

Garcia, Joyce

From: Theresa DiPeppe <tdipeppe@gmail.com>
Sent: Friday, September 13, 2013 1:29 PM
To: MCP-Chair; Dreyfuss, Norman; Anderson, Casey;
county.council@montgomerycountymd.gov;
councilmember.andrews@montgomerycountymd.gov;
councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov;
councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov; Presley, Amy; Wells-Harley, Marye;
Carrier, Françoise
Subject: Please keep your promise to Clarksburg
Attachments: 43.pdf; 42.pdf; 41.pdf; 40.pdf; 39.pdf

RECEIVED
849
SEP 13 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier,

Attached are a number of mailers that support Pulte Homes and the 1994 Master Plan.

Best,
Theresa DiPeppe

I Support the Approved
Master Plan and Want to See
Clarksburg's Vision Become Reality.

Full Name: Ms Estelle Adorno

Street Address: 13316 Bluebeard Terr

City: Clarksburg State: M.D. Zip 20871

Email: e.adorno54@gmail.com Phone: 301-221-4813

Signature: _____

Comments: Great We Need more
store for neighbors & public transition
& jobs. also Restaurants. Thankyou.

13316 Bluebeard Terr
Clarksburg MD 20871



Preserve Clarksburg's Future
c/o Pulte Homes
PO Box 1746
Rockville, MD 20850

I Support the Approved
Master Plan and Want to See
Clarksburg's Vision Become Reality.

Full Name: Barbara Brown Henry

Street Address: 23428 Clarksridge Road

City: Clarksburg State: Maryland Zip: 20871

Email: bzhe.usp.org Phone: (301) 448-8291

Signature: Barbara B Henry

Comments: Montgomery County / Clarksburg MD deserve
2 shopping outlets, we have no outlets in the county,
we have to travel miles & miles away... this will
bring money in the County!!!

Barbara B. Henry
23428 Clarksridge Rd
Clarksburg, MD 20871

CAPITAL DISTRICT 200/200

11 SEP 2013 PM 11



Preserve Clarksburg's Future
c/o Pulte Homes
PO Box 1746
Rockville, MD 20850

20849174646



I Support the Approved
Master Plan and Want to See
Clarksburg's Vision Become Reality.

Full Name:

HOWARD AFAM

Street Address:

23405 - ARORA HILLS DR

City:

CLARKSBURG

State:

MD

Zip:

20871

Email:

howardafam@live.com

Phone:

301-642-4848

Signature:

Howard Afam

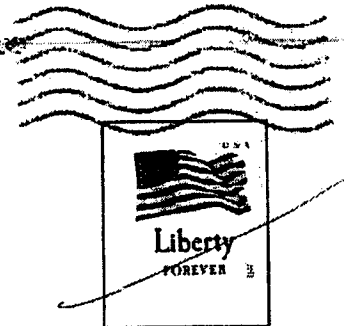
Comments:

I support the approved Master Plan
and want to see Clarksburg's Vision become
reality!

Howard J. Abram
23405 Brook Hills Dr
Clarksburg, MD 20871

CAPITAL DISTRICT 200871

12 SEP 2013 PM 11



Preserve Clarksburg's Future
c/o Pulte Homes
PO Box 1746
Rockville, MD 20850

20849174646



I Support the Approved
Master Plan and Want to See
Clarksburg's Vision Become Reality.

Full Name: _____



Ms Christine Drescher
2224 Regina Dr
Clarksburg, MD 20871

Street Address: _____

City: _____ State: _____ Zip: _____

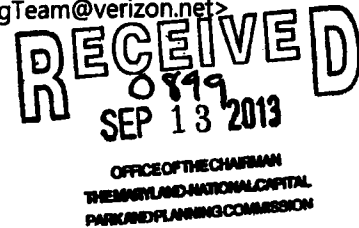
Email: _____ Phone: _____

Signature: Christine Drescher

Comments: I live in Frederick County

Garcia, Joyce

From: ClarksburgVillageBlogTeam <ClarksburgVillageBlogTeam@verizon.net>
Sent: Thursday, September 12, 2013 6:22 PM
To: MCP-Chair
Subject: Upcoming Planning Board Meeting
Attachments: CV Card.pdf; FF1.docx
Importance: High



Dear Chairperson, members of the Planning Board and Council may I knock on your door and may I come in?

As someone who is deeply involved in community affairs here in Clarksburg, I would like to add my voice to the many others who are supportive of the Streamside at Clarksburg project.

I believe that the retail project planned for the Miles-Coppola property – as well as the associated housing, office and hotel options proposed for the site – would represent the right choice for our area of Montgomery County.

First, a bit of background on myself. I am retired and have lived in Montgomery County for more than 12 years – including in Germantown, Potomac, and currently for four years in Clarksburg. I run an active community blog for Clarksburg Village consisting of 448 verified Clarksburg Village residents and actively volunteer my assistance for a number of other groups here in Clarksburg to try to help improve the community we live in. I attend UCAB and local county meetings, have spoken before the Planning Board and sit on our ARB. I have become our community link from our HOA management and developer and speak with them often. More importantly, I feed this information to our blog and forum. Our blog is more than just a blog, it is a forum and a meeting place. While I speak for myself today, I also am trying to reflect the feelings of those on our forum who respond to the “outlet wars”. I have actively gone out and met and speak to residents, introducing myself and asking their thoughts on this topic. When completed Clarksburg Village will have 2750 residences making it the largest HOA in Montgomery County. With this in mind, I hope that our voice will have merit in this important decision process.

I recognize that Clarksburg has been let down by other developers in the past, but the proven track record of Peterson Cos. in Montgomery County give me confidence that they will do what is right for our community. The Streamside project is on a side of I-270 that will be better connected to our community and complement the Clarksburg Town Center development – a critical component to Clarksburg’s future.

For months our community was bombarded by the Simon developers. At a recent meeting in our clubhouse they declared to our community that they were awarded the right to start their retail outlets leaving our residents with the feeling that all was over and done. This made me wonder... what’s going on here. Why haven’t we heard from “the other side”?

I finally was able to get in contact with the Peterson’s team. They invited me to their office and gave me a two hour briefing. What I heard and saw that afternoon opened my eyes. For the first time I saw a picture of a plan that actually would help Clarksburg in so many ways. I saw a plan that would really fit Councilman Rice’s vision of a “walkable Clarksburg” and so much more. I then invited them out to our clubhouse for a community-wide meeting and invited our neighboring communities. That fired up our blog and forum.

I and others are particularly struck by the sensitivity they have shown to potential environmental issues at the site and the many steps they propose to take to ensure they will minimize the project’s impact on Ten Mile Creek. I also believe that by bringing sewer to Clarksburg’s Historic District, they are avoiding what is sure to be a major source of pollution to Ten Mile Creek in the future – the continued failure of the septic systems currently serving that area of our community.

The road improvements and efforts to ensure that the Streamside development will be walkable and connected to transit are also very important to our community.

I see Streamside as being an enhancement for the growth of Clarksburg, and that is why I urge that the project be allowed to move forward as proposed by the Peterson Cos. I also invite the Planning Board to perform an open survey to our community, on our blog and forum, that will reach and allow 449 verified Clarksburg residents to post their feelings on this issue directly to you.

Best Regards,

David Stein

*Clarksburg Village Blog and Forum Administrator
Clarksburg Village Covenants Committee / ARB
Clarksburg Village Blog & Forum Support Adviser
MHA Associate Member
Clarksburg Community Advocate*



**A New Town
with a Rich History**

Clarksburg Village

2750 New Homes in Upper Montgomery County

With its own retail center anchored by a flagship 53,000 sq ft Harris - Tester



A New Town With A Rich History

David Stein, ARD 301-728-9338

Developer to Community Relations

Architectural Review Board

ClarksburgVillage Blog Team

ClarksburgVillage Covenants Committee

ClarksburgVillage Blog & Forum support

Clarksburg Community Advocate

ClarksburgVillageBlogTeam@verizon.net

www.groups.google.com/group/clarksburgvillage

Garcia, Joyce

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0897

SEP 13 2013

From: Barry Gosnell <brgosnell@gosnell.com>
Sent: Friday, September 13, 2013 12:39 PM
To: MCP-Chair
Subject: Letter for the record Planning Commission
Attachments: Letter to Planning Commission from Barry Gosnell re Master Plan and Pulte Project 9 13 13.pdf

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Attached please find a letter to be entered for the record as regards the Pulte project on the West of Rte 270.

Regards,

Barry R Gosnell
Member
SMTM Cabin Branch East and West, LLC
Suite 100
8130 Boone Boulevard
Vienna, VA 22182
703 893-1221 ext 104

September 13, 2013

Re: Clarksburg Master Plan

Dear Ms. Carrier,

At the Planning Board last night I spoke about the years my family has spent working to gain entitlement to best use our land in Clarksburg's Cabin Branch Neighborhood. We have spent three generations working on the overall project, and will be actively involved in our project and Clarksburg in general for generations to come.

Now that the economy is recovering, the outlet mall is hopefully moving forward in Cabin Branch (a key demand generator for us) and home construction is actively underway in Cabin Branch and once again active in Clarksburg in general, we look forward to proceeding with our plans for a hotel, restaurants, gas station, convenience store, car wash and banks, with a potential for some additional retail to serve the community. Over our many years of effort, we assumed, of course, that we could rely on the approved Clarksburg Master Plan and that the final housing development would be built in the coming years per that plan. That includes, in part, housing development across MD 121 from our land in the Ten Mile Creek neighborhood. Our project serves the overall community as well as highway retail requirements, but we also need a community to serve, as is true for other businesses in Clarksburg.

Since 2005 Pulte Homes has bought TDRs, as set forth as appropriate in the Master Plan, studied the land and planned an environmentally sensitive development of some 1,000 homes for the Ten Mile Creek Neighborhood. The planning efforts include, and in fact are required to include in ever more involved and refined federal, state and county efforts to institute cutting edge best environmental features and practices, extensive measures to protect the environment. That isn't just an act of kindness, it is in conformance with a whole host of measures that have been studied, defined and implemented as the product of many hours/years of efforts on a variety of levels by many interested participants and experts, all with a strong focus on preserving the quality of the environment and life.

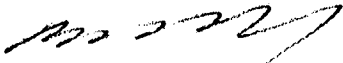
County planning staff now recommends the development be dramatically reduced from current zoning, allowing about 215 homes on only 15 percent of Pulte's 538-acre site. The population base of the Pulte development is a natural customer base for our project, and others in Clarksburg. If you reduce that development so dramatically, you take away a large piece of our customer base, as well as the customer base for many. I ask you to stand by the approved master plan and not endanger growth in Clarksburg.

Further, one has to consider what is fair and reasonable. If one follows the prescribed "rules", in this case the Master Plan, and goes through the most arduous of extended processes that is the necessity for development in Montgomery County, spending many millions of dollars over many years in the process, as has been the case for Pulte, it is only reasonable to expect that the rules won't suddenly change at the last moment. If that were the case, there would naturally be a further chilling effect on the desire of

businesses in general to be willing to work in the county in general and Clarksburg in particular. A positive reputation and goodwill for a person, company and, yes, government take many years to attain, but very little time to lose. After years of delays and economic stagnation, at best, we collectively just don't need that stigma. We really need forward progress, and closure, something that you heard addressed in one way or another from many citizens.

Thank you for your patience and many efforts in working to improve our county.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Barry R. Gosnell', written in a cursive style.

Barry R. Gosnell

Garcia, Joyce

From: Melissa King <king1realtor@gmail.com>
Sent: Friday, September 13, 2013 3:33 PM
To: MCP-Chair
Subject: Clarksburg Master Plan

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0899
SEP 13 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PLANNING COMMISSION

Dear Chairperson, members of the Planning Board and Council

I am a resident of Clarksburg and also an active Realtor in the Community and want to express my opinion that the Pulte Ten Mile Creek development is necessary to move Clarksburg forward. The more than \$16 million it will add to the local economy will bring encourage businesses to open in Clarksburg. Good science shows the Pulte development can be built without harming Ten Mile Creek, in fact, improve the surrounding environment and be well within the stream buffer areas. The coming outlets will be healthier with the added residents to boost retail and therefore jobs.

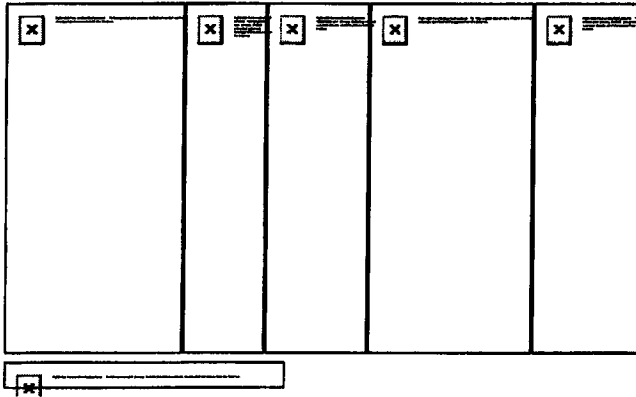
The master plan was developed by a very forward beholding group of local citizens and county citizens officials nearly 20 years ago. It came after years of planning, researching and foresight. More relevant to the people I speak with every day though, is that the master plan was the basis on which nearly 4000 households purchased here with the dream and the vision of what was provided in the plan.

More than half of the residents who I help sell express dissatisfaction with the discrepancy between what they were promised and what they have received in the way of an established community with amenities. We are all still waiting for the 30 miles of bike/jog/walking paths, the road improvements promised, stores, restaurants, transit, and a library -- things most Montgomery County residents in every other area take for granted. We were told this would be a walkable town where we could work, live and play. The final stage of the Master Plan as envisioned will help bring those much needed amenities to Clarksburg.

Please make good on the promises the county made to those of us who live in Clarksburg in the 1994 Master Plan and do not amend it. Do not destroy the vision of those who worked so hard to create this wonderful up county region. That is why we moved here. That is why our neighbors moved here. That is why so many people have come to grow Clarksburg from 2000 residents (2000 census) to over 10,000 and growing very fast with projections 3 to 4 times that figure. Clarksburg Village alone will soon have 2750 homes -- the largest HOA in MoCo.

In fact, that is why you, the planning board and council stand here today, toiling over these big picture demands. We are the ones who live here. Give us voice and do not amend.

Thank you for your time.



At Your Service!

Melissa King
RE/MAX Realty Centre
"I Love What I Do!"

By the way, if you have friends, family, or coworkers who are considering a move or investment purchase, please give me a call with their contact information. I promise to ALWAYS take great care of your referrals!

301-591-3920 / 301-651-8051

www.SoldByMelissa.com

melissaking@remax.net

Murph, Alexandria

From: Dolan, Mary
Sent: Friday, September 13, 2013 12:45 PM
To: Murph, Alexandria
Subject: FW: Please keep your promise to Clarksburg

From: Carrier, Françoise
Sent: Friday, September 13, 2013 7:25 AM
To: Dolan, Mary
Subject: Fwd: Please keep your promise to Clarksburg

For the record.

Françoise M. Carrier
Chair, Montgomery County Planning Board and
Vice-Chair, Maryland-National Capital Park and Planning Commission
Phone 301-495-4605

Sent from my iPad

Begin forwarded message:

From: Martin Meadows <Mgmeadows@verizon.com>
Date: September 12, 2013 8:43:23 PM EDT
To: <Francoise.Carrier@mncppc-mc.org>, <Marye.Wells-Harley@mncppc-mc.org>, <Amy.Presley@mncppc-mc.org>, <Norman.Dreyfuss@mncppc-mc.org>, <Casey.Anderson@mncppc-mc.org>, <councilmember.andrews@montgomerycountymd.gov>, <councilmember.berliner@montgomerycountymd.gov>, <councilmember.elrich@montgomerycountymd.gov>, <councilmember.ervin@montgomerycountymd.gov>, <councilmember.floreen@montgomerycountymd.gov>, <councilmember.leventhal@montgomerycountymd.gov>, <councilmember.navarro@montgomerycountymd.gov>, <councilmember.rice@montgomerycountymd.gov>, <councilmember.riemer@montgomerycountymd.gov>
Subject: Please keep your promise to Clarksburg
Reply-To: <Mgmeadows@verizon.com>

09/13/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members and County Council Members,

You have the opportunity to make good on promises made to the thousands of people who embraced a vision of Clarksburg — one decided by county officials in a public process conducted hand-in-hand with the community and set forth in the 1994 Master Plan. Please protect that vision, and do not amend the Master Plan.

It's been many years, and Clarksburg is still waiting for stores, restaurants, transit, a library and other things that most Montgomery County residents and stakeholders take for granted. The final stage of the Master Plan as envisioned will help bring those much needed amenities to Clarksburg.

The Master Plan was carefully crafted to balance the environment with community building, and ever-evolving state and local laws ensure the highest environmental safeguards. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made to those who have invested in the vision. Please do not amend the Clarksburg Master Plan.

Sincerely,
Martin Meadows

Clarksburg Resident: Yes

Garcia, Joyce

From: Wells-Harley, Marye
Sent: Thursday, September 12, 2013 8:43 PM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

RECEIVED
SEP 13 2013

OFFICE OF THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Martin Meadows
Sent: Thursday, September 12, 2013 8:43:23 PM (UTC-05:00) Eastern Time (US & Canada)
To: Carrier, Françoise; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey;
councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Please keep your promise to Clarksburg

09/13/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members and County Council Members,

You have the opportunity to make good on promises made to the thousands of people who embraced a vision of Clarksburg — one decided by county officials in a public process conducted hand-in-hand with the community and set forth in the 1994 Master Plan. Please protect that vision, and do not amend the Master Plan.

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The Master Plan was carefully crafted to balance the environment with community building, and ever-evolving state and local laws ensure the highest environmental safeguards. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made to those who have invested in the vision. Please do not amend the Clarksburg Master Plan.

Sincerely,
Martin Meadows

Clarksburg Resident: Yes

RECEIVED
0886
SEP 12 2013

MCP-CTRACK

From: Rob Shapiro <onsitemedications@gmail.com>
Sent: Wednesday, September 11, 2013 4:42 PM
To: MCP-Chair
Subject: CLARKSBURG MASTER PLAN
Attachments: 40814_150062041677047_5178322_n.jpg; rob shapiro clarksburg.docx

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Françoise Carrier, Chair, and Planning Board Commissioners
Montgomery County Planning Board

Re: Clarksburg Master Plan Amendment (9-11-13)

Dear Ms. Carrier,

I am Rob Shapiro: I spoke briefly at the hearing Tues. Sept 10th. I am a homeowner in Clarksburg since 2004; I am a board member of my community's HOA and past president. I also serve as a committee chair at Little Bennett Elementary School.

I have no personal agenda. I represent thousands of community neighbors and friends in Clarksburg that would just like what we were promised when we purchased homes here in Clarksburg 10 years ago. That's it.

The Pulte development is a critical and necessary component to the complete master-planned development of Clarksburg, and I strongly implore the board to approve their current proposal for construction. Current state and local laws will ensure the environment is protected. Protecting the Ten Mile Creek watershed can be accomplished without renegeing on the promises made to those of us who live in Clarksburg.

It is entirely unfair and overwhelmingly disrespectful for certain "environmental groups" to spread their agenda and *self-serving facts* onto an entire community of tens of thousands of people and thousands of families when they do not even live here.

The crusaders are of a single-minded universal opinion that they know better than everyone else what this community needs. Their consistent and complete opposition is contrary to all of the accurate and relevant scientific data. The current scientific and environmental impact information clearly states Ten Mile Creek and the surrounding environment will be protected and even improved with the Pulte development.

The entire Clarksburg community is thoroughly disappointed with the planning board and the county council's lack of decisive action in advancing a previously approved plan and more importantly: "getting things done in Clarksburg."

After a very long tedious, frustrating and disappointing 10 years of inactivity, Clarksburg remains the joke of Montgomery County, lacking an infrastructure, lacking an economy, lacking the necessary shops and retail stores along with other amenities we were promised as new homeowners. The Pulte development is projected to contribute more than \$16 million in local consumer spending -- that's the kind of money that could attract quality retail to the town.

Clarksburg residents pay high property tax, we contribute to a large percentage of the overall wealth of Montgomery County; however, the Clarksburg community has nothing to show for itself except for thousands and thousands of rooftops. The citizens of Clarksburg are still waiting for the transit services, roads and library conveniently available to most Montgomery County residents.

The citizens of Clarksburg request that the planning board adhere to the original 1994 Master Plan and allow the long-overdue infrastructure and development for the good people in Clarksburg to happen. I hope these notes from the Clarksburg community I represent do not once again fall upon deaf ears.

Regards
Rob Shapiro



ROBERT A. SHAPIRO
Licensed Mortgage Banker

3204 TOWER OAKS BLVD. SUITE 400
ROCKVILLE, MD 20852

T: 240 268-3444
C: 301 404-9443 *
F: 240 268-3445

<http://www.apexhomeloans.com/RobertShapiro.html> VIEW MY WEB PAGE

<http://www.linkedin.com/in/rasmortgage>

<http://www.facebook.com/RobShapiroMortgageBanker>

Private Equity Investment Group
Mortgage Bankers Association (MBA)
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NMLS # 895937
DDLR CONTROL # 4277088
MD LIC.# 21946

"QUALITY RELATIONSHIPS PRODUCE SUCCESS"

MCP-CTRACK

From: John King <E27ca@verizon.net>
Sent: Thursday, September 12, 2013 10:39 AM
To: MCP-Chair
Subject: Ten Mile Creek Limited Amendment Hearing
Attachments: Ten Mile Creek Limited Amendment Hearing Letter.pdf

RECEIVED
SEP 12 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Chair and Commissioners,

Attached is a letter supplementing my testimony concerning the Ten Mile Creek Limited Amendment

Thank You,

John R King, Jr.

September 12, 2013

Francoise Carrier, Chair
Planning Board Commissioners
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Ten Mile Creek Limited Amendment

Dear Chair and Commissioners:

Thank you for the opportunity to speak at the hearing on September 10, 2013. The purpose of this letter is to supplement my testimony and ensure that my position is clearly understood.

I am the owner, along with my two sisters, of approximately 128 acres west of I-270. The King property is part of the fourth stage of development in the Clarksburg 1994 Master Plan.

I am writing in support of the plan submitted by Pulte Corporation for development on the west side of I-270 in accordance that plan.

As you know, a great deal of effort goes into creating master plans, including the 1994 Clarksburg Plan. There is good reason for this; residents need to make intelligent long term decisions about where to live; and Government agencies need to plan needed infrastructure such as highways, sewer and water systems. But it is the business community that ultimately provides the capital needed to make plans a reality, and the business community must be able to rely on them to make intelligent long term decisions.

In the case of Pulte, we are looking at a business that relied on the 1994 Clarksburg Master Plan and made significant investments in land acquisition, purchase of TDRs and engineering costs.

The development proposed by Pulte falls within the guidelines in the 1994 Clarksburg Master Plan and avoids the problem areas of steep erodible stream banks identified in early staff presentations. Even with the proposed Pulte development, the sub-watersheds identified as LST 110 and 111 will have a water quality that is as good as, or better than, any of the other tributaries in the study area.

Planning Staff have gone far beyond the mandate from the County Council. The County Council did not direct the Planning Board to protect rural views, yet that is written into the staff draft. The County Council did not direct the Planning Board to identify new interior forest areas that may have appeared since the plan was issued in 1994, but that is in the staff draft. And the Council did not direct the Planning Board to designate vast new acreages to be contributed by Pulte and my family for recreational use, but that is in the staff draft.

All of these factors appear to have one purpose in common, and that is to justify limiting the footprint of development west of I-270.

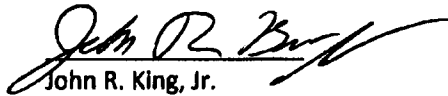
Please allow me to clarify one important point that I made at the hearing on September 10. Many of the citizens who testified on Tuesday night in support of the amended plan are sincerely committed to protecting the water resources of this county. Almost universally, these citizens stated that the amendment did not go far enough and advocated that ALL development in the Ten Mile Creek watershed, both east and west of I-270 be stopped. Some of these citizens recommended the acquisition of all undeveloped land in the watershed by the County to protect the watershed. I respect their commitment, and while I do not agree with their views, they are honest in their motives.

On the other hand, many of those who are basically saying "anything goes" east of I-270 but advocating severely curtailing or eliminating any development west of I-270 appear to be primarily concerned with "protecting rural views" and ensuring that they will not have to be too close to the new residents of Clarksburg. To them Ten Mile Creek is a merely a tool.

While severely curtailing or eliminating Stage 4 development west of I-270 would be a symbolic victory for the sincere water quality advocates, it would do little to improve the overall quality of Ten Mile Creek given the level of development still planned east of I-270 and the already approved development in the Ten Mile Creek watershed that is part of the Town Center and Stages 1 through 3.

I continue to believe that the development of the King property can be done responsibly and at an environmental standard that is both fair and effective to protect the Ten Mile Creek Resource.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. King, Jr.", with a stylized flourish extending to the right.

John R. King, Jr.

MCP-CTRACK

From: Heidi Angel <hangel@first-potomac.com> on behalf of Nick Smith <nsmith@first-potomac.com>
Sent: Tuesday, September 10, 2013 11:34 AM
To: MCP-Chair
Cc: Vikki Kayne
Subject: Plan Amendment Application Number DPA 13-02
Attachments: SKMBT_C45213081315460.pdf

RECEIVED
SEP 10 2013
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

**FIRST
POTOMAC**
REALTY TRUST

7600 Wisconsin Avenue, 11th Floor
Bethesda, MD 20814

TEL 301.286.9200
FAX 301.286.5554

August 12, 2013

Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Plan Amendment Application Number DPA 13-02

Dear Sir/Madam:

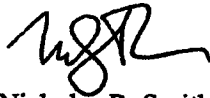
I am writing you to voice my strong support for the Streamside at Clarksburg project planned by The Peterson Cos. for the Miles-Coppola property, as well as to urge the Planning Board to require that any substantive changes to the planned usage of parcels in the Clarksburg area to be required to go through the master plan amendment process.

As a company that has invested millions of dollars in the Clarksburg area to develop significant employment opportunities, we chose to make our investment based on the promise of a complete Town Center. We think that it is critical for Montgomery County to ensure the successful fulfillment of the master plan on "our side" of Interstate 270 prior to allowing a major new development on the other side of I-270. Those of us who made investments in Clarksburg based on the long-standing master plan deserve to benefit from the synergy of development near our projects, before Montgomery County permits the construction of something new across the Interstate.

Developing the Miles-Coppola property with the high-end mix of retail, hotel, office and residential – as proposed by The Peterson Cos. – would create the nearby mix of amenities that are so important to our company if we are going to attract new "employers" to our development and retain the "employers" who are already here. Streamside would provide a boost to both the Clarksburg historic district businesses and the planned development of Clarksburg Town Center. We also believe it will energize what is now a blighted Comsat site by creating more incentive and interest in much-needed redevelopment there.

We believe the master plan for the Clarksburg community should move forward as it is, with the first major retail project targeted toward our side of I-270. When developers choose to make investments in Montgomery County, we do so based on the master plans that have been put in place. For our company, that meant the expectation that Clarksburg's Town Center and associated development would be permitted to move forward. We support the Streamside project at the Miles-Coppola property and urge county officials to do everything possible to move this forward to help fulfill the vision of Clarksburg that has been promised to companies like us for many years.

Sincerely,

A handwritten signature in black ink, appearing to read 'NRS', is written over the printed name.

Nicholas R. Smith

Lane, Brittany

From: Dreyfuss, Norman
Sent: Monday, September 09, 2013 7:58 AM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

RECEIVED
09/09/2013
SEP 09 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Linda Gray
Sent: Monday, September 09, 2013 7:57:33 AM (UTC-05:00) Eastern Time (US & Canada)
To: Carrier, Francoise; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey;
councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Please keep your promise to Clarksburg

09/09/2013

Francoise Carrier, Chair, and Planning Board members Montgomery County Council

Re: Clarksburg Master Plan Amendment

Françoise Carrier, Chair, and Planning Board Commissioners
Montgomery County Planning Board
Francoise.Carrier@mncppc-mc.org

Re: Clarksburg Master Plan Amendment

Dear Ms. Carrier,

The approved Clarksburg Master Plan was carefully written to balance environmental concerns with the county's need for housing, community building and economic development. There is no clear reason to change the plan and upset that balance.

Drinking water will not be harmed if Pulte builds the Ten Mile Creek community. There is no study that finds building some 1,000 homes in accordance with the master plan would make the county's emergency supply of drinking water unsafe. In fact, a county study projects that overall water quality in the Ten Mile Creek watershed will remain in the good category with development — even without the extra protections of current state law that Pulte will follow.

Clarksburg has not yet achieved the critical mass of population necessary to support or attract the kind of amenities such as transit service and quality retail the master plan envisioned for the community.

Pulte's Ten Mile Creek community is projected to contribute \$16.6 million annually in local consumer spending. That's the kind of money that could attract quality retail to the town. Analysts also project that spending will generate close to 400 permanent new jobs in the county. The changes proposed in the draft report would cost \$13 million a year spending, along with the jobs lost.

Both the Gaithersburg-Germantown and the Clarksburg chambers of commerce — representing more than 400 businesses — have joined in supporting the 1994 Clarksburg Master Plan. I urge you not to amend the master plan and

allow Clarksburg to become the complete and thriving community promised in the 1994 Master Plan.

Although I do not personally live in Clarkburg, I am an active Realtor in the Clarksbug office of RE/MAX Realty Centre. I see the impact of not maintaining the Master Plan on my clients who presently live in Clarksburg as detrimental. Also, the housing market has begun to move again in Clarksburg and this change could have adverse effects on that forward movement.

Sincerely,

Linda K Gray

LindaGray

lindagr@remax.net

I am a Clarksburg Resident: No

Garcia, Joyce

RECEIVED

SEP 09 2013

From: drjoebuff@comcast.net
Sent: Monday, September 09, 2013 4:05 PM
To: MCP-Chair; Lazdins, Valdis; Dolan, Mary; Boyd, Fred
Subject: Staff Draft Clarksburg Limited Master Plan for the Ten Mile Creek Watershed

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

September 9, 2013

To: Francois Carrier

Reference: Proposed amendment to Ten Mile Creek components of the Master Plan

Although not perfect, the Master Plan was created in the past as a reasonable plan for future growth in areas of its delineation. It was labeled Master Plan for very specific reasons. The Master Plan is a guide of future growth as well as a promise for the methods to fulfill that growth. Believing those concepts, my family embarked upon building the only new structure in the historic town center of Clarksburg, other than the old post office, in the last hundred years. We passed all of the then requirements by acclimation and were awarded our Historic Area Work Permit.

If you accept the current staff recommendations in the master plan, then you will be breaking a promise with the people of Clarksburg and the business community they support. In order for the historic district to survive, likewise the town center and even the town of Clarksburg there must be growth. Growth is associated with the influx of people and money to maintain facilities and infrastructure for people's health, both physical and financial.

As the local government is unable and/or unwilling to provide the necessary facilities, the burdens fall on the shoulders of the developers, both small (the Buffingtons) and large (the Pultes). If these new criteria have been applied to us, I can assure you that our building would never have been built and certainly would never be profitable. And profit is what makes a real estate office and a restaurant gathering places for families, groups and political gatherings. If the Ten Mile Creek proposal is limited as staff has proposed there will be no money available to make Clarksburg better. Only when the private sector has an opportunity will the infrastructure for transportation and sewer be improved. Also appropriate active measures to improve the environment can be implemented. Clarksburg has been through a horrific sequence of events in the last seven years. Please do not allow this to continue to impact this wonderful community. The master plan should not be amended, but be applauded for its insight into the future, plans for the future and pledges for the future.

Respectfully submitted,

Joseph S. Buffington, MD

President, Clarksburg Chamber of Commerce

Managing Member Buffington Enterprises 2

Protections of stream health recommended for 10 Mile Creek.

I am a member of the Muddy Branch Alliance, an organization that is involved in local stream health activities in a stream with headwaters in Gaithersburg, not far south from 10 Mile Creek. In 2008 the County rated the lower mainstem of the Muddy Branch as "Good". It was also in 2008 that the protections of good environmental site design were being implemented for new development. Our stream health since that time has declined not just one step to "Fair", but to the lowest level possible, of "Poor", in the latest data put out by the Department of Natural Resources. In this short time, our local water quality has fallen significantly. We can only attribute this to the development pressure in our local watershed.

In the near future we will face even more development: Housing units proposed/planned and being built: 2,250 on Crown Farm, 370 on Danac property, corner of Great Seneca and Key West, 700 the former BNA property on Key West Ave, 350 on the Rickman property on Travilah Road, 2,000 on the Public Services Training Academy property (fire tower area), 400 around the corner from BNA on Omega. Number of drivers = $6170 \times 1.5 = 9,255$ cars. Add the proposed 4.6 million sq ft of development on Belward Farm = 15,000 workers. The Belward Farm development will have parking for over 12,000 cars. Add that to the above = total new cars for these development projects = 21,255 cars.

If the County's plan is to build out areas like our Muddy Branch watershed, what is the plan to mediate the damage? How much money is going to be put into the various impacted watersheds around of the county? We ask the question, why hasn't environmental site design, required for new development, protected the stream health?

Keep the same thing from happening to 10-mile Creek. Protect our remaining high quality waters. Present plans to council that provide options for protection, not just options for increased development.

RECEIVED
SEP 09 2013

From: bettebuffington@mris.com
Sent: Monday, September 09, 2013 9:56 AM
To: MCP-Chair
Cc: Lazdins, Valdis; Boyd, Fred; Dolan, Mary
Subject: Ten Mile Creek Limited Amendment

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Chair Carrier and Members of the Planning Board:

The current Clarksburg Master Plan sets out a well thought out and positive vision for Clarksburg. The Staff Draft on the Ten Mile Creek Watershed would have significant, harmful impacts on Clarksburg, including the Historic District and the Town Center. Please do not change the Master Plan so as to prevent Clarksburg from developing as laid out in the current Master Plan.

My husband, Dr. Joe Buffington, and I have invested many resources in Clarksburg based on the vision of the Master Plan. We purchased a vacant lot on MD 355 in the Historic District in 2006 and worked over the next six years with the understanding that we would help bring to life the Master Plan's concept for a lively Historic District that would be the focal point for the entire Clarksburg area. We were finally able to open our building last year, and it is the newest commercial building in the Historic District in many decades. In response to the community's plea for a sit down restaurant, last December we opened Bennigan's, a 4000 sq ft restaurant. The building also houses our real estate company, REMAX Realty Centre.

We have strong concerns with the Staff Draft and its impact on Clarksburg, for a number of reasons.

First, the viability and health of the Historic District and Town Center depend on the growth of the surrounding area consistent with the Master Plan. The Staff Draft proposes significant imperviousness limitations throughout the Ten Mile Creek Watershed without apparently taking into account improvements in environmental technologies. Limiting the area east of I-270 to 25% imperviousness is not reasonable; this area is already significantly developed. Also, the tributaries of Ten Mile Creek have to run under I-270 anyway and would not be noticeably improved by an imperviousness limitation.

Limiting the Pulte property west of I-270 to a small fraction of the houses originally designated for the area would be a significant blow to local businesses such as Bennigan's and REMAX. We were counting on Clarksburg developing to the size proposed in the Master Plan. Eight hundred fewer homes will harm all businesses in the area. An independent firm estimates that a projected \$13 million will be lost annually along with 300 permanent jobs from the Clarksburg economy by this severe reduction in the number of homes. This will harm not only our business but every business in the Clarksburg area. We counted on the growth of the number of people in Clarksburg when we made our decision to invest in Clarksburg. According to the census there are only 14,000 residents. In order to reach it's full potential as a community, it needs to grow. The balance between environmental concerns and development in the current Master Plan should be preserved.

Second, the Staff Draft's proposed rezoning and density limitations for the Historic District will hurt the Historic District. The Staff Draft is proposing CRN zoning, a neighborhood type of zoning with the lowest possible FAR of .25. We could not have built our current building under those standards. This would be a significant detriment to Clarksburg. Since restaurant opened last year, it has provided a meeting place for the Clarksburg community; it is a venue for community meetings, social events and entertainment. Our building has a FAR of .34 which is an established a precedent. It was approved by acclimation by the Historic Preservation Commission. We could not have provided a viable restaurant with a reduced FAR as is now proposed by staff.

No commercial buildings could be successful if the Staff Draft's recommendation is followed. CRN zoning is contrary to the intent of the Master Plan, which was that the Historic District should be the "focal point" for Clarksburg and combine a mix of commercial, residential, public, and transit uses. A successful, economically viable "focal point" should not have such a low density if the Master Plan goal is to be achieved. CRN zoning should be rejected in favor of zoning more consistent with the role of the Historic District in the Master Plan.

Third, the Staff Draft proposes to move the Transit Stop from Redgrave Place to north of Clarksburg Road. One of the key concepts of the Master Plan is that Redgrave Place should "provide needed east-west movement and help integrate the [Historic District] into the larger Town Center." Master Plan, p. 52. Moving the Transit Stop to the outskirts of the Historic District would defeat this objective. It would also have negative traffic impacts on MD 355 and Clarksburg Road. Furthermore, it would discourage improvement, development and renovation of the Historic District.

Finally, the Staff Draft should emphasize the need for public sewer service for the Historic District. This has been a long term problem which has been largely ignored. A number of properties have failing septic systems, and in fact the property directly across MD 355 from our building had a significant failure in which sewage was leaking onto the road. Providing public sewer service to the Historic District is a very positive step that must be taken to help protect Ten Mile Creek.

In summary, as the owner of a significant commercial property in the Historic District, I am extremely concerned about the changes that the Staff Draft is proposing to make to the Clarksburg Master Plan. I urge the Planning Board to uphold the current Clarksburg Master Plan and reject the Staff Draft's proposals that would be harmful to the Historic District and the Town Center.

Sincerely,

Bette Buffington

23315 Frederick Rd

Clarksburg, MD 20871

MCP-CTRACK

From: Presley, Amy
Sent: Monday, September 09, 2013 7:27 PM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

RECEIVED
SEP 10 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Elizabeth Gassert
Sent: Monday, September 09, 2013 7:25:31 PM (UTC-05:00) Eastern Time (US & Canada)
To: Carrier, Francoise; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey;
councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Please keep your promise to Clarksburg

09/09/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members and County Council Members,

You have the opportunity to make good on promises made to the thousands of people who embraced a vision of Clarksburg — one decided by county officials in a public process conducted hand-in-hand with the community and set forth in the 1994 Master Plan. Please protect that vision, and do not amend the Master Plan.

It's been many years, and Clarksburg is still waiting for stores, restaurants, transit, a library and other things that most Montgomery County residents and stakeholders take for granted. The final stage of the Master Plan as envisioned will help bring those much needed amenities to Clarksburg.

The Master Plan was carefully crafted to balance the environment with community building, and ever-evolving state and local laws ensure the highest environmental safeguards. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made to those who have invested in the vision. Please do not amend the Clarksburg Master Plan.

Sincerely,
Elizabeth Gassert

Clarksburg Resident: Yes

Lane, Brittany

From: Windcroft <windcroft@aol.com>
Sent: Monday, September 09, 2013 8:25 AM
To: MCP-Chair
Subject: SUPPORT Ten Mile Creek Development

RECEIVED
0848
SEP 09 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

September 9, 2013

RE: SUPPORT Ten Mile Creek Development

Dear Planning Board

The NIMBY'S of the 1980's and 1990's have morphed into the Environmental Doomsday Evangelists of today. Their cry's that water problems and overall contamination will occur if the planned development is permitted to go ahead is silly. It is akin to the people who buy homes near an established airport then complain and lobby for the airports closure

Clarksburg was ALWAYS slated as a major growth corridor. The wedges and corridors plan for development has been in place for decades. This information was readily available to the residents, and the outrage is truly not justified.

As a former employee of Montgomery County Government Construction Codes Enforcement, Stormwater Management Section, I feel confident that there are enough rules, regulations, reviews and inspections to protect the public interest and welfare. I do not, nor should you, buy into the pleas that we will die of thirst or contamination if this development is permitted.

The TDR program was slow to function. But after decades, and due in large part to this proposed development, it is functioning as was envisioned by its creators. Pulte Homes Corp purchased TDR's in good faith and in reliance of the duly authorized laws and requirements. Changing the rules after the fact is unfair, anti-business and will hurt the TDR program.

For the record, I do NOT work for, nor do I have any financial, or other interest or relationships with the developers. I do not have family or friends employed by the developers. I do not stand to gain or lose financially because of this development.

If you have any questions please feel free to contact me at 301.253.3390 or via email windcroft@aol.com

Gail Ann Joyce
27772 Ridge Rd
Damascus, MD 20872

Subject: Please keep your promise to Clarksburg

Date: Monday, September 9, 2013 7:57:33 AM Eastern Daylight Time

From: Linda Gray

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

09/09/2013

Francoise Carrier, Chair, and Planning Board members Montgomery County Council

Re: Clarksburg Master Plan Amendment

Françoise Carrier, Chair, and Planning Board Commissioners
Montgomery County Planning Board
Françoise.Carrier@mncppc-mc.org

Re: Clarksburg Master Plan Amendment

Dear Ms. Carrier,

The approved Clarksburg Master Plan was carefully written to balance environmental concerns with the county's need for housing, community building and economic development. There is no clear reason to change the plan and upset that balance.

Drinking water will not be harmed if Pulte builds the Ten Mile Creek community. There is no study that finds building some 1,000 homes in accordance with the master plan would make the county's emergency supply of drinking water unsafe. In fact, a county study projects that overall water quality in the Ten Mile Creek watershed will remain in the good category with development — even without the extra protections of current state law that Pulte will follow.

Clarksburg has not yet achieved the critical mass of population necessary to support or attract the kind of amenities such as transit service and quality retail the master plan envisioned for the community.

Pulte's Ten Mile Creek community is projected to contribute \$16.6 million annually in local consumer spending. That's the kind of money that could attract quality retail to the town. Analysts also project that spending will generate close to 400 permanent new jobs in the county. The changes proposed in the draft report would cost \$13 million a year in spending, along with the jobs lost.

Both the Gaithersburg-Germantown and the Clarksburg chambers of commerce — representing more than 400 businesses — have joined in supporting the 1994 Clarksburg Master Plan. I urge you not to amend the master plan and allow Clarksburg to become the complete and thriving community promised in the 1994 Master Plan.

Although I do not personally live in Clarksburg, I am an active Realtor in the Clarksburg office of RE/MAX Realty Centre.

I see the impact of not maintaining the Master Plan on my clients who presently live in Clarksburg as detrimental. Also, the housing market has begun to move again in Clarksburg and this change could have adverse effects on that forward movement.

Sincerely,

Linda K Gray

LindaGray

lindagray@remax.net

I am a Clarksburg Resident: No

Lane, Brittany

RECEIVED

SEP 09 2013

0845
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Whit Cobb <whit.cobb@gmail.com>
Sent: Saturday, September 07, 2013 9:52 AM
To: MCP-Chair
Cc: Lazdins, Valdis; Dolan, Mary; Boyd, Fred
Subject: Staff Draft Clarksburg Limited Master Plan for the Ten Mile Creek Watershed

Dear Chair Carrier and Members of the Planning Board:

In reviewing the Staff Draft Clarksburg Limited Master Plan for the Ten Mile Creek Watershed ("Staff Draft"), I urge you to preserve the original vision of the Clarksburg Master Plan.

My wife and I own a historically protected commercial property, the Gardner House, at 23330 Frederick Road in Clarksburg. The Gardner House currently houses a book store and offices; the total property area is approximately 1.3 acres between MD 355 and Clarksburg Elementary School. The Gardner House is located within the Clarksburg Historic District, which the Master Plan designates as a focal point of the Town Center.

While the Staff Draft makes some useful recommendations, I am concerned that the Staff Draft addresses issues that are beyond the scope of the County Council's request for a limited master plan amendment. The Staff Draft also makes some recommendations that would be detrimental to the Clarksburg Historic District as well as to greater Clarksburg. Many people have bought into vision of the Clarksburg Master Plan, and given time it can create a great community. There is nothing wrong with the Master Plan, especially with respect to the Historic District, and the Master Plan's concept of a vibrant Historic District and Town Center should be preserved.

It is important to note that, according to the Master Plan, the "Town Center" is an area of 635 acres that includes the Historic District, the potential Elm Street neighborhood retail area east of the Historic District, and commercial and residential areas west of the Historic District (adjacent to Interstate 270). Although some have equated the Town Center to the Elm Street neighborhood retail center, the Town Center is actually a much larger area that encompasses the Historic District.

The key concerns that I have with the Staff Draft relate both to the Gardner House in particular and to the Historic District, the Town Center, and Stage 4 more generally:

1. The Staff Draft detrimentally and contrary to the intent of the County Council downzones the Gardner House to a zoning designed for neighborhoods with minimal density.
2. The proposed limitations on imperviousness will have a harmful economic effect on Clarksburg, including the Town Center and the Historic District, without a significant environmental benefit.
3. Counter to the clearly expressed and fully articulated vision of the Master Plan, the Staff Draft moves the Transit Stop to the northern edge of the Historic District.
4. Providing public sewer service to the Historic District should be a clearly stated, non-contingent priority.

I will address each of these issues in turn.

Downzoning in the Historic District

The Staff Draft correctly recognizes the need for more flexible zoning in the Historic District. However, the Staff Draft's proposed change to the zoning for the Gardner House will be detrimental to the Historic District. Indeed, it is consistent with the explicit intent of the County Council in requesting the limited master plan amendment. The October 8, 2012 staff report to the Council states, in bolded language, "The intent would be to consider changes that would support the successful development of Town Center, with caveats that the master plan would not lower any

densities in Town Center (but could consider increases)." Oct. 8, 2012 memo from Ms. Marlene Michaelson to County Council recommending limited master plan amendment for Clarksburg Stage 4, p. 6 (emphasis added).

Instead, the Staff Draft recommends down-zoning the Gardner House (which is within the Town Center) from Convenience Retail, C-1, that has no density limitation to a neighborhood-type zoning with the minimum permitted density (FAR of 0.25). This change in zoning would reduce the area available for new amenities on the Gardner House property by approximately 50% and would impose numerous additional requirements on any development. I note that according to the zoning maps on page 26 and 28 of the Staff Draft, the Gardner House appears to be the only property that would be downzoned, which clearly creates an issue of fairness. This change in no way supports the successful development of the Historic District but would contribute to leaving it in its present, underutilized state. Downzoning a significant property in the Historic District such as the Gardner House is directly contrary to the original intent of the Council.

Moreover, reducing densities to the absolute minimum FAR in the Historic District is contrary to the long-term viability of the Historic District. The Historic District should not be put in a glass cabinet, to be viewed only on special occasions and then put away for safe keeping. The only way the Historic District can survive if it is a place people want to visit regularly and continuously. It must have the economic activity necessary to pay for the expensive upkeep of older buildings. We should not re-create Manhattan in Clarksburg, but if density is limited to a neighborhood scale, the Historic District will continue to struggle economically; properties will not be kept occupied or repaired; and they will ultimately be lost. In the final analysis, owning any commercial property is largely an economic matter, and if the economics don't work, the property won't be preserved.

A minimal FAR of 0.25 is not consistent with either new or historical development in the Historic District. For example, the Buffington Building, which was recently built diagonally across the street from the Gardner House, has a FAR of 0.34. I note that the Historic Preservation Commission unanimously approved the Buffington Building after significant input from the Clarksburg Community. In addition, the historic General Store at 23341 Frederick Road across the street from the Gardner House has a FAR of 0.46.

I agree with the Staff Draft's recommendation to revise the zoning elsewhere in the Historic District to permit commercial and/or residential development; this accurately reflects the mix of uses within the Historic District and its location along major roads. CRN zoning is, however, the wrong solution for the Historic District. The Historic District is in the Clarksburg Town Center, and Commercial/Residential Neighborhood zoning is not appropriate in a Town Center. As stated in the zoning rewrite, "The CRN zone is intended for pedestrian-scale, neighborhood-serving mixed-use centers and transitional edges." Section 2.1.6.B.2 (emphasis added). Clearly, the Historic District is intended to serve more than the immediate neighborhood; the Master Plan intends for it to be a focal point for the entire Clarksburg community with a transit station in the middle of it. The Town Center, including the Historic District, deserves to have the proper zoning classifications so that the vision of the Master Plan can be fulfilled.

In contrast to the proposed neighborhood type zoning, the Commercial/Residential Town zoning is specifically designed for town centers such as the Historic District. The zoning rewrite states, "The CRT zone is intended for small downtown, mixed-use, pedestrian-oriented centers and edges of larger, more intense downtowns. Retail tenant ground floor footprints are limited in order to preserve the town center scale. Transit options may include light rail, Metro, and bus." Section 2.1.6.B.3 (emphasis added). "Small downtown," "town center," and "transit" all describe the function of the Historic District precisely.

If the zoning is going to be changed, it should be changed to a zoning category and density consistent with the vision of the Master Plan for the Historic District to be a focal point of the Town Center of greater Clarksburg. Based on current patterns of development in the Historic District, it should have a FAR of 0.50, which would also be consistent with other proposed FARs within the Town Center. Moreover, as a practical matter the FAR will be reduced by other factors such as public space, parking, and historic preservation requirements. But if the Historic District starts out with the minimum permissible FAR, the resulting development after all other requirements are met would not be economically viable. Anything less than a FAR of 0.50 would put the Historic District at an economic disadvantage.

Limitations on Imperviousness

The Staff Draft proposes imperviousness limitations throughout the Stage 4 area that are not consistent with the intent of the review, which was to ensure that the Ten Mile Creek watershed would be adequately protected.

While the Staff Draft correctly recognizes that impervious caps should not apply to new "development" of 5 acres or less, the limitations east of Interstate 270 in the LSTM 206 subwatershed are too limiting. As the Staff Draft notes, there is already a significant amount of development in this subwatershed. In addition, the Staff Draft does not adequately take into consideration the fact that the LSTM 206 tributaries of Ten Mile Creek run for 200 feet or more under Interstate 270. Even if we tore down all the buildings and removed all the roads in the watershed east of the Interstate, the tributaries would still run under the highway and receive significant amounts of run off from the highway. These tributaries are not pristine, so the justification for the 25 percent imperviousness limit is not clear to me, nor is it clear to me how the 25 percent limit was determined. Imperviousness should be applied on a property-by-property basis, consistent with the zoning that is ultimately applied to that property.

When combined with the proposed minimal FAR densities for the Historic District, the imperviousness limits would cripple the Historic District. The Staff Draft does not indicate that there is precedent for dramatically limiting imperviousness in an already developed area such as the Historic District. I recommend that the Planning Board reconsider the Staff Draft's recommendations for the imperviousness limits for LSTM 206. At a minimum, the Planning Board should increase the imperviousness limit for this watershed based upon the final zoning that is applied.

West of 270, the imperviousness limits are severe. The Staff Draft does not fully take into account the progress made in environmental protection since the Master Plan was drafted, and in particular the advancements in Environmental Site Design, including the 2007 Maryland Stormwater Management Act, which requires the use of ESD. Presumably the Act would not have required ESD unless it would have a beneficial impact.

Such severe imperviousness limits would damage the vision of Clarksburg set forth in the Master Plan, which balances community, environmental, and economic impacts. The Staff Draft's proposal to reduce the number of housing units in Pulte's Ten Mile Creek development by approximately 75% would harm the development of the Historic District and the Town Center by reducing available retail spending by over \$10 million annually. This decrease would significantly limit the number of retail jobs created in Clarksburg, and it would also limit the number of riders available to support transit in Clarksburg.

I would also note that the environmental impact of the proposed Cabin Branch development west of 270, which also affects a tributary of Little Seneca Lake, was not subject to similar limits on imperviousness.

The Clarksburg Town Center has suffered due a number of development errors, and restricting new development on the basis of incomplete environmental analysis would only compound those errors.

Moving the Transit Stop

The Staff Draft calls for moving the Transit Stop from the location on Redgrave Place provided in the Master Plan to a location north of Clarksburg Road (MD 121). This change would negatively affect the Historic District in several ways. First, by moving the Transit Stop to the northern edge of the Historic District, it would not have the benefit of drawing people into the Historic District. In addition, it would require buses and passengers to travel a greater distance to reach the station. It would add to congestion on MD 355, which buses would have to cross, and MD 121. As the Staff Draft notes on page 21, the intersection of Routes 355 and 121 is already rated at a low, "C" level of service for both the morning and afternoon peak hours. Relocating the Transit Stop here would exacerbate this problem. Locating the station on Redgrave Place was a key factor in the overall Master Plan, and changing its location would require revising numerous other aspects of the Master Plan. I strongly recommend that the location of the Transit Stop should be left where it is in the Master Plan.

Public Sewer Service for the Historic District

The Historic District currently suffers from numerous failing septic systems. This is a public health hazard and direct threat to Ten Mile Creek. In addition, the lack of public sewer service limits beneficial development that could otherwise take place in the Historic District. The Staff Draft should make clear that sewer for the Historic District is a priority. It states only that sewer service should be provided to the Historic District as part of stage 4 development, but it is not clear when that development will occur. Given the concerns with Ten Mile Creek, I believe it is critical to address the present, on-going problem with failing septic systems in the Historic District.

Conclusion

While I appreciate the work of the Planning Board staff in preparing the Staff Draft and in recognizing the need for more flexible zoning in the Historic District, my strong recommendation is to focus on zoning classifications and modern environmental techniques to permit the Town Center, including the Historic District, to come to fruition. A number of the changes the Staff Draft proposes would be detrimental to the Town Center and to the Historic District in particular. Dramatically reducing density and imperviousness in the Historic District would harm the vitality of the Historic District and its role under the Master Plan as a focal point for the Town Center and the entire Clarksburg area. Similarly, the imperviousness limits elsewhere in the Stage 4 area that are not supported by current environmental management practices will limit the potential of the Historic District and the Town Center to function as they were intended in the Master Plan. Finally, the Transit Stop should remain on Redgrave Place, and the provision of public sewer service to the Historic District should be prioritized.

Thank you in advance for your consideration of my views.

Sincerely,

Whit Cobb

Lane, Brittany

From: Lori Connor <lori@loriconnor.com>
Sent: Friday, September 06, 2013 5:50 PM
To: MCP-Chair
Subject: Fwd: Clarksburg Master Plan

RECEIVED
SEP 09 2013
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

From: Lori Connor <lori@loriconnor.com>
Date: September 6, 2013, 5:40:24 PM EDT
To: Francoise.Carrier@mncppc-mc.org <Francoise.Carrier@mncppc-mc.org>
Subject: Clarksburg Master Plan

Françoise Carrier, Chair, and Planning Board Commissioners
Montgomery County Planning Board

Re: Clarksburg Master Plan Amendment

Dear Ms. Carrier,

I cannot attend the September 10 hearing because I will be out of town on business, so I wanted to register my disagreement with the proposed amendment to the Clarksburg Master Plan. My husband and I live and work in the upper Montgomery County area of Gaithersburg that borders Clarksburg, Damascus and Germantown. I work in Clarksburg and feel the frustration of residents everyday who are waiting for the promises of the original master plan to be fulfilled.

I believe Pulte should be allowed to fulfill the vision for the Ten Mile Creek development. We need the homes, we need the jobs, we need the infrastructure, and we need the commerce that such a development would bring to the upcounty region. Montgomery County continues to make it so onerous and costly for businesses to do business by changing the playing field in the middle of the game. The approved Clarksburg Master Plan was carefully written to balance environmental concerns with the county's need for housing, community building and economic development. There is no clear reason to change the plan and upset that balance.

Drinking water will not be harmed if Pulte builds the Ten Mile Creek community. There is no study that finds building some 1,000 homes in accordance with the master plan would make the county's emergency supply of drinking water unsafe. In fact, a county study projects that overall water quality in the Ten Mile Creek watershed will remain in the good category with development — even without the extra protections of current state law that Pulte will follow.

Clarksburg has not yet achieved the critical mass of population necessary to support or attract the kind of amenities such as transit service and quality retail the master plan envisioned for the community.

Pulte's Ten Mile Creek community is projected to contribute \$16.6 million annually in local consumer spending. That's the kind of money that could attract quality retail to the town. Analysts also project that spending will generate close to 400 permanent new jobs in the county. The changes proposed in the draft report would cost \$13 million a year in spending, along with the jobs lost.

Both the Gaithersburg-Germantown and the Clarksburg chambers of commerce — representing more than 400 businesses — have joined in supporting the 1994 Clarksburg Master Plan. I urge you not to amend the master plan and

allow Clarksburg to become the complete and thriving community promised in the 1994 Master Plan.

Sincerely,

Kevin and Lori Connor
9828 Log House Court
Gaithersburg, MD 20882

Sent from my mobile gizmo

MCP-CTRACK

From: Carrier, Francoise
Sent: Friday, September 06, 2013 9:52 AM
To: MCP-Chair
Subject: Fwd: Please keep your promise to Clarksburg

RECEIVED
SEP 06 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Emory Kohn <emoryk5758@gmail.com>

Date: September 6, 2013 9:37:33 AM EDT

To: <Francoise.Carrier@mncppc-mc.org>, <Marye.Wells-Harley@mncppc-mc.org>, <Amy.Presley@mncppc-mc.org>, <Norman.Dreyfuss@mncppc-mc.org>, <Casey.Anderson@mncppc-mc.org>, <councilmember.andrews@montgomerycountymd.gov>, <councilmember.berliner@montgomerycountymd.gov>, <councilmember.elrich@montgomerycountymd.gov>, <councilmember.ervin@montgomerycountymd.gov>, <councilmember.floreen@montgomerycountymd.gov>, <councilmember.leventhal@montgomerycountymd.gov>, <councilmember.navarro@montgomerycountymd.gov>, <councilmember.rice@montgomerycountymd.gov>, <councilmember.riemer@montgomerycountymd.gov>

Subject: Please keep your promise to Clarksburg

Reply-To: <emoryk5758@gmail.com>

09/06/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members and County Council Members,

You have the opportunity to make good on promises made to the thousands of people who embraced a vision of Clarksburg — one decided by county officials in a public process conducted hand-in-hand with the community and set forth in the 1994 Master Plan. Please protect that vision, and do not amend the Master Plan.

It's been many years, and Clarksburg is still waiting for stores, restaurants, transit, a library and other things that most Montgomery County residents and stakeholders take for granted. The final stage of the Master Plan as envisioned will help bring those much needed amenities to Clarksburg.

The Master Plan was carefully crafted to balance the environment with community building, and ever-evolving state and local laws ensure the highest environmental safeguards. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made to those who have invested in the vision. Please do not amend the Clarksburg Master Plan.

Sincerely,
Emory Kohn

Clarksburg Resident: Yes

Subject: Please keep your promise to Clarksburg

Date: Thursday, September 5, 2013 9:59:09 AM Eastern Daylight Time

From: Elliot Lewis

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

09/05/2013

Francoise Carrier, Chair, and Planning Board members Montgomery County Council

Re: Clarksburg Master Plan Amendment

As a Clarksburg resident, I am writing to go on record that I support Clarksburg's continued developed as envisioned in the 1994 Master Plan.

ElliotLewis

elliott@eplcpa.com

I am a Clarksburg Resident: Yes

Lane, Brittany

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SEP 09 2013

From: Presley, Amy
Sent: Thursday, September 05, 2013 10:46 AM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Srinivas Regula
Sent: Thursday, September 05, 2013 10:45:52 AM (UTC-05:00) Eastern Time (US & Canada)
To: Carrier, Francoise; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey;
councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Please keep your promise to Clarksburg

09/05/2013

Francoise Carrier, Chair, and Planning Board members Montgomery County Council

Re: Clarksburg Master Plan Amendment

Francoise Carrier, Chair, and Planning Board Members
Montgomery County Council

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It's been many years, and Clarksburg is still waiting for stores, restaurants, transit, more roads, recreational parks, a library and other things that most Montgomery County residents and stakeholders take for granted. While the county puts millions of dollars on the down county projects, none is allocated towards improvement of up county roads or transit. (For Ex: 355 is a mess past Germantown). The final stage of the Master Plan as envisioned will help bring those much needed amenities to Clarksburg.

If the Master Plan is amended it sets a very grave precedent for business to not invest in this community. This case from this developer is significantly important, since the developer followed all the rules, bought TDR's to protect the agricultural reserve and invested based on certain assumption from the county.

The Master Plan was carefully crafted to balance the environment with community building, and ever-evolving state and local laws ensure the highest environmental safeguards. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made to those who have invested in the vision. Please do not amend the Clarksburg Master Plan.

Sincerely,

MCP-CTRACK

From: Presley, Amy
Sent: Thursday, September 05, 2013 9:59 AM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

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0852
SEP 05 2013

OFFICE OF THE CHAIRMAN
THE MONTGOMERY NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Elliot Lewis
Sent: Thursday, September 05, 2013 9:59:09 AM (UTC-05:00) Eastern Time (US & Canada)
To: Carrier, Francoise; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey;
councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Please keep your promise to Clarksburg

09/05/2013

Francoise Carrier, Chair, and Planning Board members Montgomery County Council

Re: Clarksburg Master Plan Amendment

As a Clarksburg resident, I am writing to go on record that I support Clarksburg's continued developed as envisioned in the 1994 Master Plan.

ElliotLewis
elliott@eplcpa.com

I am a Clarksburg Resident: Yes

MCP-CTRACK

From: Presley, Amy
Sent: Thursday, September 05, 2013 10:46 AM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

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SEP 05 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Srinivas Regula
Sent: Thursday, September 05, 2013 10:45:52 AM (UTC-05:00) Eastern Time (US & Canada)
To: Carrier, Francoise; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey;
councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Please keep your promise to Clarksburg

09/05/2013

Francoise Carrier, Chair, and Planning Board members Montgomery County Council

Re: Clarksburg Master Plan Amendment

Francoise Carrier, Chair, and Planning Board Members
Montgomery County Council

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Sincerely,

SrinivasRegula

aryaputrausa@yahoo.com

I am a Clarksburg Resident: Yes

MCP-CTRACK

From: Marilyn Balcombe <MBalcombe@GGChamber.org>
Sent: Wednesday, September 04, 2013 12:39 PM
To: MCP-Chair
Subject: Ten Mile Creek - Clarksburg Public Hearing
Attachments: Ten Mile Creek September Hearing.pdf

RECEIVED
SEP 04 2013

OFFICE OF THE CLERK
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Attached is written testimony in full support of the proposed development in the Ten Mile Creek area of Clarksburg.

Thank you.

Marilyn

Marilyn Balcombe
President / CEO
Gaithersburg-Germantown Chamber of Commerce
301-840-1400 x15
mbalcombe@ggchamber.org
www.ggchamber.org

910 Clopper Road
Suite 205N
Gaithersburg, MD 20878



Gaithersburg-Germantown Chamber of Commerce, Inc.

910 Clopper Road, Suite 205N, Gaithersburg, Maryland 20878 (301) 840-1400, Fax (301) 963-3918

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THERRIEN WADDELL

Françoise Carrier, Planning Board Chair
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Planning Board,

I am writing to you today to support implementation of the 1994 Clarksburg Master Plan, specifically the development envisioned in it for the Ten Mile Creek Area.

From an economic development point of view, Clarksburg needs to build out the way the Master Plan envisions. It is intended to be the final hub along the I-270 technology corridor that supports regional employment. To be that place, it needs a critical mass to support attracting jobs and retail. Building the full complement of housing provided for in the Master Plan is essential.

Down-zoning the Pulte Homes property to allow only a fraction of the homes permitted under the current Master Plan does not serve Clarksburg. To the contrary, a move away the Master Plan signals to others that Clarksburg's future as the regional employment center and vibrant community is in jeopardy. The state of Maryland has already put an indefinite hold on bringing the Corridor Cities Transitway into Clarksburg citing a lack of population to support the project at this time. We find ourselves in a Catch-22. Clarksburg and Germantown were envisioned as transit oriented development and we need the transit to complete that vision – however we can't get the transit without the density.

Economic analyses show that the 1,000 homes planned at the Pulte development will bring significant consumer spending to the Clarksburg area. It is estimated at \$16.6 million annually. The recommendation from county staff to reduce the number of homes to about 215 will cost area businesses about \$13 million in potential spending annually. Clarksburg has had trouble attracting community retail, especially to its Town Center. Reducing the potential local spending so significantly is not in the best interest of growing a dynamic Town Center.

Another economic benefit of the Pulte development is the jobs that will be created by the consumer spending. Many of the small business owners who do operate in Clarksburg have said they hope to grow and hire more staff. Economic modeling shows the additional consumer spending that the Pulte project will bring will create 365 permanent jobs in the county. Job creation should be a priority for the county and its residents.

There is concern about protecting the watershed, and Pulte's plans show a responsible and diligent approach to environmental safeguards. Those who wrote the '94 Master

www.ggchamber.org



Gaithersburg-Germantown Chamber of Commerce, Inc.

910 Clopper Road, Suite 205N, Gaithersburg, Maryland 20878 (301) 840-1400, Fax (301) 963-3918

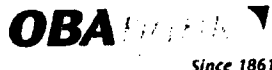
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THERRIEN WADDELL

Plan identified the sensitive environmental concerns and addressed them by outlining a specific protection and mitigation strategy. It is our understanding that Pulte is addressing these strategies.

There needs to be a balance in Stage 4 development of the Clarksburg, as directed in the Master Plan with the designation of the area as part of the TDR receiving zone. The staff recommendations do not represent balance, and do not mention the economic consequences. There needs to be strong environmental safeguards, but a dismantling of the intent of Stage 4 to this extent breaks faith with not only the business community, but the community at-large which is waiting on important amenities like transit and a robust, economically viable town center.

Please follow the intent of the Clarksburg Master Plan, honor the highly successful TDR and Agricultural Reserve programs, and allow responsible development to proceed in Stage 4.

As always, thank you for your service to our community.

Sincerely,

Marilyn Balcombe
President / CEO

www.ggchamber.org

MCP-CTRACK

From: Paul Bender <pgbender@verizon.net>
Sent: Wednesday, September 04, 2013 8:46 PM
To: MCP-Chair
Subject: Clarksburg Town Center

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SEP. 05 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier and Montgomery County Planning Board,

I have been a resident of Montgomery County for the past 19 years, 10 of those years in the Clarksburg Town Center. At the time I purchased my home, the Clarksburg Town Center was widely promoted as a "neo-traditional," or "new urbanist" community—meaning that, instead of the usual "concrete jungle" typical of suburban sprawl developments, the Town Center would be a "walkable" community. Instead of big back yards, Town Center residents would have the benefit of large community green spaces including pocket parks, walking and biking trails, playgrounds, an amphitheater, a library, an elementary school, and a retail center all residents could reach without the aid of a car. The Town Center was to be part of Phase I of the Clarksburg Master Plan, which also included a transit and greenway system to connect the Town Center with the rest of Clarksburg and Montgomery County. It was a compelling image. I still have the sales brochure.

As you probably know, in the 11 to 12 years the Clarksburg Town Center has existed, very little of that plan has been implemented. The elementary school has been built, and there are a few playgrounds and pocket parks, but the vision of the Town Center as a "walkable community" has clearly not been realized. The nearest grocery store is about 4 miles away in Germantown and Damascus. And while the welcome addition of a new grocery store in Clarksburg Village later this fall promises to improve on that situation by reducing that driving distance to 2 miles, it does nothing to rectify the shortcomings of the Town Center. If anything, the decision to build the first retail center in Clarksburg Village (rather than the Town Center, as required by the Master Plan) is a recognition that the county and the developers of the Town Center have failed to follow through on their commitments to the Clarksburg Master Plan, to Clarksburg, and to the Town Center, and the only way to make progress in Clarksburg is apparently to do so by bypassing the Town Center entirely.

It is with these thoughts in mind that I read in the newspaper about the sudden urgency to approve and build an outlet mall (or a pair of them) in Clarksburg, along with yet another housing development. We already have plenty of under-construction housing developments in Clarksburg—not only the unfinished Town Center, but Clarksburg Village, Arora Hills, The Highlands, and Gateway Commons among others—so the pressing need for the new Pulte housing development is not apparent to me. We already can drive to Germantown for strip malls, big box stores, and acres of pavement. Bringing outlet malls, a food court, and acres of pavement to Clarksburg will not improve the quality of living here, nor will it promote the walkable, neo-traditional, new urbanist community lifestyle that was promised to be synonymous with "Clarksburg." In fact, if these shopping areas are successful, they will draw shoppers (along with traffic and congestion) from many miles around. Without the infrastructure improvements of Phase I, the prosperity enjoyed by the retailers of the proposed outlet malls and housing development will come at the expense of the quality of life of those living in the incomplete Town Center.

For a decade, development of the Town Center has been plagued by a myriad of violations and delays. One can argue about who is to blame for these delays, but the people living in the Town Center and the people of Clarksburg are certainly not among them. Yet they are the ones who are most affected by these decisions, and they are the ones who will no doubt be asked to wait yet another ten years for roads and a retail center, while county resources are redirected toward the needs of outlet malls and a new housing development. That is wrong. Phase I of the Master Plan—the development of the Clarksburg Town Center, including all of the

infrastructure such as roads, transit, and road improvements, required to support it--should come before Phases IV and V. Phase I of the Master Plan is the foundation of Clarksburg. Completing it is the job that the county and developers, in good conscience, should have been working on for the past ten years. Phases IV & V should be considered the reward for having demonstrated a job well done on Phase I.

Please vote to place the implementation of Phase I of the Master Plan ahead of Phase IV and V, and to ensure that completion of the Clarksburg Town Center and infrastructure improvements are a priority. If an outlet mall in Clarksburg is absolutely unavoidable, then please try to find creative ways to keep that effort from further stalling the Town Center. (For example, why not charge the developer of the outlet mall with the additional responsibility of completing the development of the Town Center retail center as well?) Please don't allow development in Clarksburg to bypass the Clarksburg Town Center and violate the Clarksburg Master Plan yet again.

Thank you for your understanding and support.

Yours Sincerely,

Paul Bender
12873 Murphy Grove Terrace
Clarksburg

MCP-CTRACK

From: Dreyfuss, Norman
Sent: Wednesday, September 04, 2013 5:56 PM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

RECEIVED
0837
SEP 05 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: germain allen
Sent: Wednesday, September 04, 2013 5:55:54 PM (UTC-05:00) Eastern Time (US & Canada)
To: Carrier, Francoise; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey;
councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Please keep your promise to Clarksburg

09/04/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members and County Council Members,

You have the opportunity to make good on promises made to the thousands of people who embraced a vision of Clarksburg — one decided by county officials in a public process conducted hand-in-hand with the community and set forth in the 1994 Master Plan. Please protect that vision, and do not amend the Master Plan.

It's been many years, and Clarksburg is still waiting for stores, restaurants, transit, a library and other things that most Montgomery County residents and stakeholders take for granted. The final stage of the Master Plan as envisioned will help bring those much needed amenities to Clarksburg.

The Master Plan was carefully crafted to balance the environment with community building, and ever-evolving state and local laws ensure the highest environmental safeguards. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made to those who have invested in the vision. Please do not amend the Clarksburg Master Plan.

Sincerely,
germain allen

Clarksburg Resident: Yes

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SEP 10 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

September 3, 2013

Francoise Carrier, Chair, and Planning Board Members
Montgomery County Planning Board

Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members and County Council Members,

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Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive 'F' followed by a vertical line.

RECEIVED
SEP 10 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

September 3, 2013

Francoise Carrier, Chair, and Planning Board Members
Montgomery County Planning Board

Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

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Sincerely,

Clarksburg Pharmacy -
(Parvinder Kaur - (Pharmacist)
23213 Stringtown Road
Clarksburg PA MD- 20871
301-428-4400.

We really
appreciate more
growing community
in Clarksburg -
Thanks -

MCP-CTRACK

From: Presley, Amy
Sent: Sunday, September 01, 2013 11:57 AM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

RECEIVED
8819
SEP 03 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Lindsey Smith
Sent: Sunday, September 01, 2013 11:56:35 AM (UTC-05:00) Eastern Time (US & Canada)
To: Carrier, Francoise; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey;
councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Please keep your promise to Clarksburg

09/01/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members and County Council Members,

You have the opportunity to make good on promises made to the thousands of people who embraced a vision of Clarksburg — one decided by county officials in a public process conducted hand-in-hand with the community and set forth in the 1994 Master Plan. Please protect that vision, and do not amend the Master Plan.

It's been many years, and Clarksburg is still waiting for stores, restaurants, transit, a library and other things that most Montgomery County residents and stakeholders take for granted. The final stage of the Master Plan as envisioned will help bring those much needed amenities to Clarksburg.

The Master Plan was carefully crafted to balance the environment with community building, and ever-evolving state and local laws ensure the highest environmental safeguards. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made to those who have invested in the vision. Please do not amend the Clarksburg Master Plan.

Sincerely,
Lindsey Smith

Clarksburg Resident: Yes

MCP-CTRACK

From: Wells-Harley, Marye
Sent: Sunday, September 01, 2013 11:39 AM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

RECEIVED
SEP 03 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Linda Chirac
Sent: Sunday, September 01, 2013 11:38:41 AM (UTC-05:00) Eastern Time (US & Canada)
To: Carrier, Francoise; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Anderson, Casey;
councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov;
councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Please keep your promise to Clarksburg

09/01/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members and County Council Members,

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Sincerely,
Linda Chirac

Clarksburg Resident: Yes

Subject: Please keep your promise to Clarksburg

Date: Monday, August 26, 2013 8:26:07 PM Eastern Daylight Time

From: Garret and Bangorn Grim

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

08/27/2013

Francoise Carrier, Chair, and Planning Board members Montgomery County Council

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members,

My wife and I are 9 year residents of Clarksburg Town Center. We and our neighbors have waited a long time for the promises we heard when we bought here to be fulfilled. We were not promised an Outlet Mall, but we believe that the Ten Mile Creek proposal offers an opportunity to modify the master plan in a way that will increase the economic viability of investments in Clarksburg and add to property values while at the same time preserving the environment for future generations. We hold this positions because we have carefully listened to and asked questions of the Ten Mile Creek advocates, and have discussed the project with Clarksburg business owners.

As we contemplate the future of our hometown, we will support every proposal that helps to fulfill the vision. We think Ten Mile Creek augments the chances that the vision will be fulfilled.

Garret and BangornGrim

ggrim2@gmail.com

I am a Clarksburg Resident: Yes

RECEIVED
0788
AUG 28 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

August 22, 2013

Francoise Carrier, Chair, and Planning Commissioners
Montgomery County Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

Re: Clarksburg Master Plan Amendment

Dear Ms. Carrier and Commissioners,

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Sincerely,

Joann S. Woodson
24301 Burnt Mill Rd
Clarksburg, Md. 20871
a resident for 61 yrs.

RECEIVED

AUG 22 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Françoise Carrier, chair
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring MD 20910

August 21, 2013

Dear Ms. Carrier,

I served on the committee that helped write the 1994 Clarksburg Master Plan and am upset by the groups coming in now trying to rewrite the plan and misrepresent its intent.

The Master Plan was carefully crafted to balance the environment with community building. It placed 1,800 acres on the west side of Ten Mile Creek in the Agricultural Reserve and made land on the east side a TDR receiving area. The additional housing called for in Stage 4 of the Master Plan — in the TDR receiving area — is important to helping us attain the full Master Plan vision for Clarksburg.

I never thought in 2013 I'd still be going to Milestone in Germantown to shop. The stores, restaurants, library, fire station and transit promised are not even under construction. So many promises to the people of Clarksburg haven't been carried out.

You have the opportunity to make good on promises made to the thousands of people who helped create and embraced a vision of Clarksburg. Please protect that vision and do not amend the Master Plan. The final stage as envisioned will help bring those much needed amenities to Clarksburg.

The same state and local laws that allowed the ICC to be built in an environmentally sensitive way will protect the environment. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made.

Clarksburg is still waiting for things that most Montgomery County residents take for granted. To change course in Clarksburg now is not fair to the people who came here or want to come here.

Sincerely,

Joanna S. Woodson
24301 Burnt Hill Rd
Clarksburg, Md.
2087

RECEIVED
AUG 22 2013

OFFICE OF THE CHAIRMAN
THE MONTGOMERY NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

August 22, 2013

Francoise Carrier, Chair, and Planning Commissioners
Montgomery County Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

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Sincerely,

Kurt Cloud
301-412-1254
18131 Chabot Dr. #202
Germantown, MD 20874

RECEIVED

AUG 22 2013

OFFICE OF THE CHAIRMAN
THE MONTGOMERY NATIONAL CAPITAL
PLANNING COMMISSION

August 22, 2013

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Montgomery County Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

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Sincerely,

Freise C. Bryant
12835 Clarksburg Sq. Rd - 301
Clarksburg MD 20871

RECEIVED

AUG 22 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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Montgomery County Planning Board
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Sincerely,

Garol B. Morris
#1 Diller Court
Bowie, Md 20841
(301) 972-9054

RECEIVED

AUG 22 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

August 22, 2013

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Sincerely,

Margaret F. Williams
23400-Stringtown Rd.
Clarksburg, Maryland
20871
301-428-0524

RECEIVED
AUG 22 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

August 22, 2013

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Montgomery County Planning Board
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Silver Spring, MD 20910

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Sincerely,

Ray E. Hickey
1327 - Warfield Rd.
Kathensburg, MD 20882

*a former resident of Clarksburg.
Ethel Freeman was my mother.*

RECEIVED

AUG 22 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

August 22, 2013

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Sincerely,

John F. Frantz
9610 Lightmaw Rd
Hartshornburg, MD 20879

RECEIVED

AUG 22 2013

**OFFICE OF THE CHAIRMAN
THE MONTGOMERY AND NATIONAL CAPITAL
PLANNING COMMISSION**

August 22, 2013

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Montgomery County Planning Board
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Sincerely,

James J. Frenna
23412 Stringtown Rd
Clarksburg Md 20871
301-428-0218

RECEIVED

AUG 22 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

August 22, 2013

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Montgomery County Planning Board
M-NCPPC
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Silver Spring, MD 20910

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Sincerely,

Cecile Foreman
23404 Stringtown Rd
Clarksburg, Md. 20871

RECEIVED
0763
AUG 22 2013

OFFICE OF THE CHAIRMAN
THE MONTGOMERY-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

August 22, 2013

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Sincerely,

Lizzie M. Rockman
18502 Borsenberry Dr
Gaithersburg MD 20879
240-683-7933

August 21, 2013

Re: Clarksburg Master Plan

Dear Ms. Carrier and Planning Commissioners,

When my husband and I bought our home on Clarksburg Road 10 years ago, we knew one day our backyard would look out on a new community. It was in the Master Plan, we expected it.

Pulte Homes bought the property in 2005 and, I believe, has done everything possible to plan a good development that will be built in a more environmentally sensitive manner than county officials thought possible in 1994 when they approved the Clarksburg Master Plan.

Following the guidelines of that plan, Pulte bought the land and 340 Transfer Development Rights (TDR) enough TDRs to preserve 1,700 acres of farmland. It has planned a community that will keep more than half of the 538 acres as stream buffers and incorporate some 600 ESD features to protect the Ten Mile Creek watershed. It has done a very good job of making sure the creek is preserved.

I believe that Pulte has done everything correctly, everything it was told to do in the master plan. I don't think it's right or fair to change the master plan now.

Sincerely,

Tatiana Franklin
Tatiana Franklin
22620 Clarksburg Road
Boys, MD 20841
240-686-1700

Subject: Please keep your promise to Clarksburg

Date: Thursday, September 5, 2013 9:59:09 AM Eastern Daylight Time

From: Elliot Lewis

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

09/05/2013

Francoise Carrier, Chair, and Planning Board members Montgomery County Council

Re: Clarksburg Master Plan Amendment

As a Clarksburg resident, I am writing to go on record that I support Clarksburg's continued developed as envisioned in the 1994 Master Plan.

ElliotLewis

elliott@eplcpa.com

I am a Clarksburg Resident: Yes

Subject: Please keep your promise to Clarksburg

Date: Friday, September 6, 2013 9:37:33 AM Eastern Daylight Time

From: Emory Kohn

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

09/06/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

Dear Planning Board Members and County Council Members,

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Sincerely,
Emory Kohn

Clarksburg Resident: Yes

Subject: Please keep your promise to Clarksburg

Date: Wednesday, September 4, 2013 5:55:54 PM Eastern Daylight Time

From: germain allen

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

09/04/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

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Sincerely,
germain allen

Clarksburg Resident: Yes

Subject: Please keep your promise to Clarksburg

Date: Thursday, September 5, 2013 10:45:52 AM Eastern Daylight Time

From: Srinivas Regula

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

09/05/2013

Francoise Carrier, Chair, and Planning Board members Montgomery County Council

Re: Clarksburg Master Plan Amendment

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Montgomery County Council

Re: Clarksburg Master Plan Amendment

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It's been many years, and Clarksburg is still waiting for stores, restaurants, transit, more roads, recreational parks, a library and other things that most Montgomery County residents and stakeholders take for granted. While the county puts millions of dollars on the down county projects, none is allocated towards improvement of up county roads or transit. (For Ex: 355 is a mess past Germantown). The final stage of the Master Plan as envisioned will help bring those much needed amenities to Clarksburg.

If the Master Plan is amended it sets a very grave precedent for business to not invest in this community. This case from this developer is significantly important, since the developer followed all the rules, bought TDR's to protect the agricultural reserve and invested based on certain assumption from the county.

The Master Plan was carefully crafted to balance the environment with community building, and ever-evolving state and local laws ensure the highest environmental safeguards. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made to those who have invested in the vision. Please do not amend the Clarksburg Master Plan.

Sincerely,

SrinivasRegula
aryaputrausa@yahoo.com
I am a Clarksburg Resident: Yes

Subject: Please keep your promise to Clarksburg

Date: Friday, August 30, 2013 6:36:19 AM Eastern Daylight Time

From: Thomas Antony

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

08/30/2013

Montgomery County Council

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Dear Planning Board Members and County Council Members,

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It's been many years, and Clarksburg is still waiting for stores, restaurants, transit, a library and other things that most Montgomery County residents and stakeholders take for granted. The final stage of the Master Plan as envisioned will help bring those much needed amenities to Clarksburg.

The Master Plan was carefully crafted to balance the environment with community building, and ever-evolving state and local laws ensure the highest environmental safeguards. Protecting the Ten Mile Creek watershed can be accomplished without impinging on property rights or the promises made to those who have invested in the vision. Please do not amend the Clarksburg Master Plan.

Sincerely,
Thomas Antony

Clarksburg Resident: Yes

Subject: Please keep your promise to Clarksburg

Date: Tuesday, July 9, 2013 3:54:21 PM Eastern Daylight Time

From: Michael McCann

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

07/09/2013

Montgomery County Council

Re: Clarksburg Master Plan Amendment

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Sincerely,
Michael McCann

Clarksburg Resident: Yes

Subject: Please keep your promise to Clarksburg

Date: Sunday, September 1, 2013 11:56:35 AM Eastern Daylight Time

From: Lindsey Smith

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

09/01/2013

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Sincerely,
Lindsey Smith

Clarksburg Resident: Yes

Subject: Please keep your promise to Clarksburg

Date: Sunday, September 1, 2013 11:38:41 AM Eastern Daylight Time

From: Linda Chirac

To: Francoise.Carrier@mncppc-mc.org, Marye.Wells-Harley@mncppc-mc.org, Amy.Presley@mncppc-mc.org, Norman.Dreyfuss@mncppc-mc.org, Casey.Anderson@mncppc-mc.org, councilmember.andrews@montgomerycountymd.gov, councilmember.berliner@montgomerycountymd.gov, councilmember.elrich@montgomerycountymd.gov, councilmember.ervin@montgomerycountymd.gov, councilmember.floreen@montgomerycountymd.gov, councilmember.leventhal@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

09/01/2013

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Sincerely,
Linda Chirac

Clarksburg Resident: Yes