

Comment #	Testimony Source	Written Testimony ID	Commenter	Plan Section Reference	Plan Page # (if applicable)	Comment Topic	Comment / Issue	Staff Response / Recommendation
4	Written	B	Celeste Torio	Environment (3.E) and COMSAT Neighborhood (4.B)	94-95	Do not compromise environmental protection and open space through new development	Redevelopment of the COMSAT site as a mixed-use activity center deserves careful scrutiny. If the zoning changes create unchecked residential growth, we risk creating another overbuilt corridor without the transit, road capacity, or green space protections needed to support it. Recommendation: Ensure that environmental protections and open space preservation are not compromised by zoning flexibility.	The Public Hearing Draft recommends many provisions for transit, road capacity, green space, parks, etc. as part of the expected development of the COMSAT property. Residential growth will not be 'unchecked', but will only be approved if adequate facilities and protections are provided.
9	Written	D	MDP	Environment (3.E) and Parks (3.F)	-	Wildlife Corridors	Sensitive Areas Element - MDP notes that there may be an opportunity to address this new legislation: HB 731 - Wildlife - Protections and Highway Crossings, effective July 1, 2025.	The Public Hearing Draft discusses roadway impacts to existing and recommended parks on pages 76 and 77, directly referencing the chapter of the land use code that this legislation amends: "Local jurisdictions in Maryland are required to consider wildlife movement and habitat connectivity when enacting, adopting, amending, or executing plans (Md. Code Ann. Land Use Article § 1-408)." Staff suggests that the plan could further consider clarifying the reference to the version of the land use code since the bill was passed, such as, "Md. Code Ann. Land Use Article § 1-408 and § 3-104, as reenacted with amendments in Maryland HB 731 in 2025." Additionally, it may be worthwhile to include a reference to this state code and legislation in the Environment chapter, since the legislation talks about including it in the Sensitive Areas Element of a master plan. Plan includes recommendations for bridges to span stream valleys and minimize environmental impacts to the stream system. We will explore coordination with Parks to further these recommendations.
11	Written	D	MDP	Community Facilities (3.H)	-	Water Resources	Water Resources Element - The Montgomery County Council approved the Water Resources Plan (WRP) in July 2010, which was adopted by the full Commission in September 2010. The WRP suggests an amendment to the general plan would address policies and recommendations relating to maintaining an adequate drinking water supply and wastewater treatment capacity to 2030, continuing to meet the needs of the county. Thrive did not include the policies suggested in the 2010 WRP but instead adopted it by reference. The Montgomery County Department of Environmental Protection (DEP) should review the WRP and determine if it accounts for the Draft Plan's revised development capacities. This analysis should consider stormwater infrastructure, water and sewer capacity analysis, and finally, upgrading old systems that may be failing or improperly sized for increased development. MDP encourages updating the WRP since it impacts all master plans and the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan.	Staff acknowledges that the County's 2010 WRP is outdated and needs to be updated to meet MDE's most recent (2022) guidance. DEP and Planning will need to discuss how to accomplish this requirement, though this effort would be broader in scope than the Clarksburg Gateway Sector Plan can address at this time.
28	Written	F	CEX - cover letter	Environment (3.E)	-	Address environmental health and water quality in the Sector Plan.	Proposed changes to land cover would have a major impact on the health of an already vulnerable high-quality stream system that is part of an essential water-supply network. Since 2017, the Little Seneca Creek watershed has had the greatest increase in the percentage of impervious surfaces of any watershed in the County. Additionally, while forest cover Countywide has increased, it has declined in the Plan area by several percentage points. These are red flags that should be addressed unless you are willing to accept continued degradation of the water supply and some of the most pristine watersheds in the County. Reconsideration of elements of the Plan "presents a timely and important opportunity to reverse these trends and demonstrate how development can be aligned with ecological restoration and protection."	Staff acknowledges this comment. See stream quality recommendation 3.E.6.a-c. See afforestation recommendation 3.E.5. Also see Recommendation 3.E.9 which seeks tree preservation along I-270.

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31	Written	F	CEX - cover letter	Community Facilities (3.H)	-	Ensure adequate public safety service response as population growth occurs	The Montgomery County Police Department cautions about its potential inability to meet the service demands of the proposed population growth. The anticipated population growth is expected to result in a higher volume of calls for service, which would likely impact response times unless there are increases in staffing levels and resource allocation	Staff acknowledges that expected additional growth in Clarksburg's residential population, supported in part by draft zoning recommendations for properties that currently allow limited or no residential development, may add to the public safety service demands than might occur without such recommendations. However, we believe that this incremental growth is not significant relative to the current and future size of the Clarksburg population beyond the plan's boundaries. Master plans are unable to estimate or effectuate increases in public safety staffing levels and resources allocation, however, it should be noted that new housing and residents contribute property and income tax revenue that can be directed towards additional police officers.
32	Written	F	CEX - Department of Environmental Protection (DEP) letter	Environment (3.E)		Seek ways to accommodate growth while maintaining the health of streams, the extend of forest cover and tree canopy, and low imperviousness.	Land cover has a major impact on the health of streams. Imperviousness, forest cover, and tree canopy are significant cover types that influence stream health. The Clarksburg Gateway Sector Plan area lies almost entirely within the Little Seneca Creek watershed, with a small portion in the Ten Mile Creek watershed. Between 2017 and 2023 the Little Seneca creek watershed had the greatest increase in the percentage of impervious surfaces of any watershed in the County. In the Sector Plan area, the impervious surface has already increased from 19.9% to 22.3% over that period and will increase substantially under the suggested development scenario. Additionally, between 2008 and 2023, forest cover Countywide increased, but within the Sector Plan area it declined by several percentage points. Over that same period, tree canopy remained steady across the County but declined by several percent in the Sector Plan area (see table in Testimony Exhibit). The Clarksburg Gateway Sector Plan area lies entirely within two Special Protection Areas (SPAs), with the majority located in the Clarksburg SPA. Despite this designation, it appears that the SPAs are not effectively safeguarding key land cover elements that influence stream and environmental health. As noted, all three previously discussed indicators have worsened—both from a stream health perspective and in terms of broader ecological integrity. While some increase in impervious surfaces is expected with development, the loss of forest cover and tree canopy is not inevitable. With thoughtful planning and design, it is possible to accommodate growth while maintaining—or even increasing—these critical natural resources. It is essential that forest cover and tree canopy in the plan area do not continue to decline. In fact, they must increase to support long-term environmental resilience. The Clarksburg Gateway Sector Plan presents a timely and important opportunity to reverse these trends and demonstrate how development can be aligned with ecological restoration and protection.	Staff acknowledges this comment. Stream valleys located on the site would be conserved by easement or by expanding parkland. Also see recommendations 3.B.5.c., 3.E.6.a, 3.E.6.c., 3.E.16., and 4.D.2. The plan also recommends moving Observation Drive Extended out of the Coolbook Stream Valley in recommendations 3.B.6.a and 3.B.6.b The plan recommends minimizing the impact to forested land in recommendation 3.B.5.c and 3.E.6.a. and maximizing on-site trees in recommendations 3.E.2.c and 4.B.12
33	Written	F	CEX - DEP letter	Introduction (1.E) and Environment (3.E)	7	Include reference to BioNET areas for biodiversity and forest interior species habitat in the plan area	The Natural Environment heading: The plan notes that "Others are identified as Targeted Ecological Areas... These areas must be carefully considered for protection and enhancement within the master planning process." In addition to this, Maryland has also identified BioNET Areas Significant for Biodiversity Conservation and Forest Interior Dwelling Species (FIDS) habitat within the plan area. These areas warrant the same level of careful consideration for protection and enhancement. To avoid losses and the continued decline of critical habitat, the plan should include more specific mechanisms and strategies to ensure meaningful protection and enhancement of these ecologically valuable areas.	Staff agrees with the comment that a reference to existing BioNET and FIDS areas should be added in the discussion of existing environmental settings, including in the plan Introduction's Natural Setting heading, Environment chapter context section, and Environment chapter map exhibits. The Planning Board Draft for transmittal to the County Council will include these references. The Public Hearing Draft strikes a balance between recommending environmental protection measures (in some ways beyond those required by county Forest Conservation Law and Environmental Guidelines), while allowing for reasonable flexibility to support future development and community building.
34	Written	F	CEX - DEP letter	Plan Vision (2.B) and Environment (3.E)	20	Identify areas in the Concept Framework Plan for forest protection	Recommend identifying areas in the Concept Framework Plan (Figure 4) for forest protection, including forested area upstream of Shawnee Ln (which includes a Targeted Ecological Area) and upland forest area just south of COMSAT building.	Identifying specific forest stands for protection would not be appropriate for the purpose of the Concept Framework Plan as a high-level illustration of the plan's vision. The draft plan provides general recommendations to minimize impacts to forested land from proposed new development and roadways (3.B.5.c), maximize the retention of on-site trees (3.E.2.c), and especially within the COMSAT and Linthicum Neighborhoods (4.B.12, 4.C.7).

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35	Written	F	CEX - DEP letter	Environment (3.E)	62	Preserve mature forest stands south of the COMSAT building	It is strongly recommended that the large, forested area directly south of the COMSAT building be prioritized for preservation. This area consists primarily of mature to old age forest—over 75 years in age—which is typically of higher ecological quality. Although it is not riparian, it still provides substantial water quality and environmental benefits. Its non-riparian status may also make it more vulnerable to removal during development. Old age forests offer unique ecological functions that younger forests cannot replicate and given the current challenges and long timelines associated with reforestation, this forest is, for all practical purposes, irreplaceable. The current design concept, which depicts the complete removal of this forest, is concerning. It would be preferable to omit a design concept altogether than to present one that suggests total deforestation. Alternatively, revising the concept to incorporate preservation of this forest could serve as a compelling example of how development can coexist with more complex conservation goals—transforming a challenge into a central amenity and asset for the site and community.	The draft plan does not identify specific upland forest stands for preservation due to the uncertainty of future development characteristics, but instead recommends in the draft plan that new developments, "maximize the retention of on-site trees and vegetation, especially on properties with Forest Interior Dwelling Species areas and within the Priority Urban Forest areas," (Rec. 3.E.2.c, p. 67) and to, "prioritize afforestation and reforestation where gaps in contiguous forest corridors exist, especially within stream buffers and between high-quality forest stands" (Rec. 3.E.5, p. 67). For the COMSAT property specifically, the draft plan recommends to, "preserve existing open space, topography, mature shade trees, and forest stands as part of the planned development in [the COMSAT] neighborhood where feasible" (Rec. 4.B.12, p. 95). The draft plan's Community Design Concept Illustration is not intended to reflect the size and scale of actual development on the COMSAT and Linthicum Family property, but instead illustrates the design intentions of the Community Design chapter. (See Figure 24, p. 62) This is explained in the 'disclaimer' language below the illustration in the draft plan.
36	Written	F	CEX - DEP letter	Environment (3.E)	64-65	Discuss BioNET and FIDS habitat in discussion about existing forests	Much of the forest in the plan area is also BioNET Areas Significant for Biodiversity Conservation and FIDS habitat.	[See staff's response to testimony comment #33]
37	Written	F	CEX - DEP letter	Environment (3.E)	66	Preserve Coolbrook Tributary upstream of Shawnee Lane	Recommend preserving forest areas along Coolbrook Tributary for preservation upstream of Shawnee Ln in addition to the area downstream. To maintain established forest and prevent forest cover loss it is important to protect areas outside of stream buffer widths as well as the areas within buffers.	Staff acknowledges this comment. Please see Recommendation 3.E.15
38	Written	F	CEX - DEP letter	Environment (3.E)	67-69	Consider additional environmental recommendations to enhance environmental protection	This section presents a strong set of environmental recommendations. Many align with existing requirements in the Maryland Stormwater Design Manual and other regulatory frameworks. However, several go beyond baseline standards—particularly those that include specific, measurable targets—which are likely to be the most effective in advancing environmental protection and enhancement. For example, proposed requirements such as 50% tree canopy coverage over parking lots and 35% site green space represent meaningful strategies for mitigating environmental impacts. Given that the entire plan area lies within Special Protection Areas (SPAs) and continues to experience tree canopy and forest loss, there is a strong case for incorporating additional, more ambitious measures. Additional recommendations to consider include: • Requiring 50% overall tree canopy coverage per site; • Identifying and preserving key forest areas through conservation easements; • Preserving all mature forests (75+ years old) that are at least 1 acre in size, and at least 75% of mature forests that are 2 acres or larger; • Prohibiting stormwater management waivers within SPAs, consistent with the heightened environmental sensitivity of these areas. These enhancements would strengthen the plan's environmental integrity and demonstrate a proactive approach to long-term ecological resilience.	Staff acknowledges this comment.
41	Written	F	CEX - Department of Permitting Services (DPS) letter	Environment (3.E)	-	Promote renewable energy generation	Beginning in 2025, new construction over 20,000 square feet must provide 33% of its energy needs through renewable energy, which is often met with photovoltaic systems. In the coming code cycles, this number will increase to 66% and ultimately 100%. As of now, we allow projects to procure off-site renewable energy at a 1:1 ratio, but it should not be expected to be that way in the future. We anticipate lowering the "value" of offsite renewable energy to promote onsite renewable energy by reducing that ratio to as low as .5:1. It is critical to inform future developers of these requirements, as they will impact rooftop space, and potentially push developers to install ground-mounted solar arrays (potentially over parking). Consideration should be given to allow public and shared spaces to "host" development solar installations in which projects can participate, helping them meet their energy code requirements.	Staff acknowledges this comment.

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42	Written	F	CEX - DPS letter	Environment (3.E)	-	Maximize solar exposure through roadway and building lot orientation	All new residential zones need to be oriented to maximize solar exposure. The residential energy code will continue to advance towards net-zero energy-ready goals, which will require significant roof space and more importantly, roof orientation (ESE, SE, S, SW, WSW, with South being optimal). When roadways and neighborhoods are being developed, it is critical for building plots to have a more solar-oriented design and a less "flowing" design. This information should also be provided in any design guidelines to avoid conflict between planning desires and code requirements.	The draft plan recommends that, "site designs and building locations and orientations should be optimized to take advantage of seasonal solar angles and prevailing wind directions, where feasible, to maximize energy efficiency, energy conservation, and solar access and energy generation" (Recommendation 3.E.12, p. 69). Staff believes this policy is more appropriate
85	Written	F	CEX - MCDOT letter	Parks, Open Spaces, and Recreation (3.F)	77	Wildlife Passage Separation	RE: "Wherever possible, the roadway should be separated from the wildlife passage by fencing or jersey barriers" Consider rephrasing this to "The roadway should be separated from the wildlife passage, such as with fencing or jersey barriers" Rationale - There may be many different means of separation, and jersey barriers might be consider both unsightly as well as rather ineffective at wildlife separation. Also removing a use of "possible"	Agreed. Staff supports the suggested revision.
89	Written	F	CEX - MCDOT letter	Environment (3.E)	27, 34, 63, 67	Impervious Surfaces	Consider how impervious limits are tallied insofar as planned infrastructure. These limits should not restrict the implementation of master planned infrastructure, noting past difficulties with building new bikeways within the Ten Mile Creek area.	Agreed, however, the Clarksburg SPA (where planned infrastructure is situated) does not have an impervious surface cap, nor does the draft plan recommend one. Instead, the draft plan recommends that roads, paths, and the built environment minimize impervious surface as much as feasible. Staff does not believe this intention would restrict planned infrastructure.
94	Written	F	CEX - MCDOT letter	Parks, Open Spaces, and Recreation (3.F)	73	State Highway Assoc	Under #8, change "State Highway Association" to "State Highway Administration"	This will be corrected.
95	Written	F	CEX - MCDOT letter	Community Facilities (3.H.13)	88	Cell phone service coverage	The plan notes that residents expressed concerns about spotty cell phone service. Is this something that is regularly in a master plan? If so, should the plan recommend areas for additional towers?	The recommendation to ensure adequate cellular coverage may not be a typical policy of county master plans, yet it is a concern consistently heard from community members. Staff suggests that the recommendation remain to raise awareness of this issue and potentially support future action by public or private entities.
97	Written and Public Hearing	G & AA	Steve Robins and Bob Elliott (River Falls LLC)	Land Use (3.A), Environment (3.E), and COMSAT Neighborhood (4.B)	-	Development constraints from multiple proposed requirements	Staff's proposed requirements (i.e., environmental, transportation, urban design, and recreational) result in huge land constraints significantly reducing the available land for development to less than one-quarter of the property. Without more land, there will be limited opportunities to meet the desired levels of development and economic growth that the Plan aims for and needs to achieve. The Plan must dial back the amount of land constrained because every acre we lose to these constraints results in housing that does not get built, priority economic development that goes elsewhere, transit riders who forego riding public transportation, and jobs that, once again, are not created. Instead of seizing the rare opportunity of a 200-acre site under the control of a single owner, the Plan pares down the development acreage to just under 50 acres.	Staff disagrees with the assertion that the remaining "development acreage" of the COMSAT property is 50 acres or less due to the draft plan's recommendations. The total tract area for the COMSAT property is approximately 203.8 acres. However, Staff estimates that the buildable area of property is approximately 94.3 acres. This is due to development constraints that apply to the property regardless of the Sector Plan's adoption: the Coolbrook tributary stream buffer and adjacent open space (22.5 acres and 18.8 acres, respectively), dedication area of a future I-270 interchange (if retained, 1.6 acres) and an anticipated 75-foot ROW dedication to I-270 to accommodate the full 350-foot master planned highway ROW (6.7 acres). Portions of the COMSAT property that would be undevelopable because of the plan's recommendations include the recommended Clarksburg Gateway Local Park (10 acres), the right-of-way of the extensions of Observation Drive and Little Seneca Parkway (13.1 acres), recommended 200-foot setback for residential uses only (18.3 acres), and upland forest preservation, if saved in their entirety (18.5 acres). Any area of development needed for internal roads, alleys, public open space, street tree canopy, and forest preservation is considered buildable area, as these areas would be required of any development of this scale. They should not be calculated as cumulative non-buildable area.
98	Written and Public Hearing	G & AA	Steve Robins and Bob Elliott (River Falls LLC)	Environment (3.E.10)	69	Remove 35% green cover recommendation	Imposing a minimum green cover area of 35% over the property's developable area is a burden on viable development that is not appropriate for this part of the county.	Staff acknowledges this comment. See recommendation 3.E.10 which gives broad parameters on how the 35% Green cover could be applied through a combination of multiple methods.

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100	Written and Public Hearing	G & AA	Steve Robins and Bob Elliott (River Falls LLC)	Parks, Open Spaces, and Recreation (3.F.12)	74-75	Implement the Constellation Parks String of Pearls concept	Comment suggests that the plan should consider a coordinated series of public open spaces and/or parks instead of the draft plan's recommended 8- to 10-acre, centrally located and designed Clarksburg Gateway Local Park. Recommends sharing public facility responsibilities across properties, removing park dedication language, and utilizing existing locations for public parkland and open space (i.e., Linthicum East School Reservation Site).	Staff recommends changes to the Clarksburg Gateway Local Park recommendation in the draft plan that addresses this comment by providing additional flexibility in terms of park delivery while still serving community recreation needs.
102	Written and Public Hearing	G & AA	Steve Robins and Bob Elliott (River Falls LLC)	Environment (3.E.4)	67	Remove 50% parking lot tree canopy recommendation	Remove the draft plan's 50% tree canopy recommendation for parking lot coverage.	Staff acknowledges this comment. Recommendation 3.E.4 is not required and states if the standard cannot be achieved then to consider other alternatives.
106	Written and Public Hearing	J	Anne Cinque (President, Friends of Ten Mile Creek and Little Seneca Reservoir (FOTMC)) - via John Parris and Roberta Steinman	Environment (3.E)	-	Protect and restore the health of the streams, conserve the forests, and ensure a clean drinking water supply in the Little Seneca Reservoir watershed	FOTMC's primary concerns are to protect and restore the health of the streams, conserve the forests, and ensure a clean drinking water supply. This requires that the Clarksburg Sector Plan: • Safeguards water quality in the two main tributaries that originate in the Sector Plan area and flow to the Little Seneca Reservoir, which serves as a reservoir that provides additional water flow to the Potomac River, a public water supply, during drought periods. • Conserves the remaining 285 acres of forest occurring within the 969-acre sector plan boundary • Avoids the construction of new roadways through forests, parks, streams, stream valleys, and wetlands • Limits development, and hence limits impervious surfaces, on the site of the historic COMSAT building, and • Protects the health of the Little Seneca Reservoir by protecting Little Seneca Creek, which is the largest tributary feeding into Little Seneca Lake Reservoir. Supports the draft plan's recommendation to turn the Cool Brook forested area into Cool Brook Stream Valley Park, with all natural surface trails.	Staff acknowledges this comment. Stream valleys located on the site would be conserved by easement or by expanding parkland. Also see recommendations 3.B.5.c., 3.E.6.a, 3.E.6.c., 3.E.16., and 4.D.2. The plan also recommends moving Observation Drive Extended out of the Coolbrook Stream Valley in recommendations 3.B.6.a and 3.B.6.b The plan recommends minimizing the impact to forested land in recommendation 3.B.5.c and 3.E.6.a. and maximizing on-site trees in recommendations 3.E.2.c and 4.B.12
110	Written	J	Anne Cinque (FOTMC)	Parks, Open Spaces, and Recreation (3.F.13/14)	76	Supportive of recommended Cool Brook Stream Valley Park		Thank you for your comment.
111	Written	J	Anne Cinque (FOTMC)	Parks, Open Spaces, and Recreation (3.F.12)	74	Supportive of 8- to 10-acre recreational park	Support the draft plan's recommendation to set aside 8 to 10 acres of open area of the COMSAT property for community use, such as a local park, community gardens and other community-oriented facilities to support educational, recreational, and cultural activities.	Thank you for your comment.
114	Written	J	Anne Cinque (FOTMC)	Environment (3.E) and COMSAT Neighborhood (4.B.12)	95	Preserve forest stands within the Priority Urban Forest area of the sector plan area, especially on the COMSAT property	In addition to preservation of the forests within the stream buffer along the Cool Brook Tributary, we recommend the following Priority Urban Forests areas be preserved: • The four largest forested areas on the COMSAT property: (1) the forest at the northern property boundary, which is part of another forest area that is already in a Category 1 conservation easement; (2) all the forests alongside the Cool Brook Tributary; (3) all the forested area at the southern end of the COMSAT building (abutting the parking lot), which could be impacted by the southern extension of Gateway Center Drive; (4) the forest strip along the southeastern property border (abutting the Linthicum property) leading to West Old Baltimore Road, which could be impacted by the extension of the north/south Gateway Center Drive. • The forests within the proposed alignment of the northern extension of Observation Drive, east of Little Seneca Creek, is also a Priority Urban Forest, and it needs to be preserved. The northward extension of Observation Drive would devastate this forest.	[See staff's response to testimony comment #35]
115	Written	J	Anne Cinque (FOTMC)	Environment (3.E) and Linthicum Neighborhood (4.C.7)	96	Preserve the forest abutting I-270 on the Linthicum property	Recommend preservation of the forest abutting I-270 on the Linthicum property. The Plan designates a new alignment for the northward extension of Observation Drive that would cut through the forest abutting I-270. While the Plan states that the re-alignment of Observation Drive closer to the western property line of the Linthicum Farm Property would "minimize potential adverse impacts to stream valley buffers" (p.39), it does not appear that this re-alignment really has any impact on the Little Seneca stream buffer. However, the new alignment would devastate the forest abutting I-270, which for some inexplicable reason was not designated as a Priority Urban Forest.	Planning Staff support the goal of preserving forest to the greatest extent feasible, yet we see Observation Drive Extended as a critical future connection in the transportation network for Clarksburg, for people driving, walking, cycling, rolling, and taking public transit. It's completion between Waters Discover Landing and Gateway Center Drive is a central recommendation for the draft plan. The recommended re-alignment of the planned Observation Drive away from the Little Seneca Creek stream valley and to the west closer to I-270 is intended to minimize environmental impacts and facilitate a more cohesive developable area on the Linthicum Family property. If the current master planned alignment for Observation Drive is retained, through the central portion of this property, future development would likely occur in all or a portion of the existing forest stand along I-270, rather than the entire forest stand being considered for preservation.

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116	Written	J	Anne Cinque (FOTMC)	Environment (3.E)	-	Increase stream buffer requirements in the sector plan area	Recommend for expansion of stream buffers, beyond what the SPA requires, along all waterways in the sector plan area. The adjacent Ten Mile Creek Special Protection Area offers a good model to follow. That SPA requires that buffers "on both sides of both perennial and intermittent streams, and adjacent to springs and seeps" must be a minimum of 200 feet.	Staff acknowledges this comment.
117	Written	J	Anne Cinque (FOTMC)	Linthicum Neighborhood (4.C.7), and Parks (3.F)	-	Preserve more land along western edge of Little Seneca Creek and Cool Brook Tributary	On the Linthicum properties (north and south of West Old Baltimore Road), the County should preserve more land either through private conservation easements or public parkland dedication in the following locations to provide better stream protection: • All along the western edge of Little Seneca Creek, and • Along the western edge of the Cool Brook Tributary, above its confluence with Little Seneca Creek.	The draft plan recommends protection of the Cool Brook Tributary stream valley upstream from Little Seneca Greenway Stream Valley Park, either through conservation easement or parkland dedication, however, Parks Staff does not support an additional plan recommendation to expand Little Seneca Greenway Stream Valley Park along the eastern property line of the Linthicum Property. Preservation of any sensitive environmental areas in this location, including as protected stream buffer, forest conservation easement, or park land dedication, may be considered as part of future development review.
121	Written	J	Anne Cinque (FOTMC)	Land Use (3.A.5), Environment (3.E.2c-d), and COMSAT Neighborhood (4.B.3, 5, & 6)	-	Reconsider the plan's vision for the COMSAT property as a major regional destination; place development on the COMSAT property in open areas and limited to what can be supported by existing roads	With the draft plan's recommendation to not designate the COMSAT Labs building for historic preservation, a large portion of the 200-acre property could be developed. Extensive redevelopment would entail considerable additional impervious cover and loss of Priority Urban Forests and other tree cover. We recommend placing development on the COMSAT property in open areas and capped to the extent that it can be supported with existing roads into and out of the Sector Plan area. Regardless of whether the COMSAT building is preserved, we do not support turning the COMSAT Property into a major regional destination point with an excessive amount of housing, retail, dining and additional roads. Such extensive development would destroy forests, substantially increase impervious surface cover in the Clarksburg SPA, and lead to stream degradation that would further harm the water quality of Little Seneca Reservoir. We support scaling back development of the COMSAT property to harmonize with your vision of a compact community, not a regional hub. Scaling back will also contribute to reducing congestion on the roads.	While the draft plan proposes policies that guide future development to be environmentally low-impact and to preserve natural features where possible, the overall purpose and vision of the Sector Plan is to support continued compact, connected development along this northern extent of the county's I-270 growth corridor. New development that would be enabled by the plan's recommended zoning changes and other policies would be primarily located on just two properties within within the greater Clarksburg community.
122	Written	K	William Sheehan	Environment (3.E)	-	Supports the testimony submitted by Friends of Ten Mile Creek	Strongly supports the preservation of our natural resources and endorse the stewardship principles endorsed and practiced by The Friends of Ten Mile Creek and Little Seneca Reservoir	Staff acknowledges this comment.
123	Written and Public Hearing	L	Roberta (RG) Steinman (Friends of Ten Mile Creek (FOTMC))	Environment (3.E)	-	Preserve forests, limit the extent of development and utilized existing roads	There are 285 acres of forest within the 969-acre sector plan boundary, nearly all of which are State-designated Priority Urban Forests. These are forests that the State considers priorities for retention and protection. This designation provides the foundation to choose alternatives that cause the least damage to the environment. But unless these forested areas are actually preserved, the purpose of the Priority Urban Forest designation will not be achieved. The Sector Plan can protect these forests by avoiding the construction of new roadways through forests, parks, streams, stream valleys, and wetlands and by limiting development – and hence limiting impervious surface area – on the 200-acre site of the historic COMSAT building. There are 4 large forest groves on the COMSAT site. These forested areas are State-designated Priority Urban Forests. There is sufficient open space on this property such that any development plans (roads, houses, etc) can avoid impacting the COMSAT forest groves. Such an approach would be in harmony with the Sector Plan's compact community vision, rather than an outdated regional hub vision. Scaling back the extent of development would also contribute to reducing congestion on the roads.	Staff proposes requirements such as 50% tree canopy coverage over parking lots and 35% site green space (3.E.10) requirements that go above current environmental standards for the COMSAT property. Additionally the stream valleys located on the site would be conserved by easement or by expanding parkland. See recommendations 3.B.5.c., 3.E.6.a, 3.E.6.c., 3.E.16., and 4.D.2. The plan also plans to move Observation Drive out of the Coolbrook Stream Valley in recommendations 3.B.6.a and 3.B.6.b The plan recommends minimizing the impact to forested land in recommendation 3.B.5.c and 3.E.6.a. and maximizing on-site trees in recommendation in 3.E.2.c and 4.B.12
131	Written and Public Hearing	Z	Soo Lee-Cho (JNP/Avanti Group)	Environment (3.E.10)	69	Reduce 35% green cover requirement	35% green cover requirement is too restrictive and would impact developability and the provision of housing. Recommends either lowering the green cover requirement to 25%, similar to green cover policies in other parts of the county, or excluding forest conservation areas from the green cover calculation.	Staff acknowledges this comment. See recommendation 3.E.10 which gives broad parameters on how the 35% Green cover could be applied through a combination of multiple methods.
133	Written and Public Hearing	Q	Margaret Schoap (Transportation Alternatives for Mid-County Highway Extended (TAME))	Environment (3.E)	-	Supports the testimony submitted by Friends of Ten Mile Creek	Supports the FOTMC testimony that seeks to preserve the natural features and water quality in the Sector Plan's streams and watersheds.	Staff acknowledges this comment.

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136	Public Hearing		Gary Unterberg (River Falls LLC)	Environment (3.E.10)	69	Eliminate or provide exceptions for the 35% green cover recommendation	A green cover recommendation (min. 35% in the draft plan) is more appropriate to Bethesda and urban areas vs. the Sector Plan area (and COMSAT property). If retained as a recommendation, forests under easement should be included in the coverage calculation and land dedications (roads, parks, etc.) should be excluded from the net total tract area.	Staff acknowledges this comment. See recommendation 3.E.10 which gives broad parameters on how the 35% Green cover could be applied through a combination of multiple methods.
141	Public Hearing		John Parrish (FOTMC)	Environment (3.E)	-	Avoid forest losses from roads and development	Forest cover is about 29% in the sector plan area today. New development and roads should be located on open areas, not where there are existing forests on the COMSAT property and elsewhere in the Sector Plan.	Staff acknowledges this comment. Recommendation 4.B.12 seeks to prioritize preserving the existing forest on the COMSAT property into future required open space for future development.
146	Public Hearing		Mahendra Sapa (Maryland Cricket League)	Parks, Open Spaces, and Recreation (3.F)	-	Accommodate space for cricket grounds	Requests for more space for cricket grounds at a reasonable cost. Suggests repurposing existing fields that are underutilized; establishing practice grounds in small spaces; adding more cricket grounds in the Germantown area.	Thank you for your comment. Staff agree that additional cricket fields are needed in the county. While the new park(s) recommended in this Plan Area will likely not include an athletic field, the Parks department is seeking other opportunities in nearby parks to establish additional cricket fields.
150	Public Hearing		Beth Wolff (CNA)	Parks, Open Space and Recreation (3.F.16)	78	Support for proposed recreation center	Support a new recreation center on COMSAT or nearby site in Clarksburg to serve an unmet need for such a facility in the community.	Thank you for your comment.
160	Public Hearing		Jason George	Community Facilities (3.H)	-	Ensure adequate school capacity to serve the Clarksburg community	School capacity will continue to be an issue, especially if new residential development is supported by the draft plan.	School enrollment has a cyclical nature of ebb and flow, typically triggered by the sales and turnover of single family homes. In areas like Clarksburg where a large percentage of homes were built and sold around the same time, enrollment will show especially strong growth initially as the first occupant families' children enter the school system together. However, once the children age through and graduate from each school level, the schools may start seeing their enrollment decline rapidly since the homes where the graduating students lived in are unlikely to turnover to the next occupant families immediately. Some of the elementary schools in the Clarksburg area are already seeing this enrollment decline, and are projected to be operating at utilization levels well below the range that MCPS considers as efficient, with hundreds of surplus seats available each.
161	Public Hearing		Julius Cinque	Environment (3.E)	-	Protect and restore the health of the streams, conserve the forests, and ensure a clean drinking water supply in the Little Seneca Reservoir watershed	Supports testimony from FOTMC in support of elements of the draft plan that serve to minimize or avoid environmental impacts. Recommends adequate forest protection as new development occurs, avoiding construction of new roads through natural areas, and limiting new impervious surfaces.	Staff acknowledges this comment.
164	Written and Public Hearing	P	Amy Presley	COMSAT Neighborhood (4.B.12) and Environment (3.E.5)	67, 95	Limit forest preservation to facilitate development	Warns against excessive land constraints on COMSAT that would hinder viable, market-ready uses. Does not support the draft plan's recommendations to retain upland forests since this could impact the development potential of the COMSAT property and others in the plan area.	[See staff's response to testimony comment #35]
165	Written and Public Hearing	P	Amy Presley	Parks, Recreation, and Open Space (3.F.12)	74	Do not recommend a new major park on COMSAT property	Does not think a new major park is necessary on the COMSAT property as there are existing parks still in need of completion (i.e., Ovid Hazen Wells)	The draft plan aims to address long-term needs in the Clarksburg area over a twenty-year timeframe. Likewise, establishing and updating parks and park amenities is a continuous and ongoing process. There are existing unmet community recreation needs that cannot currently be met within the plan area, even if additional amenities are added to other parks nearby. Further, these unmet needs would only increase with any future housing development in the plan area.
177	Written and Public Hearing	X	Francoise Carrier (Linthicum Family)	Environment (3.E.10)	69	Reduce 35% green cover requirement	35% green cover requirement is too restrictive and would impact developability and the provision of housing. Recommends lowering requirement to 25%, similar to green cover policies in other parts of the county, as long as green cover within forest conservation easements are not excluded from this calculation.	Staff acknowledges this comment. See recommendation E.10 which gives broad parameters on how the 35% Green cover could be applied through a combination of multiple methods.

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190	Written	Y	Beth Wolff (Clarksburg residents)	Parks, Open Spaces, and Recreation (3.F) and COMSAT Neighborhood (4.B)	-	Support for plan vision to support activity center development on COMSAT property	Letter from a second grader: "On the open field (COMSAT), I want to have a pool and activity center like the YMCA or a soccer field."	The draft plan recommends that a community recreation and/or aquatic center should be considered as a co-located facility with the new Clarksburg Gateway Local Park recommended on the former COMSAT Laboratories site (Rec. 3.F.16). To align with recommended staff revisions to the "Constellation Park" recommendation, staff recommends clarifying this recreation center recommendation with the following language: "This plan supports the development of a recreation center in or near the Plan Area. Relevant county departments should be consulted about the viability of including a facility on any appropriately-sized redevelopment site in the Plan Area."
191	Written	Y	Beth Wolff (Clarksburg residents)	Parks, Open Spaces, and Recreation (3.F) and COMSAT Neighborhood (4.B)	-	Support for a recreation center and library in Clarksburg	There is a lack of recreation center and library in the Clarksburg community	See Response to comment #190 about a recreation center. There is an ongoing effort to establish a new public library in Clarksburg, just beyond the Plan Area boundary at the northeast corner of Frederick Road and Stringtown Road.