



Montgomery Planning Upcounty Division

10/11/2023



# Clarksburg Gateway Sector Plan

## Listening Session #2: Land Use, Housing, Economic Development, and Employment

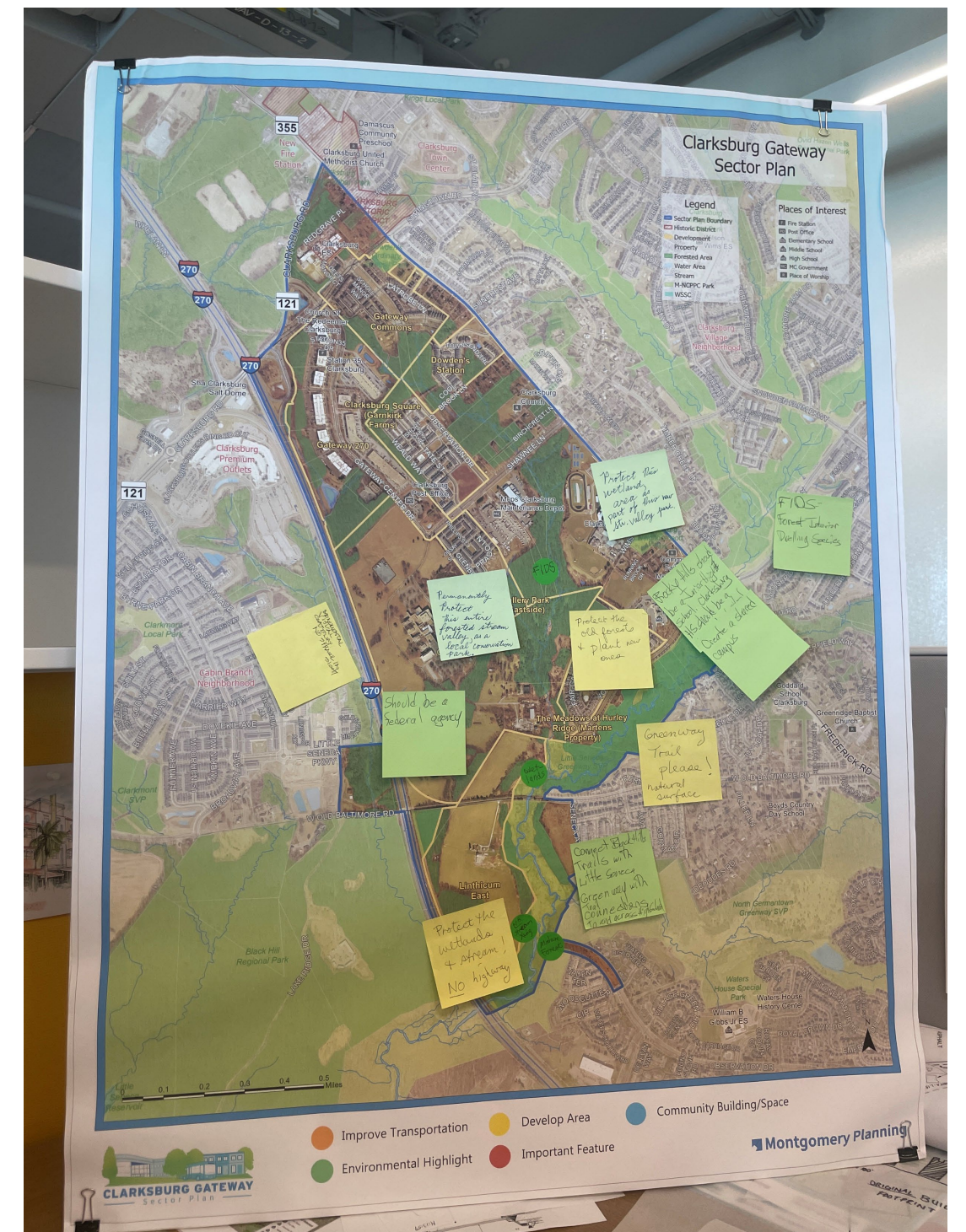
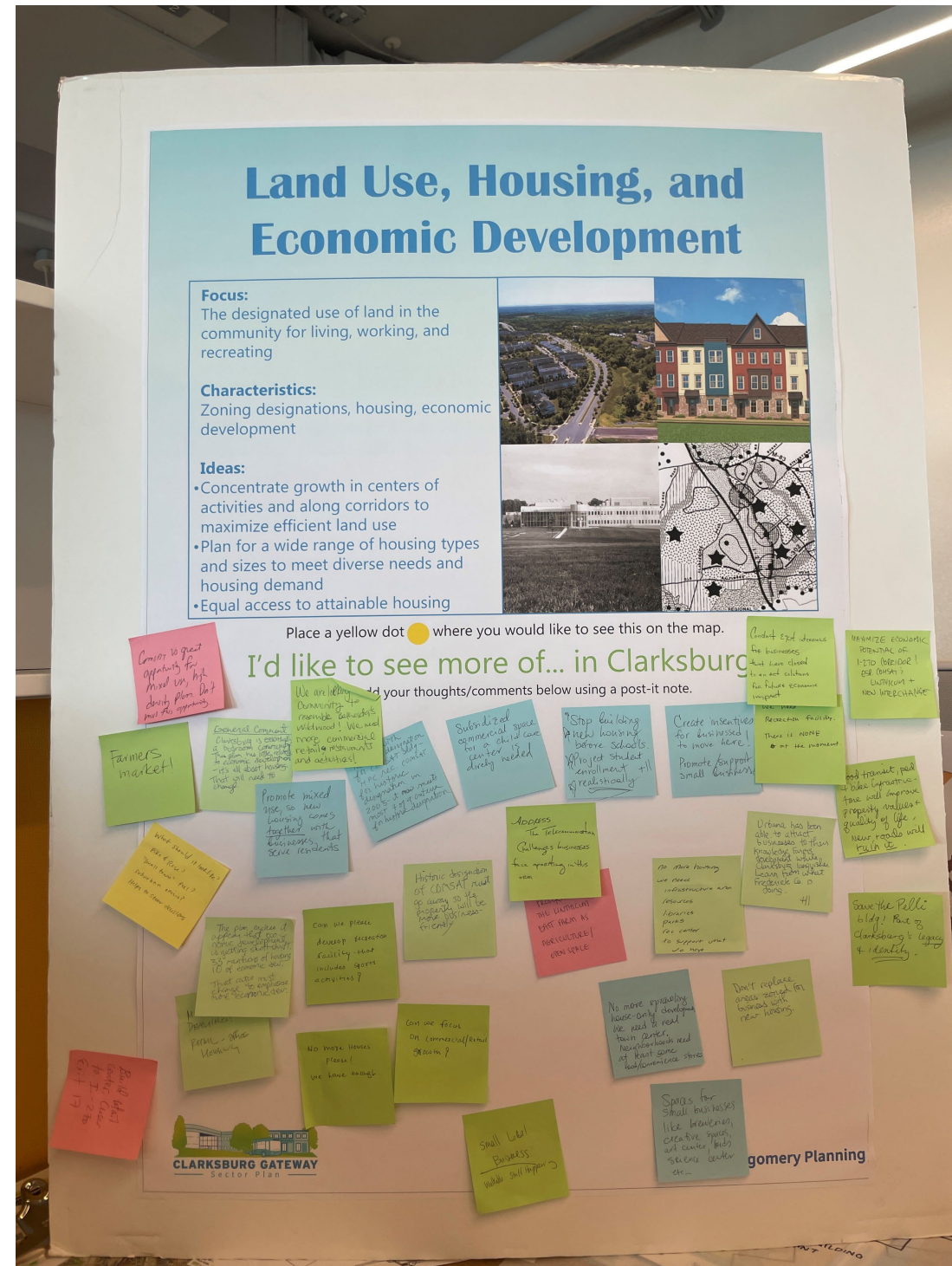


# Listening Session #2 Agenda

- Introduction/background information (10 minutes)
- Presentation (20 minutes)
- Breakout session 1 (20 minutes)
- Breakout session 1 recap (10 minutes)
- Breakout session 2 (15 minutes)
- Breakout session 2 recap (10 minutes)
- Closing remarks/next steps (5 minutes)

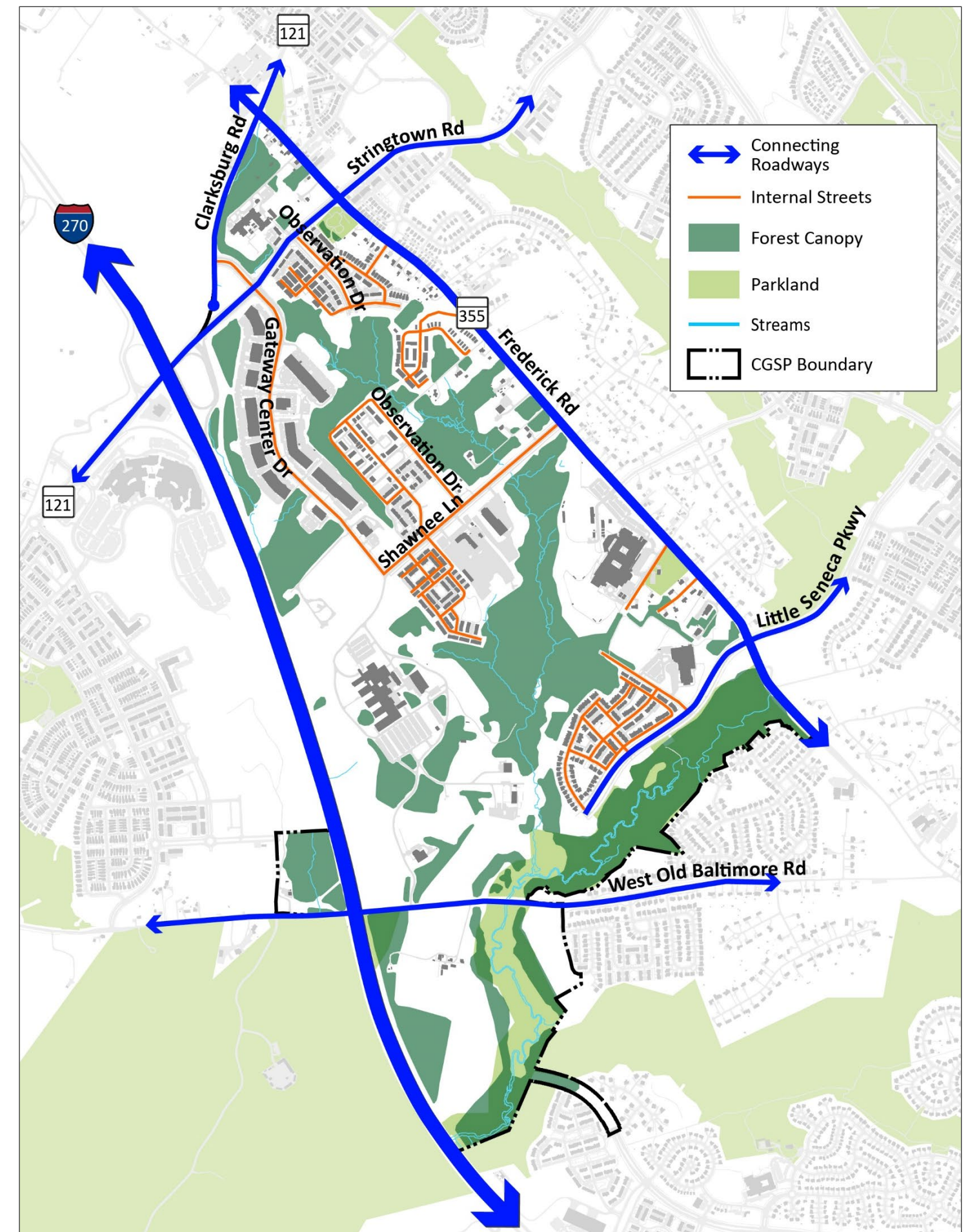
# Community Kickoff Meeting Summary

- July 26, 2023
- Over 75 attendees
- Many in the community want better connectivity
- Environmental protection is very important
- Many would like to see more local jobs
- Some would like Clarksburg to have more of an identity and appeal more to visitors and businesses



# Recap of Listening Session #1: Transportation

- Better utilize existing infrastructure
  - Repurpose some existing internal connections for future streets
  - Prioritize walking and biking in the area
- Concerns for and against building of interchange proposed in 1994 Plan
- Public transit needs to improved
- Use a gentler approach to any new road construction



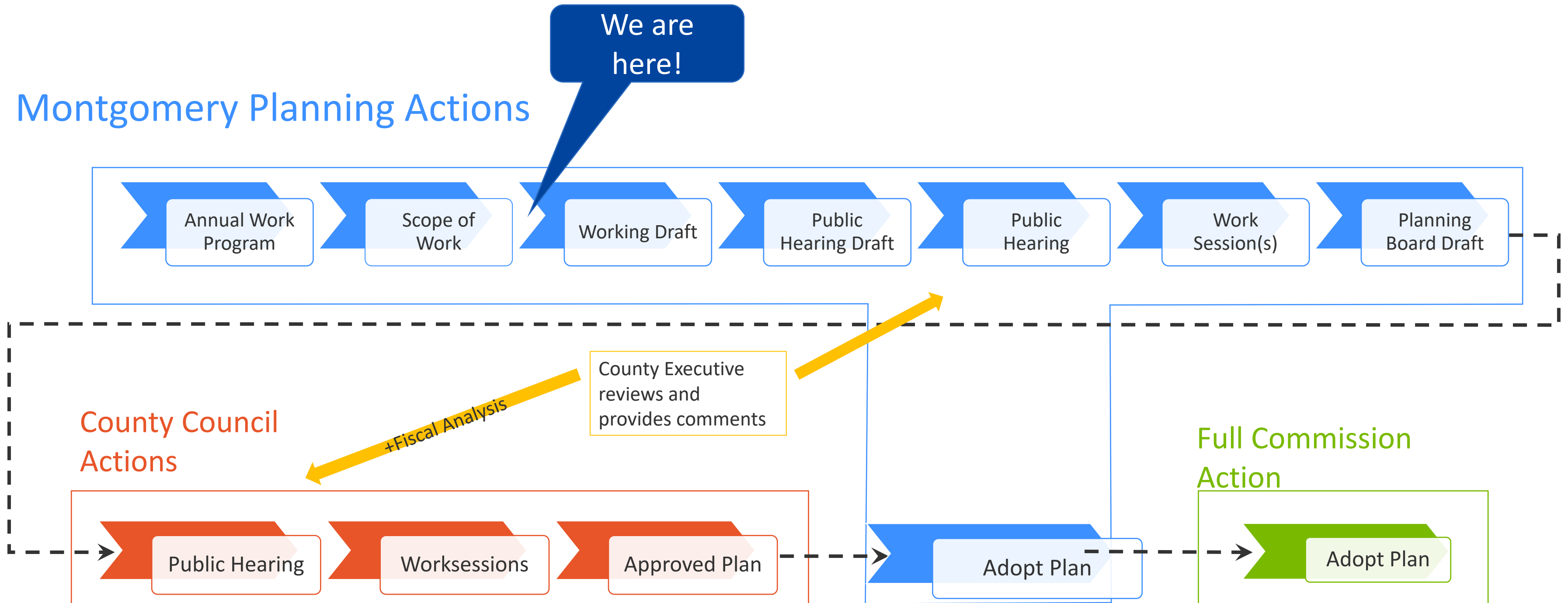
# Recap of Listening Session #1: Environment

- Forested and stream valleys need to be further protected
  - Increase tree canopy
  - Make sure forested areas are not fragmented
- Need aggressive storm water management to eliminate runoff into streams
- Need better vegetative buffers along I-270
- There needs to be an appropriate trade off between the environment and development

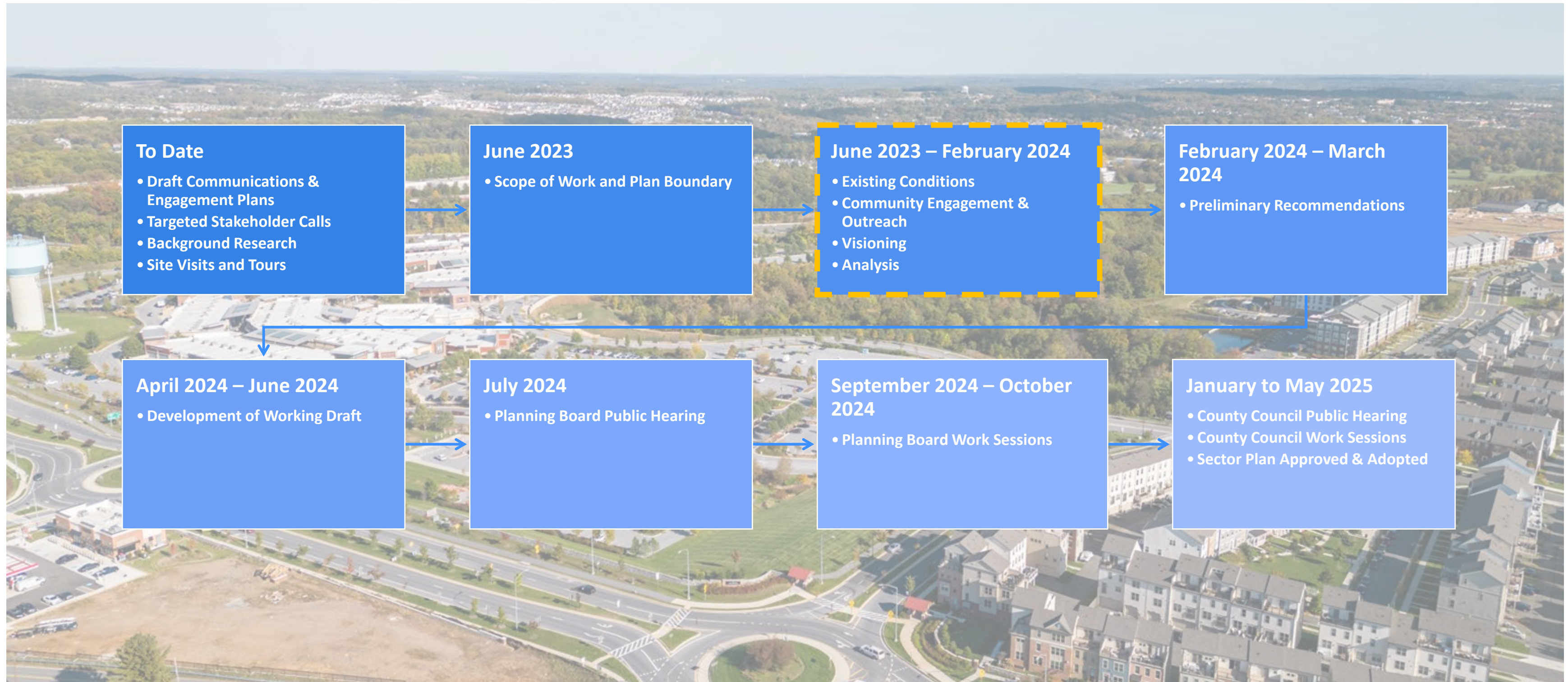


# Master Plan Process

## Montgomery Planning Actions



# Timeline



# What Master Plans Can and Can't Do

## A Master Plan Can:

- Provide a vision
- Guide land use and economic development
- Manage growth
- Plan transportation
- Plan for environmental protection
- Plan other infrastructure and community facilities

## A Master Plan Can't:

- Implement itself
- Predict the future
- Create new laws (although it can recommend them)
- Guarantee funding
- Replace public input
- Improve individual developments



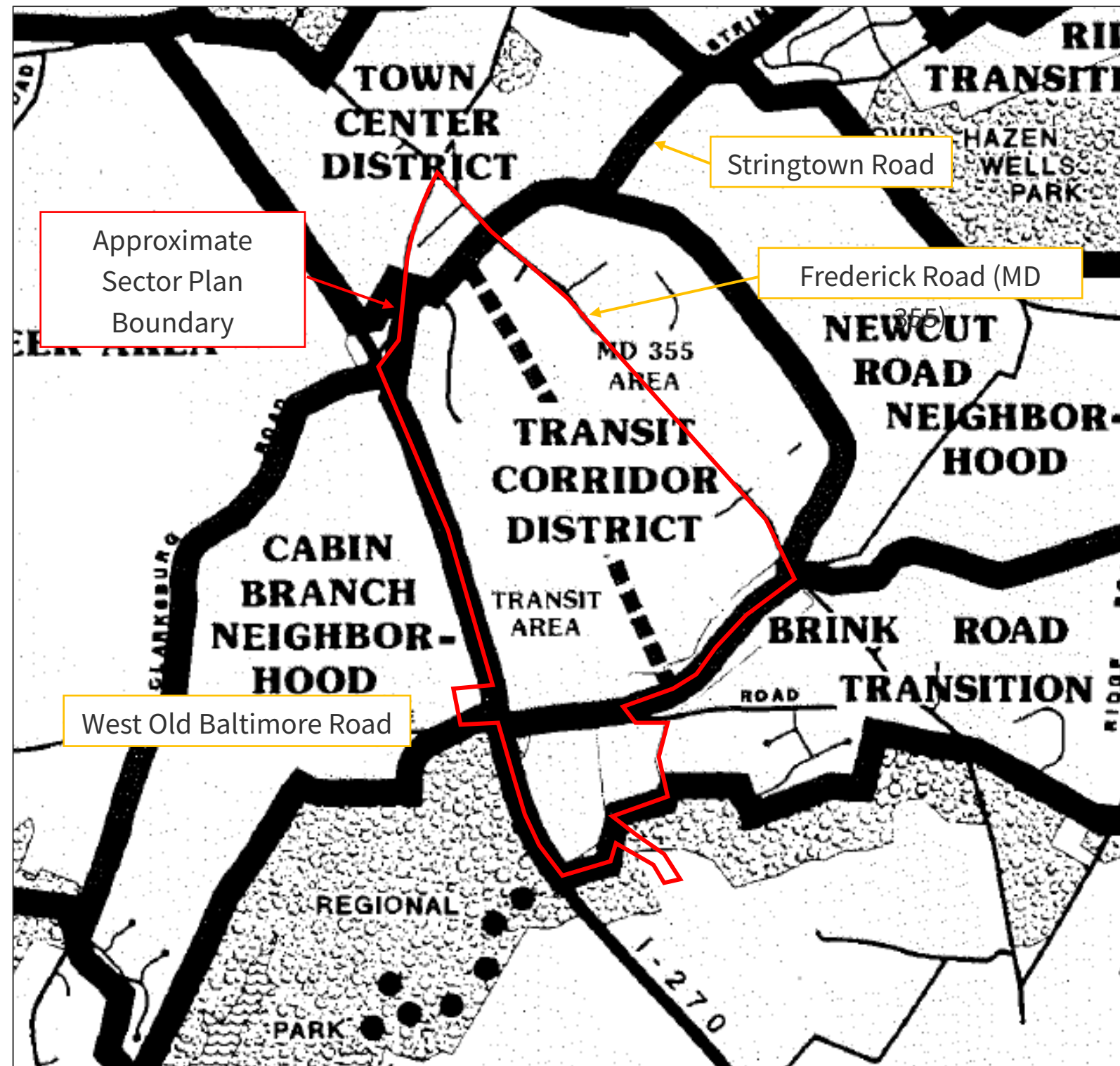
# Why Update the 1994 Plan Now?

- Focus on partially or undeveloped portions of the Clarksburg employment areas
- Adjustments to other recommendations in previous master plans, including for transportation corridors, an interchange, retail development staging, and the environment
- Evaluate land use, zoning, transportation, and environmental recommendations for the plan area to determine if a new mix of land uses and zoning would be more appropriate
- The 1994 Plan envisioned up to 20,000 jobs at the Gateway 270 office park and the COMSAT site, but there is only a fraction of that amount today

Summary of Maximum End-State Development Potential by Geographic Area\*

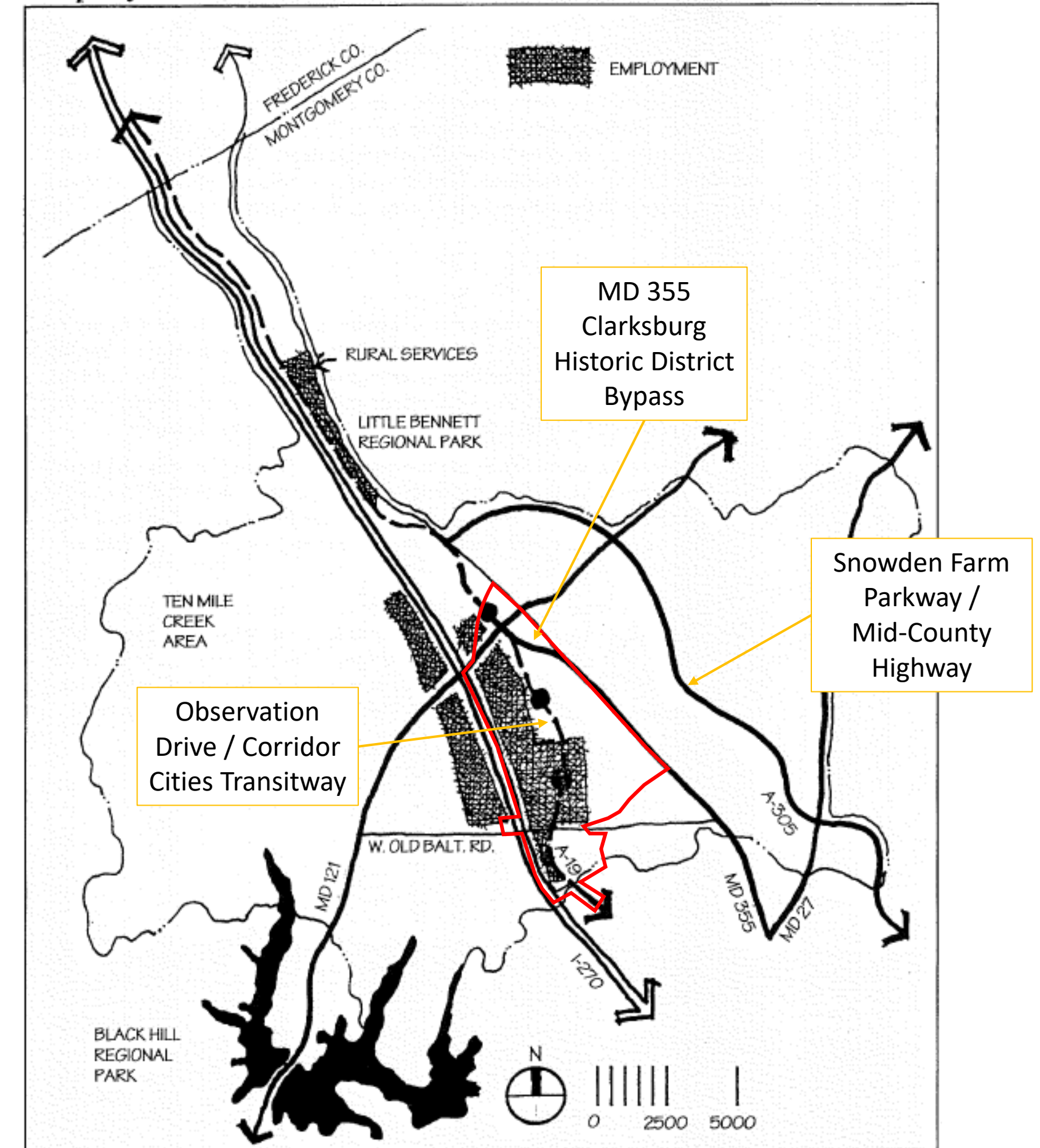
Planning Subarea	Acres	Dwelling Units*	Employment and Retail (Square Feet)
Town Center District	635	2,600	770,000
Transit Corridor District	990	2,790	3,300,000 – 5,000,000**
Newcut Road Neighborhood	1,060	4,660	109,000
Cabin Branch Neighborhood	950	1,950	2,420,000
Ridge Road Transition Area	900	540	26,000
Brink Road Transition Area	860	1,000	871,000
Hyattstown Special Study Area	687	150	155,000
Ten Mile Creek Area	3,588	1,240	960,000
<b>Totals</b>	<b>9,670 ***</b>	<b>14,930 ***</b>	<b>8,611,000 – 10,311,000 ***</b>

# Employment Areas and Transit Corridor District



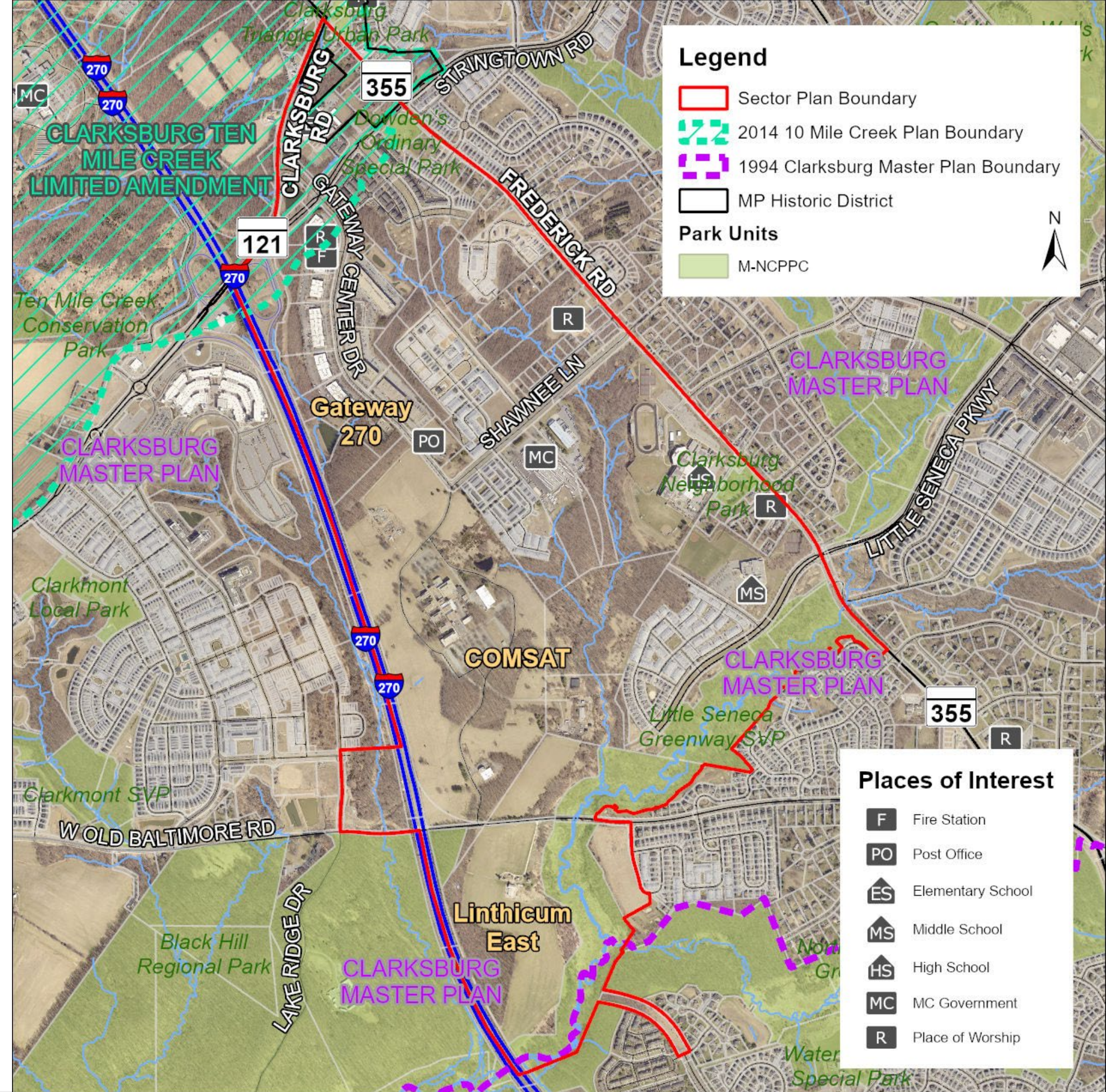
Employment

Figure 14



# Plan Boundary

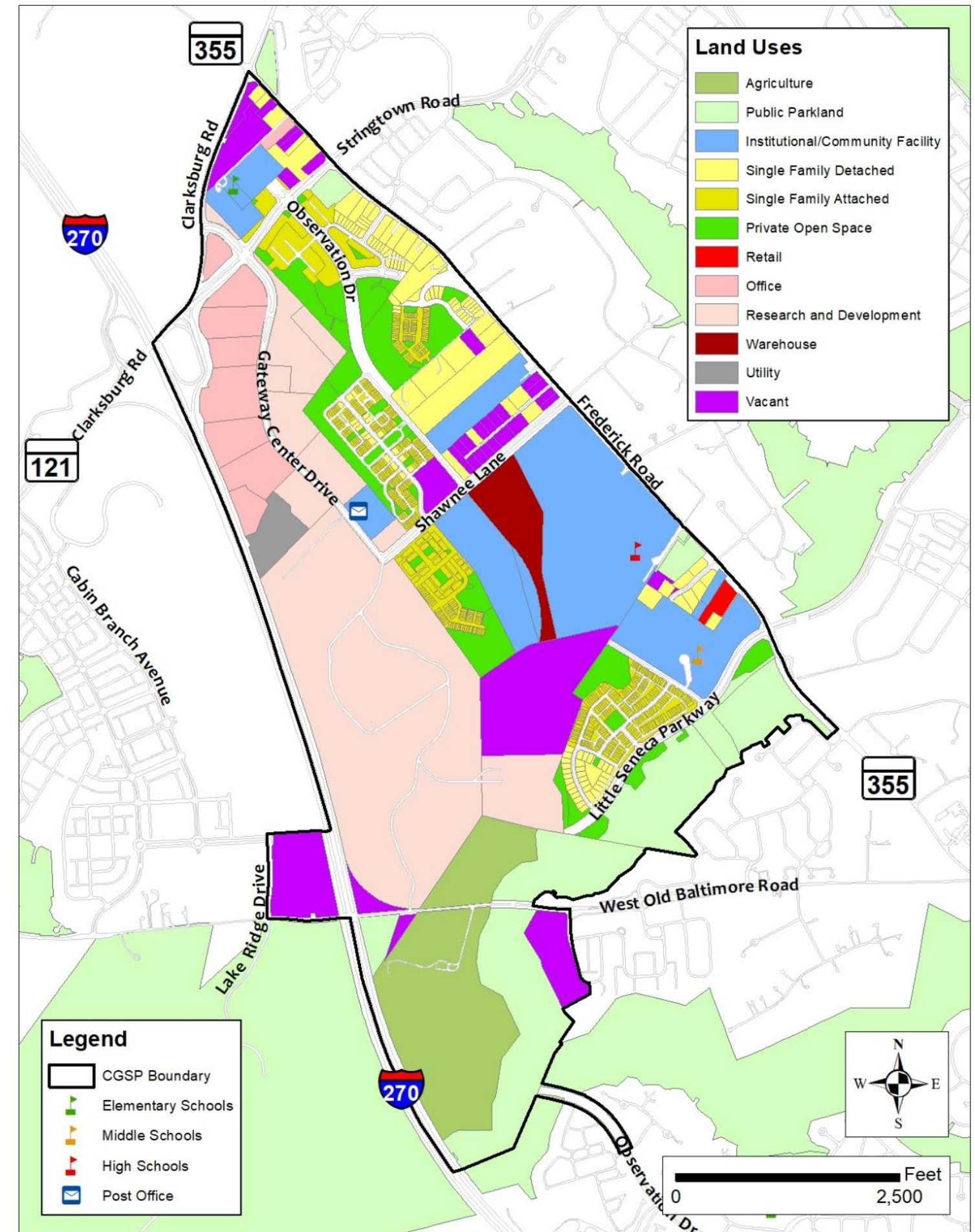
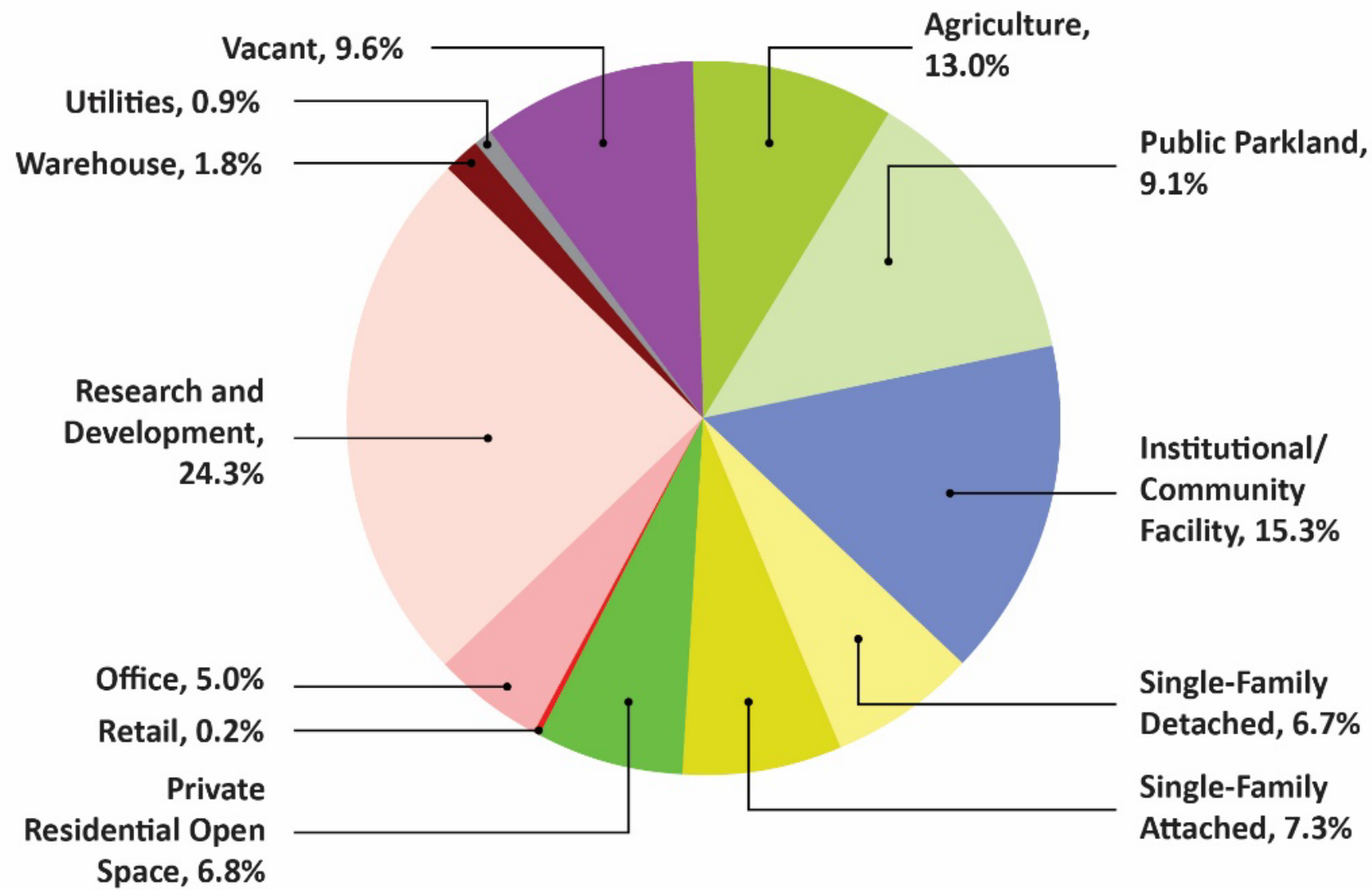
- Consists of major employment centers planned in Clarksburg
- Includes several residential developments, public schools, parks, and vacant or underdeveloped properties
- 969 acres
- First update to most of plan area since 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*
- Small area of overlap with *2014 10 Mile Creek Area Limited Amendment*



# Land Use and Zoning

# Existing Land Uses

- 12 distinct land uses in the Plan area



# Complete Communities (Thrive Montgomery 2050)

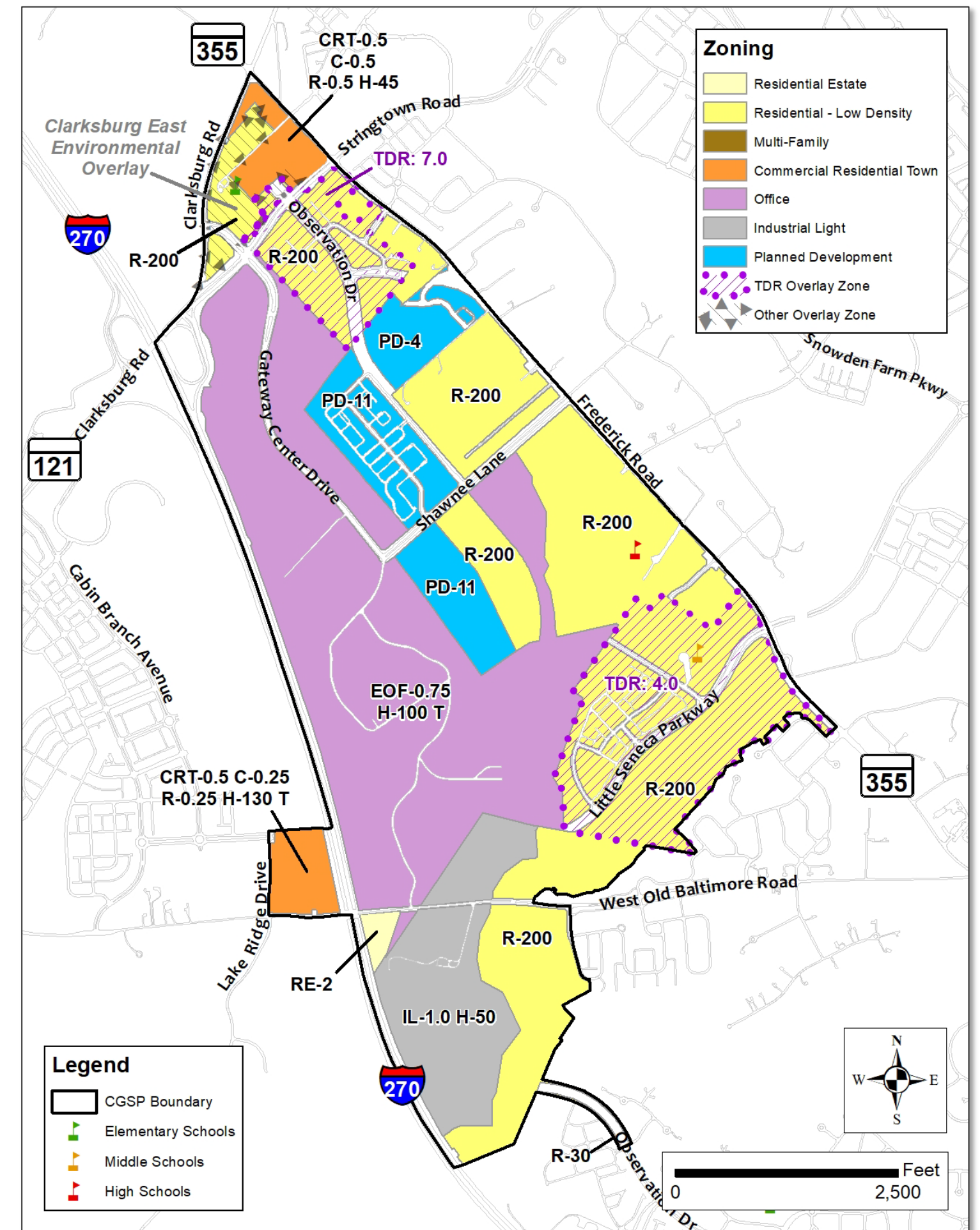
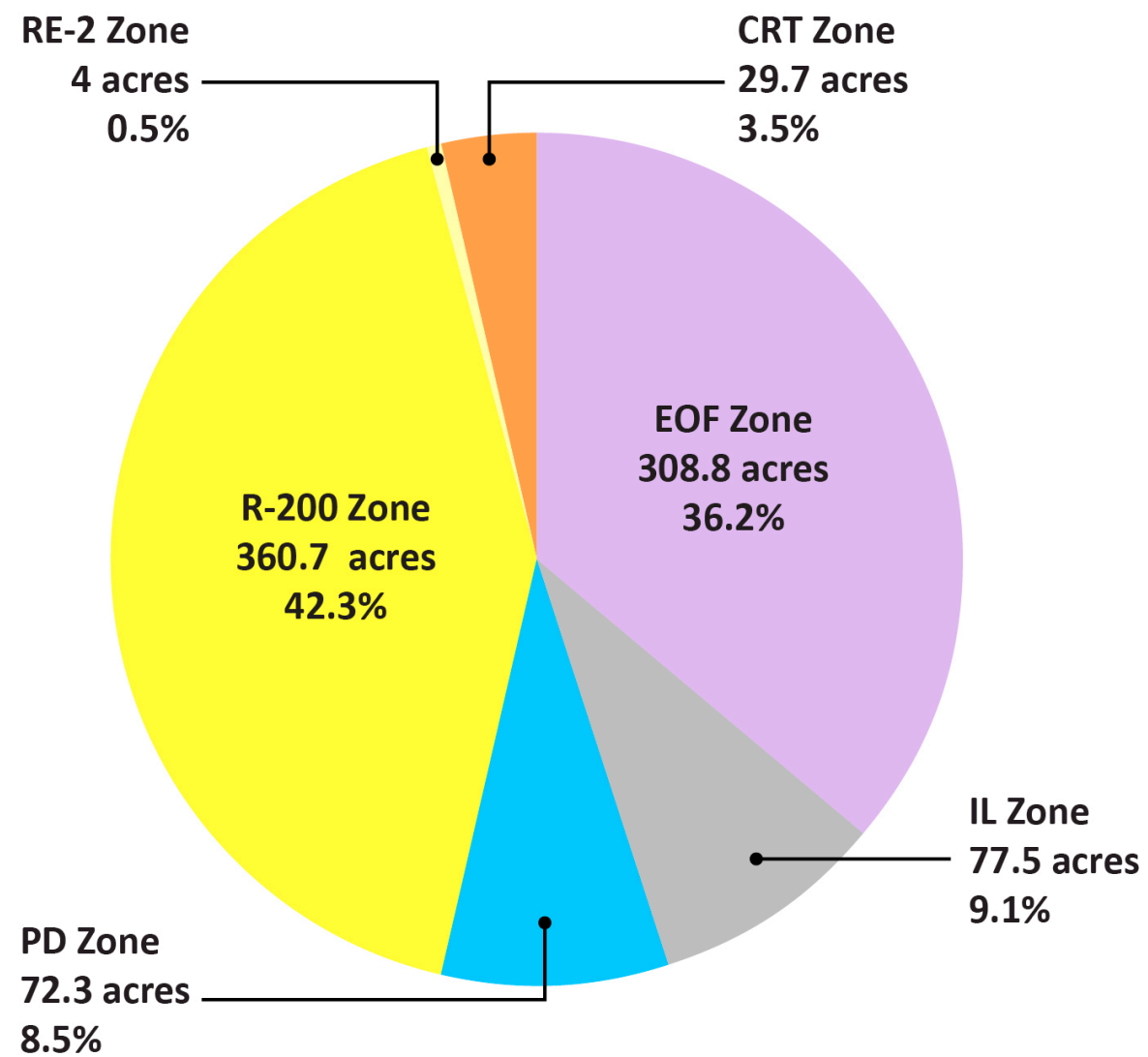
- Make 15-minute living a reality for as many people as possible
- Retrofit large-scale developments to include a mixture of uses
- Provide a critical mass of housing, jobs, services, and amenities
- Specific mix varies depending on context



# Missing Middle

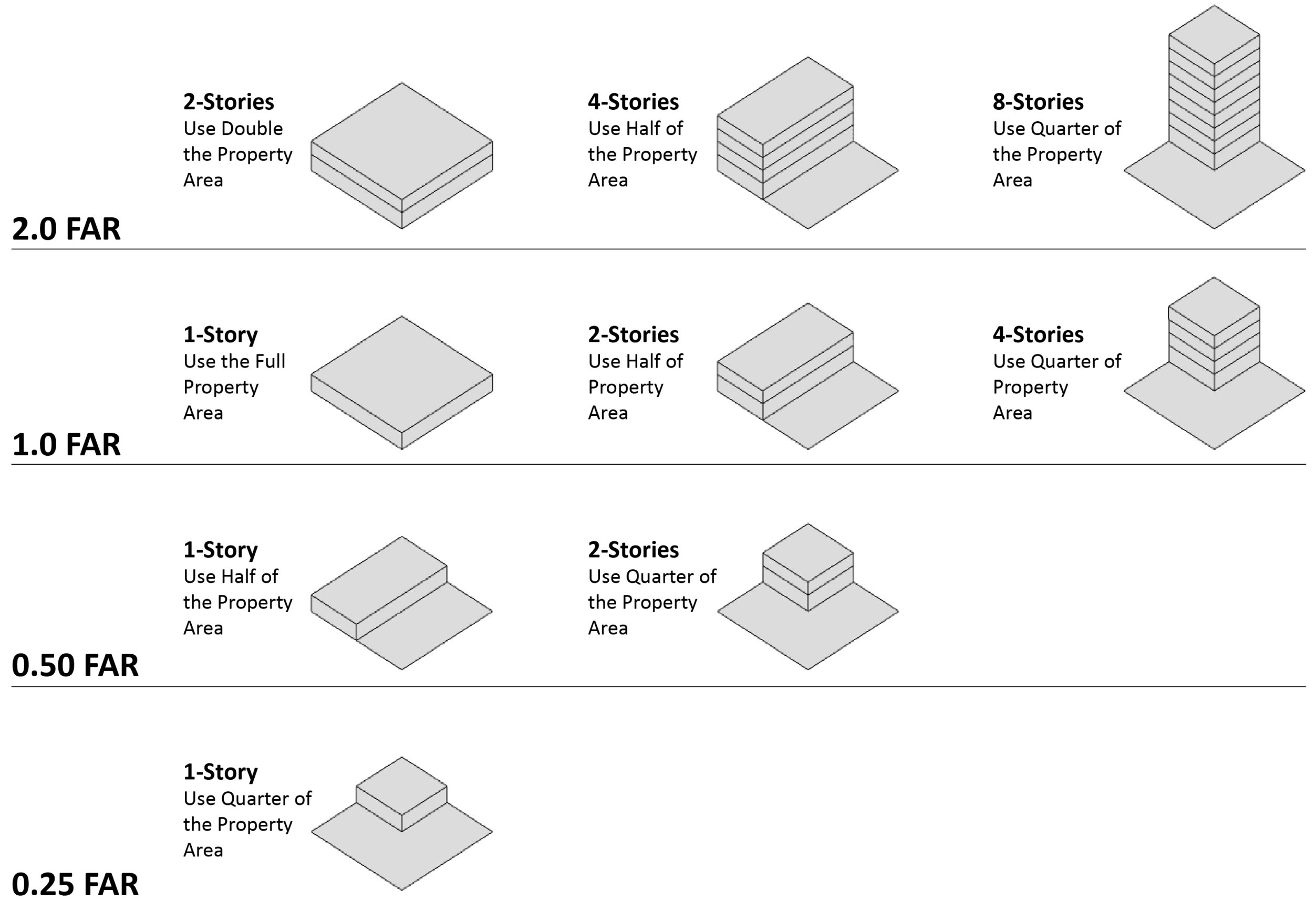


# Existing Zoning





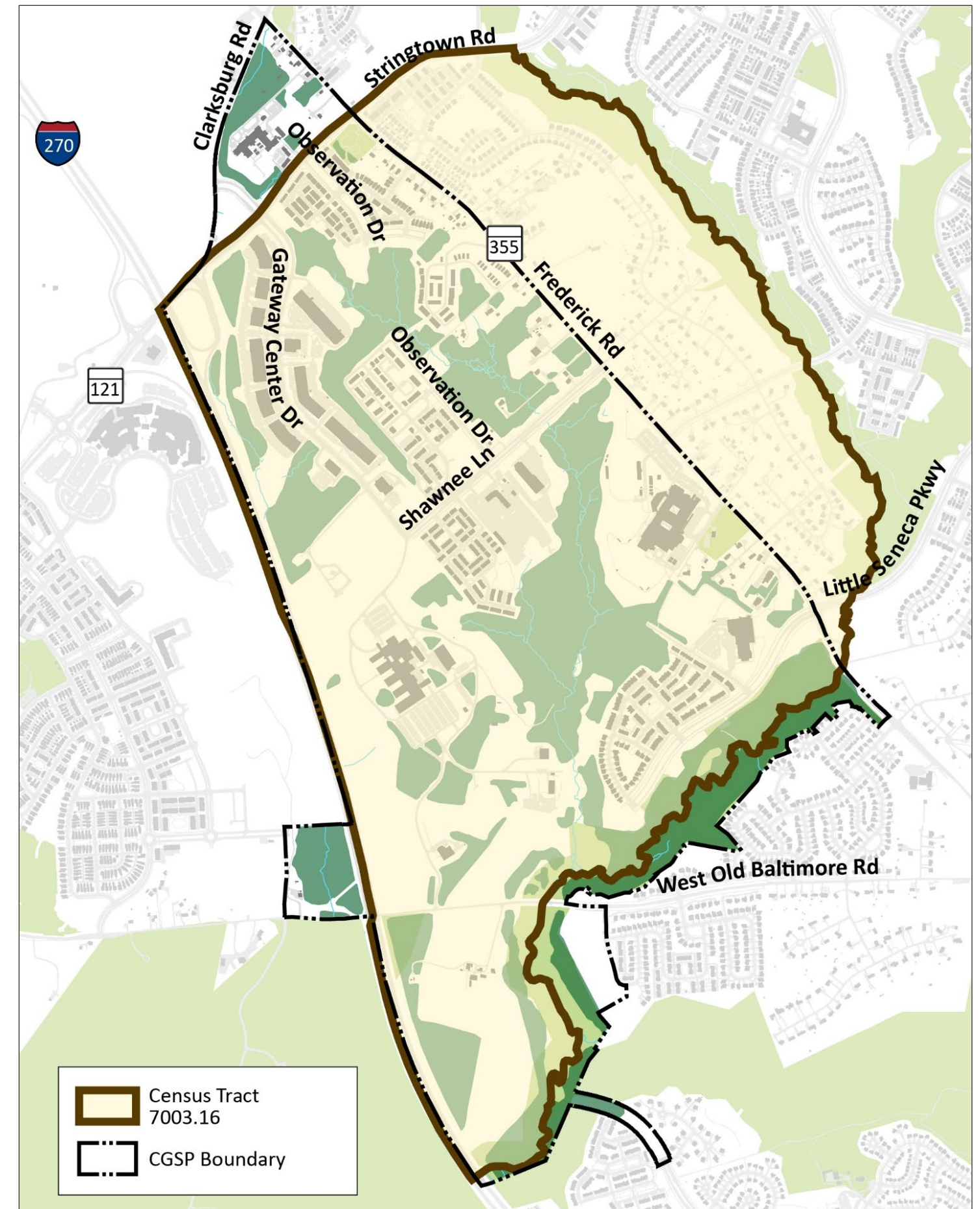
# Explanation of Floor Area Ratio (FAR)



# Demographics and Housing

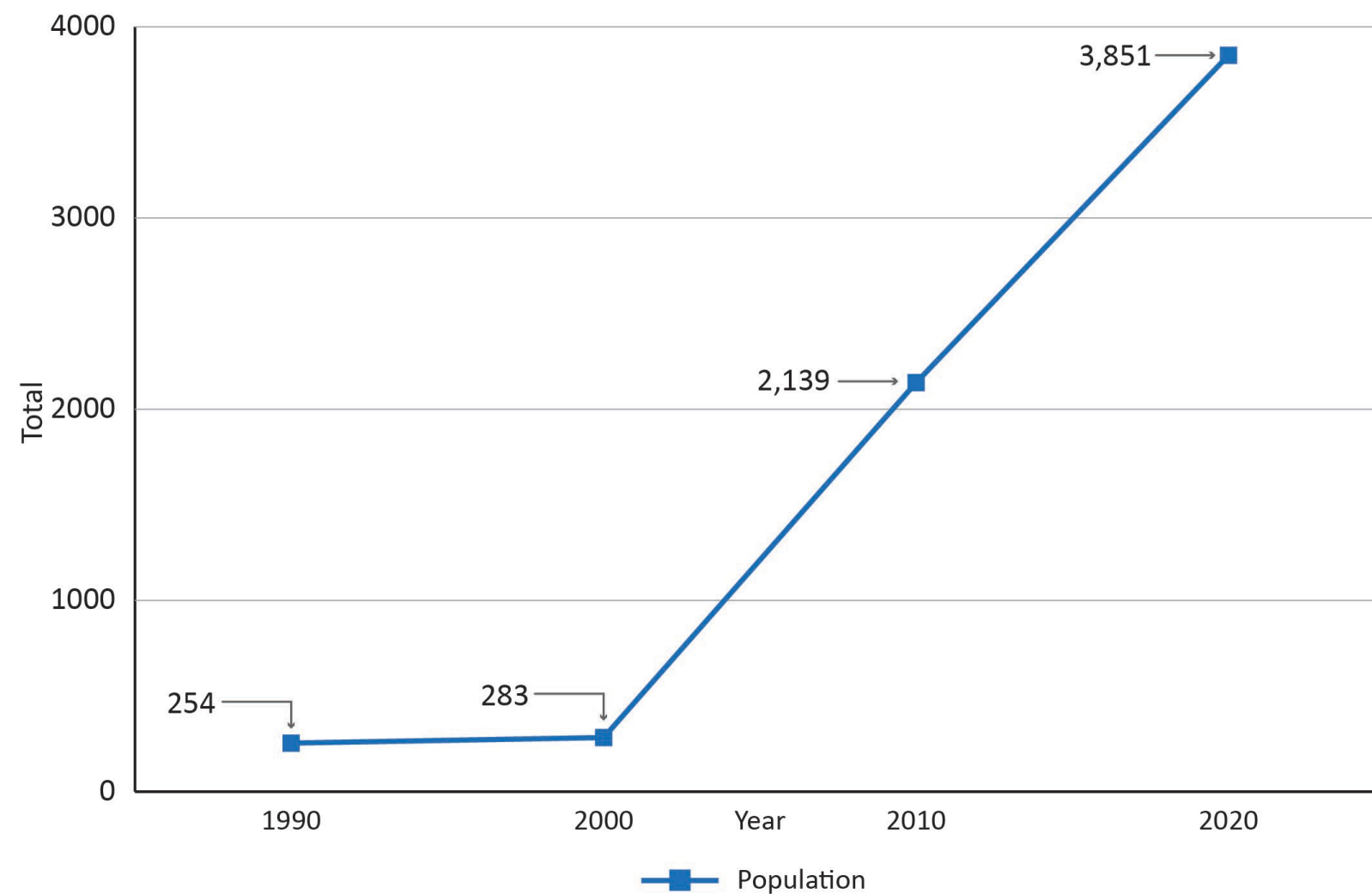
# Study Area Boundary

*For analysis purposes, some of the demographic and other information has been extracted from Census Tract 7003.16, which closely aligns with the Clarksburg Gateway Sector Plan (CGSP) Boundary.*

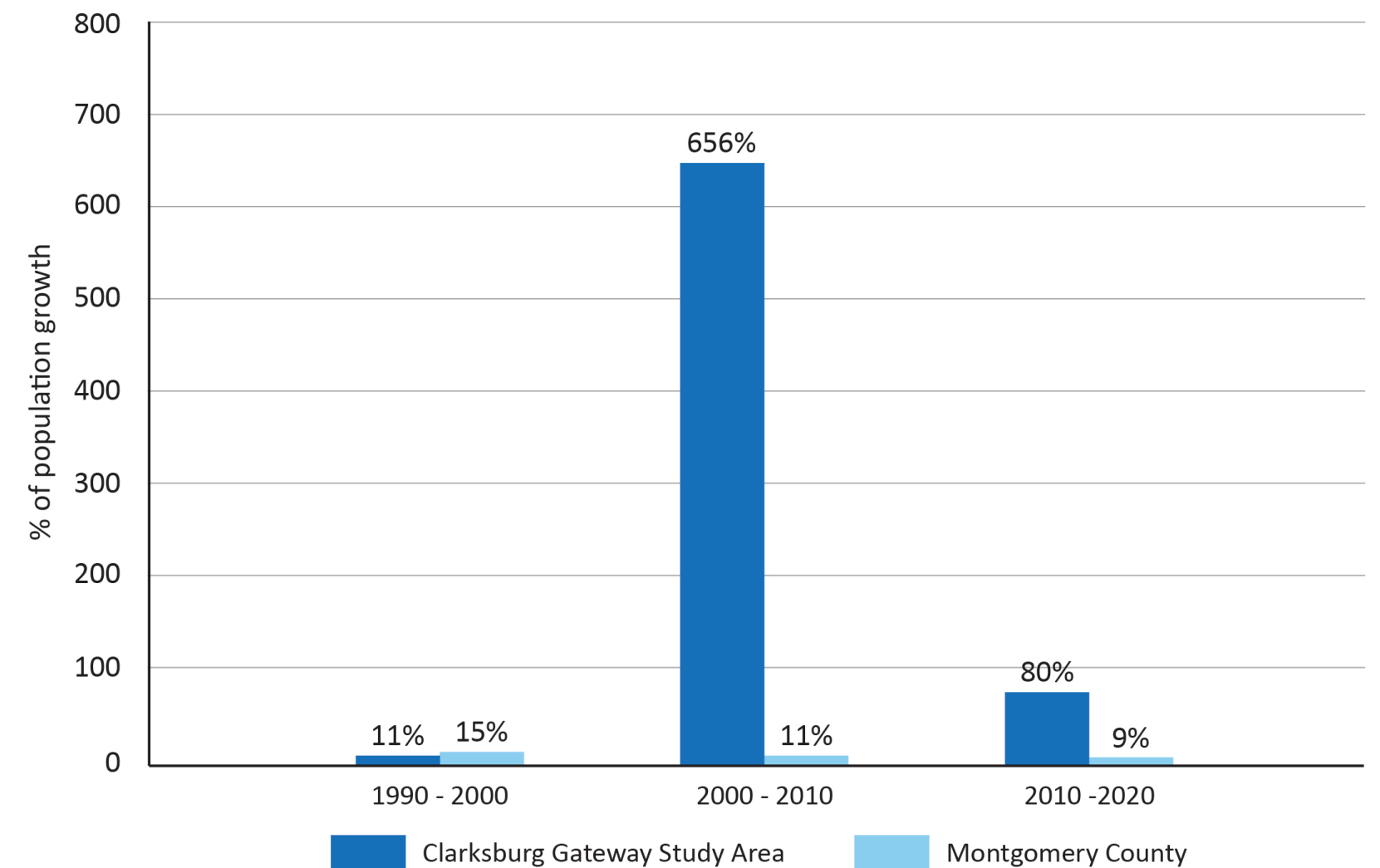


# Population Growth, 1990-2020

- Over 3,800 residents in the study area. Population has grown dramatically since 2000, adding close to 2,000 people per decade.
- Study area population growth much higher than the overall County after 2000



Source: Decennial Census, 1990-2020, U.S. Census Bureau



# Age Distribution and Household Type

- The median age and distribution is younger in the study area than in Montgomery County as a whole
- The study area is composed of more family households, and 44% of those family households have children under the age of 18

## Age Distribution

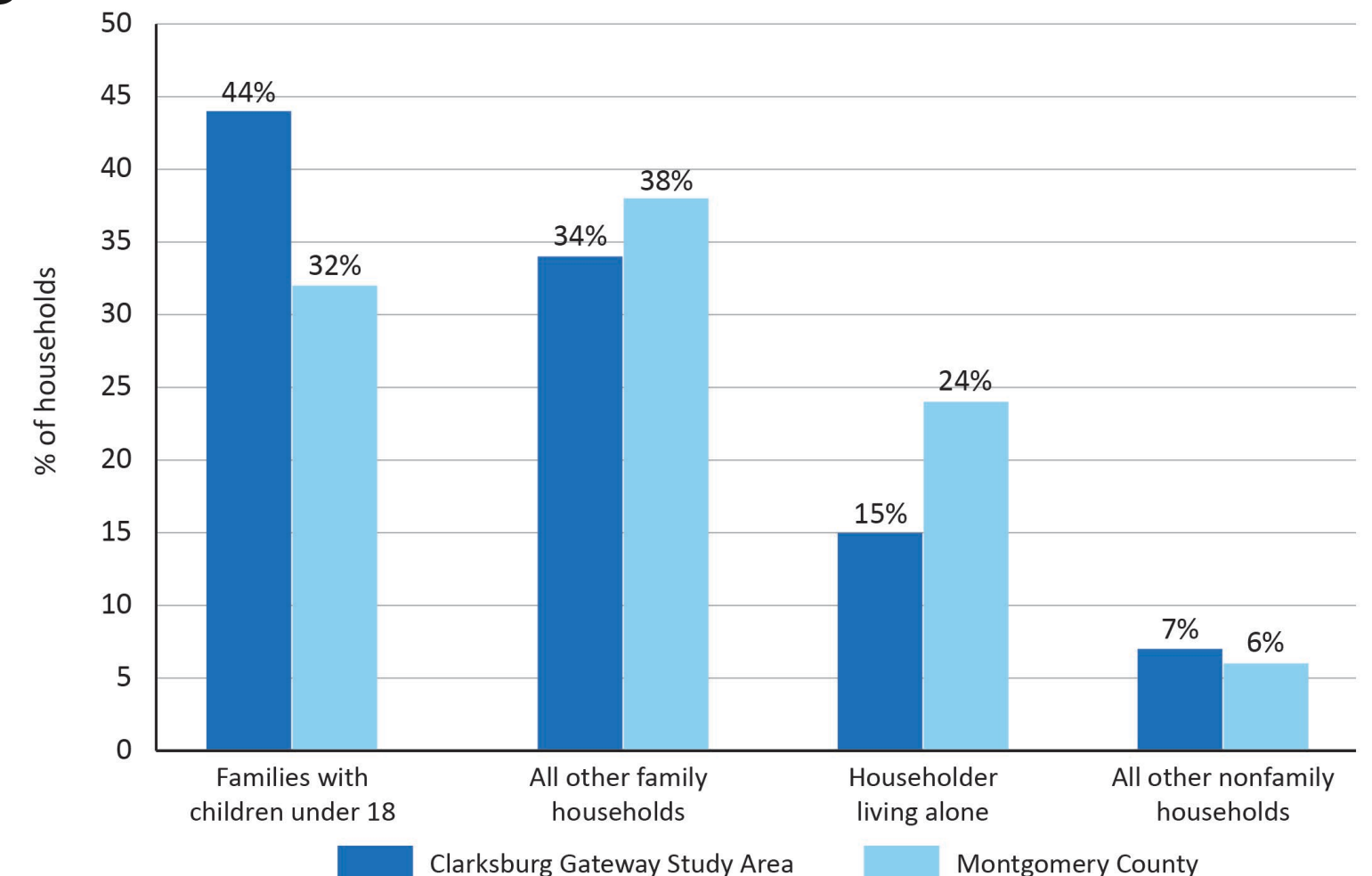
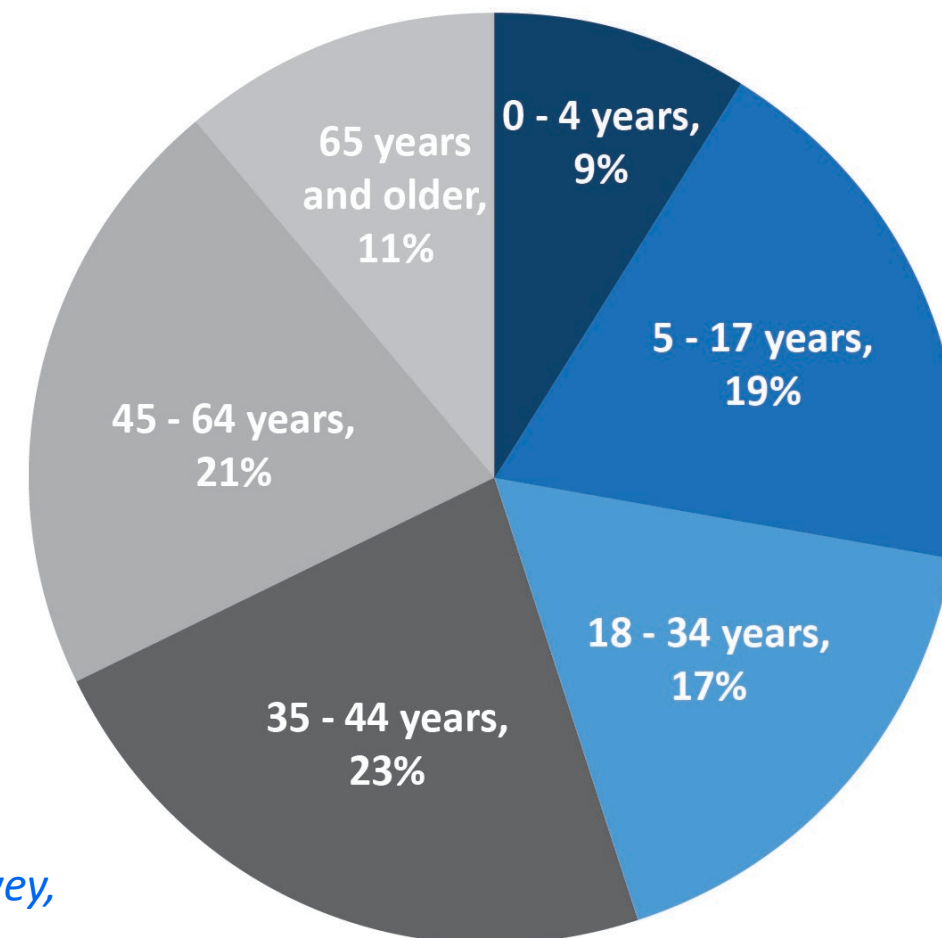
Census Tract  
Median Age:

**36.7**

Montgomery County  
Median Age:

**39.6**

*Source: 2021 American Community Survey,  
5-year estimates, U.S. Census Bureau*

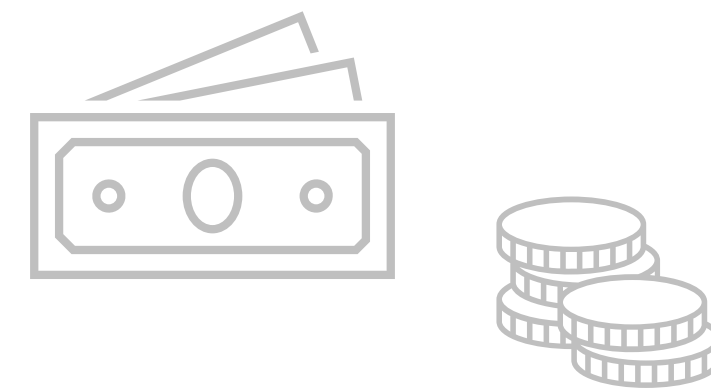
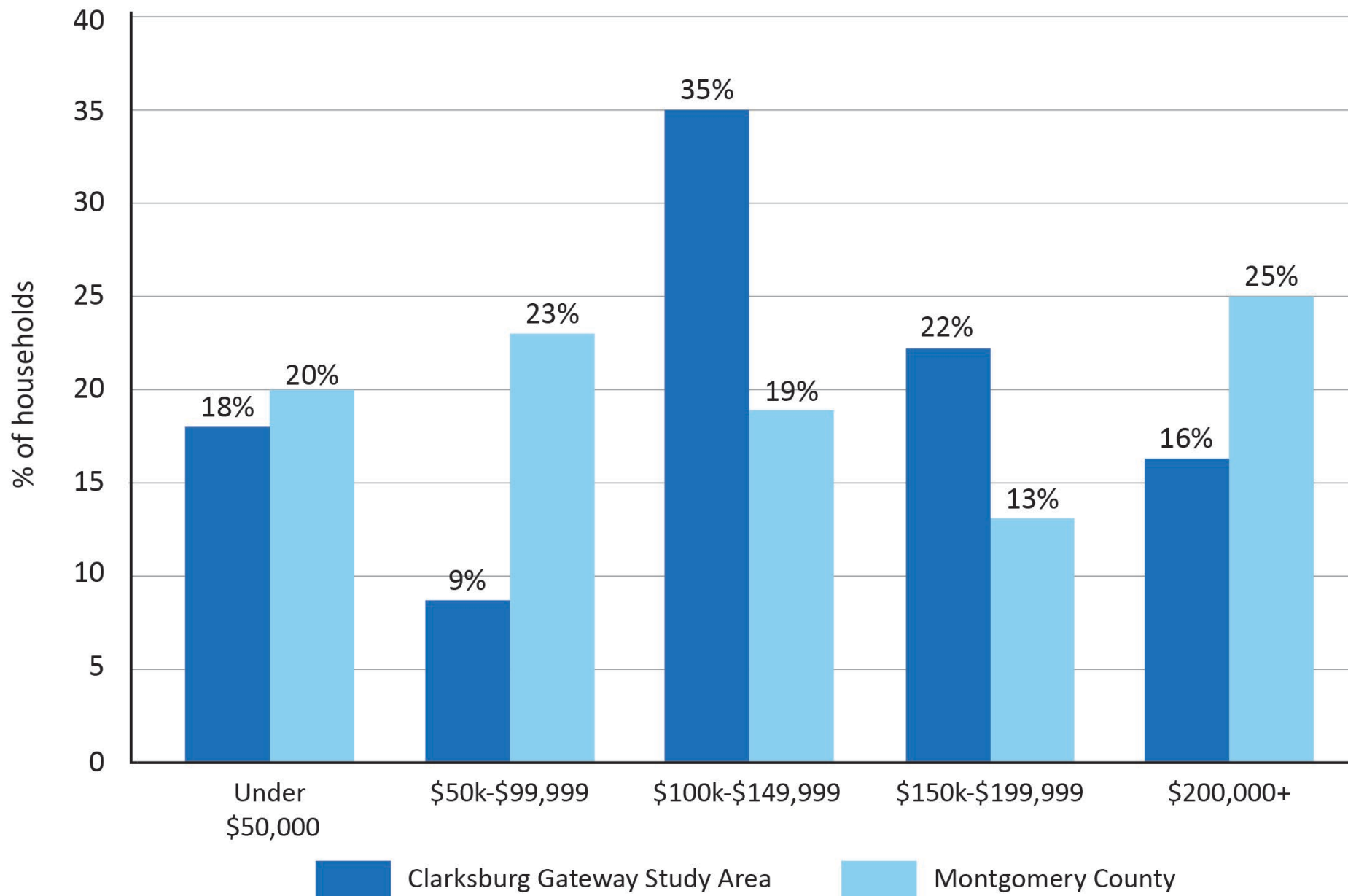


# Household Income Distribution and Poverty

**Study Area vs. Montgomery Co.**

**Median household income:**  
\$130,905 vs. \$117,345

**% of people whose income is below the poverty level:**  
10% vs. 7%

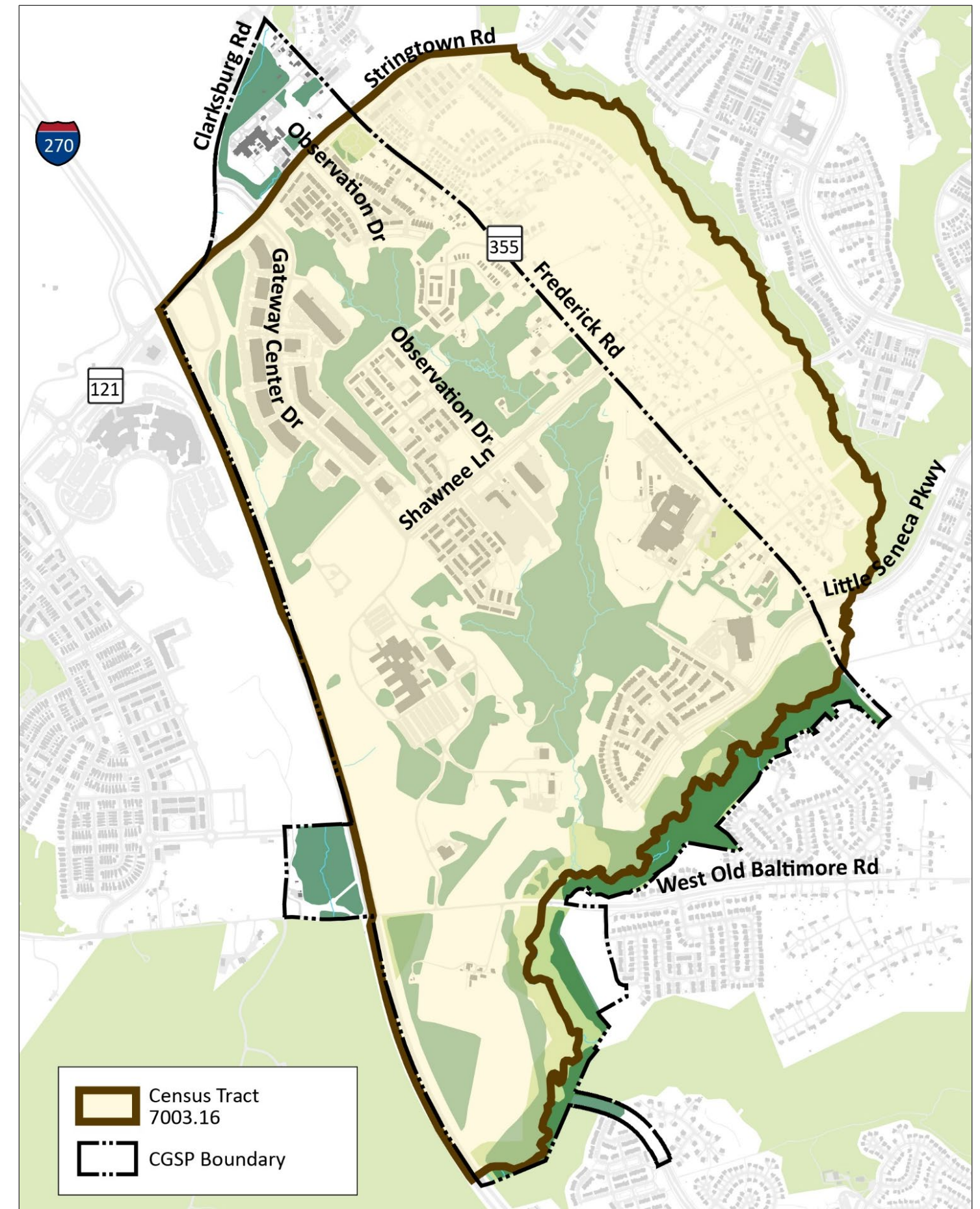


Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

# Housing Cost Burden

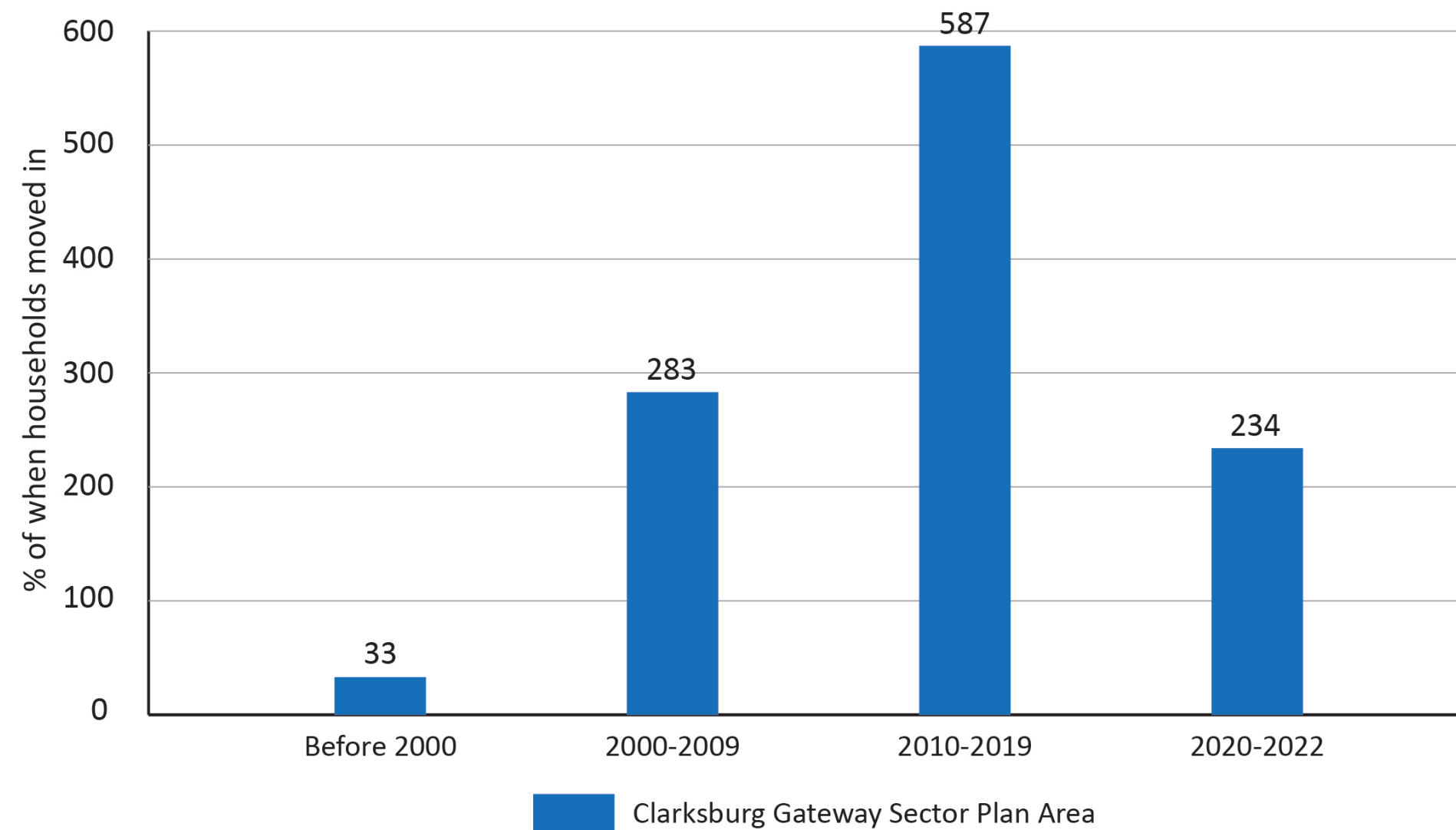
*Housing cost burden is defined as spending more than 30% of household income on housing costs*

- Of all **owner-occupied households with a mortgage** in the study area, **30% spend more than 30% of their income** on housing costs
- Of all **renter-occupied households** in the study area, **37% spend more than 30% of their income** on housing costs



# Housing Units Built by Decade

- Over 1,100 units in the Plan area
- 97% have been built after 2000



Source: 2023 State Department of Assessment and Taxation



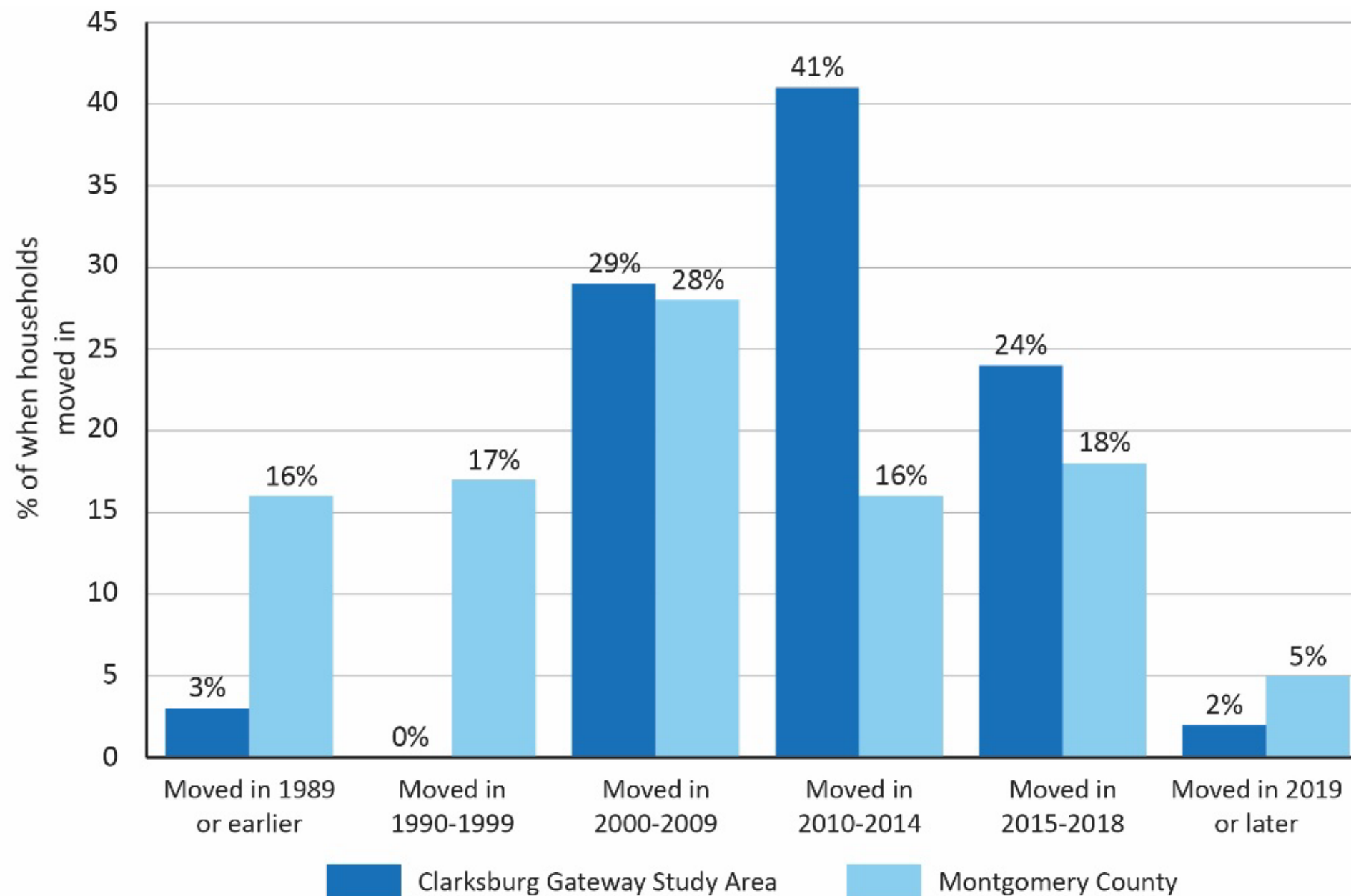
Dowden's Station



Gateway Commons



# Year Households Moved into Unit (Owner-Occupied)



- Less than 3% of the households have lived in their units before 1999
- For the County, 33% of households lived in their units before 1999

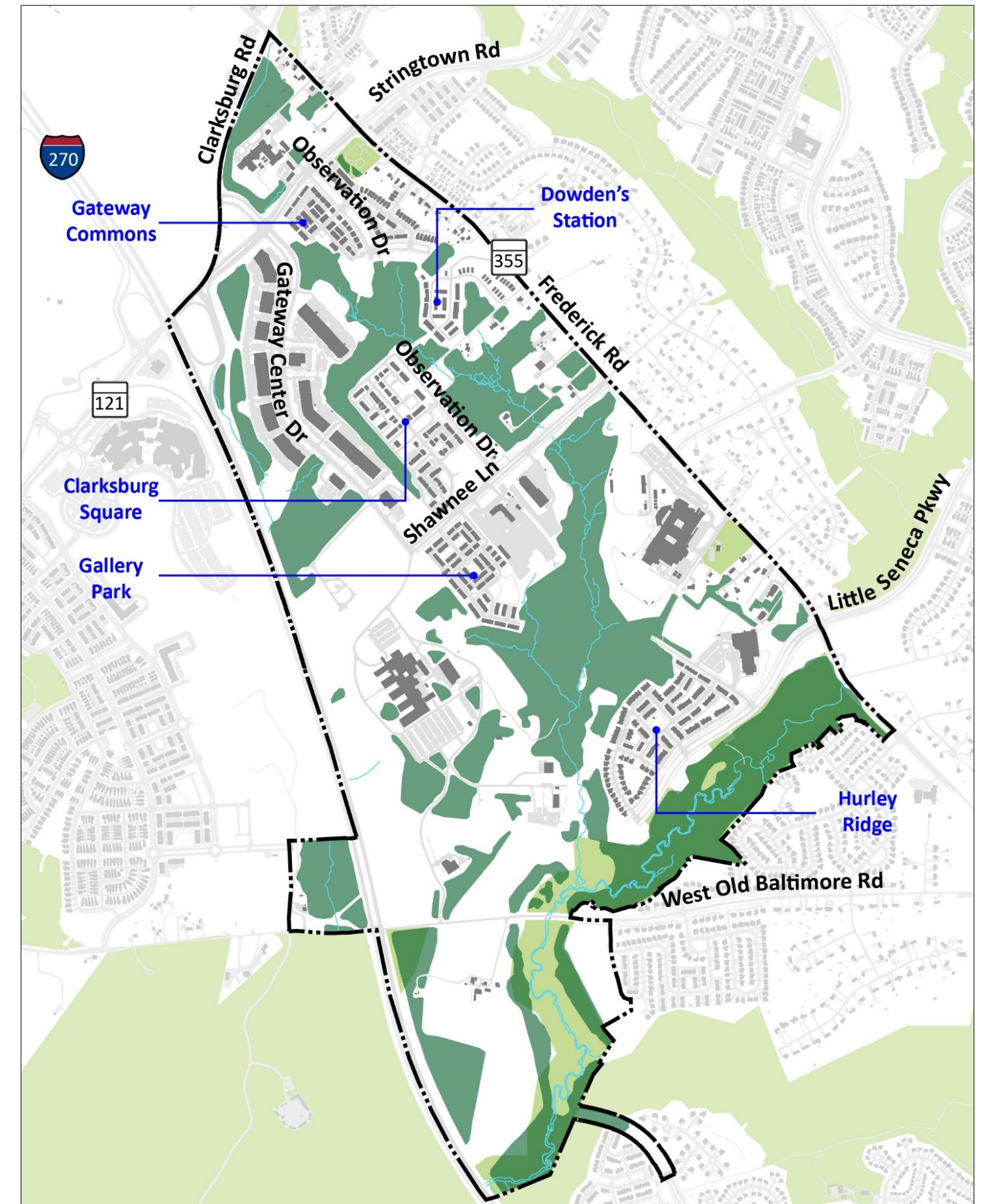
Source: 2021 American Community Survey, 5-year estimates, U.S. Census Bureau

# Housing Developments in the CGSP

- Most of the units are in five developments, and they include 167 homeownership MPDUs (15% of the total units)

Development Name	Dwelling Units	MPDUs	Year Built
Clarksburg Square (Garnkirk Farm)	208	24	2016-2021
Dowden's Station	105	27	2020-2022
Gateway Commons	284	43	2009-2012
Gallery Park (Eastside)	256	32	2012-2015
The Meadows at Hurley Ridge (Martens Property)	250	41	2005-2010
<b>Totals</b>	<b>1,103</b>	<b>167</b>	

Source: 2023 State Department of Assessment and Taxation, Montgomery Department of Housing and Community Affairs (DHCA)



# Number of Units in a Structure

- Most of the units in the Plan area are townhomes
- Townhomes comprise a larger share of development in the Plan area (74%) and the larger Clarksburg Area (31%) than the County (18%)
  - The Clarksburg Area is defined to include both sides of I-270 and extends further north towards Urbana

Units in a Structure	Clarksburg Gateway Sector Plan	Clarksburg Area	Montgomery County
1 Unit Detached	22.1%	58.6%	47.1%
1 Unit Attached	74.2%	31.1%	18.1%
2-19 Units	3.7%	8.5%	15.5%
20 or More Units	0%	1.7%	19.1%

# For-Sale Market

- Based on for-sale data, the units sold in the Plan Area are relatively newer and larger and reflect County average prices
  - Median sale price for single family homes countywide: \$800,000
  - Median Sale Price for townhomes countywide: \$470,000



Units Sold August 2022-2023	Total Sold	Median Sales Price	Average Unit Size	Average Year Built
Single-Family Detached	13	\$756,000	3,432 sf	1997
Townhomes	46	\$545,000	2,290 sf	2014
Condos	5	\$223,602	1,749 sf	2012
All Units	64	\$555,750	2,477 sf	2011

# Employment and Economic Development

# Jobs and Economy: Number of Jobs

- Currently has about 50 employers and 1,350 jobs
- Added 20 businesses but lost 60 jobs since 2010
  - Large employers remain; Robotic Research moved in
  - Most mid-sized businesses (10 to 100 employees) that were present in 2010 have since left, and fewer, smaller mid-sized businesses have moved in since
  - Most new businesses are very small (three or fewer employees)

# Jobs and Economy: Largest Employers

- The largest employers are Research & Development and Light Industrial industries
- There is little office or retail presence
- Two high-tech defense contractors are economic development assets

<b>Business Name</b>	<b>Employee Size Range</b>
<b>Thales Defense and Security</b>	300-400
<b>Robotic Research (RRAI)</b>	200-300
<b>Moyer and Sons Moving and Storage</b>	75-100
<b>Brightfocus Foundation</b>	50-75

# “Flex Development”

## What is Flex Development?

- A Flex building is a versatile space which can combine office, R&D, Light Industrial and Warehousing uses
- Flex buildings tend to have ceiling heights under 18 feet

## Flex in the Plan Area:

- Mix of R&D, medical office, medical labs, flex-retail (gyms, church), light manufacturing, and warehousing



22610 Gateway Center Drive



22605 Gateway Center Drive



# Retail Development

- The Clarksburg Highlands Shopping Center has some neighborhood-serving retail (14,000 sf) and is adjacent to the Plan Area
- The surrounding area includes a slightly larger shopping center (Clarksburg Village Center) as well as gas stations with convenience stores
- The Clarksburg area also includes the 390,000 sf Clarksburg Premium Outlets
  - This is a regional attraction
  - Other than the outlets, retail development in the Clarksburg area totals 221,000 sf
- The significant amount of new housing development in Clarksburg may support additional retail



Clarksburg Premium Outlets



Clarksburg Highlands Shopping Center

# Nonresidential Real Estate Summary

Building Type	Rentable Building Area (SF)	Vacancy Rate
Flex	1,136,461	35.5%
Institutional	329,027	0.0%
Retail	6,354	0.0%
Industrial	35,594	0.0%
Office	11,964	15.9%
<b>Total</b>	<b>1,519,400</b>	



Clarksburg Highlands Shopping Center

- The Clarksburg Highlands Shopping Center (43,000 sf) is just beyond the Plan Boundary
- It includes some office space for personal services (dentists, tutors, etc.) and traditional retail
- 0% Vacancy Rate

- There is very little commercial development in the plan area
- 13 Flex buildings account for 1.1 million sf
- Institutional development include two churches but most importantly, the 309,000 sf Clarksburg High School
- There is one 35,500 sf warehouse for moving and storage



Moyer & Sons Moving and Storage, Inc.



Thales Defense & Security, Inc.

Note: Vacancy Rate reflects 'vacant available' space. The COMSAT building is largely vacant, but the space is not available to lease, therefore diminishing the true vacancy rate of space that tenants can occupy.  
Source: CoStar, 2023

# Gateway 270

## Gateway 270 Portfolio:

- 288,000 SF
- 0% Vacant Available Space
- Two R&D Tenants (Thales and RRAI)

## Elion Portfolio:

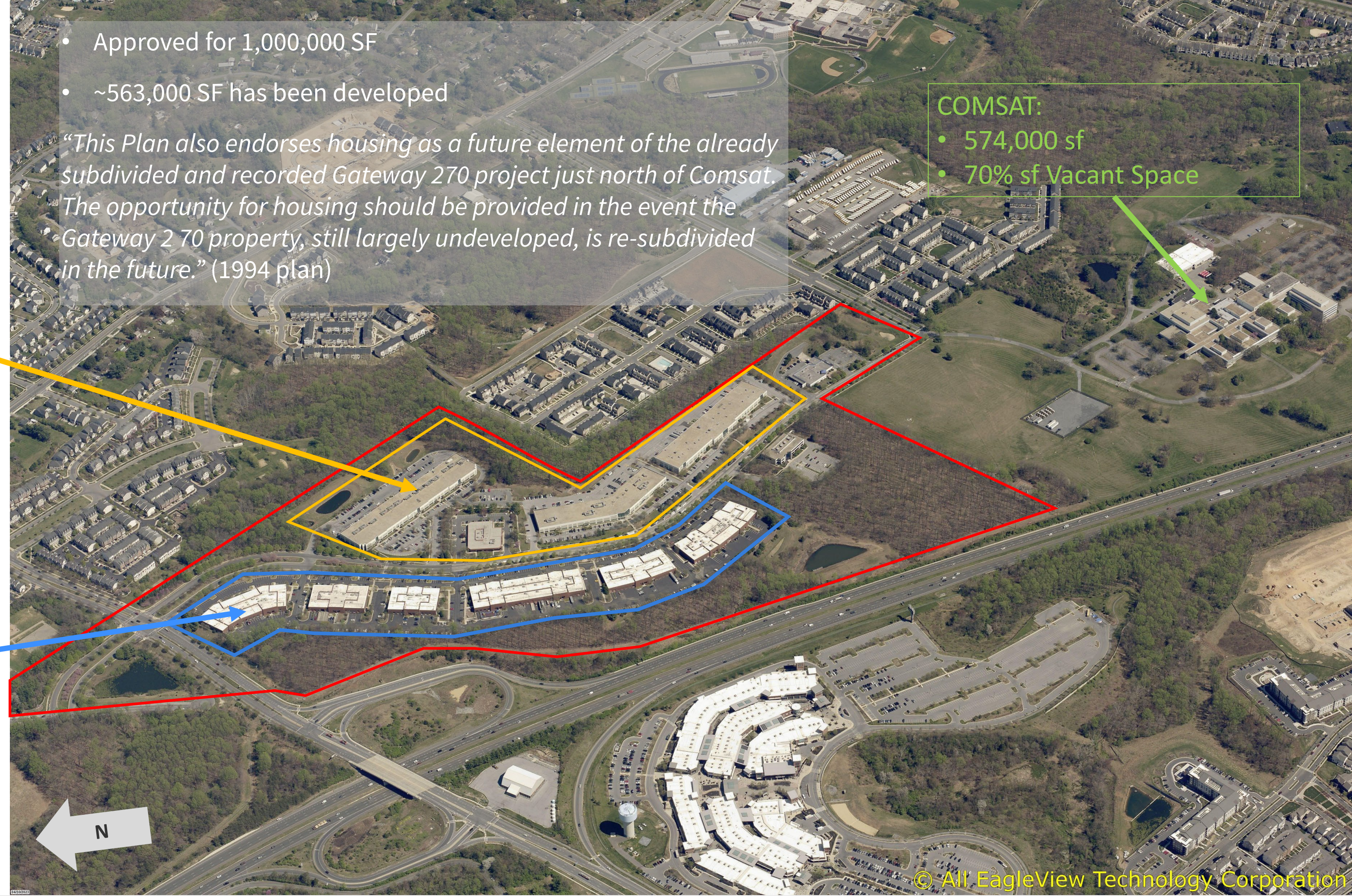
- 275,000 SF
- 18% Vacant Available Space
- Tenants include light manufacturing, healthcare, and gyms
- Asking Rents are \$12-\$15/SF

- Approved for 1,000,000 SF
- ~563,000 SF has been developed

*"This Plan also endorses housing as a future element of the already subdivided and recorded Gateway 270 project just north of Comsat. The opportunity for housing should be provided in the event the Gateway 270 property, still largely undeveloped, is re-subdivided in the future."* (1994 plan)

## COMSAT:

- 574,000 sf
- 70% sf Vacant Space



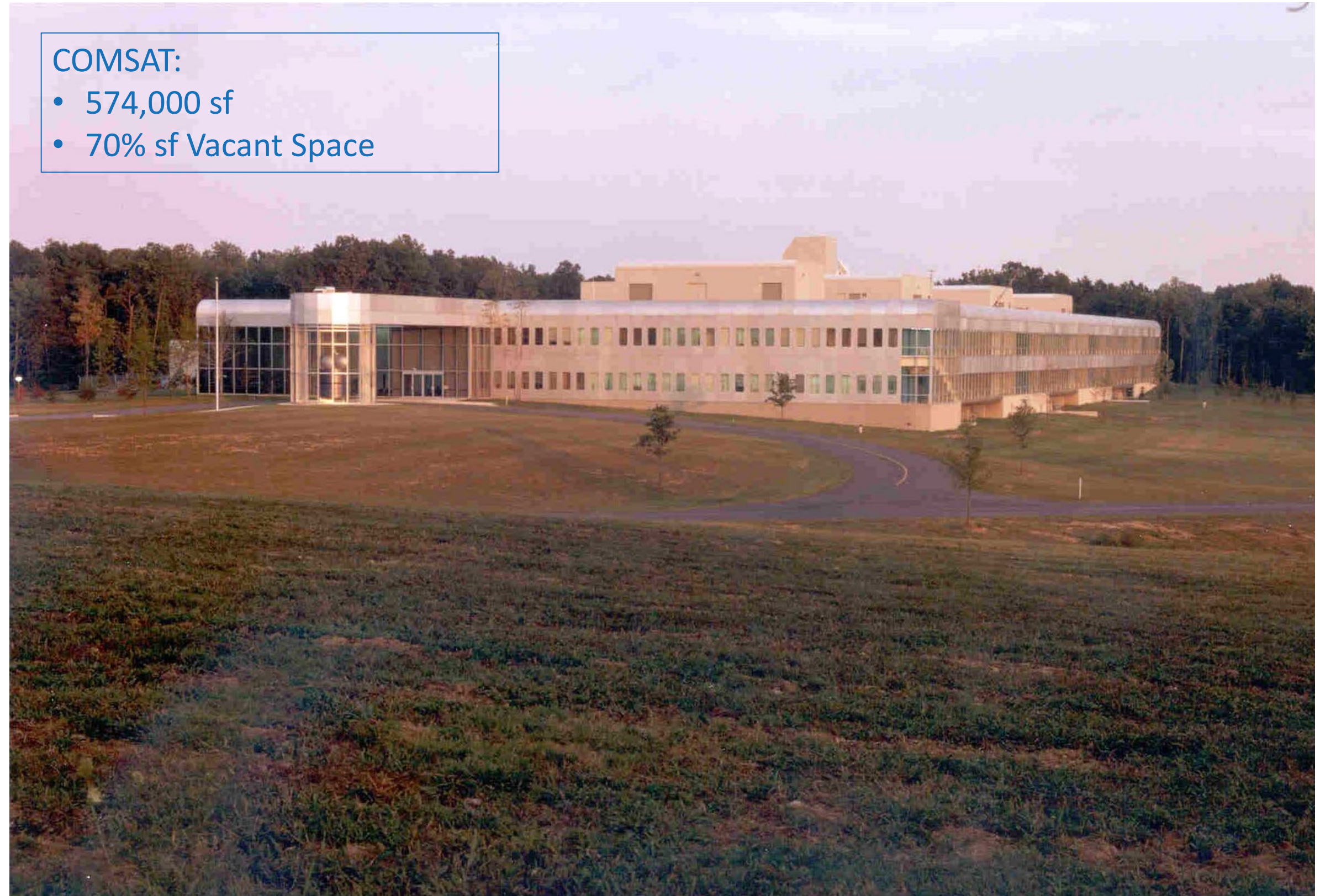
# COMSAT Property and Thrive Montgomery 2050

## From Thrive Montgomery 2050:

*Existing suburban office parks in locations such as Rock Spring or Clarksburg's COMSAT site have large existing buildings that can accommodate employment but lack the integration of uses, services, and amenities necessary to succeed in an increasingly competitive office market. **Complete Communities strategies can help reposition these employment centers through infill and redevelopment to incorporate a variety of housing, restaurants, retail, public facilities, and parks and public spaces** along with better transit service, making them more attractive to both residents and employers.*

### COMSAT:

- 574,000 sf
- 70% sf Vacant Space



# Linthicum Farm



*“This Plan recommends low-intensity, industrial employment uses on approximately 65 acres adjoining I-270, just south of West Old Baltimore Road. This type of use will help provide non-office employment needs (such as warehousing, automobile repair and service, wholesale trades, etc.).” (1994 plan)*

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# Breakout Session

# Breakout Session 1 Questions

1. How did you end up in the Clarksburg community? What drew you to the area?
2. Are you satisfied with the housing options available to you right now? If not, what's missing? How will your housing needs change between now and the next 20 years?
3. What form of housing options do you think are most critical to the Clarksburg area? Are you familiar with missing middle housing concepts?
4. What are some places you can currently reach within 15 minutes? What are some that you frequent that are more than 15 minutes away?
5. What types of places would you like to see to make Clarksburg a complete community? What do you think it would take to attract these uses? What are the hurdles you see to having this happen?

# Breakout Session #1

## Recap



# Breakout Session 2 Questions

1. Where do work? How long is your commute? How do you get to work? Has the pandemic changed your commute?
2. In your view, how can we attract more employment to the area? What types of jobs?
3. How do you believe housing, economic development, and jobs work together to improve the future of your community?
4. What is the intersection of land use and the environment? What changes to the transportation network would be required to support the types of land uses you would like to see?

# Breakout Session #2

## Recap

# Schedule

Plan Step	Date or Date Range
Scope of Work	June 22, 2023
Outreach	Summer 2023
Community Kickoff Meeting	July 26, 2023
Community Listening Sessions by Topic	October 2023
Existing Conditions Presentation	November 2023
Visioning and Analysis	October 2023 – February 2024
Preliminary Recommendations	February – March 2024
Working Draft	April – June 2024
Planning Board Public Hearing	July 2024
Planning Board Work Sessions	September – October 2024
County Council Public Hearing	January 2025
County Council Work Sessions	February – April 2025
Sector Plan Approved and Adopted	May 2025

Future listening sessions will be held in-person at  
**Rocky Hill Middle School**

Date	Topics
Last Week	<ul style="list-style-type: none"> <li>• Transportation</li> <li>• Environment</li> </ul>
Today	<ul style="list-style-type: none"> <li>• Land Use</li> <li>• Housing</li> <li>• Economic Development</li> <li>• Employment</li> </ul>
Thursday, October 19 7:00 – 8:30 PM	<ul style="list-style-type: none"> <li>• Parks and Trails</li> <li>• Historic Resources</li> <li>• Community Facilities</li> <li>• Community Identity</li> <li>• Urban Design</li> </ul>
Saturday, October 28 11 AM – 1:00 PM	<ul style="list-style-type: none"> <li>• All Topics</li> </ul>

# Keep In Touch!

Jamey Pratt

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Plan Website, Sign Up for eLetter, Online Survey

- [Montgomeryplanning.org/CGSP](http://Montgomeryplanning.org/CGSP)