

Clarksburg Gateway Sector Plan

Draft Visions and Goals

Overall Plan Vision

The Clarksburg Gateway Sector Plan envisions a harmonious balance between compact, sustainable development and natural resource preservation while fostering an active, connected, and resilient neighborhood enhancing quality of life for all residents, workers, and visitors.

Land Use and Development

Vision

The Sector Plan envisions a complete and compact community within the greater Clarksburg area, offering a diverse range of housing, commercial, and employment opportunities, and connected by an expanded street network, transit service, and active transportation pathways.

Goals

- Establish an accessible and attractive town center in the Sector Plan area by building on the Clarksburg community's strengths and providing new, connected amenities and destinations for current and future residents.
- Support compact, mixed-use development along the planned transit corridor of Observation Drive that integrates a range of housing, commercial retail and services, and recreation and open space amenities with the surrounding Clarksburg community.
- Maintain a primarily residential character along Frederick Road (MD 355) while allowing for moderate increases in residential density and small-scale commercial uses.

Housing

Vision

The Sector Plan aims to foster vibrant, inclusive communities by expanding residential density, promoting diverse housing options, and ensuring all households have access to safe, affordable homes. This will support the development of Complete Communities within the plan area.

Goals

- Provide for a mix of housing options to accommodate households with differing income levels, family compositions, and accessibility needs.
- Expand opportunities to increase residential density, especially along major road and transit corridors and in locations where additional housing can assist in the development of Complete Communities.
- Support creative housing options including personal living quarters and/or micro units; "missing middle" housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment buildings; shared housing, cooperative housing, co-housing, live-work units, and accessory dwelling units (ADUs), to help meet housing needs and diversify housing options.

- Increase the number of income-restricted affordable housing units, especially for low-and-moderate-income households.

Community Design and Placemaking

Vision

This plan imagines a unique, mixed-use, and welcoming set of neighborhoods that establishes a community that will be a vibrant part of Clarksburg. It includes a well-designed street network that will encourage walking, linked to inviting gathering places, and parks that celebrate local history, art, and culture. Together, this street network and open space system will constitute a framework around which development will occur and community will thrive.

Goals

- Establish neighborhood districts along the Observation Drive transit corridor with a hierarchy of development densities and community amenities, consistent with Complete Community design principles.
- Locate higher-density development and a mix of uses near transit station areas and community centers and ensure new development transitions in scale to adjacent residential neighborhoods.
- Ensure that buildings define and support the public realm by framing streets and public spaces, with parking and services located behind and to the rear of buildings and .
- Design building facades and entries so that they create interest and help activate the public realm at the ground floor.
- Create a safe environment for all by mixing uses, programming activities in public spaces, and through design techniques that foster social activity, interaction and visibility.
- Utilize placemaking strategies to enhance and promote the local character and history of Clarksburg and identify locations for art, culture, and historic interpretation installations in parks and other public spaces of existing and new communities.

Transportation

Vision

The Sector Plan envisions a transportation network that supports a new, complete community in Clarksburg. It will provide safe and efficient travel for all street users, high-quality public transit services, and strong connections to local and regional amenities, all while responsibly integrating with the area's sensitive environmental features.

Goals

Street Network

- Prioritize safety and multi-modal accessibility, including transit, over single-occupancy vehicle movement efficiency while incorporating Complete Streets design and modern Vision Zero design practices.
- Create a hierarchy of streets as an organizing element in the sector plan area that serves all modes of transportation and creates spaces for informal social interactions.

- Prioritize low-impact, environmentally responsible street designs and alignments over vehicle movement efficiency – minimizing road impacts to protect environmentally sensitive natural resources, watersheds, and wildlife habitats within the plan area.

Public Transportation

- Support and refine Corridor Forward recommendations for a Bus Rapid Transit Corridor Connector route – creating high quality stations that are sheltered, comfortable, and support opportunities for multimodal travel.
- Improve existing public transportation infrastructure and operations to reflect community needs and BRT integration.

Active Transportation (Walk-Bike-Roll) Network

- Complete a network of low-stress, shared use trails and paths that foster connectivity between communities and provide safe and comfortable access to neighborhoods, transit, schools, parks, and essential amenities.

Environment

Vision

The Sector Plan envisions a sustainable and resilient community that prioritizes the conservation and enhancement of the Little Seneca Creek and Ten Mile Creek Watersheds, its tributaries, and surrounding natural resources while promoting sustainable site and building design.

Goals

- Protect the Little Seneca Creek Watershed's tributaries and follow the goals of the Clarksburg Special Protection Area and Ten Mile Creek Special Protection Area by minimizing the impacts of development on stream quality, natural resources, and wildlife habitats.
- Conserve, expand, and ensure the health and longevity of forest stands and tree canopy on public and private lands.
- Implement sustainable design elements into new development to increase climate change mitigation and resiliency.
- Promote awareness and education about the environmental values of the sector plan area and sustainable environmental practices.

Parks, Open Space, and Recreation

Vision

Parks and open spaces are vital components of connected, sustainable, and complete communities. In Clarksburg, parks should foster social connections, encourage outdoor activities, and help protect the environment.

Goals

- Provide a range of park and open space types through the Sector Plan area to best serve the Clarksburg community.

- Improve connectivity and access to existing parks, especially to Black Hill Regional Park from east of I-270.
- Establish more active recreation opportunities in the Sector Plan area where possible and appropriate.
- Expand parkland and protected natural areas within the Sector Plan area where possible and appropriate.

Historic Preservation

Vision

The Sector Plan will help to preserve and celebrate Clarksburg's rich history, fostering a deep connection to its cultural heritage while supporting responsible growth. By safeguarding historic sites and districts, the plan will promote community education, economic development, and a shared sense of pride, ensuring that Clarksburg's past remains a vibrant part of its future.

Goals

- Recognize and interpret the diversity, heritage, and history of the Plan area.
- Preserve historic resources in the Plan area through historic designation, interpretation, documentation, or other support for historic preservation.

Public Facilities

Vision

Foster a safe, accessible, and sustainable environment in the Clarksburg community ensuring adequate capacity for public facilities and ensuring that school access and capacities are aligned with evolving community growth and population shifts, fostering a thriving, connected educational experience for all.

Goals

- Increase or enhance safe routes to schools to support active transportation access for students, staff, and caregivers.
- Ensure adequate school capacity as new development occurs and student populations shift within existing residential communities.
- Ensure consistent and adequate coverage for cellular, public wireless internet, and broadband services throughout the Clarksburg community.
- Encourage safe, accessible, and co-located public facilities and amenities.
- Minimize environmental impacts from new sewer and water connections to properties within the Sector Plan.