

# **Damascus Master Plan Area Community Meeting**

Monday, November 30, 2015  
7:00 P.M. – 8:30 P.M.

Baker Middle School Cafeteria  
25499 Oak Drive  
Damascus, MD

Hosted by the Upcounty Regional Services Center and  
the Montgomery County Department of Planning



# Agenda

- |              |   |
|--------------|---|
| 6:00 to 7:00 | Open House<br>(Staff available to answer questions) |
| 7:00 to 7:15 | Introductions                                       |
| 7:15 to 7:30 | Overview of the Damascus Master Plan                |
| 7:30 to 7:50 | Overview of pending development applications        |
| 7:50 to 8:30 | Questions and discussion                            |
| 8:30         | Next Steps  |



# Previous Master Plans

## 1966 Master Plan

- Envisions Damascus as “focal point” for upper county
  - Recommends expanded business district
  - Recommends multi-family, townhouse and one-family development in Magruder Branch stream valley

## 1985 Master Plan

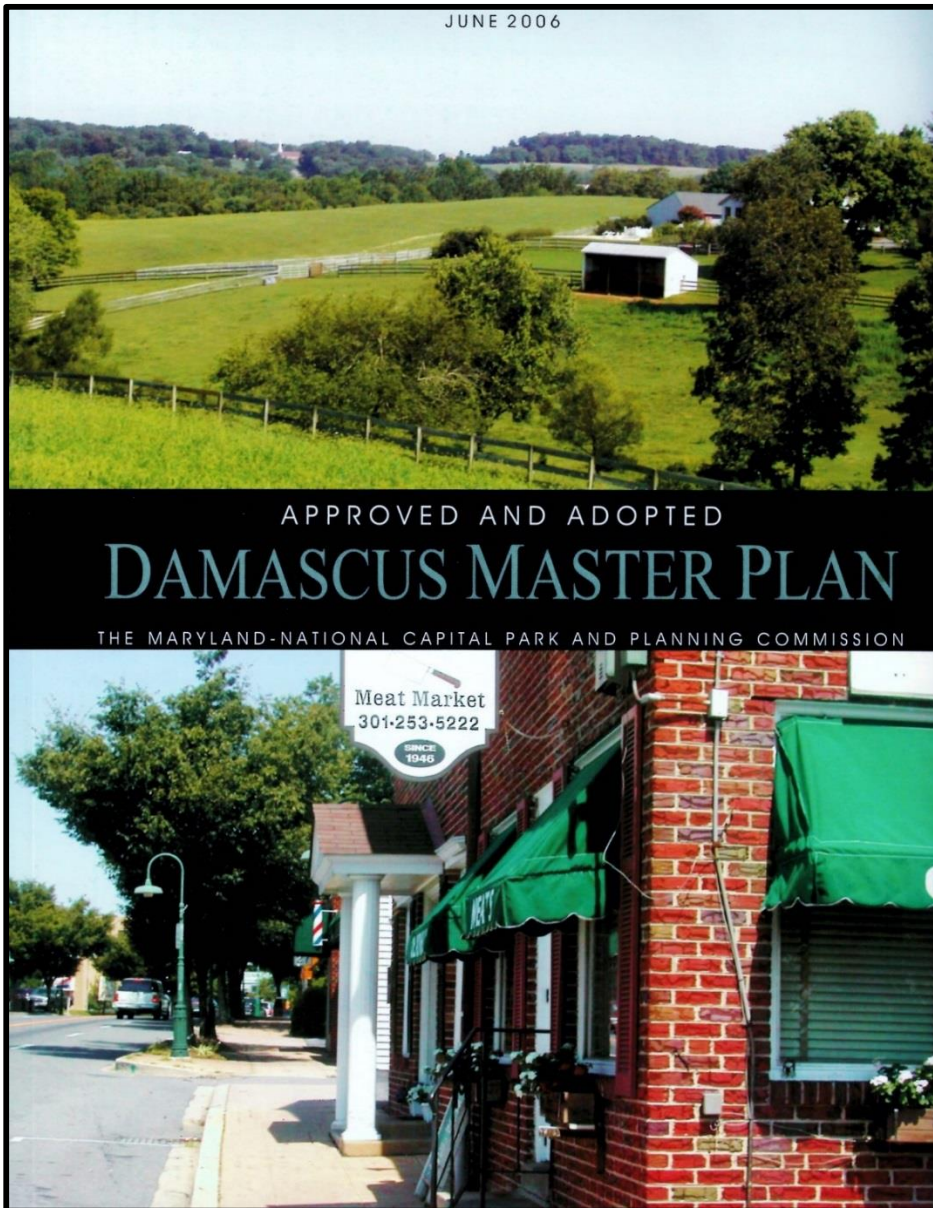
- Maintains upcounty “focal point concept”
  - Reduces residential densities, recognizing environmental constraints and slowed pace of growth

## 1993 Master Plan Amendment

- Eliminated highway bypass of Damascus, recognizing potential damage to upcounty character



# 2006 Damascus Master Plan



Begun in 2002-03 to evaluate and update 1985 Master Plan

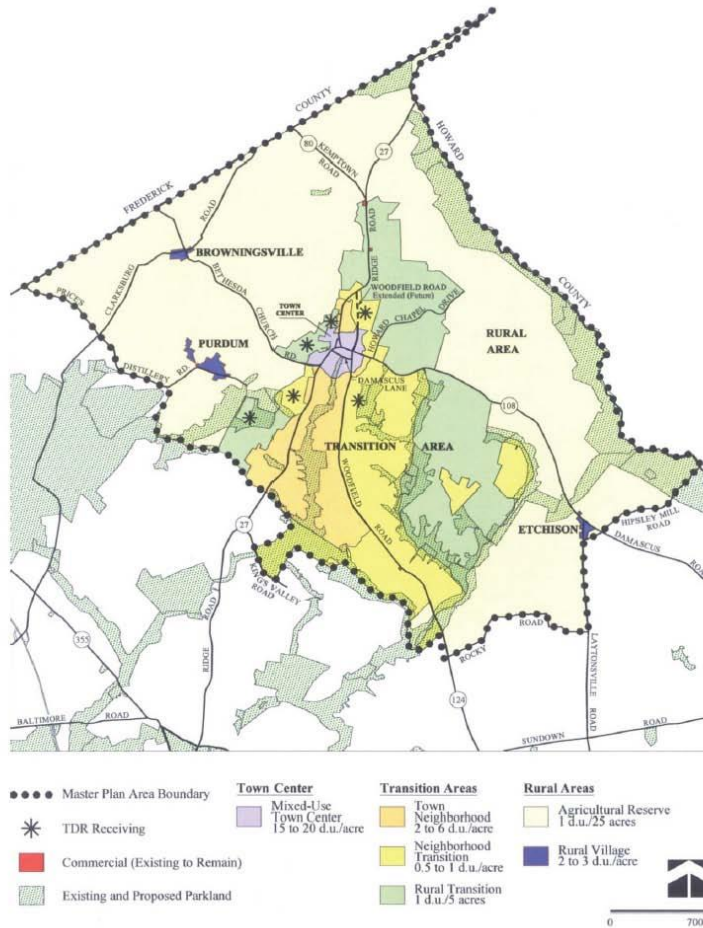
The Master Plan provides guidance for

- Land Use
- Housing
- Transportation
- Environmental Resources
- Community Facilities
- Historic Preservation
- Implementation



# 2006 Damascus Master Plan

## ADOPTED LAND USE



Plan approved in 2006

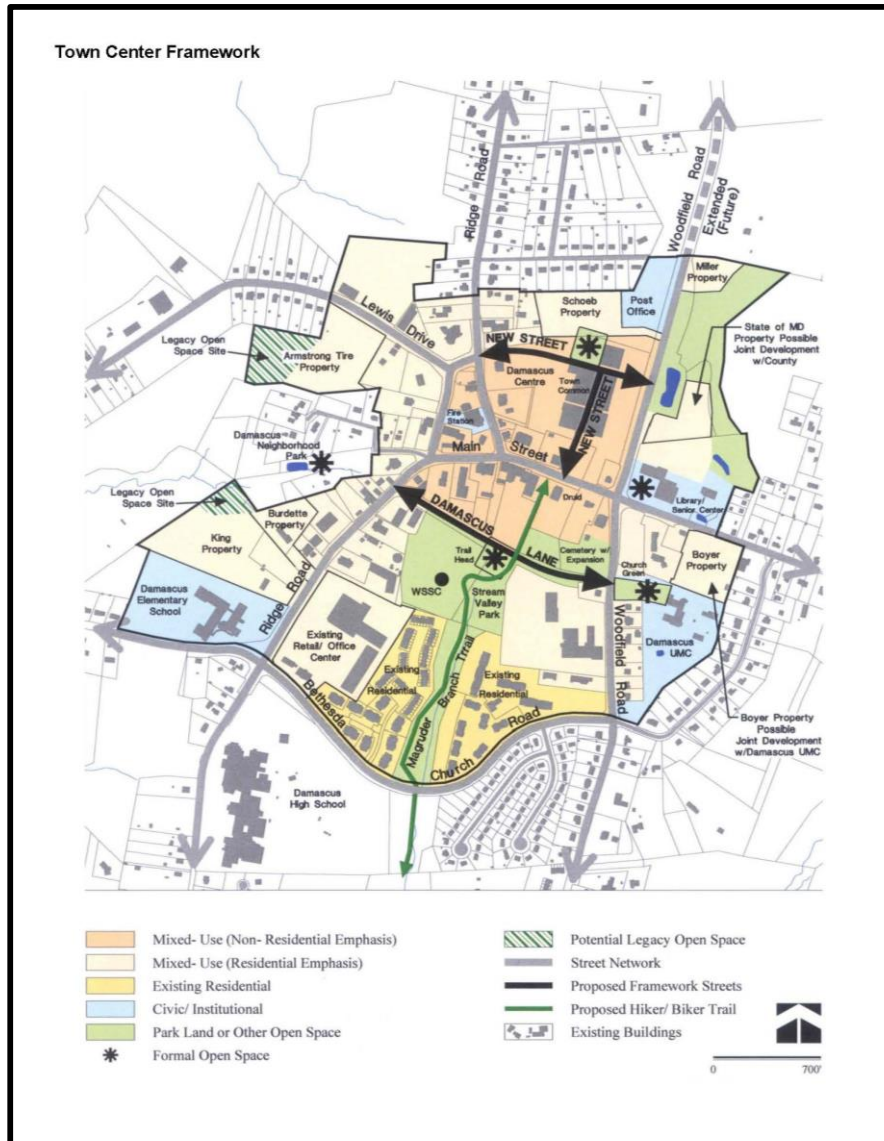
- Community involvement through task forces and design workshop

Plan area includes three distinct areas with differing densities:

- Town Center—highest
- Transition Area—intermediate
- Rural Area--lowest



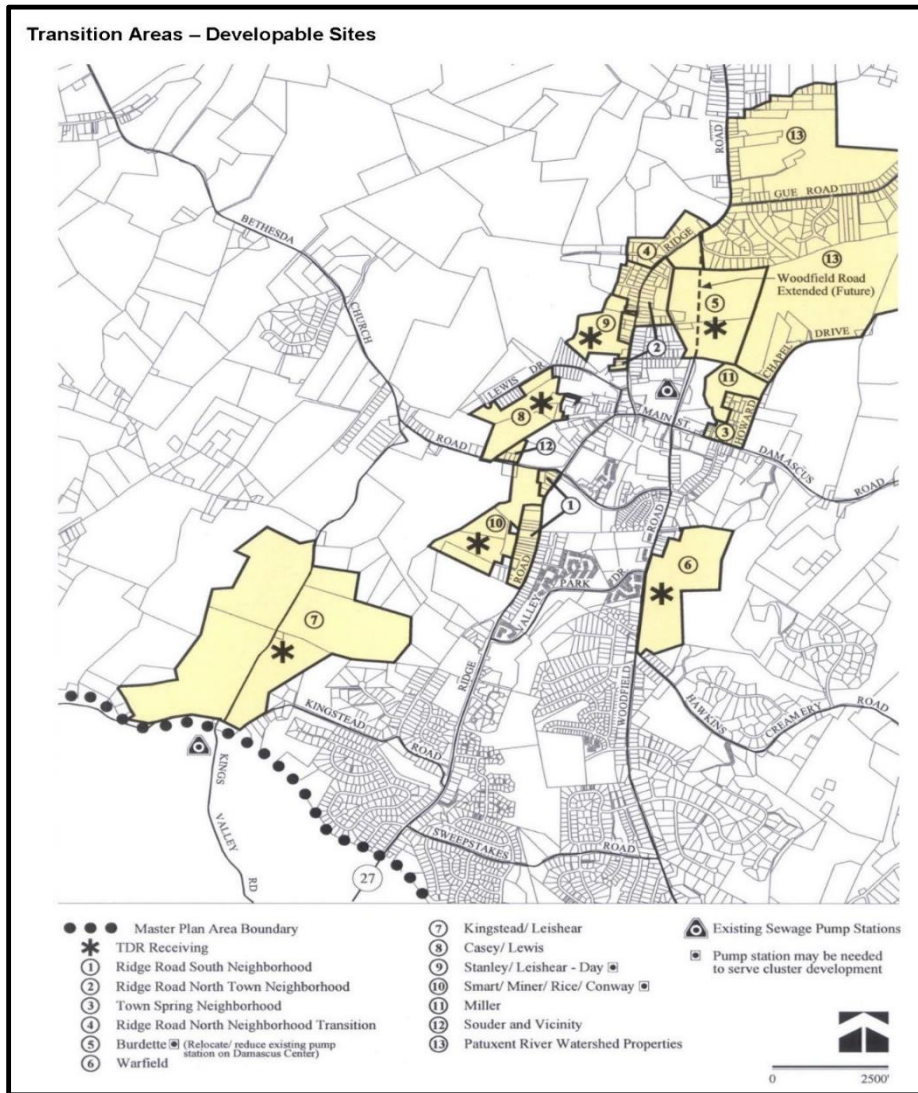
# 2006 Damascus Master Plan



Town Center identified as “heart” of Damascus

- Mixed uses at moderate intensity
- Development to include multi-family and attached units
- Commercial focus for inner core; residential for outer area
- Densities approximate those of previous zones

# 2006 Damascus Master Plan



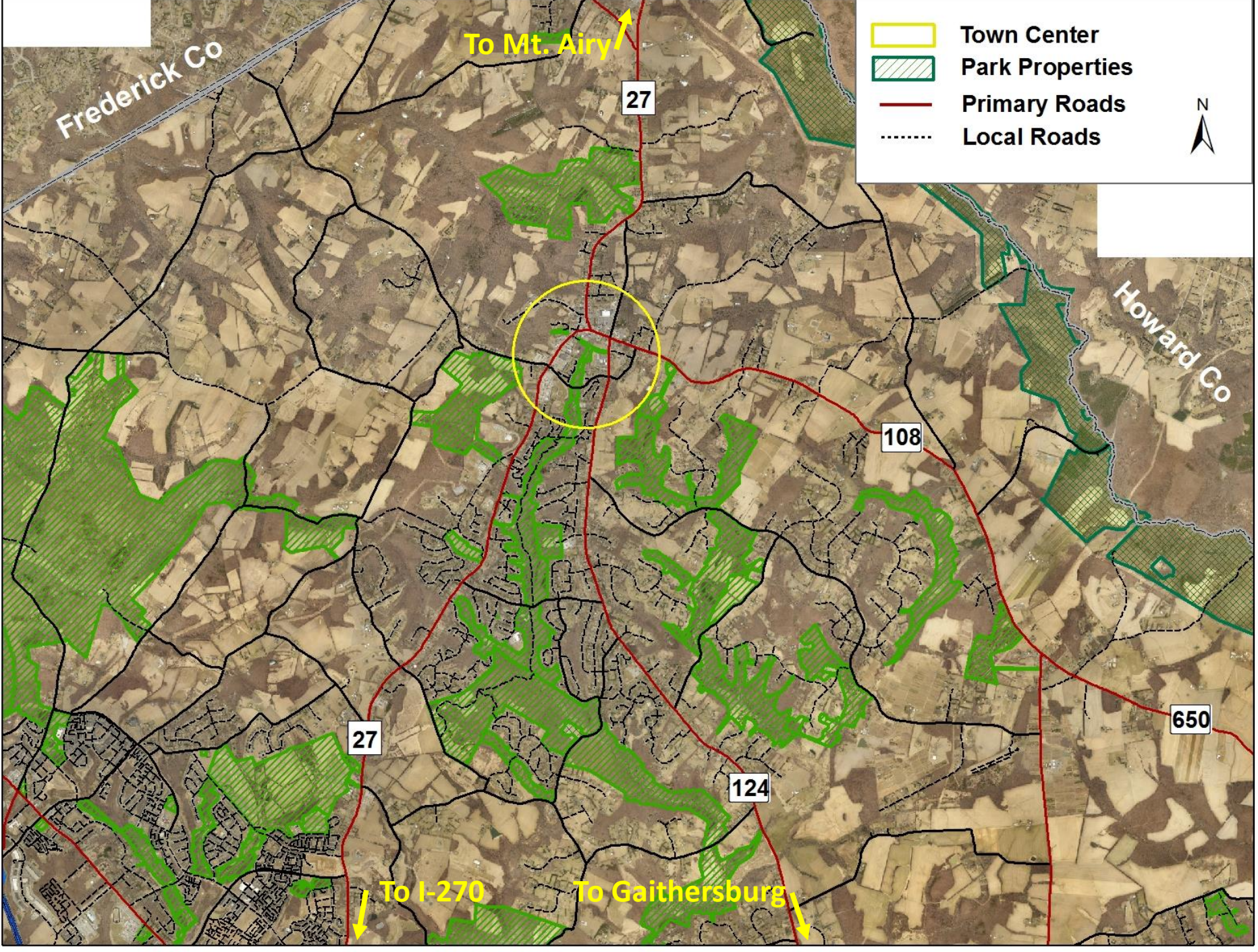
Transition Areas enable gradual lowering of density

- Town Neighborhood
- Neighborhood Transition
- Rural Transition

Concept encourages cluster development

- Moderate density neighborhoods near Town Center emphasize connectivity
- Creates clearly defined edge between the town and the surrounding rural areas
- Adds open space to neighborhoods





Town Center



Park Properties



Primary Roads



Local Roads

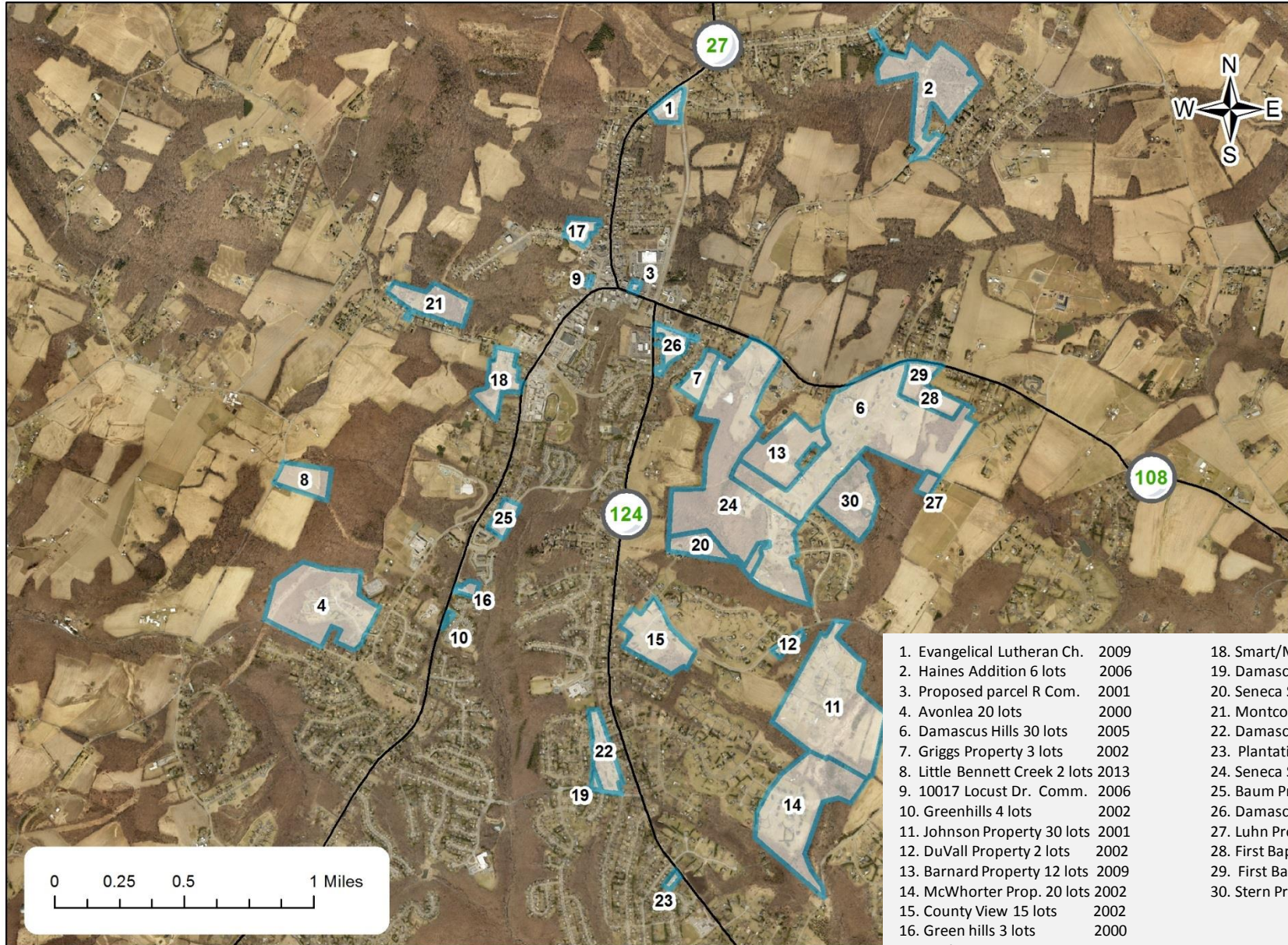




# Development Pattern

Approved Preliminary Plans 2000-2015

Damascus, MD

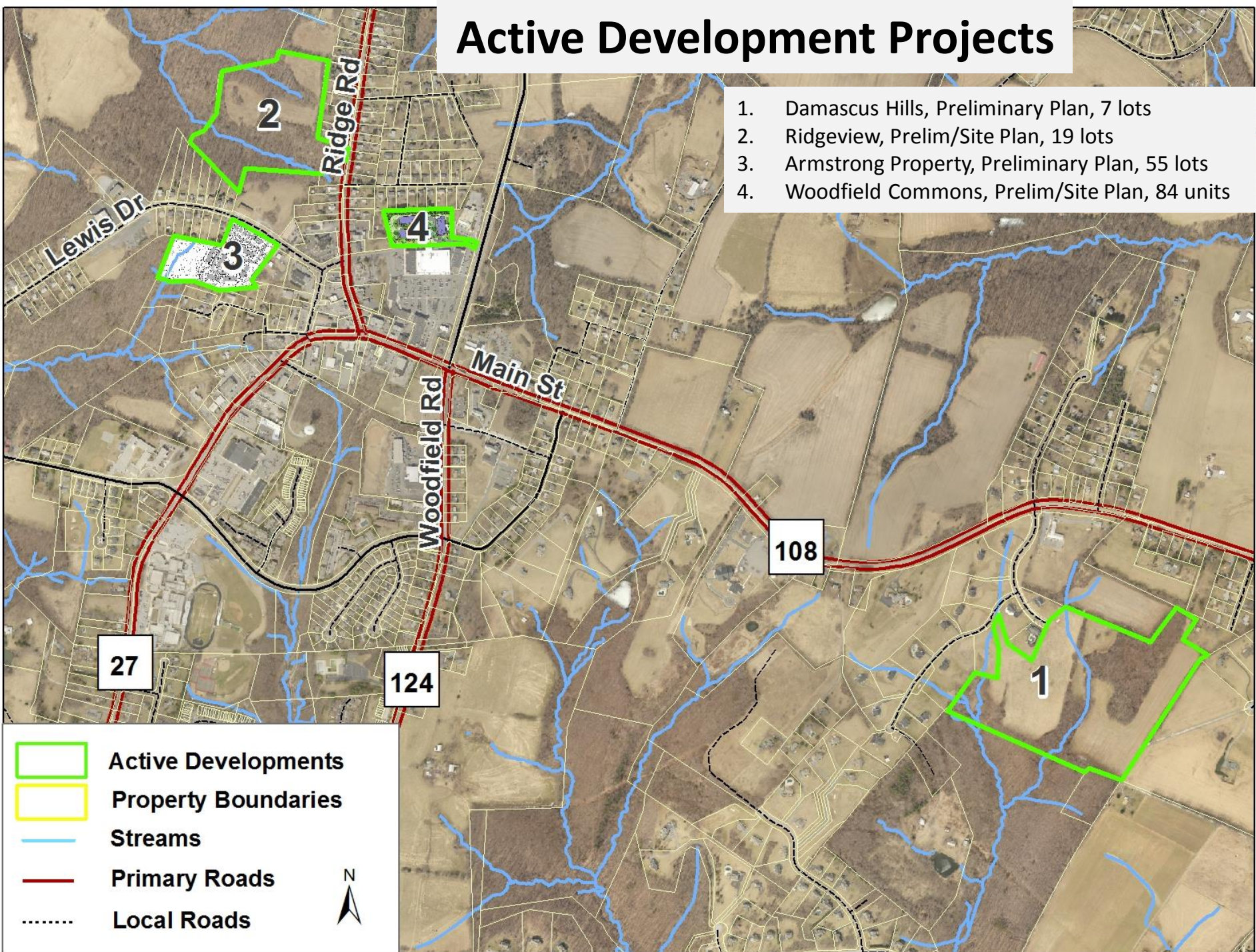


1. Evangelical Lutheran Ch.	2009	18. Smart/Miner 15 lots	2009
2. Haines Addition 6 lots	2006	19. Damascus Hill 2 lots	2005
3. Proposed parcel R Com.	2001	20. Seneca Springs 3 lots	2003
4. Avonlea 20 lots	2000	21. Montco Addition 2 lots	2004
6. Damascus Hills 30 lots	2005	22. Damascus Valley 21 lots	2000
7. Griggs Property 3 lots	2002	23. Plantations 2 lots	2012
8. Little Bennett Creek 2 lots	2013	24. Seneca Springs 16 lots	2001
9. 10017 Locust Dr. Comm.	2006	25. Baum Property 48 lots	2005
10. Greenhills 4 lots	2002	26. Damascus UMC	2010
11. Johnson Property 30 lots	2001	27. Luhn Property 1 lot	2009
12. DuVall Property 2 lots	2002	28. First Baptist Ch.	2001
13. Barnard Property 12 lots	2009	29. First Baptist Ch.	2006
14. McWhorter Prop. 20 lots	2002	30. Stern Property 7 lots	2008
15. County View 15 lots	2002		
16. Green hills 3 lots	2000		
17. Leisher Cramer Com.	2001		



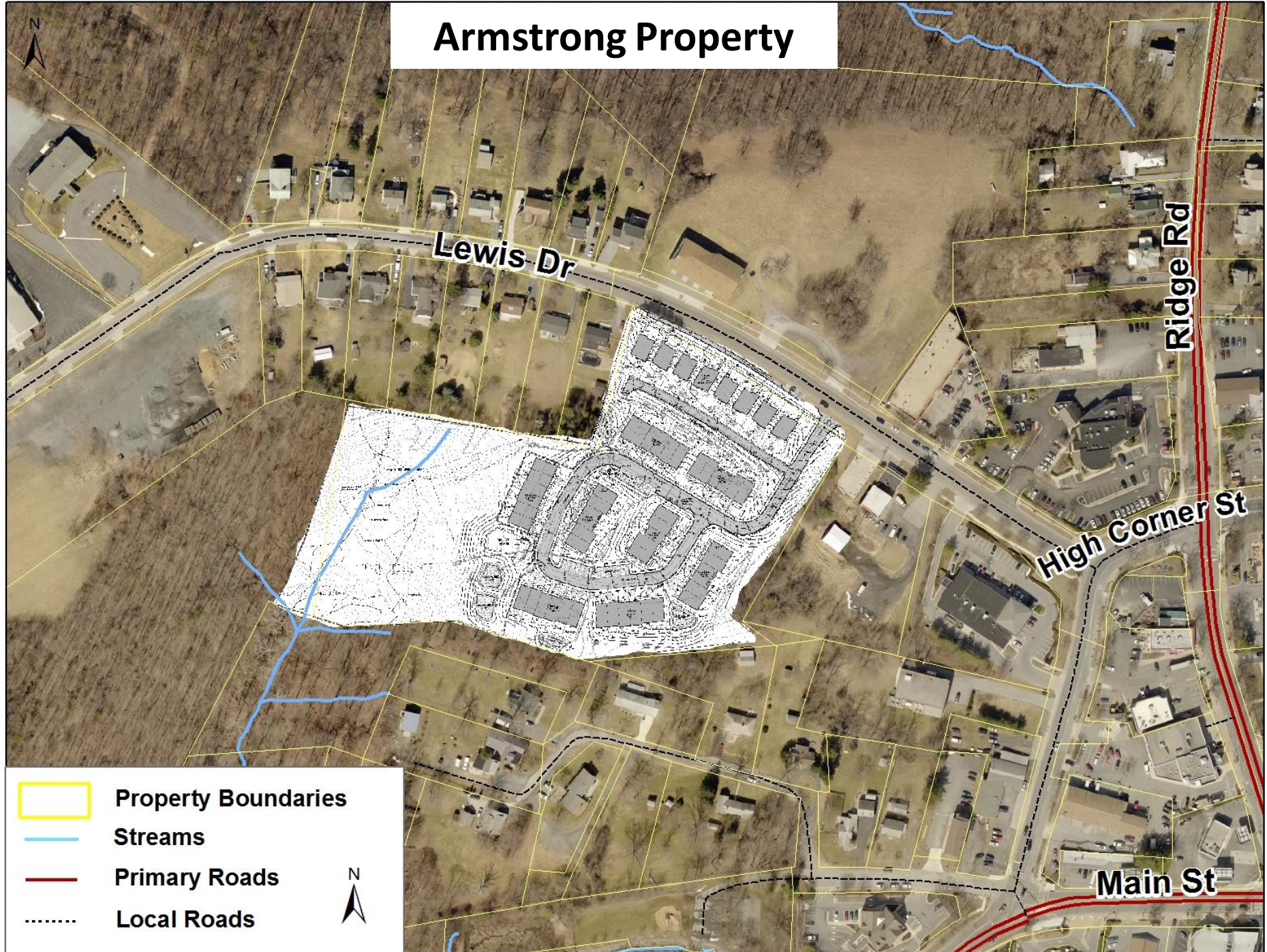
# Active Development Projects

1. Damascus Hills, Preliminary Plan, 7 lots
2. Ridgeview, Prelim/Site Plan, 19 lots
3. Armstrong Property, Preliminary Plan, 55 lots
4. Woodfield Commons, Prelim/Site Plan, 84 units





# Armstrong Property



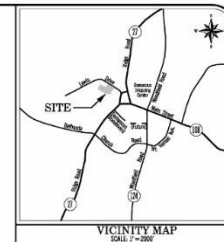
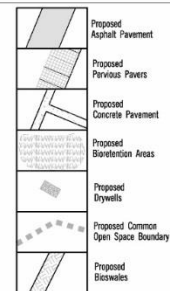
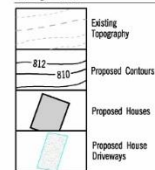


# Armstrong Property

## SITE DATA

1. Gross Tract Area: 8.17 AC. (355,995 sq.ft., by boundary survey)
2. Zoning: CRT L-0-C-0.5, R-0.5, H-0.5
3. Maximum Density: Residential / 0.5 FAR (177,998 sq.ft.)
4. Density Proposed: Not to Exceed Residential / 0.45 FAR (+/-160,200 sq.ft.)
5. Total FAR Proposed: 0.48
6. Number of Units Proposed: 55, as follows
  - Single Family Detached = 8 units
  - Market Rate Attached = 40 Units
  - MPUD Townhomes = 7 units (12.7%)
7. Unit Types:
  - 8 - 55' Detached, Walkout Basement, Basement 2-car garage
  - 40 - 50' wide x 2.65' deep Townhomes, 1-car garage (front loaded)
  - 7 - 18' wide x 36' deep MPUD townhomes, 1-car garage (front loaded)
8. Off-Street Parking Required: 150 spaces (Per Sec. 62.2.4 of Mont. Co. Z.O., / 2.0 S.P. / unit)
9. Off-Street Parking Proposed: 131 spaces, as follows:
  - 52 Detached 2-car garages (40 units) 16 spaces
  - 32 Detached 1-car garages (18 units) 16 spaces
  - 18 1-car garages (8 units) 47 spaces
  - 18 1-car garages (8 units) 47 spaces
  - 18 in Parking Bays 25 spaces
10. Total Provided: 131 spaces (7.75 S.P. / unit)
- (Note: In addition there are 16 parallel spaces proposed along Lewis drive)

### LEGEND



## CRT Zone Development Standards

[illegible]

### General Notes

1. Topography and surface feature information from aerial survey by Air Survey, Inc., Dallas, Va., dated 2006.
2. Boundary is from B-MDPC digital files, titles 222840 and F3243 (for property line data).

120160070

NOT FOR CONSTRUCTION



**NOTICE:** Plans not containing an agency approval are considered unapproved and should not be used for construction. Construction initiated prior to approval or information obtained from unapproved plans cannot be guaranteed by SCS and is the sole responsibility of the user.

APPLICANT:  
Blue Knob Developers, LLC  
14660 Rothgeb Drive, Suite 201  
Rockville, MD, 20850

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 19116, Expiration 06-02-2017.



PRELIMINARY PLAN OF SUBDIVISION  
ARMSTRONG PROPERTY  
PARCEL P545  
DAMASCUS ELECTION DISTRICT #12  
MONTGOMERY COUNTY, MARYLAND

DATE	1" = 30'
DESIGN	SCALE
JSL	1 OF 1
CHECKED	SHEET
10/13/2013	2006 E

# Armstrong Property

- 8.17 Acres, Zoned CRT 1.0, C-0.5, R-0.5, H-55T

	Allowed	Proposed
<i>Total FAR</i>	177,998 sq. ft (R - 0.5 FAR)	160,000 sq. ft (0.45 FAR)
<i>Number of Dwellings</i>		55 dwellings <ul style="list-style-type: none"> <li>• 8 single family detached</li> <li>• 47 single family attached</li> </ul>
<i>MPDUs</i>	7 MPDUs minimum (12.5%)	7 MPDUs
<i>Parking</i>	110 parking spaces minimum	151 spaces <ul style="list-style-type: none"> <li>• 4 per single family detached</li> <li>• 2 per single family attached</li> <li>• 25 additional public spaces</li> </ul>
<i>Open Space</i>	Minimum 10% Common Space	More than 30% Common Space <ul style="list-style-type: none"> <li>• Forest Conservation where the Master Plan proposes Legacy Open Space area</li> </ul>
<i>Forest Conservation</i>	Minimum 1.68 acres conservation	2.33 acres conservation





# Woodfield Commons



Ridge Rd

Woodfield Rd

Main St

Post Office

- Property Boundaries
- Streams
- Primary Roads
- Local Roads



# Woodfield Commons

**WOODFIELD COMMONS**  
**MONTGOMERY COUNTY, MARYLAND**  
**12TH ELECTION DISTRICT**  
**PARCEL 453**  
TAX MAP P4343, GRID P430  
W/DC 2003000000000000  
LSD 0000000000000000



Professional Certification: I, hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Joe N. No. 10036  
Expiration Date: 12/31/16

SCALE: 1" = 30'-0"



No.	Date	By	Description
1	11/01/15	WB	Revised from existing
2	10/01/15	GW	Revised from existing
3	08/01/15	WB	Revised from existing

Revisions

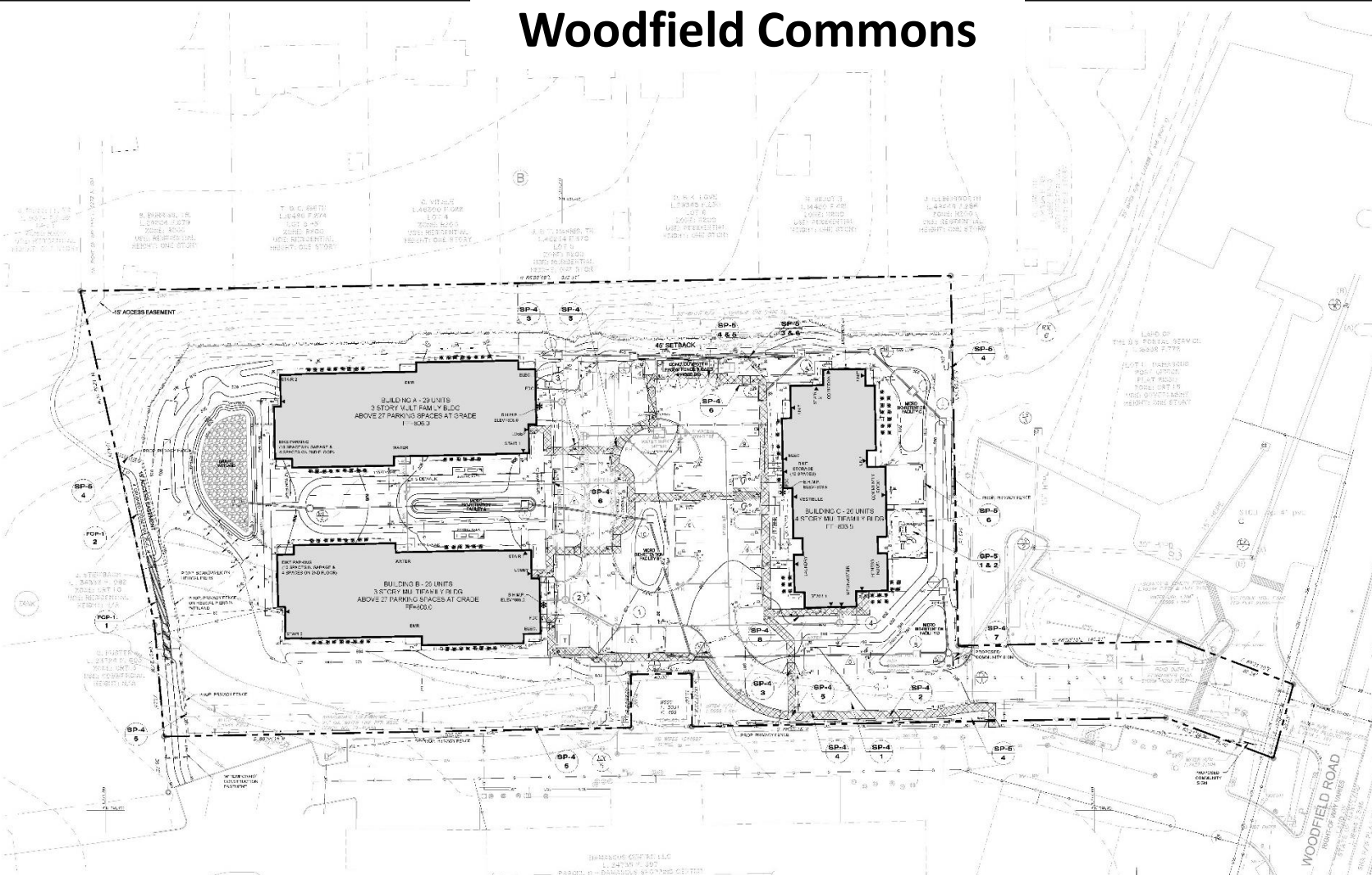
Drawn by: WB  
Checked by: GW  
Date: 05/26/15

Site Plan

**SITE PLAN  
PROPOSED PLAN**

PROJECT NO. 5006274

**SP-3**



**NOTE:**  
FOR LOCATION OF UTILITIES CALL  
811 OR 1-800-752-7277  
OR 1-800-752-7277  
OR 1-800-752-7277  
48 HOURS IN ADVANCE OF ANY WORK  
IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY EXCAVATING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

**LEGEND**

	PROPERTY BOUNDARY
	EXISTING FULL LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED TREE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN
	PROPOSED CONTOUR LINES
	PUBLIC OPEN SPACE
	ADA ACCESSIBLE ROUTE

**DEVELOPER'S CERTIFICATE**  
The undersigned agrees to comply with the terms of the Site Plan Approval No. SP-3500000 including Approval Conditions, Development Programs, and Cost-Benefit Plan.

Developer's Name: Woodfield Commons Associates, LLC  
Address: 5560 Sterrett Place, Suite 200, Columbia, MD 21044

Signature: [Signature]

# Woodfield Commons

- 3.88 Acres (Net), Zoned CRT 1.5, C-0.5, R-1.0, H-55T
- 8.82 Acres (Gross)

	Allowed	Proposed
<i>Total FAR</i>	384,200 sq. ft (R – 1.0 FAR)	118,000 sq. ft (0.31 FAR)
<i>Number of Dwellings</i>		84 multi-family dwellings <ul style="list-style-type: none"> <li>• 9 market rate</li> <li>• 11 MPDUs</li> <li>• 64 HOC subsidized</li> </ul>
<i>MPDUs</i>	9 MPDUs minimum (12.5%)	9 MPDUs
<i>Parking</i>	73 parking spaces minimum	95 spaces <ul style="list-style-type: none"> <li>• 54 structured under a building</li> </ul>
<i>Open Space</i>	16,901 sq. ft. (10% minimum)	17.058 sq. ft. Public Open pace
<i>Forest Conservation</i>	Minimum 1.58 acres off-site	1.58 acres fee-in-lieu for off-site <ul style="list-style-type: none"> <li>• Enhancing 0.8 acres of on-site forest at northern property boundary that is too narrow to count for on-site mitigation</li> </ul>





# Woodfield Commons



MARKS, THOMAS ARCHITECTS



MARKS, THOMAS ARCHITECTS



# Next Steps

## Woodfield Commons

- Planning Board hearing December 17, 2015, Preliminary and Site Plan
- Jonathan Casey, Lead Reviewer  
[Jonathan.Casey@montgomeryplanning.org](mailto:Jonathan.Casey@montgomeryplanning.org)  
301.495.2162

## Armstrong Property

- Awaiting plan revisions to the Preliminary Plan, Site Plan is required
- Ben Berbert, Lead Reviewer  
[Benjamin.Berbert@montgomeryplanning.org](mailto:Benjamin.Berbert@montgomeryplanning.org)  
301.495.4644



## Contacts

Fred Boyd, Area 3 Supervisor, Master Plans

[fred.boyd@montgomeryplanning.org](mailto:fred.boyd@montgomeryplanning.org)

301.495.4654

Rich Weaver, Area 3 Supervisor, Development Review

[Richard.weaver@montgomeryplanning.org](mailto:Richard.weaver@montgomeryplanning.org)

301.495.4544

## Contact the Planning Board

E-mail the Board: [MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Fax: 301.495.1320

Phone: 301.495.4605

Mailing Address:

Planning Board

M-NCPPC

8787 Georgia Ave.

Silver Spring, MD 20910



