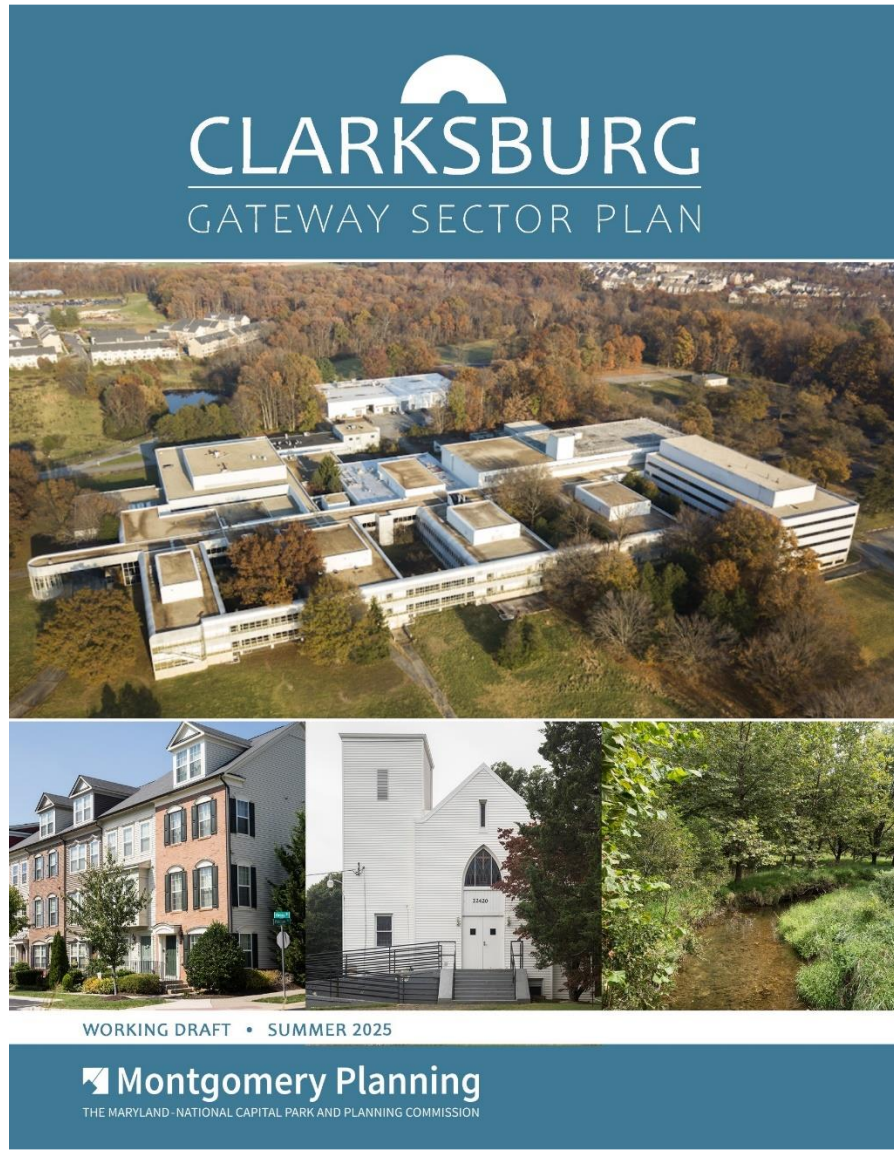


Montgomery Planning

CLARKSBURG GATEWAY SECTOR PLAN

WORKING DRAFT PRESENTATION



Description

Presentation of the Working Draft of the Clarksburg Gateway Sector Plan for approval by the Planning Board as the Public Hearing Draft and scheduling of a Public Hearing to accept written and oral testimony.

Planning Staff

CL Clark Larson, Lead Planner, Upcounty Planning Division, clark.larson@montgomeryplanning.org, 301-495-1331

DZ Donnell Zeigler, Master Planning Supervisor, Upcounty Planning Division, Donnell.Zeigler@montgomeryplanning.org, 301-495-4583

PB Patrick Butler, Chief, Upcounty Planning Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561

SUMMARY

- The Clarksburg Gateway Sector Plan is an update to a portion of the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*, which was last amended in part by the 2014 *10 Mile Creek Area Limited Amendment*. The Sector Plan update focuses on an area east of I-270, envisioned as an employment-oriented Transit District Corridor in the 1994 Plan.
- This memo introduces the Clarksburg Gateway Sector Plan Working Draft and requests that the Planning Board accept the Working Draft as the Public Hearing Draft and schedule a public hearing date to accept testimony on the draft plan.

MASTER PLAN INFORMATION

Plan Phase

Working Draft Presentation

Lead Planner

Clark Larson, AICP

Staff Contact

Clark.Larson@montgomeryplanning.org

Report Date

07-24-2025

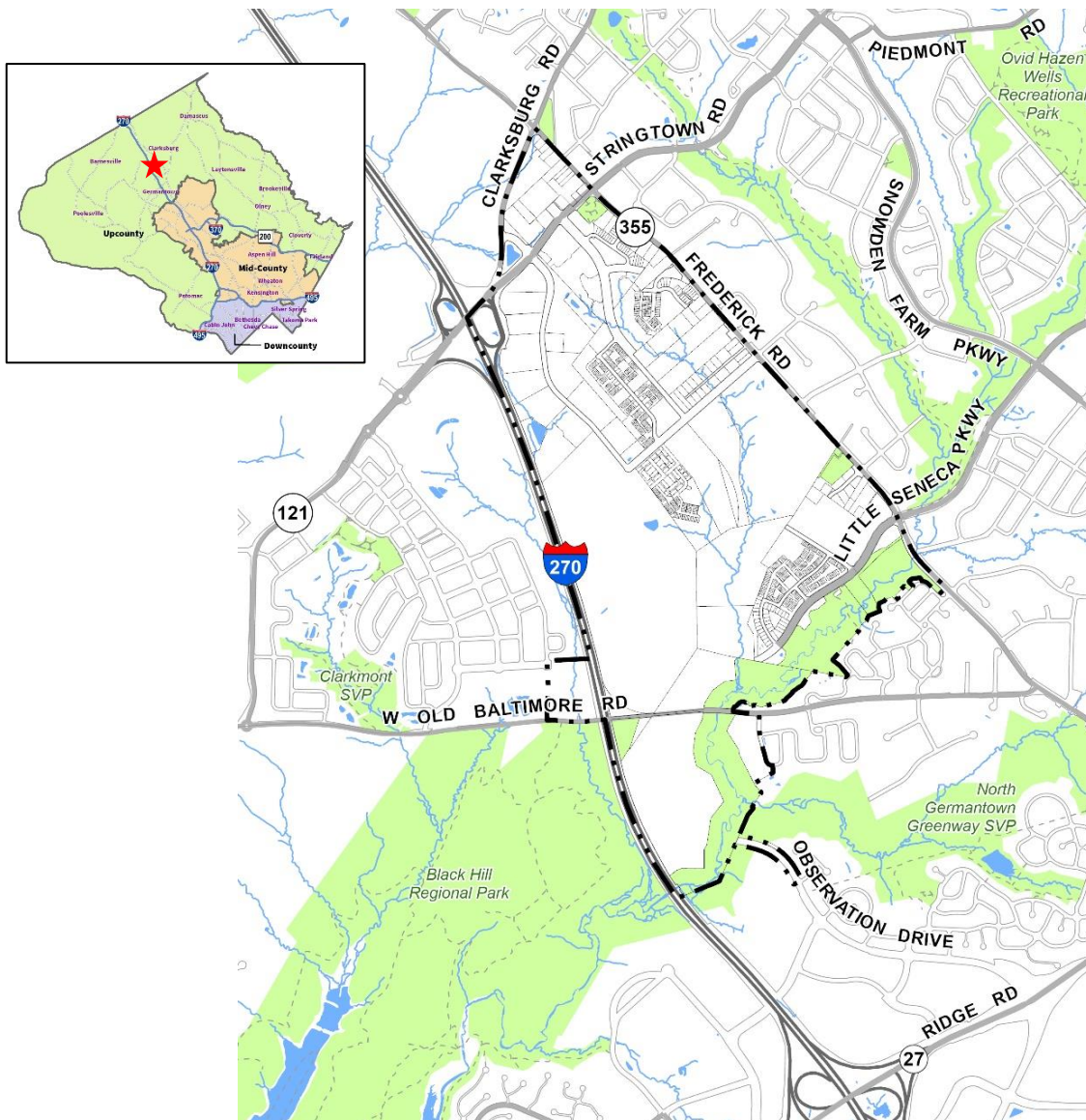
Planning Division

Upcounty Division

Planning Board Information

MCPB Item No. 13

07-31-2025



STAFF RECOMMENDATION

Staff recommends that the Planning Board approve the Clarksburg Gateway Sector Plan Working Draft as the Public Hearing Draft and set a Public Hearing date on September 25, 2025.

Please note: The recommended September 25 public hearing is proposed to be held in two parts: (1) a daytime hearing to be held as the first item following the Board’s lunch break (exact time to be determined) at the Montgomery Planning headquarters in Wheaton (2nd floor Auditorium, 2425 Reedie Drive, Wheaton, MD 20902) to allow for both in-person and virtual testimony and (2) an evening hearing to begin at 6:00 p.m. at the Upcounty Regional Services Center building (Conference Room A, 12900 Middlebrook Lane, Germantown, MD 20875) to allow for in-person testimony.

DISCUSSION

SECTOR PLAN OVERVIEW

The Clarksburg Gateway Sector Plan is an amendment to a portion of the 1994 *Clarksburg Master Plan and Hyattstown Special Study Area* (“the 1994 Plan”), which was previously amended by the 2011 *Clarksburg Master Plan and Hyattstown Special Study Area Limited Amendment* (“2011 Amendment”) and the 2014 *10 Mile Creek Area Limited Amendment* (“2014 Amendment”). The Sector Plan area represents one of the last remaining districts of the 1994 Plan yet to be fully realized. Many circumstances have changed in the Sector Plan area in the thirty years since the 1994 Plan’s adoption and the planning team believes that its vision for the Sector Plan area as a light industrial and employment-oriented district is no longer viable. The potential to contribute to the local community as a new mixed-use, transit-oriented activity center in Clarksburg is a guiding principle of the planning team’s approach to the Sector Plan update.

The Clarksburg Gateway Sector Plan update considers whether changes to land use, transportation, environmental, historic preservation, or other master plan policies are appropriate for the future of Clarksburg. These changes may apply to land use mix, density, and design standards, master planned street alignments and designs, historic designation guidance, and environmental protection and mitigation measures, and may also amend other countywide functional planning policies, such as the *Master Plan of Highways and Transitways* and the *Bicycle Master Plan*.

The project webpage for the Clarksburg Gateway Sector Plan is www.montgomeryplanning.org/cgsp/.

WORKING DRAFT HIGHLIGHTS

The overall vision of the Clarksburg Gateway Sector Plan seeks to balance future development with the preservation of natural and historic resources that will contribute to a more complete, connected, and sustainable neighborhood in Clarksburg.

The Sector Plan will be considered a success when, over its 20-year planning horizon, development of new housing, commercial, recreational, and public service amenities is realized; roadways, transit service, paths, and trails that connect community destinations; the protection of streams, forests, and other natural areas as development occurs through low-impact and sustainable methods; the preservation and celebration of

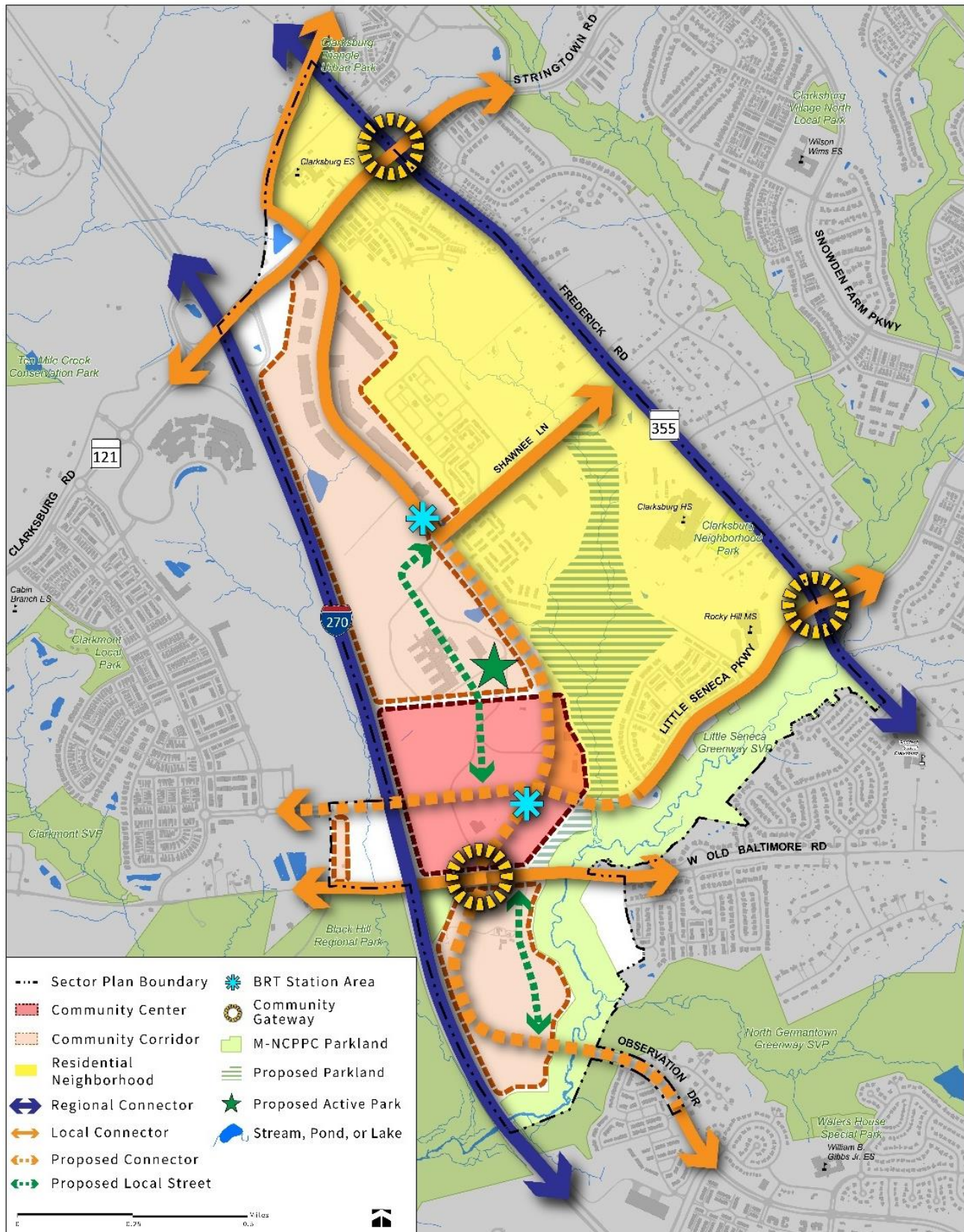
historic resources and cultural heritage; and adequate community infrastructure and facilities that keep pace with the community's growth.

Key Working Draft recommendations include:

- Re-zone existing employment-oriented zones to commercial-residential zones to add greater development flexibility for new development projects, with modest increases to maximum allowable development density.
- Establish an expectation that new residential developments should provide a minimum of 15% of their total units as Moderately Priced Dwelling Units.
- Connect Observation Drive through the Sector Plan Area in coordination with future development, shifting the previously planned roadway alignment away from sensitive environmental areas and residential neighborhoods.
- Remove from the *Master Plan of Highways and Transitways* an unbuilt highway interchange on I-270, instead constructing a bridge over I-270 to improve multi-modal east-west movement.
- Preserve land along the stream valleys of Little Seneca Creek and its tributaries by private conservation easement or by establishing or expanding public parkland.
- Meet or exceed environmental design and protection techniques as new development and roadways are built in accordance with the Plan Area's Ten Mile Creek and Clarksburg Special Protection Areas.
- Designate the Community of Faith United Methodist Church and the Clarksburg Heights subdivision as Historic Sites in the *Master Plan for Historic Preservation*.

The plan's Concept Framework Plan expresses the overall vision for the physical elements of the Sector Plan as they combine to achieve a cohesive community (see Figure 1, below). The Framework Plan identifies key elements of the existing community landscape, overlaid by aspirational elements to be realized through implementation of the Sector Plan's policies and recommendations. This framework is intended to guide the evolution of the Sector Plan Area toward a dense, compact community capable of attracting retail and office uses and supporting the full range of services, amenities, and infrastructure contemplated by the plan. Framework elements are also described in detail below Figure 1.

Figure 1: Concept Framework Plan



- The **Community Center** is envisioned as a compact, medium-density, mixed-use development, with building heights between 3 and 7 stories, safe, comfortable, and attractive streetscapes and pedestrian realms, and activated ground floors, parks, and open spaces. Structured and surface parking areas should be located to the side or rear of public streets and wrapped by storefronts or other building entryways, architectural or artistic treatments, and/or landscape screening, where feasible.
- **Community Corridors** are envisioned as low- to medium-density residential, commercial, and/or employment uses that are linked to the Community Center and Residential Neighborhood areas through a hierarchy of streets, paths, trails, and open space.
- **Residential Neighborhoods** should be primarily residential in character, with a mix of densities and housing types that respects the scale of nearby properties, in addition to small-scale commercial or institutional uses that fit within the broader residential character. Public parks and institutional uses should be accessible to and compatible with surrounding neighborhoods.
- **BRT and Enhanced Bus Service Station Areas** are envisioned as activated public gathering spaces served by transit stations and high-quality streetscapes and pedestrian realms. They should provide safe, comfortable, and attractive spaces to board or alight buses and meet up with others while offering shade, furniture, lighting, and wayfinding.
- Public streetscape improvements and private development at **Community Gateways** should incorporate public art installations, unique architectural elements, safe and comfortable pedestrian facilities, and community gathering spaces that heighten the public realm and convey a sense of ‘arriving’ at these locations.
- **Proposed Parkland** is recommended along a segment of the Coolbrook Tributary to protect and manage sensitive environmental resources, as well as a **Proposed Public Park** for active recreation on the COMSAT property as part of future development of the site.
- **Connector and Local Streets** are existing and proposed roadways with a Complete Street designation in the *Master Plan of Highways and Transitways* that seek to accommodate safe and comfortable travel by all modes. Connectors are intended primarily for travel through the Sector Plan Area while Local Streets are intended to provide access to development sites, with street-facing building and entries, activated ground-floors, and bike and pedestrian amenities. Connector and Local Streets should be constructed as public streets.

NEXT STEPS

If the Planning Board accepts the Working Draft as the Public Hearing Draft, including any revisions the Board wishes to make, Planning Staff will prepare public notifications for the release of the Public Hearing Draft and announcement of the scheduled public hearing date in accordance to state law and the Planning Department’s procedures.

As Staff will discuss at the presentation on July 31, the Planning Team will continue to complete a set of appendices that supplement the draft plan and will public the appendices with appropriate notification no less than 30 days before the recommended September 25 public hearing date, or August 26, 2025. The appendices will be posted on the project webpage for the Clarksburg Gateway Sector Plan at www.montgomeryplanning.org/cgsp/.

The anticipated remaining Planning Board schedule for the Sector Plan is as follows:

Release and notification of the Public Hearing Draft	August 6, 2025
Public comment period for written testimony (<i>Staff recommends closing the comment period one week after the public hearing date</i>)	August 6 to October 2
Planning Board bus tour of the Sector Plan Area	September 22
Planning Board public hearing for oral testimony	September 25
Planning Board work sessions to discuss testimony received	October 9 (tentative) October 23 (tentative) November 6 (tentative)
Planning Board Approves Planning Board Draft	November 6 (tentative)
Transmit Planning Board Draft to Montgomery County Council	November 20 (tentative)

ATTACHMENTS

Attachment A: Clarksburg Gateway Sector Plan Working Draft