

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:

Standard Method

RNC 0.2

Optional Method

RNC 0.4 (community sewer service) if TDRs are not used

RNC 1.0 (community sewer service) with TDRs used to secure the additional density

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><br><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:

Standard Method

RNC 0.2

Optional Method

RNC 0.2 (community sewer service), if TDRs are not used

RNC 0.5 (community sewer service) with TDRs used to secure the additional density

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><br><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, eighth, 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><br><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><br><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

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> |
|---------------------------------------|--------------|------------------------|-------------------------------|----------------------------|---------------------------------|-------------------------------------|----------------------------------|-----------------------------------|----------------------|
| <b>Transition Area - RNC/TDR</b>      |              |                        |                               |                            |                                 |                                     |                                  |                                   |                      |
| <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                   |
| <b>Town Center – MXTC/TDR</b>         |              |                        |                               |                            |                                 |                                     |                                  |                                   |                      |
| <u>Selected Properties Outer Area</u> | 50           | 8 per acre             | NA                            | 20 per acre                | 399                             | NA                                  | 999                              | 999                               | 600                  |
| <b>TOTAL</b>                          | 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 <sup>1</sup> | Ridge Road (MD 27) to Ridge Road (MD 27)                       | 70 | 2 |

<sup>1</sup> 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 |
|-------|------------------------------|---|----|---|

Page 48: Revise table as follows:

|                     |                      |  |                |                 |
|---------------------|----------------------|--|----------------|-----------------|
| CR-[8]<br><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]<br><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<sub>2</sub>
- Along Ridge Road and Woodfield Road between the Town Center and Sweepstakes Road<sub>2</sub>
- Along Bethesda Church Road, Valley Park Drive, and Sweepstakes Road, connecting to Ridge Road, Woodfield Road, and to the Magruder Branch Trail<sub>2</sub>
- Along Oak Drive connecting Baker Middle School and the Damascus Community Recreation Center<sub>2</sub>
- Along Ridge Road between the Town Center and Gue Road<sub>2</sub>
- 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 |
|-------|---------------------------------|---|--|--|

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><b>Upper Patuxent River [Forest] Watershed Area</b><br/>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 5<sup>th</sup> District Police Station, located at 20000 Aircraft Drive in Germantown. [The 5<sup>th</sup> 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 20<sup>th</sup> 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  |
|----------------------------------|---|--|
| <b>Town Center</b>               |   |  |
|                                  | Mixed Commercial, Industrial, Residential Zones | [Town Center] <u>MXTC</u> and <u>MXTC/TDR</u>                    |
| <b>Transition Areas</b>          |   |  |
| Town Neighborhood Area           | RE-2C   | R-200<br>RE-1  |
| Neighborhood Transition Area     | RE-2C   | R-200<br>RE-1<br>RNC [.4]/TDR [1.0]<br>R[ural ]C[luster]<br>R-90 |
| Rural Transition Area            | RE-2C and RC                                    | R[ural ]C[luster]<br>RNC/TDR                                     |
| <b>Rural Areas</b>               |   |  |
| 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] allows 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 Center<sup>1</sup>**

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 Potential<sup>1</sup>**

|                            | <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>                    |
| <b><u>TOTALS</u></b>       | <b><u>90.8</u></b> | <b><u>~</u></b>                    | <b><u>725</u></b>     | <b><u>~</u></b>                    | <b><u>1,708</u></b>   | <b><u>600<sup>2</sup></u></b> |

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<sup>1,3</sup>**

|                            | <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>                    |
| <b><u>TOTALS</u></b>       | <b><u>90.8</u></b> | <b><u>~</u></b>                    | <b><u>725</u></b>     | <b><u>~</u></b>                    | <b><u>997</u></b>     | <b><u>150<sup>2</sup></u></b> |

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

\* 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 |
|-------------------------------|----|----|


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.



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Linda M. Lauer, Clerk of the Council

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

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

**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

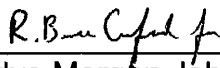


NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said Damascus Master Plan and the associated amendments to the Plans noted above, including the General Plan for the Physical Development of the Maryland-Washington 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.

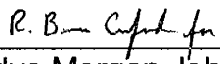
\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Perdue, seconded by Commissioner Robinson, with Commissioners Berlage, Robinson, Perdue, and Wellington voting in favor of the motion, and Commissioner Bryant being absent, at its regular meeting held on Thursday, June 15, 2006, in Silver Spring, Maryland.

  
\_\_\_\_\_  
Trudye Morgan Johnson  
Executive Director

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of a resolution adopted on March 15, 2006, and ratified by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Bryant, seconded by Commissioner Squire, with Commissioners Bryant, Clark, Eley, Parker, Perdue, Robinson, Squire, and Vaughns voting in favor of the motion, and with Commissioners Berlage and Wellington being absent, at its regular meeting held on Wednesday, June 21, 2006, in Silver Spring, Maryland.

  
\_\_\_\_\_  
Trudye Morgan Johnson  
Executive Director