The background is a detailed illustration of a town center. It features a row of buildings with arched windows and doorways. People are walking along a path in front of the buildings. There are striped awnings over some of the entrances. In the foreground, there are tables with plants and flowers, and more people are gathered around them. The overall scene is a vibrant, colorful representation of a community hub.

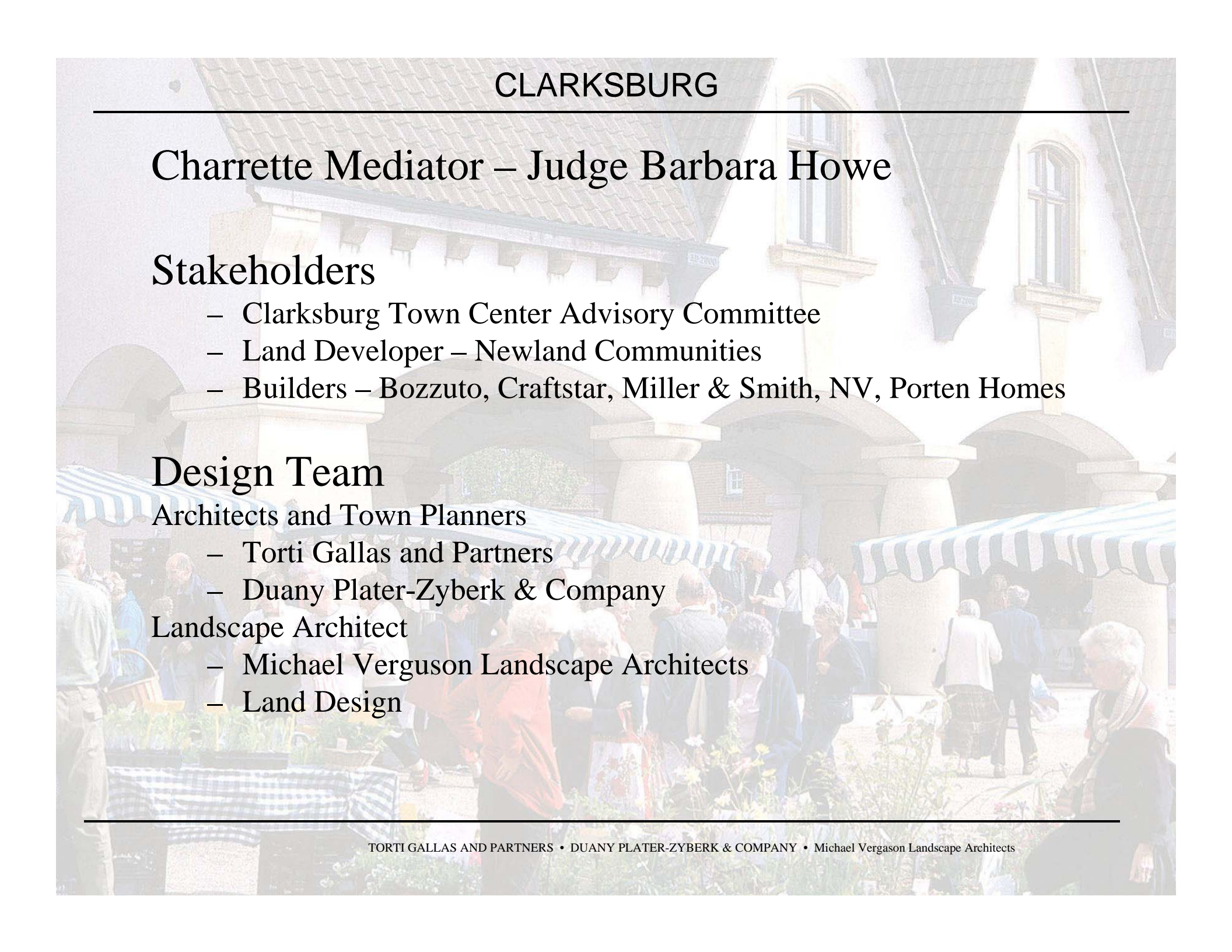
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Clarksburg Town Center

Plan of Compliance Design Concepts

April 6, 2006

Exhibit 44
OZAH Case No: CU 25-02

The background of the slide is a faded photograph of a town square. In the background, there is a large, multi-story building with a tiled roof and arched windows. In the foreground, there are several people, some standing and some sitting, in what appears to be a public square or market area. There are also some plants and a striped awning visible.

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Charrette Mediator – Judge Barbara Howe

Stakeholders

- Clarksburg Town Center Advisory Committee
- Land Developer – Newland Communities
- Builders – Bozzuto, Craftstar, Miller & Smith, NV, Porten Homes

Design Team

Architects and Town Planners

- Torti Gallas and Partners
- Duany Plater-Zyberk & Company

Landscape Architect

- Michael Verguson Landscape Architects
- Land Design

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The Clarksburg Mediation began with a three-day Charette, a process where the existing Town Center and the plans for future construction were examined and redesigned through the eyes of world-renown design professionals, based on the vision of the Master Plan. The focus was on reaffirming the connection between old and new Clarksburg, incorporating a pedestrian-oriented retail core; expanding recreational opportunities; and establishing a strong Civic core for the town. The heart of the resulting plan addresses many of the issues that have been identified over the past year. All the parties to the Clarksburg Mediation (CTCAC, Newland Communities, and the CTC builders) are proud of the mediation results and endorse the resulting plan.

A brief tour of the redesigned Clarksburg Town Center, A New American Classic Town:

Turn off of the Great Road (MD 355) in the historic core of Clarksburg toward the new Town Center, past the historic Horace Willson house and the Clarksburg Grille and Grocery. The small-town environment is immediately apparent as a drive down Clarksburg Square Road leads past small shops and businesses in live/work units to the Library and town plaza, where civic gathering places serve as the heart of the Town Square.

The new library, a 20,000 square-foot building, sits at one end of the town plaza, nestled among a bosque of trees with seating for reading or enjoying the adjacent shops and cafes. A fountain with a seating wall anchors the opposite end of the plaza. Across General Store Drive sits the open-air Market building (2,000 square feet), which will shelter farmers' markets, craft shows, and other civic events.

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Situated among shops, live/work units, and restaurant space are two parking garages and a 51,000 square foot grocery store, lined by additional core retail and residences to maintain the pedestrian scale and orientation of the Town Square area. Through the creative use of architecture, ample parking space is easily accessible yet concealed from direct view.

The historic Clarksburg United Methodist Church is integrated with the community via an elaborate stairway with landscaping features to create an attractive vista. Handicapped access and a vehicular driveway are also provided, along with the dedication of a parcel of land to the south of the Church.

Just beyond the retail area, at the head of the land bridge across the Greenway, is the Clarke family memorial. Clarksburg Town Center sits on land that was established by this founding family of Clarksburg. Family artifacts will be placed in the wall along the greenway, to frame a sitting area and small plaza.

Continuing along Clarksburg Square Road, the foot of the land bridge marks the transition to the heart of the community space for the Town Center neighborhood. Up the hill is the Sinequa Square recreational area, which features an outdoor amphitheater; bosque of trees sheltering a new plaza area with parking; supplemental, 1200 square foot community building with multimedia space; and expanded community pool complex with a slide, an indoor, heated lap pool and small concessions shop.

At the end of Clarksburg Square Road is Piedmont Woods, a 60-plus acre park that will be developed by Newland Communities and deeded over to The Maryland National Capital Park and Planning Commission for future maintenance. The park will feature two tennis courts, a basketball court, picnic areas, hiking trails, a “bark park,” and convenient parking. It will provide recreational and gathering space for the entire Clarksburg community.

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The charette also focused on enhancing existing landscape-based amenities. Murphy's Grove Pond, in an area located near Stringtown Road at Clarks Crossing Drive, will be developed in stages, with the initial improvements bringing enhanced landscaping and the removal of the white picket fence that currently borders the parcel. The final plan calls for a fishing pier, walking trails and picnic areas. Storm Water Pond # 3, located behind Burdette Forest Road, will feature seating areas and a trail connecting to the Town Square. An additional new park where a large condominium building was scheduled to be built will now feature a lawn expanse, a grove of trees, and a seating wall along Clarksburg Square Road.

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Existing Plan showing Un-built Areas

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Concept for Plan of Compliance

TORTI GALLAS AND PARTNERS • DUANY PLATER-ZYBERK & COMPANY • Michael Vergason Landscape Architects

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Conceptual Perspective of Town Plaza

Depicts Library and Town Plaza. Units in background will be “live-work” units rather than condominiums. Live-work units are individually owned units consisting of two levels of residential above a retail/office space, with a townhouse configuration and appearance.

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Depicts the option for one block within the Town Center to allow either residential or retail buildout. (Determination to be made at Site Plan based on market drivers and optimal solution for the Town Center.)

Concept for Blocks 3, 4 & 5



Concealed
Parking Garages

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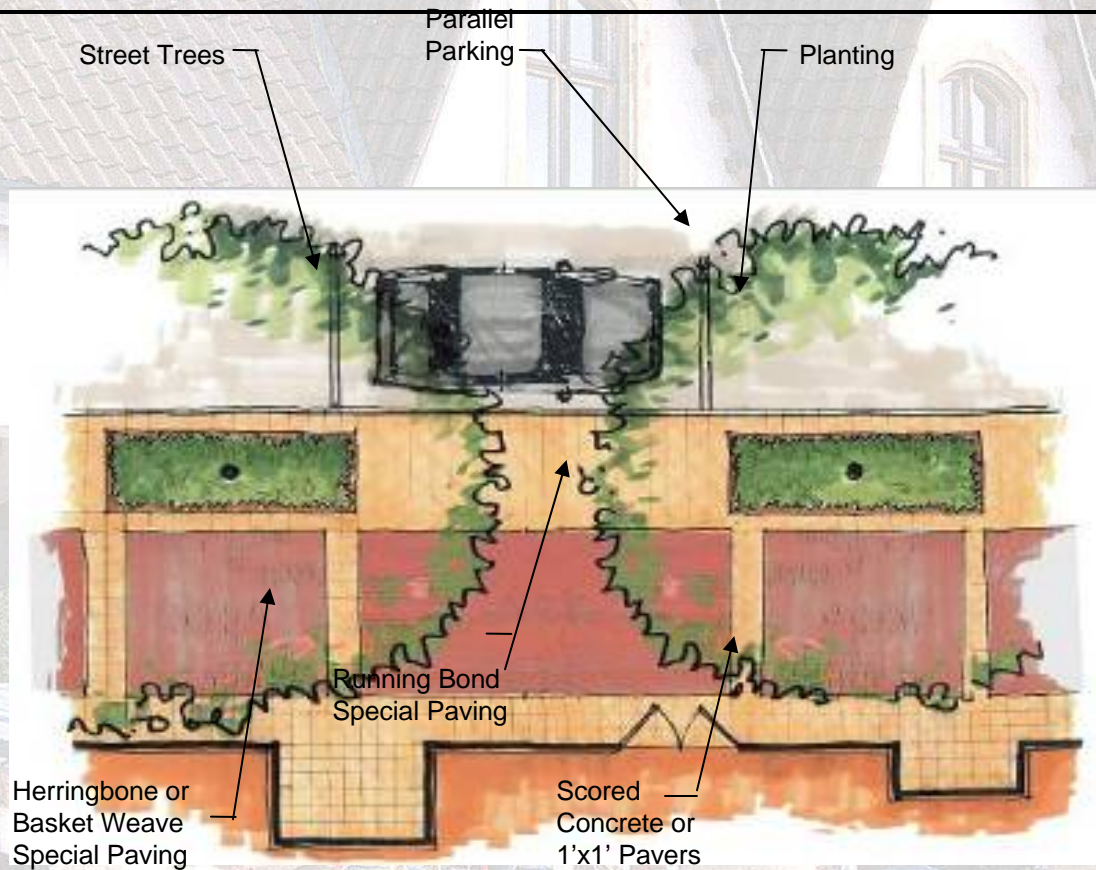
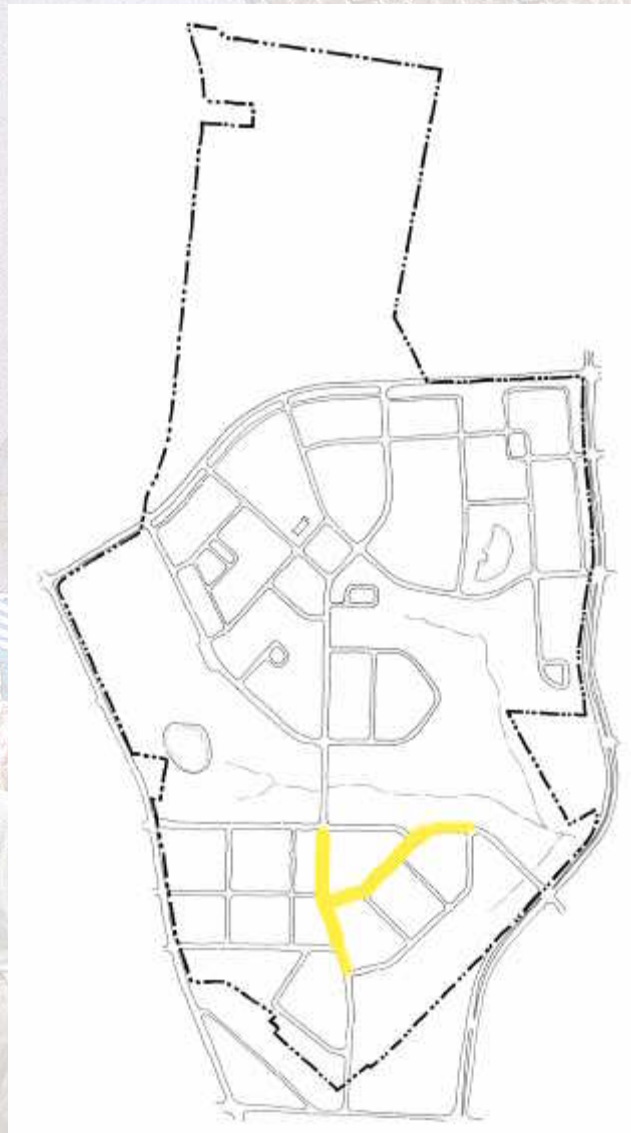


Conceptual Town Center Green

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Concept for Special Pavement Sidewalks

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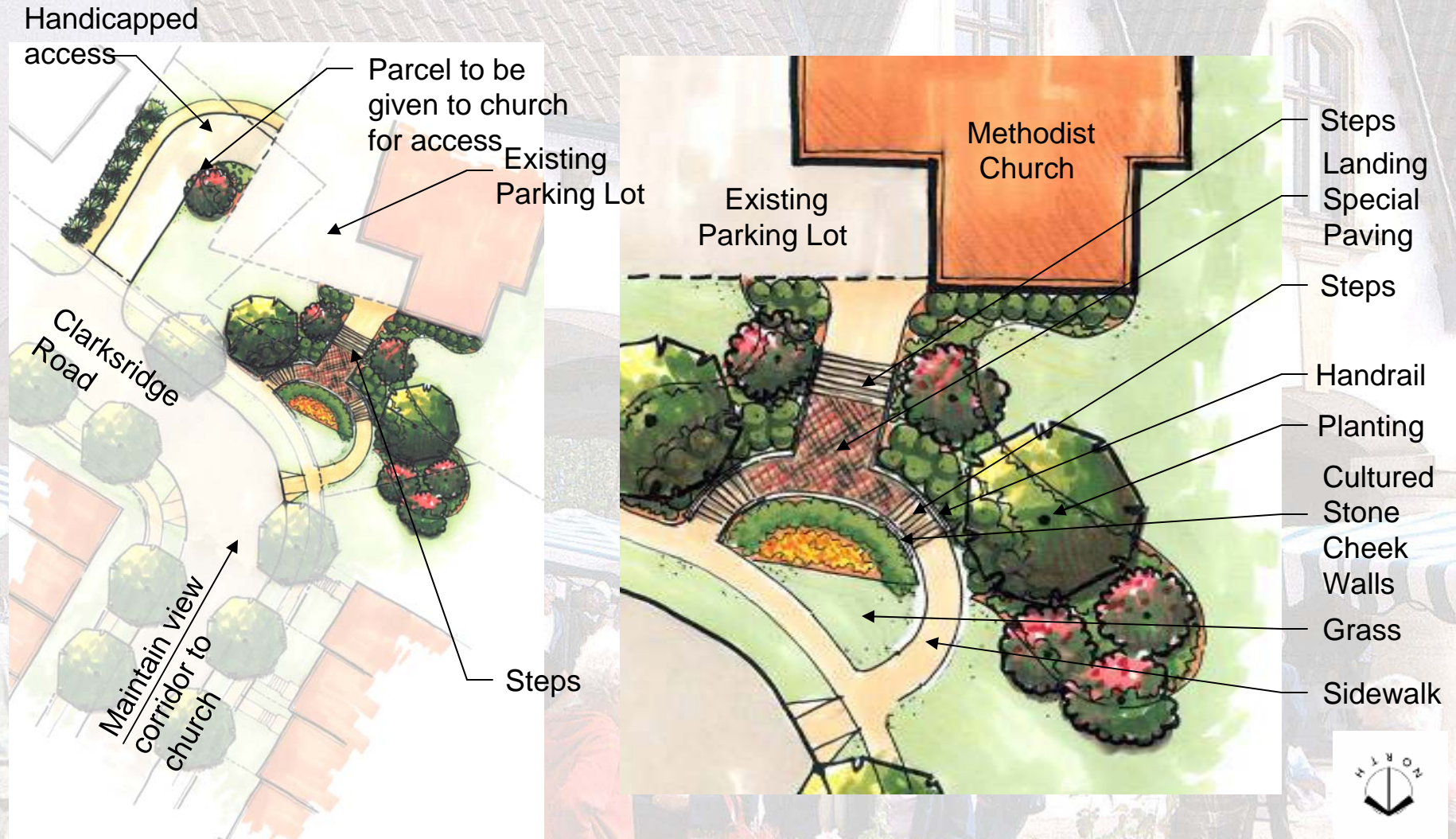


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Clarksburg United Methodist Church



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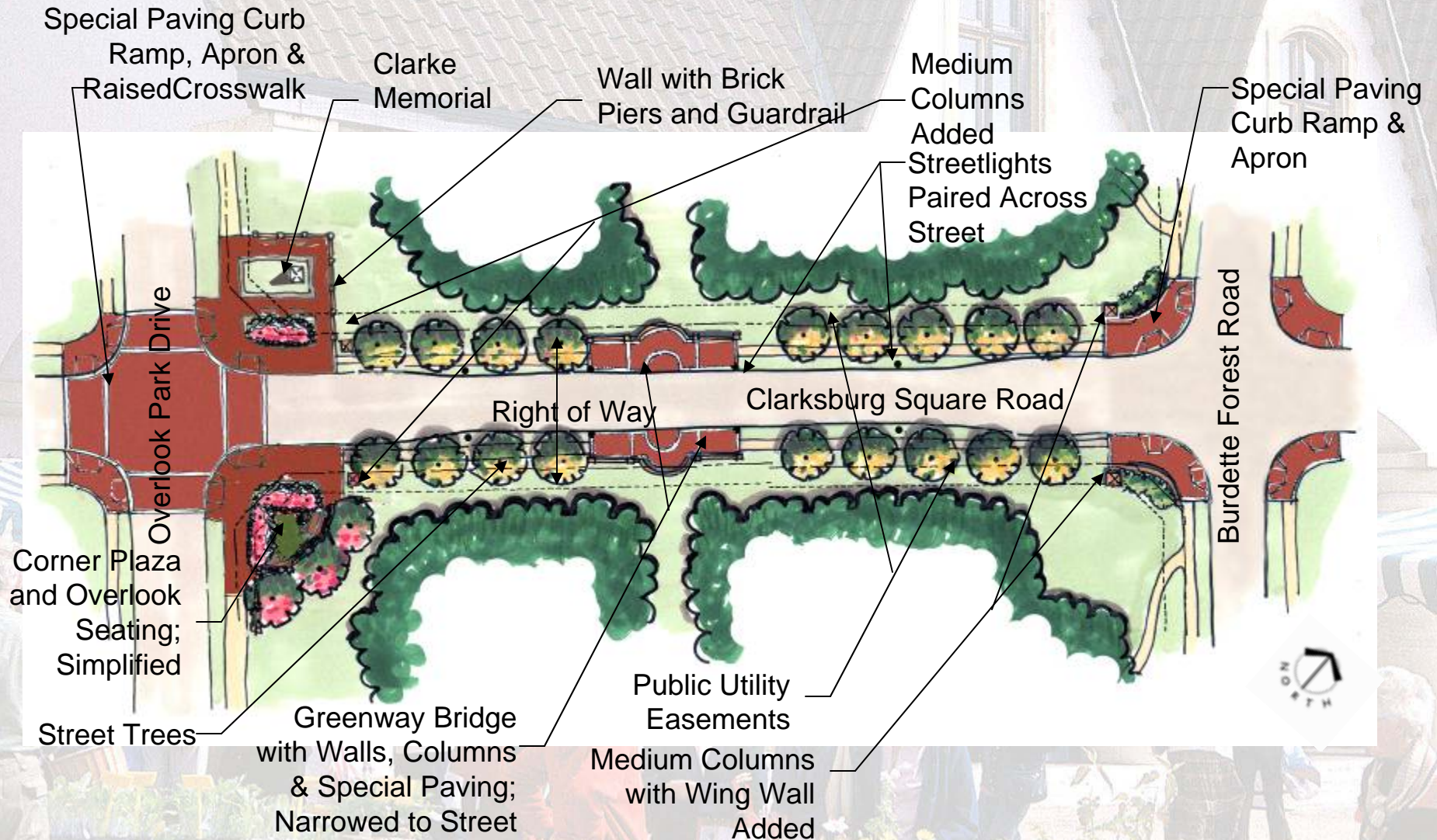
Concept for the Grand Staircase at Clarksburg United Methodist Church

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Greenway Bridge



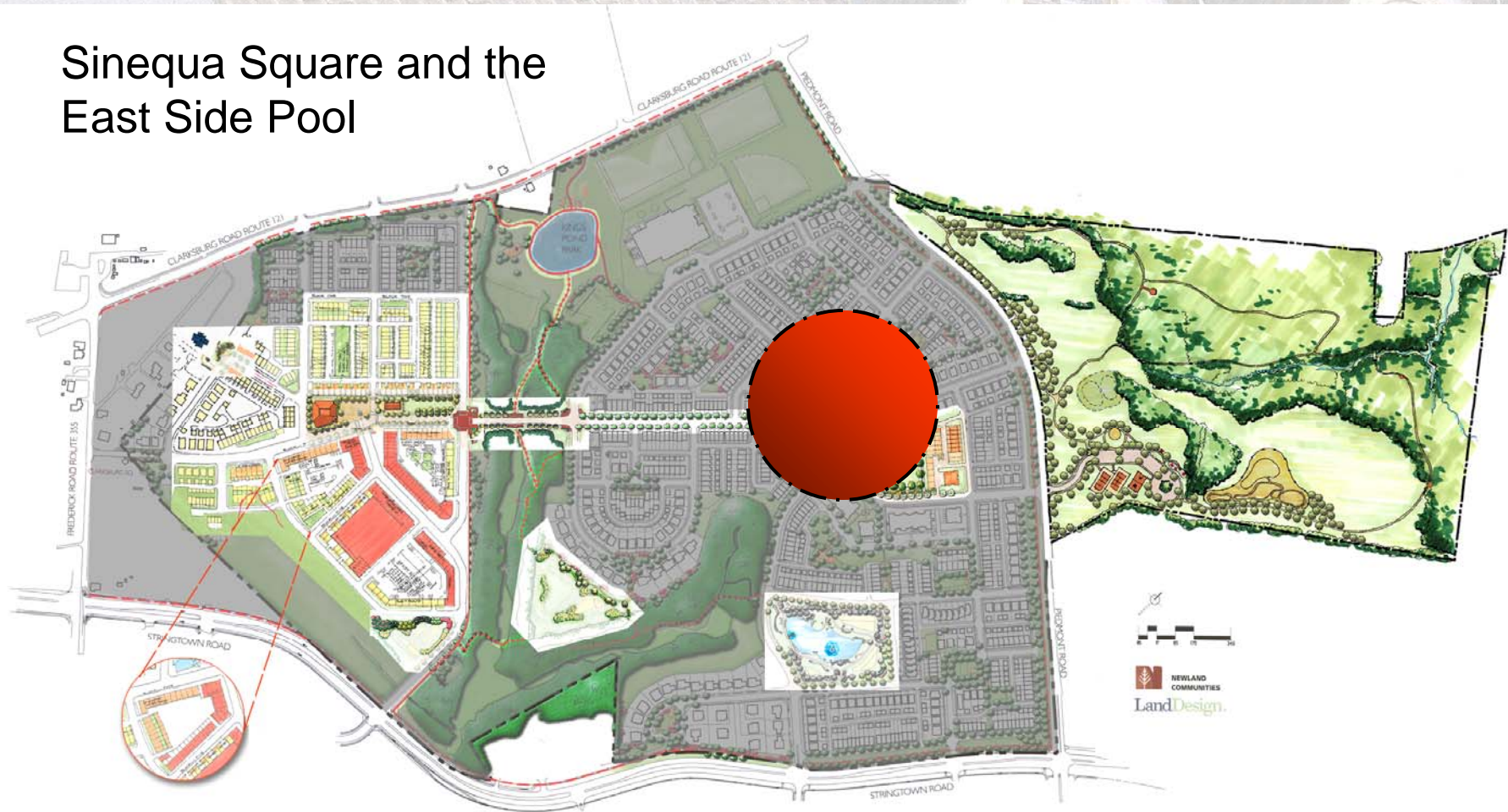
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Concept for the Greenway Bridge

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Sinequa Square and the East Side Pool



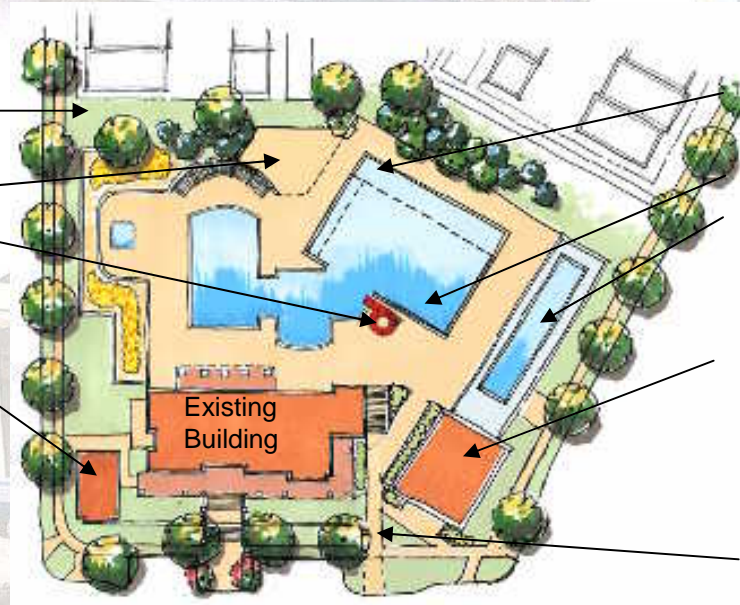
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50' Setback

Pool Deck Extension

Added Water Slide

Shop Building, 800 s.f.
with Water and
Sewer Services



Pool Extension to 25 Meters, 8
Lanes

Existing Pool

New 2 Lane 25 Meter Indoor
Lap Pool

New Building, 1,200 s.f.: Base Building
Including Meeting Room with AV Wiring
and Small Kitchen; with Additional s.f.
for Restrooms and Pool Equipment
Room

Emergency Vehicle Access to
Pool

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Concept for Piedmont Woods

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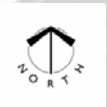
Additional East Side Conceptual Plans



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Block H



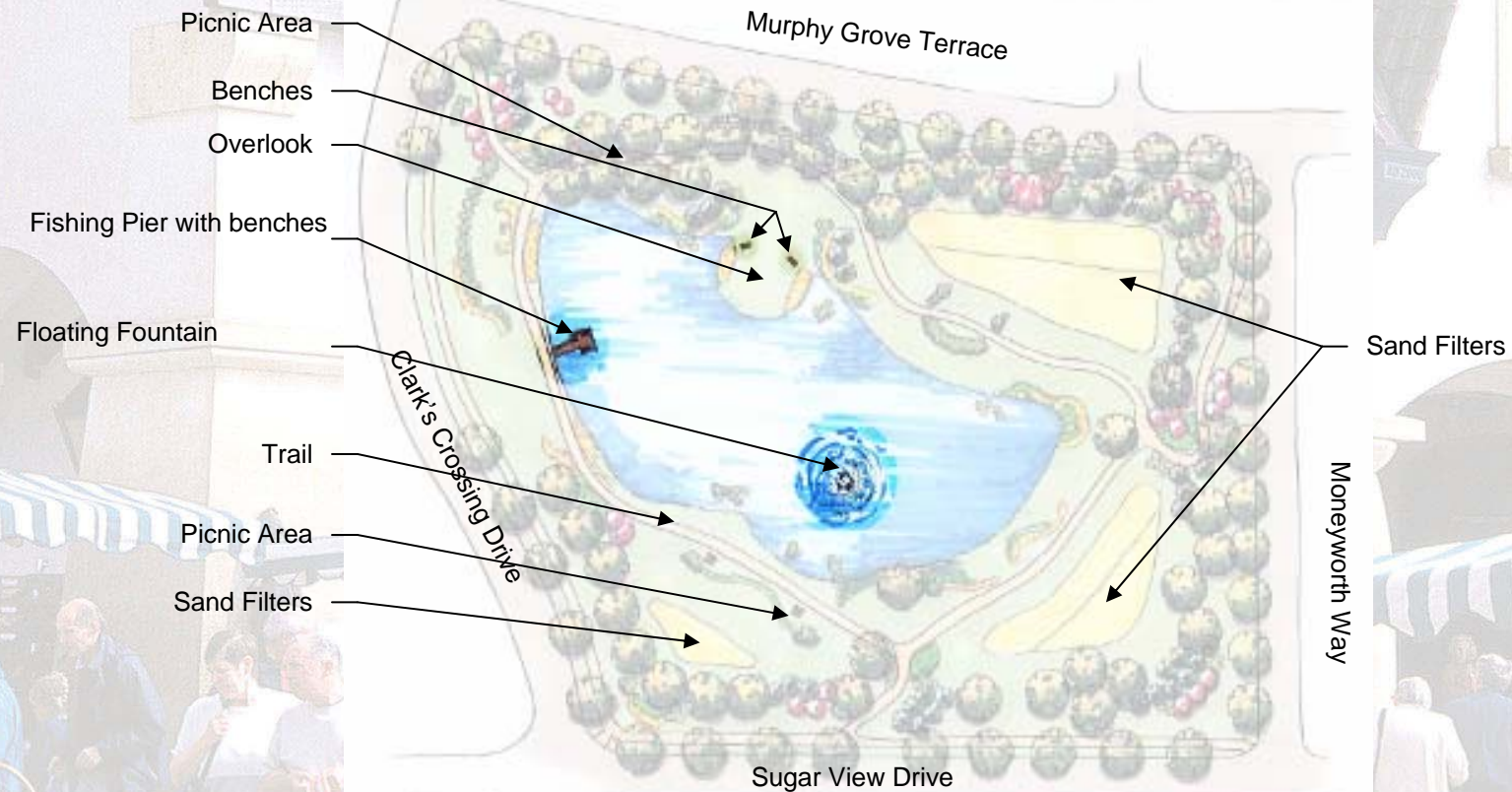
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Note:
Color Indicates
Landscape Material to
be Installed prior to
final conversion of park

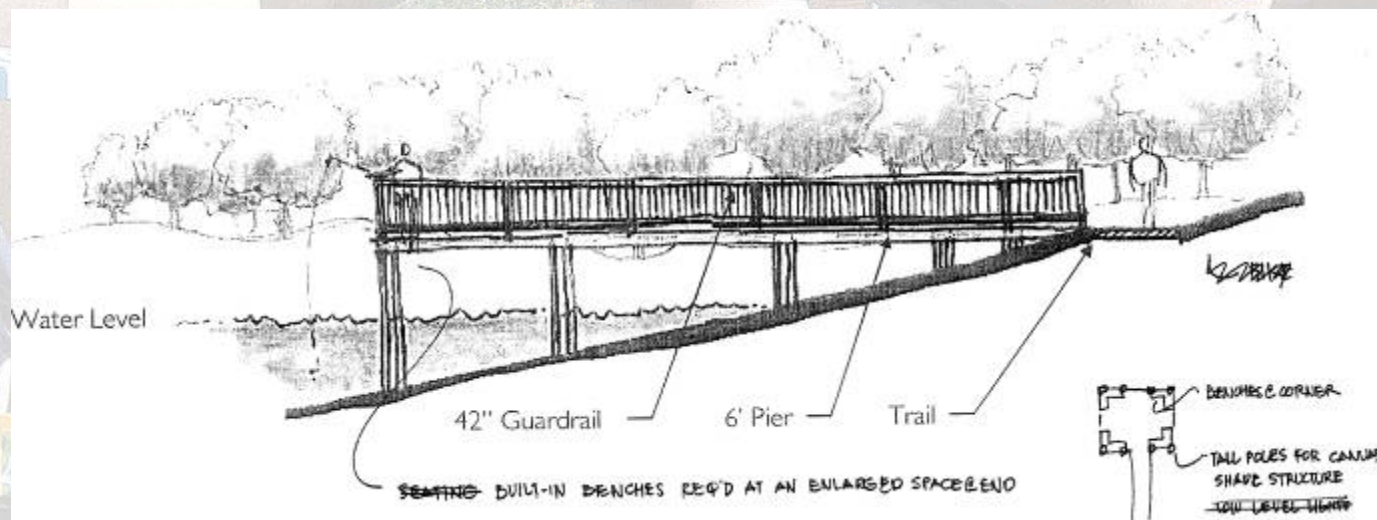
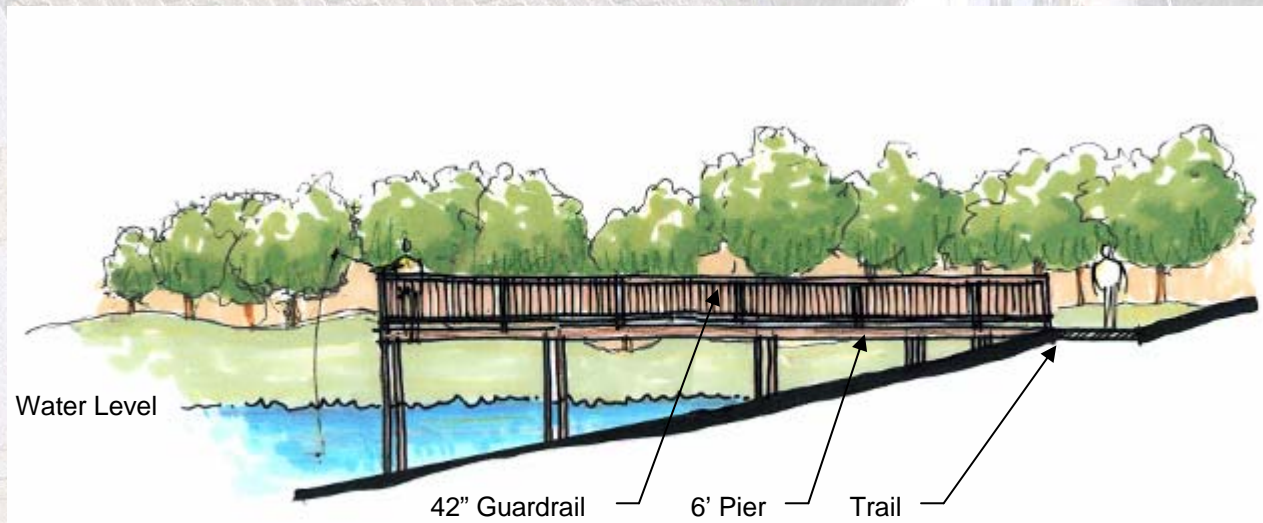
Interim Concept for Murphy's Grove Pond

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Ultimate Concept for Murphy's Grove Pond

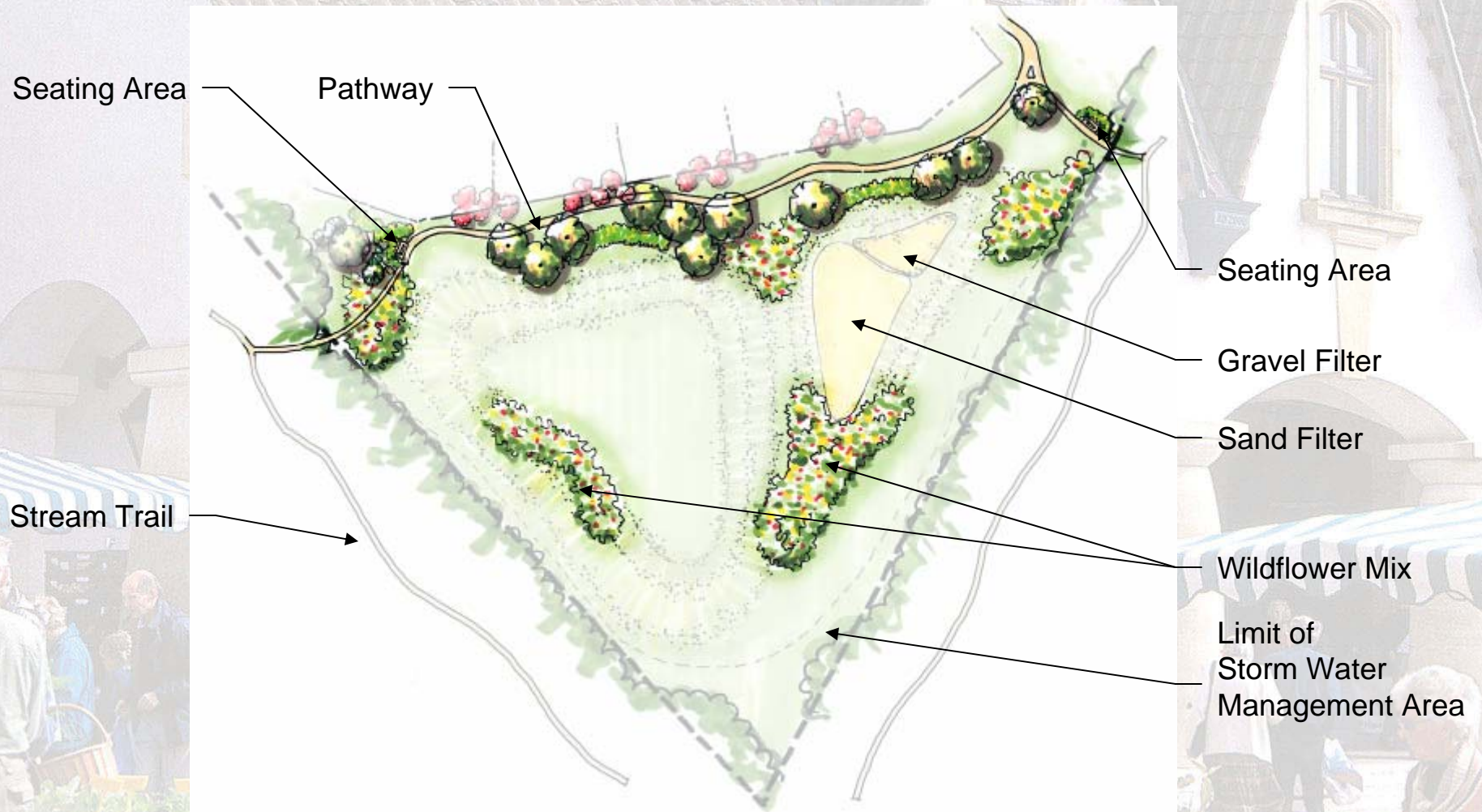
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Concept for Murphy's Grove Pond Ultimate Fishing Pier

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Concept for Storm Water Pond #3

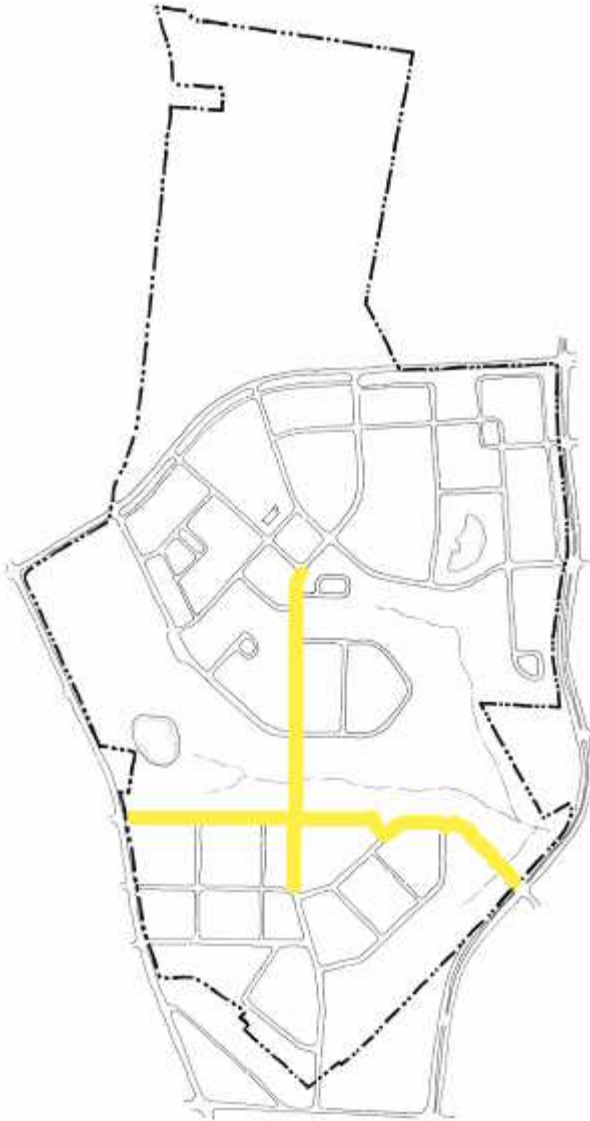


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Other Details



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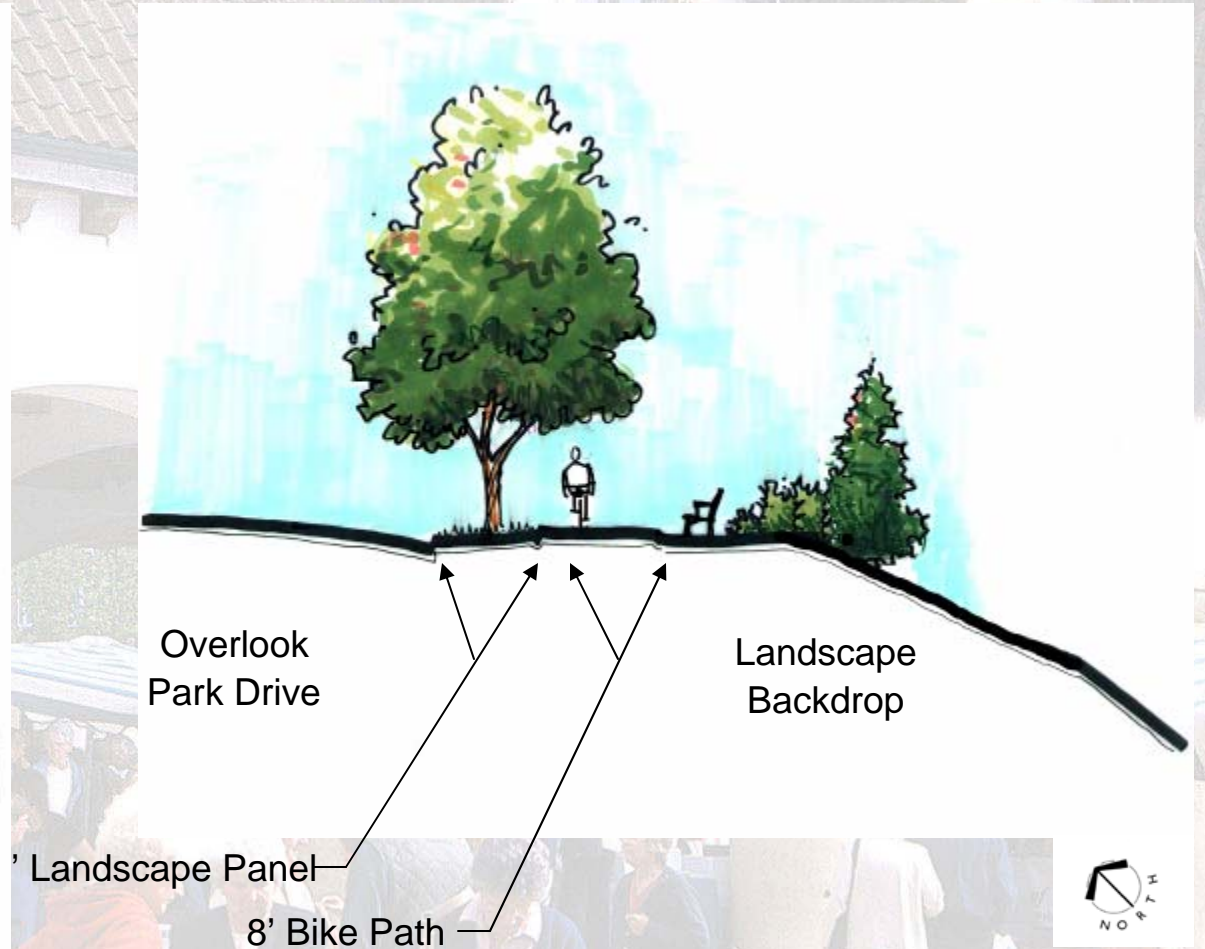


- Street tree selection to be London Plane Tree
- Increase size to 4" caliper
- Install trees at 30' on center +/-
- Continuous improved topsoil, 3' deep



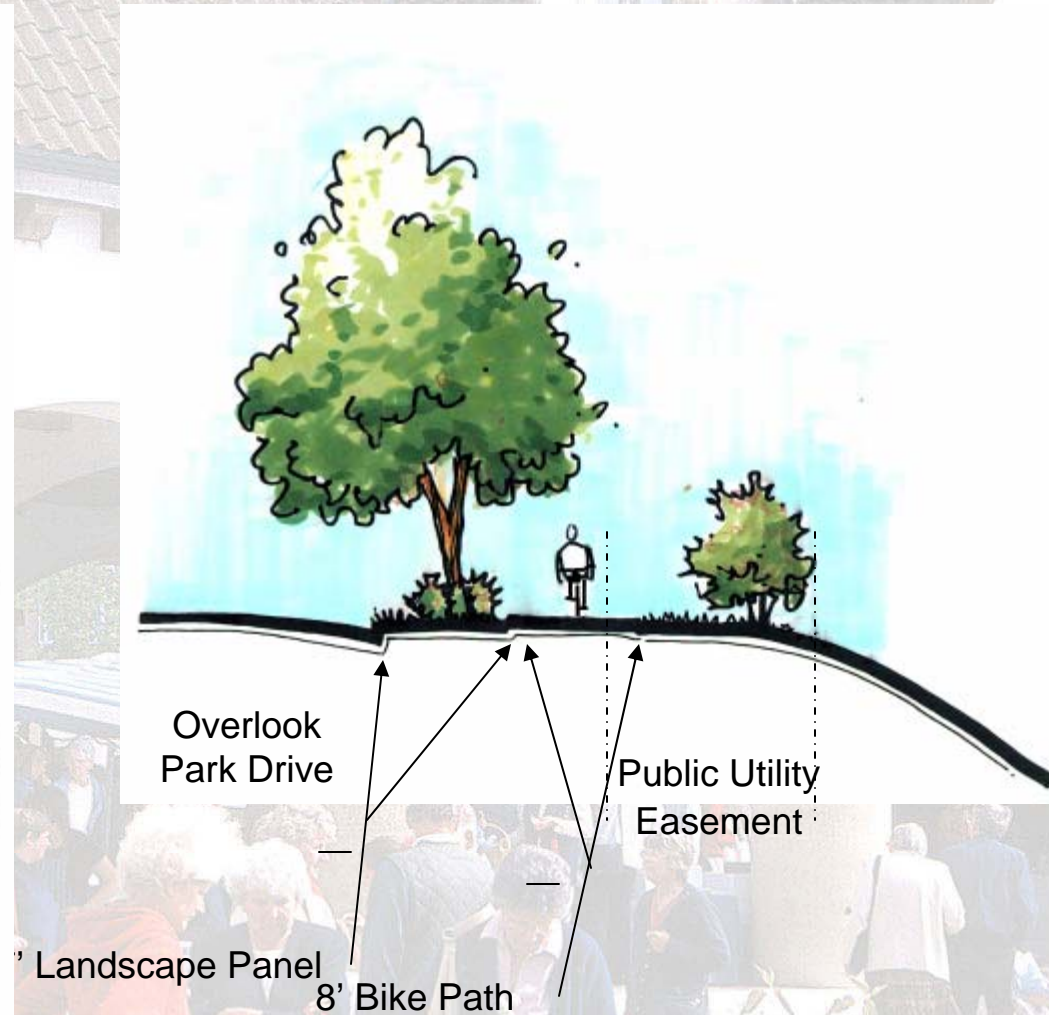
Concept for Enhanced Street Tree Plantings

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Concept for East Side Overlook Park Drive Seating Areas

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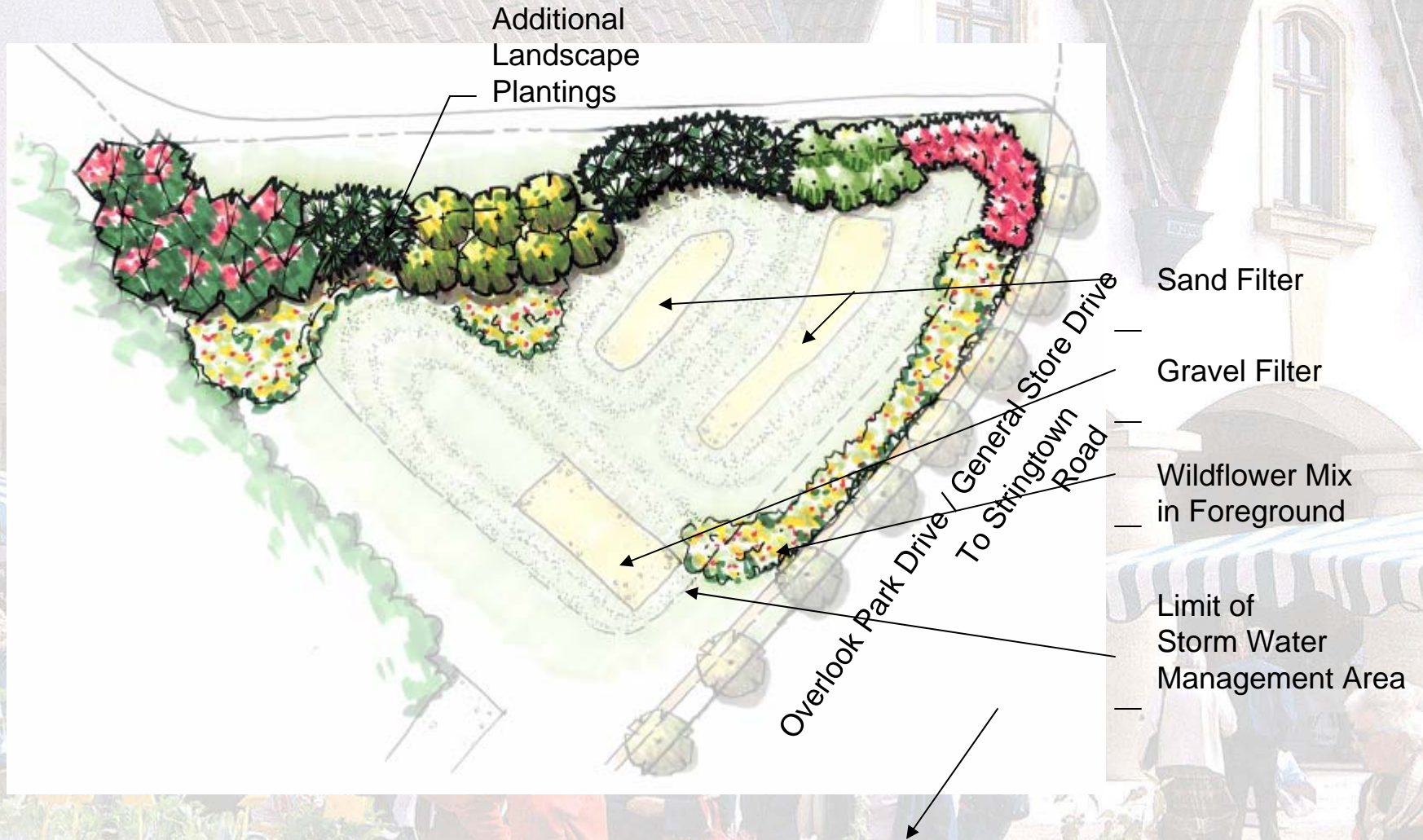
Concept for East Side Overlook Park / General Store Drive Streetscape

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Concept for Storm Water Pond #2

