

M-NCPPC




MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief
Countywide Planning Division

FROM: Gwen Wright, Historic Preservation Supervisor 
Countywide Planning Division

SUBJECT: Public Hearing (Preliminary) Draft Amendment to the Approved and Adopted
Master Plan for Historic Preservation: COMSAT Laboratories, 22300 Comsat
Drive, Clarksburg

STAFF RECOMMENDATION

Designate the COMSAT Laboratories at 22300 Comsat Drive in Clarksburg on the *Master Plan for Historic Preservation*, with an environmental setting of 33.47 acres.

HPC REVIEW AND RECOMMENDATION

On November 1, 2004, the Historic Preservation Commission (HPC) received a nomination for historic designation of the COMSAT Laboratories Building from Professors Isabelle Gournay and Mary Corbin Sies of the University of Maryland. The HPC reviewed this nomination at meetings on February 9, March 9, and April 13. Based on this review, they have recommended that the COMSAT Laboratories Building be designated on the *Master Plan* as it meets criteria 1a, 1d, 2a, 2b, 2c, and 2e. The rationale for this recommendation and for the recommended 33.47 acre environmental setting is laid out in the Public Hearing (Preliminary) Draft Amendment, which is included as Attachment #1. Representatives from the HPC will attend the Board's hearing on May 26th.

STAFF DISCUSSION

The standard practice in historic preservation evaluations is for MNCPPC historic preservation staff to provide the HPC and the Planning Board with identical staff reports. To that end, staff's detailed analysis of the COMSAT Laboratories Building that was presented to the HPC is included as Attachment #2 (staff report for the March 9th HPC meeting) and Attachment #3 (staff report for the April 13th HPC meeting). These reports include not only staff analyses, but also

correspondence received by the HPC. Staff will summarize the arguments and analyses included in these staff reports as part of an oral presentation to the Planning Board on May 26th. The original nomination submitted on this property by Professors Gournay and Sies is included as Attachment #4.

The property owner is opposed to designation and the owner's submission to the Planning Board is included as Attachment #5.

One of the owner's major reasons for objecting to designation is related to their contention that this designation would be counter to the zoning and development recommendations for this property, expressed in the 1994 Clarksburg Master Plan. Community-Based Planning Division staff have prepared a detailed analysis of this issue and find that the proposed designation of the COMSAT building and a portion of the site will accommodate the land use vision for a transit station area in the Clarksburg Master Plan. Their analysis is included as Attachment #6.

Correspondence that was sent directly to the Planning Board on this issue is included as Attachment #7.