

## Item 12 - Correspondence

**From:** [Gonzalez, Angelica](#)  
**To:** [Coello, Catherine](#)  
**Cc:** [Thompkins, Melissa](#); [Pratt, Jamey](#); [Zeigler, Donnell](#); [Butler, Patrick](#); [Kronenberg, Robert](#); [Stern, Tanya](#); [Brown, Brett](#)  
**Subject:** FW: Clarksburg Gateway Sector Plan  
**Date:** Thursday, June 22, 2023 12:55:35 PM  
**Attachments:** [20230621\\_001.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
**Importance:** High

---

Good Afternoon Melissa/Catherine,

See below for public comments we received yesterday late afternoon from Steven Robins for the Clarksburg Gateway Sector Plan (item 12). Please distribute a copy of this email to the planning board members. We will be prepared to respond to these comments in our presentation this afternoon.

Thanks In Advance,  
Angelica



### Angelica P. Gonzalez

Community Planner  
Upcounty Division  
[Angelica.Gonzalez@montgomeryplanning.org](mailto:Angelica.Gonzalez@montgomeryplanning.org)  
301.495.4583



---

**From:** Robins, Steven A. <[sarobins@lercheary.com](mailto:sarobins@lercheary.com)>  
**Sent:** Wednesday, June 21, 2023 4:50 PM  
**To:** Butler, Patrick <[patrick.butler@montgomeryplanning.org](mailto:patrick.butler@montgomeryplanning.org)>; Zeigler, Donnell <[Donnell.Zeigler@montgomeryplanning.org](mailto:Donnell.Zeigler@montgomeryplanning.org)>; Pratt, Jamey <[jamey.pratt@montgomeryplanning.org](mailto:jamey.pratt@montgomeryplanning.org)>; Gonzalez, Angelica <[angelica.gonzalez@montgomeryplanning.org](mailto:angelica.gonzalez@montgomeryplanning.org)>  
**Cc:** Robert J. Elliott Jr. ([bob@lantiandevelopment.com](mailto:bob@lantiandevelopment.com)) <[bob@lantiandevelopment.com](mailto:bob@lantiandevelopment.com)>; Gary Unterberg <[GUnterberg@rodgers.com](mailto:GUnterberg@rodgers.com)>; Robins, Steven A. <[sarobins@lercheary.com](mailto:sarobins@lercheary.com)>  
**Subject:** Clarksburg Gateway Sector Plan  
**Importance:** High

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good afternoon. I hope this email finds all of you well. As you know, I represent Lantian Development, the owners of the Comsat property in Clarksburg. Comsat is a central focus of the new Clarksburg Gateway Sector Plan. We would like to offer a few comments on the "Scope of Work" memorandum that Staff prepared for its presentation on June 22, 2023. We would ask that you

forward these comments to the Board since it is our understanding that public testimony is not being taken on this item.

Our comments are as follows:

1. We question the need to include property that was part of the 2014 10 Mile Creek Amendment to the Clarksburg Master Plan in this study area (see page 5 of Staff Memorandum). The primary study area for the Gateway Sector Plan are outside of 10 Mile Creek area. We are concerned that including even a small portion of this area would distract from the primary planning plan.
2. We agree with Staff that certain property on the west side of I-270 should be included within the sector plan boundaries given the planned interchange that will be located at Newcut Road/Little Seneca Parkway and I-270. We have met with Staff and individuals at the state to discuss the proposed configuration of the interchange. It is our view that the proposed cloverleaf configuration envisioned in the Clarksburg Master Plan (from circa 1994) would be redesigned into a “diamond interchange” configuration (consistent with Watkins Mill). As a result, the sector plan boundary on the west side of I-270 south of the “boxed area” as shown on p. 14 of the Staff Memorandum (which appears to be the old cloverleaf) should be expanded to include a wider swath of land hugging the west side of the I-270 right-of-way in order to accommodate the potential design modification. We have included exhibits that we prepared to address this point for your consideration.
3. Page 14 of the Staff Memorandum depicts planned Observation Drive. As part of the sector planning process, Staff is aware that we will be proposing certain adjustments of the alignment within the Comsat property. We want to make sure that this document does not prematurely judge the ultimate alignment for Observation Drive including the intersection with Little Seneca Parkway. The Comsat Ownership has already been contacted by MCDOT several times regarding surveying work associated with Observation Drive. We would urge MCDOT and the planning staff to coordinate these efforts and inform MCDOT that the ultimate alignment for Observation Drive has not finally established.
4. There are certain references to Village and Town Centers in the Staff Memorandum. We trust that Staff was identifying existing centers and not those that may be proposed as part of the sector planning efforts. We believe that the new Clarksburg Gateway presents a significant opportunity to create an important “mixed-use” center as part of this new plan.

Thank you and the Board for your consideration of these points. We look forward to working with Staff as this process moves forward.

Steve Robins

---

**Steven A. Robins**, Managing Partner

Lerch, Early & Brewer, Chtd. rising to every challenge for over 70 years

7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814

T [301-657-0747](tel:301-657-0747) | F [301-347-1778](tel:301-347-1778) | Cell [301-252-1904](tel:301-252-1904)

[sarobins@lerchearly.com](mailto:sarobins@lerchearly.com) | [Bio](#)

**[Subscribe to the Zoned In blog](#)**

**Attention:** This message is sent from a law firm and may contain information that is privileged or confidential. If you received this communication in error, please notify the sender by reply e-mail and delete this message and any attachments. Thank you.  
[www.lerchearly.com](http://www.lerchearly.com)







