

IX. IMPLEMENTATION

To implement the recommendations of this Plan, actions need to be taken by a variety of governmental bodies. This section provides implementation strategies relating to zoning, the provision of public water and sewer services, the Capital Improvements Program (CIP), and the application of the County's Annual Growth Policy (AGP).

ZONING

- Amend the County Zoning Ordinance as follows:

Section 59.C.18:

Amend Overlay Districts to include three overlay districts. One is to be used in the Burtonsville Industrial Area and one in the US 29/Cherry Hill Road Employment Area. These overlays will allow specific uses and limit other uses currently permitted under the base zones, to provide flexibility in development standards, and to ensure compatibility of the proposed uses. The third overlay is an environmental overlay to be used to ensure a higher level of protection in the upper Paint Branch watershed.

Section 59.C.4:

Amend Commercial Zones to add a new zone, C-6, intended for concentration of low-intensity, regional commercial uses located with access to major roadways. This zone would be applied to 42 acres within the West*Farm Technology Park.

- A comprehensive rezoning action (Sectional Map Amendment) should immediately follow the approval and adoption of this Plan to implement the zoning recommendations on properties where a zoning change is recommended and confirm existing zoning on other properties where no zoning changes are proposed.

CAPITAL IMPROVEMENTS PROGRAM

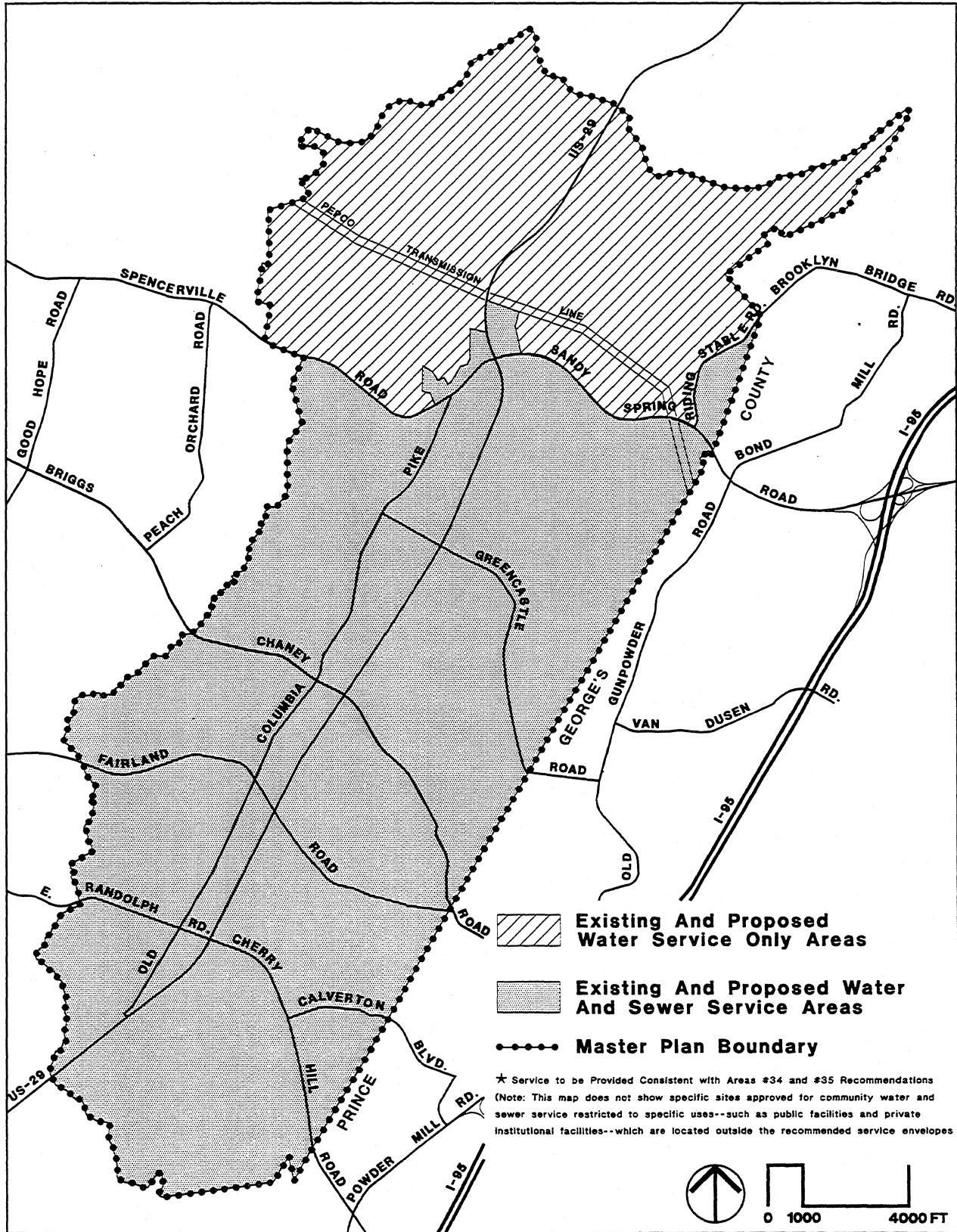
The following tables contain current projects (Table XV) in the Capital Improvement Program and projects that should be added to implement the goals and recommendations of this Plan (Table XVI).

STAGING

Staging is the process for the provision of public infrastructure and includes a procedure by which planned private development can proceed in an orderly and cost-effective manner. There are two public facilities critical to future growth: public water and sewer service, regulated by the Ten Year Water and Sewer Plan, and the transportation network, as regulated by the Adequate Public Facilities Ordinance.

WATER AND SEWER SERVICE AREAS

FIGURE 50



Comprehensive Water Supply and Sewerage Systems Plan

The Montgomery County Comprehensive Water Supply and Sewerage Systems Plan governs the provision of water and sewer service throughout the county. The goal of the Plan is to assure that existing and future water supply and sewerage system needs of the County are satisfied in an orderly and cost-effective manner consistent with the County's land-use planning policies and other environmental and public health goals. The Plan designates for all properties in the county one of six water and sewer staging categories that are primarily based on master plan development staging strategies and/or capital program infrastructure staging. The authority to adopt and amend the Plan resides with the County Council, and the County Executive administers the Plan through MCDEP in cooperation with M-NCPPC and WSSC.

The Master Plan recommends comprehensive water and sewer service area map amendments for the Water and Sewer Plan which will place properties in the appropriate service area categories consistent with the policies of the Water and Sewer Plan and the recommendations of the Master Plan. The proposed service area is shown on Figure 50. MCDEP will prepare the amendments, in consultation with M-NCPPC, for consideration by the County Council.

Properties that require community water and sewer service must be in categories S(Sewer)-1, 2, or 3, and W(Water)-1, 2, or 3, indicating the highest priorities for community service, to proceed with the development process. To limit development potential, the lowest priority for community service, categories S-6 and W-6, indicating no planned service, should be confirmed for the Patuxent Watershed, except as identified in the following recommendations.

Water and Sewer Plan policies generally do not provide for the extension of community sewer service to areas zoned RE-1 and RE-2, except as recommended by local area master plans. This Plan recommends such an exception, confirming the recommended sewer service area proposed in the 1981 Eastern Montgomery County Master Plan. Community service is readily available to the RE-1 zoned areas of the Plan due to extensions provided for adjacent, more densely-zoned areas, including service to PD-2 zoned properties. This floating zone option for the RE-1 Zone was removed by the 1990 Trip Reduction Amendment. The County Council has previously concurred with the provision of service to the RE-1 areas in Fairland and Cloverly provided the required main extensions were logical, economical, and environmentally acceptable. Community sewer service is generally required in order to implement RE-1 cluster development, as recommended for Area #1. The majority of the properties in Area #18, recommended in this Plan for RE-1 zoning, are already approved for service. The area zoned RE-2 is contained within Fairland Recreational Park, for which M-NCPPC has already received approval for community sewer service for proposed park facilities.

RECOMMENDATIONS:

MCDEP will initiate a comprehensive Water and Sewer Plan map amendment to include:

- Community water and sewer service for all properties in all zones south of MD 198; MCDEP will recommend appropriate staging based on infrastructure needs.
- Community water and sewer service for properties zoned commercial (C-2), industrial (I-1), office-building (O-M), and residential (R-200 and RE-1 only) north of MD 198
- Community water service only for areas north of MD 198 zoned Rural Cluster (RC) consistent with the Water and Sewer Plan policies regarding water service without sewer. No planned sewer service for areas zoned RC north of MD 198, except to support special exception uses as recommended in this Plan.

Table XV

**CURRENT MAJOR CAPITAL IMPROVEMENT PROJECTS TO SERVE
THE FAIRLAND MASTER PLAN AREA**

| Project Number Date | Description | Implementing Agency | Cost | Estimated Completion Fiscal Year |
|------------------------|--|---------------------|------------|-------------------------------------|
| 833888 | East Randolph Road Phase I | MCDPW&T | 5,314,000 | 1995 |
| 833969 | East Randolph Road Phase II | MCDPW&T | 10,472,000 | 1997 |
| 863179 | Proposed ICC Feasibility Study | MCDPW&T | 746,000 | 1996 |
| 873114 | Briggs Chaney Realignment East | MCDPW&T | 3,510,000 | 1995 |
| 883103 | Briggs Chaney Road Bridge 95 | MCDPW&T | 2,826,000 | 1995 |
| 923174 | Robey Road | MCDPW&T | 7,122,000 | 1998 |
| 905120 | East County Government Services Center | | 2,730,000 | 1999 |
| 938142 | Stormwater Management Retrofit | MCDEP | 3,392,000 | 1999+ |
| 946560 | Northeast Area High School | MCPS | 28,365,000 | 1999 |
| 907114 | Fairland Community Recreation Center | MCCR | 6,475,000 | 1998 |
| 947167 | East County Community Rec Center | | 5,105,000 | 1997 |
| 658545 | Paint Branch Upper Stream Valley | M-NCPPC | on-going | |
| 678566 | Fairland Recreational Park | M-NCPPC | 8,201,000 | 1999+ |
| 957738 | Calverton-Fairland Local Park | M-NCPPC | 50,000 | 1995 |
| 768673 | Hiker Biker Trails Stream Valley Park | M-NCPPC | on-going | |
| 857706 | McKnew Local Park | M-NCPPC | 367,000 | 1997 |
| 837872 | Tanglewood Local Park | M-NCPPC | 104,000 | 1997 |
| 938749 | Fairland-Gunpowder Golf Course | M-NCPPC | 2,338,000 | 1999+ |

Table XVI

**RECOMMENDED ADDITIONS TO CAPITAL IMPROVEMENTS PROGRAM TO
SERVE THE FAIRLAND MASTER PLAN AREA**

| Description | Estimated Improvement |
|---|--------------------------|
| Fairland Road Widening (incl. sidewalks) | 6,400 LF |
| Briggs Chaney Widening (incl. sidewalks) | 6,000 LF |
| Greencastle Road Widening (incl. sidewalks) | 6,100 LF |
| Briggs Chaney Commercial Area Streetscape | 2,500 LF |
| Sidewalks: | |
| Old Columbia Pike | 37,200 LF |
| Friendlywood/Fairdale/Briggs Chaney | |
| Blackburn Road | |
| McKnew Road | |
| Sheffield Manor Drive | |
| Loma Linda Drive | |
| Burtonsville Rear Access Loop Road | 2,000 LF |
| MD 198 Burtonsville Commercial Area | 1,800 LF |
| Old US 29/Burtonsville Boulevard | 1,700 LF |
| Burtonsville Regional Stormwater Management | |
| New Elementary School | |
| Little Paint Branch Stream Valley | |
| New Local Park (Stonehedge Area) | |
| Park Trails: | |
| Tanglewood - Briggs Chaney Trail | |
| Paint Branch north of Fairland Road | |
| Paint Branch/M.L.K. Park/Old Columbia Pike | |
| Sewer Service: Little Paint Branch | |

Adequate Public Facilities Ordinance and Annual Growth Policy

The Adequate Public Facilities Ordinance (APFO) promotes orderly growth by synchronizing development with the availability of public facilities needed to support the development. The Montgomery County Planning Board administers the APFO. In April 1986, the County Council enacted legislation that established an Annual Growth Policy (AGP) for the County. Since that time the Council has used the AGP to match the timing of private development with the availability of public facilities in each policy area. The AGP is designed to affect when development occurs (staging), not the location, amount, or type.

The Fairland Master Plan area lies within two policy areas: the portion south of MD 198 is within the Fairland/White Oak Policy Area; and the portion north of MD 198 is in the Patuxent Policy Area. The AGP recommends a goal of Level of Service C/D for Fairland-White Oak Policy Area. This Policy Area has been in an AGP-based moratorium for new housing development since 1984 and for jobs since 1988 because the transportation network is congested and does not meet the AGP standards. Development in the Patuxent Policy Area is not in moratorium and does not require Policy Area Transportation Review, but must pass Local Area Transportation Review.

It may not be possible, as indicated by the transportation analysis⁴, to balance the transportation system's capacity with the needs of existing and future development through road improvements alone. The end-state Total Transportation Level of Service (TTLOS) is the extent to which the provision of roads and transit meets the locally and regionally generated traffic demand. This Plan recommends many feasible transportation improvements and has recommended reductions to the amount of future development to better balance development and transportation capacity to the extent possible.

Development Districts

Sources of funding must be identified for the infrastructure that will serve the Fairland community. There are a variety of funding mechanisms that may be appropriate for Fairland, including development districts. Development districts could be used to fund one or more types of infrastructure including, but not limited to, road improvements, sidewalks, street trees, and local parks.

⁴ See, *Transportation Report: Eastern Montgomery County Master Plan Areas*.

X. REFERENCE MATERIALS

Approved and Adopted General Plan Refinements of the Goals and Objectives for Montgomery County, Maryland-National Capital Park and Planning Commission, December 1993.

Approved and Adopted Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak, Maryland-National Capital Park and Planning Commission, November 18, 1981.

Approved and Adopted Amendment to the Master Plan for the Eastern Montgomery County Planning Area: April-Stewart Lane Amendment, The Maryland-National Capital Park and Planning Commission, April 1988.

Approved and Adopted Amendment to the Master Plan for the Eastern Montgomery County Planning Area: Trip Reduction Amendment, The Maryland-National Capital Park and Planning Commission, July 11, 1990.

Environmental Resources: Eastern Montgomery County Master Plan Areas, Montgomery County Planning Department, The Maryland-National Capital Park and Planning Commission, Revised 1996.

Eastern Montgomery County Neighborhood Retail Study, Montgomery County Planning Department, The Maryland-National Capital Park and Planning Commission, Fall 1994.

Fairland Master Plan Issues Report, Montgomery County Planning Department, The Maryland-National Capital Park and Planning Commission, November 1993.

Functional Master Plan for the Patuxent River Watershed, The Maryland-National Capital Park and Planning Commission, November 1993.

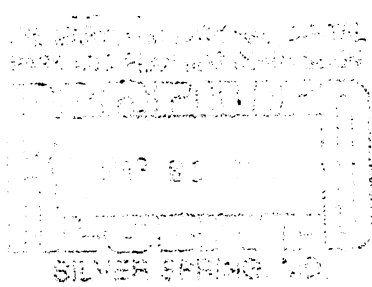
Historic Resources of the Eastern Montgomery County Master Plan Areas, Montgomery County Planning Department, The Maryland-National Capital Park and Planning Commission, September 1995.

Population and Household Profiles Eastern Montgomery County Master Plan Areas, Montgomery County Planning Department, The Maryland-National Capital Park and Planning Commission, May 1995.

Transition to Community Policing--Strategic Implementation Plan, Montgomery County Department of Police, August 16, 1993.

Transportation Report: Eastern Montgomery County Master Plan Areas, Montgomery County Planning Department, The Maryland-National Capital Park and Planning Commission, Revised 1996.

Upper Paint Branch Watershed Planning Study, Montgomery County Planning Department, The Maryland-National Capital Park and Planning Commission, September 1995.



Resolution No: 13-835
Introduced: March 25, 1997
Adopted: March 25, 1997

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: Approval of Planning Board (Final) Draft Fairland Master Plan

Background

1. On, August 7, 1996, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft Fairland Master Plan.
2. The Planning Board (Final) Draft Fairland Master Plan amends the Master Plan for the Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak, dated November 1981.
3. On October 4, 1996, the County Executive transmitted to the County Council a copy of the Fiscal Impact Analysis on the Planning Board (Final) Draft Fairland Master Plan.
4. On November 12 and November 14, 1996, the County Council held public hearings regarding the Planning Board (Final) Draft Fairland Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On December 9, 1996, January 27, 1997, February 3, 1997, and February 13, 1997, the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Planning Board (Final) Draft Fairland Master Plan.
6. On February 25, 1997, and March 4, 1997, the County Council reviewed the Planning Board (Final) Draft Fairland 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 (Final) Draft Fairland Master Plan, dated August 1996, is approved with revisions. Council revisions to the Planning Board (Final) Draft Fairland Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page ix: Modify the first bullet on the page as follows:

- Increases the potential for a greater percentage of single-family detached homes in undeveloped or underdeveloped areas within Fairland while maintaining a mix of housing types.

Page xii: Delete the eighth bullet on the page as follows:

- [• Recommends a series of public/private partnerships to implement proposal involving roadway, sidewalk, and streetscaping improvements]

Page xviii: Modify the seventh bullet as follows:

- [Limits] Recommends limiting imperviousness in all three watersheds to preserve high water quality.

Page xviii: Modify the ninth bullet as follows:

- [Improves] Supports improving air quality by encouraging design in new and existing development that promotes pedestrian, bicycle, and mass transit access.

Page xviii: Modify the last bullet on the page as follows:

- Recommends [phasing out] the Montgomery County Regional Composting Facility (Site 2) be considered for phase out.

Page 3: Under the heading “Description of the Fairland Master Plan Area” modify the second paragraph as follows:

- Natural and man-made features divide Fairland into smaller areas. Of these, roads and streams are the most prominent. The Paint Branch, which divides Fairland from the White Oak and Cloverly planning areas, and the Little Paint Branch, located east of US 29, are the two major streams in the planning area. Both streams are part of the Anacostia watershed. The Paint Branch watershed is the more environmentally sensitive and supports a spawning brown trout population in the headwaters of its tributaries. [The western side of] Old Columbia Pike is the divide between the two watersheds; the western side drains to the Paint Branch watershed; the eastern side to the Little Paint Branch watershed. Few east-west roads cross the Paint Branch or the Little Paint Branch streams because of the steep topography and wetlands.

Page 7: Modify the third sentence of the last paragraph on the page as follows:

Using the then recently adopted (1974) County policy of farmland preservation, the Plan proposed the use of Transfer of Development Rights from agricultural lands in the north-western part of the County to designated receiving areas in [the eastern part of] other areas throughout the County. The Eastern Montgomery master plan areas were among the first to incorporate receiving areas for TDRs.

Page 8: Insert new text after the first paragraph on the page (prior to the heading: “The 1993 General Plan Refinement”).

The 1990 Trip Reduction Amendment was considered a short-term answer to the gap between public facilities and development. The length of the moratorium and the limited options for increasing transportation capacity has led to the conclusion that reductions in density and related automobile trips are necessary to address the imbalance between land use and transportation capacity in the long run as well.

Page 12: Modify third paragraph, last two sentences as follows:

The preference for single-family detached housing and Fairland’s household characteristics suggests that [additional] single-family detached housing would best serve the needs of the community. This would also produce a closer balance among [all] housing types in portions of the planning area with undeveloped properties.

Page 13: Under the heading “Retail Space”, modify the last paragraph as follows:

Retail trends toward value-oriented shopping, combined with the limited amount of large-scale discount retailing in the eastern part of the County, suggest that Fairland is a relatively untapped market for value retail. The amount of non-neighborhood retail or comparison shopping space per capita in Eastern Montgomery County is 6.9 square feet

compared to 20.6 square feet county-wide, evidence that the eastern portion of the county is underserved with respect to non-neighborhood retail space. The lack of large vacant tracts of commercially zoned land to accommodate this type of development makes redevelopment of older commercial space an attractive real estate investment option. The age and size of Burtonsville Shopping Center, in particular, could encourage the future redevelopment of this site.

Page 16: Under the heading “Residential Communities”, modify the fourth sentence as follows:

Maintain low-density development pattern within the Residential Wedge and Patuxent watershed [, reinforced by a continuing policy of no sewer service].

Page 18: Modify the third paragraph on the page as follows:

The Fairland Master Plan area already offers a wide choice of housing, including single-family detached and attached housing units and multi-family units. [The Master Plan area needs more single-family housing to balance the housing mix; therefore, increasing single-family housing is the main housing objective of the Plan.] In some communities there are far greater numbers of attached units and multi-family units than single-family detached units. To help balance this housing mix, the Master Plan recommends that undeveloped areas be predominantly single-family detached. This correlates with the General Plan objective to “maintain and enhance the quality of housing and neighborhoods”.

Page 20: Footnote this map (and other similar maps in the Plan) to indicate the date it was prepared.

Page 28: Change the recommendation in the middle of the page as follows:

- Maximize the [potential for] percentage of single-family detached units [development] in the developable areas.

Page 28: Revise Table VI to indicate the proposed number and mix of dwelling units based on Council actions.

Page 31: Add to the end of the page:

OBJECTIVE: Develop land use and transportation recommendations that will result in a balance between the transportation capacity and the transportation demand generated by the land use.

The balance between transportation facilities/services and land use is a critical issue in Fairland since the area has been in moratorium since 1986 and the options to increase transportation capacity are limited. In developing this Plan, a primary objective was to

insure that the land use and transportation recommendations would result in a Plan that would be in balance at build-out. Given the constraints, the only way in which this balance will be achievable is by reducing the number of trips and increasing transportation options wherever possible.

RECOMMENDATIONS:

- Reduce the number of trips by reducing densities wherever appropriate.
- Identify all options for increased transportation capacity.

Page 33: On the map, indicate the location of the Towns of Gloucester community.

Page 36: Modify the first paragraph as follows:

Calverton is one of the older residential areas in Fairland. Its edges are defined by Fairland Road, Cherry Hill Road, and US 29. Calverton crosses the County line and the local civic association includes residents of both Prince George's and Montgomery Counties. There are approximately 900 single-family detached homes and 330 townhouses in the Montgomery County portion. The townhouses are part of the West*Farm community, a development built in the 1980s on the former University of Maryland Agricultural Experiment Station. The average density is 3.5 units per acre. Many of the detached homes were built in the 1960s; the townhouses were built in the 1980s. Public facilities include the Galway Elementary School, the adjoining Galway Drive Local Park, and the Fairland-Calverton Park. There is a local swim club and a church. Other uses include the Manor Care Nursing Home and the Bell Atlantic offices.

Page 36, Area 11: Modify the first bullet as follows:

- Remove TDRs and [,] retain the R-90 zoning to be more compatible with adjacent single family detached homes and provide for protection of environmental features.

Page 36, Area 11: Modify the second bullet as follows:

- Retain wooded stream valley in a stream buffer and locate stormwater management facilities and sediment/erosion control measures outside stream buffer where feasible. This area is predominantly wooded and a tributary to the Little Paint Branch runs through the middle of the site making access to the entire property very difficult. These physical characteristics make use of additional density under TDRs problematic.

Page 36, Area 31: Amend the first paragraph fourth sentence as follows:

The State [is closing] has closed Great Oaks so that residents can live in smaller groups in existing communities [and is considering development options for the land].

Page 36, Area 31: Amend the last paragraph as follows:

[A-287, an arterial road recommended in the 1981 Plan, was built from Cherry Hill Road to Gracefield Road.] Any redevelopment of Great Oaks should connect A-287 [extend the existing road] through the site from Cherry Hill [Gracefield] Road to [the] Powder Mill Road in Prince George's County. This road will provide an alternative to Calverton Boulevard and aid in the dispersal of through traffic.

Page 38: Amend the first sentence of the last bulleted paragraph as follows:

- Connect A-287 [Extend Clover Patch Drive (A-287)] as an arterial right-of-way to Powder Mill Road in Prince George's County.

Page 40, Area 5b: Amend the first bullet as follows:

- Remove TDRs since using TDRs will be difficult due to access constraints and adjacency to two major highways (US 29 and the ICC), as well as the proposed US 29/ICC interchange; retain R-60 zoning; suitable for townhouses if clustered.

Page 40, Area 6: Amend the first bullet as follows:

- Rezone from R-90 to R-200 to achieve a better balance of housing types[.], to provide adequate protection for steep slopes and the wooded stream along the northern boundary, and to provide compatibility with development directly opposite and to the east on both sides of Fairland Road. Compatibility with higher density to the north will be achieved through a wooded stream buffer.

Page 42: Amend the second paragraph first and second sentences as follows:

Public facilities include the Fairland Recreational Park under construction [(unimproved in Montgomery County, but slated for construction after 1999), the] and recently completed Edgewood Local Park, Greencastle Elementary School, and a County park-and-ride lot. The East County Recreation Center adjacent to the park-and-ride lot is under construction and when completed, it will provide indoor and outdoor recreation facilities within walking distance of the Greencastle/Briggs Chaney community. [A police substation] The Montgomery County Police Satellite Facility opened in Briggs Chaney Plaza in August 1994.

Page 42, Area 3a: Amend the first bullet as follows:

- Rezone R-30 to R-90 to reduce total amount of development because of limited road access and to provide better balance of housing types in the Greencastle/Briggs Chaney Road community. [The] This site area may be appropriate for elderly housing at a scale consistent with surrounding development and with sufficient green space. Encourage assemblage of the entire area for elderly housing, although elderly housing development could be achieved on the larger parcel not having access to Dogwood Lane. Townhouse development under the RT-8 zone would be appropriate for the smaller parcels with access to Dogwood Lane as a transition between the existing R-30 development and the R-90 zoning recommended in this Plan. Discourage RT-8 for the larger parcel.

Page 45, Area 8: Amend the first bullet as follows:

- Remove TDRs, rezone to R-200 to reduce density where environmental constraints, very steep slopes, woods, and streams, severely limit the ability to achieve the densities permitted under R-90/TDR zoning.

Page 45, Area 25: Amend the bullet as follows:

- Remove TDRs since TDRs cannot be used due to access constraints and proximity to US 29(which will require significant setbacks); [,] retain R-90 zoning.

Page 47: Amend the first paragraph last sentence as follows:

[The 1995 CIP contains plans to improve the park by 1997.] The park is planned to be improved by FY99.

Page 47, Area 2: Modify the first bullet as follows:

- Remove TDRs designation, retain R-200 zoning[;] since the density bonus provided by TDRs cannot be achieved in the golf course community design due to environmental constraints associated with the Little Paint Branch that flows through much of Area 2. [r]Rezone the RE-2 portion to R-200[.] to remove split zoning on properties. Encourage use of the Planned Development (PD) zone to achieve the appropriate mix and size of units, an improved golf course design located outside the stream valley, and protection of other environment features such as steep slopes and wooded area. The PD will permit a greater level of scrutiny throughout the development process and will promote compatibility between the golf course community and the existing community that will share a street network and elementary school.

Page 50, Area 7a: Amend the first bullet first sentence as follows:

- Rezone from R-90/TDR to R-200 to provide compatibility with single family detached development to the west and north and the larger lots recommended around the historic setting of the Conley House and to achieve a higher percentage of detached homes within the Rolling Acres community.

Page 52, Area 28: Modify the first bullet as follows:

- Rezone to R-200 to reduce maximum density so that adequate setbacks and buffers can be provided to the east along US 29 and to the north and south where there are institutional and special exception uses and to insure compatibility [to be compatible] with [surrounding zoning] existing residential development.

Page 57: Amend the second paragraph first sentence as follows:

Banneker Middle School, [Fairdale] Fairland Elementary School, Paint Branch High School, the new Fairland Library, and Columbia Local Park are located in this area.

Page 57: Amend the third paragraph second sentence as follows:

This [78]147-acre area is zoned for one acre lots and could provide, in addition to large lots, added protection for the Right Fork of the Paint Branch and for one of the few remaining hardwood forests in Fairland.

Page 57, Area 1: Amend the fourth bulleted paragraph as follows:

- Develop street extensions with sidewalks from MD 198 and Briarcliff Manor Way into the new development as each of the three parcels develops. The street connections should be laid out circuitously so as not to encourage through traffic between MD 198 and Old Columbia Pike via Briarcliff Manor Way.

Page 57, Area 1: Amend the fifth bullet as follows:

- Cluster development may be appropriate if common open space, dedication or acquisition of parkland, and environmentally sensitive layout results, including noise mitigation and appropriate setbacks along MD 198. Cluster development should include a range of lot sizes from the minimum 15,000 square feet to one acre or more. The lot layout and location of open space should be compatible with adjacent existing lots and the different sized lots should be distributed appropriately given surrounding development. The approval of community sewer service should be coordinated with the approval of subdivision plans which address the environmental concerns associated with development in the headwaters of the Paint Branch.

Page 58, Area 10: Modify the bullet as follows:

- Remove TDRs, rezone to R-200 to be more compatible with adjacent R-200 development and to provide for necessary setbacks from US 29 and a buffer for the wooded portion of the site.

Page 58, Area 41: Modify the bullet as follows:

- Rezone RE-1 portion to R-200 to eliminate split zoning on property and to be consistent with the adjacent PD 2 (2 lots per acre) and R-200 development across Old Columbia Pike.

Page 58, Area 42: Insert after Area 41 as follows:

Area 42: 14 acres: RE-1; 3 parcels

- Rezone the Union Cemetery Property from RE-1 to RE-2. This old cemetery predates the comprehensive zoning for this part of the county. Cemeteries are not a permitted use in the RE-1 zone, but can be permitted by special exception in the RE-2 zone. The owners can then apply for a special exception and eliminate the non-conformity.

Page 59: Modify Figure 25 to show newly identified Area 42.

Page 60, Area 26: Modify the fourth bullet as follows:

- Do not extend sewer service to RC zoned properties; water service to RC zone considered on a case by case basis.

Page 60, Area 26: Insert additional bullet after fourth bullet as follows:

- Community water and sewer service for R-200 zone.

Page 60, Area 18: Insert additional bullet after first bullet as follows:

- Extend community water and sewer service.

Page 62: Amend the fourth paragraph second sentence as follows:

A [popular] restaurant[, Harry's,] lies adjacent to the south.

Page 65: Amend Figure 28 to show streetscaping extending on Briggs Chaney Road to Gateshead Manor Way to conform with text recommendations on page 64.

Page 66: Revise the last sentence on the page as follows:

Area 34 is zoned Rural Cluster[, but housing detached lots between the two roadways may not be viable]. Special exceptions may be preferable to single-family detached lots on the portion of the Area that will be located between the two roadways.

Page 68: Amend the last bullet on page as follows:

- Develop a public/private partnership, including property owners, SHA, MCDPW&T, and Montgomery County Department of Housing and Community [Development] Affairs (MCDHCA[D]), and Montgomery County Department of Environmental Protection (MCDEP), to implement the following projects:

Page 68: Amend the last bullet first subsection as follows:

- Reconfiguring and streetscaping MD 198 and US 29 to [define their characters as] have a “main street” and boulevard character respectively. A plan for landscaping, sidewalks, curb cuts, and signs should improve access and visibility. (See Figure 30.)

Page 70: Modify the first paragraph as follows:

Construct a local access road north of and parallel to MD 198, between Old Columbia Pike and the entrance to Burtonsville Shopping Center [to provide access to the rear of the commercial lots]. This new road will provide an important alternative access route for existing businesses on the north side of MD 198 and to the Burtonsville Elementary School. Since [The fact that] this new road would access MD 198 opposite to Old Columbia Pike [should provide warrants to justify a traffic signal], the need for a new traffic signal should be evaluated for this location.

Page 70, Area 33: Modify the first bullet as follows:

- Rezone both parcels from RC to RE-1 to provide a transition from the industrial and commercial uses to the east and the rural cluster development to the west. The RE-1 development to be separated from existing industrial and commercial development by a public right-of-way for a secondary street that will provide access to the Burtonsville Elementary School and will connect to the recommended rear access road that will provide access to north side of the commercial area. Public water and sewer is recommended for these two parcels in order to encourage a subdivision design incorporating the recommended transition and public access.

Page 70, Area 33: Delete the last bullet as follows:

- [• Extend public water and sewer.]

Page 70, Area 34: Insert additional bullet after second bullet as follows:

- Water and sewer service to approved special exception uses to be considered on a case by case basis.

Page 74: Modify first paragraph last sentence as follows:

Public facilities include the [planned] United States Postal Service distribution center, the [planned] Montgomery Public School Bus Facility, and a State Highway Administration maintenance facility.

Page 74: Delete the seventh paragraph and replace as follows:

[Site 2's inherent odor is not compatible or appropriate for the density and land uses in this area of Fairland. Use of Site 2 should be phased out as soon as it is feasible.]

Recent issuance of a Council of Governments management study for improving biosolids facilities at Blue Plains recognizes land application as a viable, cost effective, long-term biosolids disposal option for Blue Plains. The study and a County government analysis suggest that the cost of composting at Site 2 is significantly more expensive (more than twice the cost) than the cost of land application. The County Executive is currently looking into the land application of the portion of biosolids currently composted at Site 2, including requesting State and Federal government assistance.

The potential cost savings of alternate biosolids disposal methods for WSSC ratepayers and the continuing problems of odor at Site 2 suggest that Site 2 be considered for phase-out as soon as a long-term replacement program is adopted, including resolution of all legal and financial impediments.

Page 75: Revise the third paragraph second sentence as follows:

A strategy to guide future development, such as creating a [development]special district through an overlay zone, could unify the area by permitting supportive services, such as restaurants and banks[, and limiting noxious uses, such as the WSSC Site 2].

Page 76, Area 40: Modify the first paragraph as follows:

This area is a part of the West*Farm Technology Park that has been platted, but not yet developed. Current economic conditions, combined with the location along US 29 and existing internal road network, and the ability to preserve the green spaces and buffers already established through the development process along Cherry Hill Road, present a unique opportunity for introducing retail and restaurant uses. Comparison and non-neighborhood shopping needs, as noted on page 13, are not well served in the Eastern Montgomery County. [This retail center] Comparison retail at this location would

diversify and enhance uses within the employment center as well as serve the surrounding residential communities. Should the retail opportunity not be achieved, the C-6 Zone allows office uses that correspond to development permitted under the existing I-3 zoning. No additional traffic other than that which has already been approved would be allowed and all traffic generated by retail use would correspond to limitations cited in the 1990 Trip Reduction Amendment and associated agreements.

Page 77: Under the heading “Naval Surface Warfare Center” modify the second paragraph as follows:

The FDA relocation will require a new access road from Cherry Hill Road directly to the site, widening and intersection improvements of Cherry Hill Road and Powder Mill Road in Prince George’s County, and [the] expansion of the existing road network (extension of Plum Orchard Road) through West*Farm to the new access road.

Page 87: Delete the third paragraph and add the following sentence at the end of the second paragraph:

It has been difficult to balance the recommended land use and transportation infrastructure. Nevertheless, the Fairland area is forecasted to achieve balance at build-out by maintaining the land use/zoning recommendations in the plan, phasing in the grade-separated interchanges as identified in the plan, and instituting improved transit service and other complementary measures to increase transit use.

Page 90: Amend the first part of the first sentence as follows:

Improvements to US 29 should provide six general purpose lanes plus acceleration/deceleration lanes[,] south of the vicinity of MD 198, five lanes plus acceleration/deceleration lanes between the vicinity of MD 198 and Dustin Road, and [with] four lanes crossing the Patuxent River to the Howard County line, ...

Page 90: Under the heading “Recommendations”, at the end of the first bulleted section insert as follows:

The public will have the opportunity to review the design of these interchanges by the State Highway Administration.

Page 91: Under the heading “Tech Road/Industrial Parkway Interchange”, delete the first paragraph.

Page 92: Under the heading “Recommendations”, delete the first bullet and replace as follows:

- Widen MD 198 to four travel lanes.

Page 92: Under the heading “Recommendations”, amend the fifth bulleted paragraph as follows:

Evaluate relocating [Relocate] the traffic signal from McKnew Road/MD 198 to Cedar Tree Drive/MD 198. The signalized intersection at MD 198 and McKnew Road currently provides the primary access point to the Saddle Creek subdivision. Cedar Tree Drive is built to primary residential standards with sidewalks on both sides and has few driveway connections. Of the two roads, Cedar Tree Drive may be [is] more suitable to serve as the primary access point, especially when vacant land at its southern end is developed. [Accompanying the relocated] If the traffic signal is relocated, there should be a new median break at Cedar Tree Drive, and the elimination of the existing median break at McKnew Road to restrict access to right-in/right-out should be evaluated.

Page 93: Under the sub-heading “Briggs Chaney Road”, amend the third bullet as follows:

- Reclassify [Maintain] the section between US 29 and Dogwood Drive [the proposed ICC] as a 120-foot right-of-way arterial.

Page 93: Add the following at the end of the Arterial Roads Recommendations:

Old Columbia Pike

- Reclassify Old Columbia Pike as a four-lane arterial within an 80-foot right-of-way between East Randolph Road and Tech Road.

Page 94: Amend the portion of the bulleted paragraph for Dino Drive beginning with the first full sentence on this page, as follows:

In the event of abandonment and relocation of the paper street portion of Dino Drive (north of Parcel G), Planning Board approval of any abandonment resolution should be conditioned on acceptance by Montgomery County Department of Public Works and Transportation of the newly established right-of-way [and construction of realigned Dino Drive]. Abandonment of the paper street portion of Dino Drive shall also be conditioned upon [not occur until] alternative access being [is] established for those properties currently fronting on MD 198 or that would have access to MD 198 or to Star Pointe Lane. In the event that Star Pointe Lane is closed to public access by the State Highway Administration, access easements to realigned Dino Drive should be provided. The nature and extent of participation by the property owners in a share of the improvements for realigned Dino Drive shall be determined at the time of preliminary plan approval for the relevant properties.

Page 94: Replace the “Cloverpatch Drive” recommendation with the following:

A-287

- Construct A-287 as a four-lane arterial from Cherry Hill Road to Prince George’s County line (see page 38).

Page 95: Under the heading “Old Columbia Pike” amend the second bulleted paragraph first sentence as follows:

- Retain Old Columbia Pike as a primary residential road with an 80-foot right-of-way south of Briggs Chaney Road to East Randolph Road and south of Tech Road, and a 70-foot right-of-way from Briggs Chaney Road north to MD 198.

Page 97: Correct Figure 39 to show Dustin Road west of US 29 to be a recommended rustic road and to show Bell Road to not be recommended as a rustic road.

Page 98: Amend the first sentence as follows:

Belle Cote Drive is a narrow (10 feet) gravel road extending [west] east of Kruhm Road.

Pages 100 to 104: In Table VIII, delete ‘Proposed’ from the title, and add the following note explaining the meaning of ‘Recommended Number of Lanes’:

* These are the number of planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.

Further amend the table as follows:

| | | | | | |
|-------|--|---|---------------------|---|--|
| F-9 | Intercounty Connector (ICC) | Master Plan Boundary to Prince George's County line | 300' [minimum] | To be determined by ICC Environmental Study | |
| CM-10 | US 29 | Master Plan Boundary to vicinity of MD 198 [Howard County line] | 100' to 200' | 6 lanes divided | <u>Controlled major highway with proposed interchanges at all existing crossings</u> |
| | | | | [4-lanes divided from Burtonsville to Howard County line] | |
| | | <u>Vicinity of MD 198 to Dustin Road</u> | <u>100' to 200'</u> | <u>5 lanes divided</u> | <u>Controlled major highway with proposed interchange at MD 198-Dustin Road</u> |
| | | <u>Dustin Road to Howard County line</u> | <u>100' to 200'</u> | <u>4 lanes divided</u> | <u>Controlled major highway</u> |
| M-10a | US 29 (Burtonsville Boulevard) | <u>South of MD 198 to Dustin Road</u> | <u>100' to 200'</u> | <u>6 lanes divided</u> | <u>Existing road with intersection at MD 198</u> |
| M-76 | Sandy Spring/Spencerville Road (MD 198) | Master Plan boundary [New Hampshire Avenue to Burtonsville Business Area. US 29] to Prince George's County line | 120' | 4 lanes divided [2-lanes from New Hampshire Avenue to Burtonsville business area; 4-lanes divided from Burtonsville Business Area to Prince George's County line] | Sidewalks from Old Columbia [Road] Pike to US 29 |
| A-86 | Briggs Chaney Road | US 29 to <u>Dogwood Drive [ICC]</u> | 120' | 4 lanes divided | Sidewalks |
| | | <u>Dogwood Drive [ICC] to Prince George's County line</u> | 80' | <u>4 [2-4] lanes</u> | [Bridge over Little Paint Branch widening to two 12' lanes with two 8' shoulders. Project under construction.] |

| | | | | | |
|-------|--|--|----------------------------|---|--|
| A-98 | East Randolph/ Cherry Hill Road | Master Plan Area Boundary to Prince George's County line | 80' | 4-5 lanes | Between Burkhardt Street and Old Columbia Pike widen to 5 lanes with 4' to 5' sidewalk on both sides. 8' bikeway along south side from Paint Branch to Old Columbia Pike. [Detailed designs underway.] |
| A-99 | <u>Old Columbia Pike</u> | <u>East Randolph Road to Tech Road</u> | <u>80'</u> | <u>4 lanes</u> | <u>Sidewalks</u> |
| A-110 | Greencastle Road | US 29 to Prince George's County line | 80' | <u>4 lanes</u> [Existing 4-lanes; 2-4 lanes to Prince George's County] | |
| A-287 | [Clover Patch Drive] | Cherry Hill Road to Prince George's County line | 80' | <u>4 lanes</u> | Sidewalks [Existing 2-lanes from Cherry Hill to Gracefield Road; 2-lanes to Prince George's County] |
| I-2 | Dino Drive Extended | Sandy Spring Road into industrial property | <u>70'</u> [80'] | 2 lanes | |
| B-2 | <u>Prosperity Drive</u> | <u>Industrial Parkway to Cherry Hill Road</u> | <u>80'</u> | <u>4 lanes</u> | |
| P-23 | Featherwood Street | [Entire Limits] <u>Old Columbia Pike to Loft Lane</u> | 70' | 2 lanes | |
| P-24 | Stratford Garden Drive | [Entire Limits] <u>East Randolph Road to road end</u> | 70' | 2 lanes | |
| P-25a | Old Columbia Pike | Industrial Parkway to <u>Tech</u> [East Randolph] Road | 80' | 2[-4] lanes | <u>Sidewalks</u> |
| P-25b | Old Columbia Pike | East Randolph Road to Briggs Chaney Road | 80' | 2 lanes | <u>Sidewalks</u> |
| P-25c | Old Columbia Pike | Briggs Chaney Road to Spencerville Road | 70' | 2 lanes | <u>Sidewalks</u> |

| | | | | | |
|-------------|--|--|--------------------------|----------------|---|
| P-29 | Robey Road | Briggs Chaney Road to Greencastle Road | 70' | 2 lanes | Between <u>Greencastle</u> Elem. School and Greencastle Road reconstruction to 60'-70' right-of-way (2 lanes) with 5' sidewalk on south side, 8' bikeway on north side from Briggs Chaney to Ballinger. [Detailed design stage, construction to begin FY 96.] |
| P-32 | Dogwood Lane/ Sheffield Manor Drive | [Entire Limits] <u>Briggs Chaney Road to Aston Manor Drive</u> | 70' | 2 lanes | Sidewalks |
| P-44 | Blackburn Road | [Entire Limits] <u>US 29 to road end east of US 29</u> | <u>Existing</u> (60-70') | 2 lanes | Sidewalk |
| P-45 | Cedar Tree Drive | [Entire Limits] <u>MD 198 to Prince George's County line</u> | 70' | 2 lanes | |
| <u>P-47</u> | <u>Riding Stable Road</u> | <u>MD 198 to Prince George's County line</u> | <u>70'</u> | <u>2 lanes</u> | <u>Rural open section</u> |

Page 105: Under the heading "Recommendations", replace the first bullet with the following:

- Work toward a long-term solution for significantly improving transit along US 29. Based on current demand projections, a substantial improvement to transit should be provided between Burtonsville at MD 198 and the Silver Spring Metro station (future Silver Spring Transit Center).

Page 108: Amend the seventh bullet as follows:

- Connect the Galway Elementary School to neighboring residential areas with two Class III [paths] bikeways, one from Marlow Road, and the other along [Calverton Boulevard and Palermo Drive] Galway Drive between Calverton Boulevard and Fairland Road. (PB 56, PB 59)

Page 109: Modify title of Table IX as follows:

[Proposed] Bikeways
Fairland Master Plan

Pages 109-110: Delete the 'Implementing Agency' column in Table IX and the associated note.

Page 110: Amend the Table IX as follows:

| | | | |
|-------|--|--|-----|
| PB-59 | [Palermo Drive] <u>Galway Drive</u> | Calverton Boulevard to [Galway Elementary School] <u>Fairland Road</u> | III |
|-------|--|--|-----|

Page 112: Add the following sentences after the bulleted sentences:

Figure 41 displays the existing sidewalks along the major routes in Fairland. This Plan is not intended to preclude consideration of other sidewalk locations that may be identified in the future.

Page 113: Change the title of Figure 41 as follows:

Sidewalk [Plan] Needs

Page 113: Add the 'Parkland' symbol to the map legend.

Page 114: Change the title of Table X as follows:

[Proposed Sidewalk] Pedestrian Improvements Recommended for Consideration in Fairland [Master Plan]

Page 114: Add the following section:

DELETION FROM THE 1981 PLAN

The realignment of MD 198 east of Kruhm Road, which was recommended in the 1981 Plan, is deleted in this Plan. The planned Paint Branch Bikeway between Fairland Road and Briggs Chaney Road (S-74) and between Briggs Chaney Road and Spencerville Rod (P-11) are also deleted in this Plan.

Page 123, Table XIII: Change the location of Galway Elementary from Fairland Road to Galway Drive.

Page 125: Under the sub-heading "Fire and Rescue", amend the paragraph as follows:

Fire and rescue services are provided by the Burtonsville Volunteer Fire Department. In April 1995, the new Burtonsville Fire Station located at Briggs Chaney and Old Columbia Pike officially opened. No new fire stations are needed, according to current and future population projections. The old fire station property is owned by the Burtonsville Volunteer Fire Department and is currently being used jointly by the Department of Fire and Rescue Services Division of Fire Investigations and the Police Department Centralized Auto Theft Team. The property contains 4.78 acres: one acre of the site is zoned C-2 with the remainder (3.78 acres) zoned Rural Cluster.

Page 125: Under the sub-heading “Police”, amend the paragraph as follows:

The Fairland Master Plan area is served by the Wheaton/Glenmont and Silver Spring police station[s] districts. The Montgomery County Police Department’s 1993 Strategic Plan included as its first priority facility change the establishment of a satellite facility in the Route 29 corridor. [In 1993, the Montgomery County Department of Police developed a strategic implementation plan called *Transition to Community Policing - Strategic Implementation Plan.*] In August 1994, the Briggs Chaney Satellite Station Trailer opened in the Briggs Chaney Plaza Shopping Center. [A more permanent police station may be necessary in the future.] In accordance with the Strategic Plan, the Police Department is developing a Facilities Master Plan which will determine the nature and location of future police facilities (satellite or other). The Police Department is also revising the Police District and Police Beat boundaries in an effort to enhance the delivery of law enforcement services. Police Districts and Beats are expected to change during the life of this Master Plan in response to community and crime issues.

Page 125: Under the heading “Recommendations”, amend the first two bullets as follows:

- The Burtonsville Volunteer Fire Department has no plans to sell its property. If this should change in the future, then [Public or commercial uses are suitable for] the C-2 zoned portion of the old fire station property would be suitable for public or commercial uses.
- If the old fire station site in Burtonsville is sold in the future, [C] consider the Rural Cluster portion of this property [the old fire station site in Burtonsville] for a public parking facility and public green linking two ends of the proposed rear access road. (See Burtonsville, pages 66-72.)

Page 125: Under the heading “Recommendations”, amend the last bullet as follows:

- Needed Montgomery County Police Department facilities [A permanent police station, if needed,] should be located close to population centers, such as [preferably in] the Briggs Chaney/Greencastle Road Area.

Page 127: Amend the first paragraph as follows:

The Postal Service has relocated [been trying to relocate the Burtonsville Post Office, located on MD 198 west of the intersection with Old Columbia Pike, to a larger more accessible site. The current post office is too small to serve the resident and business population. The current plan is to lease space within] to the Burtonsville Shopping Center. This is a suitable site for a post office and supports the Burtonsville concept by locating an important public facility within the commercial area.

Page 127: Delete as follows:

[Recommendation:]

- [Support the relocation of the Post Office in the Burtonsville commercial area.]

Page 130: Insert the following paragraphs after the first paragraph as follows:

In eastern Montgomery County, a system of management categories that recognize the sensitivity of stream resources and the intensity of existing or planned land uses was developed to focus the master plan on those areas where land use decisions are critical to environmental protection. This system (as described in the 1996 technical report *Environmental Resources: Eastern Montgomery County Master Plans*) is now seen as a prototype for a similar system that is being refined and documented for county-wide application.

A County-wide Stream Protection Strategy (CSPS) is currently under development to assess stream quality throughout all the county watersheds in order to develop management categories and tools, and set priorities for watershed preservation, protection, and restoration. The CSPS will define watershed management categories based on the existing stream resource conditions, existing and planned land uses in the watersheds, and the types of management tools available to protect or restore each watershed. The management categories as presently envisioned roughly coincide with those defined in the eastern Montgomery County master plans. The CSPS will provide a consistent process for identifying stream preservation, protection, and restoration needs county-wide.

The Montgomery County Department of Environmental Protection (DEP) and the M-NCPPC are cooperating to draft the initial CSPS and will continue to refine the report and the priority ranking as new stream quality data becomes available. This strategy is closely tied to the county's biological monitoring program and will be updated on a regular basis to incorporate new monitoring results. A staff draft of the CSPS categorization of subwatersheds and related management tools should be completed by early 1997. Recommendations, if any, for new management tools such as the designation of Special Protection Areas, should await completion of the initial CSPS. This master plan will discuss the characteristics of each subwatershed within the planning area, but final management recommendations will be made after the CSPS is complete.

Until such recommendations are made, the prototypical categories (as described below) will be used for this and other plans in eastern Montgomery County. The categories include Environmental Restoration Areas, Regular Protection Areas, Special Protection Areas and Environmental Preservation Areas.

Page 132: Modify the second paragraph as follows:

The Special Protection Area designation requires protection of high stream quality through stringent controls on new development, including such measures as expanded buffers, additional reforestation/afforestation considerations, [and] extraordinary best management practices[.] and monitoring requirements. These requirements can be found in the Planning Board's *Guidelines for Environmental Management of Development* and in DEP's regulations, *Water Quality Review For Development in Designated Special Protection Areas.*

Page 132: Delete the third paragraph.

Page 132: Delete the fourth paragraph.

Page 138: Insert new bullet after first bullet as follows:

- The Planning Board has submitted an environmental overlay zone to the County Council that would follow the Special Protection Area (SPA) boundaries identified in this Plan. The zone as proposed would limit imperviousness levels for new development and place restrictions on special exception uses. The zone will only go into effect if adopted by the County Council and if applied by a zoning map amendment.

Page 138: Delete the fifth bullet:

- [• Create an overlay district for the upper Paint Branch watershed. The overlay district should have the following components:
 - Maximum site imperviousness of ten percent for all new development as required in the SPA;
 - Prohibit or place conditions on permitted and specific special exception uses that create unacceptable adverse impacts on the resources of the Paint Branch and;
 - No site imperviousness cap for occupied single-family residential uses.]

Page 139, Air Quality: Modify the second paragraph as follows:

- Locally, WSSC's Montgomery County Regional Composting Facility (Site 2) adjacent to the Montgomery Industrial Park has created a recurring air quality problem. Built in 1982 by WSSC for the purpose of composting [a portion of the County's] WSSC's share of biosolids from the Blue Plains Wastewater Treatment Plant, the composting facility's major impact on the community has been odor. [The facility has been processing 200 wet tons per day, and is planned to increase the tonnage to 400.] The facility was originally designed to process 400 wet tons per day (wtpd) of sewage sludge. [Although] Despite WSSC's use of state-of-the-art odor control technology [has been used], the facility has operated at an average of less than half of its design capacity due to odors that continue to plague the community. By Council Resolution 10-1095, the Montgomery County

Council adopted a number of conditions that must be met prior to any increase in tonnage over 200 [per day] wtpd. These conditions act as performance criteria, essentially dictating no increase in tonnage until odors are controlled. WSSC and the County's Department of Environmental Protection operate a program to monitor odors affecting the community and [also staffs] staff a citizens' group that oversees odor issues at the plant.

Page 140: Modify the first paragraph as follows:

The County's Forest Conservation legislation, adopted in 1992, requires that forest and tree conservation be a part of future development projects (see M-NCPPC's *Trees - Approved Technical Manual*). Forest conservation measures include avoiding or minimizing tree clearing and replacing trees that cannot be retained. A major goal of the forest conservation program is to retain or plant trees in priority environmental areas, such as stream buffers, on developing properties. When this is not possible, required planting may be done off-site, preferably within the same watershed. The M-NCPPC is preparing a county-wide forest resource inventory and conservation plan that identifies priority areas for reforestation. As a last resort, payment of a fee to a county tree fund for reforestation projects is acceptable in lieu of planting. Improvement of existing wooded areas is sometimes needed to remove invasive vegetation, thus encouraging natural succession of native species.

Page 141, Community Water and Sewer: Modify and combine the fourth and fifth paragraphs as follows:

- There are no publicly owned or operated pumping stations or force mains in [Cloverly or] the Fairland Planning Area. [Individual properties outside the gravity sewer envelope can be served by grinder pumps/pressure sewer when approved in the Water and Sewerage Plan.] A relief sewer project will eventually be needed in the lower Paint Branch (south of US 29 to Prince George's County). Reduction of the development potential in the headwaters will not offset the need for this relief. The timing, location, and design of this project would be [determined] recommended by the WSSC [as a part] to the County Council based on the results of a facility plan. The facility planning process will be monitored by a policy review group consisting of staff from the County Executive, County Council, M-NCPPC, and the WSSC.

Page 142: Modify the first bullet as follows:

- Construct community water and sewer service extensions in an environmentally sensitive manner. When feasible, water and sewer lines should be located outside stream buffers, especially wooded stream buffers. When extensions or major improvements are deemed too damaging, alternatives such as pump-overs and force mains should be considered in the Anacostia basin.

Page 142: Modify the second bullet as follows:

- Reconfirm the 1981 Plan’s policy of extending sewer service to properties that can tie into existing gravity systems; pumping stations are discouraged and should be used as a last resort in the Patuxent watershed.

Page 142: Insert after second bullet:

- Individual properties recommended for sewer service in the Patuxent watershed outside of the gravity sewer envelope can be considered for service using grinder pumps and pressure sewers to avoid major capital facilities.

Page 142: Modify the fourth bullet as follows:

- Maintain the low density rural land use policy and zoning within the lower Patuxent watershed even if extension of sewer service is extended via gravity. Zoning should correspond to existing patterns of development and the potential extension of water and sewer service. [In general] In the Patuxent, areas zoned [RE-2C,] RE-1 and R-200 should have access to community water and sewer; [RE-2 and] RC should have access to community water only.

Page 142: Modify the fifth bullet as follows:

- Sewer service to properties zoned RE-1 is recommended if service can be provided via gravity to existing [sewer] lines in the Patuxent or other watersheds.

Page 142: Modify the sixth bullet as follows:

- Make community sewer available to commercially zoned properties that can connect [via gravity flow into] to the Anacostia sewerage system.

Page 150, Map Legend:

Replace first legend description “Proposed Service Areas” as follows:

- Existing and Proposed Community Water and Sewer Service Areas:
* Service to be Provided Consistent with Areas #34 and #35 Recommendations
(Note: This map does not show specific sites approved for community water and sewer service restricted to specific uses--such as public facilities and private institutional facilities--which are located outside the recommended service envelopes.)

Page 150, Map Legend: Insert additional description as follows:



Existing and Proposed Community Water Service Only Areas

Page 151: Delete the first paragraph and replace as follows:

[Any property that requires community water or sewer service must be in Category S (Sewer) 1,2 or 3 and W (Water) 1,2 or 3 in order to begin the development process. To limit development in the Patuxent watershed, the lowest priority must be confirmed, although community water and sewer should be extended where special exception uses are encouraged (Figure 50).]

The Montgomery County Comprehensive Water Supply and Sewerage Systems Plan governs the provision of water and sewer service throughout the county. The goal of the Plan is to assure that existing and future water supply and sewerage system needs of the County are satisfied in an orderly and cost-effective manner consistent with the County's land-use planning policies and other environmental and public health goals. The Plan designates for all properties in the county one of six water and sewer staging categories that are primarily based on master plan development staging strategies and/or capital program infrastructure staging. The authority to adopt and amend the Plan resides with the County Council, and the County Executive administers the Plan through the Department of Environmental Protection (MCDEP) in cooperation with M-NCPPC and WSSC.

The Master Plan recommends comprehensive water and sewer service area map amendments for the Water and Sewer Plan which will place properties in the appropriate service area categories consistent with the policies of the Water and Sewer Plan and the recommendations of the Master Plan. The proposed service area is shown on Figure 50. MCDEP will prepare the amendments, in consultation with M-NCPPC, for consideration by the County Council.

Properties that require community water and sewer service must be in categories S(Sewer)-1, 2, or 3, and W(Water)-1, 2, or 3, indicating the highest priorities for community service, to proceed with the development process. To limit development potential, the lowest priority for community service, categories S-6 and W-6, indicating no planned service, should be confirmed for the Patuxent Watershed, except as identified in the following recommendations.

Water and Sewer Plan policies generally do not provide for the extension of community sewer service to areas zoned RE-1 and RE-2, except as recommended by local area master plans. This Plan recommends such an exception, confirming the recommended sewer service area proposed in the 1981 Eastern Montgomery County Master Plan. Community service is readily available to the RE-1 zoned areas of the Plan due to extensions provided for adjacent, more densely-zoned areas, including service to PD-2 zoned properties. This floating zone option for the RE-1 Zone was removed by the 1990

Trip Reduction Amendment. The County Council has previously concurred with the provision of service to the RE-1 areas in Fairland and Cloverly provided the required main extensions were logical, economical, and environmentally acceptable. Community sewer service is generally required in order to implement RE-1 cluster development, as recommended for Area #1. The majority of the properties in Area #18, recommended in this Plan for RE-1 zoning, are already approved for service. The area zoned RE-2 is contained within Fairland Recreational Park, for which M-NCPPC has already received approval for community sewer service for proposed park facilities.

Page 151, Under the heading “Recommendation”: Delete the bullet:

- [• Immediate priority for water and sewer service for all properties south of MD 198; no planned sewer service is recommended for properties within the Patuxent watershed, north of MD 198.]

Page 151, Under the heading “Recommendation”: Change Recommendation to Recommendations.

Page 151, Under the heading “Recommendation”: Insert new section immediately under heading as follows:

MCDEP will initiate a comprehensive Water and Sewer Plan map amendment to include:

- Community water and sewer service for all properties in all zones south of MD Route 198; MCDEP will recommend appropriate staging based on infrastructure needs.
- Community water and sewer service for properties zoned commercial (C-2), industrial (I-1), office-building (O-M), and residential (R-200 and RE-1 only) north of MD 198.
- Community water service only for areas north of MD 198 zoned Rural Cluster (RC) consistent with the Water and Sewer Plan policies regarding water service without sewer. No planned sewer service for areas zoned RC north of MD 198, except to support special exception uses as recommended in this Plan.

Page 152: Delete ‘Implementing Agency’ column in Table XVI.

Page 153: Amend the third paragraph as follows:

It may not be possible, as indicated by the transportation analysis⁵, to balance the transportation system’s capacity with the needs of existing and future development through road improvements alone. The end-state Total Transportation Level of Service (TTLOS) is the extent to which the provision of roads and transit meets the locally and regionally generated traffic demand. This Plan recommends [all] many feasible transportation improvements and has recommended reductions to the amount of future

development to better balance development and transportation capacity to the extent possible. [However, because of increases in traffic anticipated from Howard County and the existing deficit (resulting from a combination of through-traffic and the fact that approved development exceeds the capacity of the currently programmed road network) achieving the AGP goal of LOS C/D is impossible by practical means.]

Page 153: Delete the fourth paragraph.

Page 153: Delete the fifth paragraph.

Page 153: Insert after third paragraph as follows:

Development Districts

Sources of funding must be identified for the infrastructure that will serve the Fairland community. There are a variety of funding mechanisms that may be appropriate for Fairland, including development districts. Development districts could be used to fund one or more types of infrastructure including, but not limited to, road improvements, sidewalks, street trees, and local parks.

Page 153: Delete the following:

[Recommendations]

- [• Support the creation of Development Districts as public/private partnerships to provide future infrastructure.]

Page 154: Delete all text on this page.

General

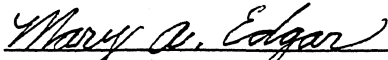
All figures and tables are to be revised where appropriate to reflect District Council changes to the Planning Board (Final) Draft Fairland Master Plan. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board (Final) Draft Fairland Master Plan, dated August 1996.

In specific Areas discussed in the Plan that have more than one zone, the map of those Areas should be revised to indicate the location of the different zones or, at a minimum, the corresponding text should describe the location of the different zones (e.g., Area 4 shown on page 59 and discussed on page 58 has multiple zones but their location is unclear).

In addition to the changes to the Master Plan set forth above, the Council directs the Planning Board to consider, during their next review of the Annual Growth Policy, issues raised

by certain property owners during the Council's consideration of the Fairland Master Plan. They requested that an exemption be created to allow the construction of additional lower density single-family units in the Planning Area, even though the area is in moratorium.

This is a correct copy of Council action.



Mary A. Edgar, CMC
Secretary of the Council

MCPB No.97-06
M-NCPPC NO. 97-11

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 (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on January 4 and January 25, 1996, on the Public Hearing (Preliminary) Draft Fairland Master Plan, being also an amendment to the *Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak, 1981*, as amended; *The Master Plan of Bikeways, 1978*, as amended; *The Master Plan of Historic Preservation, 1979*, as amended; *The Functional Master Plan for the Patuxent River Watershed, 1993*; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties, 1964*, 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 August 1, 1996, approved the Planning Board (Final) Draft Fairland Master Plan, recommended that it be approved by the District Council, and forwarded it to the County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board (Final) Draft Fairland Master Plan and forwarded those recommendations with a fiscal analysis to the District Council on October 4, 1996; and

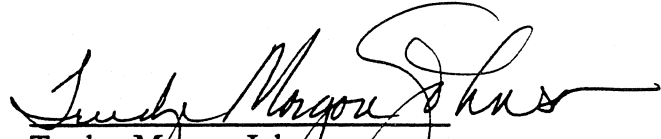
WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on November 12 and November 14, 1996 wherein testimony was received concerning the Planning Board (Final) Draft Fairland Master Plan; and

WHEREAS, the District Council, on March 25, 1997, approved the Planning Board (Final) Draft Fairland Master Plan subject to modifications and revisions set forth in Resolution No. 13-835.

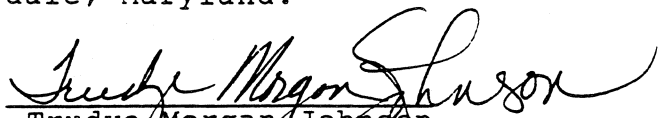
NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said Fairland Master Plan, together with the General Plan for the Physical Development of the Maryland-Washington Regional District as amended; and as approved by the District Council in the attached Resolution No. 13-835 and

BE IT FURTHER RESOLVED, that copies of said Amendment should 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 Holmes, seconded by Commissioner Aron, with Commissioners Aron, Baptiste, Holmes, and Hussmann voting in favor of the motion, and Commissioner Richardson being absent, at its regular meeting held on Thursday, April 17, 1996, 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 by the Maryland-National Capital Park and Planning Commission on motion Commissioner Richardson, seconded by Commissioner Holmes, with Commissioners Baptiste, Holmes, Hussmann, and Richardson voting in favor of the motion, with Commissioners Boone, Dabney, Hewlett, and McNeill abstaining, and with Commissioners Aron and Brown being absent, at its regular meeting held on Wednesday, May 21, 1997, in Riverdale, Maryland.


Trudye Morgan Johnson
Executive Director

ACKNOWLEDGEMENTS

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Montgomery County Parks

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And special thanks to all the Park and Planning staff who contributed to this Plan.

Resigned

fairland Master Plan



THE MONTGOMERY COUNTY
DEPARTMENT *of* PARK & PLANNING

8787 Georgia Avenue
Silver Spring, Maryland 20910

