



**Clarksburg Gateway Sector Plan  
Montgomery County Council  
January 26, 2026  
Support**

The Montgomery County Chamber of Commerce (MCCC), the voice of business in Montgomery County, strongly supports the Clarksburg Gateway Sector Plan. MCCC supports the Draft Sector Plan for its responsiveness to long-standing infrastructure gaps and its vision for creating a complete, well-connected community.

The draft Sector Plan presents a comprehensive and forward-looking strategy that addresses land use, zoning, transportation, housing, environmental protection, and economic development. This framework is critical to unlocking the potential of an area that has experienced little change in more than 30 years, despite its strategic location along the I-270 growth corridor.

The plan thoughtfully promotes a more connected community and acknowledges the imperative to foster economic growth and opportunity while preserving the unique character of Clarksburg. It recognizes the importance of attracting major employers and supporting new economic development in the area. Additionally, the plan identifies transportation improvements as essential to enhancing the area's competitiveness and overall business climate.

The Chamber also appreciates the plan's acknowledgement of economic partnership tools, such as tax increment financing (TIF), that can make large projects more financially viable. Although TIF has not yet been utilized in Montgomery County, it is a mechanism that can help drive major economic investments.

The Chamber specifically supports:

- No historic designation of the COMSAT building, in order to preserve development flexibility on a key site.
- Retention of an option for a new I-270 interchange, which is essential for attracting major employers.
- More flexible requirements for parks, setbacks, and green cover, to ensure environmental considerations are balanced with the need for site flexibility and economic feasibility.

For these reasons, MCCC supports approval of the Clarksburg Gateway Sector Plan and looks forward to continued collaboration on initiatives that move Montgomery County forward.

*The Montgomery County Chamber of Commerce (MCCC), established in 1959, is an independent non-profit membership organization. MCCC advocates on behalf of our members for growth in business opportunities, strategic investment in infrastructure, and balanced tax reform to advance Metro Maryland as a regional, national, and global location for business success.*