



MCPB

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Summary

As part of the Clarksburg Gateway Sector Plan process, Montgomery Planning commissioned HR&A Advisors, Inc., a national real estate, economic development, and public policy consulting firm, to assess the real estate development feasibility of three scenarios for the COMSAT property, which included the adaptive reuse of the building and new development on the additional land. The research, provided as two attached reports, includes case studies of comparable projects elsewhere and a financial feasibility analysis. The goal of the work was to help planners understand the potential land value creation from different development scenarios, the level of investment required to support the adaptive reuse of the COMSAT building, and the potential trade-offs between the two.

HR&A Partner Stan Wall and Senior Analyst Solomon Abrams will provide a briefing on their findings and Montgomery Planning staff will provide an overview of the design work conducted by a separate consultant, Fu Wilmers Design, that informed the feasibility analysis completed by HR&A.

Following these presentations, Planning staff will share their proposed approach to the COMSAT building in the context of their overall vision for the Clarksburg Gateway Sector Plan.

Next Steps in the Master Plan Process

The master planning team will share preliminary recommendations for the Clarksburg Gateway Sector Plan with the community in January 2025, with a briefing to the Planning Board in February 2025. Planning staff expects to present a Working Draft Plan to the Planning Board in the spring of 2025, when the Board will be asked to approve the Working Draft as the Public Hearing Draft and seek public testimony on the plan.

The Historic Preservation Commission (HPC) will hold a public hearing and worksession to evaluate the historic and architectural significance of COMSAT Laboratories in January/February 2025. The HPC will make a formal recommendation on whether the property should be listed as a Master Plan Historic Site to the Montgomery County Planning Board. This decision is based on designation criteria set forth in §24-A3 of the County Code. The HPC's recommendation will be included in the Public Hearing Draft.