



January 21, 2026

The Honorable Natali Fani-Gonzalez, Council President
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

RE: Clarksburg Gateway Sector Plan

Dear Council President Fani-Gonzalez,

The Montgomery County Economic Development Corporation (MCEDC) is pleased to offer its testimony regarding the Planning Board Draft of the Clarksburg Gateway Sector Plan.

At MCEDC, our vision is to drive effective economic prosperity initiatives that foster job growth, and to cultivate a business ecosystem conducive to a vibrant and competitive local economy. As you know, the former COMSAT site located within the Clarksburg Gateway Sector Plan, is one of the county's premier development-ready sites with the opportunity to bring a significant number of jobs and capital investment to the Upcounty region.

To help create opportunities for economic growth on this site, we support the Planning Board's recommendations to:

- Not recommend historic designation for the former COMSAT Laboratories building and instead acknowledge the building's historic significance and support mitigation measures for any proposed partial or full demolition of the property to prepare the site for a major tenant.
- Retain a planned new highway interchange with I-270 at Little Seneca Parkway Extended to serve the southern portion of the plan area. Any future employer on the property will want to ensure easy access to the site from multiple areas to support their workforce.

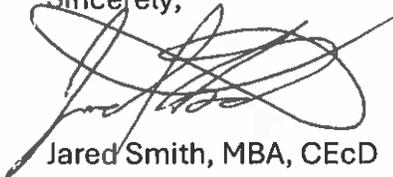
We would also recommend:

- Allowing greater development flexibility with modest increases to maximum allowable development density, so the site can be tailored to the needs of a future commercial user.
- Providing for no or very limited setbacks from I-270 so that a future employer can maximize their frontage along the interstate for increased visibility and allow for additional developable acres as can be seen with other sites along the interstate in the county.

In a densely populated county like Montgomery County, we have limited developable green sites to offer to employers who are searching for 20 – 200 acres for a corporate development opportunity. With the growth of our life sciences, advanced manufacturing, technology and other key sectors, we have the opportunity to market this site within the Clarksburg Gateway Sector Plan as an ideal location to attract major investments to the county, providing employment opportunities for our residents and capital investment to a site that has long been underutilized.

We look forward to working together to maximize the potential of the former COMSAT site and to ensure it provides long-term benefits to the county.

Sincerely,



Jared Smith, MBA, CEcD
President & CEO

Cc: County Council

County Executive Marc Elrich
Richard Madaleno, Chief Administrative Officer
Ken Hartman-Espada, Assistant Chief Administrative Officer
Elana Fine, MCEDC Board Chair
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