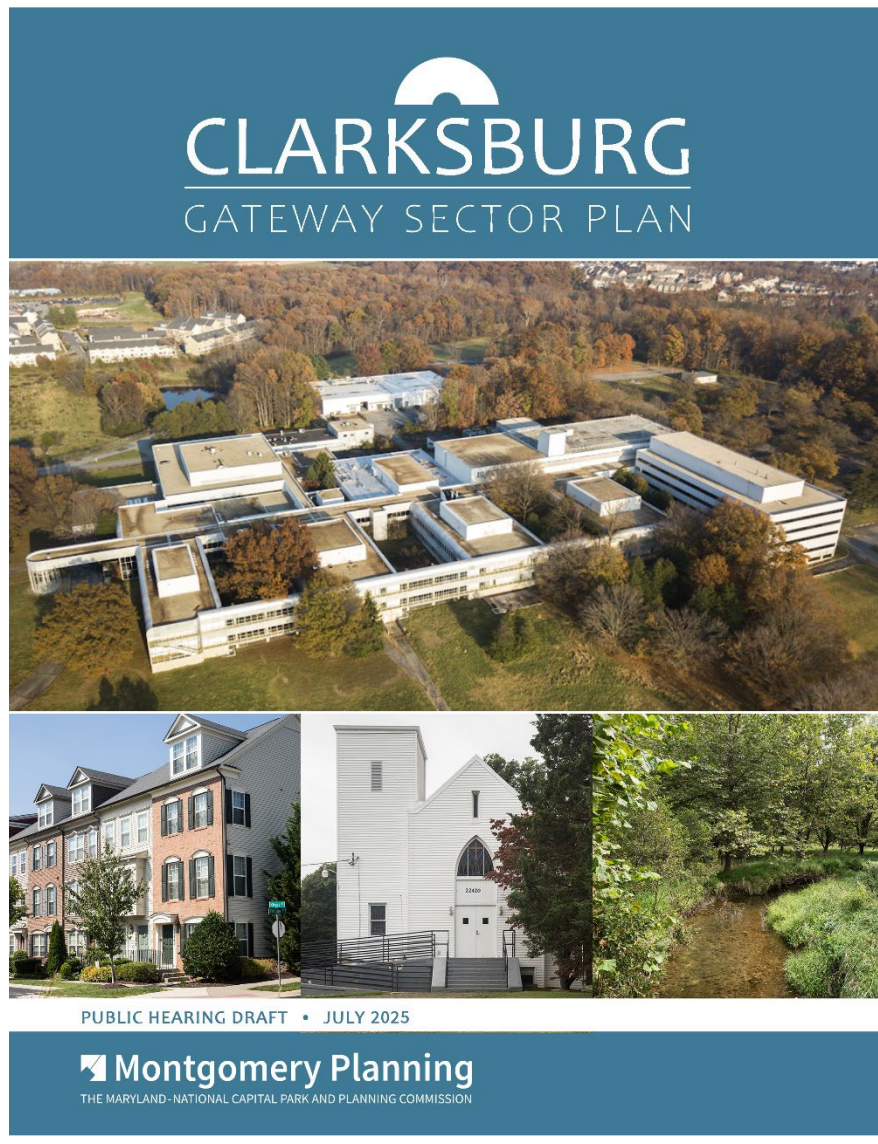


# CLARKSBURG GATEWAY SECTOR PLAN

## PUBLIC HEARING



### Description

The Planning Board will receive public testimony on the Public Hearing Draft of the Clarksburg Gateway Sector Plan and set a date for the close of the public record.

## Planning Staff

CL

Clark Larson, Lead Planner, Upcounty Planning Division, [clark.larson@montgomeryplanning.org](mailto:clark.larson@montgomeryplanning.org), 301-495-1331

DZ

Donnell Zeigler, Master Planning Supervisor, Upcounty Planning Division, [Donnell.Zeigler@montgomeryplanning.org](mailto:Donnell.Zeigler@montgomeryplanning.org), 301-495-4583

Patrick Butler, Chief, Upcounty Planning Division, [Patrick.Butler@montgomeryplanning.org](mailto: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 accompanies the Planning Board Public Hearings on September 25, 2025 to accept testimony on the Public Hearing Draft of the Clarksburg Gateway Sector Plan.
- Planning Staff recommends closing the public record for the Public Hearing Draft of the Clarksburg Gateway Sector Plan on Friday, October 3, 2025, which will be 60 days after the release of the Public Hearing Draft for public comment on August 5, 2025.

## MASTER PLAN INFORMATION

### Plan Phase

Public Hearing

### Lead Planner

Clark Larson, AICP

### Staff Contact

Clark.Larson@montgomeryplanning.org

### Report Date

09-18-2025

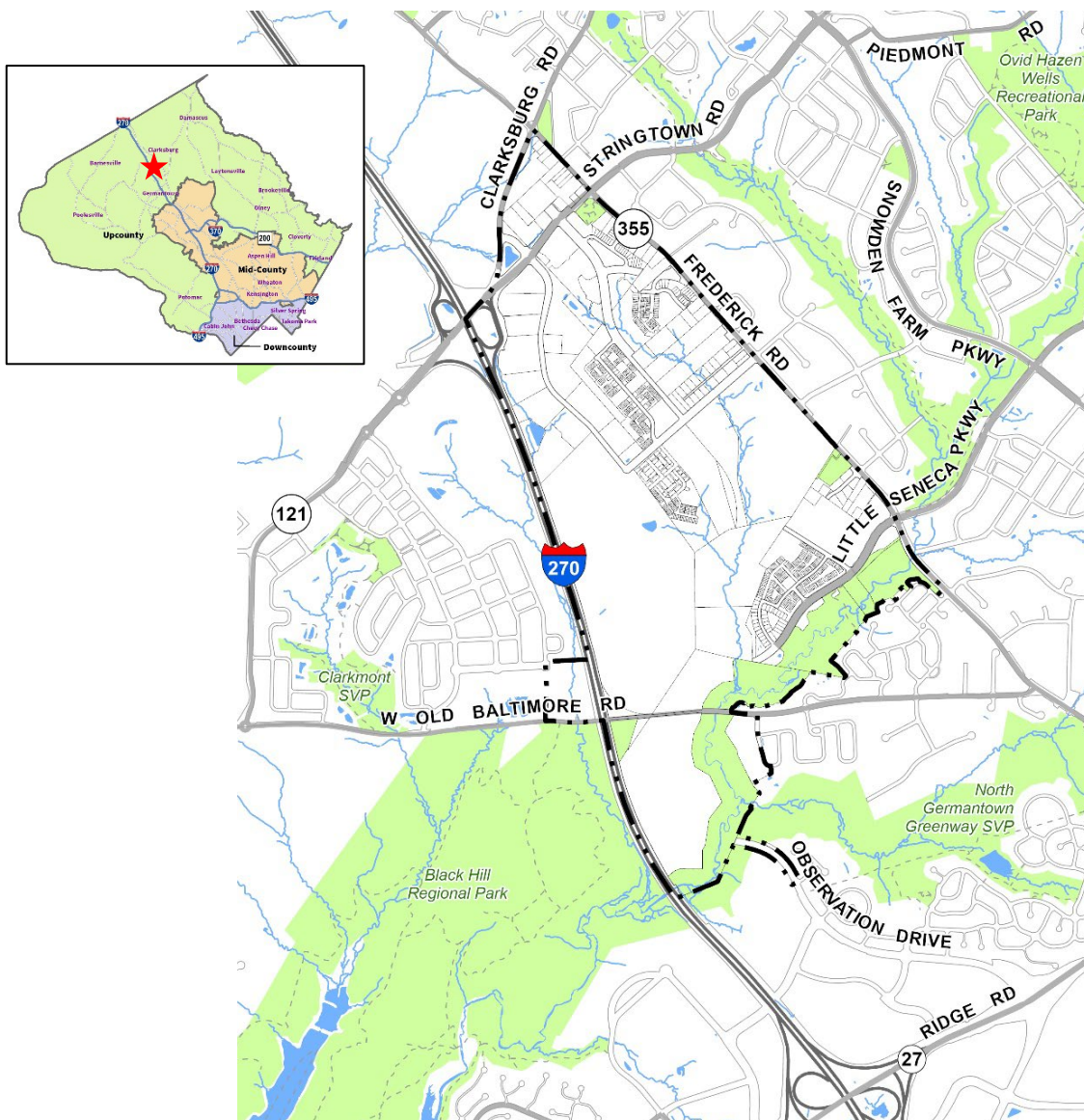
### Planning Division

Upcounty Division

### Planning Board Information

MCPB Item No. 10

07-25-2025



## STAFF RECOMMENDATION

Staff recommends that the Planning Board take the following actions:

1. Hold a public hearing on the Public Hearing Draft of the Clarksburg Gateway Sector Plan at the times and locations described below.
2. Close the public record to receive testimony on the Public Hearing Draft of the Clarksburg Gateway Sector Plan at the close of business (5 pm) on October 3, 2025.

Note: The public hearing will be held in two parts: (1) a daytime hearing to begin at 1:30 p.m. at the Montgomery Planning headquarters in Wheaton (2<sup>nd</sup> floor Auditorium, 2425 Reedy 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 only.

## OVERVIEW

### 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 2014 *10 Mile Creek Area Limited Amendment* (“2014 Amendment”) and the 2011 *Clarksburg Master Plan and Hyattstown Special Study Area Limited Amendment* (“2011 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 overall vision of the Public Hearing Draft of the Clarksburg Gateway Sector Plan is 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, new housing, commercial, recreational, and public service amenities are developed; roadways, transit service, paths, and trails connect community destinations; streams, forests, and other natural areas are protected as development occurs; local historic resources and cultural heritage are preserved and celebrated; and community infrastructure and facilities keep pace with the community’s growth.

Key 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.

The project webpage for the Clarksburg Gateway Sector Plan is [www.montgomeryplanning.org/cgsp/](http://www.montgomeryplanning.org/cgsp/).

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- 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.

## PLANNING BOARD SCHEDULE

The Clarksburg Gateway Sector Plan update began in June 2023 with the approval of a Scope of Work by the Montgomery Planning Board. Since then, the planning team has briefed the Planning Board on our community engagement efforts, an existing conditions assessment of the Sector Plan Area, a framework of emerging recommendations based on feedback from community listening sessions and visioning workshops, and previewed the Plan’s emerging, then more complete preliminary, recommendations.

Staff presented the Working Draft of the Clarksburg Gateway Sector Plan to the Planning Board on July 31, 2025, at which time the Planning Board authorized staff to prepare and publish the plan's Public Hearing Draft for public comment and schedule a public hearing on September 25, 2025.

The public hearing was advertised in the classifieds section of the Washington Times on August 25, 2025, and a supplemental public hearing advertisement was published in the Washington Times on August 29, 2025. The Public Hearing Draft Plan was distributed per State code to all necessary officials, agencies, and facilities (i.e., the Germantown Public Library and Montgomery Planning Public Information County), a postcard was mailed to all plan area and immediately surrounding Homeowners Associations and Civic Associations, and announcements were sent to the electronic subscription newsletter of the Clarksburg community.

Staff recommends that the Planning Board keep the public record open until close of business (5 p.m.) on October 3, 2025, to accept written testimony after the public hearing. This would be 60 days after the release of the Public Hearing Draft for public comment on August 5, 2025.

Following the close of the public record, Planning Staff will summarize all testimony received and prepare for its review by the Planning Board at upcoming work sessions. A schedule of suggested work sessions by topic is provided below:

<b>October 16</b>	Historic Preservation
<b>October 23</b>	Transportation
<b>October 30</b>	Land Use, Housing, Neighborhoods (morning) and Community Design (afternoon)
<b>November 6</b>	Environment, Parks, and Community Facilities
<b>November 20</b>	Transportation (continued), follow-up on any remaining items, and possible consideration of approval of the Planning Board Draft

## ATTACHMENTS

Attachment A: Public Hearing Draft of the Clarksburg Gateway Sector Plan

Attachment B: Public Hearing Draft of the Clarksburg Gateway Sector Plan

Appendices Attachment C: Written Testimony (received as of September 19, 2025)

Attachment D: Public Record Items