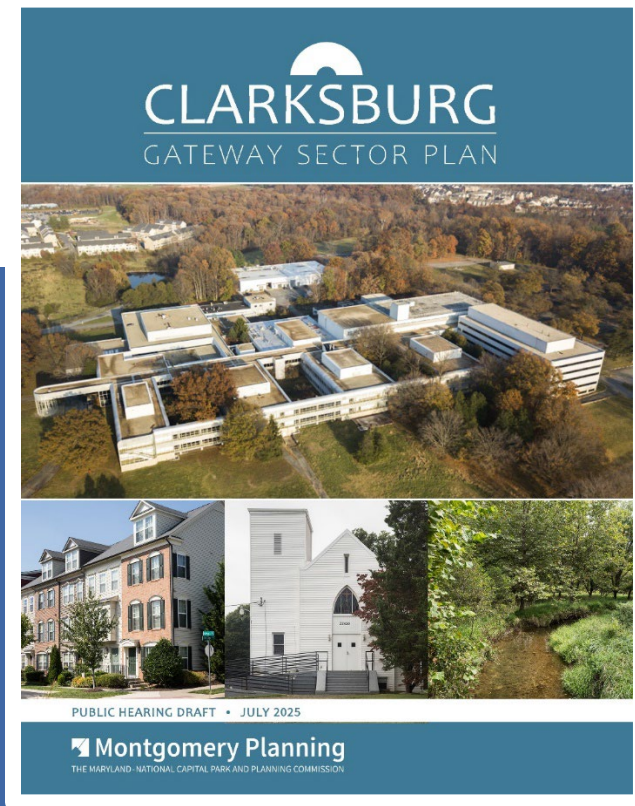


PUBLIC HEARING DRAFT OF THE CLARKSBURG GATEWAY SECTOR PLAN

PLANNING BOARD WORK SESSION #4 – COMMUNITY DESIGN



Description

A work session to review testimony to the Planning Board related to community design recommendations in the Public Hearing Draft of the Clarksburg Gateway Sector Plan.

Planning Staff

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SUMMARY

- This report highlights the major topics raised by testimony submitted to the Planning Board related to the Public Hearing Draft of the Clarksburg Gateway Sector Plan's Community Design recommendations.
- The Planning Board received 8 comments from 6 individuals on Community Design recommendations.
- Community Design recommendations are in Chapter 3, Section D, pp. 56-62.
- For a summary of all related testimony for these work session topics, see "Attachment A – Testimony Summary," which includes a sequential comment number, alphabetic letter assigned to original testimony exhibits, commenter name, draft plan section and page (if applicable), a comment summary and brief description, and staff response.
- Original testimony identified in the Testimony Summary by alphabetical letter is included with this report as "Attachment B – Testimony".

MASTER PLAN INFORMATION

Plan Phase

Public Hearing Draft Work Session #4

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Report Date

October 23, 2025

Planning Division

Upcounty Planning Division
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Planning Board Information

MCPB Item No. 7
October 30, 2025

CLARKSBURG GATEWAY SECTOR PLAN

WORK SESSION #4: COMMUNITY DESIGN

The Clarksburg Gateway Sector Plan area covers approximately 969 acres in northern Montgomery County, Maryland, near the crossroads of Interstate 270 (I-270) and Clarksburg Road. The Sector Plan establishes a new vision for a more complete, connected, and sustainable Clarksburg community with recommendations to shape future development and transportation networks, provide additional recreational opportunities for area residents, advance the county's housing and economic goals, and preserve and protect the natural environment.

The Public Hearing Draft of the Clarksburg Gateway Sector Plan ("Draft Plan") contains the text and supporting maps and figures for a comprehensive amendment to a portion of the Approved and Adopted 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* (the 1994 Plan) and a portion of the 2014 *Ten Mile Creek Area Limited Amendment* (the 2014 Plan). It also amends *Thrive Montgomery 2050*, as amended; the 2025 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; the 2022 *Corridor Forward: The I-270 Transit Plan*; the 2023 *Pedestrian Master Plan*; and the 1979 *Master Plan for Historic Preservation*, as amended.

The Planning Board held two Public Hearings for the Draft Plan on September 25, 2025, the first in the Montgomery County Planning Board auditorium at 2425 Reddie Drive in Wheaton and the second at the Upcounty Regional Services Center at 12900 Middlebrook Lane in Germantown. The public record remained open for written testimony through October 3, 2025. The Planning Board advertised the Public Hearings in the *Washington Times* on August 25, 2025, and a supplemental public hearing advertisement was published in the *Washington Times* on August 29, 2025.

Planning Staff identified about 220 unique comments submitted to the Planning Board from 68 individuals or organizations, either as written testimony or as oral testimony during the two public hearings. These comments include both support and opposition for various Draft Plan goals and recommendations, including topics on community design, community facilities, the environment, historic preservation, housing, land use, parks, plan implementation, and transportation.

PUBLIC TESTIMONY

This work session will focus on testimony to the Planning Board on the community design recommendations of the Public Hearing Draft of the Clarksburg Gateway Sector Plan.

COMMUNITY DESIGN

After reviewing testimony submitted to the Planning Board on the community design recommendations of the Public Hearing Draft of the Clarksburg Gateway Sector Plan (“Draft Plan”), Planning Staff has identified the following major topics for discussion at this work session. A summary of this testimony is provided below, along with a brief Planning Staff response for the Board’s consideration. The Planning Board is welcome to raise additional comments and questions during the work session, as well.

On-Street Parking Priority

The Planning Board received the following testimony on the Draft Plan’s community design recommendations related to a recommendation stating that, “all new streets should accommodate on-street parking, where possible, to help slow vehicular speeds and provide places for residents and visitors to park.” (Recommendation S4, p. 57)

- Comment #79: Testimony asks the Board to consider whether this recommendation 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 Sector Plan that in such cases: parking be preserved & Active Zone elements be narrowed?

Staff Response: 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 Draft 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.

Additionally, staff suggests that the Sector Plan should clarify that non-master planned Neighborhood Streets should also accommodate on-street parking where feasible to provide adequate parking facilities for residents and visitors. A lack of resident and visitor parking is a community concern in other nearby areas of Clarksburg.

Alley Landscaping

The Planning Board received the following testimony on the Draft Plan’s community design recommendations related to alley landscaping, which recommends to, “incorporate landscaping within alleys to help soften their utilitarian purpose.” (Recommendation K4.c, p. 58)

- Comment #80: Testimony asks if it is the Draft Plan’s intent that alleys have landscaping *within* their cross-section, or *along* their cross-section, with a recommendation to say, “along”. If the intent is *within*, testimony notes the minimum dimensions for residential alley are sixteen feet and non-residential alleys, twenty feet. Additional right-of-way would need to be dedicated to implement the recommendation.

Staff Response: 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 outside of their rights-of-way (e.g., in the spaces between unit driveways) to help soften the utilitarian purpose of the alley."

WORK SESSION SCHEDULE

A schedule of remaining Planning Board work sessions by topic is provided below. This schedule is subject to change at the Planning Board’s discretion.

October 16	Historic Preservation (<i>completed</i>)
October 23	Transportation (<i>completed</i>)
October 30	Land Use, Housing, Neighborhoods, and Community Design
November 6	Environment, Parks, and Community Facilities
November 20	Follow-up on any remaining discussion items and possible consideration of approval of the Planning Board Draft of the Clarksburg Gateway Sector Plan for transmittal to the County Council

ATTACHMENTS

Attachment A: Testimony Summary

(an extract of testimony summaries for these topics)

Attachment B: Written Testimony

(Original testimony submitted to the Planning Board for these topics, identified in the Testimony Summary attachment by alphabetical letter. Individual items are bookmarked in the Adobe PDF for quick reference.)