



May 1, 2007

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

Sue Edwards, I-270 Team Leader *Sue*  
Community-Based Planning Division

**FROM:** Nellie Shields Maskal, Senior Planner, I-270 Team (301.495.4567) *NM*  
Community-Based Planning Division

**SUBJECT:** Clarksburg Development Status Report

In response to the request from the Planning Board, the staff will brief the Planning Board on the status of development in Clarksburg. In addition, staff will update the Planning Board on Clarksburg public facilities including roadway projects. The staff will give a PowerPoint presentation including the following items:

- Overview of Residential Development Activity
- Overview of Commercial and Mixed-Use Development Activity
- Overview of Public Projects
- Status of Clarksburg Roadway Projects
- Status of Parks and Trails in Clarksburg
- Clarksburg Development Districts
- Compliance and Enforcement Items
- Proposed Clarksburg Town Center Site Plan for Phase III Development

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**Attachments:**

1. Clarksburg Development Activity Table
2. Summary of Proposed Park and Trail Facilities: Clarksburg
3. Clarksburg Roadway Projects
4. Clarksburg Facilities Map

**Clarksburg Development Activity**  
April 2007

**Approved Residential Projects**

| Plan No.  | Project Name   | Zone  | Total Units | Approval Status |
|-----------|--|---|-------------|-----------------|
| 8-95042   | Hurley Ridge (Clarksburg Heights)                      | R-200/TDR-4                                   | 130         | 8/10/95         |
| 1-93002   | Clarksbrook Estates                                    | R-200   | 41          | 4/21/94         |
| 9-94004   | Clarksburg Town Center                                 | RMX-2 & RDT                                   | 1,300       | 4/6/94          |
| 8-98029   | Catawba Manor  | RMX-2   | 39          | 3/10/03         |
| 1-00097   | Running Brook Acres                                    | R-200   | 19          | 11/9/00         |
| 8-03000   | Parkside   | R-200/RMX-2                                   | 34          | 1/16/03         |
| 8-03019   | Timber Creek Estates                                   | R-200   | 24          | 3/30/03         |
| 1-02033   | Greenway Village (Arora Hills)                         | PD-4  | 1,330       | 2/7/02          |
| 8-02031   | Clarksburg Ridge                                       | RMX-2 & R-200                                 | 159         | 5/16/02         |
| 8-02039   | The Glens at Hurley Ridge (Phase I – Martens Property) | R-200/TDR-4                                   | 75          | 8/1/02          |
| 8-03011   | Meadows at Hurley Ridge (Phase II – Martens Property)  | R-200/TDR-4                                   | 250         | 5/1/03          |
| 8-02022A  | Highlands at Clarksburg                                | RMX-2 & R-200                                 | 204         | 7/24/03         |
| 1-03063   | Park Ridge (Tregoning/Dameron Property)                | RE-1  | 92          | 6/26/03         |
| 8-03034   | Summerfield Crossing (Linthicum East Property)         | R-200   | 255         | 11/13/03        |
| 1-04051   | R. T. Schaeffer Property                               | RC  | 9           | 9/23/04         |
| 1-01030B  | Clarksburg Village (Phase I & II)                      | R-200/TDR-4,<br>R-200/TDR-3,<br>PD-4, & R-200 | 2,654       | 7/6/05          |
| 8-05009   | Woodcrest  | R-200 & RDT                                   | 86          | 12/23/04        |
| 82003023A | Gateway Commons Amendment                              | R-200/TDR-7                                   | 286         | 12/14/06        |
| 8-05038   | Eastside   | PD-11   | 265         | 2/8/07          |
| 1-97098   | Thompson Farm  | RDT   | 17          | 11/4/04         |

### Pending Residential Projects

| Plan No.                               | Project Name  | Zone             | Total Units | Comments  |
|--|---|------------------|-------------|---|
| 8-98001, 8-02014, 8-02014B, & 9-98001G | Town Center Sections 2D, GG, Lots 7-11, Block L & Bozzuto Building Sites 7, 9, 10, 11, 12 | RMX-2            | 90          | Revised plans will implement the Compliance Program that was approved by the Planning Board by its Resolution dated August 3, 2006. Planning Board Hearing date is not scheduled. |
| 82005041                               | Clarksburg Village, Phase II  | R-200/TDR-3      | 1,644       | Planning Board Hearing date is not scheduled.   |
| 820070140                              | Cabin Branch, Toil Brothers, Phase I  | RMX-1/TDR<br>MXP | 219         | Planning Board Hearing date is not scheduled.   |
| 1-05095 & 8-05037                      | Tapestry  | R-200            | 82          | Preliminary and Site Plans Hearing date is tentatively scheduled for May 24, 2007.  |
| 820060290                              | Cabin Branch - Winchester Phase I   | RMX-1/TDR        | 438         | Planning Board Hearing date is not scheduled.   |

**Pending Mixed-Use Projects**

| <b>Plan No.</b> | <b>Project Name</b>                                       | <b>Zone</b>       | <b>Proposed Development</b>  | <b>Comments</b>  |
|-----------------|---|-------------------|--|--|
| 1-03001B        | Cabin Branch, Phase II                                    | MXPB              | 286 dwelling units   | Phase I was approved in 2004 for 1,600 dwelling units, 1.5 million square feet of retail, 500 units of elderly housing and 16,000 square feet of public use. |
| 820050150       | Cabin Branch Infrastructure & Roads Only                  | MXPB<br>RMC-1/TDR | NA   | Planning Board Hearing is tentatively scheduled June 7, 2007.  |
| 820060240       | Cabin Branch Gosnell                                      | MXPB              | 87,500 square feet of office and 8,220 square feet of retail including hotel, 2 banks, gas station and quick mart. | Planning Board Hearing is not scheduled.   |
| 820060300       | Center Retail at Cabin Branch                             | MXPB              | 92,562 square feet of retail and commercial use.   | See comment above.   |
| 820060350       | Cabin Branch Adventist Phase I Medical Office             | MXPB              | 234,000 square feet of office use.   | See comment above.   |
| 820060180       | Cabin Branch Concordia                                    | MXPB              | 116 residential units and 7,208 square feet of office space.   | See comment above.   |
| DPA-05-1        | Elderly Housing for Clarksburg Village in the Retail Area | PD-4              | 100-unit apartment building.   | The proposed development is part of the Phase III Village Center. Planning Board Hearing is not scheduled.   |

### Future Residential and Mixed-Use Projects

| <b>Project Type</b>                          | <b>Project Name</b>    | <b>Zone</b>                     | <b>Comments</b>  |
|--|------------------------|---------------------------------|--|
| Preliminary & Site Plans                     | Garnkirk Farms         | PD-11                           | The Development Plan was approved for 408 dwelling units.  |
| Site Plan                                    | Linthicum West         | RE-1/TDR-2                      | The Preliminary Plan was approved for 253 dwelling units and the 81-acre Linthicum Recreational Park.  |
| Project, Site, & Preliminary Plans Amendment | Town Center, Phase III | RMX-2                           | Retail, office, live work, library, civic space, Resident's Club improvements, Clark Memorial, Murphy's Grove Pond, and mixed-use dwelling units are proposed to implement the Compliance Program. |
| Preliminary Plan                             | Dorset Shire II        | R-200/TDR-3                     | The Planning Board reviewed the pre-preliminary plan on April 12, 2007 and advised the applicant on the proposed 8-lot subdivision.  |
| Local Map Amendment                          | LCOR (COMSAT)          | Existing I-3;<br>Proposed MXPDP | Housing, retail, and office with 4 wings of the existing COMSAT building to be preserved for future use. The developer plans to file the Local Map Amendment in the fall/winter of 2007.           |

### Pending Public Projects

| Review Type        | Project Name  | Zone  | Comments  |
|--------------------|---|-------|---|
| Mandatory Referral | Permanent Fire and Rescue Station (includes police satellite facility, space for Upcountry Regional Services Center, and meeting or training space) | R-200 | Proposed site of a Class I fire station is located in the Clarksburg Historic District in the vicinity of MD 355 and Stringtown Road. The land acquisition has stated. The project completion is scheduled for 2010. The interim station opened in November 2005 in the Gateway 270 West Office Park. |
| Mandatory Referral | Clarksburg Library (20,000 square-foot facility with 120 parking spaces)  | RMX-2 | Plans will be submitted as part of the Town Center Phase III project. Scheduled for completion in Fiscal Year 2010.   |
| Mandatory Referral | Stage 3 and 4 Area Draft Facility Plan (Water Storage Facility)   | I-3   | The WSSC is in the pre-submission stage. The proposed 1-million gallon elevated water storage facility will be located in the northeastern portion of the Cabin Branch property adjacent to I-270.  |
| Mandatory Referral | North County Maintenance Depot  | I-3   | The project includes 250 new buses, 90 pieces of heavy-duty vehicles for the County's transit fleet; It will complement the existing DPWT facilities at Brookville and Crabbs Branch Way; Land acquisition is scheduled for Fiscal Year 2007 and planning and design in Fiscal Year 2007/2008.        |
| Mandatory Referral | Clarksburg Elementary School #8   | R-200 | The school will be located on a 10.75-acre school site located at 12601 Royal Crown Drive in the Milestone community of Germantown. It is scheduled to open in 2009, and will relieve overcrowding at Clarksburg and Cedar Grove Elementary Schools.  |

### Future Public Projects

| <b>Review Type</b> | <b>Project Name</b>                       | <b>Zone</b> | <b>Comments</b>   |
|--------------------|---|-------------|---|
| Mandatory Referral | Clarksburg Village East Elementary School | R-200/TDR-4 | Elementary school site will be dedicated to MCPS.   |
| Mandatory Referral | Clarksburg Village West Elementary School | R-200/TDR-4 | Elementary school site will be dedicated to MCPS. Phase II site plan has not been approved.   |
| Mandatory Referral | Greenway Village Middle School            | PD-4        | Middle school site will be dedicated to MCPS.   |
| Mandatory Referral | West Old Baltimore Elementary School      | R-200       | An elementary school site was approved at the time of site plan approval for Summerfield Crossing development (Linthicum East property). M-NCPPC currently owns the site. |
| Mandatory Referral | Cabin Branch Elementary School            | RE-1/TDR-2  | Site plan has not been approved. Elementary school site was approved at the time of zoning.   |

**ATTACHMENT 2**

**SUMMARY OF PROPOSED PARK AND TRAIL FACILITIES: CLARKSBURG**

Prepared by Park Planning and Stewardship Division, Department of Parks, 11/06

| <b>TYPE OF PARK</b> | <b>NAME OF PARK</b>                                    | <b>FACILITIES TO BE PROVIDED BY DEVELOPER</b>   | <b>MASTER PLAN RECOMMENDATION</b>   |
|---------------------|--|---|---|
| <b>REGIONAL</b>     | Black Hill Regional Park<br>(1779 acres; 1883 planned) | Park entry from Newcut Road extended  | The upcoming master plan for Black Hill should identify a greenway connection thru the park                                     |
|                     | Little Bennett Regional Park<br>(3,600 acres)          | Sewer connection provided to maintenance yard   | Add greenway trail planning as a critical element in the Little Bennett Regional Park Master Plan                               |
| <b>RECREATIONAL</b> | Ovid Hazen Wells Recreational Park<br>(290 acres)      | Natural surface trail connection, including bridge  | Athletic fields, picnic areas, playground facilities, recreation center, carousel and a natural area.                           |
| <b>SPECIAL</b>      | Linthicum West Recreational Park<br>(81 acres)         | Estimated Completion Date Beyond FY 2008<br>Facilities Under Consideration:<br>- Baseball Field<br>- Soccer Fields<br>- Group Picnic Areas<br>- Adventure Playground<br>- Hard-surface & Natural Surface Trails<br>- Fitness Course<br>- Skateboard/Rollerblade/Mountain Board Course<br>- Disc Golf<br>- Sledding Hill<br>- Basketball Courts<br>- Dog Exercise Area<br>- Tot Lots<br>- Bird Watching Sites<br>- Parking<br>- Restrooms<br>- Park Amenities<br>- Landscaping<br>- SWM - Quantity & Quality | Clarksburg Road<br>(25-100 acres): Athletic fields, playground, paved courts, parking, trails, and picnic and conservation area |

Note: This table is a generalized list of facilities under consideration. The actual facilities may change through the review process.

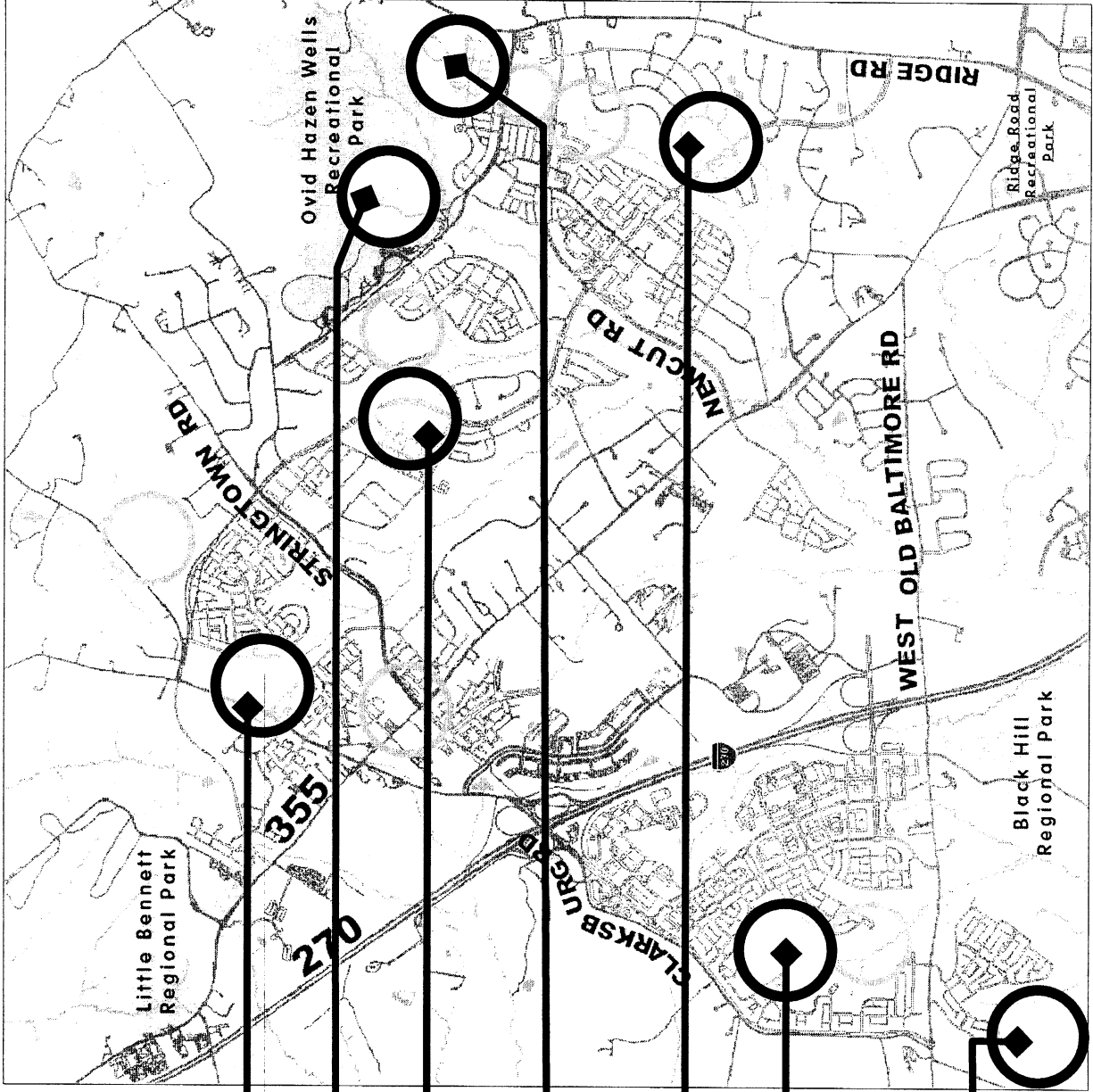


| TYPE OF PARK | NAME OF PARK   | FACILITIES TO BE PROVIDED BY DEVELOPER  | MASTER PLAN RECOMMENDATION   |
|--------------|--|---|--|
| LOCAL        | Clarksburg Neighborhood Park<br>(3.8 ac)               |   | (existing park; no new facilities proposed)  |
|              | Kings Local Park<br>(13.8)                             | Estimated Completion Dated FY2008<br>- 2 Adult Soccer Fields<br>- 1 Adult Softball Field<br>(above fields include relocated soccer & softball field)<br>Playground<br>- 2 Picnic Shelters<br>Gazebo<br>- Hard Surface Trails<br>- Natural Surface Trails<br>- SWM – Quality<br>Landscaping<br>Park Amenities<br>- Wetland Interpretive Area<br>- Fish pond dredging | (existing park; no new facilities proposed)  |
|              | Clarksburg Village South<br>(8 acres)                  | Estimated Completion Date Beyond FY2008<br>Possible Facilities:<br>- 1 Adult Softball Field<br>- 1 Adult Soccer Field<br>- Basketball Court<br>- Multi-age Playground<br>- Parking<br>- SWM – Quality (Quantity off site)<br>- Park Amenities<br>- Landscaping<br>- Hard Surface Trails<br>- Picnic Shelter<br>- Portable Restrooms                                 | Newcut Village Local Park<br>(10-15 acres): Playing fields, hard surface courts, playgrounds, picnic areas, pathways and parking |
|              | Clarksburg Village North<br>(13.2 acres – school/park) | Estimated Completion Dated FY2008<br>- Open Play Field<br>- 2 Adult Soccer Field<br>- 52 space Parking Lot<br>- 1 Picnic Shelter  | Foreman Blvd Local Park<br>(10-15 acres): Playing fields, hard surface courts, playgrounds, picnic areas, pathways and parking   |

| TYPE OF PARK                                      | NAME OF PARK                                | FACILITIES TO BE PROVIDED BY DEVELOPER   | MASTER PLAN RECOMMENDATION   |
|---|---|--|--|
| LOCAL   | Cabin Branch Local Park<br>(9 acres)        | Estimated Completion Date Beyond FY 2008<br>- 1 Adult Softball Field<br>- 1 Adult Soccer Field<br>- Picnic Area/Picnic Shelter<br>- Multi-age Playground<br>- 80 space Parking Lot<br>- SWM - Quality<br>- Landscaping<br>- Park Amenities<br>- Restrooms  | Clarkmont Local Park<br>(10-15 acres): Playing fields, hard surface courts, playgrounds, picnic areas, pathways and parking  |
|   | Greenway Village Local Park<br>(15 acres)   | Estimated Completion Dated FY 2008<br>(Park Under Construction)<br>- 1 Adult Baseball Field<br>- 1 Adult Softball Field<br>- Multi-age Playground<br>- Basketball Court<br>- 116-space Parking Lot<br>- 2 Picnic Shelters<br>- Hard Surface Trails<br>- Park Amenities<br>- Landscaping<br>- Portable Restrooms<br>- Water Fountain<br>- SWM-Quantity & Quality<br>- Seating/gathering areas | This park was not shown on the Master Plan map but was required at time of subdivision to implement the broader plan policy of providing a local park in every new neighborhood. |
| PARKS PROVIDED BEYOND MASTER PLAN RECOMMENDATIONS | Gateway Commons Special Park<br>(2.8 acres) | Estimated Completion date FY 2008<br>- Historic "Ghost" Structure<br>- Hard Surface Trail<br>- Multi-age Playground<br>- Landscaping and Gardens<br>- Seating<br>- Park amenities (canon)<br>- Archaeological site: tavern   | Dowden's Ordinary Site and Marker:<br>Protection of the site is needed to prevent moving the marker from its historic location.  |

| TYPE OF PARK     | NAME OF PARK   | FACILITIES TO BE PROVIDED BY DEVELOPER  | MASTER PLAN RECOMMENDATION |
|------------------|--|---|----------------------------|
|                  | Piedmont Woods Park<br>(65.7 acres)                    | Estimated Completion Dated FY2009<br>- Playground<br>- 2 Tennis Courts<br>- Basketball Court<br>- Picnic Shelters<br>- Dog Exercise Area<br>- Hard Surface Trails<br>- Natural Surface Trails<br>- SWM – Quality<br>- Landscaping<br>- Park Amenities<br>- Restrooms<br>- Parking |                            |
|                  | Greenway Village Neighborhood Park<br>(12.62 acres)    | To be determined at future date   |                            |
|                  | Unnamed SVP 1 (46 acres)                               | Hard Surface Trail from between neighborhoods   | Regulatory buffer          |
|                  | Unnamed SVP 2 (74 acres)                               | Natural Surface Trails  | Regulatory buffer          |
|                  | Maryland Checkerspot Conservation Area<br>(26.4 acres) |   |                            |
| <b>GREENWAYS</b> | 160 acres  | - Hard Surface Trails – 4.0 miles<br>- Natural Surface Trails – To be determined<br>- Trail Amenities – (signage, benches)  |                            |

# Clarksburg Master Plan Parks



**Kings Pond Local Park**

**Ovid Hazen Wells  
Recreation Park**

**Clarksburg Village North  
Local Park**

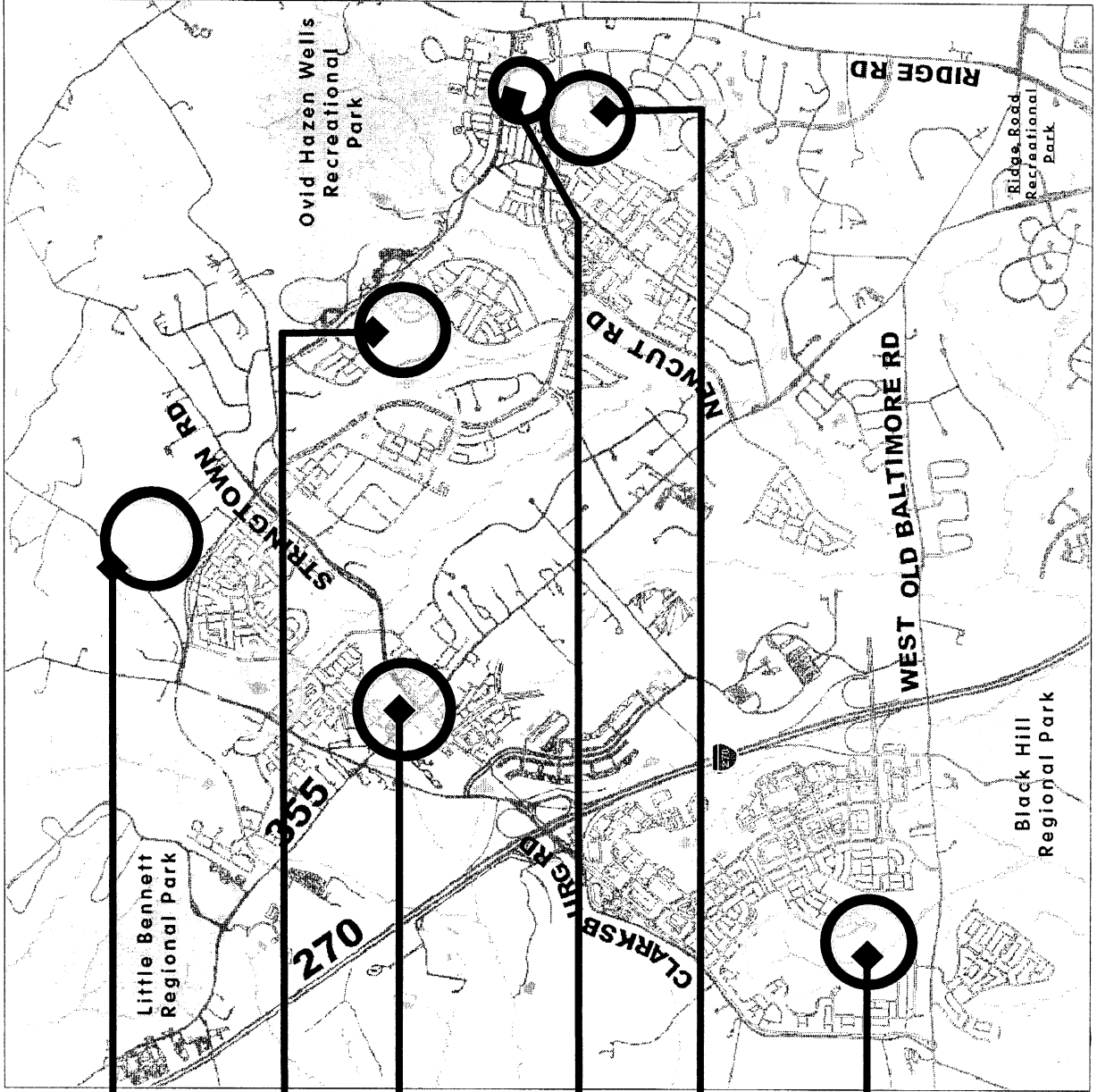
**Greenway Village  
Local Park**

**Clarksburg Village  
South Local Park**

**Cabin Branch Local  
Park**

**Linthicum  
Recreational Park**

# Additional Clarksburg Parks



**Piedmont  
Woods Park**

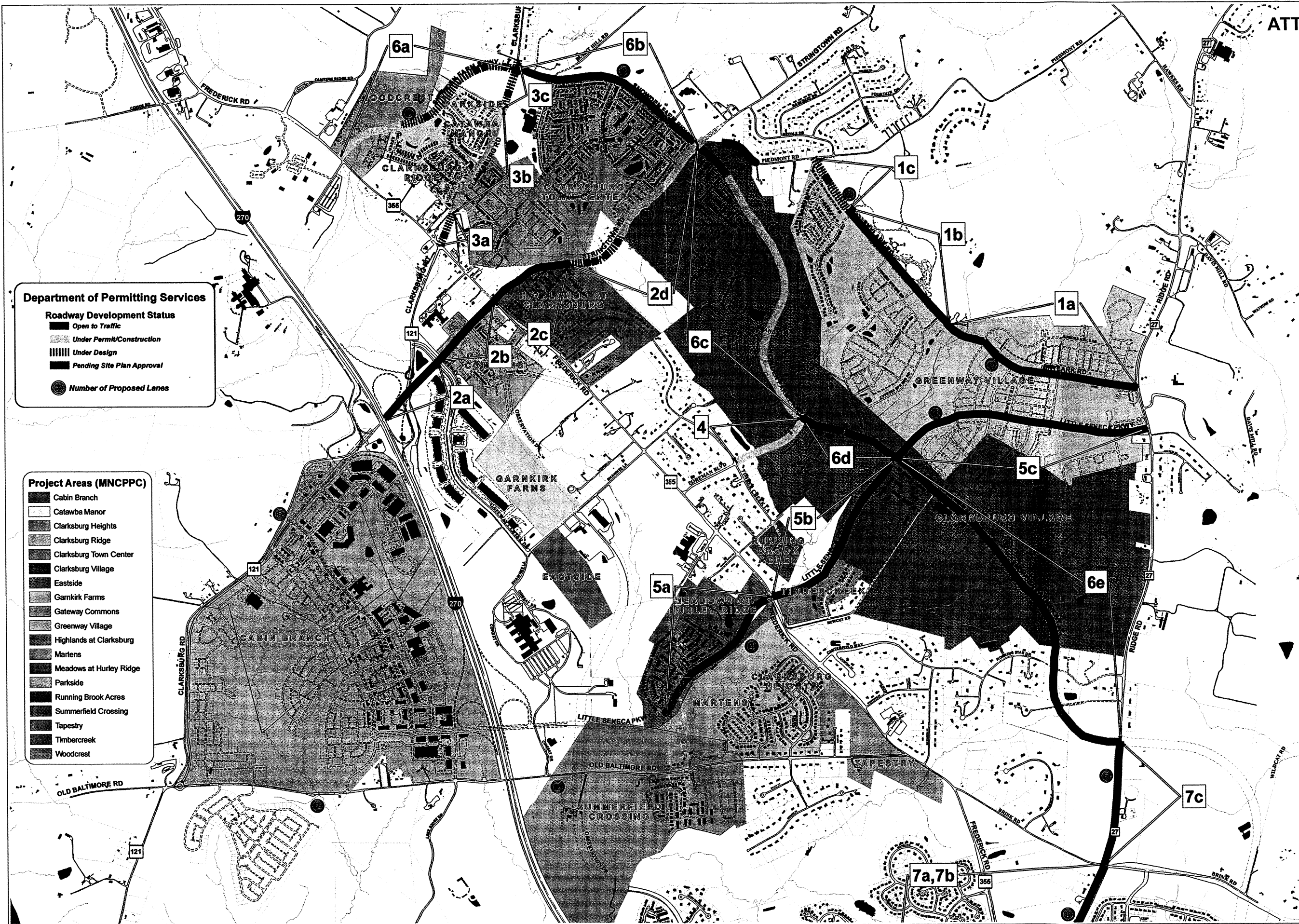
**Unnamed  
SVU #1**

**Gateway Commons  
Special Park**

**Greenway Village  
Neighborhood Park**

**Baltimore  
Checkerspot  
Conservation Area**

**Unnamed SVU #2**



**Department of Permitting Services**

**Roadway Development Status**

- Open to Traffic
- Under Permit/Construction
- Under Design
- Pending Site Plan Approval
- Number of Proposed Lanes

**Project Areas (MNCPPC)**

- Cabin Branch
- Catawba Manor
- Clarksburg Heights
- Clarksburg Ridge
- Clarksburg Town Center
- Clarksburg Village
- Eastside
- Garnkirk Farms
- Gateway Commons
- Greenway Village
- Highlands at Clarksburg
- Martens
- Meadows at Hurley Ridge
- Parkside
- Running Brook Acres
- Summerfield Crossing
- Tapestry
- Timbercreek
- Woodcrest

**Maryland National Capital Park and Planning Commission**

|          |          |                    |
|----------|----------|--------------------|
| Existing | Existing | Other Map Layers   |
| Proposed | Proposed | Site Plan Boundary |
|          |          | Property Boundary  |

**Clarksburg**

0 500 1,000 2,000 3,000 4,000 Feet

**Department of Technology Services - GIS**

|                       |                  |
|-----------------------|------------------|
| Streets and Buildings | Hydrography      |
| Street Centerline     | Rivers & Streams |
| Existing Buildings    | Lakes & Ponds    |

Date: 02/09/2007  
 Data Source: MNCPPC, DTSGIS, and DPS  
 Prepared by: Department of Permitting Services

























# CLARKSBURG FACILITIES MAP



Revised 04/20/07 by Dave Fugitt  
Community Based Planning

**NOTE: This map IS NOT FOR decision-making purposes.  
For informational use only.**

**LEGEND**

- |   |   |   |   |
|---|---|---|---|
|  | Regional Parks  |  | Library (Included in CIP)               |
|  | Local/Greenway Parks (built, under construction, dedicated)                       |  | Community Space (provided by developer) |
|  | Local/Greenway Parks (to be dedicated)  |  | New Fire Station (Included in CIP)      |
|  | Schools (built or in CIP)   |  | Interim Fire Station (Open)             |
|  | School (Purchased by MNCPPC until needed by BOE)                                  |  | Post Office (Built)                     |
|  | Schools (not dedicated)   |   |   |
|  | Roads (upgraded by developer) or Joint Developer/County Project (Stringtown Road) |   |   |
|  | Roads (to be upgraded by developer)   |   |   |
|  | Master Plan Roads (not committed)   |   |   |

