

development potential remains in the RE-2C and Rural Cluster Zone in the eastern portion of the Master Plan. This Plan supports the eventual development of those properties using the cluster option for development.

- **[Support u] Use of TDR receiving areas where appropriate**

Where infrastructure is available and environmental regulations permit, TDR receiving sites create additional housing opportunities that also contribute to agricultural preservation goals.

Page 39: Under State of Maryland Property, revise the third sentence as follows:

[As noted in the Land Use Chapter, t] This 3.1-acre property has [environmental limitations that would limit its development potential] limited development opportunities due to environmental constraints stemming from its location within Town Spring subwatershed, a headwater tributary to the Patuxent River.

Page 41: Under Population Trends, revise the last sentence of the first paragraph as follows:

These statistics reflect a large proportion of young families and the relative affordability of housing in the community and suggest[s] that many residents value the small town character of Damascus and want to raise their families here.

Page 41: Under Population Trends, revise the last sentence of the second paragraph as follows:

[Higher] More intensive levels of assisted senior housing or nursing [level of] care [would be more appropriate] are more likely to locate in areas that are [nearer] closer to a hospital than in Damascus.

Page 41: Under Proposed Transferable Development Rights Receiving Sites revise paragraph as follows:

To meet the agricultural preservation goals of the County, this Plan uses transferable development rights (TDRs) as the primary means to create any new density potential where additional density is appropriate. The [Table] table below indicates approximate development yield of the receiving sites for [Transferable Development Rights (TDRs)] proposed in this Plan through the use of a new MXTC/TDR zone in part of the Town Center and a new RNC/TDR zone on certain properties in the Transition Areas. [They will yield up to 263 TDRs through the use of a new RNC/TDR Zone to be used on all the sites.]

Page 42: Replace the Planning Board Draft table with the following expanded table as follows:

Summary of Optional Method TDR Potential

<u>Property Group</u>	<u>Acres</u>	<u>Standard Method</u>	<u>Optional Method No TDR</u>	<u>Optional Method TDR</u>	<u>DU Yield Standard Method</u>	<u>Yield Optional Method No TDR</u>	<u>Yield Optional Method TDR</u>	<u>Maximum Yield with MPDU DU</u>	<u>TDR Potential</u>
<u>Transition Area - RNC/TDR</u>									
<u>Casey/Lewis</u>	45	0.2	0.4	0.5	9	18	23	27	13
<u>Warfield</u>	78	0.2	0.4	0.75	15	31	59	71	42
<u>Burdette</u>	82	0.2	0.4	1.0	16	32	82	100	65
<u>Kingstead/Leishear</u>	138	0.2	0.2	0.5	27	27	69	84	41
<u>Smart/Miner/Rice/Conway</u>	50	0.2	0.4	1.0	10	20	50	61	40
<u>Stanley/Leishear-Day</u>	27	0.2	0.4	1.0	5	10	27	32	21
<u>Town Center – MXTC/TDR</u>									
<u>Selected Properties Outer Area</u>	50	8 per acre	NA	20 per acre	399	NA	999	999	600
TOTAL	470						1,309	1,374	822

Page 43: Revise Goal as follows:

GOAL: [To improve] **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.

Page 44: Revise first bullet as follows:

- [New Business Street] **Damascus Lane** – This Plan recommends a business street connection (B-2) parallel to and south of Main Street connecting Ridge Road (MD 27) to Woodfield Road (MD 124). This street will provide access to the underutilized areas behind the buildings on the south side of Main Street. This street, envisioned as a small access lane, not a thoroughfare, replaces the proposed trailhead within the Magruder Branch Stream Valley Park. This street should integrate a bikeway and sidewalks, and should be designed to be as narrow as possible due to environmental and grade constraints and be perceived as a “lane” rather than a boulevard. The recommended right-of-way for B-2 is 60 feet, but vehicle travel lanes should reflect the intended use and be narrow enough to ensure slow travel speeds.

Page 44: Insert at the end of this page a new section, as follows:

The figure on page 45 identifies the Damascus Master Plan roadways on the Master Plan of Highways and the table on pages 46-48 lists their classifications with minimum rights-of-way. The classification of roadways is a way of indicating the degree to which access to properties is balanced with the ability to handle through traffic. The system ranges from Freeways with an

emphasis on through traffic capacity and little or no direct property access down to the Primary Residential Street which emphasizes access functions, which may affect the efficiency of through traffic movement. Secondary Residential Streets are not shown on the Master Plan of Highways. The roadway classes are detailed in the following list:

Freeways Provide for movement of vehicles at high speed over significant distances. Access is limited to grade-separated interchanges.

Major Highways Provide less speed and mobility compared to freeways and access at some intersections.

Arterial Roads Connect major highways and provide more access points while moving traffic at lower speeds. Typically, more than half of the traffic on an arterial is “through” traffic.

Commercial Business District Streets Are restricted to mixed use or commercial areas, provide on-street parking, more pedestrian space, and more access points to stores and offices.

Primary Residential Streets May carry some through traffic but their main purpose is to provide direct access for 200 or more households and to connect to arterial roads.

Secondary or Tertiary Residential Streets Provide direct access to homes and allow for greater application of traffic management measures to discourage through traffic movements and speeding. (These streets are not listed in master plans).

Page 45: Revise map to add a symbol in the legend for an airport and label the Davis Airport on the figure.

Page 46: Revise Street and Highway Classifications table and add a footnote as follows:

P-1	Gue Road	Ridge Road (MD 27) to 5,000 feet east [of Howard Chapel Drive]	70	2
P-9	Oak Drive ¹	Ridge Road (MD 27) to Ridge Road (MD 27)	70	2

¹ The northernmost section of Oak Drive should be realigned to meet Valley Park Drive as described in the text.

Page 47: Revise table as follows:

CA-11	Kempton Road (MD 80)[/MD 27]	Frederick County Line to Ridge Road (MD 27)	80	2
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Page 48: Revise table as follows:

CR-[8] <u>11</u>	Gue Road	[Howard Chapel Drive] <u>5,000 feet east of MD27 to Long Corner Road</u>	80	2
B-1	Main Street (MD 108)	Woodfield Road (MD 124) to Ridge Road (MD 27)[/Lewis Drive]	80	[3] <u>2</u>
B-2	Damascus Lane	Ridge Road (MD 27) to Woodfield Road (MD 124)	[66] <u>60</u>	2

Page 48: Revise first bullet as follows:

- Oak Drive** – Classify as a Primary Residential roadway (P-9) and realign to meet Valley Park Drive at Ridge Road. The road provides vehicular and pedestrian access to John T. Baker Middle School and the adjacent Recreation Center (completed 2004). A realignment of the northern intersection of Oak Drive and Ridge Road to meet Valley Park Drive would replace two offset “T” intersections with a single four-leg intersection, improving traffic operations and safety. The realignment should avoid residential property displacements by incorporating a right-angle turn in the vicinity of the Recreation Center driveway and meeting Ridge Road at a slight skew angle. A geometric or traffic control device such as an intersection or roundabout may be required to implement the recommended right-angle turn. A conversion of a quarter-acre of parkland to right-of-way is expected. This Plan recommends [a study of this realignment, including evaluation of a pedestrian underpass] evaluating means for an improved pedestrian crossing of Ridge Road.

Page 49: Under Two Lane Road Policy, revise paragraph as follows:

This Master Plan recommends retaining the existing two-lane roadway network outside the Town Center to protect the rural and agricultural character of the Damascus area. The limitation on through travel lanes is not intended to preclude the implementation of spot safety and operational improvements such as turning lanes, acceleration/deceleration lanes or signalization. It is noted that the Maryland State Highway Administration’s “2005 Montgomery County Highway Needs Inventory” shows the need for a divided highway on MD 27 from Skylark Road (south of the Plan area) to Gue Road.

Page 49: Under Rustic Roads, revise the first, second, and third bullets as follows:

- Rustic Roads:** Prices Distillery Road, Kingstead Road (segment), Moxley Road, Rocky Road, Burnt Hill Road, and Hipsley Mill Road.
- Interim Rustic Roads:** Mountain View Road, Johnson Drive, Purdum Road, and Long Corner Road.
- County Roads:** Kings Valley Road and Watkins Road.

Page 49: Revise last bullet on page as follows:

- **Howard Chapel Drive and Gue Road** – The full length of Howard Chapel Drive and the portion of Gue Road [between Howard Chapel Drive and] from 5,000 feet east of MD 27 to Long Corner Road are classified as [a] Country Roads (CR-8 and CR-11 respectively).

Pages 50-51: Revise the first bullet in the Through Commuter Traffic section as follows:

- [Alternate Route] Regional Study – This Master Plan recommends that within two years after the completion of the Woodfield Road Extended (A-12), the M-NCPPC will 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] how transportation should be managed in the region in the long term.

A study of the long-term traffic load implications of growth patterns in the adjoining regional counties that are the contributing factors in the continuing rise in through traffic is needed [as a prelude to a future bypass study. To ensure a timely process for the bypass evaluation, this Master Plan recommends that the County Council authorize and direct the Montgomery County Department of Public Works and Transportation to conduct a regional study within two years in conjunction with the M-NCPPC, State of Maryland, Howard County, Frederick County, and Carroll County].

Page 51: Under Shared Use Facilities, revise bullets as follows:

- Throughout the Town Center
- Along Ridge Road and Woodfield Road between the Town Center and Sweepstakes Road.
- Along Bethesda Church Road, Valley Park Drive, and Sweepstakes Road, connecting to Ridge Road, Woodfield Road, and to the Magruder Branch Trail.
- Along Oak Drive connecting Baker Middle School and the Damascus Community Recreation Center.
- Along Ridge Road between the Town Center and Gue Road.
- Along Damascus Road between the Town Center and access to the future Seneca Springs Local Park site.

Page 52: Revise legend as follows:

Shared Use Path (Class I)

Page 53: Revise table as follows:

DB-30	Woodfield Road (MD 124) – North	Woodfield Elementary School to [Ridge Road (MD 27)] <u>Gue Road</u>	Dual bikeway – shared use path (Class I) and on-road bikeway (Class II or III)	Shared-use path connects Damascus Town Center to key activity centers and links to Magruder Branch Trail
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Path 54: Revise first bullet as follows:

- Consider context-based roadway designs to slow vehicular speeds and make streets safer for pedestrians. Such designs encourage slower speeds and added awareness of the presence of pedestrians. This Plan recommends tools such as visual cues at the gateways into the Town Center, narrower travel lanes consistent with safety requirements, and street trees to enhance the pedestrian and bicycle environment.

Page 55: Revise the second bullet under Park and Ride Lot(s) as follows:

- Create a new [P]park-and-ride lot in the vicinity of the MD 27 intersection with [MD 80] Woodfield Road Extended to intercept external trips via transit service or rideshare. This lot should be about two acres in size and have no fewer than 200 spaces.

Page 55: Delete the last bullet under Other Recommendations to study the creation of a Parking District.

Page 57: Revise Goal as follows:

GOAL: [To maintain] Maintain the quality and integrity of the outstanding natural systems within the Damascus [planning] plan area, [to] enhance [that] water quality in [areas such as] the Patuxent River Watershed, and [to] mitigate impacts of future development.

Page 58: Revise last sentence of first paragraph as follows:

More detailed forest information, and conservation and reforestation maps are included in the [Forest Appendix] Damascus and Vicinity Environmental Resources Inventory (which is in a separate appendix to this Plan).

Page 58: Revise paragraph immediately before Headwaters, Wetlands, and Vernal Pools as follows:

The recommendations for forest resources in this section as well as in the Land Use section will generally result in forty-five (45) percent [(45 percent)] forest in the [planning] plan area with half of that protected in public ownership or by private conservation easements.

Page 59: Revise map and properly label the future Damascus Lane right-of-way.

Page 60: Make the first sentence part of the bulleted list.

Page 60: Under streams, revise the first two sentences of the first paragraph as follows:

Stream quality is very good throughout the Damascus [planning] plan area. County and statewide efforts to improve water quality in tributaries have influenced the general approach to water resource protection in the [planning] plan area.

Page 61: Under Specific Stream Recommendations, revise the first sentence of the first paragraph in the second bullet as follows:

- **Magruder Branch** – The one exception to the generally high water quality in Upper Great Seneca Creek is the upper reaches of Magruder Branch that flows into Great Seneca Creek at the southern edge of the [planning] plan area.

Page 61: Revise the first sentence of the third paragraph in the second bullet as follows:

The new Damascus Lane [behind] south of Main Street (discussed in the Transportation Chapter), should include a storm drain system collecting runoff from the Town Center.

Page 63: Revise first bullet heading as follows:

- **[Scott's] Scott Branch Tributary -**

Page 65: Under Parkland, revise last sentence of first paragraph as follows:

The Damascus Recreational Park at the southwestern boundary of the [planning] plan area provides athletic facilities that serve both Damascus residents and the entire northern portion of the County.

Page 65: Under Parkland, revise second paragraph as follows:

The Damascus Master Plan area includes over [2000] 1,100 acres of parkland including local and neighborhood parks, the four-mile long hiker-biker path in the Magruder Branch Stream Valley Park, and the Damascus Recreational Park. The Little Bennett Regional park, containing over [3700] 3,700 acres, is located immediately west of the Master Plan area. It [is to] will be connected to Damascus via the County's trail system. Little Bennett has a golf course, with a driving range, trails, and a campground. Additionally, the Master Plan area has many acres of linear parkland along stream valleys, and over 900 acres in the Patuxent River State Park. This Plan identifies:

Page 66: Revise first bullet as follows:

- Augment planned recreation opportunities at the new Damascus Community Recreation Center. These should include additional fields, a skateboard park, and a roller hockey court.

Page 66: Revise fourth and sixth bullets as follows:

- Acquire additional conservation or recreation parkland in designated locations through dedication from properties in cluster zones. Full analysis of these properties will occur at time of subdivision, but future parks are contemplated on properties near the Oak Ridge Conservation Park, [(along the headwaters of Little Bennett Creek)], and adjoining Patuxent River and Great Seneca Creek tributaries.
- Small urban parks, whether publicly or privately owned, can enhance the Damascus Town Center area. Public parks and privately maintained open space in or near the Town Center include the existing Damascus Neighborhood Park on Locust Drive, which could be enhanced and enlarged to provide a pleasant oasis in proximity to the Town Center, and the planned Magruder Branch Trailhead Park. When the Trailhead for the Magruder Branch Stream Valley Park is planned, the planning team should include a representative from the Washington Suburban Sanitation Commission (WSSC). Coordination with WSSC is important as trail and trailhead alternatives may require use of part of the adjoining WSSC property. If WSSC decides to surplus any portion of the site, the property should be added to the park system.

Page 67: Revise map to properly label the right-of-way for Damascus Lane; replace the proposed east-west Trail Corridor at the north end of the Magruder Branch Trail with a trail head; and ensure this map and the map on page 73 show consistent trail alignments.

Page 68: Revise chart title and chart as follows:

[Inventory of Existing Facilities and Parkland Owned, Leased and/or Maintained by the M-NCPPC] Existing Parks in Damascus

11	U	Seneca Springs Local Park	57.4						
Neighborhood Conservation [Park] <u>Area</u>									

Page 69: Under Natural Resource Conservation and Protection, revise the first sentence of the second paragraph as follows:

Since it contains the headwaters for several major streams and the Patuxent River, a [A] major concern in the Damascus area is the continued protection of the drinking water supply of the County [since it contains the headwaters for several major streams and the Patuxent River].

Page 69: Under Parkland Historic and Cultural Settings, revise first sentence of first bullet as follows:

- The **Elisha Warfield** house (25723 Woodfield Road), near Seneca Springs Local Park, dates from 1900 to 1902.

Page 69: Under Parkland Historic and Cultural Settings, revise first sentence of second bullet as follows:

- The **Kingstead Farm** (11415 Kingstead Road), near Little Bennett Stream Valley Park, was the early 19th century homestead of John Duckett King.

Page 70: Revise first sentence of first bullet as follows:

- The **Ira Jones Farm** (15601 Kings Valley Road) barn, near Little Bennett Stream Valley Park, was built around 1921.

Page 70: Revise table and add an additional footnote as follows:

1	North Point [NP] <u>NCA</u>	Retain as neighborhood conservation park
9	Damascus [Recreational] <u>RP</u>	Acquisition of adjacent property would enhance park

NCA – Neighborhood Conservation Area

Page 71: Revise map to properly label the right-of-way for Damascus Lane and correct #9 in the Park Ownership list to be Damascus [Neighborhood] Recreational Park.

Page 72: Revise the last sentence of the second paragraph as follows:

This Plan particularly notes the need for providing a safer trail crossing at Sweepstakes Road, and ensuring a safe crossing of Bethesda Church Road and Damascus Lane when that segment is developed.

Page 72: Revise second sentence of the second paragraph as follows:

This critical element is the only paved trail in the Damascus [planning] plan area.

Page 72: Revise the first bullet as follows:

- Reflects the east-west natural surface trail corridor being added to link the Seneca Greenway Trail to the east to the Little Bennett Trail system to the west.

Page 73: Revise map to properly label the right-of-way for Damascus Lane; replace the proposed east-west Trail Corridor at the north end of the Magruder Branch Trail with a trailhead; and ensure this map and the map on page 67 show consistent trail alignments.

Page 74: Under Legacy Open Space Program, revise first sentence of second paragraph as follows:

The Legacy Open Space Program is designed to protect a broad range of valuable open space resources with a variety of tools ranging from easements to parkland acquisition and/or dedication.

Page 74: Under Legacy Open Space Program, revise the third sentence of the third paragraph as follows:

Further study was needed to determine specific sites to protect. [and d] During the Master Plan process the two sites were studied in depth.

Page 74: Under Legacy Open Space Program, revise fourth paragraph as follows:

Of the three sites evaluated only the Little Bennett Creek watershed headwaters is recommended for addition to the park system. The Bennett Creek and the Upper Patuxent River [Forest area] Watershed Area are not proposed to be part of the park system.

Page 74: Under Recommendations, revise bullets as follows:

- The Little Bennet Creek Headwaters Area is recommended for protection – primarily through parkland dedication and acquisition.
- The Bennett Creek Headwaters Area and the Upper Patuxent River [Forest] Watershed Area are recommended for protection – primarily through easements.

Page 75: Revise table as follows:

Other Sites – not Class III			
<p>Upper Patuxent River [Forest] Watershed Area Site consists of multiple parcels north and south of Gue Road adjacent to Patuxent River State Park. Already protected in Water Supply and Rural Open Space Protection categories.</p>	<p>Large area of contiguous forest with high quality upland and riparian forest stands that buffer tributaries of Patuxent River.</p> <p>Many stream valley wetlands.</p> <p>Contributes to protecting water quality of Patuxent River.</p>	<p>Add to Natural Resources Category (Class I).</p> <p>Retain within Water Supply and Rural Open Space Protection categories.</p>	<p>Protect through development review process and conservation easements as appropriate.</p>

Page 76: Revise legend as follows:

Upper Patuxent River Watershed Area (Natural Resource Site, Water Supply Target Area)

Page 77: Under Damascus Community Recreation Center, revise the second sentence of the first paragraph as follows:

The facility serves the [Up County] Upcounty region, which includes Damascus and Clarksburg.

Page 77: Under Damascus Community Recreation Center, revise the last sentence of the second paragraph and the first two bullets of the third as follows:

The Department of Recreation is also [studying] seeking a location to meet the aquatic recreational needs of this area.

Recommendations for this facility include:

- [Provide sidewalks along the front of the property and from the entrance along the interior roadway leading to the community center to provide a safe passage for pedestrians, including the students from adjoining Baker Middle School.]
- [Study the need for] Locate an aquatic recreational opportunities in the Upcounty region.

Page 77: Under Schools, revise first paragraph and first sentence of the second paragraph as follows:

The Damascus Master Plan area contains eight school sites that total approximately 120 acres (see Community Facilities map). The Damascus Cluster includes the high school, a middle school, four elementary schools and two future elementary school sites within the [planning] plan area. There are no private schools in the Master Plan area. Based on the land use recommendations [for] of this Plan [area] no additional [schools] school sites [appear to be] are warranted.

There are two vacant school sites in the [planning] plan area – an elementary school site on Oak Drive across from the Baker Middle School, and an elementary school site along Hawkins Creamery Road.

Page 78: Under “Fire and Rescue” revise all paragraphs as follows:

Within the Damascus Master Plan area, fire, rescue and emergency medical services are provided by career and volunteer fire fighter-rescuers assigned to [four] five fire stations: Station 13 located at 26334 Ridge Road in Damascus, Station 9 on Frederick Road in Hyattstown, Interim Station 35 in Clarksburg on Gateway Center Drive, Station 17 on Route 108 in Laytonsville, and Station 29 on Crystal Rock Drive in Germantown. Fire and Rescue units from other nearby stations, including those in Frederick, Carroll and Howard Counties, also respond into this area when [requested] needed. The Damascus area will also be served in the

future by units from new stations to be built in nearby Clarksburg and the east side of Germantown.

Damascus Station 13 received an extensive renovation in 1993-94, and no further major renovations are anticipated over the next 10-20 years. Due to its small size and condition, Laytonsville Station 17 may be renovated on its present site or relocated to a nearby site in the next 10 years. Hyattstown Station 9 and Germantown Station 29 are expected to remain at their present sites. Anticipated dates for the opening of the new Germantown-East and permanent Clarksburg fire-rescue stations are 2008 and 2010, respectively.

[An MCFRS study addressing county-wide aerial unit deployment recommended the addition of an aerial unit at Damascus Station 13. An aerial unit (i.e., ladder truck, aerial tower, or quint, which is a single unit with combined capabilities of both an aerial unit and an engine) might eventually be placed at Station 13 as funding becomes available. In addition, redeployment of certain fire-rescue units within the Damascus area may also occur over the next 20 years based upon changing needs of the area.]

The Montgomery County Fire and Rescue Services (MCFRS) recognizes that a significant portion of the Damascus [study] area lacks municipal water supply and fire hydrants. To enhance the fire suppression capabilities within areas lacking fire hydrants, the MCFRS urges builders and property owners to voluntarily install underground water tanks directly on their property, or at the entrance to housing developments, for use by the MCFRS. These underground water tanks should hold 20,000 gallons or [greater] more based upon fire fighting water flow requirements of the property to be protected. Tanks should meet the requirements of National Fire Protection Association Standard 1142 (“Standard on Water Supplies for Suburban and Rural Fire Fighting”), including appropriate connections for hook-up to pumpers and a roadside sign and/or pavement [marking] marker identifying the tank’s location to fire fighters. The property owner would be responsible for maintenance of the tank and fire department connections.

Persons [with] having ponds on their property [could also] are encouraged to make water readily accessible to fire fighters by installing “dry hydrants” and providing improved access to them (e.g., paved or gravel roadway and turnaround area) for fire suppression vehicles. A dry hydrant consists of a pipe extending into a body of water or waterway, and an above ground connection that allows fire fighters to quickly hook-up pumpers to the water source [of water]. The property owner would be responsible for maintenance of the dry hydrant.

[These] This Plan and MCFRS recommend[at]ions support for the January 1, 2004 County law requiring fire sprinkler systems in single-family homes [and small businesses] as the front line measure in fire protection. Sprinkler systems within structures located in areas lacking municipal water require a dedicated indoor tank, supplied by an on-site well, to store water to directly supply the sprinkler system. Underground tanks, and ponds with dry hydrants, are supplemental to fire sprinklers and may be used by fire fighters to suppress fires in buildings without sprinklers, vehicles (e.g. trucks, farm machinery), and outdoor areas (e.g., woods, brush, cropland).

Page 79: Revise map to properly label the right-of-way for Damascus Lane.

Page 80: Under Police, revise the first two sentences as follows:

Police service in the Damascus Master Plan area is provided by the 5th District Police Station, located at 20000 Aircraft Drive in Germantown. [The 5th District Police Station is located at 20000 Aircraft Drive in Germantown.]

Page 81: Under Tobacco Farming, revise the second sentence of the first paragraph as follows:

Maryland produced one[-fourth] quarter of all tobacco in the country, and Montgomery County planters contributed about [one-] a fifth of its total.

Page 81: Under Tobacco Farming, delete the fifth sentence of the second paragraph as follows:

[In the Damascus area, farmers continued growing tobacco into the early 20th century.]

Page 81: Under Early Log Houses, revise the second sentence as follows:

[Still standing is the] The Warfield Log House[,] on Damascus Road (MD 108)[,] near Etchison is still standing.

Page 82: Under Mills, revise the first paragraph as follows:

Grist mills were established along major waterways in the late 1700s. During this period, before towns and villages were laid out, the mills formed a kind of community center. The communities of Goshen and Browningsville, for example, grew around mill complexes. [The] Goshen Mills, [complex] established by 1792, included a massive three-story brick merchant mill and a frame gristmill. The complex was built on the Goshen Branch of Great Seneca Creek. [Another mill stood on a nearby tributary by 1798. Harry Dorsey operated the mill and built a house nearby] A mill on a nearby Goshen tributary was built by 1789 and was operated by Harry Dorsey. About 1804, James Day built a mill on Bennett Creek, in the area later known as Browningsville.

Page 82: Under Dairy Farming, 1920s-1930s, revise the fifth sentence as follows:

By the mid-1930s, it was a major source of income for local farmers.

Page 83: Revise the last sentence of the second paragraph as follows:

The Damascus High School opened at its current location in 1950.

Page 83: Revise the second sentence of the third paragraph as follows:

The theatre, designed after Washington's Apex Theatre [(no longer standing)] operated until the 1970s.

Page 84: Revise the first and second paragraph as follows:

[Three] Within the Damascus Master Plan area, there are three designated historic sites [are in the Damascus Master Plan area]: the Druid Theater, #11/6-2; Mendelssohn Terrace, #10/12; and the Perry G. Etchison Farm, #15/23. These sites have been designated on the [Master Plan for Historic Preservation] Master Plan for Historic Preservation and this Plan [reconfirms] confirms that designation, with the environmental settings and descriptive language included in the original designation.

The Historic Preservation Commission is in the process of reviewing [the] potential historic resources within the Damascus Master Plan area to determine if they are eligible for designation on the Master Plan for Historic Preservation. The resources in Planning Area 11 and Planning Area 14 are currently under review, and the resources in Planning Area 10 and Planning Area 15 will be completed as time and staff resources allow. [Resources] The Damascus area resources listed below are [in the Damascus Planning Area] currently included on the Locational Atlas [are listed below]. Those marked with an asterisk (*) are nominated for addition to the Locational Atlas.

Page 84: Under Planning Area 11: Damascus and Vicinity, delete the following item:

[11/14 Gartrell/E. Brooke Lee Farm]

Page 84: Under Planning Area 14: Goshen, Woodfield, Cedar Grove and Vicinity, revise as follows:

14/6 Jerry Williams Farm

[12] 14/33 Franklin King (Coleman) Farm

Page 85: Under Patuxent Watershed Conservation Area, delete the following item:

[15/10 Gue-Thompson Log House]

Page 86: Update Damascus Historic Sites map.

Page 87: Under Implementation Plan, revise the first paragraph as follows:

[The final segment] This section of [this] the Master Plan contains the proposed actions to implement the land use recommendations of the Plan. [A two-tier mixed-use zone, t] The Mixed-Use Town Center (MXTC) Zone [or a modification of a similar existing zone, is] and the MXTC/TDR Zone are proposed for the Town Center. In the Transition Areas, zoning changes are proposed in the Town Neighborhood Area, Neighborhood Transition Area, and the Rural Transition Area. In the Rural Area, the Rural Density Transfer (RDT) Zone is retained with minor adjustments. Also in the Rural Area [a new zone,] the Rural Village Center Overlay Zone [or modification to an existing zone] is proposed to protect existing rural villages.

Page 87: Under Implementation Plan, move the Summary of Zoning Recommendations table from page 94. Revise and insert after the first paragraph as follows:

Summary of Zoning Change Recommendations

Location	Existing Zone	Proposed Zone
Town Center		
	Mixed Commercial, Industrial, Residential Zones	[Town Center] <u>MXTC</u> and <u>MXTC/TDR</u>
Transition Areas		
Town Neighborhood Area	RE-2C	R-200 RE-1
Neighborhood Transition Area	RE-2C	R-200 RE-1 RNC [.4]/TDR [1.0] R[ural]C[luster] R-90
Rural Transition Area	RE-2C and RC	R[ural]C[luster] RNC/TDR
Rural Areas		
Etchison, Browningsville, Purdum	R-200, C-1, RDT	<u>R-200, C-1, RDT with Rural Village Center Overlay</u>

Page 87: Under Zoning Recommendation, revise the last sentence of the first paragraph as follows:

This Plan recommends changing all the existing zones [into] to [a new zone, or modification of an existing zone,] the MXTC or MXTC/TDR Zones with different levels of emphasis, and slightly different intensities.

Page 87: Under Zoning Recommendation, revise the second paragraph as follows:

[A new mixed-use zone or a modification to an existing zone] The MXTC Zone or MXTC/TDR Zone will be used for all properties in the Town Center. This mixed-use zone will establish town-scale development that emphasizes the scale, proportion, design, and architectural context of structures, rather than separation of uses. The zoning [will] allow a broad range of uses, but with density and review standards appropriate for this small town setting. The [Town Center (TC)] MXTC Zone will allow appropriately scaled development that emphasizes how structures fit into the Town Center context rather than focusing on the uses within the structures. It will allow a very broad range of [permitted] residential, commercial, light industrial, service, and institutional uses, but it will require site plan review for most new structures and major structural modifications. The range of uses allowed will limit certain uses [now] previously allowed that are not appropriate for a small town context, and will encourage mixed-use structures that can more easily evolve over time as market demand changes. The MXTC/TDR is recommended for properties where the existing zoning is a lower density residential zone and for split-zoned properties or jointly-owned properties where a portion of the property is a lower-density residential zone.

Page 87: Under Zoning Recommendation, revise the third paragraph as follows:

The areas included in the [TC Zone] Town Center will have two levels of emphasis with slightly different intensities. The [TC-1] outer area will encourage, but not be limited to, residential uses and have slightly higher residential density allowed. The [TC-2 area] inner core will encourage, but not be limited to, commercial uses and have slightly higher commercial intensities allowed. The zoning densities will not exceed the potential intensity within the cumulative range of the existing zones in the Town Center. Allowing a wide variety of uses within the Town Center is critical for residential development and supporting community-oriented businesses.

Page 88: Replace the first paragraph and table with the following:

The Plan recommendations will encourage the use of residential potential in the Town Center and are intended to reduce allowable commercial densities. Although analysis of development potential considered theoretical maximums to ensure traffic and school balance, realistic development potential is considerably less, as discussed below.

Commercial Potential - The proposed zoning would allow a theoretical maximum of 1.6 million square feet of additional commercial uses. Again, a calculation reflecting the historic development yield in Damascus reveals significantly lower probable development will occur, adding approximately 1.2 million additional square feet of commercial property.

Residential Potential - On properties that are anticipated to develop during the life of the Plan, the proposed zoning would allow a theoretical maximum of approximately 1,700 new dwelling units, including MPDUs (see Theoretical Maximum Potential table below). However, historic development yields in Damascus indicate less development will occur, adding approximately 997 additional dwelling units to the existing residential units (see Realistic Potential table below).

In addition to the historic patterns of development, there are other reasons to support the Plan assumption that the theoretical maximum build out estimates do not reflect realistic building potential. First, Town Center development will include a mix of these alternatives. This Plan encourages mixed-use buildings that include commercial uses on the ground floor, and office or residential uses on the upper floors. Second, development guidelines for building height, environmental constraints on individual sites, and protecting the character of nearby existing development will reduce the maximum yield in the zone. Finally, some owners may decide to develop or redevelop at lower intensities for market or other business reasons.

Summary of Zoning Changes and TDR use in Town Center¹

An MXTC/TDR Zone is recommended in the Plan for certain properties in the outer area of the Town Center to encourage the use of transferable development rights (TDRs). The Zone requires the use of TDRs to achieve additional residential density above 8 du/acre in these properties. The TDR potential for all properties designated for the MXTC/TDR Zone that are realistically anticipated to develop could provide up to 600 TDRs if all properties anticipated to develop achieve full density. The calculation based on historic yields for this type of mixed-use

zone reflect less development potential, and substantially lower TDR usage (potentially no more than 150 TDRs – see tables below).

Development Potential in the Town Center – The following tables provide a summary of calculation of development potential in the Town Center for the most realistically developable properties. The first table identifies the maximum development potential for these properties.

Theoretical Maximum Potential¹

	<u>Acres</u>	<u>Standard Method Development</u>		<u>Optional Method Development</u>		
		<u>Dwelling Units per Acre</u>	<u>Dwelling Units</u>	<u>Dwelling Units per Acre</u>	<u>Dwelling Units</u>	<u>TDR Potential</u>
<u>Inner Core (MXTC)</u>	<u>21.40</u>	<u>8</u>	<u>171</u>	<u>15</u>	<u>321</u>	<u>NA</u>
<u>Outer Area MXTC</u>	<u>19.42</u>	<u>8</u>	<u>155</u>	<u>20</u>	<u>388</u>	<u>NA</u>
<u>Outer Area MXTC/TDR</u>	<u>49.98</u>	<u>8</u>	<u>399</u>	<u>20</u>	<u>999</u>	<u>600</u>
<u>TOTALS</u>	<u>90.8</u>	<u>~</u>	<u>725</u>	<u>~</u>	<u>1,708</u>	<u>600²</u>

1. MPDU potential is included in the these calculations
2. Potential TDRs depend on single family or multi-family dwelling use

The following table summarizes the realistic potential yields that are expected with the recommended zoning over the life of the Plan, based on historic yields in Damascus and for zones similar to the MXTC zone:

Realistic Potential^{1,3}

	<u>Acres</u>	<u>Standard Method Development</u>		<u>Optional Method Development</u>		
		<u>Dwelling Units per Acre</u>	<u>Dwelling Units</u>	<u>Dwelling Units per Acre</u>	<u>Dwelling Units</u>	<u>TDR Potential</u>
<u>Inner Core (MXTC)</u>	<u>21.40</u>	<u>8</u>	<u>171</u>	<u>11</u>	<u>235</u>	<u>NA</u>
<u>Outer Area MXTC</u>	<u>19.42</u>	<u>8</u>	<u>155</u>	<u>11</u>	<u>213</u>	<u>NA</u>
<u>Outer Area MXTC/TDR</u>	<u>49.98</u>	<u>8</u>	<u>399</u>	<u>11</u>	<u>549</u>	<u>150</u>
<u>TOTALS</u>	<u>90.8</u>	<u>~</u>	<u>725</u>	<u>~</u>	<u>997</u>	<u>150²</u>

1. MPDU potential is included in the these calculations
2. Potential TDRs depend on single family or multi-family dwelling use
3. Calculation based on historic density yield for mixed-use zoning countywide

Town Center Development Guidelines

Guidelines for density and bulk regulation are as follows:

	<u>MXTC and MXTC/TDR Outer Area</u>	<u>MXTC Inner Core</u>
<u>Density:</u>		
<u>Commercial, Industrial or Mixed-Use</u>	<u>0.5 FAR</u>	<u>1.0 FAR</u>
<u>100% Residential</u>	<u>20 du/ac</u>	<u>15 du/ac</u>
<u>Height:</u>		
<u>Commercial, Industrial or Mixed-Use</u>	<u>55'</u>	<u>55'</u>
<u>100% Residential</u>	<u>55'*</u>	<u>45'</u>

* At the time of development, the Planning Board must evaluate compatibility with adjacent residential neighborhoods and limit height on the outer edge of the Town Center to reflect the heights of adjacent residential neighborhoods.

At the time of site plan review of specific development proposals, the Planning Board may consider waiver of height, setback, or public use space requirements due to restrictions caused by extenuating existing circumstances. In particular, consideration can be given to meeting public use space requirements along Main Street in the Town Center through provision of street amenities, and to adjustments to development plans in response to adjacent properties that are not developed in accordance with the Plan recommendations.

Page 88: Under Transition Areas, revise the last sentence of the second paragraph as follows:

These neighborhoods will have [visibility from the residential areas] vistas [to] of the surrounding fields and forests in the Rural Transition Area and the Rural Area.

Page 89: Under Neighborhood Transition area, revise the first and last sentences of the first paragraph in the first bullet and the bullet heading as follows:

Create the Rural Neighborhood Cluster/Transferable Development Rights (TDRs) Zone

The Plan recommends creating TDR receiving ability for the RNC Zone for [five] six properties.

The base yield generally reflects the existing two-acre density, and in order to address [Agricultural Protection Goals] agricultural protection goals, additional density yields reflect the use of [Transferable Development Rights (] TDRs [)].

Page 89: Under Neighborhood Transition Area, revise the sub-bullets as follows:

- **Burdette Property Recommendation**
RNC 0.4/TDR 1.0 Zone allowing from [32] 16 to 100 dwelling units with up to [50] 65 TDRs

- **Warfield Property Recommendation**
 RNC 0.4/TDR [1.0] 0.75 Zone allowing from [31] 15 to [95] 71 dwelling units with up to [47] 42 TDRs
- **Kingstead/Leishear Properties Recommendation**
 RNC [0.4/TDR 1.0] 0.2/TDR 0.5 Zone allowing from [55] 27 to [168] 84 dwelling units with up to [83] 41 TDRs
- **Smart/Miner/Rice/Conway Properties Recommendation**
 RNC 0.4/TDR 1.0 Zone allowing for [24 - 69] 10 to 61 dwelling units with up to [36] 40 TDRs
- **Casey/Lewis Properties Recommendation**
 RNC 0.4/TDR [1.0] 0.5 Zone allowing from [20] 9 to [61] 27 dwelling units with up to [30] 13 TDRs
- **Stanley/Leishear- Day Properties Recommendation**
 RNC 0.4/TDR 1.0 Zone allowing from [10] 5 to 32 dwelling units with up to [17] 21 TDRs

Page 90: Revise map per Council decisions and properly label the right-of-way for Damascus Lane.

Page 91: Revise map to reflect Council decisions; properly label the right-of-way for Damascus Lane; delete one of the receiving stars to reflect that there are 6 TDR receiving areas, not 7; and correct spelling of “receiving” in the legend.

Page 92: Under Summary of Zoning Changes in the Transition Areas, revise first sentence as follows:

These recommendations provide from [183] 143 to [491] 385 additional dwelling units, with [227] 222 of those only allowed through the use of TDRs.

Page 92: Replace table and footnote as follows:

Summary of Proposed Zoning Changes in the Transition Areas

<u>Name</u>	<u>Zoning Modification</u>	<u>Potential Maximum Yield</u>	<u>Potential MPDU DU</u>	<u>Potential TDRs</u>
Town Neighborhood Area – Conformance to Existing Lot Size				
Ridge Road South Neighborhood	RE-2C to	33	NA	NA
Ridge Road North Town Neighborhood	R-200	49	NA	NA
Town Spring Neighborhood	RE-2C to	33	NA	NA
Ridge Road North Transitional Neighborhood	RE-1	23	NA	NA
Neighborhood Transition Area – Increased Development Potential				
Burdette*	RE-2C to RNC/TDR	100	15	65
Warfield*		71	10	42
Casey/Lewis*		27	4	13
Smart/Miner/Rice/Conway*		61	9	40
Stanley/Leishear-Day*		32	5	21
Kingstead/Leishear*	RC and RE-2C to RNC/TDR	84	12	41
Souder*	RE-2C to R-90	14	NA	NA
Miller	RE-2C to RE-1	25	NA	NA
Rural Transition Area – Patuxent Watershed Protection				
Patuxent Area Properties	RE-2C to RC	316	NA	NA
TOTAL		868	55	222

* Potential Yield II includes TDR and MPDU potential

Page 93: Revise map to properly label the right-of-way for Damascus Lane; remove one TDR receiving star; revise legend per Council decisions; revise legend to correct spelling of “receiving”; and revise legend #9 to read Stanley/Leishear-Day.

Page 94: Under Zoning Recommendations, revise the first paragraph as follows:

With the exception of the areas proposed within the Rural Village Center Overlay Zone discussed below, the Plan recommends maintaining the existing zoning in the Rural Areas of Damascus.

Under Implement the Rural Village Overlay Zone, revise title as follows:

Implement the Rural Village Center Overlay Zone

Page 94: Under Implement the Rural Village Overlay Zone, revise the first and second paragraph as follows:

[A modified version of the] The Rural Village Center Overlay Zone, with appropriate types of uses and levels of intensity, is recommended for Etchison, Browningsville, and Purdum. A zone of this type was initially recommended in the Preservation of Agriculture and Rural Open Space Master Plan (1980). This zone will protect these village areas from inappropriate uses that are

allowed in the commercial, residential, and industrial zones found in some of these villages in the County. The zone will limit development potential, yet allow a wide variety of uses at a scale appropriate in a rural setting. This zone should be amended to prohibit larger auto-oriented commercial uses. The rehabilitation or replacement of dilapidated structures in these communities should be encouraged, and they should be allowed to evolve with some additional residential, institutional, and commercial uses.

Public sewer and water is not recommended for these communities except as needed by public health concerns[, although innovative wastewater treatment systems are appropriate to consider]. [Larger auto-oriented commercial uses will not be allowed in the villages.] Since many of these villages face problems with aging septic systems or water quality, the use of innovative individual or community sewage disposal systems should be encouraged. This concern was also the subject of one of the goals of the Preservation of Agriculture and Rural Open Space Master Plan (1980). This Plan supports the use of such systems to address community health problems in rural villages.

Page 94: Revise and move the Summary of Zoning Change Recommendations to page 87. See revisions for page 87 on page of this resolution.

Page 94: Insert a new section at the bottom of the page as follows:

SPECIAL EXCEPTION GUIDELINES

Guideline for Rural Vista Protection – The visual character of the Rural Areas surrounding Damascus are unique as they are the highest elevations in the County. When special exceptions are proposed in Transition and Rural Areas within the Damascus Master Plan area, their review should take into special consideration the preservation of these long vistas that are a part of the unique character of this community. Any proposed land use that would impede those vistas should be discouraged unless it serves an important public purpose.

Page 95: Rename the [Purdum Rural Village] boundary to Rural Village Boundary.

Page 96: Under Community Sewer Service, revise first paragraph as follows:

The provision of community sewer service in the Damascus [planning] plan area is guided by the County's Water Supply and Sewerage Systems Plan, the General Plan, and prior Master Plans; as well as regional environmental policies, such as the Chesapeake Bay Initiatives and the Maryland Smart Growth policies.

Page 96: Under Community Sewer Service, revise second, third, and fourth paragraphs of the third bullet as follows:

- If cluster development is used, sewer service is recommended for the Burdette, Warfield, Kingstead/Leishear, Smart/Miner/Rice/Conway, Casey/Lewis, and Stanley/Leishear-Day properties. Sewer [is recommended] for the Burdette and Kingstead/Leishear properties[,] is recommended only for those areas that can be served by gravity sewer or

grinder systems [outside environmental buffers] that minimize stream or stream buffer impacts. The proposed relocation of the pump station that would serve the Burdette property may modify or expand the areas that can be accessed, but must not be used as a rationale for zoning changes beyond those recommended in this plan.

Sewer service for the Warfield and Casey/Lewis properties should utilize existing gravity sewer where available but may use grinder systems and small pressure systems where necessary, subject to WSSC feasibility analysis.

[New pump stations are anticipated to serve the Stanley-Leishear property and the Smart/Miner/Rice/Conway properties.] Given the topography of the Damascus area, the provision of community sewer service to many of the sites recommended for such service will require means besides standard gravity sewer extensions for conveying flows into the Damascus sewerage system: extra-depth or contour sewers, individual grinder pump/pressure sewer systems, and central wastewater pumping stations. The implementation of new sewer service should minimize—as much as is feasible—the need for additional pumping stations, which add to WSSC’s operations and maintenance costs. However, this master plan does anticipate the need for additional WSSC-owned and operated pumping stations; the Stanley/Leishear and Smart/Miner/Rice/Conway sites are likely but not necessarily the only locations for these facilities. The County will address the need for new pumping facilities through the development review process, which will include coordination with Comprehensive Water Supply and Sewerage Systems Plan policies and with WSSC operations and capital improvement program requirements. In any case where a new pumping station is required, the siting of the station and its force main will need to accommodate a balance between maximizing the feasibility of gravity sewer main extensions to new development and minimizing impacts such as sewer main stream crossings and disruption to sensitive environmental buffer areas.

Page 97: Revise the fourth bullet at the top of the page as follows:

- Provide community sewer service to neighborhoods, in close proximity to the existing community sewerage system, that are likely to have difficulty in continuing to function on existing, on-site septic systems (see the following discussion). Where community sewer service is not currently accessible, [C] comprehensively analyze designated neighborhoods for alternative ways to address failing septic systems including, but not limited to, the provision of community sewer service.

Page 97: Under Aging Septic Systems, revise first paragraph as follows:

Most of the [planning] plan area is served by individual septic systems with the exception of the sewer envelope in the Magruder Valley. Older areas of Damascus were built under now outdated septic system regulations. If these systems fail, unfavorable soil conditions and relatively small lot sizes could make it impossible for the Department of Permitting Services to grant new permits for replacing them with traditional septic systems that satisfy current

regulations. This analysis should consider how service could be provided in a way that will benefit the entire neighborhood that is subject to the same conditions without expanding community services to areas not recommended for sewer in this Plan.

Page 97: Under Aging Septic Systems, insert a new first bullet and revise the fourth bullet as follows:

This Plan recommends:

- Extend the recommended sewer service envelope to nearby properties where, because of relatively small property sizes and the age of existing septic systems, owners will likely have severe limitations on the ability to replace those septic systems when they fail. The recommended zoning for these properties – RE-1, RE-2, and RE-2C – would generally otherwise exclude them from community sewer service. These neighborhoods have reasonable access to the existing Damascus community sewerage system, and in a few cases are already adjacent to existing sewer mains. The extension of community service in these neighborhoods is intended to address existing or anticipated public health concerns. Water and Sewer plan policies that limit each existing property to a single service connection within an area so designated do so to maintain the existing housing stock and development patterns in these areas, not to promote new subdivision or resubdivision activities. Future Water and Sewer Plan amendments must follow this intent. As a result of this recommendation, community sewer service will become available for a few vacant properties included in these neighborhoods. However, community sewer service is not intended to promote substantial new development in these areas, especially the wholesale redevelopment of existing neighborhoods.
- The Department of Permitting Services modify existing regulations to allow innovative septic systems in residential areas with the intent to reduce nutrient loads.

Page 97: Under Community Water Service, add sentence before first sentence as follows:

The provision of community water service in the Damascus Plan area is guided by the County's Water Supply and Sewerage Systems Plan, the General Plan, and Smart Growth policies.

Page 98: Revise table as follows:

Stanley/Leishear-Day Property	W3	S3
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Page 99: Revised Public Sewer Envelope Map per Council decisions and modify Stanley/Leishear label to read Stanley/Leishear-Day.

General

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board Draft Damascus Master Plan and to reflect actions taken on related zoning text amendments prior to the final printing of the approved Master Plan. Maps should be revised where necessary to conform to Council actions. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft Damascus Master Plan.

The Council recommends that M-NCPPC establish a Damascus Advisory Committee to support the development in the Damascus Master Plan area. Responsibilities of the Advisory Committee should include monitoring implementation of Plan recommendations and assuring that problems with implementation are promptly brought to the attention of the Planning Board and/or Council.

This is a correct copy of Council action.

Linda M. Lauer
Clerk of the Council