements and environmental buffers throughout
284 the watershed. These recommendations will extend the maximum protection practicable to Ten Mile
285 Creek and its tributaries while responding to the goal for Clarksburg to be a "complete" community.
286

287 On the east side of I-270, proximity to the interstate and the Town Center commercial area, as well as
288 the impact of previous development in the headwaters, offer opportunities to accommodate modest
289 levels of residential and mixed-use development that [is] are complementary to the Town Center
290 district, and help[s] to support enhanced transit and roadway improvements while strengthening
291 protection for environmental resources.
292

293 In the western portion of the Plan Area, the presence of significant, sensitive tributaries requires
294 [substantially larger conservation areas, with more] limiting development to tightly-clustered
295 residential uses that contribute to Clarksburg's community-building needs by providing options for
296 housing [types. A] choice. In addition, a large, new conservation park and a nature-oriented
297 neighborhood park will create a focus for a new green neighborhood, connecting Clarksburg residents
298 to this important natural resource and providing recreation opportunities [to incorporate substantial
299 community gardens] in natural settings, including hiking, nature appreciation, picnicking, nature play,
300 and community gardening.
301

302
303 Map 3 Limited Amendment Concept: Revise to reflect Council decisions on the Master Plan
304 Amendment.
305

307 **Environment**

308

309 Ten Mile Creek originates just north of MD 355 (Frederick Road) and flows into Little Seneca Lake,
310 which then flows into the Potomac River via Seneca Creek. Little Seneca Lake serves as a reservoir
311 that provides additional water flow to the Potomac River, a public water supply, during drought
312 periods. The portion of the watershed east of the Ten Mile Creek mainstem and north of West Old
313 Baltimore Road is located within the Clarksburg Master Plan Special Protection Area (SPA). The Ten
314 Mile Creek watershed within the Plan area includes approximately 3,200 acres, [11] 12 subwatersheds,
315 and over 22 miles of streams (see Map 4). [It is important to view] This Plan views Ten Mile Creek as
316 a complete and functioning watershed and ecosystem, including the watershed and all contributing
317 [subwatersheds] tributaries and their drainage areas[, and not just consider the potential effects to the
318 mainstem].
319

320 Ten Mile Creek and its tributaries are designated as a Use I-P stream[—] by the state of Maryland,
321 defined as protection of water contact recreation, aquatic life, and drinking water supply. Except for
322 the headwater area subwatershed[s] (LSTM206 [and LSTM202] on Map 4), which has [have] already
323 been affected by development, Ten Mile Creek is in good to excellent condition based on stream
324 biology (see Appendix 3 for a full report on existing conditions and environmental analyses). This is
325 primarily due to existing conditions, which include a combination of agricultural and low-density
326 residential development balanced by a very high proportion of dense forests and a wealth of springs
327 and wetlands. LSTM 110 (King Spring Tributary) is considered one of the highest quality streams in

328 Montgomery County as measured by the DEP countywide stream monitoring program and in an
329 assessment by EPA using the Biological Conditions Gradient (See Appendix 9, Attachment R).

330
331 Ten Mile Creek is a reference stream in Montgomery County, serving as a high quality benchmark
332 against which other streams are compared. Long-term monitoring indicates overall biological
333 conditions to be healthy and diverse. Sensitive indicator organisms that occur in few other areas within
334 the County are found here. Ten Mile Creek is part of a small group of high quality watersheds still
335 remaining within the County (e.g., many Patuxent River tributaries, Bennett Creek, and Little Bennett
336 Creek).

337
338 The majority of the streams within the Ten Mile Creek watershed are small and spring fed with cool,
339 clean groundwater. The mainstem is characterized by high concentrations of interior forest and
340 wetlands. There is no evidence of widespread and long-term channel instability. In addition, the stream
341 bed material is ideal to support a benthic macroinvertebrate community.

342
343 The dominant land use/land cover is forest (48 percent), followed by agriculture (38 percent), with the
344 remainder in institutional, residential, and commercial uses. Existing imperviousness is approximately
345 4.1 percent. Slopes are steep and soils are generally rocky, with shallow to moderate depth to bedrock.

346
347 Methods to help protect water quality have changed significantly since 1994 and monitoring has been
348 underway continuously since that time. The County Department of Environmental Protection reports
349 annually on the results of monitoring in all the Special Protection Areas. These reports state that
350 environmental protection measures, as applied to date in Clarksburg, have not prevented a
351 deterioration in the quality of Ten Mile Creek. Environmental Site Design (ESD) represents the state
352 of the practice for site planning and post-construction stormwater runoff management. It is also now
353 required [in Montgomery County] throughout Maryland. However, rigorous and comprehensive
354 implementation of ESD across or within watersheds has not occurred, nor has the practice been
355 monitored either in the County or elsewhere at a scale large enough to establish likely expectations of
356 post-development stream conditions. Impervious cover continues to be widely accepted as an indicator
357 of the complex impacts that are difficult to model sufficiently, including pollutants such as oil,
358 gasoline, and salt associated with roads and parking areas, and impacts to groundwater quality and
359 quantity, as well as heat island effects and the effects of more severe storms.¹

360
361 While gaining watershed-based knowledge on the efficacy of ESD for its ecological effects beyond
362 hydrology will be valuable, given the current lack of corroborating studies at a comparable scale, it
363 remains prudent to include safeguards in addition to ESD to help ensure that the high quality [good]
364 Ten Mile Creek watershed will continue to be able to sustain sensitive species and achieve [good]
365 high-quality stream conditions over most of the watershed.

366
367 Environmental analyses of various development scenarios studied for this Plan Amendment included
368 [pollutant loadings,] hydrology (stream flow volumes), effects on specific natural resources, pollutant
369 loadings and effects on the imperviousness in each subwatershed. An analysis (see Appendices 3 and
370 4) of building out the 1994 Plan showed:

371 • the potential for significant increases in the total volumes of stream flow (Hydrologic Analysis)

¹ Many studies have confirmed and expanded upon the work of nationally-recognized expert on imperviousness, stormwater, and water quality, Tom Schueler, and others. This information is summarized in Dr. Matthew Baker's Letter (with references) in Appendix 9, Attachment R.

- 372 • substantial impacts to specific natural resources (Impacts on Resources)
373 • the limited nutrient and sediment loading analysis showed that post development impacts of
374 residential uses would be similar to existing agricultural uses. Stream bank erosion, a
375 significant source sediment, was not accounted for in the analysis (Pollutant Loading Analysis)
376 and
377 • [extremely large] increases of up to 10 times in imperviousness in the most sensitive
378 subwatersheds (LSTM202, LSTM110 and LSTM111) (Imperviousness Analysis). [However,
379 pollutant loading analysis indicated that the differences between the existing agricultural uses
380 and proposed land uses (regardless of the scenario) would be minimal.]
381

382 The degree of modeled impacts on stream flow volumes, the amount of imperviousness, and the
383 impacts to natural resources in the most sensitive watersheds demonstrates the importance of
384 recommending limits in this Plan Amendment to ensure that imperviousness does not increase above
385 that which is [typical] protective of this very good quality stream system. It is not necessarily the
386 impervious cover *per se* that causes observed degradation—while imperviousness has a direct impact,
387 it is also the strongest, most detectable indicator available for [comparable land uses] the many
388 correlated and contributing factors associated with urbanization.²
389

390 Watersheds with very low impervious cover, such as LSTM 110 (1.6 percent) and LSTM 111 (1.2
391 percent), are more sensitive to changes in impervious cover than watersheds like LSTM 206 (16.6
392 percent) and LSTM 202 (11 percent), which already have a significant amount of existing impervious
393 cover and are showing signs of degradation. Recent studies (see Appendix 9, Attachment R) have
394 shown that impervious cover levels as low as 5 percent are correlated with significant degradation in
395 water quality. In order to keep streams in good condition, it is important to keep impervious cover
396 under 5 percent by as much as possible to minimize risk. While it is not possible to keep all the
397 subwatersheds at this low level without unreasonably restricting development, this plan proposes a
398 combination of imperviousness limits and required open space protection that would keep the overall
399 watershed imperviousness level at slightly more than 6 percent if all planned development occurs. The
400 highest levels of imperviousness allowed in this amendment for new development (15 percent) are
401 permitted in the Town Center District (LSTM 206 and portions of LSTM 201), where existing
402 imperviousness levels are already high. Various alternatives were analyzed, and the vast majority of
403 environmental experts indicated that the impervious cover increases in this area would have a smaller
404 environmental impact than in the subwatersheds with the most sensitive and highest quality streams
405 and existing low levels of imperviousness (LSTM 110 and LSTM 111). The lowest levels of
406 impervious cover for new development are proposed for the subwatersheds west of I-270, because the
407 tributary streams to Ten Mile Creek in this area are among the highest quality streams in the County.
408 Restricting imperviousness to maintain levels as close to 5 percent as possible provides the best chance
409 (combined with ESD and development at or near ridgelines and away from stream channels) of
410 protecting these streams. In addition, this plan recommends expanding the environmental buffers
411 around sensitive areas and protecting additional forest to preserve natural resources. The Plan also
412 protects the natural ability to buffer areas to mitigate impacts, and reduces the total amount of area
413 disturbed.
414

415 Significant protection is also afforded by the forest cover within the watershed. Maintaining and
416 expanding the forest cover is essential to protection of water quality and habitat in the watershed.
417 About 46% of the watershed is in forest cover, including approximately 400 acres of forest capable of

² See Appendix 9, Attachment R.

418 supporting forest interior dwelling species (according to the Maryland Department of Natural
419 Resources criteria). This is one of the largest interior forest areas in the county and it could be
420 substantially expanded by filling some key gaps in LSTM 202 and LSTM 302. The overall forest
421 cover could be expanded to cover approximately 50% of the watershed if all the planned open space on
422 the key developable properties is planted in forest. Additional forest cover could be achieved if
423 developed properties and properties in the rural and RDT zones increase forest cover. While this
424 cannot be required, incentives should be developed to encourage voluntary plantings with a goal of
425 increasing forest cover in the watershed to 65%.
426

427 [Consequently, t] This Plan amendment recommends a significant increase in required open space to
428 protect sensitive resources and limits on impervious cover to ensure, in combination with
429 Environmental Site Design, that environmental impacts are minimized in Ten Mile Creek and
430 particularly sensitive tributaries (see Appendices 3 and 4 for details of the environmental analysis).
431 Sustaining Ten Mile Creek's ecological health and water quality requires a combination of [efforts]
432 actions: protecting the largest possible area of undisturbed natural vegetation, improving conditions in
433 areas already developed or planned to remain in agricultural use, and instituting the highest standards
434 of protection for future development areas.
435

436

437

437 Map 4 Ten Mile Creek Subwatersheds: Revise to reflect Council decisions on the Master Plan
438 Amendment.
439

440

441

441 Imperviousness is an important factor in watershed health and affects both the water quality and many
442 other factors. This Plan Amendment is designed to achieve an overall imperviousness goal of
443 approximately [eight] slightly more than six percent for the entire Ten Mile Creek watershed and limit
444 the development footprint to preserve sensitive natural resources. Limiting imperviousness within the
445 development footprint is important to achieving this overall goal while still allowing flexibility in the
446 numbers, types and sizes of structures and accompanying roads and parking areas. The Amendment
447 sets different imperviousness levels for major properties on each side of I-270 to address the unique
448 environmental conditions in the different watersheds and support the Plan's land use objectives of
449 allowing development that will support Town Center. [to accommodate proposed land use
450 recommendations].
451

452

452 **Recommendations**

453

454

455

455 • [Retain the Special Protection Area for the Stage 4 area of Ten Mile Creek and establish an
456 environmental overlay zone to limit imperviousness associated with new development.] Limit
457 imperviousness levels to 15 percent for new development [on properties in excess of five acres in
458 subwatersheds LSTM206 and LSTM201 to 25 percent. In LSTM202, LSTM110, LSTM111, and
459 LSTM112 limit imperviousness for new development on properties in excess of five acres to ten
460 percent imperviousness except for the County properties, which have different imperviousness
461 limits] that are recommended for the proposed Clarksburg East Environmental Overlay Zone.
462 Details of the proposed overlay zones are found in the Implementation chapter of this plan
463 amendment.

464

464 • Forest Conservation Plans prepared for properties in the Ten Mile Creek watershed should protect
465 the 27 acres of forest closest to I-270 on the Miles/Coppola properties,.

466

- 466 • Work with the Maryland State Highway Administration to provide stormwater retrofits for any
 467 expansion or modification of I-270.
 468

469 West of I-270

- 470 • Reduce the development footprint and impervious cover [west of I-270,] emphasizing reduced
 471 impacts to upland forested areas and steep slopes. In particular, protect existing stream conditions
 472 in the high quality headwater subwatersheds LSTM 110 (King Spring) and LSTM 111. [In LSTM
 473 202, reduce the extent of development on County-owned property so that existing forest is not
 474 disturbed. The recommended conservation area is shown on the land use plan (see Map 7).]
 475 • Limit imperviousness to six percent for new development on properties recommended for the RNC
 476 Zone.
 477 • No additional impervious cover is recommended for the county-owned properties, except that the
 478 impervious surface overlay zone may be amended in the future to allow for a less than one acre
 479 expansion of the Correctional Facility.
 480 • Require development of the Pulte/King properties to include a conservation management plan for
 481 areas outside the limits of disturbance [(but) that are not either dedicated to [the Department of
 482 Parks)] M-NCPPC for parkland or placed in a rural open space easement, if such areas are located
 483 in a development plan. This plan should be coordinated with the Planning Department and
 484 Department of Parks to [determine the optimal mix of meadow and forest habitat and to guarantee
 485 perpetual] address management of [rural open space not dedicated to Parks. It would] natural
 486 resources, preservation of pervious land cover, and compatibility with adjacent land uses (both
 487 Parks and development area). This conservation management plan will be approved as part of [a]
 488 the preliminary plan for the site.
 489 • [Require at least 175-foot wide buffers on both sides of streams. They should be expanded as
 490 required by the Planning Board's most recently amended *Environmental Guidelines for*
 491 *Development* to protect floodplains, wetlands, and steep slopes that extend beyond the 175 feet and
 492 to maintain natural topography and vegetation within 50 feet of zero order streams (ephemeral
 493 streams not currently regulated).]
 494

495 **Throughout Ten Mile Creek:**

- 496 • Unless a greater amount is required by the Planning Board's Environmental Guidelines for
 497 Development, environmental buffers on both sides of perennial and intermittent streams and
 498 surrounding wetlands, springs and seeps must be a minimum 200 feet, and must be expanded to
 499 include:
 500 - All erodible soils (listed in the Planning Board's *Environmental Guidelines for Development*),
 501 - Wetlands that extend beyond the buffer plus a minimum 50 foot wetland buffer,
 502 - All ephemeral streams, not including roadside drainage ditches, plus a 50 foot buffer,
 503 - All slopes 15 percent or greater that begin within the buffers described above.
 504 • Amend the Clarksburg Special Protection Area to include additional area east of I-270 (see
 505 Map X).
 506 • Establish environmental overlay zones to limit imperviousness associated with new development
 507 and reduce development footprints to protect sensitive resources.
 508 • Minimize disturbance of natural resources throughout the Ten Mile Creek watershed, especially
 509 forests in the headwater areas. Forest Conservation Plans prepared for properties in the Ten Mile
 510 Creek watershed should protect:

- 511 • [Establish a forest banking program that would give additional credit for rural or RDT zoned
512 properties in Ten Mile Creek to voluntarily establish banks for forest planting in unforested stream
513 buffers.]
- 514 • Explore ways to incentivize additional voluntary forest planting on rural or RDT zoned properties
515 in the Ten Mile Creek watershed to help in reaching a watershed goal of 65% forest cover.
- 516 – All forest required by the Forest Conservation Law and Regulations (includes Environmental
517 Buffers as previously described and minimum retention requirements) as well as these areas
518 defined in this master plan:
- 519 ❖ All interior forest (as defined by the Maryland Department of Natural Resources)
520 ❖ On the Miles/Coppola properties, the 27 acres of forest closest to I-270
521 ❖ On the Pulte/King properties, all forest adjacent to environmental buffers
522 ❖ All forest on County-owned properties
- 523 • All off-site forest planting for [Stage 4] new development should be [achieved within] located in
524 the Ten Mile Creek watershed as a first priority.
- 525 • [Work with the Maryland State Highway Administration to provide stormwater retrofits for any
526 expansion or modification of I-270.]
527

528 Although additional development in Ten Mile Creek will adversely affect stream biology, it is
529 important to retain as much stream biodiversity and overall health as possible. Because of the unusual
530 quality and sensitivity of Ten Mile Creek, a higher level of protection than that already provided under
531 SPA regulations is recommended to help achieve this goal.
532

533 Water Quality Plans for development in the Ten Mile Creek watershed should comply with the most
534 current water quality regulations, which include ESD outfall and overflow management strategies such
535 as:

- 536 • avoiding overflow discharges onto steep slopes
537 • ensuring that any overflow is safely conveyed and occurs as sheet flow to the floodplain
538 • managing discharges from stormwater outfalls using step-pool storm drainage conveyance systems
539 or comparable designs, as appropriate
540 • minimizing environmental buffer impacts associated with ESD overflow outfalls
541 • minimizing the need to convey stormwater across steep slopes and forested areas.
542

543 In addition to current SPA requirements, Water Quality Plans for development in the Ten Mile Creek
544 watershed should demonstrate the application of the following principles and strategies:
545

- 546 • Minimize disturbance of natural resources throughout the Ten Mile Creek watershed, especially
547 forest cover in the headwater areas.
- 548 • Minimize direct impacts associated with new infrastructure, such as the MD 355 Bypass and
549 sanitary sewer extensions on natural resources.
- 550 • Minimize grading the thin and rocky soils in Ten Mile Creek, which help sustain groundwater
551 flows to the many springs and seeps, and indicate the importance of limiting grading and soil
552 compaction as much as possible through creative site design and development staging.
- 553 • New development should employ planning and zoning options and design techniques[,] which
554 minimize impervious cover, including:
- 555 – cluster development with smaller building footprints on smaller lots with shorter driveways
556 – place houses near the front of a building envelope to reduce driveway length, and provide
557 shared driveways, where feasible

- 558 – design narrower streets with limited sidewalks
- 559 – use vegetated swales to guide runoff toward ESD facilities or pervious areas instead of curbs
- 560 and gutters on secondary streets
- 561 – limit impervious cover for cul-de-sacs by reducing curve radii and having a green space in the
- 562 turn-around area
- 563 – preserve land with a high infiltration capacity to be used for storm water infiltration or natural
- 564 recharge area.
- 565 • Maintain natural drainage patterns, especially around ephemeral (zero order) streams, by:
 - 566 – preserving and designing around ephemeral streams within the limits of disturbance
 - 567 – maintaining existing natural topography and vegetation within 50 feet of ephemeral streams
 - 568 – [decompacting] de-compacting and amending soils within the limits of disturbance (LODs)
 - 569 with organic matter to a greater depth than currently required (this would be determined by the
 - 570 Department of Permitting Services as part of development plan approvals).
- 571 • Environmental Site Design (ESD).
 - 572 – As a first step, apply appropriate ESD site planning techniques within proposed development
 - 573 areas to maximize environmental benefits.
 - 574 – Site planning and design [should] must be guided by and integrated with the selection and
 - 575 appropriate location of ESD [facilities] practices to achieve the greatest watershed benefits
 - 576 based on an evaluation of specific site and subwatershed considerations.
 - 577 – To the extent feasible, ESD practices should minimize the [need for clearing conveyances
 - 578 across steep slopes and through forested areas or stream buffers] concentration of flows
 - 579 through sheet flow and dispersion.
- 580 • Require restoration of streams and wetlands adversely affected by existing uses.

581

582

583 **Transportation**

584

585 Transportation is an ongoing issue in Clarksburg, primarily because the transit network proposed in the
586 1994 Plan to reduce auto dependence has not yet been implemented. Recommendations included a
587 transitway along the MD 355 Bypass (Observation Drive) and a number of bikeways. Interconnected
588 neighborhood bus loops and park-and-ride lots were further proposed as part of this system.

589 The 1994 Plan also contained recommendations for roadway classifications and rights-of-way.
590 Changes to these are not recommended in this Plan Amendment. However, the completion of many
591 key arterials will depend on completing various development projects. Furthermore, some key links
592 will require expensive bridges, which are waiting for funding through the County's Capital
593 Improvement Program.

594

595 Area-wide analysis using the Transportation Policy Area Review (TPAR) method indicates most of the
596 Clarksburg Policy Area's major roads [currently] are projected to operate at [an A] a B or [B] high C
597 level of service at the time horizon of this Plan. MD 27 (Ridge Road) [operates] is projected to operate
598 at [a "D"] an "F" level, bringing down the average for the Policy Area to a "C" level of service.
599 [However, most roads are currently underused and provide a high level of service] (see Appendix 6 for
600 additional transportation modeling information).

601

602 All of the intersections in the Plan area [also] function at adequate levels of service under existing
603 conditions. Although the intersection of Clarksburg Road (MD 121) and Frederick Road (MD 355) has
604 the lowest level of service, LOS "C" in both the morning and evening peak hours, traffic volumes are

605 similar to those at Stringtown Road and Frederick Road (MD 355). Stringtown Road has more lanes,
606 which results in greater intersection capacity (LOS “A” and “B”).

607

608 The following describe current transportation conditions:

609

- 610 • Transit service is limited to two routes and the Clarksburg Policy Area does not yet have adequate
611 transit service in terms of two of the measures of adequacy in TPAR, coverage and peak headways.
612 Current transit is just adequate in terms of a third measure, the span of service (the total number of
613 hours/day that transit service is provided).
- 614 • Most travel in the area is north-south, with the east-west movements generally providing access to
615 north-south travel routes.
- 616 • I-270 is heavily used and the directional split (the percent of traffic going either northbound or
617 southbound) during peak hours reflects this. Typically 60 percent of the traffic goes in the peak
618 direction, while 40 percent goes in the non-peak direction.
- 619 • MD 355 has a much higher peak to daily traffic ratio, an indication that morning trips are
620 commuters and evening peak hour trips are a combination of commuter and local trips.

621

622

623

Table 1 Clarksburg Critical Lane Volumes

Intersection	Existing			
	AM		PM	
MD 121 and I-270 western intersection	A	365	A	250
I-270 and MD 121 eastern intersection	A	609	A	480
MD 355 and MD 121	C	1,225	C	1,150
MD 355 and Shawnee Lane	A	750	A	875
MD 355 and Stringtown Road	A	914	B	1,068
Gateway Center Drive and Stringtown Road	A	667	A	846

624

625

626 The 1994 Plan recommended a bypass to avoid significantly widening MD 355 (“Old Frederick”
627 Road) through the Clarksburg Historic District and to provide an alternate route when emergencies
628 cause full or partial closures on I-270 or MD 355. It would also accommodate future access to the
629 Miles-Coppola properties and the Corridor Cities Transitway (CCT), as it transitions from Observation
630 Drive and then continues onto the bypass. The Plan further proposed a transit station at the intersection
631 of the bypass and Redgrave Place.

632

633 While pedestrian and bicycle connectivity are essential to promote community cohesion and provide
634 access to both transit and community amenities, the difficult topography, numerous stream crossings,
635 and major roadways hinder the integration of land uses. Providing appropriate transit service for
636 Clarksburg’s residents and businesses will require a different approach than that used in other areas of
637 the County, which are closer to employment, have higher development densities, and are better
638 connected. Consequently, the relatively small number of potential transit users and the distances to key
639 destinations will require an approach that relies on express and limited stop bus service to achieve
640 reasonable travel times.

641

642 Testing future development scenarios under the Transportation Policy Area Analysis for both the 1994
 643 master-planned land uses and land use options with the highest intensity of retail development
 644 continues to show levels of service that do not exceed the suburban policy area standard for roadway
 645 adequacy. Analyses of potential intersection congestion associated with plan options that have the
 646 highest combination of retail uses (with the highest traffic generation rates) indicate that four
 647 intersections could exceed the standard for congestion in the study area:

- 648 • MD 355 and MD121
- 649 • MD 355 and Stringtown Road
- 650 • Gateway Center Drive and Stringtown Road
- 651 • Observation Drive and Stringtown Road.

652

653 The intersection of a reconfigured bypass alignment and existing MD 355, north of Clarksburg Road
 654 [(MD121)], could also exceed the standard, but it could be designed as a roundabout, should proposed
 655 development result in congestion at this proposed intersection. Improvements could address congestion
 656 at the other listed intersections if determined necessary at the time of development.

657

658 **Recommendations**

659 All transportation recommendations in the 1994 Master Plan are continued, except as indicated by the
 660 following refinements to improve the transportation system (see Table 2 and Maps 5 and 6):

- 661 • The following intersection improvements are necessary to accommodate the master planned
 662 development in Ten Mile Creek:
 - 663 ○ MD355 & MD121: add an eastbound through lane on MD121 through the intersection.
 - 664 ○ MD355 & Stringtown Road: add an eastbound and a westbound through lane on
 665 Stringtown Road through the intersection.
 - 666 ○ Gateway Center Drive & Stringtown Road: create double left turn lanes on both the
 667 eastbound and westbound approaches of Stringtown Road; add double right turn lanes
 668 from southbound Gateway Center Drive to westbound Stringtown Road.
 - 669 ○ Observation Drive & Stringtown Road: add an eastbound and a westbound through
 670 lane on Stringtown Road through the intersection; create double left turn lanes and free
 671 right turn lanes on each of Stringtown Road's approaches.
- 672 • Retain the MD 355 bypass, but realign it as a T-intersection [with MD 355 near the proposed fire
 673 station] 0.3 miles south of Snowden Farm Parkway. Reduce the number of through lanes on the
 674 Bypass segment north of Clarksburg Road to 2 lanes, plus the CCT, within a 130'-wide right-of-
 675 way. This will avoid significant wetland impacts, while still providing access to [the fire station
 676 and the Miles-Coppola] developable properties. The plan shows the original alignment as it crosses
 677 Redgrave Place. Two alternative alignments are also shown and should be studied as part of a
 678 facility [plan] planning study when the Miles-Coppola properties develop (see Map 5). The facility
 679 [plan] planning study should [study the need for the full 150-foot ROW] determine the appropriate
 680 right-of-way south of Clarksburg Road for the bypass considering potential modifications to the
 681 design of the Corridor Cities Transitway. If an alternative alignment is chosen, the transit station
 682 location should retain a pedestrian connection to Redgrave Place and fulfill the intent of the 1994
 683 Plan to [connect the] extend Redgrave Place to the east so as to create a connection between the
 684 new Town Center development, [to] the Historic District, and the transit station. Set the minimum
 685 right-of-way of MD355 from Redgrave Place to Roberts Tavern Drive at 50 feet.
- 686 • Provide additional [turn lanes or] transit service to help achieve acceptable traffic operating
 687 conditions at key intersections.

- 688 • Accommodate bus rapid transit in mixed traffic along MD 355, south from the Town Center
689 Transit station within the Clarksburg Policy Area, and retain the CCT designation for the MD 355
690 Bypass.
- 691 • Provide facilities for peak period, frequent (20 minutes or less) express non-stop bus service from
692 the Clarksburg Town Center to:
 - 693 - Shady Grove Red Line Metrorail Station via I-270 (estimated 30-35 minute travel time).
 - 694 - Germantown Town Center/Germantown MARC via I-270 (estimated 15-20 minute one-way
695 travel time).
- 696 • Provide facilities for peak period, limited stop, Ride On service from the Clarksburg Town Center
697 to:
 - 698 - Milestone (and future CCT stop) via MD 355 (estimated 15-20 minute travel time).
 - 699 - Lakeforest/Gaithersburg MARC via MD 355 (estimated 30-35 minute travel time).
- 700 • Provide an internal Clarksburg bus circulator, which connects activity centers east and west of I-
701 270 with the Town Center and the CCT COMSAT station until such time that the CCT is extended
702 to the Town Center area.
- 703 • Add bike accommodation on Comus Road between Shiloh Church Road and on Clarksburg Road
704 between Snowden Farm Parkway and Stringtown Road.
705
706

DRAFT

707 Table 2 Street and Highway Classifications for Roads within the Ten Mile Creek Watershed³

Master Plan Roadway Designation	Name	Limits	Number of Travel Lanes ⁴ Maximum Recommended	Minimum Right-of-way Width ⁵
Freeway				
F-1	Washington National Pike (I-270)	Southern Study Area Boundary to MD 121	8 lanes	350'
		MD 121 to Comus Road	6 lanes	250'
Arterial Highways				
A-7	West Old Baltimore Road	MD 355 to MD 121	2 lanes	80'
A-251	Frederick Road (MD 355)	[A-19 to B-1 (MD 355 Bypass ⁶) Newcut Road Extended to Roberts Tavern Drive	4 lanes Divided	120'
	Roberts Tavern Drive (MD 355 Bypass ⁶)	Frederick Road (MD355) to Observation Drive	4 lanes Divided	120'
	Observation Drive (MD 355 Bypass ⁷)	Roberts Tavern Drive to Clarksburg Road	4 lanes Divided w/transitway	150'
	Observation Drive	Clarksburg Road to Frederick Road (MD355)	2 lanes w/transitway	130'
	Frederick Road (MD 355)	[B-1] Observation Drive to Comus Road	2 lanes w/transitway	130'
A-258	Slidell Road	Northern to Southern Study Area Boundary	2 lanes	80'
A-259	Comus Road	MD 355 to Western Study Area Boundary	2 lanes	80'
Business Streets				
B-1	"Old Frederick" Road ⁸	[Through Town Center Area] MD121 to Roberts Tavern Drive	2 lanes	50'
B-2	Redgrave Place	Little Seneca Creek to A-260	2 lanes w/no parking inside historic district	70'
Primary Residential Streets				
P-3	Shiloh Church Road	West Old Baltimore Road to Comus Road	2 lanes	70'
P-5	Redgrave Place	Little Seneca Creek to A-260	2 lanes	70'
Rustic Roads				
E-1	West Old Baltimore Road	Clarksburg Road (MD 121) to Western Study Area Boundary	N/A	80'

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712
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Map 5 Proposed Roads and Transit: Revise to reflect Council decisions on the Master Plan Amendment.

³ Text highlighted indicate changes relative to the Adopted 1994 Clarksburg Master Plan.
⁴ These are the number of planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.
⁵ This minimum may be increased at time of subdivision on the basis of more detailed engineering studies.
⁶ See Plan text (pages **-**) for description of proposed alternative alignment options.
⁷ See Plan text (page **) for description of proposed alternative alignment options.
⁸ See Plan text (page **) for discussion of this road.

714 Map 6 Bikeways: Revise to reflect Council decisions on the Master Plan Amendment.
715
716

717 **Land Use and Zoning**

718

719 The most [appropriate] effective way to protect environmental resources in the Ten Mile Creek
720 watershed is to combine the advanced stormwater management techniques of Environmental Site
721 Design with [efforts] actions to significantly reduce the amount of land disturbed by development. To
722 achieve this goal, the Plan amendment recommends a zoning pattern that encourages innovative site
723 design as a means to limit disturbance and imperviousness. Consequently, recommended maximum
724 dwelling units per acre are higher than impervious limits would typically accommodate using
725 traditional site design and forms of development. Property owners are provided a great deal of
726 flexibility regarding unit type and, where appropriate, building height, to allow them to achieve
727 development objectives, if impervious caps can be met. Higher densities may encourage new forms of
728 development as a means of achieving increased development potential. Full density allowed by a
729 recommended zone may only be achieved if it does not exceed the applicable impervious surface cap
730 in the proposed overlay zones.

731

732 East of I-270, the relationship between development in the headwaters areas and overall stream quality
733 magnifies the tension among three important elements of the 1994 Plan's vision for Clarksburg: timely
734 development at an appropriate scale in the Town Center, provision of employment land uses, and
735 resource protection. The elements are not exclusive—some development can occur while reasonably
736 protecting natural resources—but shifting development toward uses that reduce imperviousness and
737 have less disturbance in the part of the Town Center district that drains to Ten Mile Creek would
738 provide additional safeguards. In addition, ongoing monitoring of office market fundamentals by M-
739 NCPPC research staff, published quarterly, shows significant amounts of vacant space and weak
740 demand for office space, which suggest that the 1994 Plan vision of Clarksburg as a primary
741 employment resource is no longer viable.

742

743 More generally, a broad mix of uses in parts of Clarksburg can create vibrant neighborhoods that are
744 attractive to employers, workers and residents, by providing jobs, amenities, gathering places and
745 entertainment. Areas along I-270 now designated exclusively for employment are appropriate for such
746 mixed-use development, including retail uses, which reflects changes in the demand for exclusively
747 office uses. Mixed-use activities can support Clarksburg's development by attracting people to the
748 area, supporting other employment and providing amenities.

749

750 West of I-270, keeping more undeveloped and forested land means reducing the development
751 footprint—the amount of land that is disturbed by development. This [means] involves a series of
752 potential choices that include:

- 753 • [reducing] limiting the development footprint while [maintaining] reducing development densities
754 recommended by the 1994 Plan. This would [require] be mitigated by changes to the dwelling unit
755 mix and higher net densities per acre to accommodate the number of [recommended] units
756 recommended in the Plan amendment [,but] on less land.
- 757 • retaining the generally single-family housing emphasis, while reducing the development footprint,
758 which would significantly reduce overall development density and the number of units.

759 This plan adopts the first choice as the most reasonable means to balance the need to protect the
760 environment with achieving important land use goals for the Clarksburg Plan while at the same time
761 maximizing the development potential for area West of I-270.

762

763 Recommendations for the three large, privately owned undeveloped properties in the watershed have
764 two [objectives] aims:

- 765 • for [the] all properties, but particularly those that fall within the portion of the Town Center in the
766 Ten Mile Creek headwaters, determining their roles in fulfilling master plan objectives
- 767 • determining the size and location of protection and open space areas that should remain
768 undeveloped, to be managed for conservation purposes and to reduce impervious areas devoted to
769 development in the watershed, thereby reducing impacts to overall stream quality.

770

771

772 Map 7 Proposed Land Use: Revise to reflect Council decisions on the Master Plan Amendment.

773

774

775 Map 8 Proposed Zoning: Revise to reflect Council decisions on the Master Plan Amendment.

776

777

778 **East of I-270**

779

780 [The] This area lies within the headwaters of Ten Mile Creek between I-270 and MD 355 and within
781 the Town Center District of Clarksburg, comprising the western portion of that district. It includes the
782 Egan/Mattlyn Enterprises [lie in the headwaters of Ten Mile Creek, between I-270 and MD 355] and
783 Miles-Coppola properties along with the Historic District, and some small properties along MD355
784 (see Map 9). The properties total nearly 200 acres and both are zoned R-200. The 1994 Master Plan
785 recommended planned development floating zones for the properties-Planned Development (PD) for
786 the Egan/Mattlyn Enterprises property and Mixed-use planned development (MXPDP) for the Miles-
787 Coppola properties. The Plan did not discuss the Egan/Mattlyn property in detail, but [the] its Land
788 Use Plan does show the property with a density of two to four units per acre. The 1994 Plan made no
789 explicit density recommendation for the Miles-Coppola properties, stating instead that the property be
790 designated an employment site suitable for as much as 470,000 square feet of space. This reflects its
791 location along I-270 and proximity to a future stop along the Corridor Cities Transitway. The Land
792 Use Plan showed approximately equal parts of the property as residential (at seven to nine units to the
793 acre) and research and development (R&D) uses.

794

795 The water quality in the streams that drain this area, particularly in the southern portion, is already
796 compromised by the existing development associated with the roadways, elementary school, power
797 substation, Historic District and Clarksburg Heights. Limiting additional imperviousness in this area,
798 and to the extent reasonable, protecting most of the existing forest, is essential to keeping the
799 downstream effects to a minimum while supporting the Town Center District. Reducing
800 imperviousness below the recommended limits would not significantly change the resulting water
801 quality in the subwatershed.

802

803 **Egan/Mattlyn Enterprises LLC Property**

804

805 The northernmost headwaters tributary of Ten Mile Creek runs through the approximately 100-acre
806 Egan/Mattlyn property. A second tributary traverses the eastern portion of the property. The two
807 tributaries are in different subwatersheds of Ten Mile Creek. The property is largely open, with
808 sparsely wooded areas in the stream valleys, and most of the property is in turf or meadow. Its owners
809 currently operate a catering and entertainment venue for outings and other special events. Main and

810 support buildings are located along the ridge that separates the two subwatersheds. Topography slopes
811 to the northwest and southeast, toward I-270. Removing the floating zone option could reduce the
812 imperviousness that would have resulted from implementing the 1994 Plan recommendations.

813
814 The 1994 Plan [recommends] recommended residential development for the property largely because
815 of its distance from the Town Center and the transit station. Retaining that recommendation while
816 [limiting development] allowing up to [two] three units per [acres could reduce water quality impacts
817 by reducing imperviousness and providing] acre, restricted by an impervious cap and substantial open
818 space[, either through master plan guidelines for a floating zone development plan or as a
819 recommendation for] requirements, will reduce the potential impact on stream quality while
820 maximizing development potential. Design techniques that reduce lot sizes, cluster development [in
821 the R-200 Zone], or flexibility in unit types can reduce the amount of land disturbance. Such a
822 development [could also permit] pattern permits a broader array of housing types, while [including
823 Environmental Site Design. Design techniques that reduce lot sizes or cluster development could
824 reduce imperviousness as well] protecting sensitive resources and maintaining fair stream conditions.

825

826 **Recommendations**

- 827 • [Retain current recommendations for residential uses by applying residential cluster development
828 used] Include this property in the [R-200 Zone. Establish an environmental overlay] proposed
829 Clarksburg East Environmental Overlay zone [to limit] with a 15 percent imperviousness [of new
830 development greater than five acres to 25 percent] limit and an 80 percent open space requirement.
- 831 • Rezone properties to R-90, with a maximum density of three units per acre, or up to 3.66 units per
832 acre with a Moderately Priced Dwelling Unit (MPDU) bonus and flexibility regarding unit types
833 and building heights via the overlay zone.
- 834 • Use the overlay zone to permit varied unit types, including single-family attached, single-family
835 detached, and multi-family. This Plan recommends that maximum development yields may only
836 be realized with units that achieve higher densities within the smaller developable area established
837 by the imperviousness limit and open space requirement.

838

839

840 Map 9 Properties East of I-270: Revise to reflect Council decisions on the Master Plan Amendment.

841

842

843 **Miles-Coppola Properties**

844

845 Two branches of a headwaters tributary run through the Miles-Coppola properties and the western part
846 drains to a second tributary. The heavily wooded stream valleys are steep and there is a significant
847 drop in elevation across the properties from MD 355 to I-270. Topography, forest, and steep slopes
848 create three separate developable areas that constitute about 50 percent—50 acres—of the properties,
849 which total about 98 acres. This assumes that the MD 355 Bypass would consume a portion of the
850 property along the northeastern edge.

851

852 These environmental and man-made constraints make it difficult to achieve the 1994 Plan's goal of
853 promoting "a better relationship between this property and portions of the Town Center east of MD
854 355." The most direct route from the largest development area to the transit station location proposed
855 in the 1994 Plan requires crossing both a stream and [MD 121] Clarksburg Road. The distance from
856 the center of that development area to the core of the Town Center is more than three quarters of a

857 mile. While the central development area may be close to Redgrave Place, topography on both sides of
858 [MD 121] Clarksburg Road will make the walk challenging for pedestrians.

859
860 Physical constraints, combined with the future roadway and transit network, suggest that the area
861 should function independently, but in a way that supports the Town Center. While an employment
862 focus might be desirable to achieve the goal of increasing opportunities to live and work in Clarksburg,
863 there are significant amounts of available and yet to be developed space to the south in Germantown
864 and the Great Seneca Science Corridor. This, combined with a weakened regional office market and
865 more attractive and available locations elsewhere, suggests that a zone that would focus exclusively on
866 [retaining the] employment [recommendation] for the Miles-Coppola properties would mean
867 significantly delaying development of these properties. [Moreover, the recommended level of
868 development and market conditions may not be able to support tall buildings with smaller footprints
869 and parking structures that would reduce imperviousness and enhance the effect of Environmental Site
870 Design.]

871 872 **Recommendations**

873 [Earlier development] Development of these properties could help support important commercial
874 activity in the Town Center, [provided] if it is complementary. A five acre area close to MD-121 and
875 the Town Center is recommended for zoning that could result in [A mix of commercial and] residential
876 or commercial uses [could further] or a mix of uses. The remaining developable area on the property
877 is recommended for residential uses that can provide homes to support retail in Clarksburg's Town
878 Center. Such a pattern could provide [the types of services that today require travel outside
879 Clarksburg. They provide] more variety in higher density residential uses, shopping, restaurants, and
880 other business opportunities desired by Clarksburg residents. This amendment [proposes a flexible,
881 but integrated mix of retail, office, and housing uses on the Miles-Coppola properties] recommends:

- 882
- 883 • [Commercial uses that complement, but do not compete with or encroach on the core Town Center.
884 Retail development that requires a broader market, and amenities like restaurants and entertainment
885 venues, could help create a separate attraction on these properties for Clarksburg residents to
886 enjoy.]
- 887 • Including these properties in the proposed Clarksburg East Environmental Overlay zone with a 15
888 percent imperviousness limit and an 80 percent open space requirement.
- 889 • Directing development to two potential development areas. The southern area, located near
890 Clarksburg Road, benefits from access to Clarksburg Road and the Town Center and, therefore, is
891 appropriate for more intense development. The plan amendment recommends CRT zoning
892 (CRT 2.0, C 2, R 2, H 120) for this area, with a residential zone (R-90) on the remainder of the
893 Miles-Coppola property, to concentrate density and imperviousness on the southern developable
894 area near major roads and within proximity of the historic district and Town Center.
- 895 • Allowing housing or commercial uses on the southern developable area that complement, but do
896 not compete with the core Town Center. High density residential housing, lodging, or office
897 development would all support Town Center.
- 898 • Orienting residential development on the northern developable area toward the MD 355 Bypass to
899 take advantage of proximity to future transit and to enable residents to reach businesses or
900 activities in the Town Center using an integrated network of roads, trails, and sidewalks.
- 901 • Concentrating and integrating development to allow more of the existing forest and natural terrain
902 to remain undisturbed, [reducing] reduce imperviousness and [contributing] contribute to improved
903 water quality.

- 904 • [Establishing an imperviousness cap of 25 percent of the total tract area on properties in excess of
905 five acres]
- 906 • [The Commercial Residential Zones off an opportunity to balance a mix of uses for each
907 development area, while providing significant amounts of housing and commercial uses that would
908 help implement the 1994 Plan's vision for a complete corridor town. Development on the
909 properties should nonetheless employ Environmental Site Design techniques and preserve
910 undeveloped open space to reduce imperviousness. Should optional method development occur,
911 construction of the MD 355 Bypass should be considered a priority as a major public benefit.]
- 912 • [This Plan Amendment recommends CR 0.75, C 0.5, R 0.5 H 85 for these properties. Maximum
913 building heights of 85 feet are appropriate in the portion of the properties nearer I-270, and in areas
914 along Md 121 closest to the I-270 interchange, where buildings will be less visible from the
915 Historic District, but not exceed 45 feet. There should also be a transition in heights on the
916 Miles/Coppola properties, from the areas designated for lower building heights to those where
917 taller buildings are envisioned.]
- 918 • Permitting varied unit types via the overlay zone, including single-family attached, single-family
919 detached, and multi-family, with flexibility regarding building heights.
- 920 • Permitting a maximum density of three units per acre (or 3.66 units with an MPDU density bonus)
921 on the portion of the property to be zoned R-90.
- 922 • Recognizing that maximum development yields may only be realized with unit types that achieve
923 higher densities within the smaller developable areas created by the imperviousness limit and open
924 space requirement.

927 **Clarksburg Historic District and Vicinity**

928
929 The majority of Clarksburg's Historic District lies within the Ten Mile Creek watershed (see Map 9).
930 The district straddles MD 355 from its intersection with Stringtown Road to west of its intersection
931 with [MD 121] Clarksburg Road. The 1994 Plan identified the historic district as a focal point of the
932 Town Center, encouraging sensitive and appropriate infill development in the district as an important
933 component of the Plan's objectives for the Town Center. The Plan includes a series of design
934 guidelines that are designed to retain the identity of the historic district by reinforcing building scale
935 and historic building patterns—structures close to the road, deep back yards, and expanses of nearby
936 green space—that characterized the original settlement. The 1994 Plan recommended renovations of
937 existing buildings that would allow both residential and smaller scale commercial activities, like shops
938 and offices. To protect the district, the Plan recommended reduced building heights and residential
939 zones in the immediately adjacent areas, and recommended relocation of MD 355 to carry through
940 trips away from the Historic District.

941
942 The existing zones in the district—convenience and general commercial (C-1 and C-2) and one-family
943 residential (R-200)—are not adequate to accomplish the 1994 Plan's [historic preservation] goals,
944 particularly the idea of accommodating residential and light commercial uses across the entire district.
945 The Commercial Residential Town (CRT [Neighborhood (CRN)] Zone allows densities and building
946 heights that will encourage infill development in [tailored more precisely to] the district and will allow
947 [Plan's land use objectives] for new uses to be introduced that may help to invigorate the district,
948 while supporting the Plan's recommendation to protect the scale and character of the historic district].
949 It [also] allows property owners the flexibility to rehabilitate properties for a variety of potential uses,
950 making renovation more attractive.

951

952 Although it is not in the Historic District, the area between the Miles-Coppola properties and existing
 953 MD 355 is also appropriate for the CRT [CRN] Zone. This area—nine parcels totaling about 10.5
 954 acres—is in the C-2 and R-200 zones. The County may [plans to] build a new Clarksburg Fire Station
 955 on two of the parcels, and the remaining parcels are vacant, or improved with small homes or
 956 businesses. The CRT [CRN] Zone would allow redevelopment that would complement Historic
 957 District development across MD 355 and create a consistent physical setting along the road.

958

959 **Recommendations**

- 960 • Rezone properties within the Historic District and vicinity to CRT 0.5, C 0.5, R 0.5, H 45.
- 961 • For new development and redevelopment within the Historic District, support Historic Preservation
 962 Commission (HPC) decisions that guide protection of Clarksburg’s historic character. This may
 963 result in limits on density or height less than the maximum allowed by the zone.
- 964 • Exclude the Historic District from the Clarksburg East Environmental Overlay Zone, but
 965 encourage future development and redevelopment to minimize impervious surface area to the
 966 extent feasible.
- 967 • [This Plan Amendment recommends CRN 0.25, C 0.25, R 0.25 H 35 for the portion of the historic
 968 district within the Amendment boundary. It should be noted that the proposed revision of the
 969 Zoning Ordinance includes language exempting from density calculations those historic resources
 970 that are recommended for preservation and reuse in the applicable master plan. Contributing
 971 resources in the Clarksburg Historic District shown on the Master Plan for Historic Resources
 972 would be eligible for the exemption.]
- 973 • [Design guidelines set out for the Historic District in the 1994 Plan remain in place and should be
 974 used to direct infill development. In addition, infill or new development must adhere to district-
 975 specific guidelines found in the Master Plan for Historic Preservation.]
- 976 • The following guidelines, for use by the Historic Preservation Commission when reviewing
 977 historic area work permits, are intended to assure that infill development in the Clarksburg Historic
 978 District is supportive of the District’s development patterns. These guidelines supersede the
 979 guidelines in the 1994 Clarksburg Master Plan.
 - 982 ○ Orient buildings to the street with parking behind the buildings.
 - 983 ○ Retain existing paving widths, locate street trees close to the pavement edge (but in a manner
 984 that allows of significant historic resources) and provide sidewalks (particularly along both
 985 sides of Old Frederick Road), lighting, and signage appropriate to the District.
 - 986 ○ Pedestrian and bicycle linkages to and through the District should be appropriate to the scale
 987 and character of the District.
 - 988 ○ Match the setback of existing buildings, particularly along Old Frederick Road.
 - 989 ○ Encourage the renovation of existing buildings.
 - 990 ○ Encourage compatible new construction that highlights and respects historic resources around
 991 it.
 - 992 ○ Move historic resources only as a last resort if necessary for public capital improvements.
 - 993 ○ The prominence of Hammer Hill, and the Clarksburg Methodist Episcopal Church and the open
 994 space in front of the Clarksburg Methodist Church must not be diminished by any surrounding
 995 development.
 - 996 ○ Encourage the maintenance of existing trees and major landscaping features.
 - 997 ○ Encourage gateways at both north and south entrances to the District.
 - 998

999 [This Plan Amendment recommends CRN 0.25, C 0.25, R 0.25 H 35 for the area between the Miles
1000 Coppola properties and existing MD 355.]

1001

1002 **Transit Station**

1003

1004 The 1994 Plan shows a transit station where the MD 355 Bypass intersects Redgrave Place. The Plan
1005 recommends residential uses near the station at a scale sympathetic to the adjacent historic district,
1006 enabling local residents to walk to the transit stop. Clarksburg Elementary School is currently located
1007 in the area proposed for the station and the Plan recognizes that the school would remain for a number
1008 of years before its eventual relocation or replacement. It is important that the transit station maintain a
1009 strong pedestrian connection to the Town Center via Redgrave Place.

1010

1011 **Recommendations**

- 1012 • Maintain the transitway to Clarksburg [and] in the vicinity of the Miles-Coppola properties, where
1013 it could serve uses in the Town Center District [primarily residential and employment uses, as well
1014 as development east of MD 355 and west of MD 121].
- 1015 • Two alternative alignments for the Bypass are also shown and should be studied as part of a facility
1016 plan when the Miles-Coppola properties develop (see Map 9). The facility plan should study the
1017 appropriate [need for the full 150-foot] ROW for the bypass considering potential modifications to
1018 the design of the Corridor Cities Transitway. If an alternative alignment is chosen, the transit
1019 station location should retain a pedestrian connection to Redgrave Place and fulfill the intent of the
1020 1994 Plan to connect the Town Center with the Historic District.

1021

1022 **Fire station**

1023

1024 Montgomery County has acquired a vacant, forested property within the Ten Mile Creek watershed to
1025 build a fire station. The site is directly outside the Historic District, between MD 355 and the Miles-
1026 Coppola properties. If developed as currently planned and approved, the fire station would result in 37
1027 percent of the property with impervious cover.

1028

1029 Given its location at the headwaters of Ten Mile Creek, every effort should be made to explore other
1030 possible sites, either outside the Ten Mile Creek watershed or on land within the Planning Area that is
1031 already developed with impervious surfaces. Leaving the current fire station site undeveloped would
1032 not only reduce overall subwatershed imperviousness, it also would provide greater flexibility in the
1033 alignment of the planned bypass. While an extensive search for an alternate location should be
1034 conducted, if another one is not found, a fire station at the current location should not be ruled out.

1035

1036 **Recommendation:** Consider other options for a fire station, either outside the Ten Mile Creek
1037 watershed or on already developed land where building the fire station would result in a reduced
1038 amount of imperviousness. If no other site is found, allow development on the current site but
1039 redesign the station to reduce imperviousness to the extent feasible.

1040

1041 **Remaining Properties**

1042 Portions of the Ten Mile Creek tributaries drain several small residential and institutional
1043 developments along and east of MD 355. With the exceptions noted below, this amendment
1044 recommends no land use changes for these areas and recommends that their existing zones be
1045 reconfirmed. The 1994 Land Use Plan showed three properties at the intersection of MD 355 and
1046 Comus Road as suitable for the PD Zone. These properties would have qualified for the PD Zone only

1047 as part of a single development plan with the Egan-Mattlyn property. Because this amendment
 1048 recommends the Egan-Mattlyn property for the R-90 Zone only, this amendment eliminates the
 1049 potential to use a Planned Development zone for those properties and recommends retaining the
 1050 existing R-200 zoning. Four other properties, between the Egan-Mattlyn and Miles-Coppola properties
 1051 (but in separate ownership) are recommended to be rezoned to the R-90 zone (as are the properties that
 1052 surround them) within the overlay zone.

1053 **Recommendation**

- 1054 • Confirm the existing zoning for properties to the north of the Egan-Mattlyn property and rezone
 1055 properties between the Miles-Coppola and Egan-Mattlyn properties to the R-90 zone. The
 1056 Clarksburg East Environmental Overlay zone would apply to the portion of these properties
 1057 within the Ten Mile Creek watershed.

1058 **West of I-270**

1059 **Pulte and King Properties**

1060 These properties comprise [The Pulte Corporation owns or controls] almost 540 acres west of I-270
 1061 and between Shiloh Church and Clarksburg Roads (see Map 10). Three major Ten Mile Creek
 1062 tributaries originate on the properties and two are contained almost entirely within them. The
 1063 properties are a mix of woodlands and farm fields with forest covering much of the stream valleys. The
 1064 1994 Plan recommended the properties (and two other parcels to the north [of the Pulte holdings]
 1065 totaling about 65 acres) for residential development with a number of guidelines for environmental
 1066 protection and housing unit mix. The Plan designated the 600 acres as a receiving area for Transferable
 1067 Development Rights, with a maximum of up to 900 units. The entire area is in the RE-1/TDR Zone.
 1068 The 1994 plan also included a staging element. It allowed the Council to consider other land use
 1069 actions after a review of the effectiveness of stormwater practices and monitoring results from
 1070 development elsewhere in Clarksburg and in similar stream systems. This analysis has indicated a
 1071 significant risk to the preservation of current water quality levels with the planned levels of
 1072 development.

1073 The subwatersheds that would be affected by building out these properties are largely undeveloped,
 1074 have high overall stream quality, and support many sensitive species. Any development of these
 1075 properties will have a negative impact on stream quality.⁹ It is on these properties that preserving more
 1076 undeveloped and forested open space [can], along with Environmental Site Design, will most
 1077 effectively reduce [limit] the impact of development on water quality.

1078 This area includes the most sensitive subwatersheds (LSTM110 and 111) and the monitoring stations
 1079 for the stream reach. The very low existing imperviousness and long-term agricultural uses have
 1080 resulted in excellent stream conditions that have been maintained since monitoring began in 1994.
 1081 Even small changes in imperviousness will likely affect the stream, but if imperviousness is kept as
 1082 near 5 percent as possible, stream conditions can be maintained in the good to excellent range based on
 1083 the majority opinion of environmental experts. The stream impacts [will] should be minimized by
 1084 making preservation and protection of natural resources a clear priority; maintaining natural drainage

1085 ⁹ See Appendix 9, Attachment R.

1092 routes and patterns; minimizing imperviousness; clustering development; planting all stream buffers in
 1093 forest; and minimizing grading, soil disturbance, and soil compaction.

1094
 1095 The combination of reduced densities and cluster development could increase undeveloped open space
 1096 using privately owned conservation areas in addition to parkland. The Rural Neighborhood Cluster
 1097 (RNC) Zone would allow a more precise percentage of open space [—as much as 85 percent of the
 1098 gross acreage—] to be required on the properties. The RNC Zone requires a significant portion of the
 1099 open space to be undisturbed and contiguous. It provides an optional method of development on public
 1100 water and sewer service with a range of allowable development densities up to a maximum of one
 1101 dwelling unit [to the] per acre, and allows master plans to make density recommendations, enabling a
 1102 more precise density designation appropriate to the properties. It also provides a standard method of
 1103 development without sewer service at one dwelling unit for every five acres, should that be determined
 1104 more appropriate. [The RNC Zone can be used with TDRs, retaining an important policy in support of
 1105 agriculture.]

1106
 1107 The Cephas-Summers House, a locally-designated historic resource, is located on the property
 1108 proposed for development along Clarksburg Road. The current environmental setting includes the
 1109 whole property, but it could be reduced to approximately five acres as part of the proposed
 1110 development. The house should be restored and become part of the adjacent development.

1111
 1112
 1113 Map 10 Properties West of I-270: Revise to reflect Council decisions on the Master Plan Amendment.

1114
 1115

1116 **Recommendations**

- 1117 • Include these properties in the proposed Clarksburg West Environmental Overlay zone with a 6
 1118 percent imperviousness limit and an 80 percent open space requirement.
- 1119 • Allow optional method development in the RNC Zone with [on] public sewer, at [in the RNC/Zone
 1120 for these properties, with] a permitted [recommended] density of one unit per [to the] acre.[, if
 1121 recommended amounts of open space are provided]. Moderately priced dwelling units beyond the
 1122 minimum 12.5 percent would [can] be in addition [added] to the recommended density, in accord
 1123 with Chapter 25A of the Montgomery County Code if the development does not exceed the
 1124 impervious surface cap.
- 1125 • Provide flexibility in the mix of housing types; allow either a blend of single family lots and
 1126 attached units or exclusively attached units as a means of achieving maximum development yields.
- 1127 • Rural open space requirements:
 - 1128 ○ Include all land meeting the Environmental Buffer requirements, as well as forest
 1129 protection, listed on page **.
 - 1130 ○ [A minimum of 65 percent of the net tract area must be designated as rural open space.
 1131 The rural open space must include:]
 - 1132 ○ [A 175-foot buffer around all streams and a 50-foot buffer around ephemeral streams;
 - 1133 ○ All forested areas;]
 - 1134 ○ [Slopes greater than 15 percent with erodible soils, and all other slopes greater than 25
 1135 percent.]
 - 1136 ○ The neighborhood park recommended for this portion of the watershed may be wholly or
 1137 partially within the rural open space.
 - 1138 ○ [Apply a limit of 10 percent imperviousness on the entire property.]

- 1139 ○ Dedicate most of the rural open space as parkland (see recommendations for Legacy Open
1140 Space).
1141

1142 The following should be addressed when implementing the Rural Open Space Design Guidelines as
1143 part of the development review process for these properties:

- 1144 • Concentrate cluster development in unforested upland areas; wooded stream valleys should be left
1145 intact, undeveloped, and in their natural states as rural open space.
- 1146 • Reduce environmental impacts and imperviousness during development by applying ESD
1147 techniques.
- 1148 • Require a conservation management plan for areas outside the limits of disturbance that are not
1149 either dedicated to M-NCPPC for parkland or placed in an rural open space easement, if such areas
1150 are located in a development plan. This conservation management plan should be coordinated with
1151 the Planning Department and Department of Parks to address management of natural resources,
1152 preservation of pervious land cover, and compatibility with adjacent land uses (both Parks and
1153 development area). This conservation management plan must be approved as part of the
1154 preliminary plan for the site. Direct new sewers away from Ten Mile Creek, utilizing proposed and
1155 existing roads; pump stations may be required to make connections to sewer lines in Cabin Branch.
- 1156 • [Provide substantial variations in lot sizes, as required by the RNC Zone's development standards.]
- 1157 • Size and locate lots to preserve rural views from Clarksburg Road and ensure an environmental
1158 setting of five acres for the historic Cephas-Summers house. Include restoration of the Cephas-
1159 Summers house in a development plan.
- 1160 • Incorporate open space into the clustered community to provide neighborhood residents with
1161 recreational opportunities.
- 1162 • Provide access from public roads within the development [connections] to the proposed Ten Mile
1163 Creek Conservation Park to facilitate the creation of trailheads for [Park's] natural surface trails
1164 and allow park maintenance access [trail system].
- 1165 • [Allow forest planting in buffers (required by Special Protection Area regulations) in excess of the
1166 forest conservation threshold to be used as a forest bank. The credits could be used for
1167 development projects or sold.]
1168

1169 **Montgomery County Properties**

1170

1171 Montgomery County owns more than 380 acres in the upper reaches of the Ten Mile Creek watershed
1172 (see Map 10). The majority of this land, known in the 1994 Plan as Site 30, now houses a County
1173 correctional facility. The majority of the property is heavily wooded and the County has no
1174 development plans beyond a planned expansion of the correctional facility. The Parks Department has
1175 identified most [almost all] of this wooded area as a [suitable for acquisition through the] Legacy Open
1176 Space Natural Resource that is suitable for transfer to Parks as a key part of the Ten Mile Creek
1177 Conservation Park [program].
1178

1179 Two parcels totaling about 94 acres are located at the I-270 interchange with MD 121. The headwater
1180 branches that originate on the Miles-Coppola properties combine on one of the County properties to
1181 form a headwater tributary. Several smaller streams feed the tributary on these properties and the
1182 steeply sloped stream valleys are heavily forested.
1183

1184 [The 1994 Plan identified these properties as an employment site, recommending them for no more
1185 than 400,000 square feet of space and applying a 15 percent imperviousness cap. They are in the
1186 Technology and Business Park (I-3) Zone.]

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The County has considered the site for its north county bus maintenance and storage facility, but has no current plans for the properties. Montgomery County government commits to keeping this site fully pervious with no development. The Parks Department has identified areas of this site as a [the wooded stream valleys for acquisition under the] Legacy Open Space Natural Resource that [Program, which] would be appropriate to transfer to Parks as part of Ten Mile Creek Conservation Park [reduce imperviousness and enhance water quality].

The remaining County property surrounding the Detention Center is planned for only a small expansion of the existing facility. This plan intends to accommodate the planned expansion, but limits further development on the site.

Recommendations

- Include this area in the Clarksburg West Environmental Overlay Zone with no additional imperviousness permitted. Minimal development of this property would help contribute to water quality in this portion of the watershed. Forested areas should remain undisturbed and the designated [western] portion protected [via] under the Legacy Open Space Program.
- No additional impervious cover would be permitted on County owned land west of I-270. However, the Clarksburg West Environmental Overlay Zone may need to be amended at some point to allow a minimal amount of imperviousness associated with an expansion of the Correctional Facility of less than one acre.
- Transfer Legacy Open Space and other appropriate open space in County ownership to the Parks Department to create the northern portion of the Ten Mile Creek Conservation Park.
- [If the County chooses to develop the land, limit imperviousness to eight percent on the former depot site.
- Imperviousness on the remaining County properties is limited to 4.5 percent.]

The Rural Properties and the Agricultural Reserve

The rurally-zoned properties and the Agricultural Reserve are not proposed for change in this limited master plan. The rural zoning allows up to one unit per five acres on properties between the mainstem of Ten Mile Creek and Shiloh Church Road. The Agricultural Reserve Rural Density Transfer Zone allows only one unit per 25 acres. There are currently portions of stream buffers on properties in both areas that are not maintained in forest that could benefit from a voluntary forest banking program. Protection and restoration of these buffers at the discretion of the property owners would help in the overall health of the Ten Mile Creek watershed. Some portions of the rural properties should be protected through the Legacy Open Space Program if development is proposed.

Recommendation

- Retain the existing zoning in these areas.
- Include the Rural-zoned properties in the Clarksburg West Environmental Overlay Zone to limit imperviousness associated with special exceptions and institutional uses.
- [Establish a forest banking program that would give additional credit for rural or RDT-zoned properties in Ten Mile Creek to voluntarily establish banks for forest planting in unforested stream buffers.]

Water and Sewer Service

The 1994 Master Plan recommended the provision of public water and sewer service in the Stage 4 area of Clarksburg based on its initial zoning recommendations. This Plan Amendment continues to recommend public services to support the planned development for Stage 4. Specifically, public water and sewer service is recommended for the area identified as “Future Service Area C” in the 1994 Plan, which includes Stage 4, to support planned development densities, including recommended cluster development. The provision of public sewer service will help to reduce the potential for existing and future septic systems to impact the watershed. Public and individual water supply and wastewater disposal service in the master plan area is recommended to be provided in a manner consistent with the service policies included in the County’s *Comprehensive Water Supply and Sewerage Systems Plan*. Properties within the Plan Area not already receiving public service or recommended for public service are expected to use individual, on-site water supply and/or sewerage systems (wells and septic systems).

The Ten Mile Creek watershed has no receiving sewers downstream of the Stage 4 area. Wastewater flow from the majority of Stage 4/Future Service Area C will need to be pumped out of the watershed into sewerage systems serving adjacent Stage 3 development. The *Clarksburg Stage 3 and 4 Area Facility Plan*, prepared for the Washington Suburban Sanitary Commission (WSSC), anticipated the need for planned Stage 3 area sewerage facilities to accept and handle pumped wastewater flows from Stage 4. Environmental concerns and competing development interests within Stage 4 could result in individual proposals for several wastewater pumping facilities scattered throughout the sewer service area. To minimize infrastructure operation and maintenance needs, and to create a logical, efficient, and environmentally responsible sewerage system for Stage 4, this amendment recommends WSSC’s coordination of a comprehensive Stage 4 sewerage facility plan, with the participation of all major Stage 4 development interests. If necessary, this requirement should be incorporated into service area category change approvals for the Stage 4 sites.

The lack of public sewer service, needed to replace aging septic systems, has hampered improvement and redevelopment of the Clarksburg Historic District, an integral part of the Town Center. The County is investigating the design and construction of a public sewerage system to serve the historic district. If this sewerage system is constructed ahead of other Ten Mile Creek development, it would include a small, interim pumping station and force main tying into the Town Center system. This interim station and force main would be removed from service when gravity sewer service becomes available from the Miles-Coppola property. Planning and development of the Miles-Coppola project sewerage system will need to include, at a minimum, a gravity main extension to accept wastewater flows from the historic district.

Recommendations

- Approve amendments for public water and sewer service for the areas recommended to be served in the land use chapter [Stage 4 area (Future Service Area C)] of this plan [Ten Mile Creek] in the County’s Water and Sewer Plan. Include a requirement for a comprehensive [Stage 4] sewerage system facility plan to serve recommended service areas in Ten Mile Creek. WSSC service and financing policies will require construction of needed water and sewer facilities as part of the development process by the property owner.
- Locate sewer main alignments and pumping station sites to minimize, as feasible, disturbance of environmental buffers and forested areas.
- The 1994 Master Plan includes the Clarksburg Historic District within the proposed sewer service area. The Limited Master Plan Amendment continues to support this recommendation. While

- 1281 approval of water and sewer service to properties in the Clarksburg Historic District may make
 1282 sewer service more economically feasible, it is uncertain when such extensions would occur.
 1283 • Given the immediate concerns of property owners in the Clarksburg Historic District, and that
 1284 public sewer service is needed to realize the County’s land use goals in the area, the County should
 1285 work with WSSC on a project to extend public sewer to properties in the Clarksburg Historic
 1286 District as soon as possible and in a manner which is affordable to property owners.
 1287 • This Plan supports a study looking at the long-term health of the Little Seneca Reservoir
 1288 (encompassing the land use impacts from all of the watersheds draining into the Reservoir). The
 1289 details of such a study, such as the scope and who would lead and pay for the study, should be
 1290 discussed by the Reservoir’s regional partners (WSSC, Fairfax County Water Authority,
 1291 Washington Aqueduct, and the Interstate Commission on the Potomac River Basin) and
 1292 Montgomery County.
 1293 • [Provide sewer service to the Historic District as part of the Stage 4 development, including at a
 1294 minimum, the removal of interim wastewater pumping facilities in favor of gravity sewer service.]
 1295
 1296

1297 Parks

1298 Legacy Open Space

1299 Montgomery County preserves its most significant undeveloped open space through its Legacy Open
 1300 Space program. The 2001 *Legacy Open Space Functional Master Plan* identifies natural resources,
 1301 open space, farmland, and historic places that can then be conserved through a variety of protection
 1302 tools including easements, protection through the regulatory process and, when appropriate,
 1303 acquisition. The Plan includes the Special Protection Area of the Ten Mile Creek watershed as a
 1304 Natural Resource site that meets Legacy Open Space criteria, but needs further study to select specific
 1305 properties.
 1306
 1307

1308 Evaluation of the Ten Mile Creek watershed concluded that the 600 acres of forested headwaters met
 1309 six of the eight criteria for inclusion in the Legacy Open Space program. The forest:
 1310

- 1311
- 1312 • “has particular countywide, regional or national significance” for its potential ability to support
 1313 rare, threatened or endangered species, aquatic communities, and its varied habitats;
 - 1314 • “is critical to the successful implementation of public policy such as protection of the Agricultural
 1315 Reserve and public water supply;”
 - 1316 • “is part of a ‘critical mass’ of like resources that perform an important environmental or heritage
 1317 function;”
 - 1318 • “provides human or ecological connectivity between significant park, natural or historic areas
 1319 and/or corridors;”
 - 1320 • “helps to buffer and thereby protect other significant resources;”
 - 1321 • “represents an opportunity for broadening interpretation and public understanding of natural and
 1322 heritage resources.”
- 1323

1324 Recommendations

- 1325 • Designate the high quality, critical forest and open habitats that protect the quality of the Ten Mile
 1326 Creek headwaters as a Legacy Open Space Natural Resource site (Class II). Approximately 1,230
 1327 acres proposed for designation (see Map 11).

- 1328 • Protect the designated Natural Resource on an individual property basis using a variety of tools,
 1329 which may include easements, dedication through the development review process, and fee simple
 1330 acquisition.
- 1331 • To create the core of the Ten Mile Creek Conservation Park, dedicate [convey] to Parks the Rural
 1332 Open Space outside of the development envelope on the Pulte and King properties as a condition of
 1333 the development review process. Land not available through dedication during the development
 1334 review process may be acquired by the Department of Parks.
 1335

1336
 1337 Map 11 Proposed Legacy Open Space and Parks: Revise to reflect Council decisions on the Master
 1338 Plan Amendment.

1339

1340

1341 **Parks and Trails**

1342

1343 The 1994 Plan created a park and open space system that designated general locations for new local
 1344 parks serving Clarksburg's developing neighborhoods and were closely integrated with proposed
 1345 development. Importantly, the Plan also made provisions for connections between these local parks
 1346 and the greenway network as a prominent component of its overall vision. However, since park
 1347 planners did not anticipate the significant development west of I-270 that was ultimately approved as
 1348 part of the 1994 Plan, no local park was included in the Ten Mile Creek watershed.

1349

1350 Since approval of the 1994 Plan, park planners have recognized the emerging importance of natural
 1351 resource areas as a form of recreation. Bicycling, hiking, and horseback riding, as well as activities
 1352 such as wildlife and bird watching or nature photography, all depend on the availability of large
 1353 amounts of undisturbed forests and other natural areas. The substantial forests, steep stream valleys,
 1354 and high ridges of the Ten Mile Creek watershed west of I-270 can be used for such purposes and be
 1355 reached using sensitively located trails through the already proposed conservation park and greenway
 1356 system (see Map 12).

1357

1358 Also since approval of the 1994 plan, the Legacy Open Space Functional Master Plan (2001)
 1359 designated and the Parks Department acquired Clarksburg Triangle Civic Green as an urban open
 1360 space. The site is located in the heart of the Historic District on the east corner of Clarksburg Road
 1361 and MD355. Planning and implementation for this central civic space within the Town Center District
 1362 will need to be coordinated with other public infrastructure planning for Clarksburg, including the
 1363 CCT, water and sewer provision, and road and bikeway improvements.

1364

1365 **Recommendations**

- 1366 • Provide a countywide natural surface trail, designed to M-NCPPC Montgomery Parks standards, in
 1367 the Ten Mile Creek area linking Little Bennett Regional Park and Black Hill Regional Park, per the
 1368 *Countywide Park Trails Plan* (2008) and the 1994 Clarksburg Master Plan.
- 1369 • Provide five trailheads, designed to M-NCPPC Montgomery Parks standards, to access the Ten
 1370 Mile Creek natural surface trail and nearby natural areas for park users and operations staff.
- 1371 • Provide a new natural resource-based Neighborhood Park of at least ten developable acres for
 1372 close-to-home recreation for the Ten Mile Creek area, designed to M-NCPPC Montgomery Parks
 1373 standards. The park, located outside of environmentally sensitive areas, is recommended as a
 1374 platform for walkable, close-to-home facilities and to serve as a trailhead for the Ten Mile Creek

1375 natural surface trail. The park should have a natural resource theme and should be located adjacent
 1376 to conservation parkland. The proposed Preliminary Program of Requirements for the
 1377 Neighborhood Park is as follows:

- 1378 ○ Access to the Conservation Park to the west for trail users and operations, maintenance
 1379 and police functions from the development
- 1380 ○ Trailhead with small gravel parking area (6-8 spaces), with access through adjacent
 1381 development
- 1382 ○ Picnic area
- 1383 ○ Natural play area
- 1384 ○ Community garden
- 1385 ○ Community open space large enough for community festivals and pickup sports, at least
 1386 15,000 square feet
- 1387 ○ Adequate space to provide for Environmental Site Design, Stormwater Management,
 1388 Forest Conservation, and other regulatory requirements. Ensure that public
 1389 infrastructure planning for Clarksburg is fully coordinated with planning and
 1390 implementation efforts for Clarksburg Triangle Civic Green.

1391
 1392 Appendix 7 includes additional information in support of these recommendations.

1393
 1394

1395 **Implementation**

1396
 1397 Although this Amendment is limited in scope and geography, its implementation nonetheless requires
 1398 cooperative efforts by a number of private and public actors. This chapter indicates follow-up efforts
 1399 that are needed once the Plan is adopted.

1400 **Areawide**

1401
 1402 This Amendment recommends limiting imperviousness, establishing open space requirements for new
 1403 development both east and west of I-270 [Previous efforts to impose such caps in the Upper Paint
 1404 Branch] and changing some development standards of the underlying zones in order to maximize
 1405 development flexibility and protect sensitive natural resources. [Upper Rock Creek watersheds have
 1406 used environmental overlay zones to apply the caps.] This Amendment recommends creation of
 1407 [similar] overlay zones to establish [impose] a 15 [25] percent imperviousness limit on new
 1408 development in the Town Center portion of the watershed, a six [ten] percent limit on the Pulte-King
 1409 properties, and no additional imperviousness [limits of 4.5 percent and eight percent] on County-
 1410 owned land. Very small [P] properties [of less than five acres] will be exempt from imperviousness
 1411 limits in the [Town Center under the] overlay zones.

1412
 1413
 1414 The purpose of these zones is to preserve and protect sensitive natural resources in the watershed by
 1415 reducing the amount of land disturbed for development. Limiting impervious surfaces enables natural
 1416 filtering of water runoff, and creates undeveloped open space that can be forested, which can help
 1417 support cooler water temperatures and a diverse population of insects and invertebrates within streams.

1418 **Overlay Zone Boundaries**

1419
 1420
 1421 Each overlay zone covers a large area, rather than only the key properties identified in the Master Plan.
 1422 While some of the other properties are likely to develop at less than the limits in the overlay zone.

1423 including them within its boundaries will reduce/limit development that could result in significantly
 1424 more imperviousness. For example, development in the rural zone west of I-270 could result in
 1425 individual homes that have an imperviousness of less than 6 percent, but if an institution or special
 1426 exception use were to purchase the property, the imperviousness could be significantly greater than 6
 1427 percent. On the east side of I-270, all properties in Ten Mile Creek, except those in the Historic
 1428 District, would be within the boundary with exemptions for State and County roads and bikeways. On
 1429 the west side, all land draining to Ten Mile Creek not zoned Rural Density Transfer (RDT) would be
 1430 included. In both zones, small properties existing at the time of this amendment that develop without
 1431 combining into larger developments would be exempted from the restrictions of the zone.

1432 The Clarksburg East Environmental Overlay Zone

- 1433 • Details regarding the overlay zone are addressed in the overlay zone for the east side of I-270.
 1434 The major elements are as follows: (with a grandfathering provision for properties already
 1435 exceeding the cap).
- 1436 • 80 percent open space (which should include all environmental buffers and sensitive areas
 1437 identified in the master plan)
- 1438 • All base zones other than R-90 will adhere to the standards of the underlying zones.
- 1439 • For properties with a base zoning of R-90, the requirements of the R-90 zone will be modified
 1440 by the overlay as follows:
 - 1441 ○ Density limited to 3 units per acre or 3.66 units per acre with the maximum MPDU
 1442 bonus
 - 1443 ○ Any unit type with no requirements for any minimum percentages of unit type should
 1444 be allowed
 - 1445 ○ Building height limits increased to 35 for single-family detached, 50 for townhouses
 1446 and 65 for multi-family
 - 1447 ○ Site plan approval should be required
 - 1448 ○ Setbacks and minimum lot size requirements should be eliminated
- 1449 • Exempt small properties from some or all provisions of the overlay zone.
- 1450 • Consider limited potential exemptions for limited public facilities such as state and county
 1451 roads and park facilities.

1452 The Clarksburg West Environmental Overlay Zone

1453 The major elements in the overlay zone proposed for the west side of I-270 are as follows:

- 1454 • Will follow all standards and requirements of the RNC zone (which are designed to encourage
 1455 clustering to protect environmental resources), except those relating to diversity of lot size and
 1456 unit type
- 1457 • Impervious Surface Area limit of 6 percent of the area within a development application;
 1458 specific properties to be limited to 0 percent (mostly government owned or with easements,
 1459 with a grandfathering provision for properties already exceeding the recommended impervious
 1460 surface limit)

- 1470 • 80 percent open space (which should include all environmental buffers and sensitive areas
1471 identified in the master plan)
- 1472 • Exempt small properties from some or all provisions of the overlay zone.
- 1473 • Consider limited potential exemptions for public facilities such as state and county roads and
1474 park facilities associated with conservation parks (e.g., small parking lots).
- 1475

1476 It is possible that the overlay zone **may** be amended at a future time to accommodate less than 1 acre
1477 of Correctional Facility expansion.

1478

1479

1480 **East of I-270**

1481 Of particular importance to development in the Town Center district generally, and the Clarksburg
1482 Historic District in particular, is the timely provision of sewer service. Infill development and
1483 rehabilitation of existing historic buildings for residential, commercial or mixed use activities cannot
1484 occur until sewer service is available to properties along MD 355. Although planning for interim
1485 solutions for service to the Historic District is underway, a permanent solution is critically needed.
1486 This Amendment recommends inclusion of facility planning funds for sewer infrastructure to the
1487 Historic District at the earliest possible date. Should the Miles Coppola properties develop in ways that
1488 facilitate an earlier provision of sewer service, private sector involvement in facility planning and
1489 implementation is welcome.

1490

1491 This Amendment includes recommendations for the MD 355 bypass and for a transit station along the
1492 bypass that would serve bus rapid transit riders. The Plan shows alternative alignments for the bypass
1493 and suggests consideration of alternative locations for the transit station that could reduce impervious
1494 surfaces in this part of the watershed, as well as support connections among the Town Center, the
1495 Historic District, and the Miles-Coppola properties. This Amendment recommends a facility plan for
1496 the bypass to address these issues and to evaluate potential relocation of both the historic Clarksburg
1497 School and the existing Clarksburg Elementary School, which lie in its path. The proposed facility plan
1498 should also consider appropriate rights-of-way for Observation Drive (A-19), which will include the
1499 transit alignment. Right-of-way widths should be reconsidered in light of the shift in mode from light
1500 rail to bus rapid transit. Any change to the right-of-way alignment or width can be incorporated into an
1501 amendment of the Master Plan of Highways. Design guidelines should be developed for facility
1502 planning for the bypass.

1503

1504 [Given changes in land use assumptions in support of community building goals, this plan also
1505 recommends a fresh look at the currently approved fire station plan:

- 1506 • Consider an approach that better integrates the station and its design into the context of future
1507 development.
 - 1508 • Consider including other co-located public uses and functions.]
- 1509

1510 **West of I-270**

1511

1512 This Plan recommends locating a natural resource-based neighborhood park for this part of the
1513 watershed. Designation of an appropriate place for the park will occur through the regulatory review
1514 process. It may be accomplished through dedication during the development review process or fee
1515 simple acquisition.

1516

1517 As part of its forest conservation programs, Montgomery County has established forest banks, which
1518 can be used to support voluntary planting of trees in areas—particularly stream buffers—that are
1519 currently unforested. Development projects take advantage of these banks to offset other forest
1520 conservation requirements. This Amendment recommends [creation of a forest banking program that
1521 would give credit to] creating a program to provide incentives for property owners in the Rural and
1522 Rural Density Transfer zones [who] to plant new forests on their properties, particularly in currently
1523 unforested buffer areas [on their properties. The credits could be used for development projects or
1524 sold].

1525

1526

1527

1528

General

1529

1530 All illustrations and tables included in the Plan are to be revised to reflect District Council changes to
1531 the October 2013 Planning Board Draft Plan. The text and graphics are to be revised as necessary to
1532 achieve clarity and consistency, to update factual information, and to convey the actions of the District
1533 Council. All identifying references pertain to the Planning Board Draft.

1534

1535 The Planning Department should work with Executive Branch Departments, including the Department
1536 of Environmental Protection and Department of Permitting Services, to take all actions necessary to
1537 implement the recommendations in this Master Plan (such as a comprehensive sewer and water
1538 category change). In addition, these agencies should identify any changes in regulation or law
1539 necessary to implement the Master Plan recommendations.

1540

1541

1542 This is a correct copy of Council action.

1543

1544

1545

Linda Lauer, Clerk of the Council