

Resolution No. 11-1498
Introduced: June 13, 1989
Adopted: June 13, 1989

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

By: District Council

Subject: Final Draft Comprehensive Amendment to the Germantown Master Plan

Background

1. On September 19, 1988, the Montgomery County Planning Board transmitted to the County Executive the Final Draft Comprehensive Amendment to the Germantown Master Plan.
2. On December 19, 1988, the Montgomery County Executive transmitted to the District Council a revised Final Draft Comprehensive Amendment to the Germantown Master Plan which contained modifications to the Final Draft Plan.
3. On February 7 and 9, 1989, the Montgomery County Council held a public hearing regarding the Final Draft Comprehensive Amendment to the Germantown Master Plan.
4. On March 1, 9, 15, 22, and April 17, 1989, the Council's Planning, Housing, and Economic Development (PHED) Committee conducted worksessions on the Final Draft Comprehensive Amendment to the Germantown Master Plan, at which time, careful consideration was given to the public hearing testimony and correspondence, and the recommendations of the Montgomery County Planning Board and the County Executive.
5. On March 21, May 15, 17, 30, and June 1, 1989, the District Council conducted worksessions on the Final Draft Comprehensive Amendment to the Germantown Master Plan. The Council reviewed the recommendations of the PHED Committee regarding the Germantown Master Plan and also discussed new issues not previously considered by the PHED Committee.
6. This Plan is an amendment to the 1974 Germantown Master Plan as amended; a portion of the 1968 Clarksburg Master Plan; two portions of the 1980 Functional Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County; the 1978 Master Plan of Bikeways; the 1979 Master Plan for Historic Preservation; the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County; and the Master Plan of Highways within Montgomery County, Maryland.

Page 1 Delete third bullet which reads:

"Staging some employment development so that all development can be adequately serviced by the proposed and future transportation system;".

Page 4 On the fourth bullet add back the phrase "and (d) the Urban Villages;".

Revise the sixth bullet to read: "Recommends an increase in the total number of housing units by 19% from 32,000 to 38,000 units."

On the seventh bullet change "29 percent" to "26 percent".

Page 5 On the first bullet change "36 percent to "31 percent".

On the second bullet change "1600 TDR's" to "2300 TDR's".

On the fourth bullet correct the acreage of the Employment Corridor and add back the phrase which reads, "multi-family residences, and a limited amount of retail development."

Page 6 Change the fourth bullet to read:

"o Recommends that protection of the water quality of receiving streams be a principal objective of the stormwater management facilities to be provided in connection with new development."

Delete the last bullet and implementation statement which reads:

"o Recommends that development of certain analysis areas in the Employment Corridor be staged to follow further study of additional roadway improvements and/or demand management measures.

"Implementation: Land Use Plan, Zoning Plan, Additional Study."

Page 7 On the second bullet change the word "three" which describes three stations and replace it with "transit".

On the third bullet, delete "Riffle Ford Road" and replace it with "Observation Drive".

Page 8 On the second bullet under the heading "COMMUNITY FACILITIES" change the phrase "two new intermediate schools" to "two new middle schools".

Page 9 Under Historic Resources, change the statement "Rec resources be designated ..." to "Recommends that designated..."

- Page 25 Revise map to reflect the new zoning and FAR restrictions set by the Council and residential housing approved by the Council.
- Page 30 Revise map to indicate location of school property as requested by the Board of Education.
- Page 32 Revise map to indicate office use for Analysis Area GL-2 and indicate the location of school property as requested by the Board of Education.
- Page 34 Revise map to move the Kingsview Village Center to the location specified by the Council, add the Clopper Village Center and delete the neighborhood retail centers.
- Page 36 Add back the second bullet which reads:
- "o The Village Center should be designed to contribute to the concept of an entrance to Germantown and to provide distinctive building form and visual buffering of the surface parking."
- Page 37 Revise the map to delete the neighborhood retail centers and add the new Kingsview Village Center location.
- Page 40 Revise map to indicate the realignment of the Germantown Greenbelt.
- Page 43 In addition to the roadway changes indicate under the "General Changes" above, change footnote #1 from "To be closed ..." to "May be closed ..."
- Pages 45-48 Move pages 45-48 (through to the discussion of "Transit") to the Appendix and preface with the statement as follows:
- "The following guidelines should be used for the review of development proposals which do not require site plan review. These guidelines should be considered by the Planning Board at subdivision. The Board may modify these guidelines to more appropriately address the needs of the individual site."
- Add to the text on page 45 at the top of the page:
- "Guidelines for setbacks and landscape treatment which affect roadside character are included as Appendix O."
- Pages 53-173 Delete the existing chapter entitled "Land Use and Zoning" and replace with the revised chapter attached to this resolution. The Planning Board is directed to correct any typographical errors which appear in this chapter and to modify maps as noted above under "GENERAL CHANGES" and as noted with handwritten notes on the maps which appear in the attached revised "Land Use and Zoning" chapter.

Page 205 After the discussion of A-80, add the following section to the chart under the column headings noted below:

<u>Roadway Number</u>	<u>Name</u>	<u>Limits</u>	<u>Minimum Right-of- Way Width</u>	<u>Recomm. Number of Lanes</u>
"A-103	Riffle Ford Road	MD 118 (M-61) to Planning Area Southern Boundary	80'	2"

Delete the discussion of A-271 at the bottom of this page.

Page 206 At top of the page, delete the word "(cont'd.)" which follows "A-271" and delete the letter "B" which precedes "Dairymaid Drive."

After the discussion of A-271, add the following section to the chart:

"A-272	New Road	Hoyles Mill Road (A-298) to Clopper Road (M-26)	100'	4	Construct as divided arterial with landscaped median and street trees on both sides."
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Also on page 206, in the section of this chart which discusses A-290, Section A of Mateney Road [Great Seneca Highway (M-90) east to Dairymaid Drive (A-271)] change the Minimum Right-of-Way from "80'" to "100'" and the Recommended Number of Lanes from "2" to "4".

At the end of page 206, add the following sections to the chart:

"A-273	Ridge Rd.	MD 355 (M-6) to relocated Ridge Road (M-27)	100'	4	•Construct as divided arterial with landscaped median •Provide sidewalks on both sides
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Page 223 Delete all of the text on page 223.

Pages 224-238 Delete the three stars (* * *) at the beginning and end of each page.

Page 224 In the first bullet change the number of employees in the Germantown Employment Corridor from "47,000" to "55,000" and the planning areawide total from "61,000 employees" to "72,500 employees".

In the second bullet change "35,000 housing units" to "36,000 housing units" and "2,800 of these units" to "3,800 of these units".

Page 225 Under the heading "Summary of the Transportation Analysis for the Planning Board's Proposed Land Use Plan" change the second sentence to read:

"The transportation analysis done for the Preliminary Draft Plan and the Final Draft Plan was refined several times during the Board's worksessions to account for changes in the location, mix and intensity of the land use, and modications to the planned transportation system."

Page 231 In the first paragraph under "Results of Areawide Level of Service Analysis" change the reference in the first sentence to the number of jobs from "61,000" to "72,500" and households from "35,000" to "36,000". In the second sentence of the same paragraph change the number of jobs in the Employment Corridor from "47,000" to "55,500" and the number of households from "2,800" to "3,800".

Page 231 In the last paragraph on the page, second sentence, delete the word "more" from the phrase "resulting in a more lower jobs-to-housing ratio."

Page 232 Delete the "A" which is directly underneath the column titled "Roadways Included".

Pages 234-237 Revise all maps and charts to reflect Council changes to the text of the Master Plan.

Page 241 Indicate boundaries of the Planning Area on the map.

Page 244 Under the heading "Major Highways" in the second paragraph which discusses M-83, after the third sentence, add the following sentence:

"North of A-19, this Plan identifies two potential alignments which should be evaluated as part of the Clarksburg Master Plan process."

Page 248
(con't.)

In the last paragraph of the page, revise the second sentence to read as follows:

"Since these alternative alignments are likely to affect development in this area, the selection of a single alternative should be made as soon as possible."

Page 250 Replace the second paragraph with the following paragraph:

"Four transit station locations are proposed by this Plan. One location is adjacent to the eastern edge of the Mixed-Use Center, in Analysis Area TC-2. The second is located in EC-6, the Marriott site, close to proposed M-27, Goldenrod Drive and the Regional Mall. The third is located in Analysis Area EC-2, adjacent to Father Hurley Boulevard and Crystal Rock Drive in the west Urban Village. A fourth is in Analysis Area EC-7 near Observation Drive in the East Urban Village. Other possible locations for stations or transit vehicle stops will be considered in the Transit Easement Study. Analysis Area GL-2 is one possible location."

Page 257 At the end of the third paragraph (directly above the section titled "PUBLIC SCHOOLS") add the words "middle schools" to the end of the last sentence.

Page 260 Last paragraph, last word, change reference from "Appendix M" to "Appendix J".

Page 261 Delete the first sentence on this page and provide in its place:

"There are six existing elementary schools and two under construction; an additional elementary school is recommended for construction in the FY90-95 Capital Improvements Program.

In the fifth paragraph change the first word from "Five" to "Three".

Pages 262-263 Delete Table 22.

Page 267 Under the heading "Local Recreation Needs" change the reference in the first paragraph from Appendix "N" to Appendix "K".

In the following paragraph, change the second sentence to read:

"In addition, local recreation facilities such as ballfields, tennis and multi-use courts are recommended to be provided on two parcels in Churchill Village (See Analysis Areas CH-1 and CH-2).

In the following paragraph (fourth from the bottom of the page), delete the last sentence which reads:

Pages 293-298 The Planning Board is directed to update the discussion of pending Zoning Text Amendments to delete any Zoning Text Amendment which has been adopted by the Council since the publication of the Final Draft Plan and to add the new Residential/Mixed Use (R-MX) Zone.

Page 296 Update chart to reflect Council decisions as reflected in the text of the Plan.

Page 300 Above the last paragraph on the page, add the following paragraph:

"Appendix D of the Plan includes proposed modifications to the subdivision regulations which would allow for greater protection of the water quality of streams throughout the County."

Pages 309-311 Revise Chapter on "Fiscal Consideration" to reflect new estimates of household and population numbers.

Pages 319-320 Add new zones approved by the Council since the publication of the Final Draft Plan to the "Summary of Zoning Classifications".

Pages 321-330 Update tables in Appendix 3 based on Council changes to the text of the Plan.

TECHNICAL APPENDIX

APPENDIX B

Page 4 Delete last sentence on the page which reads:

"Because of the increased size and spacing of Village Centers, locate two small neighborhood retail centers in Clopper and Kingsview Villages to provide additional convenience."

Pages 6-7 Revise maps to indicate correct locations of Village Centers.

APPENDIX D

Replace Appendix D with the attached revised Appendix D.

APPENDIX E

Page 22 and 23 In the section headings (numbers 1 and 3) prior to the words "Staff Guidelines," add "MNCPPC".

APPENDIX G

Page 39 In the first sentence of the first paragraph change the phrase "well over 40 transportation/land use alternatives" to "over 50 transportation/land use alternatives".

Page 47 Change the first two sentences of the second paragraph to read as follows:

"The resulting trips generated from the recommended Final Draft Alternative at 0.5 FAR of the Master Plan shows approximately a 100 percent increase over the outbound trips and approximately a threefold increase over the inbound trips when compared to the trips generated by the approved pipeline of the FY 89 AGP. This Alternative shows a predominance of inbound trips reflecting Germantown's character as an employment center."

Also on page 47 in the fifth paragraph, second sentence, change the phrase "nearly 40 percent of the people" to "approximately 35 percent of the people". In the last line of this paragraph change "35 percent" to read "30 percent".

In the last paragraph on page 47 change the phrase "about 33 percent would work in Gaithersburg and 16 percent in the down-county area" to "about 36 percent would work in Gaithersburg and 15 percent in the down-county area".

Page 48 In Table H-1 change the percentages for the following:

	<u>Productions from Germantown</u>	<u>Attractions to Germantown</u>
o Germantown Area	35%	27%
o Damascus, Clarksburg including Frederick County	5%	36%
o Gaithersburg Area	36%	17%
o Eastern County including Prince George's County	2%	8%
o Western County including Potomac	2%	5%
o Rockville, Bethesda, Kensington- Wheaton and Silver Spring Area	15%	3%
o D.C. and Virginia Area	5%	4%

Page 49 Modify Figure H-2 to be consistent with Table H-1.

Page 70 Last sentence of first paragraph on page -- delete phrase "by either the HPC or the Planning Board."

Second paragraph under "#19/5 Neelsville Presbyterian Church" last line -- replace words "at the end of" with "in".

Page 72 Replace last sentence of paragraph under "#19/7 Watkins Mill Site" with: "This Plan finds this site does not meet any of the criteria and does not warrant historic designation."

Page 74 First paragraph on page, last line -- replace words "attached at the end of" with "included in."

Replace last paragraph on page with the following:

"Although several buildings have been lost through arson and neglect, there are enough intact historic structures remaining in the Germantown district to justify its designation. In particular, the 1922 bank and the 19th Century Pumphrey House/Store are noteworthy. The collection of residential structures is also particularly outstanding with strong uniformity of design and repetition of detail among the late 19th Century vernacular houses. These houses represent an important component of the Germantown settlement and typify the lifestyle of the townspeople. Each house with its associated outbuildings represents a person who worked in and was a part of this early town: Carlton Browning, the local postman; Upton Bowman, the mill owner; Henry Mateney, the local cattle dealer; etc."

Page 75 Revise map to show new Council approved boundaries of the historic district.

Page 76 Replace first full paragraph on page with the following:

"The Germantown Historic District consists of the following properties:

"19390 Mateney Road, Harris/Allnutt House (P 261)
19310 Mateney Road, Anderson/Johnson House - including scale (P 277 & 209)
19215 Blunt Avenue, Rayfield/Browning House -- including board and batten shed (P 222)
East side of Mateney Road, former Mill Site (P 156)
West side of Mateney Road, Old Germantown Bank building (P 168 & 211)
East side of Mateney Road, B&O Railroad Depot (P 208)

Page 77 First full paragraph on page, first sentence -- delete "concur with the HPC's recommendation to".

Last line of paragraph under "#19/15 Richter Farmhouse" -- delete words "by the HPC or this Plan".

Replace second paragraph under "#19/16 Richter/King Farm" with the following:

"The Richter/King Farm is not recommended for placement on the Master Plan. However, since it is evident from the research that this site bore significance for its architecture and still bears significance for its historical association with the Lincoln assassination, this Plan recommends that a plaque commemorating the site and its history be erected on the site."

Revise first sentence under "#19/17-1 Leaman Farmhouse" to read as follows:

"This Plan finds that the Leaman Farmhouse does not warrant designation on the Master Plan."

Page 78 Delete first three paragraphs on page.

Page 79 Replace second paragraph on page with the following:

"The environmental setting recommended is a rectangle of approximately 1 acre, extending from Clopper Road to the creek and including the mill and millrace."

Replace second paragraph under "#19/22 Strider Log Meathouse" with the following: "This resource is not recommended for designation."

Replace last paragraph on page with the following: "The Park Historian reports that this barn 'disappeared' 4-5 years ago. It is not recommended for historic designation."

Page 80 Replace the first sentence under "#19/27 John H. Gassaway Farm" to read as follows: "This Plan recommends the Gassaway Farm for historic designation."


Page 81 Second paragraph under "Miscellaneous Cemeteries" delete words "of the HPC and the Planning Board".

APPENDIX M

Pages 82-100 Update map and description of "Capital Projects" to reflect the recently approved Capital Improvements Projects (CIP).

4. Identification of the appropriate public amenity (as required under the R-MX Zone) for TC-5 and the location of this amenity.
5. Ways in which the Council could promote the Town Center and insure the ongoing successful operation of the Town Center, such as:
 - o Joint public-private participation in events such as festivals, concerts and parades.
 - o Establishment of an urban maintenance district.

This is a correct copy of Council action.

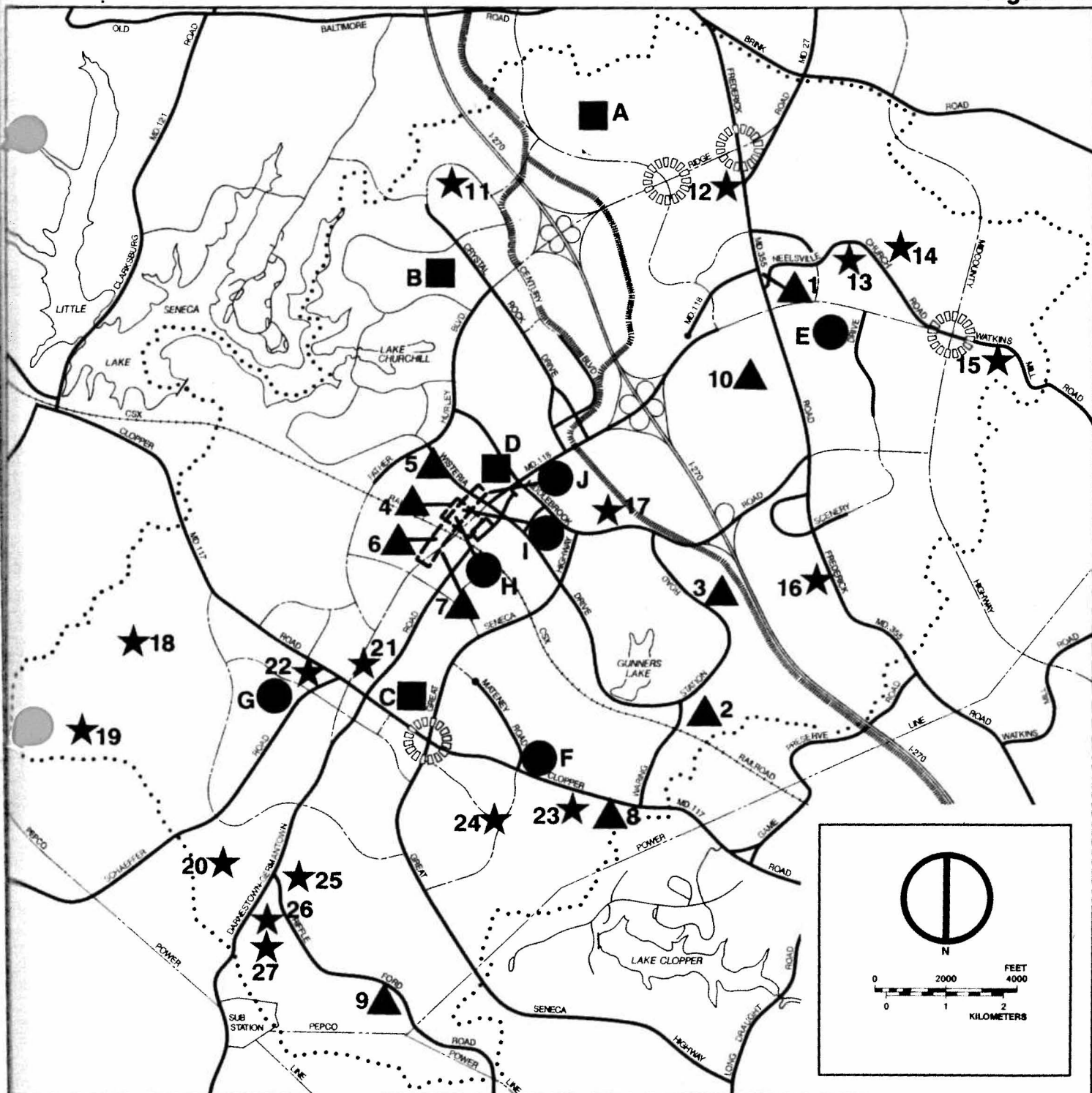

Kathleen A. Freedman, CMC
Secretary of the Council

Approved:


Sidney Kramer, County Executive

BUD405/10-30

Figure 42



Historic Resources

■ These sites were previously placed on the Master Plan for Historic Preservation:

- | | | |
|---|-------------------------------|----------------|
| A | Waters (Dr. William A.) House | 19/1 (1979) |
| B | Waters (Brick) House | 19/3 (1979) |
| C | Dunn Log House (Grusendorf) | 19/19 (1979) |
| D | Madeline V. Waters House | 19/13-1 (1985) |

● These sites were previously deleted from the Locational Atlas:

- E Ward (E.G.) Log House
- F Musser Barn and Cemetery
- G Snyder/King Barn
- H Liberty Milling Co. Silos
- I Pumphrey's Store
- J Germantown Bungalows

▲ As part of this plan, these sites have been added to the Master Plan for Historic Preservation:

- 1 Neeleville Presbyterian Church
- 2 Waring Viaduct
- 3 Waring/Crawford Farm
- 4 Germantown Historic District
- 5 Pumpphrey/Mateney House

- | | | |
|----|------------------------|---------|
| 6 | Upton Bowman House | 19/13-6 |
| 7 | Wallich/Heimer House | 19/13-7 |
| 8 | Clopper's Mill Ruins | 19/21 |
| 9 | Gassaway(John H.) Farm | 19/27 |
| 10 | Cider Barrel | 19/33 |

★ As part of this plan, these sites have been deleted from the Locational Atlas:

- | | | |
|----|----------------------------------|---------|
| 11 | Waters Log House | 18/2 |
| 12 | Londonberry | 18/4 |
| 13 | Trundle Farmhouse | 19/6-1 |
| 14 | Briggs Farmhouse | 19/6-2 |
| 15 | Watkins Mill Site | 19/7 |
| 16 | Ricketts Cemetery | 19/9 |
| 17 | Log Cabin/Middlebrook Road | 19/12 |
| 18 | Henry Musser Farm | 19/14 |
| 19 | Richter House | 19/15 |
| 20 | Richter/King Farm | 19/16 |
| 21 | Old Germantown Historic District | 19/17 |
| 22 | Lesman Farm | 19/17-1 |
| 23 | Strider Log Westhouse | 19/22 |
| 24 | Cromwell (William) House | 19/23 |
| 25 | Snyder/King Barn (2) | 19/24 |
| 26 | Germantown Baptist Ch. and Cem. | 19/25 |
| 27 | C.T. Leaman House | 19/26 |



Comprehensive Amendment to the Master Plan for Germantown

Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission

A+A JULY 1989

TABLE 23

GERMANTOWN'S HISTORIC RESOURCES

(See Figure 43 for locations and see Appendix L for more detailed descriptions and analysis of individual Historic Sites)

Site #	Site Name	Address	Physical Condition	HPC Recommendation	Plan Recommendation*
19/1	Waters (Dr. Wm.A.) House (Pleasant Fields)	21200 Waters Road	Occupied Residence Bank barn-poor condition House-good condition Exterior work being done.	Included on Master Plan for Historic Preservation in 9/79	
19/2	Waters Log House	Waters Road (near I-270)	Ruins - only end chimneys remaining	Negative	Negative
19/3	Waters House (brick)	Waters Landing	Existing Foundation; Commemorative Park	Included on Master Plan for Historic Preservation in 1979	
19/4	Londonderry	21100 Frederick Road	Fair Condition/ Altered/Moved	Negative	Negative
19/5	Neelsville Presbyterian Church	20701 Frederick Road	Good	Positive	Positive
19/6-1	Trundle Farmhouse	11200 Neelsville Church Road	Good Condition/ Altered	Negative	Negative
19/6-2	Briggs Farmhouse	11301 Neelsville Church Road	Good Condition/ Altered	Negative	Negative
19/7	Watkins Mill Site	Watkins Mill Road	Mill building burned down; frame house	Negative	Negative
19/8	Ward (E.G.) Log House	MD 355	Good Condition Barn: Good Condition	Removed from Locational Atlas 1/84	
19/9	Cemetery (Rickett's)	End of Rambling Road	Overgrown	Negative	Negative
19/10	Waring Viaduct	Waring Station Road & B&O Railroad	Excellent Condition	Positive	Positive
19/11	Waring/Crawford Farm	19100 Waring Station Road	Good Condition	Positive	Positive
19/12	Log Cabin/Middlebrook Road	Middlebrook Road	Demolished	Negative	Negative
19/13	Germantown Historic District	Matney Road, west of railroad tracks	Good Condition	Positive	Positive
19/13-1	Madeline V. Waters House	19500 MD 118	House burned down	Included in Master Plan for Historic Preservation in 5/85	
19/13-2	Pumphrey's Store	19401A MD 118	Poor Condition	Removed from the Locational Atlas by action of the Planning Board (1/9/86).	
19/13-3	Liberty Milling Co. Silos	MD 118 and Matney Road	Demolished	Silos removed from the Locational Atlas by action of the Planning Board (2/6/86). The land remains within the Germantown Historic District (#19/13).	
19/13-4	Germantown Bungalows	19441, 19445, 19449, 19501 and 19511, MD 118	Demolished	Removed from the Locational Atlas by action of the Planning Board (2/13/86).	
19/13-5	Pumphrey/Matney House	19401 Germantown Road		Poor Condition	Positive
19/13-6	Upton Bowman House	19219 Germantown Road		Good Condition	Positive
19/13-7	Wallich/Heimer House	19120 Matney Road	Good Condition	Positive	Positive

TABLE 23 (Cont'd.)

Site #	Site Name	Address	Physical Condition	HPC Recommendation	Plan Recommendation
19/14	Hoyle Farm/Log Cabin aka Henry Musser Farmhouse	14615 Hoyles Mill Road	Fair Condition/ Altered	Positive	Negative
19/15	Richter Farm House	15000 Hoyles Mill Road	Good Condition	Negative	Negative
19/16	Richter/King Farm	14210 Schaeffer Road	House: Demolished; Barn: Poor Condition	Negative	Negative
19/17	Germantown (Old) District	Intersection of Germantown & Clopper Roads	Altered	Negative	Negative
19/17-1	Leaman Farmhouse	13820 Clopper Road	Good Condition	Positive	Negative
19/18	Snyder/King Barn #1	MD 118, South of Clopper Road	Ruins	Removed from Locational Atlas 1/84	
19/19	Grusendorf Log House	13315 Clopper Road	Attached non-historic build- ing burned; log house fair condition; Roof collapsed - needs stabilizing	Included on Master Plan for Historic Preservation in 2/81	
19/20	Musser Barn & Cemetery	12811 Clopper Road	—	Removed from Locational Atlas 1/84	
19/21	Clopper's Mill Ruins	Clopper Road at Great Seneca Creek	Ruins	Positive	Positive
19/22	Strider Log Meathouse	Clopper Rd. (Seneca State Park Office)	Gone	Negative	Negative
19/23	Cromwell (Wm.) House	"Williams Range" off MD 118 in 18100 block	Poor Condition	Negative	Negative
19/24	Snyder/King Barn #2	MD 118 & Riffle- ford Road	Demolished	Negative	Negative
19/25	Germantown Baptist Church and Cemetery	17710 Riffleford Road	New building	Negative	Negative
19/26	Leaman (C.T.) House	17600 Riffleford Road	Excellent Condition	Negative	Negative
19/27	Gassaway (John H.) Farm	17200 Riffleford Road	Good Condition	Positive	Positive
19/33	Cider Barrel	20410 Frederick Road	Good Condition	Positive	Positive

* The 10 resources with positive recommendations are now included in the Master Plan for Historic Preservation.