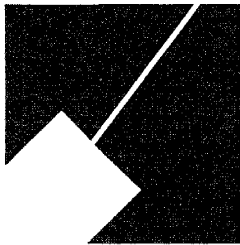


M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

May 31, 2006

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

**FROM:** Judy Daniel, Team Leader (301.495.4559) *JD*  
Community-Based Planning Division

**SUBJECT:** Adoption of the Damascus Master Plan

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**RECOMMENDATION:**

Approve the Resolution of Adoption and Transmit to the Full Commission

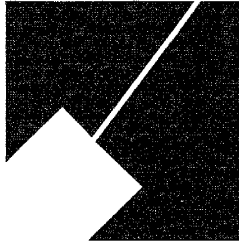
**DISCUSSION**

The Montgomery County Planning Board Resolution No. 06-48 to adopt the Damascus Master Plan is attached for your review and approval. The District Council Resolution No. 15-1485 dated May 25, 2006, is also attached for your information.

The Damascus Master Plan was approved unanimously by the District Council on May 25, 2006. This Amendment is an example of planning for a small town in a rural setting. It includes opportunities to increase housing for a variety of income levels, improve retail, and provide amenities for the residents of Damascus.

JAC:ha: j:\2006 staff reports\team 7\MCPB Damascus resolution  
Attachments

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

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8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
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**M-NCPPC No. 06-11**  
**MCPB No. 06-48**

**RESOLUTION**

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to the General Plan for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on November 4, 2004, on the Public Hearing (Preliminary) Draft of the Damascus Master Plan; the Master Plan of Bikeways, 2005, as amended; the General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; and the Master Plan of Highways within Montgomery County, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on July 28, 2005, approved the Planning Board (Final) Draft of the proposed Damascus Master Plan, and recommended that it be approved by the District Council and forwarded it to the County Executive for recommendation and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board (Final) Draft of the Damascus Master Plan and forwarded those recommendations with a fiscal analysis to the District Council on December 13, 2005; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on January 24, 2006, and February 28, 2006, wherein testimony was received concerning the Planning Board (Final) Draft of the Damascus Master Plan; and

WHEREAS, the District Council, on May 25, 2006, approved the Planning Board (Final) Draft of the Damascus Master Plan subject to the modifications and revisions set forth in Council Resolution No. 15-1485; and

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said Damascus Master Plan and the associated amendments to the Plans noted above, including the General Plan for the Physical Development of the Maryland-Washington Regional District, as amended, and the Master Plan of Highways within Montgomery County, as amended, as approved by the District Council in the attached Council Resolution No. 15-1485; and

BE IT FURTHER RESOLVED, that copies of said Amendment must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

\* \* \* \* \*

Resolution No.: 15-1485  
Introduced: May 25, 2006  
Adopted: May 25, 2006

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND

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By: District Council

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Subject: Approval of Planning Board Draft Damascus Master Plan

1. On November 4, 2005, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board Draft Damascus Master Plan.
2. The Planning Board Draft Damascus Master Plan amends the approved and adopted 2005 Countywide Bikeways Functional Master Plan; The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties; The Countywide Park Trails Plan; The Master Plan of Highways within Montgomery County; and the 1993 Functional Master Plan for the Patuxent River Watershed.
3. On December 13, 2005, the County Executive transmitted to the County Council his fiscal analysis of the Damascus Master Plan.
4. On January 24 and February 28, 2006, the County Council held a public hearing regarding the Planning Board Draft Damascus Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On February 17, March 3, March 10, March 17, March 20, and May 5, 2006 the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Planning Board Draft Damascus Master Plan.
6. On April 4 and May 18, 2006, the County Council reviewed the Planning Board Draft Damascus Master Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

## Action

The County Council for Montgomery County, Maryland sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Damascus Master Plan, dated August 2005, is approved with revisions. Council revisions to the Planning Board Draft Damascus Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Table of Contents: Delete "Vision" under Land Use Plan. Add "Special Exception Guidelines" after "Rural Areas" under Implementation Plan.

Page 1: Under Introduction, revise third and fifth bullets as follows:

- Build a strong transportation network by layering pedestrian access, bicycle connections, and regional trails.
- Reflect environmental protections in the Functional Master Plan for the Patuxent River Watershed and protect other environmentally sensitive areas.

Page 1: Revise Community Vision, section as follows:

- Establish a Town Center identifiable as the community's heart[: create] by creating a moderate intensity mix of uses in the Town Center, [increase pedestrian connections to the surrounding neighborhoods, emphasize] emphasizing design and scale over separation of uses, and [increase] increasing housing opportunities.
- Fulfill the vision of Damascus as a community with a mixed-use center, connected with its residential neighborhoods, and surrounded by rural open space.
- Create livable neighborhoods clustered near the Town Center[:], cluster development to provide a stronger community edge, use transferable development rights (TDRs) to provide [more] additional growth potential, [increase pedestrian and bicycle connections to the Town Center,] and provide a range of housing types and lot sizes within neighborhoods.
- Provide a variety of housing options including affordable housing and housing opportunities for seniors suitable to the small town character of Damascus.
- Provide greater connectivity within, to, and around the town[:] by increasing pedestrian and bicycling connections to Town Center [increase] and pedestrian and bicycling opportunities along all major roadways and at other appropriate locations, [emphasize] emphasizing multi-use aspects of all roadways in planning for safety and access, and [evaluate] evaluating the necessity for alternate routing for through commuter traffic.

- 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.
- [Create a “green” environment] Protect and enhance the local and surrounding environment[: cluster] by clustering new development to achieve greater overall environmental protection, protecting stream valleys, steep slopes and forest resources, [encourage the use of green technologies,] and [reduce] reducing land use density in the Patuxent Watershed beyond immediate proximity to the Town Center to meet the goals of the Functional Master Plan for the Patuxent River Watershed.
- Support agriculture and rural open space[:], continue the use of the Rural Density Transfer Zone, create zoning appropriate for rural crossroad communities, and support agricultural uses on rural land.
- Maintain the quality and integrity of the outstanding natural systems within the Damascus plan area, enhance water quality in the Patuxent River Watershed, and mitigate the impacts of future development.
- Provide a network of local and countywide parks that offer recreational activities, support an interconnected trail system, protect important natural features, and create attractive settings for cultural and historic resources. Provide sufficient public facilities to support the neighborhoods of Damascus, and linkages to access local facilities and institutions safely and efficiently.
- Protect the important historic and archeological resources in the area.

Page 2: Under Plan Highlights, revise first sentence of the first paragraph as follows:

[The recommendations in] A primary goal of this Master Plan is to [implement a primary goal of] enhance[ing] the identity of central Damascus as the heart of the community.

Page 2: Revise the Land Use and Zoning Section as follows:

This Plan supports a moderate level of residential growth, strengthening the potential for multi-family residential and mixed-use development in the Town Center. Mixed-use and residential development is encouraged in the Town Center, and cluster development is preferred in the Transition Areas immediately beyond the Town Center. In addition, this Plan supports the continuing viability of major institutional uses, such as churches and schools that are an intrinsic part of the character of Damascus.

- **Town Center** – Mixed-use zoning is recommended. The zoning will emphasize proportion, design, and an architectural context of structures rather than separation of uses. [Compressed c] Commercial uses concentrated along Main Street and at major downtown intersections will create opportunities for residential development that will support retail and service businesses in the core. Added residential densities are achieved mainly

through the use of transferable development rights. Guidelines for future development and redevelopment [were established] are designed to create an identity for Main Street that will improve mobility and connectivity, and will enhance Community Open Space.

- **Transition Areas** – Cluster designs are encouraged on properties immediately accessible to the Town Center. These properties are suitable for additional growth and will establish a strong edge between the town and rural areas beyond. Most growth potential is tied to receiving areas for transferable [of] development[s] rights. The Plan recommends including the potential to transfer development from the rural area to the Rural Neighborhood Cluster (RNC) Zone.
- **Rural Area** – The Plan supports the existing extent of the Rural Density Transfer (RDT) Zone [is supported] with adjustments for rural village centers. Emerging agricultural methods and practices, and agriculturally related businesses are endorsed as the most efficient, effective, and economical means to maintain a viable agricultural economy and protect the Agricultural Reserve. [A new mixed-use zone (] The Plan recommends the Rural Village Center Overlay Zone)] for three rural villages [will be created]. [It] This zone is designed to protect and maintain their existing scale of development through appropriate types of uses and limited levels of intensity. Guidelines are provided for development in the RDT Zone for protection of rural vistas and to guide subdivision design.

Page 4: Add a new section before Regional, County, and Planning Area Context and add a new map that reflects the old and new planning boundaries as follows:

#### **Changes to the Planning Area Boundaries**

The boundaries of the Damascus Master Plan differ from the Plan boundaries of the 1982 Master Plan and the 1993 Amendment. Certain areas west of Woodfield Road have been deleted from the Master Plan area, and certain areas east of Woodfield Road have been added to the Master Plan area. The Master Plan boundaries now duplicate the boundaries of traffic zones. Portions of Planning Areas #10 and #14 were removed from the Master Plan area. These locations are primarily in the Rural Density Transfer Zone, and will remain subject to the recommendations of the 1982 Damascus Master Plan.

Page 5: Revise map to properly reflect parkland boundaries so they do not conflict with the future Damascus Lane right-of-way and add a symbol in the legend for an airport and label the location of the Davis Airport on the figure.

Page 7: Under Existing Land Use, revise the last sentence of the second bullet as follows:

Beyond the core, [areas becomes more open] development becomes less intense and older residential areas at one and two-acre densities are interspersed with open land and some agricultural uses.

Page 7: Under Demographic Characteristics Summary, revise the last sentence of the first paragraph as follows:

Population growth was [slow] modest between 1990-2000, increasing approximately 4 percent compared to the County growth of 15.4 percent.

Page 7: Under Demographic Characteristics Summary, revise the last sentence of the second paragraph as follows:

This reflects the larger number of children in Damascus households.

Page 7: Under Demographic Characteristics Summary, revise the fourth sentence of the third paragraph as follows:

Few residents are foreign born; [, and] most residents (90.7 percent) identify themselves as European-American, compared to 64.8 percent Countywide.

Page 9: Under Introduction, revise paragraph as follows:

Land use in Damascus is characterized by a core of greatest density in the commercial center surrounded by progressively lower density residential areas and rural land beyond. The physical focus of Damascus is its elevated location at the [center] headwaters of four major watersheds [emanating from the center of the town]. This geographic reality has strongly influenced the development patterns for this community.

Page 9: Insert the following section at the bottom of the page:

**Special Exception Guideline for Rural Vista Protection**

To ensure careful consideration of the long rural vistas that are a unique aspect of this community, this Plan strongly encourages the protection of the rural vistas that are intrinsic to the character of the Damascus vicinity. This is a town set on a hill, and the long vistas outside the Town Center provide the most distinctive visual element for the community. Land uses that impede those vistas should be discouraged. Because of the uniqueness of the rural areas surrounding Damascus that are at the highest elevations in the County, this Plan recommends language in the Implementation Chapter to guide review of special exception uses proposed in the Transition and Rural Areas.

Page 10: Revise map per Council decisions and to reflect that there are 6 TDR receiving areas instead of 7.

Page 11: Revise the Community Vision for the Town Center as follows:

*The community vision for the Damascus Town Center is a viable, walkable, human-scaled town easily identifiable as the heart of the surrounding community. The Town Center should reflect the compact urban forms of traditional Maryland rural towns and provide a vibrant quality of life for its residents. The Town*



*Center should respect the legacy of the past and its agrarian context, while maintaining a framework for the market needs of future generations and anchoring the northern borders of Montgomery County.*

Page 11: Under Framework, revise first sentence of first paragraph as follows:

This Plan [supports recommendations that will concentrate] recommends concentrated densities within the Town Center, [improve] improved mobility, [encourage] mixed-use development, and [promote] additional green [spaces] space.

Page 11: Under Framework, replace fourth paragraph as follows:

The land use recommendations for the Town Center create a mixed-use core supporting residential densities of 15[-] to 20 dwelling units per acre[,] and commercial densities with a floor area ratio of 0.5 to 1.0.

Page 12: Revise maps as follows:

Delete Center of Town symbol from map; show Woodfield Road Extended with a dashed line to represent that it is a planned road; change title of “M-NCPPC Property” to “Damascus Neighborhood Park”; change the southernmost “New Street” to “Damascus Lane”; and revise color scheme to reflect parkland, proposed legacy open space, mixed-use with a non-residential emphasis and mixed-use with a residential emphasis.

Page 13: Use the same indentation for Town Center Identity and Main Street Identity bullets.

Page 14: Revise map to show Woodfield Road Extended with a dashed line and the Damascus historic district boundary.

Page 16: Revise the last sentence of the first bullet as follows:

The best combination of features should be determined through a [facility] project planning study or in a redevelopment review process.

Page 18: Revise the figure to show a sidewalk on the north side of Damascus Lane both in the ‘Traverse Property’ and ‘M-NCPPC Property’ cross-sections.

Page 19: Revise the first bullet as follows:

- **Traffic Management** – Implement appropriate traffic calming and context-based design measures, particularly at the gateway points. Context-based street design and traffic-calming tools [instinctively] encourage slower speeds and [added] add awareness of the presence of pedestrians. This Plan recommends tools that provide visual cues at the gateways into the Town Center such as narrower vehicle travel lanes, reconfigured travel lanes, and street trees.

Page 19: Under Expand and Enhance Community Open Space, revise the second and fourth bullets as follows:

- **Trailhead for the Magruder Branch Stream Valley Park** – Provide an appropriate location along the proposed new street [behind] south of Main Street (Damascus Lane) for the trailhead for the Magruder Branch Stream Valley Park[, will] to encourage more pedestrian activity in the Town Center [activity by pedestrians].
- **Open Spaces** – Create additional formal open spaces in the Town Center, such as small urban public parks or privately maintained open spaces. Even small seating areas and pedestrian walkways add character and places for human interaction. The spaces should be safe, comfortable, accessible, and highly visible.

Page 19: Under revise last sentence of the last bullet as follows:

Joint development of the Boyer property and the church may be mutually beneficial [to both].

Page 20: Revise the third bullet and add a new bullet after third bullet as follows:

- **Commercial Uses** – This Plan recommends [compressing commercial uses and focusing them] zoning that will concentrate and focus commercial uses along Main Street and at major arterial intersections. This will allow a greater chance of success for these businesses. The commercial property owners between these optimal locations can redevelop as mixed-use, residential, and commercial uses.
- **Residential Uses** – This Plan recommends that careful attention be given at the time of subdivision or site plan to proposed new residential development that directly adjoins existing single-family residential development, ensuring compatibility of scale, height, and proportion. Such review may limit development potential below that allowed in the zone.

Page 20: Under Parking Concepts, revise the first sub-bullet as follows:

- **[Parking District or] Shared Parking Within the Town Center** – [A well conceived parking district or s] Shared parking [that provides and manages public parking] would help achieve the vision for the Town Center. Businesses with different peak demands for parking can mutually benefit by shared parking agreements.

Page 20: Delete the last bullet

Page 21: Revise the title, “VISION,” to reflect its status as a subtitle.

[VISION] Vision

Page 21: Revise the last sentence of the paragraph under Vision as follows:

Agricultural preservation goals are also enhanced through the creation of new TDR receiving sites where appropriate increases in density permit.

Page 21: Under Town Neighborhood Area, revise paragraph as follows:

This area includes neighborhoods within the upper watershed of *Magruder Branch* (see [Damascus Watersheds] Proposed Land Use and Density map), and for many years was the primary growth area in Damascus. Growth between Ridge Road and Woodfield Road south of town reflects historic settlement patterns, Master Plan guidance, and the availability of public sewer. Few developable properties of significant size remain, and [no modifications to land use are recommended in] this Plan recommends modifying the zoning on these properties to conform to existing lot sizes.

Page 21: Under Neighborhood Transition Area, revise paragraph as follows:

This area includes the upper watersheds of the *Town Spring Tributary*, *Upper Great Seneca Creek*, *Bennett Creek*, [and] and Little Bennett Creek (see [Damascus Watersheds] Proposed Land Use and Density map). It reflects a mixture of residential development near the Town Center and along Ridge Road and Woodfield Road, and open rural areas beyond. Topography and other sensitive environmental features in this area results in [limited] restricted access to existing public sewer and affords limited opportunity to significantly increase development potential without negative environmental consequences to the forested stream valleys in [this] these headwater areas. Under the RNC zone, the provision of sewer service and increased development potential, which confers the private benefit of community sewer service on the property owner, requires provision of increased open space in return.

Page 22: Revise map to reflect that there are 6 TDR receiving areas instead of 7; modify legend to replace #9 with Stanley/Leishear-Day; identify the existing and proposed pump stations; and properly label the future Woodfield Road Extended right-of-way.

Page 23: Revise the first sentence as follows:

The bulk of the southeast portion of the Master Plan is in the upper watershed of *Great Seneca Creek* (see [Damascus Watersheds] Proposed Land Use and Density map), an area of two or five acre development.

Page 23: Under Development Guidance for Transition Area Cluster Development, add two new bullets at the beginning and revise the first and last bullets as follows:

- Minimize impervious surfaces through environmentally sensitive site design techniques (for example, the use of shared driveways, pervious pavement, and narrow roads that still meet safety requirements).

- Provide stormwater management controls utilizing environmentally sensitive design techniques that avoid concentrating stormwater runoff into high quantity flows, with a preference for on-lot quantity and quality treatment options (or alternatives that provide similar environmental benefits) and disconnected imperviousness design techniques, infiltration of runoff, and open section roadways.
- Design [that will] to allow views [to] of protected open space [areas] and vistas of surrounding rural areas.
- Locate [A] a minimum of three-fourths of the lots [must be located] in the clustered small lot portion of the development unless the Planning Board finds that fewer clustered lots would better implement the goals of the Master Plan

Page 23: Under Town Neighborhood Area, revise the first sentence as follows:

The Plan recommends [modification for conformity to existing lot sizes in] rezoning four older neighborhoods from RE-2C to R-200 or RE-1 to better reflect the existing lot sizes in these neighborhoods.

Page 24: Under Neighborhood Transition Area, revise the first sentence of the first paragraph as follows:

The Plan recommends a moderate increase in density – primarily adjoining the Town Center and primarily through the creation of six transferable development rights (TDR) receiving areas.

Page 24: Under Neighborhood Transition Area, revise the first sentence of the second paragraph as follows:

The Master Plan proposes creating TDR receiving ability for the RNC Zone for [five] six property groups at locations that have, or can be easily served by, sewer.

Page 24: Revise the Burdette Property title as follows:

- **Burdette Property [Recommendation]**

Page 24: Under Burdette Property, revise the description of zoning and potential yield as follows:

**[(RNC .4/TDR 1.0 - Potential for 32 to 100 dwelling units, up to 50 TDRs)]**

Allow the following range of densities if the specified conditions are met:

<u>Standard Method</u>	<u>RNC 0.2</u>
<u>Optional Method</u>	<u>RNC 0.4 (community sewer service) if TDRs are not used</u>
	<u>RNC 1.0 (community sewer service) with TDRs used to secure the additional density</u>

Potential for 16 to 100 dwelling units (including MPDU bonus and 65 TDRs).

Page 24: Under Burdette Property, revise the second sentence of the first paragraph as follows:

Because the property is located immediately adjacent to the Town Center within walking distance of shopping, services, and institutional uses, an increased density is appropriate.

Page 24: Under Burdette Property, insert the following bullet after the second bullet:

- Building lots for two new homes may be allowed within the rural open space area of this property for members of the Burdette/Walker families.

Page 24: Under Burdette Property, revise the original third bullet as follows:

- [Limit community sewer service to gravity flow and grinder pumps served at a pump station in or near the Town Center.] Limit cluster development to areas that can be served by grinder systems and gravity sewer lines that minimize stream or stream buffer impacts. Any new pump station intended to replace the existing pump station on the Damascus Centre property should be located to avoid stream crossings, and minimize impacts to environmental buffers. A relocated pump station may modify or expand the areas on the Burdette property that can be served by public sewer, and may also provide service to nearby areas with failing septic systems.

Page 25: Revise the Warfield Property title as follows:

▪ **Warfield Property [Recommendation]**

Page 25: Under Warfield Property, revise the description of zoning and potential yield as follows:

**[(RNC .4/TDR 1.0 – Potential for 31 to 95 dwelling units, up to 47 TDRs)]**

Allow the following range of densities if the specified conditions are met:

<u>Standard Method</u>	<u>RNC 0.2</u>
<u>Optional Method</u>	<u>RNC 0.4 (community sewer service) if TDRs are not used</u>
	<u>RNC 0.75 (community sewer service) with TDRs used to secure the additional density</u>

Potential for 15 to 71 dwelling units (including MPDU bonus and 42 TDRs).

Page 25: Under Warfield Property, insert at the beginning of the first paragraph:

The modification in density is appropriate because the property is in immediate proximity to the Town Center and within walking distance of shopping, services, and institutional uses.

Page 25: Under Warfield Property, revise the third bullet as follows:

- Dedicate seven acres of very high quality forest area located along the northeastern edge of the property, connected to a much larger forest stand on adjacent parkland. [This area of the property is designated for park acquisition at time of subdivision.]

Page 25: Revise the Kingstead/Leishear Properties title as follows:

▪ **Kingstead/Leishear Properties [Recommendation]**

Page 25: Under Kingstead/Leishear Properties, revise the description of zoning and potential yield as follows:

**[(RNC .4/TDR 1.0 with potential for 55 to 168 dwelling units, up to 83 TDRs)]**

Allow the following range of densities if the specified conditions are met:

<u>Standard Method</u>	<u>RNC 0.2</u>
<u>Optional Method</u>	<u>RNC 0.2 (community sewer service), if TDRs are not used</u> <u>RNC 0.5 (community sewer service) with TDRs used to secure the additional density</u>

Potential for 27 to 84 dwelling units (including MPDUs and 41 TDRs).

Page 25: Under Kingstead/Leishear Properties, delete and replace second paragraph:

[Additional density potential is recommended because there is existing sewer access, TDR receiving area potential, strong environmental benefits, strong park and trails benefits, strong historic preservation benefits, housing benefits, and few transportation constraints.]

The Kingstead/Leishear properties occupy a uniquely sensitive headwater area of the Little Bennett watershed, containing numerous springs, seeps, and wetlands that are critical to maintaining downstream water quality. The quality of these resources can be quickly and permanently degraded by the addition of impervious surfaces that alter surface and subsurface flows, and the construction of sewer lines that disturb stream valleys. Therefore impervious surfaces should be minimized and mitigated where possible. The small headwater streams in the area are very susceptible to damage from even small changes in runoff volume and can be degraded by the location and concentrated flows from storm drain outfalls.

Development must be carefully managed to minimize disturbances to the high quality wetlands. Additional density is recommended to take advantage of existing gravity sewer potential, to provide for a modest number of TDRs, and to obtain historic preservation benefits, park and trail connections, and affordable housing benefits. Due to the environmental sensitivity of this site, higher densities are recommended for only the southern section of the property, in order to limit impervious surfaces and stormwater impacts, and avoid the need for sanitary sewer access to the entire property.

Page 26: Revise the fifth bullet as follows:

- **Agricultural Preservation** – [Provide the opportunity to transfer TDRs on the RDT Zone portion of the Kingstead Farm, plus use additional TDRs] Provide the opportunity for the property owner to either transfer TDRs on the RDT Zone portion of the Kingstead Farm or purchase TDRs from other properties.

Page 26: Revise last bullet, Water Resources, as follows:

- **Water Resources** — Little Bennett Creek, as a Use III stream, already has strong protective measures including stream buffers and wetland buffers that must be applied during the development process. Extension of sewer within the environmental buffers of Little Bennett Creek and its tributaries to achieve full density potential would conflict with longstanding policies that protect the stream headwaters. [Development must not cause disturbance of the Little Bennett Stream Valley for sewer or stormwater conveyance. Full density potential is not likely due to this environmental constraint.] There is an outstanding 45-acre forested wetland with 14 springs on the property designated for parkland acquisition. In addition, an important tributary with forested wetlands crosses the property from the east to join the main stem of Little Bennett Creek. [It] This system is a critical element in maintaining the high water quality in the downstream portions of Little Bennett Creek. Full density potential may not be achieved due to these environmental constraints.

Page 27: Under Development Guidance, insert two paragraphs after the first paragraph of the second bullet as follows:

Homes should be clustered on lots that are small enough to achieve the goals of neighborhood cluster design, yet with sufficient frontage and setbacks so that as much area as possible can be accessed by open section roadways to minimize the concentration of stormwater runoff. Development areas must be located in the least sensitive areas to reduce negative environmental impacts, preserve existing forest, and the environmental buffers.

Maintain and protect existing hydrology by limiting activities that will alter groundwater flow, springs and seeps, wetlands, and streams.

Page 27: Under Development Guidelines, revise third bullet and the fourth bullets as follows:

- **Parkland** – Dedicate and/or acquire, as appropriate, the designated portions of land along [a tributary] the headwaters of Little Bennett Creek (discussed in the Parkland and Open Space portions of the Community Facilities Chapter) traversing the property to the M-NCPPC as parkland. Determine the extent and importance of the archeological features on the site. If appropriate, the [archeological] site containing archeological features should be added to the adjacent area to be dedicated/acquired as parkland.

- **Transportation** – Provide a comprehensive pedestrian and bicycle circulation system linking internal areas and linking to the Countywide Trails system; and [realign the offset] reconfigure the intersection of Kings Valley Road and Kingstead Road to eliminate the offset alignment.

Page 28: Revise the Smart/Miner/Rice Conway Properties title as follows:

- **Smart/Miner/Rice/Conway Properties [Recommendation]**

Page 28: Under Smart/Miner/Rice/Conway Properties, revise the description of zoning and potential yield as follows:

**[(RNC.4/TDR 1.0 – Potential for 24 to 69 dwelling units, up to 36 TDRs)]**

Allow the following range of densities if the specified conditions are met:

<u>Standard Method</u>	<u>RNC 0.2</u>
<u>Optional Method</u>	<u>RNC 0.4 (community sewer service), if TDRs are not used</u> <u>RNC 1.0 (community sewer service) with TDRs used to secure the additional density</u>

Potential for 10 to 61 dwelling units (including MPDU bonus and 40 TDRs).

Page 28: Under Smart/Miner/Rice/Conway Properties, revise the first paragraph as follows:

The modification in density is appropriate because the properties are in close proximity to the Town Center, schools, shopping, and institutional uses. Residents will be able to walk to these community uses. The modification would allow smaller lot clustering (with community water and sewer) on this approximately [60] 50-acre site. [It is located just outside the Town Center, with] The site has frontage west of Ridge Road on Bethesda Church Road, directly across from the Damascus Elementary School and along Ridge Road to the south. The property contains a headwater tributary of Little Bennett Creek. Its proximity to the Town Center, and the ability to access sewer in Ridge Road [and the Town Center, with headwaters (of Little Bennett Creek) at the rear, make it a preferred location for clustering] make this area a suitable location for clustered development, with measures to protect environmental features and the headwaters of Little Bennett Creek.

Page 28: Under Smart/Miner/Rice/Conway Properties, revise the last sentence of the second paragraph and add additional sentence as follows:

A new sewer pump station [proposed in conjunction with this proposal would also be able to serve existing and new development in the southwest quadrant of the Damascus Master Plan area] may be needed to serve optional method development especially in the range of higher densities with TDRs. The pump station should be located to avoid stream crossings and minimize impacts to environmental buffers.



Page 28: Under Smart/Miner/Rice/Conway Properties, insert at the end of the fourth paragraph as follows:

Optional method development should not be approved on this property unless all the environmental recommendations are addressed by the proposed development. Meeting all the recommendations may result in less than the full density on any or all of these properties.

Page 28: Under Development Guidance, replace the third bullet as follows:

- [Replace the existing easternmost headwater wetland to its pre-farmed size and condition utilizing existing soils and hydrology.]
- Efforts should be made to restore the existing easternmost headwater wetland to the size and condition that existed prior to disturbance and clearing for farming activities. This will not decrease the developable area of this site shown elsewhere in this Plan.

Page 28: Under Development Guidance, revise the seventh, eight, and ninth bullets and add two new bullets as follows:

- [Work with the electric power utility to relocate an existing powerline to a location outside the stream valley buffer and restore these areas to their natural condition.] Minimize and mitigate the effects of the existing powerline located in the stream valley buffer by examining alternatives at the time of development, including the following:
  - Work with the electric power utility to relocate the existing powerline outside of the stream valley buffer where there is significantly less encroachment into the stream buffer, and to replant/reforest the area. The landowner is only expected to provide easements for the new alignment.
  - If relocation is not deemed feasible or cost-effective, develop a more environmentally sensitive landscaping plan for the utility area, including selective clearing to control invasive plants and large trees, while retaining low growing shrubs and ground cover consistent with the goals of a stream valley buffer.
- [Development will be subject to] Comply with the guidance for cluster development in this chapter.
- [Development must be planned] Design development to avoid disturbance to the Little Bennett Creek headwaters area on the property, which contains multiple springs and seasonal wetlands. [Protecting these wetlands will provide protection from sediments entering the stream valley.] Maintain and protect existing hydrology by limiting activities that will alter groundwater flow, springs, and seeps.

- Configure lots of sufficient size and appropriate shape to apply the use of open-section road standards, on-lot infiltration of storm water on the majority of the developed area, and narrow roads that still meet safety requirements.
- Maintain stream buffers and existing forest areas and allow sufficient area outside stream buffers for stormwater management.

Page 29: Revise the Casey/Lewis Properties title as follows:

- **Casey/Lewis Properties [Recommendation]**

Page 29: Under Casey/Lewis Properties, revise the description of zoning and potential yield as follows:

**[(RNC .4/TDR 1.0 with potential for 20 to 61 dwelling units, up to 30 TDRs)]**  
Allow the following range of densities if the specified conditions are met:

<u>Standard Method</u>	<u>RNC 0.2</u>
<u>Optional Method</u>	<u>RNC 0.4 (community sewer service) if TDRs are not used</u>
	<u>RNC 0.5 (community sewer service) with TDRs used to secure the additional density</u>

Potential for 9 to 27 dwelling units (including MPDU bonus and 13 TDRs).

Page 29: Under Casey/Lewis Properties, revise the first paragraph as follows:

This approximately [50] 45-acre site is comprised of six properties and contains two relatively flat areas, one fronting on Lewis Drive and one on Bethesda Church Road. Beyond these [buildable areas the properties drop steeply into a stream valley that is a headwater tributary of Bennett Creek] more easily developed areas, the properties drop steeply into a stream valley that is a headwater tributary of Bennett Creek, a Use I stream with good water quality and stream habitat conditions. Preserving the large forested areas that buffer the streams in the upper part of this watershed is essential to protecting existing stream quality. This site is appropriate for limited additional density because of its location in immediate proximity to the Town Center, offering easy access to shopping, services, and institutional uses. Density must remain limited due to the extensive environmental restrictions on the site that leave only small developable areas that meet the county's environmental regulations.

Page 29: Under Casey/Lewis Properties, revise the second paragraph as follows:

Most of this site is not appropriate for development due to the slopes that are associated with the wide stream valley. While these properties are close to the Town Center, steep topography historically limits development potential. Development should not [be allowed to] disturb the stream valley[,] or [allow any disturbance of] disturb slopes that exceed 15 percent. [With development area limited to the level areas, the steep slopes behind Bethesda Church Road and Lewis Drive could to meet environmental guidelines.] The development area should be clustered

within the level areas along Bethesda Church Road and Lewis Drive. The forested stream valley and associated springs, wetlands, and steep slopes 15% and greater should be protected within a contiguous open space area. This would require that no more than [35-40] 60 percent of the dwelling units be located [on] either along Bethesda Church Road[, and the remaining units would be located] or on the larger Lewis Drive site. Development potential will be limited due to other Master Plan elements, especially environmental consideration.

Page 29: Under Development Guidance, modify the first bullet as follows:

- Comply with the guidance for cluster development in this chapter. Design of development on these properties should reflect the surrounding development pattern, and be compatible with these residential neighborhoods.

Page 29: Under Development Guidance, add a new bullet after the second bullet and revise the fourth bullet as follows:

- Limit community sewer service to only those areas that can be served by grinder systems, pressure sewers, or gravity connections to the existing public sewer.
- Locate no more than [40] 60 percent of [any] allowable development along Bethesda Church Road[, and no more than 60 percent] or at the Lewis Drive site.

Page 29: Revise the Stanley/Leishear Properties title as follows:

- **Stanley/Leishear-Day Properties [Recommendation]**

Page 29: Under Stanley/Leishear Properties, revise the description of zoning and potential yield as follows:

**[(RNC .4/TDR 1.0 with potential for 10 to 32 dwelling units, up to 17 TDRs)]**  
Allow the following range of densities if the specified conditions are met:

<u>Standard Method</u>	<u>RNC 0.2</u>
<u>Optional Method</u>	<u>RNC 0.4 (community sewer service) if TDRs are not used</u>
	<u>RNC 1.0 (community sewer service) with TDRs used to secure the additional density</u>

Potential for 5 to 32 dwelling units (including MPDU bonus and 21 TDRs).

Page 30: Insert two sentences at the beginning of the second paragraph as follows:

The modification in density is appropriate because of the location of the properties in immediate proximity to the Town Center. Residents will have walkable access to shopping, services, and institutional uses.

Page 30: Under Development Guidance for the Stanley/Leishear properties, revise bullets as follows:

- Comply with the guidance for cluster development in this chapter and the recommendations for community water and sewer service in the Implementation chapter.
- Address environmental constraints and topographic limitations. [Development cannot be constructed using standard suburban design and unit types.] Environmental constraints and other Master Plan elements, including land use recommendations for avoiding stream valley disturbance to provide sewer, may limit the actual development potential of this area.
- Single-family housing should be the primary development type used, with some use of attached housing that is built to resemble large single-family housing. Development types, such as rows of townhouses, should be avoided.
- Avoid disturbance to slopes that exceed 15 percent[, and development]. Development must be planned to maximize the open space and preserve sensitive natural areas.
- [Evaluate for Legacy Open Space preservation.] Establish and designate open space area to include in the Legacy Open Space program, either through conservation easements or dedication, as part of the subdivision of these properties.
- Locate a pump station to provide sewer service for cluster development on this property and to potentially serve an area of failing septic systems to the north. The location of a potential pump station should minimize impacts to environmental buffers. The pump station should be located to avoid stream crossings.

Page 30: Revise the Miller Property title as follows:

- **Miller Property [Recommendation]**

Page 30: Under Miller Property Recommendation, revise the description of zoning and potential yield as follows:

**(RE-1 Zone with Potential for [10-15] 21 to 25 dwelling units)**

Page 30: Under Miller Property Development Guidance, revise the second bullet as follows:

- Protect extensive forested wetlands on this property. Development potential will be limited by septic system requirements [and the]. The development guidelines in the Functional Master Plan for the Patuxent River Watershed are essential for water quality and wildlife habitat, [and they] which must be protected. These constraints will also limit development potential.

Page 31: Revise Souder/Adjoining Properties title as follows:

### **Souder/Adjoining Properties [Recommendation]**

Page 31: Under Souder/Adjoining Properties Recommendation, new sentences to the first paragraph as follows:

If all or a portion of this property is jointly subdivided and site planned comprehensively with the adjacent King/Souder property, every effort should be made to facilitate joint development.

Page 31: Under Souder/Adjoining Properties, add a new sub-bullet after the first sub-bullet as follows:

- Ensure at time of subdivision that the design of development on these properties is compatible with the existing development pattern.

Page 31: Following the Souder/Adjoining Properties Recommendation, insert the following section as follows:

#### ▪ **Evangelical Lutheran Church of the Redeemer**

The Church is located north of the Damascus Town Center, immediately southwest of the intersection of Ridge Road and Faith Lane, and immediately southwest of the future intersection of Woodfield Road Extended (A-12). An unnamed tributary to the Patuxent River runs through the southern portion of the Church's property. Woodfield Road Extended will cross this tributary on land that currently belongs to the Church and will run directly adjacent to the Church's existing stormwater management pond before intersecting with Faith Lane and Ridge Road.

Because the Church faces particularly difficult expansion problems due to its location within the Primary Management Area for the Patuxent River watershed, and along the path of the extension of Woodfield Road; this Plan provides the following guidance regarding their proposed building and parking lot expansion plans:

- Initially, this Plan recommends that the Church be permitted to utilize a proposed Park and Ride lot that:
  - Would be located on the west side of Ridge Road, directly across from the Church;

- Would be designated and constructed to accommodate at least 200 vehicles; and;
- The Church and the County enter into a long-term shared parking agreement that addresses their mutual needs for parking at this location and provides the Church with the use of the Park and Ride Lot for as long as this Church is located on this site.
- To facilitate this arrangement, this Plan recommends:
  - A feasibility study begin immediately following the Plan adoption; and
  - Significant progress be made so that within Fiscal Year 2009 the necessary construction funding for the Park and Ride Lot be included in the County's Capital Improvements Program budget and that the construction of the Park and Ride Lot be completed by the summer of 2011 or soon after.
  - To foster a close working relationship and better understanding between the parties, that the County and the Church maintain a regular dialogue on the progress of construction of Woodfield Road Extended (A-12) and the Park and Ride Lot.
- This Plan further recommends that if the dates and requirements noted above are not met:
  - The Plan supports the Church's proposal to construct a 145-space parking facility in the area currently occupied by its stormwater management pond and a portion of the stream valley buffer immediately south and to pursue either an off-site or on-site stormwater management plan.
  - If final engineering determines there is adequate storage capacity and the necessary approvals can be obtained, stormwater management could be provided in a surface pond to be located on property south ,and by expanding that pond to the north, and jointly used to provide stormwater management for Woodfield Road Extended, proposed development on the Burdette/Walker property, and the Church. The cost of expanding the pond beyond the capacity needed for the Woodfield Road Extended project would be shared proportionately (as measured by a percentage of the contributing runoff volume) by the Church and the developer of the Burdette/Walker property if they need the capacity. If this solution is determined to be infeasible, stormwater management could be located on-site in an underground facility.
  - Within this option, the Church would provide mitigation for any resulting clearing in the Patuxent watershed as mitigation is similarly provided by the County for any clearing resulting from the construction of Woodfield Road Extended.

Page 32: Under Land Use and Zoning Recommendations, revise the sixth bullet as follows:

- [Establish] Apply a zoning category [to] that protects existing [historic] rural villages.

Page 32: Under Rural Density Transfer Area, replace quotation with the following:

Agriculture is a dynamic industry whose success depends upon the ability to adapt to market forces. In addition to continued traditional farming, some transition to non-traditional farming practices is expected. Some fields that once grew corn and wheat may well be planted with fruits, berries, and vegetables to serve the regional market place. Greenhouses, hydroponic farms, and other intensive farming techniques may be more prevalent in the future as the industry responds to changing market needs, preferences, and policies.

Page 33: Revise the third paragraph as follows:

This Plan recommends a land conservation approach for residential development in the RDT Zone properties in Damascus. The guidelines encourage either small lot clusters, non-buildable out-lots, [and] or creative homesite placement with overlay easements to preserve contiguous fields, important vistas, or environmentally sensitive features. The guidelines encourage creative development patterns that preserve both open contiguous fields and forests, and the preservation of rural character. Large contiguous areas of prime and productive farm fields have the greatest potential for continuing agricultural production. [They] The guidelines are primarily intended for subdivisions creating five or more lots and on properties of 100 or more acres.

Page 33: Under Development Guidance – Agricultural Conservation Standards for Residential Development in the RDT Zone, revise the first three bullets as follows:

- The use of cluster, out-lot, or easement methods [are] is encouraged to preserve contiguous fields and forest, while providing increased flexibility in lot layout and allowing the density permitted in the zone. Large lots should be avoided unless conservation or other protective easements are used to designate and protect farm fields, environmental resources, or other open space.
- If common open space is identified for conservation, the preliminary plan must include a description of the intended use and a plan for maintenance of the common open space. Areas reserved for conservation should be recorded on the plan of development as either a separate parcel, non-buildable outlot, or easement on the residential lot or lots. The designated area [is] must be clearly delineated and the easement noted on the record plat in the land records of Montgomery County.
- The location of building sites and roads should [consider] further the preservation of prime and productive farm fields, environmentally sensitive areas, and scenic vistas and rural character to the extent allowed by the need to accommodate waste treatment.

Page 34: Under Rural Village Communities, revise the third and fourth paragraphs as follows:

[The Preservation of Agriculture and Rural Open Space Master Plan (1980) identified a need to establish an additional layer of regulatory protection for these communities, including a recommendation to *“investigate the use of a Rural Village Zone to provide for a mix of residential lot sizes and limited commercial uses”* that was never enacted for these rural

villages.] This Plan recommends [a new zone, the Rural Village Zone, or a modification of an existing zone,] using a modified version of the Rural Village Center Overlay Zone to provide a mixed-use zone approach appropriate for rural communities [in order] to protect villages that may become subject to potential development pressures. The Rural Village Center Overlay Zone is designed to create attractive, cohesive, and pedestrian-friendly rural village centers and prohibits land uses otherwise allowed in the underlying zone that would be inappropriate in rural villages. Amendments to this zone are proposed to prohibit addition uses that would be inappropriate in these villages, allow certain uses only by special exception, and allow the Montgomery County Planning Board to modify setback and green area requirements if necessary to better replicate existing development patterns. The purpose of this zoning [would be] is to maintain the existing scale of development. New development [is to] should be consistent with the historical character and community lifestyles.

This Master Plan proposes [such a zone] the Rural Village Center Overlay Zone to fulfill this vision for the rural villages of Browningsville, Etchison, and Purdum. The village of Lewisdale is only partially in this Master Plan area and is not recommended for [the new] this zone.

Page 35: Revise the heading, Guidance for Development in the Rural Village Zone as follows:

**Guidance for Development in the Rural Village Center Overlay Zone** - To support the intent of the Rural Village Center Overlay Zone, any proposed new development must consider the following guidance.

Page 35: Under Guidance for Development in the Rural Village Zone, revise the third, fourth, and seventh bullets as follows:

- Development that provides varied uses to serve the needs of the local community should be encouraged[, including low-rise mixed-use buildings that can provide opportunities for home occupations, housing, and commercial uses].
- Opportunities for appropriately scaled new and existing businesses [expansion] are supported in compact and pedestrian-friendly commercial areas.
- [The density for commercial uses is set by the zone for the commercial zoned portion of a property but may be averaged over the site if the Planning Board determines that such action would better reflect the existing pattern and character of the village]

Page 37: Revise Goal as follows:

**GOAL: Provide a variety of housing options including [affordably priced] affordable housing and housing opportunities for seniors suitable to the small town character of Damascus.**



Page 37: Under Introduction, revise the second, third, and fourth paragraphs as follows:

Cluster housing is preferred on major developable parcels over standard designs. Mixed-use buildings are preferred in the Town Center over single use, single story buildings. Additional residential opportunities are encouraged in the Town Center [to increase the customer base for locally oriented retail]. This Plan reflects the need to balance the occasionally competing goals of housing, the environment, transportation, and town building.

The one area of significant need is senior housing. The community has many long time residents who wish to remain in the community as they age, so the demand for senior housing has become more pronounced. Currently, there are very few housing options within the Damascus [planning] plan area for the expanding senior population. This Plan [also] identifies [alternative] potential locations for senior housing [options]. [This Plan recommends land use changes that encourage additional affordable housing while protecting environmental resources. The Town Center will provide opportunities for moderate density development, while adjoining areas are encouraged to cluster housing near primary roads, and preserve stream valleys and forest resources.]

This Plan recommends land use changes that encourage additional affordable housing while protecting environmental resources. The Town Center will provide opportunities for moderate density residential and commercial development, while adjoining areas are encouraged to cluster housing near roads, and preserve stream valleys and forest resources. The most significant additional housing is proposed in the Town Center, which will contribute to the viability of local businesses and create a livelier center for the Damascus community. Outside the Town Center, this Plan supports limited additional single-family housing. This is due to the location of Damascus in the rural north of the County, with limited access to public sewer, environmental constraints, and limited transit options. This Plan recommends:

Page 37: Under Introduction, revise the first and second bullets as follows:

- **[Support m] Moderate-density development within the Town Center**  
Multi-family, single-family attached, and live-work units within the Town Center will accommodate a significant portion of the need for moderately priced residential development in this community. Increased densities will also accommodate moderately priced dwelling units (MPDUs) and contribute to the economic base for local retail and service businesses.
- **[Support i] Increased senior housing for residents of the Damascus area**  
Senior housing would be most appropriately and conveniently located within the Town Center. Two potential sites are discussed.

Page 38: Revise the first two bullets as follows:

- **[Encourage c] Cluster development to maintain the small town character of Damascus**  
Developable sites within the Transition Areas are recommended for small lot, single-family cluster development where public sewer is available. A moderate amount of