



Worksession -Limited Amendment to the Clarksburg Master Plan for the Ten Mile Creek Watershed: Public Comment



Valdis Lazdins, Chief, Area 1 Division, valdis.lazdins@montgomeryplanning.org 301-495-4506

Completed: 4-15-2013

Description

The County Council has asked the Planning Board to prepare an amendment to the 1994 Clarksburg Master Plan by October 2013. At its last worksession, on April 11, planning staff presented the results of environmental and transportation analyses of the effects on the watershed of development recommended in the 1994 Plan. The Planning Board discussed alternative development scenarios for further review and decided to seek public comment on both the analyses completed to date and appropriate assumptions that would guide development and testing of additional scenarios.

Summary

This worksession will enable the Planning Board to take public comment on prospective scenarios and the assumptions underlying them.

Background

On Thursday, April 11, the Planning Board held a worksession on the Limited Amendment to the Clarksburg Master Plan for the Ten Mile Creek Watershed, at which planning staff presented the results of environmental and transportation analyses of the impacts on the watershed of development proposed in the 1994 Clarksburg Master Plan. The Board also discussed alternative development scenarios for further environmental analysis, directing planning staff to examine development scenarios that include:

Watershed east of I 270

- alternative land uses in the Town Center portion of the watershed, particularly specialty retail uses;
- reduced land disturbed by the proposed MD 355 bypass;
- the Clarksburg Fire Station relocated elsewhere in the Town Center, in an already disturbed area;
- use of soil decompaction techniques and increased storage volumes for Environmental Site Design;
- an imperviousness cap.

Watershed west of I 270

- increased amounts of undeveloped and undisturbed land while retaining existing recommended densities;
- retrofitted stormwater management systems for I 270;
- increased amounts of forest cover in the watershed;
- reduced development potential for County-owned property;
- an altered residential development mix to increase resource protection;
- use of soil decompaction techniques and increased storage volumes for Environmental Site Design;
- an impervious cap.

Seven Percent Scenario

- A separate scenario would evaluate maximum imperviousness of seven percent across the entire watershed.

During the discussion, the Board concluded that it wanted to hear from interested parties regarding both the scenarios proposed for evaluation and any other alternatives or modeling assumptions that might be considered. At this special worksession, the Board will take public comment on the scenario analysis done to date and on alternatives.