

ATTACHMENT A: Table of Existing and Proposed Density Calculations

Area/Property Name	Acres	Existing Dwelling Units	Existing Master Plan DU Potential	Public Hearing Draft DU Potential	March Proposal DU Potential
<i>Town Center Total</i>	91	356	356	1,339	1,339
<i>Transition Area Properties Proposed for Zoning Change Subtotal</i>	<i>1,117</i>	<i>387</i>	<i>805</i>	<i>884</i>	<i>1,052</i>
<i>Residual Transition Area Properties Subtotal</i>	<i>6,533</i>	<i>4,029</i>	<i>5,939</i>	<i>5,939</i>	<i>5,939</i>
Transition Area Subtotal	7,650	4,416	6,744	6,823	6,991
Rural Area Subtotal	13,447	976	1,187	1,187	1,187
PLANNING AREA TOTAL	21,188	5,748	8,287	9,349	9,517



OFFICES OF THE COUNTY EXECUTIVE

Douglas M. Duncan
County Executive

February 4, 2005

Bruce Romer
Chief Administrative Officer

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Berlage:

Re: Public Hearing Draft – Damascus Master Plan

The staff of the Executive Branch has reviewed the Damascus Master Plan Public Hearing Draft issued in October 2004. The Plan appears to be a well-reasoned document in most regards, striving to implement the goal of ensuring the identity of central Damascus as the heart of the master plan area. We support the recommendation for the increased housing options within and near the Town Center, and the limitations on residential development in the Agricultural Reserve. The County's Affordable Housing Policy proposes that affordable housing be provided in many forms and locations throughout the County. While the main focus of new growth will remain in the more urban areas of the County, along highway corridors and near Metro stations, providing some additional housing opportunities in areas such as Damascus helps round out the entire housing puzzle, and contributes to the diversity and balance countywide.

The goal of the transportation chapter of the Master Plan is to improve the efficiency of the roadway network, provide road improvements, expand the pedestrian and bicycle path networks, and improve the potential for intercepting commuters through expanded transit options. It is recommended that within two years after completion of Woodfield Road Extended, M-NCPPC should begin an evaluation of current traffic conditions and work with the community to determine whether a Master Plan Amendment process is warranted to evaluate the need for a bypass type road.

While the goals of the Plan are addressed somewhat through the recommendations in the transportation chapter, the Department of Public Works and Transportation (DPWT) finds that the plan does not provide adequate solutions to meet the transportation demand which the next 20 years will pose. The key transportation decision (whether to increase capacity by providing a bypass, or by widening the existing roadways instead) will be made later. Implementation of some of the land use options in



Planning Implementation Section

Mr. Berlage
February 4, 2005
Page 2

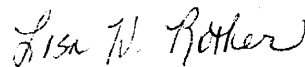
the plan prior to the study of a bypass or road widenings could preclude implementation of recommended transportation options in the future because the land will no longer be available to implement these options.

Executive staff believes that a section on Davis Airport should be included in the Plan. The Airport needs to be discussed with respect to its transportation aspects in the Transportation Chapter, particularly in regard to its role in the State Aviation System and function in the Maryland Aviation Plan. It also needs to be discussed in the context of its unique land use and environmental aspects.

The Draft contains language inappropriate for a master plan Transportation Element seeking to direct operational issues. All such references are requested to be deleted since master plans simply cannot accurately predict all the future technological, financial, safety, or cultural changes which will impact on these issues. Requested deletions have been submitted separately in a "technical comments" document sent to Planning Board staff.

Thank you for the opportunity to comment on the Public Hearing Draft Damascus Master Plan. We look forward to working with you as this Plan is reviewed through the entire master planning process.

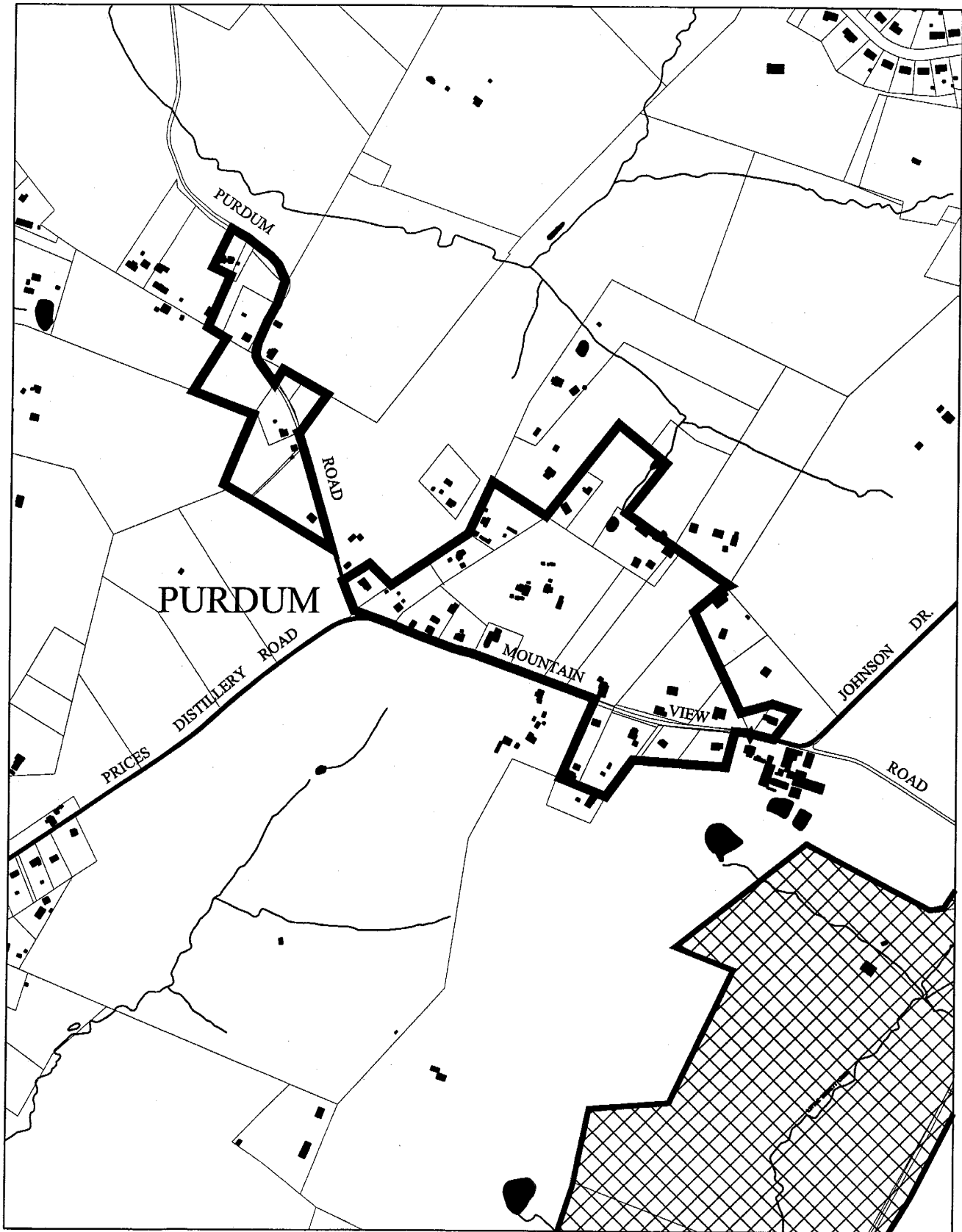
Sincerely,



Lisa W. Rother
Planning Manager

cc: Bob Simpson, DPWT

PURDUM RURAL HAMLET ZONE



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Master Plan Recommendation on Topic Discussed		Staff Response
# Speaker/ Speaker Context	Issues Raised	Staff Response
Land Use Rural Area		
1 Rick Mencía, Joe D'Erasmio, (letter), Property in Etchison	35 acres: C1, R-200, and RDT. Etchison Store and Cycle Repair. Believes Hamlet zone will be more restrictive. Other property owners being given value, which devalues Mencía property. And no water/sewer recommended. Combined, this damages his investment. Hamlet motivated by aesthetics, not health/safety. Oppose.	The Rural Hamlet Zone (RHZ) is recommended for Etchison and Browningsville. The zone is intended to protect the rural character of these villages by limiting the development potential to smaller scale uses, but still allowing a variety of commercial and residential uses at a scale appropriate for a rural setting. The Plan supports the continuation of limited convenience retail, agriculturally related commercial activity, or tourism related uses that are currently permitted in the C-1 Zone (P. 104).
2 Rick Mencía, Joe D'Erasmio, (letter), Property in Etchison	Deserve compensation if downzoned. Expand Hamlet zone to RDT portion of property (32 acres). Or expand C-1 Zone.	The RHZ is recommended for Etchison and Browningsville (P. 104).
3 Neal King, Browningsville (letter)	Property currently zoned C-1, purchased in 2001. Not clear how proposed Hamlet Zone would impact property and uses currently allowed. Oppose if it reduces uses allowed. Need to be allowed to continue small businesses as in the past.	The RHZ is recommended for Etchison and Browningsville. The zone is intended to protect the rural character of these villages by limiting the development potential to smaller scale uses, but still allowing a variety of commercial and residential uses at a scale appropriate for a rural setting. The Plan supports limited convenience retail, agriculturally related commercial activity, or tourism related uses that are currently permitted in the C-1 Zone (P. 104).
4 Steve Elmendorf, Roger Watkins Property	1. Property has had split zoning since 1958, making any development a problem. Rural Hamlet Zone would be appropriate, or put all C-1. 2. Correct error in one of maps for Purdum on page 40. Proposed zoning shows all of Purdum in RDT, mistake.	Although it was discussed during the Task Force process, the village of Purdum was not included in the Public Hearing draft of the Plan because of a staff determination that it was less susceptible to development pressure because of its location away from major commuter roads (P. 40).
5 Pamela Bussard	The viewshed language particularly important, as structures can interrupt vistas. This is one of the last true rural areas in the county. Can make it a model.	This Plan encourages the protection of rural vistas that are intrinsic to the character of Damascus. Land uses that impede these scenic view sheds should be discouraged (P. 38).
6 Gary Richard (letter)	Support the proposed language for viewshed protection.	This Plan encourages the protection of rural vistas that are intrinsic to the character of Damascus. Land uses that impede these scenic view sheds should be discouraged (P. 38).