

Errata Sheet for the Proposed Henson Creek-South Potomac Minor Master Plan Amendment (as of August 30, 2023)

Correction No.	Error	Correction	Page #
1	In Minor Amendment One, the property at 2112 Brinkley Road (Tax Account 1346022) was erroneously excluded from the revisions to “Map 1: Plan Concept”.	Clarify text for revisions to “Map 1: Plan Concept” to include 2112 Brinkley Road and change map shading from “Medium to High Intensity Residential Area” to “Low Density Residential” and move label so it no longer points to this property.	4
2	In Minor Amendment One, an incorrect label is used.	Clarify text in first sentence by removing “Rural Tier” and instead including, “Amend and/or refine “Development Pattern” on pp. 3-5...”	4
3	In Minor Amendment One, there is a typo in a Tax Account number.	Clarify text by revising Tax Account 0381556 to 0381566.	4
4	In Minor Amendment Two, the incorrect tax account number was indicated for one of the impacted properties at 7707 Kaydot Road in the revisions to “Map 5: Rural Tier Conceptual Land Use Plan.”	Clarify text by revising Tax Account 0381556 to 0381566 for recommended revisions to “Map 5: Rural Tier Conceptual Land Use Plan.”	6
5	Introduction to Minor Amendment Three indicates edits are required to “Developing Tier Policy 6” while no such edits are needed.	Revise introduction to Minor Amendment 3 to remove “Developing Tier Policy 6” and instead say, “Amend, repeal, and/or refine ‘Developing Tier Background,’ ‘Developing Tier Policy 1,’ ‘Developing Tier Policy 2,’ and ‘Developing Tier Policy 3’ on pp. 21-24...”	6-7
6	Changes proposed in Minor Amendment Three related to the existing Fort Washington Hospital site were erroneously left out of revisions under Minor Amendment Six related to the same site.	Clarify Minor Amendment Six by including additional language consistent with Minor Amendment Three: <u>Amend and/or refine “Developing Tier,” “Broad Creek Transit Village and Medical Park—Guidelines” on p. 30:</u> □ Consider potential[expansion]future redevelopment of the Fort Washington Hospital <u>that complements surrounding commercial and healthcare uses,</u> or creation	10-11

		of a related medical park for outpatient services and support.	
7	Minor Amendment Seven omits edits to “Map 19: Oxon Hill Regional Center Existing Land Use” in which the westernmost portions of the Rosecroft Mixed-Use Area indicated as a center should have been omitted.	Update text to Minor Amendment Seven to be consistent with other amendments, as follows: <u>“Revise ‘Centers and Corridors’ maps and graphics and Graphics on pp. 48-49:</u> • <u>Revise “Map 19: Oxon Hill Regional Center Existing Land Use” to eliminate the westernmost portions of the Rosecroft Mixed-Use Area indicated as a center</u> • <u>Revise “Potential light rail transit alignment and station stop for the Henson Creek/South Potomac development corridor” figure to reflect removal of the Rosecroft Area station stop</u>	11
8	Minor Amendment Eight omits edits to the map (“Map 22: Oxon Hill Land Use”) for the corresponding text edit.	Add the following text to clarify Minor Amendment Eight: <u>Revise “Map 22: Oxon Hill Land Use” to eliminate the westernmost portions of the Rosecroft Mixed-Use Area indicated as a transition area/future development, and eliminate the potential transit stop location at this point.</u>	11
9	In Minor Amendment Twelve, revisions to “Map 33: Future Mixed-Use Rezoning Areas” erroneously exclude the Kaydot Property.	Revise “Map 33: Future Mixed-Use Rezoning Areas” to include the Kaydot Property to be consistent with proposed amendments related to this property.	15
10	Minor Amendment Thirteen erroneously misquotes the label and page number for the proposed amendment.	Revise Minor Amendment Number Thirteen to reference page 141 instead of page 92, and to reference “Public Facility Proposals for Transportation” instead of “Public Facility Totals...”	
11	Attachment 1 incorrectly lists the address of Tax Account 1346022 as 2102 Brinkley Road.	Correct the address in the attachment list and ensure Future Land Use category is updated for 2112 Brinkley Road.	Attachment 1

12	An additional reference to the Rosecroft Mixed-Use area in the Master Plan was erroneously omitted for deletion in the proposed minor plan amendment	Revise language under ‘Developing Tier Background’ on p. 21 as follows: The major portion of this master plan is located in the Developing Tier, which contains approximately 16,676 acres or 26 square miles. Much of this tier still features a semirural character established by a mixture of small- and large-lot subdivisions, small farms, garden plots, and woodlands. Multifamily projects are generally concentrated along Brinkley Road and MD 210. Nearly all of the multifamily projects in this tier were built in the 1960s and 1970s. More recently, multifamily development is taking place in the form of elderly housing projects. Many of the undeveloped properties in this tier have been approved for subdivision development that should occur in the foreseeable future. Nearly all are low-density, single-family subdivisions. The notable exception is National Harbor, which has been approved for approximately seven million square feet of commercial and entertainment development along the banks of the Potomac River at the Capital Beltway. <u>The remaining tracts that have not been subdivided are generally small sites contained within established single-family residential neighborhoods.</u> [The remaining tracts that have not been subdivided are generally small sites contained within established single-family residential neighborhoods. However, one large site located south of Brinkley Road is bordered by multifamily, commercial and institutional development as well as single-family neighborhoods. This 200-acre site presents a unique opportunity to develop a compact, high-quality, mixed-use planned neighborhood. It could also incorporate redevelopment of the adjoining racetrack property at some point in the future.]	6-7
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Note: Additional corrections may be added to this errata sheet based on testimony received at the Joint Public Hearing for inclusion in the Planning Board's Resolution of Adoption.

Underline indicates language added.

[Brackets] indicate language deleted.