

Lane, Brittany

RECEIVED

From: M Schoenbaum <mwschoenbaum@yahoo.com>
Sent: Saturday, September 07, 2013 7:41 AM
To: MCP-Chair
Cc: county.council@montgomerycountymd.gov
Subject: Clarksburg Master Plan

SEP 09 2013
0849
VICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Montgomery County Planning Board,

Please add staging requirements to the Ten Mile Creek Limited Master Plan Amendment. The staging requirements should be as follows:

1. No approval of development on Ten Mile Creek until there is full funding of the Corridor Cities Transitway from Metropolitan Grove to Clarksburg Town Center in the first 6 years of Montgomery County's Capital Improvement Plan or Maryland's Consolidated Transportation Program. (This requirement is analogous to the staging requirement in the Great Seneca Science Corridor Master Plan.) The reason for this staging requirement is to keep the Clarksburg Master Plan's promise of a transit-oriented community.
2. No approval of development on Ten Mile Creek until 90,000 square feet of retail uses have been established in Clarksburg's Town Center. The reason for this staging requirement is to keep the Clarksburg Master Plan's promise of a town-style development.
3. Any development on Ten Mile Creek contingent on the results of Montgomery County's monitoring and evaluation of the effect of construction at Cabin Branch on the water supply and water quality of Little Seneca Lake and the Piedmont Sole Source Aquifer. The reason for this staging requirement is to keep the Clarksburg Master Plan's promise of protecting the environment.

Miriam Schoenbaum
15004 Clopper Rd
Boys MD 20841

MCP-CTRACK

From: Kingston Jesudasan <kjesudasan@yahoo.com>
Sent: Friday, August 23, 2013 11:33 AM
To: MCP-Chair
Subject: Clarksburg Master Plan Amendment

RECEIVED
0766
AUG 23 2013

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

Respected Planning Board Chair,

I moved to Clarksburg Town center 5 years back and waited patiently for our promised walkable Town Center. A Town Center that was promised but never materialized. Now, we are talking about stage 4 with dense development. The Master Plan should not promote anything that undercuts the prospects for Town Center! Town Center is supposed to draw people together in a walkable community. **An outlet mall on 355 will be a traffic disaster for locals.** The mall on top of the headwaters of Ten Mile Creek will also be an environmental disaster. If anything gets built there, it should be **limited office space for high quality Jobs.** The Peterson/Tanger mall is not a resource for Clarksburg, it is a regional mall serving everybody except the people of Clarksburg. The Staff Report did a good job with the west side of 270, by calling for greatly reduced density and the creation of new parkland in the Pulte proposed "Ten Mile Creek" development. That is a step in the right direction. The Planning Board should adopt the Staff's plan or even make it tougher.

Thanks in advance for your consideration and action in this matter.

Regards,
Kingston E. Jesudasan
Town Center Resident.

MCP-CTRACK

From: andrew@eltiempolatino.com
Sent: Tuesday, August 27, 2013 10:22 AM
To: MCP-Chair
Subject: The Future of Clarksburg

RECEIVED

AUG 27 2013

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

This past weekend my wife and I visited the Clarksburg Farmers Market, previously held on the vacant lot slated for Town Center retail, and now held in the parking lot of the Bennigan's restaurant on rt355.

A live band played, a chef prepared delicious, impromptu tastings and a tent and representative each, for both Pulte and the Peterson Co's promoted their agendas for Clarksburg's future.

Some observations;

Pulte is employing propaganda techniques intended to cast their development on the west side of r270 as a veritable nature conservatory/wildlife habitat. To view their advertising material one might believe this is an agency of The Audubon Society - an effort by Greenpeace maybe? Nowhere on the promotions delivered to my home is the builder's logo, only a singular mention in the smaller text. For a developer supposedly so committed to the environment, why hide?

Peterson Co's Outlet Mall. This is laughable on several levels. First, let's define 'outlet mall'. An 'outlet mall', or any kind of mall, but certainly an 'outlet mall' is specifically a destination enterprise. These megastructures draw endless columns of vehicles and hordes of people from far and wide. Buses will be used to truck in groups. The curse of an extraordinary, and permanent spike in traffic, noise, litter, pollution & environmental damage will be borne upon the residents of Clarksburg and surrounds. This is entirely inconsistent with the original vision of Clarksburg Town Center.

Second, I am aware that the outlet mall is being trumpeted by some as a source of jobs for their high-school aged children in the area. Please remember that a hospital was nixed from this site. Hospitals employ many people while drawing only the traffic necessary for use. A hospital would have provided far better paying jobs, and many more of them, than the retail jobs of an outlet mall. Doctors, nurses, surgeons, anesthesiologists, administrators and others would likely have purchased and lived in Clarksburg Town Center, driving home sales and supporting home values - high-school age kids don't purchase homes. At the very least if Clarksburg has been deemed a 'jobs program,' somebody should have considered this before eliminating the hospital option. Let the builders go elsewhere with an outlet mall - far away - why should Clarksburg be cheapened with this kind of development?

In closing, I am sickened that The Clarksburg Town Center Community Farmer's Market has been slickly co-opted by the owner of the Bennigan's building for the purpose of advancing the development of an outlet mall.

I very seriously doubt that anyone with an opposing view, ie - Liveable Clarksburg, or others would be welcome to come set up a tent alongside the developers' tents in the parking lot.

We want Clarksburg Town Center and area to be known as an exceptional place to live - not an 'outlet mall,' day-trip destination.

Thank You
AHencke
ZTijero
Clarksburg Town Center

MCP-CTRACK

From: jrba1@verizon.net
Sent: Tuesday, September 03, 2013 5:11 PM
To: MCP-Chair; County.council@montgomerycountymd.gov
Cc: LiveableClarksburg@gmail.com
Subject: Clarksburg: Future of Clarksburg

RECEIVED
SEP 04 2013

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

Dear Planning Board and County Council,

This brief, but to the point email touches on the Future of Clarksburg agenda.

I've been a resident of Montgomery County my entire life. When we looked for a neighborhood to raise our family, we sought out Clarksburg for three key reasons:

- (1) Quality of schools
- (2) Greenspace and access to beautiful parkland, i.e. Little Bennett Regional Park in particular
- (3) Away for the "hustle and bustle" of Germantown and Gaithersburg

As a key region in upper Montgomery County, Clarksburg has many qualities, that should be thoughtfully considered for today and the future.

Yes, we need development, but it should be thoughtful & comply with the Master Plan.

What we do not need:

- (1) Outlets.

Why: I'd like to see the market research and financial metrics that support the need for Outlets. I can understand the tax revenue that outlets would bring, but please do not disregard the high priority points for the community, which include transit and roads, as well as business, for example R&D firms in the technology sector. I'm aware that Gansler, who is running for Governor would like to make Maryland and Montgomery County competitive with Northern Virginia in terms of bringing high value jobs to our community, instead of sending them to NOVA. High value jobs are what we need, not low priority outlets.

- (2) Hotel.

Why: I'd like to see the metrics and research that support the need for a hotel. Over time, a hotel would add value, once the higher priority, that is bringing high value jobs to Clarksburg. Right now, Thales is about the only high value large employer in Clarksburg. Let's prioritize networking with leaders in the business community to discuss the high quality base of citizens in Clarksburg with the education and technical background that industry needs to fill FTE positions.

- (3) More and more houses.

Why? The county needs to focus on the Master Plan and fulfill that need first, before more and more homes are built. As they say, do not put the cart before the wagon.

Montgomery County is a beautiful community. It's my community and I'm proud to say I live here to others in the United States. I follow Montgomery County leaders and am proud of what has been accomplished in MoCo since I was a child.

Please, continue to use your smarts and make the right choice regarding development, for the present and most important, for the future. Development is bound to happen, but the outlets are not the type of development that the community wants or needs. Let's get the priorities straight, transit is important and safe walkways for all. I think a priority that needs urgent review is that of the safety of our children walking in the community to and from Clarksburg High School. There is no sidewalk. They are walking inches from traffic, with distracted drivers, and others who travel at higher speeds. Put your time and effort into decisions that thoughtfully our tax dollars.

Thanks for your service to our community.

Sincerely,
Jane Bennett Aldous
jrba1@verizon.net
240-731-8551

MCP-CTRACK

From: Mirmozaffari, Yaseman <Yaseman_Mirmozaffari@mcpsmd.org>
Sent: Friday, August 23, 2013 11:12 AM
To: MCP-Chair
Cc: MelaneKHoffmann@aol.com
Subject: Master Plan Amendment

RECEIVED

AUG 23 2013

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

Dear Ms. Carrier,

I live and work in Clarksburg, and I think it would be an absolute travesty to allow Peterson Tanger Outlet Mall to build on the Miles Coppola parcel. When I bought my home three and a half years ago, I was making an investment in a community that I knew would eventually grow and thrive. While I am still waiting for further development, this is *not* the kind of development I want to see, nor is it the kind of development that would create a thriving and livable community. When building, we must be environmentally conscious if we hope to have a future. But I also understand that in our society, money and greed often take precedence over sound and responsible decision-making. I urge you, then, to think about what would be best for Clarksburg economically, and that is absolutely *not* an outlet mall. We need to bring high quality jobs to this community. There is currently no real job market in Clarksburg, and simple retail is not enough to make this a fiscally viable community. I do not know why the hospital was not approved, but I would like to see a community that has *real* jobs, so perhaps any building on the Miles Coppola parcel should be for limited office space. This would not only help save the environment in which we all live, but it would help ensure a better financial future for the community. I bought my house here hoping to live in a *community*, not the space near an outlet mall. Time and time again in this past year, I have reconsidered living here because of the various issues I see arising. Please make decisions that make people want to *live* here, not make people want to *shop* here before they drive back to their homes in genuine communities.

Thanks for your time and careful consideration,

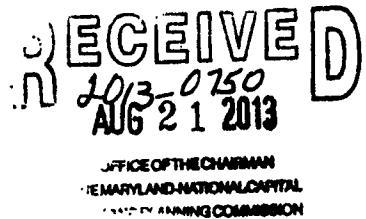
Yaseman Mirmozaffari

English Teacher

Clarksburg High School

Garcia, Joyce

From: andrew@eltiempolatino.com
Sent: Tuesday, August 20, 2013 3:45 PM
To: county.council@montgomerycountymd.gov; MCP-Chair
Cc: LiveableClarksburg@gmail.com
Subject: Clarksburg Master Plan



My wife and I are 12 year residents and original owners in Clarksburg Town Center.

Simply put, we do not want an outlet mall anywhere near Clarksburg - not on the west side of 270, not on the east side of 270.

Long overdue Clarksburg Town Center retail will NOT be dependent upon development of an outlet mall - regardless of what the developers of said mall have claimed. Elm Street/Third Try have already stated that their Town Center plans are not dependent upon any other retail development in Clarksburg.

The recent propaganda attempts by Pulte and the outlet developers, in the form of neighborhood doorhangers and direct mailers are nothing short of shameless misrepresentation.

We implore you to not cave to the interests of the builders regarding the final phases of Clarksburg Town Center and surrounds.

Thank You
A Hencke
Z Tijero
Clarksburg Town Center

Garcia, Joyce

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SEP 09 2013

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

From: Sandy <shutto@verizon.net>
Sent: Monday, September 09, 2013 5:03 PM
To: MCP-Chair
Cc: 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; Dolan, Mary; Lazdins, Valdis; Russ, Gregory
Subject: Clarksburg Master Plan

Dear Ms Francoise Carrier,

I'm a 4th generation resident of Montgomery County and I am very much invested in my state as certainly my hometown county. When my husband and I decided to move from Gaithersburg to Clarksburg, it was NOT to be closer to an outlet mall!! It was to move AWAY from the malls and congestion of down-county. We moved because of the Clarksburg Master Plan indicated that a walkable community was planned; however, in the 14+ years we've been here, we have NOT seen that materialize.

I IMPLORE you, the planning staff and county coucil to REPRESENT the residents, the tax-payers and yes, the generations of families like my own in recommending and NOT APPROVING the Limited Amendment to the Clarksburg Master Plan.

The developers and Montgomery County need to COMPLETE Stages 1, 2 and 3 BEFORE approving Stage 4!! That's why the planning process was implemented in stages!!

PRESERVE the LAST B.E.S.T. stream in the county!! Ten Mile Creek is ESSENTIAL to the water quality of millions of MoCo residents and canNOT be squandered for the benefit of the developers, or the tax benefits of the county, quite frankly!! We will end of paying WAY MORE to remediate the quality of the streams and resevoirs than will ever be gained by the profits and income seen otherwise.

Thank you for your commitment and conscious decisions on behalf of future generations in Montgomery County.

Sincerely,

Sandra U. Hutto
22709 Timbercreek Lane
Clarksburg, MD 20871

MCP-CTRACK

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SEP 03 2013

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

From: Sandy Barrier <sandy.barrier@bluestoneenergy.com>
Sent: Tuesday, September 03, 2013 9:53 AM
To: MCP-Chair
Cc: county.council@montgomerycountymd.gov
Subject: Master Plan Amendment.
Attachments: County Council September 3 letter.pdf

Dear Planning Board Chair, Francoise Carrier, please see my attached letter in regards to the September 10th Hearing on Phase 4

Sincerely concerned Homeowner in Clarksburg , Maryland

Sandy Barrier

Sandy Barrier

Business Development Manager
Mid-Atlantic Region
443.759.3228 DIRECT
202.695.5278 MOBILE
sandy.barrier@bluestoneenergy.com

Bluestone Energy Services
A DIVISION OF OPTERRA ENERGY
400 East Pratt Street, Suite 800
Baltimore, MD 21202

BluestoneEnergy.com

OpTerraEnergy.com

Date September 3, 2013

To, Francoise Carrier, Chair, M-NCPPC

CC, Montgomery County Council

Appropriate planning staff, by name

Via email. MCP-Chair@mncppc-mc.org

county.council@montgomerycountymd.gov

Dear Chairman Carrier and Planning Board Members,

I am a Home Owner in the Clarksburg Maryland. I have lived in the Boyd's/ Clarksburg area all of my life. Lately I have been concerned about the future of Clarksburg. I think the residence hear have waited patiently for our Promised Walkable Town Center Village. I feel Phase 3; Cabin Branch will be an asset to the community.

I know there are 2 outlet malls trying to build in Clarksburg. I am completely against the Peterson- Tanger Outlets, along with the 1000 plus new Pulte Homes. I feel that these projects will be compromising the Land, along with Ten Mile Creek and the Reservoir. The Country surroundings are one of the best features to Clarksburg. We will be compromising the Land, along with Ten Mile Creek and the Reservoir. Clarksburg does not need 2 OUTLET MALLS!

I have been told that there will be changes in the access to the Simon outlet center off of 270 to access the new Cabin Branch Simon Shoppes, before the Simon will be allowed to build\open. I am fine as long as this happens first. I travel 270 on a regular basis. If we don't have some kind of Traffic relief, this proposed Stage 4 plan is going to burst the Traffic Bubble in Clarksburg.

Let's get it right this time, Clarksburg is tired of waiting for the added retail and services we deserve.

I am also an active member with LIVABLE CLARKSBURG. Below are the views and concerns that we feel that we will be facing if phase 4 is approved.

- The Master Plan should not promote anything that undercuts the prospects for Town Center! Town Center is supposed to draw people together in a walkable community. A huge,

regional, sprawl mall a mile up 355 will have the opposite effect. Clarksburg would become a mini-Tyson's Corner. Who wants that?

- An outlet mall on 355 will be a traffic disaster for locals.
- Some people have been lead to believe that the historic district will only get sewer to replace their failing septic systems if the Peterson Tanger Outlet Mall is approved. In truth, ANY development on the Miles Coppola parcel will require that sewer be extended up 355, so the historic district will get sewer no matter what is approved on that parcel – office, residential, anything.
- The mall on top of the headwaters of Ten Mile Creek will also be an environmental disaster. If anything gets built there, it should be limited office space for high quality jobs. That would require a lot less pavement and parking on the creek headwaters.
- The Peterson/Tanger mall is not a resource for Clarksburg; it is a regional mall serving everybody except the people of Clarksburg! And Peterson's promises that they can catch up with a Stage 3 development at Cabin Branch is not realistic. Does it remind you of other promises you've heard from developers?
- The Staff Report did a good job with the west side of 270, by calling for greatly reduced density and the creation of new parkland in the Pulte proposed "Ten Mile Creek" development. That is a step in the right direction. The Planning Board should adopt the Staff's plan or even make it tougher.
- The Planning Board has ignored the importance of the Little Seneca Reservoir. Allowing too much development on Ten Mile Creek will pollute and silt the Reservoir, which is a critical regional resource for drinking water. Liveable Clarksburg and other groups have had an impact. The Planning Board is on notice that our community cares deeply what happens next. Make your voice heard – it WILL make a difference.

Best Regards,

Sandy Barrier 23720 Bennett Chase Drive Clarksburg Md 20871

Garcia, Joyce

RECEIVED
0868
SEP 09 2013

From: Vic0081@aol.com
Sent: Monday, September 09, 2013 12:44 PM
To: MCP-Chair
Cc: Boyd, Fred
Subject: Clarksburg Amendment - 09/10/13 Meeting

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

09/09/13 @ 12:45 PM

Dear Chair Francoise Carrier and Members of the Planning Board:

Please accept my below written comments and include them in the official record of the hearing for Item 1 of the Clarksburg Limited Master Plan for the Ten Mile Creek Watershed Public Hearing scheduled for September 10, 2013 at 6:00 PM.

I am the property owner of two adjacently owned parcels which are collectively known as "Hammer Hill" with addresses of 23310 Frederick Road and 23100 Stringtown Road.

After reviewing the Staff Draft, I concur with the draft's recommendation as it concerns the Historic District to rezone several separately owned strategically located parcels including signature/gateway and transit oriented sites from R200 to CRN for the following reasons:

- Compatibility with Existing Plan by providing the mechanism to implement "Changes Needed to Implement Plan Recommendations for the Historic Districts" as specified on page 214 in the 1994 Clarksburg Master Plan.
- Benefits the Community at Large by strengthening the Historic District in its totality as a focal point of the Town Center, as the 1994 plan calls for (page 42).
- Compatibility of Relationship of Uses of the Historic District by providing investment incentive for appropriate and sensitive infill development of residential and commercial uses across the entire district and providing flexibility to rehabilitate properties for a variety of potential uses thereby making renovation more attractive.

In recent months I have been pursuing the proposed development of a child day care center or private school on the Hammer Hill property by the integral development of Hammer Hill's two adjacent parcels. Parcel P311 (2.83 acres) is located in the Historic District and Parcel N366 (.68 acres) is located out of the Historic District.

After reading the Staff Draft in more detail, I noticed that on page 28 titled "Map 9 Proposed Zoning", that Parcel P311 (2.83 acres) is being proposed to be rezoned from R-200 to CRN but that my adjacent Parcel N366 (.68 acres) is being shown to remain as R-200.

As both adjacent parcels are integrally linked to any proposed commercial and/or residential development, I am requesting that the Planning Board also include Parcel N366 for rezoning from R-200 to CRN for the following reasons:

- Common Ownership: Both adjoining parcels P311 (2.83 acres) and N366 (.68 acres) are commonly owned by Hamerhill, LLC.
- Avoidance of Split Zoning: The proposed Hammer Hill School requires subdivision of Parcel P311 and N366 into 1 lot, thus creating conflicting CRN and R-200 zoning regulations on one parcel.
- Historic Preservation Commission (HPC) Development Preference to locate the majority of parking for the proposed school to non-historic lands as expressed by HPC staff & HPC board members at the HPC Preliminary Conference held on June 26, 2013.
- Zoning Consistency: Hammer Hill's "block" consists of 8 parcels lying between Frederick Road, Stringtown Road, Redgrave Place, and future Observation Extended as depicted on Map 9, page 28 of the Staff Draft. The "block's" total acreage is approximately 7.2 acres, all of which, with the exception of Parcel N366 (.68 acres) and a small HOA owned sliver of land (3,000+ s.f.) is being proposed for CRN zoning in the Staff Draft. By including N366 and the HOA parcel for CRN zoning, the entire "block" framed by existing and future roads (Observation Extended) would have consistent CRN zoning.

Thank you for your time and consideration of including Parcel N366 as CRN zoned property.

Sincerely,

Victor Peeke
Hamerhill, LLC

MCP-CTRACK

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SEP 03 2013

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

From: Elizabeth Forrest <betforrest@verizon.net>
Sent: Tuesday, September 03, 2013 4:21 AM
To: MCP-Chair
Subject: Stage 4 - Ten Mile Creek

To the Planning Board:

My name is Betty Forrest and I have watched Clarksburg being butchered. The community is growing everyday meaning houses and people but nothing else:

1. Clarksburg Town Center - nothing but a large mound of dirt.
2. Roads: (Not one road has been upgraded in years)
 - a. Stringtown Road – Clarksburg biggest accident and death trap
 - b. Snowden Farm Parkway is not complete to Rte. 355 or Rte. 27
 - c. Observation Drive is not complete
 - d. Clarksburg Road in not complete – Rte. 355 to Snowden Farm Parkway and beyond
 - e. 75% of the Roads in Clarksburg Town Center both east and west are not final paved – neither are the handy cap ramps useable.
 - f. M-83 – not complete
3. Library – none
4. Senior Center – none
5. Mass Transportation – None
6. Parks – (one) Ovid Hazen Wells – without the "Carousel" –Piedmont Woods Park where teens and residents would have basketball courts, tennis courts, picnic areas and a doggie run – nothing but weeds and grass
7. A failing Historic District – no sewers and no alternative traffic route
8. Fire House and Police Station – Promised but not delivered

The only thing going on in Clarksburg is Montgomery County allowing builders to decimate our town and make it unlivable by not building the infrastructure needed to support the population. If Peterson is allowed to build on the Miles Copula property it would be the final nail in our coffin. Town Center and the rest of Clarksburg needs to be made whole and complete before anything else is allowed to happen here. We do not need a huge mall with 450,000 sq. ft. of retail, 60,000 sq. ft. of restaurants, two parking garages, two hotels (135 units each), and a 380 plus multi family dwelling (probably built by Bozzuto – I'll show you what type of horrendous builders they are) on a 100 acre plot which will destroy Clarksburg, it's wells and the backup water supply for Montgomery County.

Sincerely,

Betty Forrest – Resident of the Clarksburg nightmare not the dream come true
12824 Clarksburg Square Road – Unit 406
Clarksburg, MD 20871
301-916-8756
betforrest@verizon.net

MCP-CTRACK

From: Star Gazing Farm <farmeranne@stargazingfarm.org>
Sent: Friday, August 30, 2013 8:40 PM
To: MCP-Chair
Subject: Clarksburg Master Plan

RECEIVED

SEP 03 2013

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

Dear board members,

I'm really disturbed to hear that 10-mile creek is still under consideration for development. Not only has it been shown that the scale of development proposed will adversely affect the environment and seriously compromise our aquifer resources, but it seems that there is, well, no PLANNING involved with this. I've lived in Boyds for 11 years and travel the route 121 and 355 corridor frequently. We're already looking at mass production of lookalike houses and vast increases in traffic on 121 up by the jail; route 355 is completely jammed up in the mornings and afternoons during rush hour. Where are the county services to support this? Moreover, where is the sense of community? Qui bono? It certainly does not benefit the current residents, both human and animal.

If there were really a desire to grow the economic base from the ground up, there would be planning around and incorporating of conservation concerns. There would also be the notion that small businesses should be encouraged to take up residence – not strip mall, big business stores. I thought that was what the original Clarksburg was supposed to offer us, here up-county? It seems to me that the planning board is stuck on auto-pilot, and has lost any thread of creativity, going only for the dollars that big construction companies and developers will pay out. In the short term it may pay. In the long term, the quality of life will deteriorate, the beautiful natural resources around us will be all but destroyed, and you'll have only succeeded in doing more of the same "little boxes, on the hillside" for Montgomery County. I am hoping someone will step up within your ranks to show leadership and courage, and will stop this. Please come and pay us a visit. There are dozens, hundreds of residents who will be willing to show you around. I am one of them.

Sincerely,

Anne Shroeder
Small business owner (upcountywebsites.com) and Farmer (stargazingfarm.org)
16760 Whites Store Road
Boyds, MD 20841

Thompkins, Melissa

RECEIVED
SEP 03 2013

From: Elizabeth Forrest <betforrest@verizon.net>
Sent: Sunday, September 01, 2013 1:46 PM
To: Presley, Amy; Anderson, Casey; Carrier, Francoise; Wells-Harley, Marye; Dreyfuss, Norman
Subject: FW: Partner Bozzuto of multi family dwelling - Miles-Copula Property

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

FYI
Betty Forrest

From: Elizabeth Forrest [mailto:betforrest@verizon.net]
Sent: Saturday, August 31, 2013 9:27 AM
To: Taylor O. Chess
Subject: Partner Bozzuto of multi family dwelling - Miles-Copula Property

Dear Mr. Chess:

I am the Board President of Clarksburg Condominium II and the Coordinator of the Bozzuto Defeats Contract for both Clarksburg Condominium I & II. Since late 2010 Bozzuto has been removing siding, flashing, Tyvek and stone from all four of our buildings and restoring all to make sure the water does not continue to pour in our windows and disintegrate another major building beam.

Three of the buildings do not seem to have issues with condensate but our building has been plagued with back-ups costing us over \$50,000 to repair and try to fix. This has been impossible because we were never supplied with plumbing drawings that show us where everything is. Recently we had a contractor here to install a new condenser outside and new coils inside to a common area HVAC on the fourth floor of 12824 Clarksburg Square Road. Unfortunately or fortunately the contractor set off the sprinkler head in the HVAC closet and caused sprinkler activation. The water poured through the east half of the building and after the water was shut off by the fire department restoration began.

The sheet rock walls and ceilings were taken down on the first, second and third floors and part of the walls on the fourth. As a result of this we were able to see several code violations and the reason for the constant condensate back up was revealed.

The code violations included:

1. Electric Sockets – many not installed to code, wires left bare, wires left draping over 2 X 4's and then sheet rock placed over them (a miracle they were not punctured by a nail)
2. Sprinkler Pipe – found one with a nail in it on the first floor – had the nail removed and the pipe fixed by Guardian Fire Protection
3. Plumbing:
 - a. 2 waste lines were inaccessible – both were found between sheet rock walls when the sheet rock was taken down.
 - b. Sewer lines are not accessible and we have no idea where they are, when we turn the waste lines to the common area we need to put a camera down these lines to ascertain where the sewers are and where they leave the building and snake the line/s.

Non Plumbing Code violations (no codes for A/C)

a. Condensate lines:

1. All condensate lines on the east side of the building are 1" stack lines coming down through the building consisting of between three and four units on them as well as the washing machine over flow. When the vertical line

reaches the area above the first floor (above units, garages and storage areas) the horizontal line then makes a 90 degree turn and after that makes between three to six 90 degree turns above the ceiling of the first floor. These lines are very flexible and they all were installed drooping, installed with the grade going the wrong way, or no grade at all. They then make their last 90 degree turn down the walls into a 2" line about a foot off the concrete slab. Where they go after they go into the slab no one knows as there are no drawings showing this.

2. Unit 106 – 12824 Clarksburg Square Road – when she moved in the tub was not connected to anything so her unit was flooded – Bozzuto fixed that, then the common condensate line outside her unit under the concrete patio was crushed in construction so a contractor installed another pipe going out to the sidewalk because he could not attach another PVC pipe to the crushed pipe going back into the building – done by condo. Her ceiling has collapsed three or four times due to condensate issues. We recently we had a plumber come in and make 18 to 20 holes in her ceiling from the kitchen to the dining room where her wall A/C unit is. We installed a 2" line under the second floor and removed the 1" line. We ran the 2" line over her ceiling and down to the 2" inch common condensate going into the concrete slab with a clean-out and an access door for future maintenance.

This now must be done to the three other condensate stacks we found on the east side which service a total of 10 units. This has been made possible on the east side of the building because of the sheet rock walls and ceiling being taken down. This will prevent further destruction to the units and garages below these condensate lines and allow us to maintain our system.

After this incident and all the code violations were exposed as well as the obvious condensate disastrous installation by Bozzuto contractors, Chris Block the VP of Operations for Bozzuto came out to inspect. His only comment was "we don't take responsibility for the condensates" He was arrogant and purposely there to cause an escalation in the bad feelings we have for Bozzuto as a builder. He said he purposely did not review anything about this project in the past so he could stay unemotional. I guess we need to go to Mr. Tom Baum as he was involved in all the problems we have here. All of Montgomery County government is well aware of what has gone on here.

We have no idea where anything is on the other side of the building and I guess we'll have to wait till the next tragedy to uncover the mess over there.

I also have pictures of the Sprinkler pipe burst in our other building 23730 Clarksmeade Drive that occurred due to the fact that the contractor Bozzuto used did not follow the sprinkler drawings and instead of putting the sprinkler pipes for one side of the building where they were supposed to be they put them in an unheated area and so during a very cold spell the pipe burst. The insurance company decided not to go after Bozzuto but instead doubled our rates. I have lots of pictures on that also.

I intend to bring them to any meeting you have with regard to building on the Miles – Copula Property to show the residents of Clarksburg the type of builder you might bring in here. Any builder worth his salt would have righted the wrongs. We paid dearly for these units and they are not worth anything near what we paid and will not with all the builder defects and what will happen next.

Sincerely,

Betty Forrest
12824 Clarksburg Square Road – Unit 406
Clarksburg, MD 20871

MCP-CTRACK

From: Wells-Harley, Marye
Sent: Monday, August 26, 2013 8:26 PM
To: MCP-Chair
Subject: FW: Please keep your promise to Clarksburg

RECEIVED
AUG 27 2013

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

From: Garret and Bangorn Grim
Sent: Monday, August 26, 2013 8:26:07 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

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

MCP-CTRACK

From: Niren Nagda <niren_nagda@yahoo.com>
Sent: Friday, August 23, 2013 9:52 PM
To: MCP-Chair
Subject: Clarksburg area developments

RECEIVED
AUG 26 2013

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

Chairman and Members
Montgomery County County Parks and Planning Commission.

I am writing to you regarding the proposed outlet malls and other proposed developments in the Clarksburg area.

1. I support the staff report with respect to the Pulte development, west of I-270. Their recommendations to reduce the density and creating parkland are in the interest of sound development for Clarksburg.
2. I believe in economic and regional development of our Clarksburg and surrounding area and thus support the Premium outlet stores west of I-270 on the land previously owned by Adventist Health Care.
3. To make that outlet mall economically viable, their request to expand the retail area from 120,000 sq ft to about 500,000 sq ft is reasonable and should be granted.
4. I am **very opposed** to Peterson Tanger Outlet mall, east of I-270 near Route 121. That is inappropriate use of that land and will cause traffic congestion and will be a substantial hinderance to the viability of the retail shopping facilities at the Clarksburg Town Center. Further, the Tanger outlet if approved will be an environmental disaster with respect to a major WSSC water reservoir (Little Seneca). Please deny their request and support Clarksburg residents.
5. If any commercial development is considered for a part of the Miles Coppola property, it should be doctors' and professional offices. Such development would be an asset to the community as it will bring well-paying jobs for the Clarksburg and area residents.

Thank you for your consideration.

Niren Nagda, PhD
23806 Branchbrier Way
Clarksburg, MD 20871

MCP-CTRACK

From: dyerwiki@verizon.net
Sent: Monday, August 26, 2013 7:53 PM
To: MCP-Chair
Subject: Clarksburg Development

RECEIVED
AUG 27 2013

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

Dear Chair Members;

I just want my voice to be heard. I moved to Clarksburg because it was under developed and quiet now I am hearing that my development has the possibility of being open to traffic. Our streets where kids can still play riding bikes and scotters. Where families walk together pushing the babies and walking the dogs. I would like it to remain the type of community we moved to. Development would cause issues with water and air pollution. Let us not talk about the traffic the malls would cause. Why do we need malls in Clarksburg when there are sagging area that could use development like Lake Forest? The malls were not planned when I moved to Clarksburg yes we wanted a grocery store but that is taken care of with Harris Teter and Wegmans coming. This mall is not what I deserve as a tax paying homeowner in Montgomery County. I want a neighborhood to live in not a business district. What's next a casino? Please do not let the greed decide our fate. The only thing we need in Clarksburg is a library and that could go on Gateway down the street from the post office in a building that is already there.

Thank you
Juanita Dyerwilkins

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AUG 26 2013

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

MCP-CTRACK

From: Priscilla borchardt <priswb@verizon.net>
Sent: Friday, August 23, 2013 5:44 PM
To: MCP-Chair
Subject: Clarksburg

Dear Planning Board Chair Francoise Carrier:

- Town Center is supposed to draw people together in a walkable community. A huge, regional, sprawl mall a mile up 355 will have the opposite effect. Clarksburg would become a mini-Tyson's Corner. We do not want that!
- An outlet mall on 355 will be a traffic disaster for locals.
- Some people have been lead to believe that the historic district will only get sewer to replace their failing septic systems if the Peterson Tanger Outlet Mall is approved. In truth, ANY development on the Miles Coppola parcel will require that the historic district will get sewer no matter what is approved on that parcel.
- The mall on top of the headwaters of Ten Mile Creek will also be an environmental disaster. If anything gets built there, it should be limited office space for high quality jobs. That would require a lot less pavement and parking on the creek headwaters.
- The Peterson/Tanger mall is a regional mall serving everybody EXCEPT the people of Clarksburg!
- The Staff Report did a good job with the west side of 270, by calling for greatly reduced density and the creation of new parkland in the Pulte proposed "Ten Mile Creek" development. That is a step in the right direction. The Planning Board should adopt the Staff's plan or even make it tougher.
- The Planning Board has ignored the importance of the Little Seneca Reservoir. Allowing too much development on Ten Mile Creek will pollute and silt the Reservoir, which is a critical regional resource for drinking water.

Thank you for your consideration,
Priscilla Borchardt

RECEIVED
AUG 26 2013

MCP-CTRACK

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

From: Kendra Biddick <kendra.biddick@gmail.com>
Sent: Friday, August 23, 2013 4:32 PM
To: MCP-Chair; county.council@montgomerycountymd.gov; LiveableClarksburg
Subject: Clarksburg Master Plan

Dear Planners,

Please, Please, Please take care of Clarksburg's citizens into the future by doing three things.

- 1) Prevent the influx of out-of state and out-of-area traffic that would come with the development of the Tanger Regional Mall on the Coppola property.
- 2) Protect our pristine Ten Mile Creek feeding into the Little Seneca Reservoir by keeping development of Ten Mile Creek to less than 4% impermeable surface, and
- 3) Protect the prospects for Clarksburg's Town Center by preventing the development of the Tanger Mall on the Coppola property.

There is no reason to rush forward on phase 4 of the Clarksburg plan. We do not, and will not for at least 50 years have public transit to Clarksburg. A transit-centered town is not feasible. Therefore all the assumptions made about phase 4 do not apply. And the plan includes study before going forward with phase 4. It is critical that we wait until phase 3 is finished before even considering phase 4 development.

The retail development on the Coppola property will not enhance Clarksburg. What we need is a high-end employment center similar to the hospital we were denied. Retail, especially an outlet mall does not replace the hospital, and is not needed at the Coppola property location. In addition, car-centered retail development of the scale proposed on the Coppola property is not about enhancing Clarksburg. It is about lining the pockets of the developers. It would greatly diminish the importance of the walkable Town Center planned for Clarksburg.

Our drinking water must be protected. While Peterson claims they will repair stream damage already done on the Coppola property, they have not successfully explained away the new damage the development will do, and the amount of maintenance that will be required for the water-management proposals they have made. Remember, a plan that does not consider maintenance for the next 100-200 years is inadequate. We already know that local jurisdictions, including Montgomery County have never made adequate plans to maintain water and sewer lines--they fail regularly. There is no reason to think the county will be able to maintain engineered water quality solutions for the next 1 to 2 centuries. They are guaranteed to fail. Then our Ten Mile Creek will be degraded and there will be no developer conveniently there to fix the problem.

Please! Stop all consideration of phase 4 development until phases 1-3 are completely built out and we know the actual impact they will have. If you can't see your way clear to do that, keep the Pulte development to less than 4% impermeable surface and stop the Peterson development on the Coppola property. The Peterson development will degrade Clarksburg and supplant the Town Center that we were promised and desperately need. Find a way to make the Town Center happen. We don't need the Peterson Regional Outlet Mall on the Coppola Property.

Also, give us back faith in our elected representatives by denying the developers and engineers of the Coppola property/Peterson developers the privilege of buying their way into what they want. We've heard them bragging that they've bought the Council, and will get what they want regardless of what the community or our community planners (MNCPPC) want. Don't give in!

Kendra Biddick
22817 Clarkbrooke Dr.
Clarksburg, MD 20871

Lane, Brittany

RECEIVED
AUG 26 2013

From: fuogsinedmonton@aol.com
Sent: Monday, August 26, 2013 8:50 AM
To: MCP-Chair
Subject: Clarksburg and building an outlet mall

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

Until and unless the infrastructure (roads, sewers, public transit, schools, etc) is built to support both the existing community and any expansion, building an outlet mall in Clarksburg does not make sense. Build the town center as it was meant to be built from the beginning. Build the infrastructure necessary to support the existing population. Expand only when infrastructure can support the expansion.

Karin Fuog
21910 Manor Crest Lane
Boys MD 20841
240.246.7516

MCP-CTrack

From: David Kinderdine <kinderdine@verizon.net>
Sent: Wednesday, August 28, 2013 3:50 PM
To: MCP-Chair
Subject: Clarksburg Development

RECEIVED
AUG 28 2013

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

Dear Sirs

The Master Plan should not promote anything that undercuts the prospects for Town Center! Town Center is supposed to draw people together in a walkable community. A huge, regional, sprawl mall a mile up 355 will have the opposite effect. Clarksburg would become a source for people living outside Clarksburg to further congest our limited roadways while doing nothing to build the community. The Peterson/Tanger mall is not a resource for Clarksburg, it is a regional mall serving everybody except the people of Clarksburg! Rush hour Traffic on Rt 355 and 270 is a problem of enormous proportion as these are the only two points of entry into Clarksburg from the East. Adding a mall will only further this traffic nightmare. One would have thought one would have learned a lesson in adding 40,000 new residents to Clarksburg the impact this increased population would negatively have on the only two major roads accessing this area. The planning council should learn from the mistakes of the past and not continue to make the same mistakes. How interesting we continue to make the same mistakes of the past. We do not learn from history.

Additionally, promises made by developers should be deeply discounted. Their untruthfulness is evident in the promises that were made and not kept in the development of Clarksburg. We are still waiting for a town center. This has become the joke of Clarksburg. Their greed to make a profit will force them to tell the public anything to promote their agenda. Would it not be wise to consider completing one promise before moving to another.

I was under the impression the 270 corridor was a technology corridor. How does a mall fit this description? Technology offices would bring higher paying jobs to this region as opposed to minimum wage paying retail stores.

So let me see if I understand this correctly.

1. We want to protect the environment and the 10 mile creek watershed by developing an area of highly sensitive land.
2. We want to improve commute time and eliminate traffic congestion by adding a new mall without the infrastructure of additional roads.
3. We want to build a community where people can walk to shopping buy groceries, and eat at a nice restaurant without going to the Kentland's, or Germantown by adding a regional outlet mall.
4. We want to believe the promises of developers based upon the lies we have been told in the past.

I can only hope you will step back and take a logical approach to the decisions you are facing. To proceed with a mall would be highly illogical based upon the facts.

Sincerely
David Kinderdine
Clarksburg Resident

Testimony of Jennifer Russel

**Clarksburg Limited Master Plan
for the Ten Mile Creek Watershed - Public Hearing**

Montgomery County Planning Board

September 10, 2013

Good evening. I'm Jennifer Russel, Principal at Rodgers Consulting, Inc. I am testifying tonight as an individual with respect to the 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan. I urge you to focus your attention on the pressing needs of this community which has endured land use trauma at best over the past 10 years. In 2006, when I was appointed as Montgomery County's first Clarksburg Ombudsman, the most frequent complaint I heard from its citizens was, "I don't want to have to go to Milestone to shop." Today, that same question plagues the average Clarksburg resident who has not yet given up and moved out, while waiting for their town to evolve. Finally, local retail has come at last to Clarksburg Village, with the Town Center anticipated in the near term. Equally important, Cabin Branch is poised to deliver major specialty retail very soon. These projects retain the 1994 Master Plan vision, which despite its age, proposes a well-defined town that provides jobs, homes and most importantly for today, sorely lacking commercial activities. The key is to provide this long suffering community with some element of certainty upon which they can finally rely. In terms of reliance and the sanctity of the Master Plan process, it is important to recall how vital the Implementation Strategies crafted for the 1994 Clarksburg Plan were as part of the document. The original staging component was almost legendary in its unique effort to hold the growth process accountable to the developers, the government and the community, following the long decision-making process that characterized the Plan's compromise adoption. The promise elicited spoke to Stage 3's orderly completion before efforts began in the more fragile Stage 4 of the Ten Mile Creek Watershed. That studied approach still makes sense today with the opportunity to complete Stage 3 successfully with the Cabin Branch retail and employment component. Additionally, the ability to comport with environmental regulations in Stage 3 will be far easier, given its location and the status of its approvals. This allows the community to begin to see a light at the end of a very long tunnel that has had them waiting for years to see any project come to fruition.

The 1994 Master Plan treated the Miles Coppola property well, proposing rezoning to the MXPDP, permitting up to 470,000 square feet of non-residential uses, plus housing, including 94,000 square feet of retail and entertainment and other mixed uses. The mix of land uses was proposed to vary and absorb traffic flows and make best use of the planned transit station adjacent to Town Center. The current zoning designation of MXPDP would encourage the type of uses that best avail themselves of transit. I would urge you to focus your efforts on seeing the dreams of the Clarksburg Master Plan and the construction of Cabin Branch realized. Give the community a retail environment expediently, in the order originally intended by seeing Stage 3 completed and let the wisdom of the original decision-makers prevail for Miles Coppola as a future development site. You have the ability to move on this matter and finally to be responsive to the citizens of Clarksburg. Thank you for the opportunity to testify.

MCP-CTRACK

From: Rachel Henry <benhen1@verizon.net>
Sent: Saturday, August 24, 2013 10:26 AM
To: MCP-Chair
Subject: disaster in Clarksburg!!1

RECEIVED
AUG 26 2013

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

To whom it may concern,

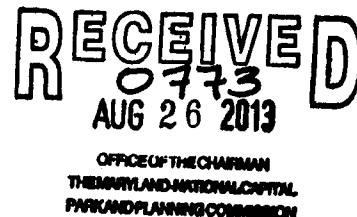
Your first job before approving more building should be to ensure that the area can support the people living in it. So in your infinite wisdom to allow Clarksburg Village to expand, what you didn't allow for was the school to be built FIRST. I know that Little Bennett ES has been over capacity since it opened. Now, Cedar Grove, which was a little over capacity at then end of last year is now starting the year 300 kids OVER capacity, with 75 kids enrolling between Monday and Tuesday this week!! Route 27 cannot support the traffic it already has and putting a road through Yeager's farm to 355 WILL NOT HELP! So how is building outlets going to alleviate that? Widen 355, widen 27, STOP BUILDING before we have the public resources to support the community!! I am LIVID about the substandard conditions that my children will be educated in and I can only blame the timing of the zoning approval.

Please fix this.

Rachel Henry
11826 Steeplebush Drive.

MCP-CTRACK

From: Jaya <jayanagda@yahoo.com>
Sent: Sunday, August 25, 2013 9:31 PM
To: MCP-Chair
Cc: LiveableClarksburg@gmail.com
Subject: Clarksburg Master Plan amendment



We moved to Germantown, in 1977 when Germantown was just starting to develop. We raised our family and lived in Germantown for 27 years but were not happy the way Germantown developed. So in 2004, as empty nesters we decided to move to Clarksburg Town Center with the hope of living in a nice walkable community where we could walk to a coffee shop, walk with our grand kids to ice cream store, library etc. It has been nine years that we have lived in Clarksburg but we are surrounded by ugly empty lots, unfinished roads, and we still drive to Germantown for our everyday needs. We believe that we are the victims of greed of the builders, lack of effective enforcement by county agencies including Parks and Planning and the collapse of the housing market.

Now in 2013 when the Clarksburg Master plan is undergoing a Limited Amendment review we, the residents of Clarksburg town center want you to affirm the following.

- **Town Center is a top priority.** The County must explore every possible way to provide incentive and support to get the Town Center retail/mixed use village built.
- **Public transportation is available to ease the traffic congestion.**
- **Ten Mile Creek and the Reservoir is protected.**

For achieving these goals:

1. I support the staff report with respect to the Pulte development, west of I-270, and their recommendations to reduce the density and creating parkland are in the interest of sound development for Clarksburg.
2. I believe in economic and regional development of our Clarksburg and surrounding area and thus support the Premium outlet stores west of I-270 on the land previously owned by Adventist Health Care.
3. I am opposed to Peterson Tanger Outlet mall, east of I-270 near Route 121. That is inappropriate use of that land and will cause traffic congestion and will be a substantial hinderance to the viability of the retail shopping facilities at the Clarksburg Town Center. Further, the Tanger outlet if approved will be an environmental disaster with respect to a major WSSC water reservoir (Little Seneca). Please deny their request and support Clarksburg residents.

Thank you.

Jaya Nagda
Clarksburg MD 20871

MCP-CTRACK

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SEP 03 2013

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

From: Jamie Abbaticchio <jamieabba@gmail.com>
Sent: Monday, September 02, 2013 9:00 PM
To: MCP-Chair
Subject: Clarksburg Master Plan

Dear Ms. Francoise Carrier,

My family has lived in Clarksburg for over thirty years. We have seen our town change drastically in recent years. Though we are generally sad to see so much of our picturesque town subjected to development, we had been comforted by the idea that this was "smart" development which had our community, our environment, and our future in mind.

It is more than disturbing; it is devastating to see how this development has failed thus far to keep many of its promises. We want a walkable community with a viable town center. We do *not* want outlet malls paving over the headwaters of Ten Mile Creek and attracting traffic to our roads. Ten Mile Creek and Little Seneca Reservoir are extremely important regional resources. An outlet mall is not a resource in any way. It will damage our environment, it will bring more outside traffic to our roads, it will not provide high-quality jobs, it may detract from the shops that are to be built in the new town center, it will be an outrageous eyesore, and it will degrade the overall quality of our town.

I, along with many other residents of Clarksburg and surrounding towns, urge you to take great care and caution in your decisions around the future of the Clarksburg development. Your decisions will have permanent effects on the quality and viability of our community, our environment, and our way of life-- not just for those of us who have been here a long time, but also for our new neighbors who moved here expecting a walkable, vibrant, beautiful community and have yet to see one materialize. Please do not let Clarksburg end up a sea of houses and outlet shops, when we were promised a responsibly built community. Montgomery County deserves better.

Thank you for your time and your kind attention to these matters.

Best regards,

Jamie Abbaticchio
Comus Road
Clarksburg, Maryland

MCP-CTRACK

From: Lisa Fiedler <fiedlerl@aol.com>
Sent: Friday, August 23, 2013 11:59 AM
To: MCP-Chair
Subject: Clarksburg Town Center

RECEIVED
AUG 23 2013

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

Hello!

I am writing to urge you to consider focusing on the Clarksburg Town Center, rather than any outlet malls. As a long-term resident of the Clarksburg area, I know how difficult the traffic can be to maneuver through during rush hours and even between them. It often takes me 30-40 minutes to drive eight I,Es from the Milestone area of Germantown to Clarksburg.

Now you may say that that is "normal" for the DC area, however we have an opportunity to make at least one area of Montgomery County a more pleasurable place to live. If we could keep traffic in Clarksburg by developing the Town Center, as promised, fewer cars would be on the road from Germantown. Residents of Clarksburg could stay in their community, supporting neighbors, rather than going to different towns for shopping, appointments, etc. what is wrong with that???

Please make wise decisions, on behalf of the residents of Clarksburg and the surrounding area. We all want our town to be a great place to live, not a place where we are hassled by traffic every time we leave our homes.

Thank you,
Lisa Fiedler
Boyd's, MD

Sent from my iPad