

| Comment # | Testimony Source | Written Testimony ID | Commenter     | Plan Section Reference        | Plan Page # (if applicable) | Comment Topic                                                                     | Comment / Issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Staff Response / Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| 2         | Written          | B                    | Celeste Torio | Land Use (3.A.1 and Figure 8) | 31-32                       | Provide adequate public facilities with recommended zoning changes                | <p>Shifting large areas from employment-focused zoning to commercial-residential (CR/CRT) raises questions about balance. Clarksburg already struggles with traffic congestion, limited infrastructure, and overcrowded schools. Allowing higher-density residential development without guaranteed transportation and school capacity improvements could worsen these problems and reduce quality of life for current residents.</p> <p>Recommendation: Tie any new residential zoning to firm commitments for infrastructure, including road upgrades, public transit expansion, and school capacity.</p> | <p>The Public Hearing Draft recommends transportation infrastructure, roadways, transit service, and bike/pedestrian facilities, that Planning Staff believe will adequately serve the transportation needs of the Clarksburg community as growth occurs. This infrastructure will be provided either by public investment and/or private contributions as development is proposed.</p> <p>The Sector Plan is not expected to require dedication of a new school site at the elementary, middle, or high school level to accommodate estimated enrollment impacts from new development projected at a maximum build-out of the Sector Plan's land use vision or zoning recommendations. See School Adequacy Test Section in the plan.</p>                                                                                                                                                        |
| 3         | Written          | B                    | Celeste Torio | Housing (3.C.1)               | 55                          | Limit high-density housing near established neighborhoods                         | <p>While supporting the goals of affordable housing generally, the plan's blanket requirement for 15% MPDUs and incentives for larger family units could lead to significantly denser projects than our infrastructure can handle. These changes may also affect property values in existing communities, especially townhome neighborhoods like mine, by introducing large-scale developments that alter the character of our area.</p> <p>Recommendation: Limit the scale of high-density housing near established neighborhoods to prevent incompatibility and property devaluation.</p>                 | <p>The Public Hearing Draft aims to foster vibrant, inclusive communities and promote a range of housing options, not just large-scale high-density housing. The 15% MPDU requirement is aligned with best practices in previous master plans and responsive to the need for more affordable housing countywide.</p> <p>Establishing a minimum expected level of affordable housing units as part of a proposed housing development and prioritizing larger family units as a Public Benefit for new housing developments seeking approval under the Optional Method of Development will not necessarily lead to, nor be concentrated in, higher density development. Larger family units are actually less dense than smaller residential units in terms of dwelling units per acre. There is also no evidence that introducing large-scale developments causes property values to decline.</p> |
| 4         | Written          | B                    | Celeste Torio | COMSAT Neighborhood (4.B)     | 94-95                       | Do not compromise environmental protection and open space through new development | <p>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.</p> <p>Recommendation: Ensure that environmental protections and open space preservation are not compromised by zoning flexibility.</p>                                                                                                                                                                           | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 7         | Written          | D                    | MDP           | Land Use (3.A.1, 4-5)         | 31                          | State-mandated residential development flexibility                                | <p>Development Regulations Element - HB538, Housing Expansion and Affordability Act passed in 2024 with an effective date of January 1, 2025. The Maryland Department of Housing and Community Development drafted Frequently Asked Questions to help local governments understand and implement the Act. This state mandate may override local zoning density for multifamily, and unit types where single-family detached dwellings are permitted, in certain circumstances and only for qualified projects.</p>                                                                                          | <p>Planning Staff will continue to keep apprised of state legislation affecting the provision of housing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 8         | Written          | D                    | MDP           | Housing (3.C)                 | -                           | Provision of housing affordability                                                | <p>Housing Element - MDP reminds Montgomery County about HB 1466's requirement that all jurisdictions adopt a local law meeting accessory dwelling unit provisions by October 1, 2026. MDP is aware of the county's ADU legislation but has not analyzed the current local ADU legislation to determine if it is consistent with HB 1466. MDP suggests that the planning department complete such an analysis.</p>                                                                                                                                                                                          | <p>Planning Staff has been in touch with Council Staff about this issue and is working on analyzing the existing ADU ordinance for compliance with state code.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| 29        | Written          | F                    | CEX - cover letter                                              | Housing (3.C)          | -                           | Guarantee affordable housing with any proposed re-zoning | The Plan's focus on rezoning employment uses for additional housing offers no guarantee that new development will meet the need for housing that is affordable to a range of income levels.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>The Plan increases the standard MPDU requirement to 15%, which is a guarantee that 15% of additional new units will be available to families with incomes roughly 65% to 70% of Area Median Income. Thus, the Plan will provide more affordable housing to more people than is currently available in Clarksburg.</p> <p>Second, there is no land use mechanism to "guarantee" that housing is affordable to all income levels. Planning offers incentives to developers to provide additional affordable units, and if the County wants to dedicate additional funding to deeply affordable housing or pass a law that requires it, they are welcome to do so.</p> <p>New housing for a broad range of income groups is surely preferable to no new housing at all. If all housing development is prohibited until it provides units for every conceivable family size and income level, then not only will there be no new housing for very low-income people—there won't be new housing for anyone else either.</p> |
| 39        | Written          | F                    | CEX - Department of Housing and Community Affairs (DHCA) letter | Housing (3.C)          | -                           | Support for plan recommendations                         | <p>As the plan states, over 97% of the housing units in the area are built after the year 2000, and tend to be newer, larger and with a higher median sale price. Given this, DHCA supports the following plan recommendations:</p> <ul style="list-style-type: none"> <li>• Attention should be given to a diversity of housing types for a range of incomes. A majority of units in Clarksburg are admittedly Single-Family. A mix of unit types, which include work force housing, multi-family, apartments, duplexes, multiplexes, and accessory dwelling units should be added to accommodate all income and opportunity levels. This should include accessible units for the ageing and differently abled populations. Small micro units should be added as well as larger 3 bedrooms and above.</li> <li>• As the plan states, supportive housing should be developed for those at risk or experiencing homelessness.</li> <li>• DHCA fully supports the recommendation in the plan to increase the addition of income restricted affordable units as well as providing 15% or more total residential units set aside as MPDUs.</li> <li>• Work with developers to create units that reduce energy demands for the residents/consumers and create units that are accessible and sustainable.</li> <li>• Create more walkable communities that offer proximity to commercial corridors.</li> </ul> | Staff acknowledges this comment. Housing recommendations C.4 - C.7 acknowledge the need for a mix and diversity of housing types for a variety of population needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 40        | Written          | F                    | CEX - DHCA letter                                               | Housing (3.C)          | -                           | Additional recommendations are suggested for new housing | <p>DHCA recommends the additional recommendations that are not in the Clarksburg Gateway Sector Plan:</p> <ul style="list-style-type: none"> <li>• Private developers should be encouraged to collaborate with non-profit organizations as well as DHCA to reach maximum affordability.</li> <li>• Encourage "active" play space for children in developing new housing.</li> <li>• While Clarksburg is different in that the majority of housing in the community is newer, all efforts should be made to also reinvest in older units to ensure safety and nondisplacement of current residents, while maintaining a "no net loss" approach.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Staff acknowledges this comment. However, in regards to the third bullet - 97% of the housing units in the Plan Area are built after 2000, and there are no multifamily rental units in the Plan Area.</p> <p>The draft plan addresses Privately Owned Public Space (POPS) for new development in recommendation 3.F.23 and in the Linthicum Neighborhood Section in C.6.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| 79        | Written                    | F                    | CEX - MCDOT letter                             | Community Design (3.D.S4)                    | 57                          | On-Street Parking Priority                                  | <p>RE: S4, "All new streets should accommodate on-street parking, where possible"</p> <p>Consider whether this is intended to affect Complete Streets' Prioritization, which generally assigns Parking (Curbside Zone) a Low or Medium Priority. Parking areas are often among the first to be cut from a cross-section when necessary to achieve other purposes, such as larger Active Zones. Is it the intent of the plan that in such cases: parking be preserved &amp; Active Zone elements be narrowed?</p>                                                                                                                                                                                                                                                                                                                                                                               | <p>Planning Staff does not intend to affect the Complete Streets' Prioritization policy with this recommendation, but that the sector plan should provide guidance on context-sensitive design for new streets. New streets will not have the same constraints as existing streets when considering competing priorities and the plan's recommended typical cross-sections indicate where on-street parking is expected on master planned streets. Consistent with comments elsewhere, Planning Staff suggests changing "possible" to "feasible" to allow a degree of flexibility and practicability under the Complete Streets' Prioritization policy.</p> <p>Additionally, staff suggests that the plan should clarify that non-master planned Neighborhood Streets should also accommodate on-street parking where feasible to provide adequate facilities for residents and visitors. A lack of resident parking is a community concern in other nearby areas of Clarksburg.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 80        | Written                    | F                    | CEX - MCDOT letter                             | Community Design (3.D.K4.c)                  | 58                          | Alley Landscaping                                           | <p>RE: K4c, "Incorporate landscaping within alleys to help soften their utilitarian purpose"</p> <p>Is it the intent that alleys have landscaping "within" their cross-section, or "along" their cross-section? I suggest changing this to "along"</p> <p>If it is indeed within: note that the 16' Residential and 20' Non-Residential Alley cross-sections do not allow any space for landscaping. Additional ROW will need to be dedicated to implement this recommendation.</p>                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Staff agrees with the need to maintain unobstructed alley widths. It was the intent of the draft plan to encourage landscaping in alleys, but not obstructive to their minimum clear dimensions. Staff suggests the following revision to recommendation K4.c: "Provide landscaping in alleys, especially in the space between unit driveways and outside of alley rights-of-way, to help soften the alley's utilitarian purpose."</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 97        | Written and Public Hearing | G & AA               | Steve Robins and Bob Elliott (River Falls LLC) | Land Use (3.A) and COMSAT Neighborhood (4.B) | -                           | Development constraints from multiple proposed requirements | <p>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.</p> | <p>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.</p> <p>The total tract area for the COMSAT property is approximately 203.8 acres. However, Staff estimates that the buildable area of property, regardless of the plan's recommendations is approximately 144.6 acres. This reduction is due to the inability to build in the Coolbrook tributary stream buffer and adjacent open space (22.5 acres and 18.8 acres, respectively), the right-of-way of the 1994 Plan alignments for the extensions of Observation Drive and Little Seneca Parkway (11.2 acres), and an anticipated 75-foot ROW dedication to I-270 to accommodate the full 350-foot master planned highway ROW (6.7 acres).</p> <p>Portions of the 144.6-acre buildable area on the COMSAT property that would be undevelopable because of the plan's recommendations include the recommended Clarksburg Gateway Local Park (10 acres), recommended 200-foot setback for residential uses only (18.3 acres), and slightly larger area of right-of-way for the recommended alignment of Observation Drive and Little Seneca Parkway (13.1 acres; compared to the 11.2 acres from the 1994 Plan alignment). This would result in a remaining 114.4 acres of buildable area (79% of the otherwise buildable area).</p> <p>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.</p> |

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| 101       | Written and Public Hearing | G & AA               | Steve Robins and Bob Elliott (River Falls LLC) | Plan Vision (2.B), Land Use (3.A), and Community Design (3.D)                     | -                           | Create a plan for market-ready development types                                                                                                                                                    | <p>Create a plan for market-ready development types. Include surface parking (rather than structured parking) and horizontal formats (rather than vertical, mixed-use construction) that can succeed and enable a more vertical typology to develop over time.</p> <p>Written testimony Exhibit AA includes a memorandum from RCLCO to Lantian Development LLC, dated September 23, 2025, discussing the infeasibility of a high-density development scenario on the Comsat property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The draft plan establishes a vision for community development over the plan's 20-year planning horizon. Any plan assumes that development will be realized incrementally over time and may not meet the plan's ultimate vision, nor every applicable plan recommendation, all at once. Whether and how property develops is determined by individual property owners, applicants, development review staff, and the Planning Board at the time of application. Nevertheless, in response to this testimony, Planning Staff suggests that this be stated clearly in the Plan Vision and Framework chapter, as well as in the Implementation chapter.                                                                                                                                                                                   |
| 103       | Written and Public Hearing | G & AA               | Steve Robins and Bob Elliott (River Falls LLC) | Land Use (3.A) and COMSAT Neighborhood (4.B)                                      | -                           | Maintain job and retail visibility while prioritizing economic development                                                                                                                          | Maintain visibility for jobs and retail from I-270 while establishing a framework for economic development as a top priority that considers multiple land use development options rather than master plan policies applicable to specific development typologies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The Public Hearing Draft is a long-range planning document that is expected to realize its multiple visions of economic development, community placemaking, diverse and affordable housing, multi-modal transportation, parkland expansion and amenities, environmental protection, and more over its 20-year planning horizon. The draft plan recommends a maximum scale for future development through its FAR limits for different zones and suggests desirable development block arrangements, building types, densities, parking configurations, etc. that could fit within that maximum envelope. However, how or when specific properties propose to meet this master plan vision is determined primarily by the applicant of a development proposal, in conversation with regulatory review staff at the time of application. |
| 112       | Written                    | J                    | Anne Cinque (FOTMC)                            | Land Use (3.A.3)                                                                  | 31                          | Supportive of min. 200-foot building setback and 50-foot tree buffer from I-270                                                                                                                     | Supports the draft plan's recommendation for a minimum 200-foot building setback from I-270, including a minimum 50-foot native tree buffer, to help minimize noise and air pollution impacts on residents from the highway. (FOTMC encourages an even greater setback based on studies that show harmful effects of air pollution at much greater distances.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Staff acknowledges this comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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 | <p>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.</p> <p>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.</p> | 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.                                                                                                                                                                                                                                                                                                 |
| 130       | Written and Public Hearing | Z                    | Soo Lee-Cho (JNP/Avanti Group)                 | Land Use (3.A.3)                                                                  | 31                          | Concern for recommended 200-foot I-270 setback for residential uses                                                                                                                                 | Concerned about draft plan's 200-foot setback. Concept for Linthicum property meets min. 75-foot setback from I-270 ROW, which is consistent with other setbacks along I-270. 700-unit plan would be impacted across the property with an estimated loss of about 150 units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The draft plan recommends a residential building setback from the I-270 right-of-way to separate residential occupants from noise and air pollution generated by traffic on I-270. 200-feet is considered by Planning Staff to be a minimum acceptable setback to avoid these quality of life impacts, yet a more effective setback could be as much as 500 feet to avoid dangerous pollution concentrations. There is master plan precedent for such a setback in the 1989 Germantown Master Plan and subsequent 2009 Germantown Employment Area Sector Plan, which established a recommended 200-foot setback for residential development.                                                                                                                                                                                          |

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| 137       | Public Hearing             |                      | Gary Unterberg (River Falls LLC)                                         | Land Use (3.A.3)              | 31                          | Remove 200-foot I-270 setback as overly restrictive                                  | 200-foot buffer from I-270 was specifically intended for the I-3 zone that no longer exists but is not appropriate for proposed CR zone, which includes flexibility in benefits, incentives, mix of uses.                                                                                                                                                                                                                                                                                                                  | [See staff response to Comment 130]                                                                                                                                                                                                                                         |
| 140       | Public Hearing             |                      | John Parrish (FOTMC)                                                     | Land Use (3.A.3)              | 31                          | Support for 200-foot setback from I-270                                              | Supports 200-foot setback from I-270, but a greater setback should be imposed to protect people from air quality. 50-foot native tree buffer also helps, but is inadequate                                                                                                                                                                                                                                                                                                                                                 | Staff acknowledges this comment.                                                                                                                                                                                                                                            |
| 144       | Public Hearing             |                      | Laurie Babb (Montgomery County Economic Development Corporation (MCEDC)) | Land Use (3.A and 4.B.4)      | -                           | Retain the ability for COMSAT property to develop with industrial or employment uses | A major challenge in the county is employment-zoned land that allows the county to compete for economic development opportunities. Advance Manufacturing sites are hard to come by, though the industry is a growing area. COMSAT is a priority site for MCEDC and the County Executive due to its potential to serve as a campus-like commercial setting for a life sciences or advanced manufacturing user. The plan should retain the ability for the site to be developed for primarily industrial or employment uses. | Staff acknowledges this comment. Recommendation 4.B.3 supports life sciences uses of a campus mixed-use development at the former COMSAT property. In Section 4.A, the plan states the continuation of Light Industrial land uses in addition with a mixed-use development. |
| 151       | Public Hearing             |                      | Beth Wolff (CNA)                                                         | Land Use (3.A.5)              | -                           | Encourage new employment opportunities in Clarksburg, not just new homes             | Support greater employment opportunities in Clarksburg. Townhouse development is not adequate. Create the conditions that welcome employers.                                                                                                                                                                                                                                                                                                                                                                               | Staff acknowledges this comment.                                                                                                                                                                                                                                            |
| 159       | Public Hearing             |                      | Jason George                                                             | Land Use (3.A.1, 5)           | -                           | Focus new development as employment rather than residential                          | Clarksburg is already a primarily residential bedroom community. Additional residential development would increase traffic problems; new jobs are needed to help balance traffic movement.                                                                                                                                                                                                                                                                                                                                 | Staff acknowledges this comment. Please see recommendation 4.B.3. that seeks to provide a wide range of land uses beyond residential that would include multiple employment uses.                                                                                           |
| 163       | Written and Public Hearing | P                    | Amy Presley                                                              | Land Use (3.A.3)              | 31                          | Do not require a 200-foot setback from I-270                                         | Does not support 200-foot setback from I-270                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | [See staff response to Comment 130]                                                                                                                                                                                                                                         |
| 172       | Public Hearing             |                      | Joanne Snowden Woodsen                                                   | Housing (3.C)                 | -                           | Concern for ability of existing Clarksburg residents to remain in the community      | Concern for the protection of Clarksburg for long-time residents. Want to ensure that people can continue to live in the community.                                                                                                                                                                                                                                                                                                                                                                                        | Staff acknowledges this comment. The draft plan seeks to increase the availability of housing in Clarksburg with zoning recommendations that allow additional opportunities for housing development that is affordable and accessible to all.                               |
| 173       | Written and Public Hearing | Z                    | Soo Lee-Cho (JNP/Avanti Group)                                           | Land Use (3.A.1 and Figure 8) | 32                          | Supports recommended zoning for subject property                                     | Support recommended zoning for Linthicum Property from IL (Light Industrial) to CRT (Commercial Residential Town), specifically CRT-1.0 C-0.25 R-1.0 H-100                                                                                                                                                                                                                                                                                                                                                                 | Staff acknowledges this comment.                                                                                                                                                                                                                                            |
| 174       | Written and Public Hearing | X                    | Francoise Carrier (Linthicum Family)                                     | Land Use (3.A.1 and Figure 8) | 32                          | Supports recommended zoning for subject property                                     | Support recommended zoning for Linthicum Property from IL (Light Industrial) to CRT (Commercial Residential Town)                                                                                                                                                                                                                                                                                                                                                                                                          | Staff acknowledges this comment.                                                                                                                                                                                                                                            |
| 176       | Written and Public Hearing | X                    | Francoise Carrier (Linthicum Family)                                     | Land Use (3.A.3)              | 31                          | Concern for recommended 200-foot I-270 setback for residential uses                  | Concerned about draft plan's 200-foot setback. Concept for Linthicum property meets min. 75-foot setback from I-270 ROW, which is consistent with other setbacks along I-270. 700-unit plan would be impacted across the property with an estimated loss of about 150 units.                                                                                                                                                                                                                                               | [See staff response to Comment 130]                                                                                                                                                                                                                                         |
| 179       | Written and Public Hearing | P                    | Amy Presley                                                              | Land Use (3.A.1, 5)           | -                           | Support flexible mix of uses and sustainable design                                  | Recommends entitling a flexible mix — life sciences, office, residential, retail, and educational/medical — supporting best-in-class sustainability.                                                                                                                                                                                                                                                                                                                                                                       | Staff acknowledges this comment. Please see recommendation 4.B.3. that seeks to provide a wide range of land uses beyond residential that would include multiple employment uses.                                                                                           |
| 182       | Written                    | T                    | Beth Wolff (on behalf of Clarksburg Church)                              | Land Use (3.A.1 and Figure 8) | 32                          | Supports recommended zoning for subject property                                     | Supports for the proposed zoning change (R-200 to CRT-0.75, C-0.25, R-0.75, H-65) for the church property at 22820 Frederick Road.                                                                                                                                                                                                                                                                                                                                                                                         | Staff acknowledges this comment.                                                                                                                                                                                                                                            |

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| 183       | Written          | T                    | Beth Wolff (Clarksburg Church)    | Land Use (Figure 7 & 4.D.1)                  | 30                          | Requests Mixed Use designation by the Planned Land Use Map                              | Requests a "Mixed Use" designation (instead of "Institutional/Community Facility") by the Planned Land Use Map for their parcel (22820 Frederick Road) and the four adjacent lots to the southeast along Frederick Road to not limit the ability in the future to utilize a portion of the property for single-family attached development or commercial use consistent with the CRT zoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Planning Staff supports applying the "Mixed Use" designation in the Planned Land Use Map (Figure 7, p. 30) to the properties identified by the testimony. While the Upper Coolbrook Neighborhood, in which these properties are located, is envisioned by the draft plan for primarily residential development in this neighborhood, with a mix of housing types and densities, it also supports opportunities for neighborhood-scale commercial development. These characteristics are supported by the recommended CRT (Commercial Residential Town) zone, as well. |
| 189       | Written          | Y                    | Beth Wolff (Clarksburg residents) | Land Use (3.A) and COMSAT Neighborhood (4.B) | -                           | Support for plan vision to support activity center development on COMSAT property       | Support for COMSAT property to be, "developed as an area like the Rio with a lake to walk around or a park. There could be restaurants there, especially Asian restaurants."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Staff acknowledges this comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 196       | Written          | AE                   | Ata Birol                         | Land Use (3.A.1)                             | 31                          | Prioritize the creation of commercial spaces, especially restaurants and grocery stores | Currently, dining and grocery options in Clarksburg are very limited. Restaurants are largely chains, with few artisanal or high-end establishments, and we have no access to specialty grocers such as Whole Foods, MOM's Organic Market, or Trader Joe's. This forces residents to travel to Germantown, Gaithersburg, Rockville, or Bethesda—taking both revenue and jobs outside of Clarksburg.<br><br>Adding to this challenge, the amount of commercial space in Clarksburg that could house dining, specialty grocery, and entertainment is already extremely limited. This hurdle can only be overcome with a sizable development plan like the Clarksburg Gateway Sector Plan. Therefore, it is essential to prioritize the creation of spaces specifically designed for these types of establishments so that residents can benefit both recreationally and economically. | Through its recommendations for new zoning districts on the COMSAT property and others, the draft plan anticipates new opportunities for additional dining and grocery options in Clarksburg as a part of new development. The Planning Department is not able to determine which and how many commercial businesses are established in a community, but we can help promote the conditions under which they might be.                                                                                                                                                |