

APPROVED & ADOPTED MASTER PLAN

OLNEY



Little Olney

ABSTRACT

TITLE: Approved and Adopted Olney Master Plan

AUTHOR: Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission

SUBJECT: A land use and zoning plan for Olney and Vicinity (Planning Area 23)

DATE: June 1980

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
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Silver Spring, Maryland 20907
and
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Riverdale, Maryland 20840

SERIES NUMBER: 2508802506

NUMBER OF PAGES: 155

ABSTRACT: This document contains maps and supporting text of the adopted master plan for the Olney Planning Area. The Plan proposes a residential satellite community surrounded by open space. A program to preserve prime farmland is recommended. A Town Center Urban Design Plan is proposed to strengthen community identity and to create an attractive commercial center.

This Plan is a comprehensive amendment to the 1966 Master Plan for Olney and Vicinity.

Approved and Adopted Plan: June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland

The Plan amends the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County, Maryland; the 1966 Plan for Olney and Vicinity; and a portion of the Rock Creek Master Plan.

THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION

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Silver Spring, Maryland 20907

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) the acquisition, development, operation, and maintenance of a public park system; and
- (3) in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans; recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

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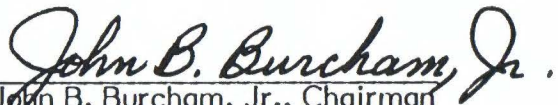
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CERTIFICATE OF APPROVAL AND ADOPTION

The Olney Master Plan, being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District in Montgomery County, Maryland, the Master Plan of Highways within Montgomery County, Maryland; the 1966 Master Plan for Olney and Vicinity; and the Rock Creek Master Plan has been approved by the Montgomery County Council, sitting as the District Council, by Resolution 9-822 on June 3, 1980 and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution 80-17 on June 11, 1980 after a duly advertised public hearing pursuant to Article 66D of the Annotated Code of Maryland, 1976 Supplement.

The Maryland-National Capital Park and Planning Commission


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THE OLNEY MASTER PLAN ADVISORY COMMITTEE

The Olney Master Plan Citizens Advisory Committee advised the Montgomery County Planning Board on the problems, needs, and views of their groups or area and worked with staff and the Planning Board in developing the Plan.

The committee spent countless hours attending plan work-sessions, preparing written comments for staff and keeping other citizens informed about the Plan process. Staff and the Planning Board greatly appreciate their commitment, time, and effort.

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TABLE OF CONTENTS

	Page
PLAN HIGHLIGHTS	I
PLAN INTRODUCTION.	7
FRAMEWORK FOR PLANNING	11
LAND USE PLAN	21
INTRODUCTION	23
RESIDENTIAL LAND USE	29
COMMERCIAL AND OFFICE LAND USES	35
TOWN CENTER URBAN DESIGN PLAN	45
RURAL AREA	57
RURAL COMMUNITIES	71
COMMUNITY FACILITIES PLAN.	77
INTRODUCTION	79
SCHOOLS	81
PARKS AND RECREATION	85
BIKEWAYS.	91
HISTORIC SITES	97
TRANSPORTATION PLAN	101
ENVIRONMENT	109
IMPLEMENTATION	123
APPENDICES	141
PLAN PROCESS	143
MONTGOMERY COUNTY COUNCIL RESOLUTION No. 9-822	145
MONTGOMERY COUNTY PLANNING BOARD AND M-NCPPC RESOLUTIONS, MCPB 80-25 and M-NCPPC 80-17	153

LIST OF ILLUSTRATIONS

	Page
Location Map	15
Existing Land Use	17
Subdivision Activity	19
Proposed Land Use	25
Plan Terminology	27
Generalized Residential Densities	31
Town Center Existing Land Use	37
Georgia Avenue Study	39
Town Center Development Constraints	47
Town Center Proposed Land Use	49
Town Center Illustrative Sketch: From Montgomery General Hospital Area Looking Southwest	50
Town Center Design Concept Plan	53
Town Center Illustrative Sketch: Intersection of Georgia Avenue and Route 108	55
Rural Area	59
Transfer of Development Rights Concept	62
TDR Sending and Receiving Areas	65
Alternative Rural Development Patterns	67
Adopted Sandy Spring/Ashton Master Plan	73
Mt. Zion Proposed Land Use	75
Community Facilities.	87
Historic Sites	99
Highway Cross Sections.	107
Environment Composite.	113
Drainage Basin Map	117
Town Center Noise Impact Areas.	121
Existing Zoning	132
Proposed Zoning	133
Town Center Existing Zoning	134
Town Center Proposed Zoning	135
Proposed Sewer and Water Service Map	139

**PLAN
HIGHLIGHTS**

**OLNEY
MASTER PLAN**
Montgomery County, Maryland

PLAN HIGHLIGHTS

The Olney Master Plan Amendment:

- Reaffirms the satellite town concept.
- Reflects a population range of 26,000 to 32,000 people.
- Anticipates an additional 3,000 to 4,500 dwelling units by the year 1995.
- Establishes a predictable sequence of development keyed to community facilities, especially the widening of Georgia Avenue.

LAND USE

The Plan:

- Recommends continued residential development within the existing Olney center.
- Maintains the low-density residential character in the southeast quadrant of the planning area.
- Proposes a rural cluster option in the southeast portion of the planning area.
- Creates an identifiable Town Center.
- Provides for more attached and multiple-family units than in the 1966 Master Plan.
- Eliminates neighborhood commercial in Olney Mill subdivision.

- Proposes Rural Density Transfer Zone in the primary agricultural area and Rural cluster zoning in open space preservation areas.
- Discourages strip commercial development along Georgia Avenue and Route 108.
- Recommends use of the Planned Development Zone to provide for a more flexible housing market.
- Provides a buffer of low density residential uses between lower Georgia Avenue and Olney Town.

AGRICULTURE AND OPEN SPACE

The Plan:

- Establishes a comprehensive, innovative agricultural preservation program.
- Distinguishes between rural open space and farmland preservation.
- Recommends a transfer of development rights and rural clustering program.
- Proposes a development rights sending area and several development rights receiving areas. (The Olney development rights program is separate from the county-wide program).
- Expands the planning area to include a portion of the Rock Creek Planning Area as a development rights receiving area.

COMMUNITY FACILITIES

The Plan:

- Establishes a phased construction program of pedestrian and bikeway routes.
- Updates school and recreation facility needs.
- Endorses timely completion of Longwood Recreation Center and Olney library.

TRANSPORTATION

The Plan:

- Updates the 1966 Master Plan for Highways in light of recent traffic studies, growth rates and proposed land use patterns.
- Recommends staged construction program keyed to the widening of Georgia Avenue.
- Recommends widening of Georgia Avenue above Norbeck to 4 lanes.
- Retains low-density character along Inter-County Connector corridor and along Georgia Avenue.
- Recommends construction of Prince Philip Drive and the northeast segment of Queen Elizabeth Drive to two lanes.
- Encourages fringe parking in conjunction with the opening of Glenmont Metro Station.

ENVIRONMENT

The Plan:

- Endorses the stream valley park acquisition program.
- Provides for a detailed stormwater study in the Town Center and implements recommendations of Rock Creek Watershed Plan.
- Discourages development in severely restricted soils as shown on the Environmental Composite map.
- Delineates noise impact zones along Routes 97 and 108.

URBAN DESIGN

The Plan:

- Proposes a detailed design concept plan for the Town Center.
- Recommends that the historic setting of the Olney House be preserved and enhanced.
- Establishes a visual and physical transition from lower Georgia Avenue to the satellite community of Olney.

IMPLEMENTATION

The Plan:

- Recommends a staging schedule keyed to the widening of Georgia Avenue.
- Recommends a zoning plan in accord with land use recommendations.
- Recommends changes to the Ten-Year Water and Sewerage Systems Plan.
- Recommends an agriculture and open space preservation program for the northern portion of the Olney area.

PLAN INTRODUCTION

**OLNEY
MASTER PLAN**
Montgomery County, Maryland

PLAN INTRODUCTION

Olney Today

Many events since the early 1970's have altered the landscape of Olney and shaken the community's sense of identity. Improvements to the intersection of Georgia Avenue and Route 108 required the removal of long standing commercial structures. Olney Inn was lost to fire. New development has proceeded at a rapid pace.

Change is always hard to accept especially when it seems to be at odds with the basic character of the community. Change will occur, but the commitment of citizens and this Plan to enhance and preserve a quality environment will continue to make Olney a desirable place to live. Olney may no longer be a quiet, rural community but it remains a good place to live.

What is the purpose of this Plan?

This Plan for the Olney Planning Area is a comprehensive and detailed statement of concepts, goals and guidelines for the area's development.

How does this Plan relate to other plans?

This Plan amends the Montgomery County General Plan (The General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways). The General Plan provides policy guidance at a broad county-wide level for future patterns of development in the County. It was first adopted by The Maryland-National Capital Park and Planning Commission in 1964 and updated in 1969. The General Plan recommends that:

- future growth be channeled generally into corridor cities along I-270 Corridor and into existing, established down-County activity centers (such as Silver Spring, Wheaton, and Bethesda) and to a lesser extent into satellite communities such as Damascus and Olney; and
- wedge areas of the County should be maintained between the corridors and around the satellite communities; these wedge areas should be predominantly low density and rural-type development.

This Plan is also a comprehensive amendment to the 1966 Master Plan for Olney and Vicinity. The 1966 Plan proposed a semi-rural character for Olney but many of the tools needed to implement the concept were not available. The absence of a staging plan prevented the coordination

of public facilities with private development. Farmland preservation was not yet a priority and agriculture and open space zoning and administrative tools would not be implemented for another 14 years.

How was this Plan Developed?

In 1976, a new Master Plan process was initiated. The key steps in the process are described below:

- An Issues and Alternatives Report was developed in 1976 by the Montgomery County Planning Board staff.

The Report is concerned not only the present state of the community, but also the alternative directions which it might take in the foreseeable future. This Report described the implications of three specific development alternatives for Olney but it did not make specific recommendations. The Issues and Alternatives Report evolved as an expression of the concerns of the Olney Master Plan Advisory Committee and the Montgomery County Planning Board staff.

- In September of 1977, the staff prepared a Concept Plan for the Olney area based on the scale of development most supported by the community and by the General Plan.
- A Staff Draft was published in 1978 and was the subject of two public forums in Olney. The Planning Board reviewed the Staff Draft during four worksessions with staff and citizens.
- A Preliminary Plan was then published in 1979 by the Planning Board; an all-day Public Hearing was held June 7, 1979.

- A Final Draft Plan followed the Public Hearing and many Planning Board worksessions. County Council held a public hearing on the Draft in October, 1979.

- Final adoption of the Olney Master Plan occurred in June 1980.

How will Plan Recommendations be Implemented?

A Master Plan recommends the type and density of land use and recommends a general zoning plan. The Plan's recommendations are implemented by the County Council through a comprehensive zoning action known as a Sectional Map Amendment. A Sectional Map Amendment for Olney was filed in July, 1980 and a Public Hearing on the Amendment occurred in September, 1980. The zones applied during the Sectional Map Amendment determine how property is developed, e.g., the type of use, setbacks, height.

**FRAMEWORK
FOR PLANNING**

**OLNEY
MASTER PLAN**
Montgomery County, Maryland

FRAMEWORK FOR PLANNING

CHALLENGE

In 1950 the Olney Planning Area was predominantly agricultural; aerial photographs from that year show a checkerboard of open fields and scattered clusters of farm buildings.

The 1970's witnessed a marked change in the study area's agricultural character. The attractiveness of Olney's rural setting and its close proximity to urban employment centers stimulated residential development and population growth. The number of homes almost doubled and population growth between 1970 and 1976. By 1978, preliminary plans for another 2,300 houses were on file to be built.

The basic planning issue in Olney is whether the community's semi-rural character can be preserved given its

popularity as a living place. Each year, new people move to Olney in search of a pleasant, rural atmosphere. Ironically, it is this decision, made by hundreds and hundreds of people each year, that poses the greatest threat to Olney's character. Yet it would be unfair to simply close Olney to any additional growth and arbitrarily deny people the opportunity to live in the community.

Olney is blessed with a fine history, an attractive setting and a strong sense of place. The challenge in the planning process is to channel and stage growth so that Olney remains an identifiable, semi-rural community.

RESPONSE

The Olney Master Plan has focused its attention on several areas of basic concern. These concerns are expressed in statements of community goals. Although the goals and objectives are discussed here under the category headings of "community and social," "environmental and agricultural," "economic and fiscal" and "implementation," they are necessarily and essentially interrelated.

COMMUNITY AND SOCIAL GOALS AND OBJECTIVES

To provide for community identity

Employ the satellite concept of development defined in the General Plan for Montgomery as a small urbanized area surrounded by open space, to create an identifiable semi-rural town.

Develop a Town Center that provides a mix of commercial, residential and community activities.

Assure desirable and convenient physical relationships between residential, commercial, and public land use areas.

Encourage location of cultural and recreational facilities such as libraries, community centers and local parks in the community.

To encourage social contacts and community activities

Provide varied opportunities for use of leisure time.

Locate community services so as to provide convenient access from all residences.

Encourage citizen involvement.

To provide for housing diversity and lifestyle choice

Provide a choice of suburban, semirural and rural living environments.

Provide a range of recreational and leisure opportunities.

Provide housing choice at every phase of the lifecycle.

To assure the provision of adequate community facilities at all stages of development

Stage residential development so that such development occurs where adequate supporting community facilities are available.

Locate community facilities at appropriate sites close to users.

Encourage joint use of public and private facilities.

Offer balance in commercial facilities and services.

Provide low to moderate-cost housing units in the Town Center.

To insure convenience, accessibility, and flexibility with regard to circulation systems

Develop public transit systems as far as practical to reduce the need for, and dependence upon, the private automobile.

Develop an automobile transportation network in coordination with existing regional circulation network.

Provide for pedestrian linkages between major community facilities.

Develop a bikeway network to link community facilities, residential development, and commercial activities.

ENVIRONMENT AND AGRICULTURAL GOALS AND OBJECTIVES

To protect and preserve the area's unique natural and environmental resources

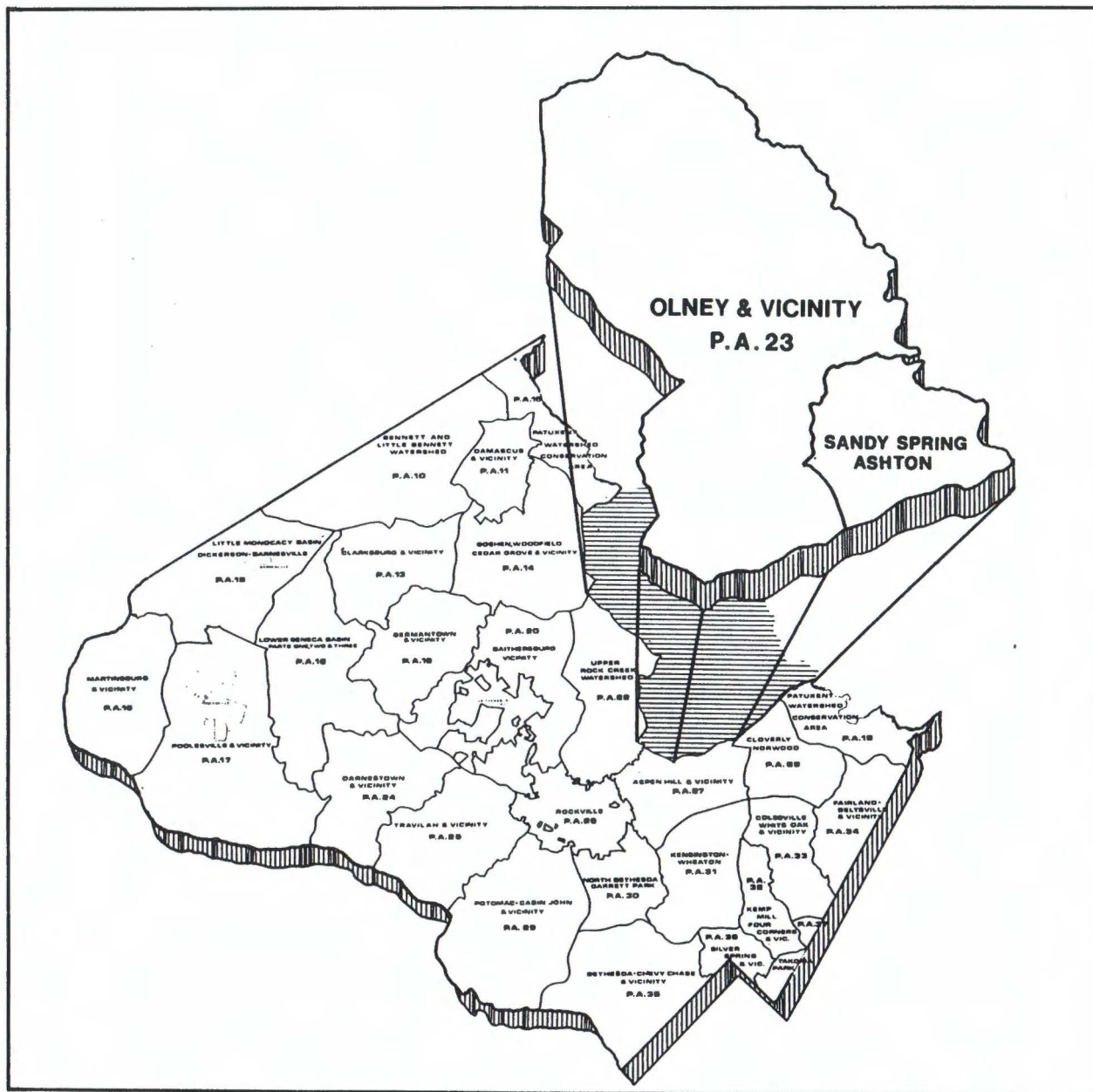
Emphasize the planning area's natural and environmental features, particularly stream valleys, as prime determinants of physical form and intensity of land use.

Monitor the ecological impact of development to preserve natural features and ecological balance.

Emphasize the preservation of prime farmland and open space.

To develop a comprehensive planning strategy to preserve prime agricultural soils

Explore innovative ways to preserve farmland from residential intrusion.



LOCATION MAP

Approved & Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



Create and employ a realistic set of ordinances governing land use in agricultural areas.

To recognize the contribution of farming to the County's historical and cultural development, as well as to its economic base

To consider all elements of the environment, in terms of the effects of each on physical and emotional health and welfare

ECONOMIC AND FISCAL GOALS AND OBJECTIVES

To provide a viable yet limited commercial and employment area.

Use careful planning and controls on development and performance to assure the scale and type of development compatible with rural satellite concept.

Encourage the development of the Town Center as a community activity center where a wide range of service is available.

Provide a sufficient market for a variety of convenience, retail and service commercial facilities.

Discourage strip development along major roads to minimize adverse economic competition with the Town Center.

To provide for the most economic and efficient expenditures of public funds for capital improvements and social services

Schedule the provision of community facilities and services according to a well-conceived development plan, and monitor the pace of development so that staging plans can be modified to reflect changing needs.

Encourage shared use of facilities, both public and private.

To provide comprehensive planning criteria for land development

Create and employ a realistic set of ordinances, designed to assure coordinated development.

Coordinate open space and park acquisition and development programs so that they are in balance with the pace and direction of development of a satellite town.

IMPLEMENTATION GOALS AND OBJECTIVES

To provide mechanisms to assure fulfillment of the rich potential envisioned for the development of Olney

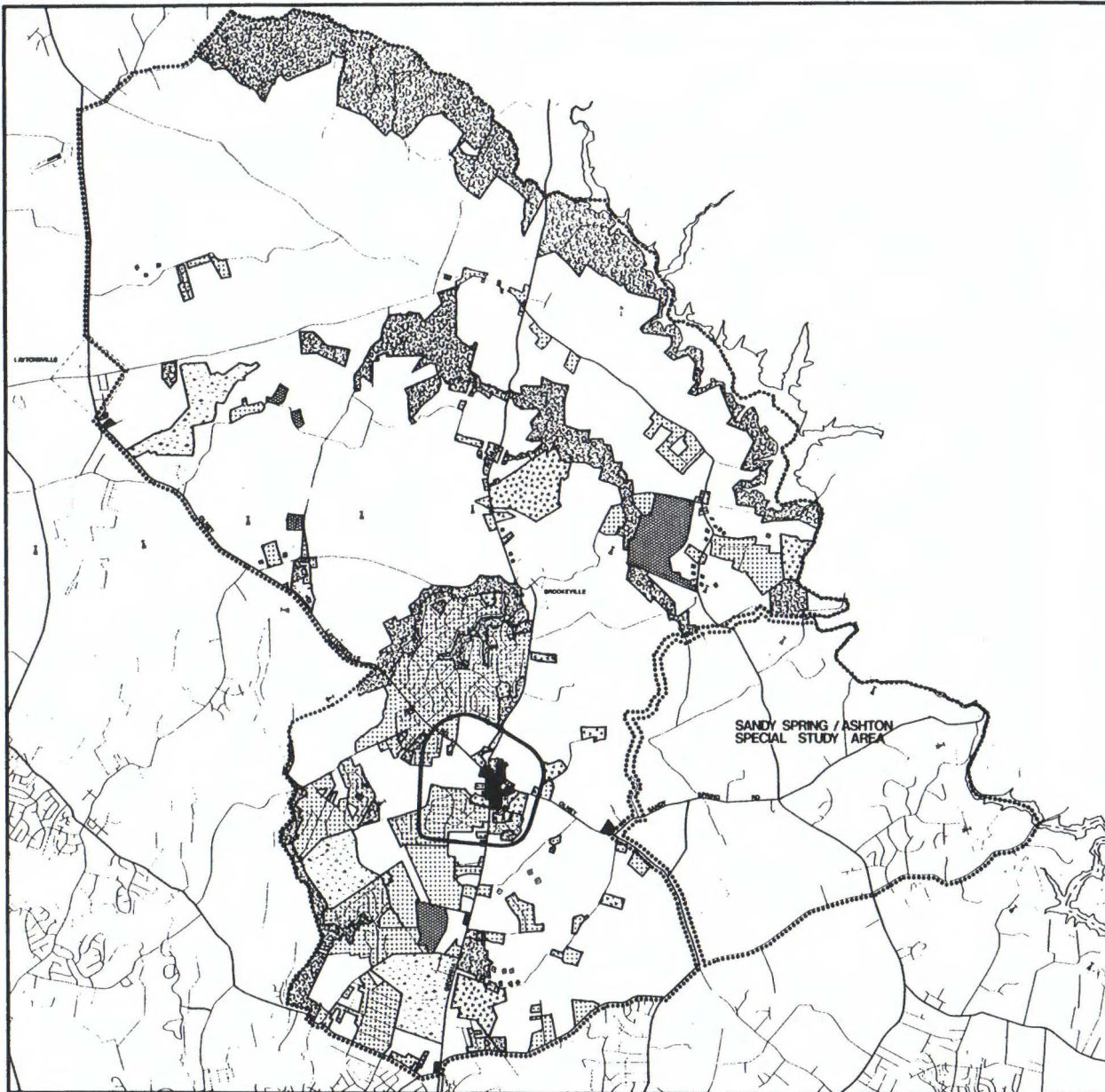
Monitor the continuing development of Olney in terms of public facilities, growth rates, agricultural and ecological impact, transportation impact, sewer and water impact, housing mix and commercial development.

Encourage fulfillment of stated goals and objectives by providing necessary services and facilities and appropriate incentives and controls.

Conduct periodic Master Plan reviews, to measure achievement against goals and objectives and to assess the findings of the monitoring activity and the potential of new programs and development technologies.

PLAN CONCEPTS

Plan Concepts are strategies for moving from "what is" to "what should be." They represent sound planning principles and community values. The concepts discussed below underlie the more detailed recommendations of the



EXISTING LAND USE

-  Residential, One Family
-  Residential, Multi-Family
-  Commercial / Office
-  Institutional
-  Park
-  Private Open Space
-  Federal / Public Utility
-  Rural / Agricultural
-  Planning Area Boundary
-  Town Center Boundary

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



Olney Master Plan.

Satellite Town

The satellite concept of development was first proposed for Olney in the 1964 General Development Plan. Although the concept is not clearly defined in the text, it consists generally of a small urbanized area surrounded by open space.

The satellite form of development channels growth to a defined area. Residential, commercial and (if applicable) industrial uses are clustered to provide the population needed to support an active and diverse community life. Farmland and open space surround the satellite town, creating a pleasant, semi-rural setting within a metropolitan area.

The satellite concept offers an attractive alternative to land-extensive suburban sprawl. A compact development pattern allows more efficient and less costly provision of public services. As noted in The Cost of Sprawl, a national study prepared for the Council of Environmental Quality, transportation and utility costs, sanitary and storm sewer costs, and water line costs are considerably reduced in a contained land use pattern.

By minimizing sprawl, the satellite concept supports the preservation and conservation of open space and prime agricultural land. This is especially important in Olney because it includes some of the County's richest agricultural soils and supports over 15,000 acres of working farms. Expansion of rural residential development is a major concern since it is contributing to the annual loss of working farms and prime soils. It is imperative that development be directed to pre-defined areas if urban growth is to occur without the total demise of the agricultural sector. The satellite concept with its

emphasis on contained growth, is supportive and complementary to agricultural and open space preservation.

When designated a satellite community in the 1964 General Development Plan, Olney was expected to experience "gradual but steady growth in single-family residences."

An active sewer program in the late 1960's quickened the pace of development, doubling the population in only six years. Although the scale of Olney since the 1964 General Plan has changed, the potential still exists for Olney to function as a semi-rural satellite with a pleasant physical setting and an environment that encourages community identity.

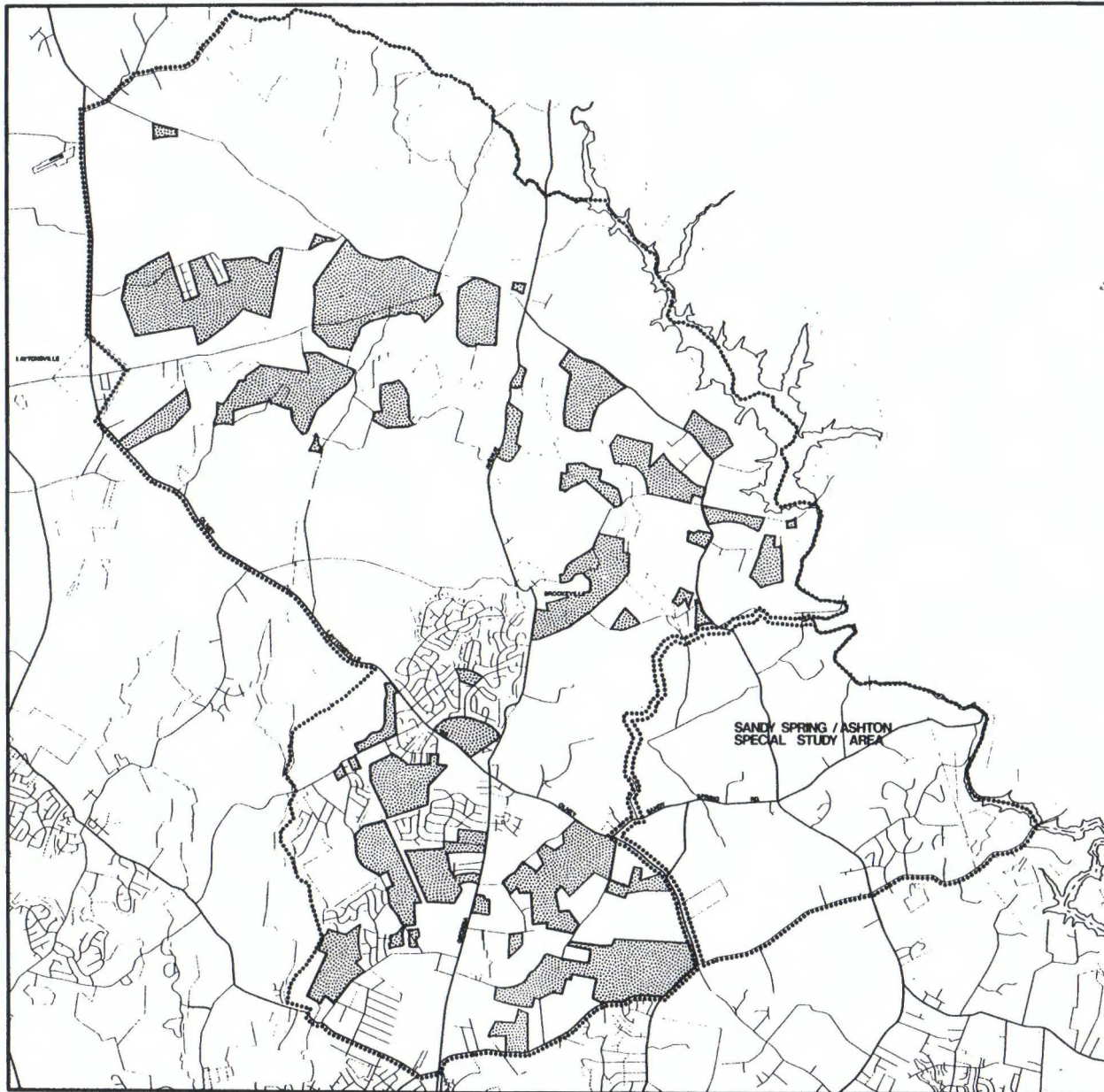
Town Center

An integral part of the satellite town concept is an identifiable focal point for commercial and social activities. A well-planned, visually appealing Town Center helps residents feel part of a larger community and contributes to a sense of place.

A Town Center is proposed for Olney near the intersection of Routes 97 and 108, the present commercial core. The Plan includes a detailed design concept and land use plan for the Town Center. Residential, commercial and public uses are interrelated to provide a unified activity center that strengthens Olney's community identity.

Residential Diversity

One of the goals of the Olney Master Plan is to provide a variety of housing choice. A mix of dwelling types--detached, townhouses and apartments--is proposed in the Plan to accommodate different age and economic groups.



SUBDIVISION ACTIVITY

-  Subdivision Activity (1970 - 1980)
-  Planning Area Boundary

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



At present, there are about 5,500 dwelling units in Olney; only 593 are townhouses or garden apartments. As a result, those people who either cannot afford a detached home or who do not require large living spaces are excluded from the planning area.

A mix of housing types contributes to the vitality of a community by attracting a diverse range of lifestyles. It also fosters greater stability by providing housing choice throughout the lifecycle. A young couple, for example, may only be able to afford an apartment early in their marriage. As their income rises and household size increases, they may purchase a larger home. When the children leave or one of the spouses dies, a townhouse or apartment may prove attractive once again. A diverse housing stock would allow for all these choices, enabling people to remain in the community by meeting their changing housing needs.

Residential diversity applies to physical setting as well as unit type. Residential development patterns should meet the needs of those wishing a country setting as well as those desiring a more suburban environment. The Olney Master Plan allows for such choice by designating areas for rural estates as well as for townhouses.

Phased Land Development

The Olney Master Plan Amendment emphasizes the coordination of private development with public investment. Careful phasing of development can help assure that transportation, education, parks and recreation, and other public services do not lag behind new growth.

The consequences of failing to coordinate growth with public facilities are evident in Olney, where the pace of development has outstripped the service capacity of many facilities. Roadways are the most notable example. Route

97 (Georgia Avenue), built to handle rural traffic volumes, is seriously overtaxed by the number of car trips it now serves. Relief (widening Route 97 to four lanes) cannot be expected for at least five to ten years.

To avoid the inconvenience and hardship caused by inadequate public facilities, the timing of zoning and land development in Olney should be coordinated with the provision of publicly financed capital improvements.

Agricultural Preservation

As already noted, the satellite concept encourages farmland preservation by channeling development to a defined area. To further enhance agricultural preservation, the Olney Master Plan explores new approaches to land use regulations in farming areas. Preservation strategies recommended in this Plan are based on the concept that farming is a legitimate and essential function which should be afforded government protection.

The agriculture preservation program proposed in the Plan consists of four key elements: zoning, the transfer of development rights (a new concept for Montgomery County), sewer and water policies, and agricultural districts. An important feature of the transfer of development rights program is that it offers farmers an economic return for the development potential of their land. At many meetings during the planning process, farmers voiced strong opposition to large lot zoning or any other measure which denied them the opportunity to realize at least a portion of the land's development potential. The preservation program outlined in the Plan addresses these concerns.

**LAND USE
PLAN**

**OLNEY
MASTER PLAN**
Montgomery County, Maryland

INTRODUCTION

The Land Use Plan is concerned with working and living areas of the Olney community. Housing, employment, shopping, and agriculture all are addressed in the Land Use Plan. The spatial distribution of working and living areas determines how and where a community will grow. For this reason, the Land Use Plan is the most important element of a Master Plan.

EXISTING LAND USE PATTERN

Less than 10,000 people lived in the Olney Planning Area in 1960; in 1970 there were over 20,000. Most of the new development has occurred in the southern portion of the study area. The land located at the intersection of Route 108 and Georgia Avenue, once the site of a handful of stores, now includes over 200,000 square feet of commercial space. Adjacent land, sewered in the 1960's, is occupied by residential subdivisions instead of farms.

The upper reaches of the study area are still primarily agricultural: over 15,000 acres of working farms produce grain and support livestock. However, a steady demand for rural homesites is chipping away at this important farming area.

Most of the development shown on the Existing Land Use Map occurred in the 1960's. An ambitious sewerage program initiated development and a sewer moratorium in 1973 temporarily ended it.

The Subdivision Activity Map gives some indication of what may be expected in the near future.

GROWTH FORECASTS

Growth forecasts for Olney are shown in Table I. These forecasts reflect County-wide and regional employment projections, sewer constraints, housing market trends, transportation constraints and known intentions of the development industry. The forecast methodology is explained in the Fifth Growth Policy Report of the Montgomery County Planning Board, Planning, Staging and Regulating and in the Long Range Forecast: People, Jobs and Housing of the Montgomery County Planning Board (August, 1979).

PROPOSED LAND USE MAP

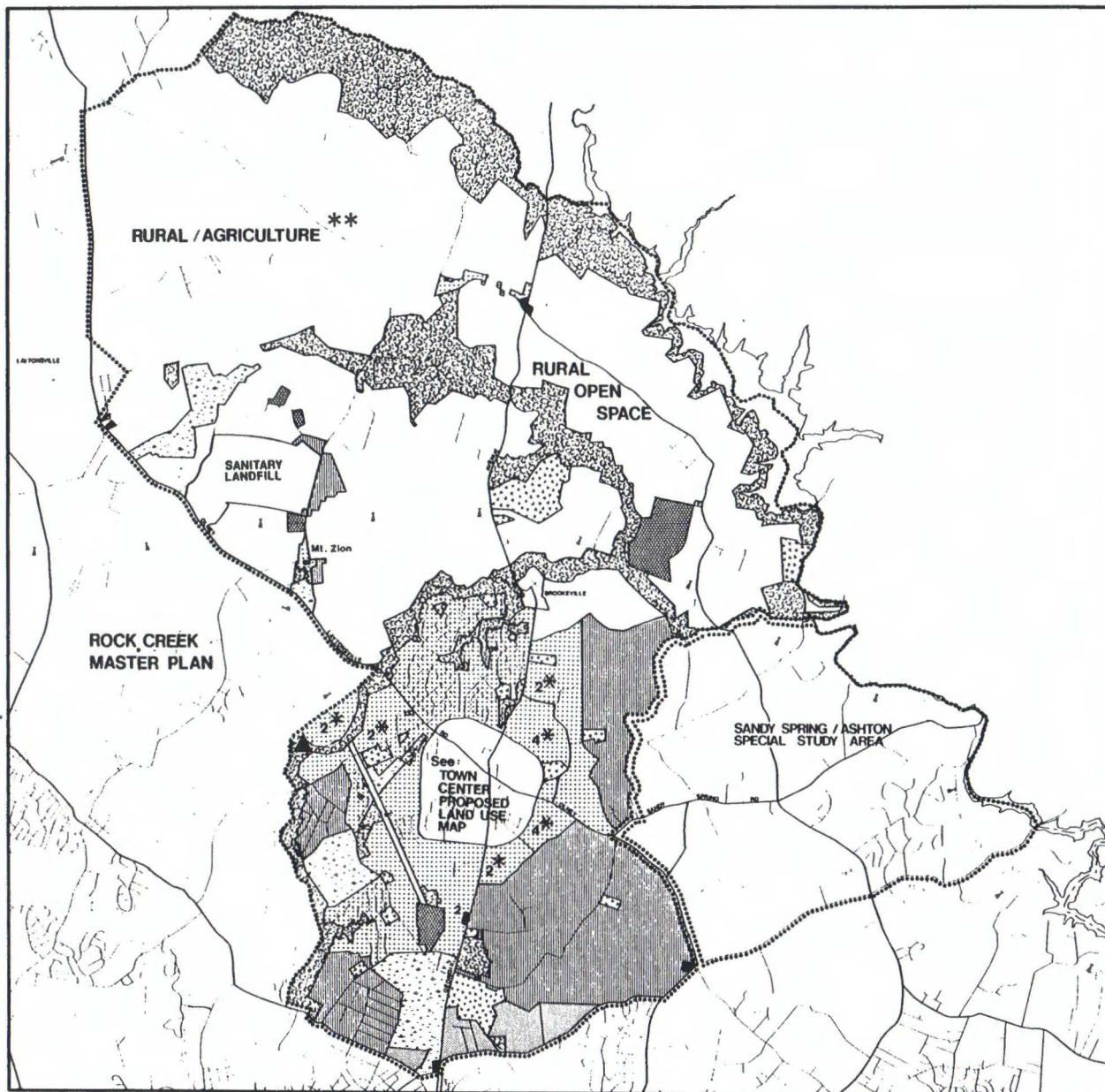
The Proposed Land Use Map illustrates the policies for residential, commercial and rural land uses discussed in this chapter.

I Preliminary subdivision plans are submitted by developers to the Planning Board. They show proposed lots, roads, streets, open spaces, etc.

TABLE I
OLNEY PLANNING AREA GROWTH FORECASTS

Growth Rates	1978		1985		1990		1995		CHANGE 1978-1995	
	Popu- lation	House- holds	Popu- lation	House- holds	Popu- lation	House- holds	Popu- lation	House- holds	Popu- lation	House- holds
Low	20,600	5,458	22,500	7,010	24,200	7,600	25,500	8,200	4,900	2,742
Inter- mediate	20,600	5,458	23,100	7,030	26,300	7,870	30,100	9,690	9,500	4,132
High	20,600	5,458	27,400	8,330	30,300	9,290	31,600	9,780	11,000	4,322

SOURCE: Long Range Forecast: People, Jobs and Housing, Montgomery County Planning Board, August 1979.



PROPOSED LAND USE

-  Residential, Rural Estate
-  Residential, One Family
-  Residential, Townhouse / Apartments
-  Commercial / Office
-  Institutional
-  Park
-  Private Open Space
-  Federal / Public Utility
-  Agriculture / Open Space
-  Planning Area Boundary
-  * Transfer Development Rights (TDR) Receiving Area
-  ** Transfer Development Rights (TDR) Sending Area
-  Norbeck Special Study Area
-  2 Density in Dwelling Units per Acre [See Text]
-  ▲ Storm Water Management Facility

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



The Land Use Plan reflects:

- The General Plan for Montgomery County which recommends that Olney develop to a limited "town" scale;
- County growth policies, which direct the majority of development activity toward the I-270 Corridor;
- The number of subdivisions already committed in Olney;
- The need for additional growth to complete Olney Town Center; and
- Farmland preservation policies which encourage the transfer of development density from farmland to Greater Olney.

PLAN TERMINOLOGY

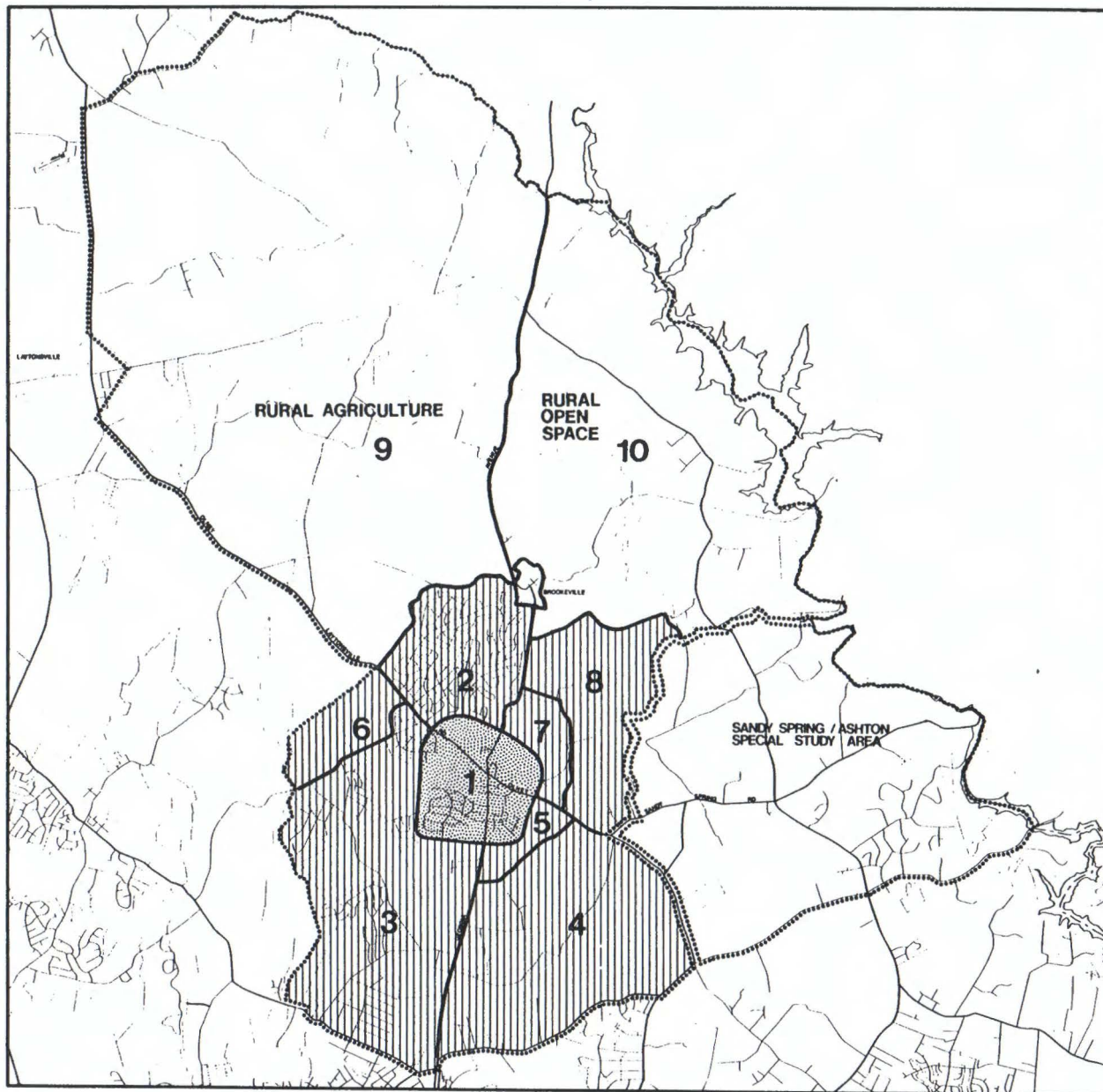
For planning purposes, the Olney Planning Area is divided into three sub-planning areas (see Plan Terminology Map). The Town Center includes uses at the intersection of Routes 97 and 108 and adjoining residential development.

Greater Olney refers to the area located generally south of Goldmine Road. Single-family homes are the predominant land use. Most of the land is already developed or will soon be developed at densities ranging from one-half to two acres.




The Rural Area is located in the upper portion of the planning area. The predominant land use is agriculture and open space. Residential development is less intense than in Greater Olney but it is still occurring at a steady pace.

Rural Communities are settlements like Mt. Zion, Sunshine/Unity and Sandy Spring. These areas are characterized by strong ties of kinship and a strong sense of place.

The terms Town Center, Greater Olney and Rural Area and Rural Community will be used throughout the Plan. Familiarity with the geographic areas they encompass is important for a better understanding of the Plan text.



PLAN TERMINOLOGY

- Analysis Area Boundary
- 10** Analysis Area Number
- Planning Area Boundary
-  Olney Town Center
-  Greater Olney
-  Rural Area

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



RESIDENTIAL LAND USE

Housing in Olney is designed to meet the needs of residents who desire a more semi-rural atmosphere than is found in the lower County. To retain Olney's semi-rural character, single-family homes are the predominant housing type proposed in the Plan. In accord with the satellite concept, medium-density development is permitted in the Olney core, with less dense development in surrounding neighborhoods. The Town Center will contain some of the growth which will come to Olney, thus minimizing the need to spread an ever-widening ring of development around the Town.

In accord with the Plan goals and objectives, single-family homes, townhouses and some garden apartments are proposed to encourage a variety of lifestyles, age groups and income levels in Olney. With the escalating cost of living, the price of single-family, detached housing would preclude a large segment of society from ever living in the planning

area if no other housing types were allowed. Younger couples, single, and retired people frequently cannot afford to purchase such housing. A greater variety of housing types will make Olney a stronger community by permitting a variety of age groups and interests.

EXISTING RESIDENTIAL CHARACTER

In 1970, there were a total of 2,481 dwelling units in the Olney Planning Area. The dwelling unit inventory increased 118.4 percent to 5,419 units in 1976. Since 1976, the development rate has slowed considerably. In the period between 1976 and 1979, only 280 homes were constructed--an increase of 5 percent. The principal type of existing housing is single-family detached. There are about 600 attached units in the entire planning area: approximately 20 percent of the total housing stock. (See Table 2.)

Residential development has occurred primarily in Greater Olney and the Town Center. However, rural estate activity has been strong in the New Hampshire and Sundown Road corridors. Due to poor soil conditions and/or a high water table, the number of allowable homes in these areas is often low. Thus, even though two acre lot sizes are permitted, health regulations sometimes require up to ten or fifteen acres per house.

Although housing in Greater Olney is, for the most part, in excellent condition, there is a need for some rehabilitation and moderately-priced housing in rural communities, particularly Sandy Spring. This need has been identified by the Montgomery County Office of Community Development. The Sandy Spring Special Study Plan addresses rural housing needs in greater detail.

This discussion is keyed to the Residential Density map, which shows recommended housing densities by analysis

TABLE 2

HOUSING UNIT INVENTORY IN THE OLNEY PLANNING AREA
1970-1979

PLANNING AREA	1970			1976			CHANGE 1970-76			1979			CHANGE 1976-79		
	SF	MF	TOTAL	SF	MF	TOTAL	SF	MF	TOTAL	SF	MF	TOTAL	SF	MF	TOTAL
Olney	2,438	43	2,481	4,282	592	5,419	2,389	549	2,938	5,109	592	5,701	282	0	282

Source: 1970 Housing units obtained from final counts, U.S. Census of Housing and Population; 1976 housing units estimated by MCPB Staff from records of the Supervisor of Assessments for Montgomery County.

area. The proposed density pattern:

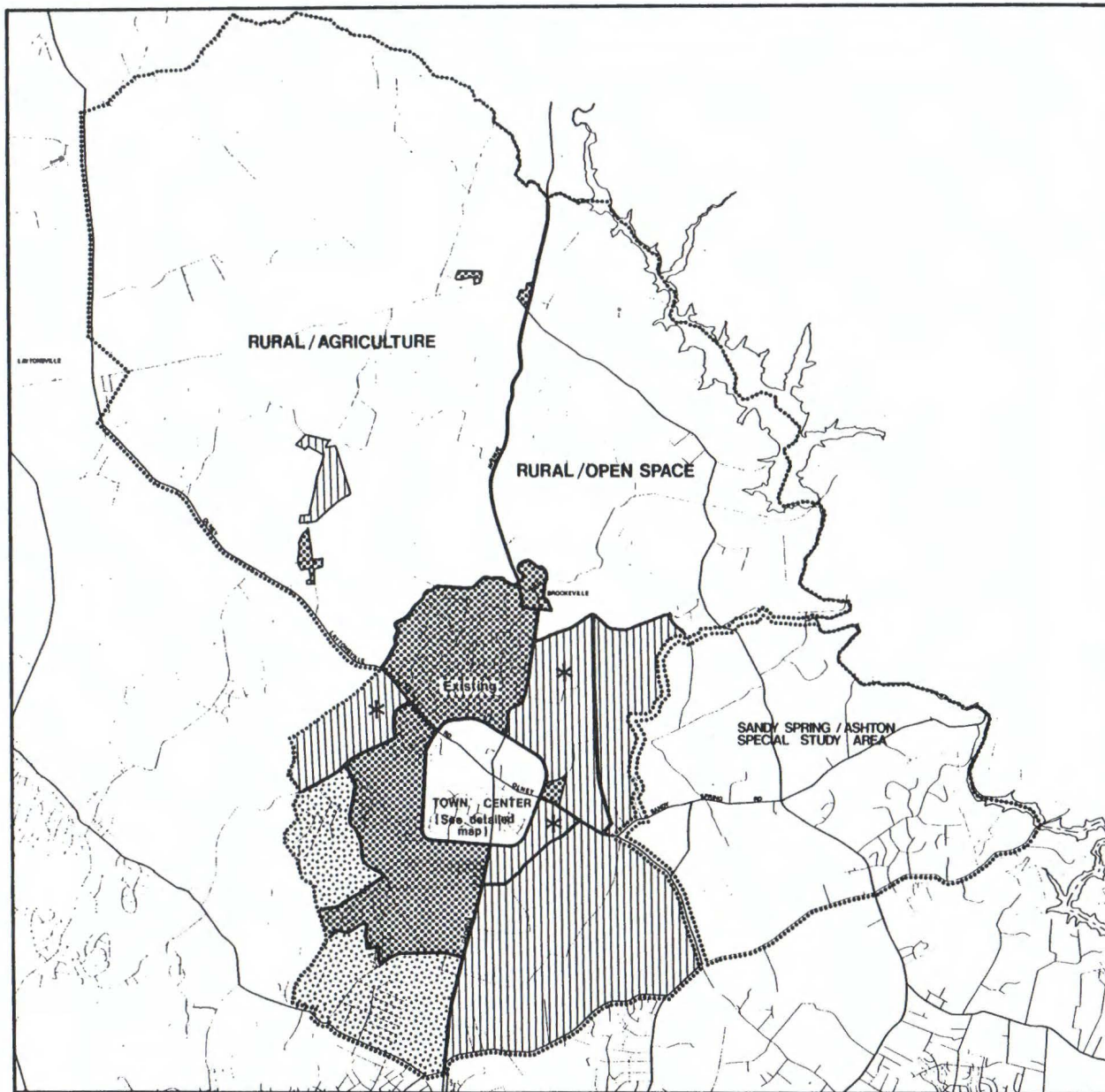
- allows a range of housing types;
- provides different residential environments, from 2-acre rural estates to more suburban settings;
- uses low density residential districts to buffer more intensive uses in the Town Center from agricultural land; and
- recommends that single-family detached homes remain the predominant housing form in Olney.

Town Center. A detailed discussion of Town Center residential land use recommendations is contained in the Town Center section. Briefly, a mix of housing types is proposed with highest densities assigned to the northeast quadrant:








TOWN CENTER
PROPOSED HOUSING MIX
1976-1996

<u>DETACHED</u>	<u>ATTACHED</u>	<u>TOTAL</u>
375	1,020	1,395

Because of the proximity of shopping areas, churches, library, hospital, and community facilities, the Town Center is a desirable location for senior citizen housing. At present, Olney is a young community. However, as the population ages, some type of housing for the elderly will be needed. A demand for this type of development may, in fact, already be present: the average age in the older, more settled rural communities and agricultural areas is much higher than in Greater Olney. Allocating part of the projected development in the Town Center to senior



GENERALIZED RESIDENTIAL DENSITIES

-  1/2-Acre Lot
-  1-Acre Lot
-  2-Acre Lot
-  Rural / Open Space
1 Lot per 5 Acres
-  Rural / Agriculture
1 Lot per 25 Acres
-  TDR Receiving Area
-  Planning Area Boundary

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



citizen housing would be consistent with the Plan goal to provide a full lifecycle community. A combination of 150-200 apartments and townhouses would probably be the most desirable type of senior citizen housing development.

Greater Olney. The development pattern surrounding the Town Center is already well established. The predominant land use west of Georgia Avenue is half-acre residential lots. East of Georgia Avenue the land use pattern is more open. Farmland is interspersed with large residential lots and a handful of older subdivisions.

The majority of new construction in the next five to ten years will occur west of Georgia Avenue (Analysis Area 2) where there are hundred of acres of vacant, sewerred land. The Plan recommends continuation of the existing land use pattern of half-acre lot sizes in the sewer envelope.

For Olney to have a wide range of housing types to encourage economic and social diversity and to allow people to live through full lifecycles in the community, this Plan recommends some higher density detached and attached units in the Town Center.

These recommendations alone, however, are not sufficient to ensure housing that will meet the needs of low to moderate income families. The price of single family housing is simply too high for many to afford. To meet this important need, attached units will have to be built on lower cost land. Because the land market in Olney is strong, it is unlikely that many acres will become available for such housing through conventional means.

Enrollment projections indicate that several vacant school sites in Olney may not be required even with the growth in Olney recommended by this Plan. Under County policy (Resolution No. 9-495), all school sites declared surplus by

the Board of Education are to be considered for possible designation as public facility areas. If no public use is deemed appropriate for these sites and they are sold by the County, the proceeds from the sale should be used to contribute to the development of assisted housing in the Olney Town Center as part of its projected development recommended by the Plan.

Densities in certain portions of Greater Olney (specifically, in Analysis Areas 5, 6, 7, and 8) may increase through the Transfer of Development Rights (TDR) program. The TDR program, which is described in the Rural Area chapter, allows 1,882 potential housing units to be shifted from prime agricultural land to Greater Olney. Although density in Greater Olney will increase, surrounding farmland will be preserved in accord with the satellite town concept.

Large lot residential development is proposed east of Georgia Avenue (Analysis Areas 4 and 8) to create a low density buffer around Olney Town Center. The satellite concept consists of an urbanized area surrounded by open space. Although existing and proposed residential development in the sewer envelope west of Georgia Avenue has weakened the buffer concept somewhat, the potential still exists for a strong transition from urban landscape to rural countryside east of Georgia Avenue. Low density development will create the needed visual and physical break.

As noted in the Rural Area chapter, the southeast portion of Olney is a "transitional" agricultural area. Large farms still operate, but preliminary residential development plans have already been submitted for many of them. If this land is developed into 2 acre lots, the opportunity for any type of farming operations will be lost and the agricultural and open space character of the area will disappear.

The Plan therefore recommends an alternative development pattern: rural cluster. A rural cluster option (described and illustrated in the Rural Area chapter) would establish an overall residential density of 1 home per 5 acres but allow individual lots as small as 1 acre. In this way, a large percentage of the area could be preserved as agricultural or recreational/open space. Development in accord with the rural cluster concept would: encourage a mix of farms and residential uses; encourage the leasing or rental of open space to area farmers; secure the rural character of the southeast area.

Although the southeast area is presently zoned and planned for 2 acre lot sizes, the rural cluster option would be consistent with land use goals and objectives. Property owners are encouraged to apply for rural cluster zoning during the sectional map amendment process. Successful implementation of the rural cluster concept in the southeast area will depend on the availability of public sewer and water. A very high water table severely restricts development yields (in some cases, yields are as low as 1 unit per 10 or 15 acres) and hampers any type of cluster program. This Plan recommends, therefore, that public sewer and water be made available to implement the rural cluster concept in the southeast area. To maintain the character of existing 2-acre lot subdivisions in the southeast area, the Plan recommends that any rural cluster development plan provide similar lot sizes where it abuts such a subdivision.

The need for a buffer between Olney Town and the rural communities of Sandy Spring and Ashton also supports low density residential uses east of Georgia Avenue. Rock Creek Park surrounds the western portion of Olney Town and provides a natural limit to urban development. No such barrier exists to the east. Thus, low density uses are especially important as a transition from Olney Town east to Sandy Spring/Ashton.

Rural Area. Because preserving farmland is a key goal of the Plan and because maintaining a wedge of open space is critical to the satellite concept, residential development is discouraged in the northern portion of the planning area (Analysis Areas 9 and 10).

A residential density of 1 unit per 5 acres is proposed east of Georgia Avenue. This density reflects the intention of the General Plan to preserve the wedge areas of the County in as low a density as possible.

Very low density zoning combined with a Transferable Development Rights (TDR) program is proposed to preserve farmland in northwestern Olney (See Rural Area chapter). Briefly, the program proposes that development be shifted from the primary agricultural area (Analysis Area 9) to Greater Olney (Analysis Areas 5, 6, 7, and 8) in order to preserve farmland. The densities proposed for Greater Olney may increase if the agricultural preservation program is implemented. At the same time, the number of potential dwelling units in the primary agricultural area would decrease.

Norbeck Special Study Area

The Norbeck Special Study Area is located at the southern edge of the Olney planning area. A 1969 community renewal report by Montgomery County identified 75 percent of the houses in Norbeck as "deficient" and classified the area as a neighborhood strategy area. During the past 10 years, Montgomery County has been actively involved in assisting homeowners to improve the housing stock. A 1977 County survey of housing conditions revealed substantial progress: only 15-20 percent of the occupied houses and mobile homes were deficient. Many of these have since been upgraded and the Montgomery County Department of Housing and Community Development estimates that the housing program will be

substantially completed by 1981. The Olney Master Plan endorses the County's housing improvement program.

The Norbeck community has requested a separate master plan for their area to address public facilities, local roadways and land use. An important land use factor in the area will be the Intercounty Connector (see Transportation section). The character and location of the road (if any) will not be determined for several years; preparation of the Norbeck Special Study Plan should be postponed until the alignment is selected. Once the final decision is made, the master plan can address the effect of the Intercounty Connector or changes therein on Norbeck and recommend appropriate action. The master plan process should be guided by the Olney Master Plan objective for this area: that a low density residential transition area exist between Norbeck Road and Olney Town Center.

The original boundaries of the Norbeck Special Study were expanded during the Norbeck Special Study issues and alternatives plan to include Small's Nursery. This Plan recommends Small's Nursery be excluded as it is an important element of the rural entry envisioned for Olney and should be governed by the Olney Master Plan land use recommendations.

DEVELOPMENT CAPACITY OF RESIDENTIAL LAND USE PLAN

The maximum theoretical capacity of land in Olney, based on recommended densities, is about 10,800 units. This estimate is based on potential development yields on all vacant land and the number of subdivision plans already on file.

It is unlikely the maximum development capacity of Olney based on Plan densities will be reached. Growth forecasts for Olney project that only about 9,690 units are likely to

be in Olney by 1995 (see Intermediate Growth Forecast, Table I). This forecast reflects market conditions, road capacity, sewer constraints and county-wide development trends.

RESIDENTIAL PLAN SUMMARY

1. Approximately 2,500 - 4,500 dwelling units are projected to be built in Olney between 1978 and 1995. This build-out should result in a 1995 population ranging from 26,000 - 32,000.
2. A mix of housing units in the Town Center is proposed to provide a diversity of age groups, income levels and lifestyles.
3. The Plan recommends continuation of the low residential density in the southeast portion of the planning area.
4. A staging plan will be used to coordinate residential development with the provision of community facilities and the preservation of farmland.
5. The Plan recommends density be shifted from primary agriculture areas to Greater Olney.

COMMERCIAL AND OFFICE LAND USES

The center of commercial and office activity in Olney is the Town Center. Little more than a handful of stores twenty years ago, the commercial area now includes 360,000 square feet of retail space and 77,000 square feet of office uses. About sixty-one acres are occupied by stores and offices; another eight acres of commercially zoned land are vacant.

A viable business district is an important part of the satellite concept. From an economic perspective, it provides needed goods and services to the resident population. From a community aspect, a well-planned business district is a major focal point of community activity, a place for repose and personal contact as well as commercial transactions.

Commercial and office land use policies for Olney envision the Town Center as a viable business district and a pleasant

setting for community activities. The Town Center element recommends a detailed design strategy for the visual and physical character of the core. This section proposes land use policies supportive of the Town Center concept and suggests generalized locations for future commercial and office growth.

COMMERCIAL LAND USE POLICIES

Town Center

As already noted, a viable business district is an important part of the satellite concept. Olney's commercial core, located at the intersection of Routes 108 and 97, is economically healthy. To assure the core remains viable, the Plan channels future commercial development there and proposes no major competing commercial centers. Strip development along major roadways outside the Town Center is specifically discouraged. Not only is this form of commercial development inefficient and unsightly, it detracts from the core as the commercial center of the planning area.

The Town Center Existing Land Use map identifies the present commercial land use pattern. The predominant type of commercial use in the Town Center is convenience retail, items which are needed for day-to-day living by the residents of the community. Comparison retail goods, which require a variety of choices before a purchase is made, are provided in regional shopping centers such as Wheaton Plaza, and the Lake Forest Mall in Gaithersburg, and in the Rockville Pike Corridor. Besides being inappropriate to the scale of a satellite town, a major comparison shopping facility requires far more population to support it than is projected in the Olney Plan Area. The Plan therefore proposes that commercial activity in Olney serve the needs of local residents rather than compete with nearby, regional shopping centers.

There are currently 360,000 square feet of retail space in Olney. A market analysis of the Olney Planning Area, completed in June 1977 and updated in 1978, analyzes the future development potential in Olney. It identifies the following types of uses that will be needed in the 1976-1996 period:

- Institutional services such as insurance firms, banks, and savings and loans.
- Personal services such as hardware stores, dry cleaners, drug stores, clothing, variety stores, a junior department store, eating places and sporting goods stores.
- Repair services which include shoe repair, radio and television.

Table 3 summarizes the 1986 and 1996 potential sales demand and supportable square footage projects for these goods. The projection methodology is based upon population projections, estimates of per capita expenditures and sales potential.

TABLE 3

ESTIMATED ADDITIONAL SUPPORTABLE SQUARE
FOOTAGE OF CONVENIENCE GOODS
1976 - 1996

<u>TIME PERIOD</u>	<u>ADDITIONAL SUPPORTABLE SQUARE FOOTAGE</u>
Existing	360,000
1976 - 1986	87,200
1986 - 1996	<u>125,500</u>
Net Additional 1976 - 1996	212,700

Source: M-NCPPC: Research Division

In accord with the Town Center concept, the Plan channels commercial development to the core. The majority of new growth is expected to occur in the northeast quadrant where large amounts of undeveloped land are still available. Additional commercial sites are provided along Georgia Avenue just north of the Olney intersection.

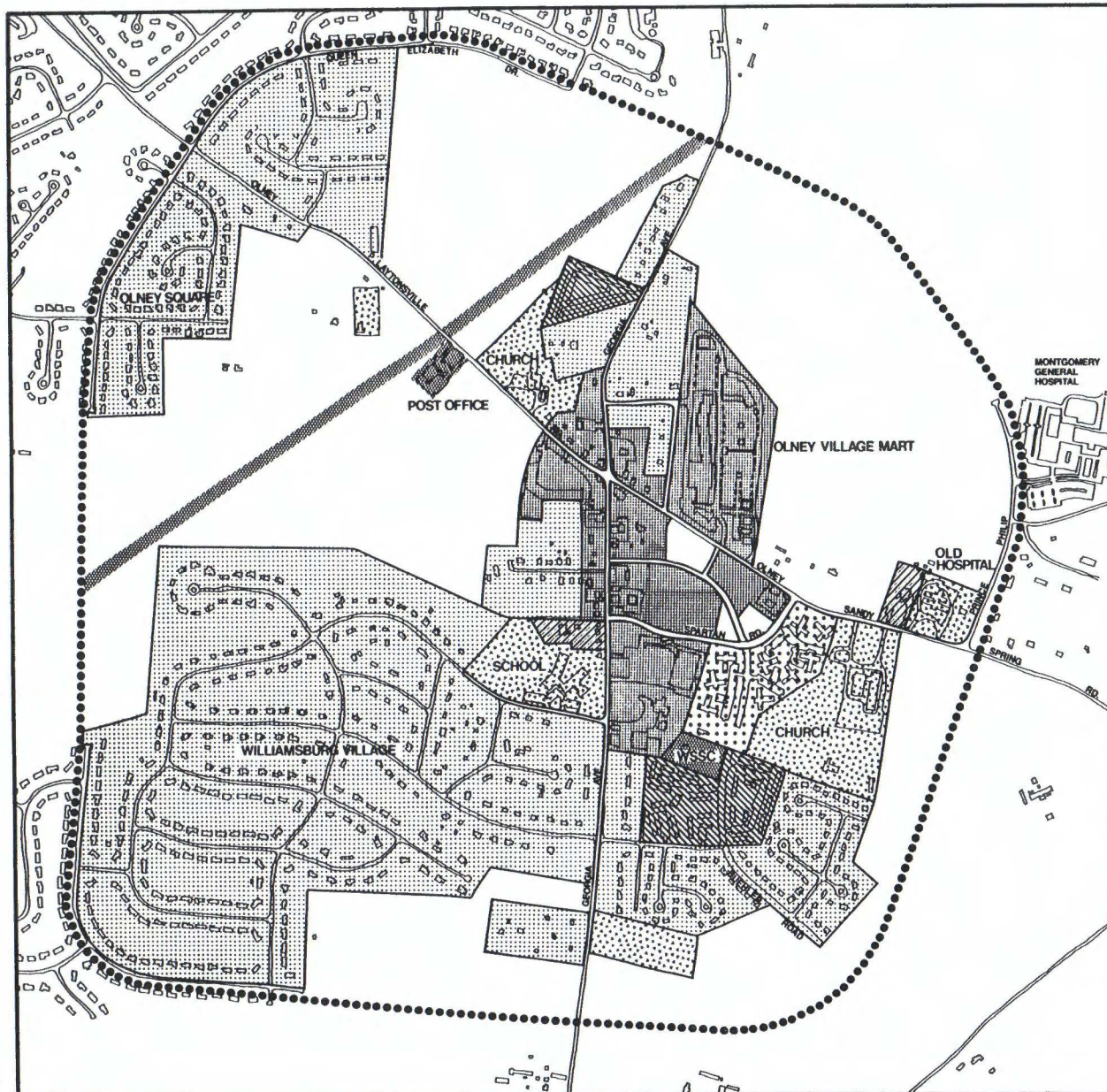
The Town Center Plan Element discusses specific commercial site recommendations.

Neighborhood Shopping Areas

A neighborhood shopping area provides a limited selection of convenience goods to surrounding residents and offers an alternative to a trip downtown for small purchases or last minute errands. A neighborhood center does not compete with downtown businesses due to its limited variety of goods. An attractive feature of a neighborhood center is its accessibility by bicycle or by foot.

The only neighborhood commercial center proposed in Olney is located along Georgia Avenue at the Silo Inn (Martins Dairy property). There are 91,000 square feet of commercially zoned and developed land fronting Georgia Avenue. The remainder of the property (some 52 acres) is vacant and is zoned for one-half acre residential lots.

The plan recommends a planned residential development for the entire 54-acre site with neighborhood shopping facilities provided in the vicinity of the area now zoned commercial. No expansion of the commercial area presently in the C-1 zone would be permitted unless it is included in a Planned Development (PD) application for the entire 54 acres. Approval of the PD application would be conditional on the applicant meeting several design conditions which would help assure the compatibility of commercial development to surrounding residential uses. These would include, but not be necessarily limited to, the following:



TOWN CENTER

EXISTING LAND USE

- Single Family Residential
- Townhouses
- Multiple Family Residential
- Commercial
- Office
- Institutional
- Federal / Public Utility
- Vacant
- Town Center Boundary

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



1. commercial uses should be concentrated near the present C-1 zoning along Georgia Avenue and should not have direct driveway access to Georgia Avenue;
2. the main entrance to both the commercial and residential development should intersect Georgia Avenue aligned with Emory Church Road;
3. a land buffer should be provided between the commercial area and Georgia Avenue;
4. in the area developed for commercial neighborhood uses there should be no more than 35,000 square feet of commercial floor area;
5. commercial uses shall be compatible with the neighborhood shopping area concept.

This Plan confirms the elimination of the Olney Mill-Brookeville Knolls convenience commercial.

Rural Commercial

Rural communities often provide a limited number of commercial services to residents and to the surrounding countryside. There is commercially zoned land at several rural crossroads. The Plan supports limited convenience-type and agriculturally related commercial activities in rural settlements. More detailed policies relating to commercial development will be included in the Sandy Spring-Ashton Special Study.

Highway-Oriented Commercial

The projected growth in the Olney Planning Area will provide significant pressure for highway-oriented or "strip" commercial development along Georgia Avenue and Route

108. If Olney is to retain the image of a satellite community, separate from the surrounding urban and rural areas, growth must be controlled along these roadways. The following points describe land use policies consistent with this aim:

- Discourage commercial development and preserve open space outside Olney Town Center.
- Maintain the existing semi-rural character of Georgia Avenue between the intersections of Norbeck and Hines Road.
- Maintain the existing semi-rural character of Route 108 from the Town Center east to Laytonville and west to Sandy Spring.
- Provide an identifiable contrast between development in the Olney Town Center and the surrounding rural areas along the Georgia Avenue and Route 108 Corridors.

Design Policies for Georgia Avenue are indicated on the Design Concept map. The map includes existing land uses, "street messages" and design concepts. Existing land uses along Georgia Avenue include commercial development near the intersection of Georgia Avenue and Route 108; several farms; low-density residential areas; and a large park and open space area. Intensive or strip development is not yet evident along Georgia Avenue, but pressures are mounting.

The Existing Street Messages map on the following page is a better indication than the existing land use map of the intensity of activity along Georgia Avenue. A "street message" is a man-made or natural landscape feature. It affects how an area is perceived and whether an area is viewed as rural or urban, farmland or suburb. Street

ROUTE 109

GEORGIA AVENUE

Strip Commercial

Residential

Church and Institution

Parks and Open Space

Rural

A hand-drawn map of a road network with various businesses and landmarks labeled. The map shows a central vertical road with several side roads branching off. Labels include: 'Eaton Road Service', 'CENTRAL', 'CHAMBER', 'WEST PUGA', 'MAYNARD', 'SAFARI', 'GIANT', 'POLES FURNITURE', 'V.I. & SON', 'POLE SHOP', 'TWIN SHOP', 'Suburban Travel', 'EKOW', 'Citizen Savings', 'POL-KAY', 'BANK', 'V.I. & SON', 'POLE SHOP', 'POLES FURNITURE', 'The Home', 'B&K Antiques', 'TAYLOR & SON', 'Dining Room', 'KNOCO', 'LIVE WASTE', 'SONS', 'Organizers', 'Phone', 'Answer'.

RURAL ESTATE

RESIDENTIAL

RESIDENTIAL

LOW DENSITY RESIDENTIAL / COUNTRY CLUB

PARK

CEMETERY

LOW DENSITY RESIDENTIAL / NURSERY

RESIDENTIAL

LEGEND:

- Rural Buffer Zone
- Commercial And Office Core
- Town Center Residential
- Front Of Suggested Rural Character
- Recommended Moles Set-Back (1000 Ft. From Center Line of Georgia Avenue)

DESIGN CONCEPT

messages help to establish community character and are, therefore, important streetscape features. The mapping of the existing street messages shows a high intensity (Town Center character) of messages near the intersection of Route 108 and Georgia Avenue and a low intensity (rural character) of messages in other areas of Georgia Avenue. This contrast between the Town Center and rural areas should be maintained.

The design concept for the Georgia Avenue Corridor concentrates commercial and medium density residential uses in the Olney Town Center to provide an identifiable focus for the Olney Planning Area. Low density residential uses are proposed along the remaining portion of the Georgia Avenue Corridor. Residences should not have direct driveway access to Georgia Avenue; instead, access should be confined to a small number of intersections with Georgia Avenue. Residences between Hines and Norbeck Road should be set back a minimum of 100 feet from Georgia Avenue to provide a noise barrier for new housing. The setback will also maintain the low-density character of Georgia Avenue outside the Olney Town Center and sharpen the contrast between higher intensity uses in the Olney Town Center and the adjacent rural areas.

To strengthen the transition from lower Georgia Avenue to Olney, a permanent buffer area is proposed near the intersection of Norbeck Road and Georgia Avenue. Olney Manor Park, a cemetery, Brooke Manor Country Club and Small's Nursery provide the type of low-intensity buffer envisioned by the Plan. The existing low density zoning pattern (RE-1 west of Georgia Avenue, RE-2 to the east) will maintain a rural entry to Olney as a long term feature. Some of the present uses (i.e. Small's Nursery, Brooke Manor Country Club) may not continue but the overall zoning pattern, first recommended in the 1966 Olney Master Plan, should remain.

As noted in the Transportation section, the intercounty connector may eventually traverse the buffer area. Depending on final alignment studies and whether it is combined with the Eastern Arterial (Route 115), some amendments to this Plan in the vicinity of Small's Nursery, Sycamore Acres, and Brooke Manor Country Club may be necessary. Careful land use planning will be needed to mitigate the impact from this roadway, especially in the vicinity of any interchange with Georgia Avenue. Once the alignment and character of the road has been finally determined, the density, access to parcels, and buffering of transition issues should be re-examined by the Planning Board to determine whether master plan amendments are needed to meet adequately the objective of this plan--that a low-density residential transition area exist between Norbeck Road and Olney.

Design Policies for Route 108, east and west of the intersection of Georgia Avenue, discourage the location of commercial land uses outside the Town Center. The existing land uses have a residential character east and west of the Olney Town Center boundary and this character should be retained.

As with the Georgia Avenue Design Policies, development along Route 108 will be channeled so that the contrast between the Olney Town Center and the rural areas is enhanced. Reddy Branch Park should be extended to Upper Rock Creek Park to form a permanent rural open space boundary between the existing residential subdivisions and the low-density rural residential areas west of the Town Center along Route 108. Low-density rural residential uses are also proposed east of the Town Center. Access to proposed rural residential areas will be confined to a small number of intersections along Route 108. New residences, located east and west of the Town Center, should be set back and they should not face Route

108. The setback will provide a noise barrier for new housing and maintain the rural character of Route 108 outside the Town Center.

Both Georgia Avenue and Route 108 have key landscaping and lighting streetscape elements which are important in maintaining the low-density road character (see Town Center Urban Design section). A significant contrast in the landscaping and lighting schemes should be provided between Olney Town Center and rural uses. Lighting elements in the Town Center should be more intense and provided by the public and private sectors, in contrast with the rural area where lighting should be low level and provided by the public sector. Street landscaping in the Town Center should be uniform and include a variety of plant material. In the rural area, landscaping should accent natural features and include plant material native to the area.

To summarize the Georgia Avenue and Route 108 Design Policies, Olney will retain the image of a satellite community by reinforcing the visual contrast between the Olney Town Center and the surrounding urban and rural areas along Georgia Avenue and Route 108.

OFFICE USES

Every area needs facilities for office activities to serve its residents. The management of this type of land use is essential to keeping Olney's satellite identity.

Office uses in Olney include real estate, insurance and banks but the predominant type of office space is medically related. Montgomery General Hospital, located on Prince Philip Drive, has generated demand for medical office space in Olney. The hospital owns a 40,000 square foot office facility near the main building and is proposing a second structure of the same size. A privately built three-

story office structure was recently completed on Georgia Avenue.

The 1986 and 1996 forecasts of office space (see Table 4) were developed by staff using "intermediate" and "trend" County-wide projections of employment. The low or intermediate forecast is based on metropolitan-wide trends. The high or trend demand projections are made using location factors such as accessibility, site availability and attractiveness that reflect the unique character of a planning area.

Private Office Uses

The 1986 intermediate and trend estimates are 88,200 square feet and 112,680 square feet, respectively. The total private office space demand for 1996 under the intermediate and trend are 141,550 square feet and 185,060 square feet. These projections assume that 20.0 percent of private sector employment will utilize office space in Olney in 1986; the remaining 80 percent will occur outside the planning area. This figure is projected to increase to 25.0 percent in 1996. The square feet office space per private employee is projected to rise from 170 in 1976 to 180 in 1986, increasing to 190 in 1996. Employment projections of private office space for 1986 and 1996 apply the square feet per employee and the percent of employees in office buildings to the private sector.

Public Office Uses

Public office space includes all governmental activities, social services, and police functions. The analysis of public office space demand assumes that, as population increases in Olney, the percentage of employees working in public office space will increase from 25 percent in 1976 to 30 percent in 1986 to 35 percent in 1996. As

growth occurs in the public sector, it is anticipated that employees in the public sector will utilize more office space. It is assumed that the employee/office space ratio will increase from 145 in 1976 to 155 in 1986 and will reach 165 in 1996. By applying the square feet of office space projections and percent of employees in office buildings to the public sector employment projections, the total square feet of public office space is derived (see Table 4).

Locational Policies

As with commercial activities, the Plan directs office uses to the Town Center, particularly to the northeast quadrant. Spartan Road (to be completed as the Town Center develops) defines the eastern edge of the office district. Pressure for office uses is already evident further east along Route 108.

Decentralizing office and commercial uses along major roadways outside the Town Center would seriously weaken the Town Center concept. The future market for office uses is not strong enough to support scattered sites. Strip development would detract from the core and diffuse the focus of economic activity. For these reasons, offices and businesses are channeled to the Town Center and discouraged from locating along Route 108 and Georgia Avenue.

The only exceptions to this policy concern Montgomery General Hospital and a partially developed property on Route 108 west of Prince Philip Drive.

Medical buildings should logically be located near Montgomery General Hospital. This would allow for the development of a campus-like setting with buildings and facilities closely related to one another. The hospital also owns 14 acres of vacant land along Route 108 west of Prince Philip Drive. In accord with the Town Center design concept plan, the preferred use for the vacant hospital land

west of Prince Philip Drive is residential. Certain medical related special exception uses, if developed in accord with PD-II standards and setbacks, would be compatible with the Town Center Concept Plan (for example, residential facilities for elderly, handicapped or exceptional persons). However, other special exception uses, such as offices for medical practitioners, are best located east of Prince Philip Drive or in the Town Center commercial area. Special exception uses for the vacant 14 acre site will be reviewed on a case-by-case basis in accord with these policies.

An office building is located near the old hospital and approximately one acre of the site is undeveloped. A moderate-intensity office building (O-M zone) would be compatible on this site if the following conditions are met:

1. The office project should be developed in a manner compatible with proposed adjacent residential densities;
2. Building mass, density, heights, setback and lot coverage should follow development standards in the RT (townhouse) zones;
3. Proposed uses should not compete with commercial development in the Town Center. Highway-oriented uses would be in conflict with plan policies which channel such development to a limited section of Georgia Avenue.

TABLE 4
ESTIMATED AND PROJECTED OFFICE SPACE DEMAND
BY TYPE OF USER IN OLNEY: 1976-1996

<u>OFFICE SPACE DEMAND</u>	<u>1976</u>	<u>1985</u>		<u>1996</u>	
		<u>INTERMEDIATE</u>	<u>TREND</u>	<u>INTERMEDIATE</u>	<u>TREND</u>
Private Office Demand:					
Private Sector Employment	1,950	2,445	3,130	2,980	3,895
Percent in Office Buildings	14.0	20.0	20.0	25.0	25.0
Number of Employees in Office Buildings	274	490	626	745	974
Square Feet Office Space per Private Employee	170	180	180	190	190
Total Square Feet of Private Office Space	46,550	88,200	112,680	141,550	185,060
Public Office Demand:					
Public Sector Employment	675	755	970	920	1,205
Percent in Office Buildings	25.0	30.0	30.0	35.0	35.0
Number in Office Buildings	170	225	291	320	422
Square Feet Office Space per Employee	145	155	155	165	165
Total Square Feet of Public Office Space	24,650	34,900	45,100	52,800	69,640
Total Office Space Development	71,200	123,100	157,780	194,350	254,700

SOURCE: 1976 data estimated by staff of MCPB from "1976 Commercial-Offices-Services" survey of the Olney Planning Area.

1986-1996 data are based on trend and intermediate employment projections for Olney.

TOWN CENTER URBAN DESIGN PLAN

An essential ingredient to the success of the satellite town concept is a diverse, lively Town Center. A Town Center:

- Provides the community's market center and offers a variety of shops, theaters, restaurants, offices and public open spaces.
- Provides a focal point for community services (for example, a library, post office, health care center, a park common, churches) as well as informal community activities.
- Provides a strong community focus by concentrating dwellings in the Town Center and providing good access for users outside the Town Center.
- Provides a population base to support the facilities in the Town Center.

One of the major roadblocks to the existing Olney Town Center emerging as a social and commercial center is the development pattern. Stores and offices have located on individual sites, independent of other commercial uses, and autonomous in terms of access and parking. Individual use sites have prevented an integrated, interrelated core. Walking is difficult and automobile congestion is common due to multiple entrance/exit points. The end-product is a business district oriented almost exclusively to the automobile.

The following points describe the goals of the Olney Town Center Plan:

- Provide an identifiable focus with a diversity of housing, commercial and office spaces to make the Town Center a community as well as commercial focal point.
- Preserve natural and historic resources.
- Channel multi-family housing and townhouses to the Olney Town Center.
- Improve pedestrian and bicycle access to and through the core to reduce reliance on the automobile and to encourage a more human scale of development.
- Complete a vehicular circulation system which will improve traffic flow through the intersection of Georgia Avenue and Route 108.
- Strengthen the image of the Olney Town Center by better relating buildings to one another, by improving overall visual appearance and by encouraging a scale and mix of uses compatible with the satellite Town Center.

THE TOWN CENTER AND ITS POTENTIAL

The following items are included in the discussion of the Olney Town Center site and its potentials:

- . Existing Land Use
- . Historic Sites
- . The Natural Setting
- . Market Potential

Existing Land Use

As shown on the Town Center Development Constraints Map, less than half of the proposed Olney Town Center land area is available for new development. Existing office and commercial land uses are concentrated along Georgia Avenue with minor frontage of uses on Spartan Road and Route 108. Existing institutional land uses include a public elementary school, a post office, and several churches within the Town Center. The existing residential land uses include apartments, townhouses, and single-family development to 26 units per acre for apartments.

Historic Sites

When Georgia Avenue and Route 108 were improved, many of the buildings that formed the early center of Olney were demolished. The destruction of these buildings resulted in the loss of an identifiable center for Olney. The preservation of the few remaining structures of historic significance will provide a link to past development in the Olney area. The Olney House and a small log cabin are the remaining significant historic structures within the boundaries of the Olney Town Center. Both of these structures are described in the Locational Atlas and Index - of Historic Sites in Montgomery County, Maryland, October 1976.

The Olney House provides an historic focus for the Town

Center (the Historic Sites section of this Plan describes the history of the house). Any development of the immediate environs should be considerate of the Olney House and its historic character.

The Natural Setting

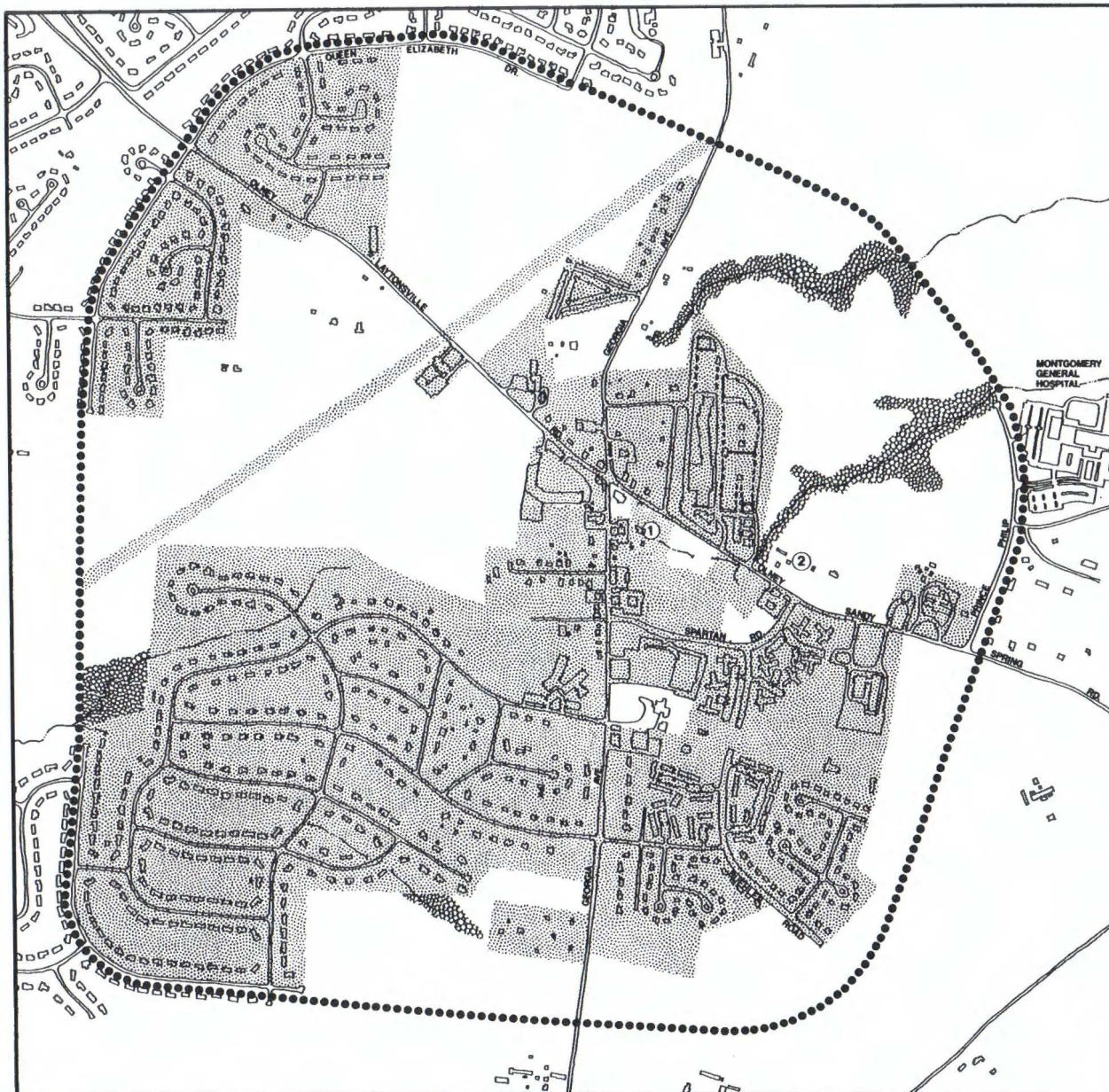
The available land for development and the natural constraints to development within the Town Center Boundary are shown on the Development Constraints Map. The land in the northwest, southeast, and southwest quadrants has few constraints to development. However, two small stream valleys and several slopes greater than 15 percent in the northeast quadrant should be preserved. Both stream valleys in the northeast quadrant are major water runoff channels for the Town Center. Development in the northeast quadrant will require special stormwater management techniques respecting these stream valleys. The existence of both stream valleys and the need to solve the stormwater management problem provides a unique opportunity to incorporate water retention areas with future development in the northeast quadrant.

Market Potentials

A market analysis for the Olney Planning Area shows that an additional 200,000 square feet of commercial space and 200,000 square feet of office space is marketable in the Olney Planning Area by 1996. Commercial land use policies direct this growth to the Town Center. A more detailed description of the commercial and office space market analysis is provided in the Commercial and Office Uses section of the Olney Master Plan.





URBAN DESIGN CONCEPT PLAN

The Urban Design Concept Plan for the Olney Town Center responds to the Master Plan policies and the potentials of the Town Center (historic sites, existing land



TOWN CENTER

DEVELOPMENT CONSTRAINTS

-  Existing Land Uses
-  Available Land
-  Areas with slopes greater than 15% or Flood Plain Areas
-  Town Center Boundary

- HISTORIC SITES :**
- ① Olney House
 - ② Log Cabin

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



patterns, the natural setting and market potentials). The Design Plan creates an identifiable image, so that Olney can be perceived as a place and not just the intersection of Georgia Avenue and Route 108.

A cohesive Town Center with a strong sense of place is provided by linking major commercial and office activity centers to residential, open space and institutional uses with a bikeway pedestrian and vehicular circulation system. The major components of the Town Center Urban Design Concept Plan include:

- Commercial and Office Space
- Residential Development
- Open Space and Recreation
- Circulation

Commercial and Office Space

Commercial and offices uses within the Olney Town Center are divided into the following categories:

1. Automobile-oriented convenience shopping.
2. General commercial and office space.

Automobile-oriented convenience shopping facilities include gas stations, fast food restaurants, and grocery stores. These uses require frontage on major roads for marketing products. Parking is usually located in front with service behind. Pedestrian movement between these facilities is not related to the marketing success of the stores. Expansion of existing automobile-oriented convenience shopping facilities will be encouraged to locate on Georgia Avenue, but away from the intersection of Georgia Avenue and Route 108. Two land parcels located north of Hillcrest Avenue are recommended for convenience commercial uses. Additional convenience shopping space will be provided as infill to areas already zoned for commercial uses. Significant expansion of the existing convenience

commercial uses is not encouraged by the Master Plan.

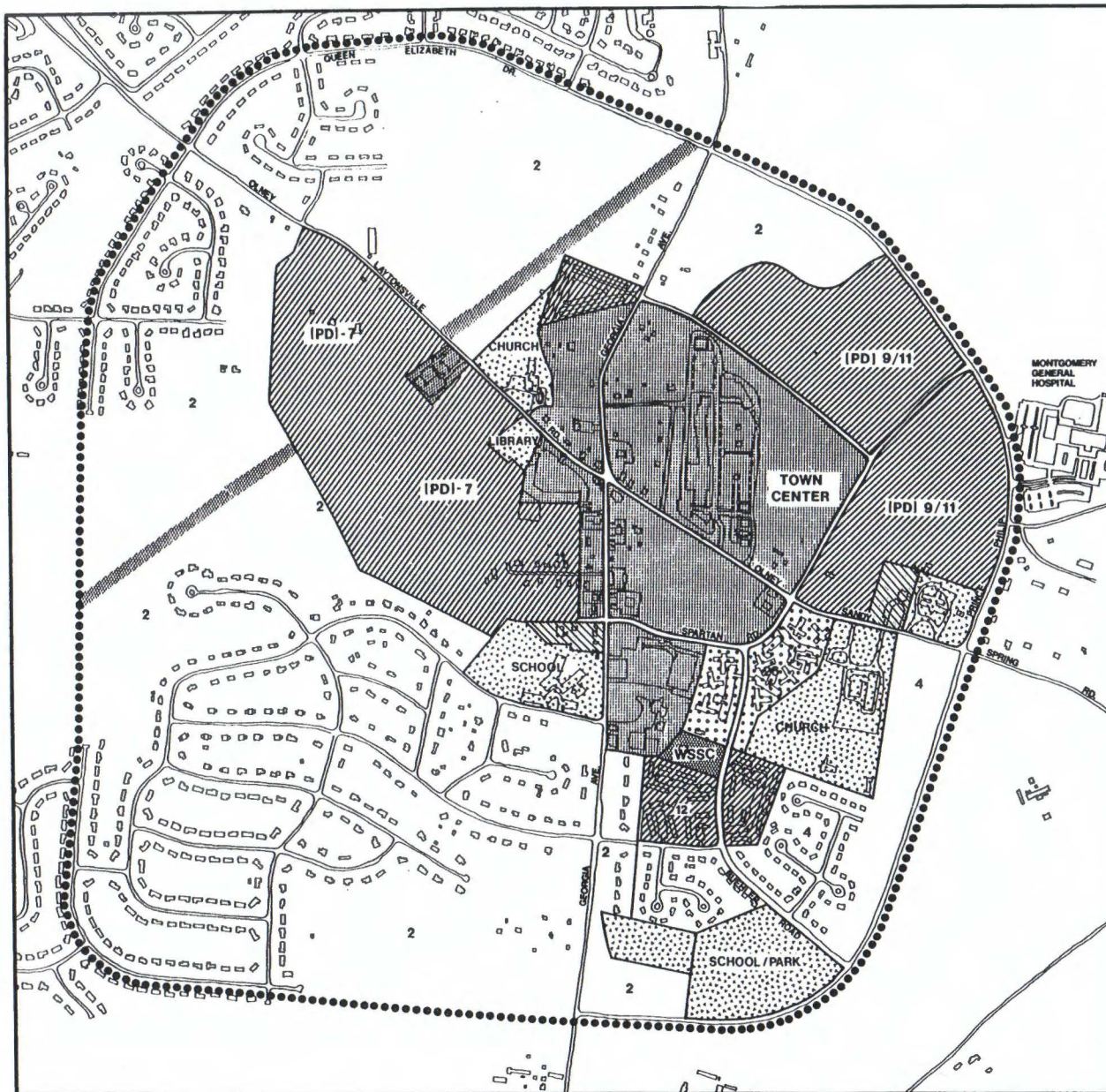
A five-acre parcel south of the Olney Towne residential development is recommended for "transitional commercial" uses. Uses such as small office buildings and restaurants offer an appropriate transition between commercial development further south and Olney Towne residences.

General commercial and office spaces include restaurants, movie theaters, retail stores and professional offices. These uses require access to major roads, but also an orientation to pedestrian linkages. General commercial and office spaces will provide a center of pedestrian activity. The Urban Design Concept Plan proposes three concentrations of general commercial and office spaces including the Olney House Site, the existing commercial area adjacent to Hillcrest Avenue, and the new commercial area located east of Olney Village Mart.

The existing commercial uses should be encouraged to remain in the Olney House. The Olney House structure and its environmental setting represent an important physical resource to the Olney Planning Area and a potential center of commercial activity.

The area adjacent to Hillcrest Avenue is another potential area for a concentration of pedestrian oriented general commercial and office spaces. This area forms the visual center of the commercial area in Olney. The area should be encouraged to develop as a series of small commercial buildings including restaurants and offices with pedestrian interconnections. The Hillcrest area is also visually important because of the proximity of the intersection of Georgia Avenue and Route 108. New buildings should be encouraged to orient to the streets and to form an open space area within the block.

The area east of the Olney Village Mart is the remaining



TOWN CENTER

PROPOSED LAND USE

- Single Family Residential
- Mix of Townhouse, Detached Units
- Multiple Family Residential
- Commercial
- Federal / Public Utility
- Moderate Intensity Office
- Institutional

2 Density in Dwelling Units per Acre
 (PD) Planned Development recommended.
 PD zones must be requested by the property owner.

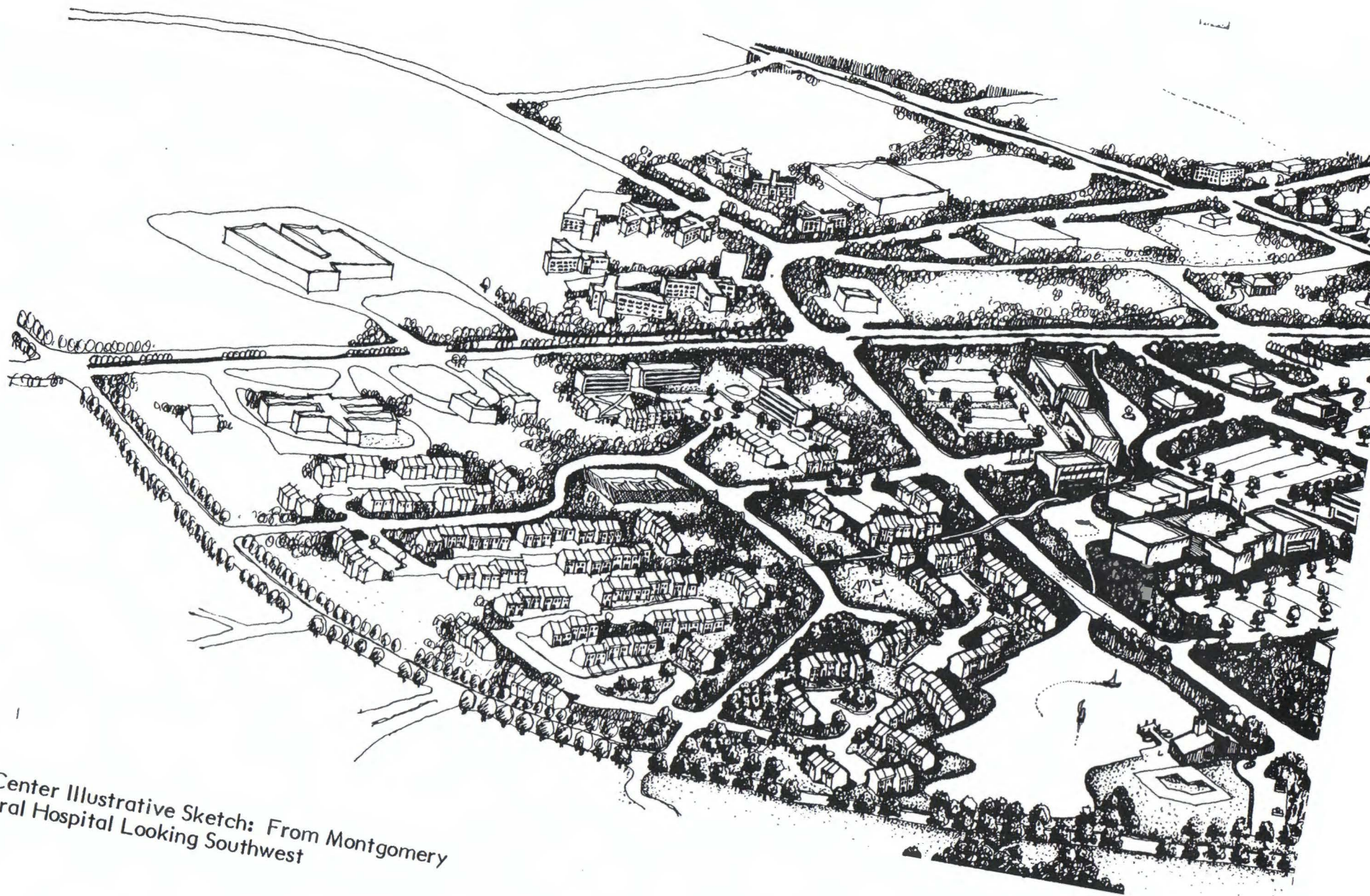
..... Town Center Boundary

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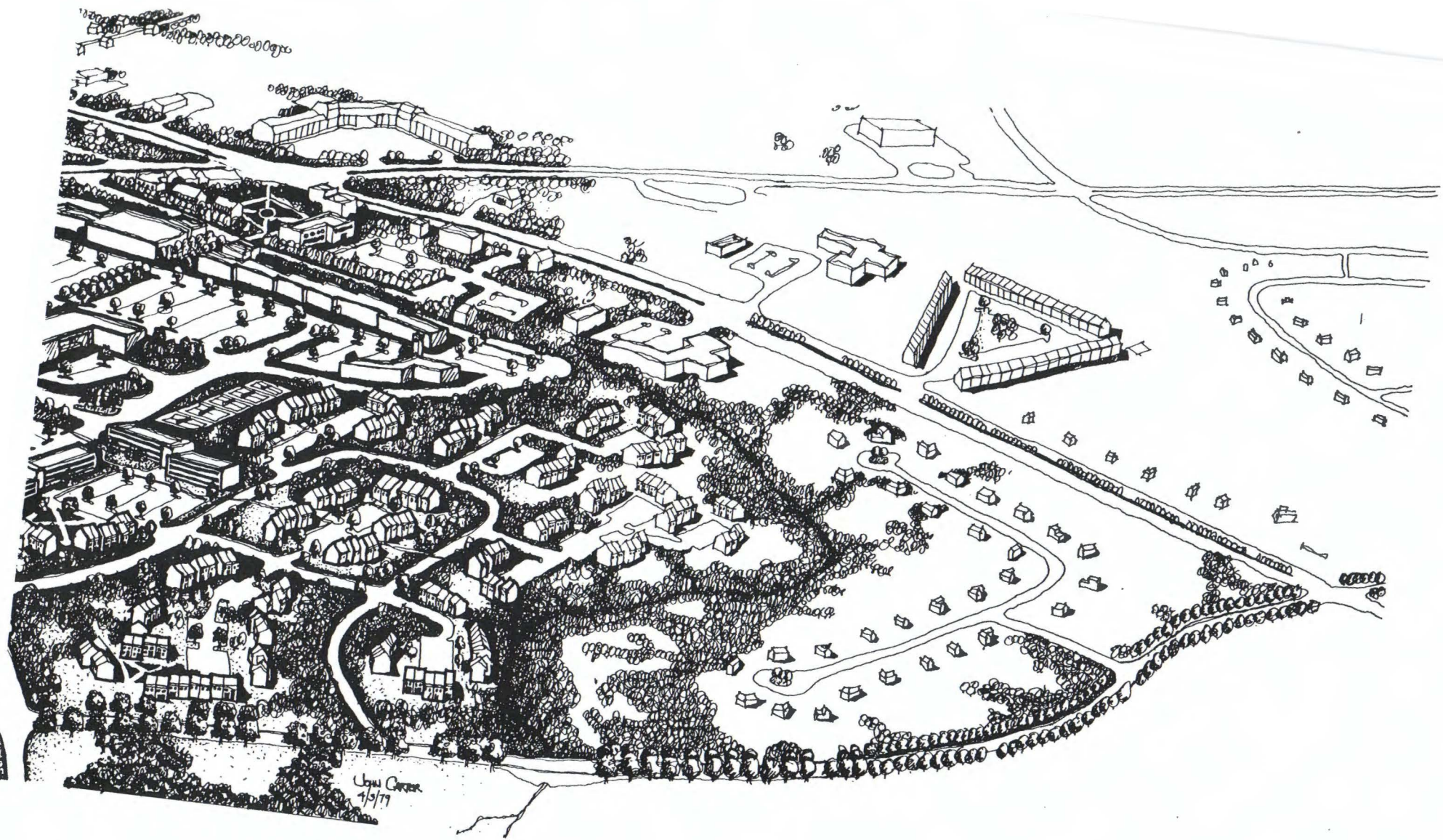
OLNEY MASTER PLAN

Montgomery County, Maryland





Town Center Illustrative Sketch: From Montgomery
General Hospital Looking Southwest



proposed concentration of general commercial and office space. This area is the largest area available for new commercial uses. The developer will have a unique opportunity to provide a center of pedestrian activity around new commercial and professional office functions. Retail uses, a theater, restaurant, and professional offices should be encouraged to locate in this area. Commercial and office spaces are encouraged to combine with the adjacent medium density residential areas to form a planned development (PD) zone.

The commercial and office space development will have a significant impact on the visual character of Olney especially along Georgia Avenue. Near the intersection of Georgia Avenue and Route 108, the commercial and office uses should have a "main street" character with pedestrian interconnection among buildings and major pedestrian activity centers. As the distance from the intersection increases, automobile oriented convenience shopping uses without pedestrian links will predominate. Convenience shopping facilities provide needed retail services to the Planning Area, but the creation of an identifiable place in Olney relies on the success of the pedestrian oriented commercial and office spaces.

Residential Development

Table 5 shows the approximate number of dwelling units and the type of units proposed in the Olney Master Plan for each quadrant of the Town Center.

The Town Center Land Use Plan reflects the residential policies discussed in the Residential Plan Element. The northeast quadrant has 3 large vacant parcels of land available for residential development. These parcels provide the opportunity for a mix of housing types adjacent to general commercial and office areas. Densities ranging from 2 dwelling units per acre to 11 dwelling units per acre are proposed. A unique opportunity exists to incorporate a

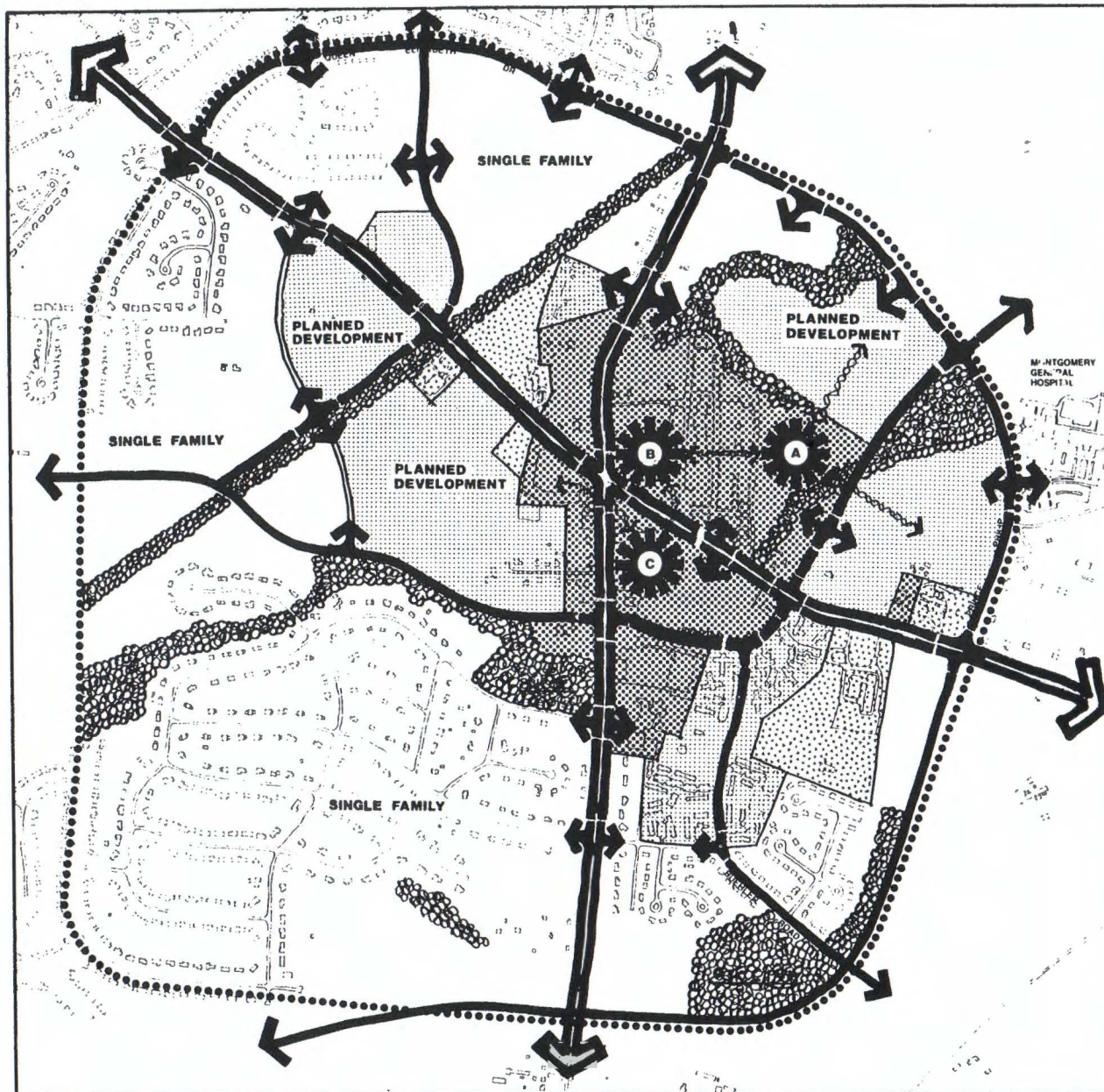
stormwater management pond and 2 small streams with development in the northeast quadrant. A density of 9 to 11 dwelling units per acre is proposed for residential spaces adjacent to proposed general commercial and office spaces. Incorporating development in the northeast quadrant as part of a planned development (PD) will provide the opportunity to mix commercial spaces, offices, institutional spaces, townhouses, garden apartments, and apartments for the elderly. When a Planned Development application is filed, the Planning Board will consider the pace of development in nearby TDR receiving areas and the status of the widening of Georgia Avenue in determining whether the final density is 9 or 11 units to the acre.

TABLE 5
PROJECTED DWELLING UNITS
BY HOUSING TYPE: TOWN CENTER

QUADRANT	SINGLE-FAMILY	TOWNHOUSE	MULTI-FAMILY	TOTAL UNITS
NW	165	-	-	165
SW	100	310	-	410
SE	70	-	-	70
NE	40	530	180	750
TOTALS	375	840	180	1,395

The northwest quadrant has one large vacant parcel of land available for development. Residential development in this quadrant should be consistent with adjacent single-family development located north of the Town Center. Densities of 2 dwelling units per acre are proposed.

The southwest quadrant has 2 large vacant parcels and several small parcels of vacant land available for develop-



TOWN CENTER

DESIGN CONCEPT PLAN

MAJOR LAND USES :

- Commercial/Office
- Institutional
- Residential Multi-Family And/Or Town Houses
- Residential Single Family Space
- Major Open Space Areas

MAJOR ACTIVITY CENTERS :

- (A) Olney Town Center
- (B) Hillcrest Avenue
- (C) Olney House

LINKAGES

- Major Vehicular Links (4 Lanes)
- Local Vehicular Access (2-4 Lanes)
- Major Pedestrian Links

- Town Center Boundary

OLNEY MASTER PLAN

Montgomery County, Maryland



ment. The existing residential development has densities of 2 dwelling units per acre. All new development immediately adjacent to existing development is proposed to have densities of 2 dwelling units per acre. Densities of 7 units per acre are incorporated as part of a proposed planned development and/or cluster development to allow flexibility in dwelling unit mix and layout adjacent to existing convenience commercial uses and along Route 108.

The southeast quadrant has 2 small vacant parcels of land available for residential development. Densities of 2 and 4 dwelling units per acre are proposed to match the existing development. Developers of this parcel should be encouraged to take advantage of cluster options in the Zoning Ordinance to provide a buffer between Prince Philip Drive and the houses facing Shamrock Court.

Open Space and Recreation

Major natural constraints, historic sites, utility lines, and school sites provide an opportunity for major open space and recreation uses. The existing elementary school and a proposed school and/or park site in the southeast quadrant will provide major active recreation areas within walking distance of residents in the Olney Town Center. Active recreation space could also be provided as part of the stormwater management pond in the northeast quadrant. Opportunities for major passive open space areas include the utility line right-of-way in the northwest and southwest quadrants, and 2 small stream valleys in the northeast quadrant. Open space should be maintained and improved around the Olney House to preserve the character of the historic site.

Circulation

The success of the Olney Town Center depends upon adequate access for vehicles, bicycles and pedestrians. A hierarchy of vehicular access routes is proposed including

major highways, business streets, and arterial roads. Each road category should have a unique character separate from other categories to provide the public a visually identifiable road pattern.

The major roads include Georgia Avenue and Route 108. These roads will be 4 lane divided highways providing major access to all commercial property and movement through the Town Center. Route 108 should have a rural road character with informal landscaping. Georgia Avenue should have a "main street" character with pedestrian interconnection among buildings near the intersection of Route 108. As the distance from the intersection of Route 108 increases, automobile oriented convenience shopping uses will be an important determinant of road character. Near the edges of the Town Center, Georgia Avenue should have a rural road character.

Business streets (Spartan, Buehler Road, Hillcrest Avenue, and Appomatox Drive) provide primary commercial access and limited secondary residential access within the Town Center. These roads will have 48 feet of pavement and landscaping to provide screening of commercial properties from adjacent residential properties. Residential properties will not front on business streets. Appomatox Drive could be eliminated from the Master Plan if development in the northeast quadrant integrates residential uses with general office and commercial spaces and if Appomatox Drive is not necessary for access to Georgia Avenue.

Arterial streets include Queen Elizabeth and Prince Philip Drive. They provide a Town Center boundary in the northwest, northeast and southeast quadrants. These roads also provide primary residential and hospital access from major and business streets. These roads will have 24-feet of pavement. Formal landscaping is encouraged which could include trees planted 25 feet apart on both sides of the pavement to give these arterial streets a

unique character. Formal landscaping would identify the arterial streets as separate from all other 2 lane roads and provide an edge for the Town Center.

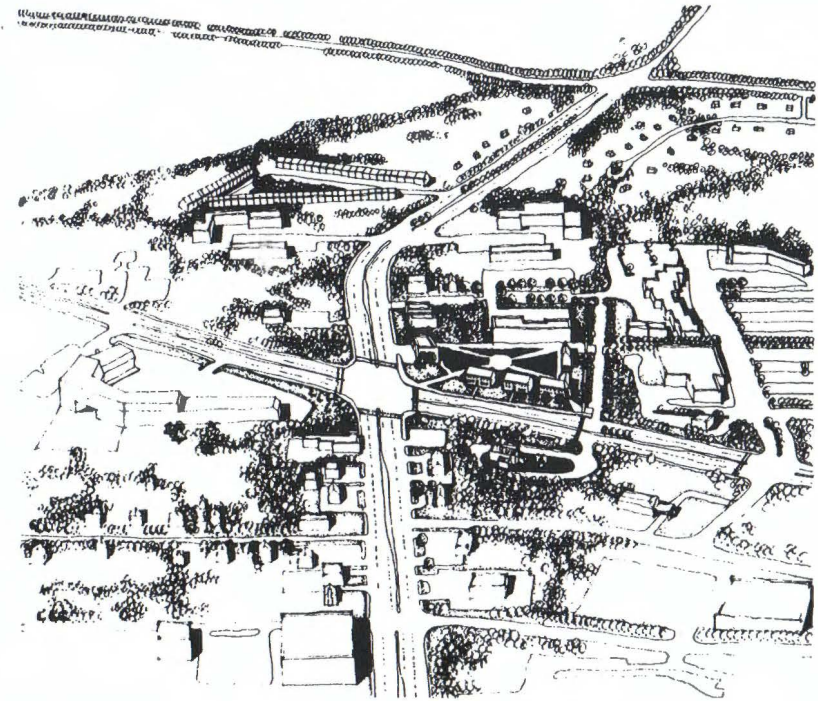
Bicycle circulation is shown on the Community Facilities Map. Major bikeways are proposed along Georgia Avenue and Route 108 and part of Prince Philip and Queen Elizabeth Drives. All crossings of major highways by bikeways are proposed at controlled intersections of major and arterial roads.

Pedestrian circulation is proposed in the Urban Design Concept Plan to link the residential areas within the Olney Town Center with general commercial and office space, open space, and recreation uses. Major pedestrian links should be provided along Spartan and Buehler Roads, and between the Olney House, Hillcrest Avenue and the Olney Village Mart. Crossing of major highways occurs at controlled intersections. Secondary pedestrian systems should occur as part of the proposed planned developments in the northeast and southwest quadrants to connect with the major pedestrian links.

SUMMARY OF TOWN CENTER RECOMMENDATIONS:

The Design Concept Plan for the Olney Town Center

1. Recognizes the unique characteristics of the site and its potentials. The Implementation Plan (see Implementation chapter) provides the framework for regulating future growth in accordance with the design policies outlined in this chapter.



Town Center Illustrative Sketch: Intersection
of Georgia Avenue and Route 108

2. Proposes a distinction between highway oriented convenience commercial areas, and pedestrian oriented general commercial and office areas.
3. Proposes development of the Olney House Site, Hillcrest Avenue, and Olney Village Mart as three active pedestrian oriented commercial and office space areas to provide an identifiable image of Olney and transform the area from a crossroads to a successful Town Center. A community logo and a lighting and landscape plan should be developed to enhance the image.
4. Provides medium density residential areas adjacent to the active pedestrian oriented commercial and office areas and encourages these areas to develop as planned developments with pedestrian linkages to support the commercial and office areas.
5. Provides active and passive recreation opportunities in the Town Center.
6. Provides links between commercial and office, residential and recreation uses within the Town Center. A hierarchy of vehicular movement is recommended to provide an understandable system of movement within and through the Town Center. The pedestrian and bikeway circulation allows the public convenient and safe access to all uses within the Town Center.

RURAL AREA

The Olney Master Plan recommends that the upper portion of Olney (see Rural Area map) remain rural with agriculture as the most extensive use and only small amounts of growth occurring in rural communities.

The most critical land use issue in the Rural Area is the loss of prime farmland. Today there are fewer than 15,000 acres of active farmland, mainly due to the conversion of farms to residential uses. The Olney Master Plan proposes land use regulations and incentives to help retain agricultural land for farming. Time is critical, however. If current rates of decline in farmland continue, farmland and the agricultural character of Olney will be lost forever.

THE NEED FOR AGRICULTURE PRESERVATION

Olney has excellent soils for cropland; grain and sod are the primary cash crops, with one dairy farm and a scattering of horse farms. Yet, only a handful of acres for agricultural use have been purchased since 1965; meanwhile, the residential market value of the land has increased greatly.

Increases in acreage under cultivation are accomplished by the leasing of agricultural lands. Much of the land in Olney which is leased for agricultural use is owned by persons who may find it desirable to sell when offered a favorable price for residential development.

The alarming conversion of farmland into subdivisions and the increasing cost of a basketful of groceries has finally underscored the need to preserve prime agricultural land for farming. The reasons usually given for protecting farmland are economic (agriculture is an important employer and source of income) and food related. Although Montgomery County ranks first in the Washington metropolitan area in terms of milk, corn, wheat, barley and soybean production, agriculture is not a major source of total personal income to the County. The County, and the metropolitan area, could clearly survive economically without a single farm inside the County's boundaries.

The economic significance of Montgomery County agriculture increases, however, when viewed as part of a larger regional agricultural community. The demise of farmland here will affect neighboring farm areas by reducing the number of productive acres and by pushing the urbanizing fringe farther and farther out. This is an important consideration in Olney, which borders highly productive farmland in Howard County. The loss of agriculture in the planning area will increase development pressures in western Howard County at a time when citizens, farmers and decision makers there are struggling to retain a viable farm community.

The social and cultural value of farmland in Montgomery County may surpass its economic importance. The County has a rich agricultural heritage, a blend of two cultural traditions, one stemming from English planters who arrived in the 18th Century, the other from Pennsylvania German and Quaker farmers of the 19th Century. These two farming and cultural traditions are reflected in the

blend of building materials and types evident in the County. The entire agricultural scene describes the larger culture, and the landscape itself is as instructive as a museum, the more so when it is alive with activity.

These cultural features are fast disappearing, replaced by five-acre mini-estates. The only reminders of this heritage may soon be architectural copies of Georgian style brick houses or pre-fab garages shaped like miniature dairy barns like the ones now dotting the new suburban landscape.

When viewed in terms of the regional agricultural community and the contribution Olney has made to the County's rich agricultural heritage, the preservation of farmland becomes a critical issue not only to local and County residents but also to the region as a whole.

AGRICULTURE PRESERVATION FRAMEWORK

The Olney Master Plan reflects certain assumptions about farmland preservation in the Olney area. These assumptions underlie the preservation program proposed in the Plan.

PLAN ASSUMPTION 1: Farmland preservation is essential for economic, social, cultural and environmental reasons.

This Plan assumes farmland preservation is important for the reasons discussed earlier.

PLAN ASSUMPTION 2: It is unrealistic to assume all farmland can or should be preserved.

Agricultural preservation does not mean that every farm, regardless of size, productivity or location, should be preserved forever. A farmland preservation program should be selective. Preserving a small farm which is surrounded by residential development, for example, or one which lies on the edge of an urban area, may prevent

orderly urban expansion and result in a sprawl-type development pattern. Preservation policies should be sensitive to surrounding land use activities and future growth potential, and farmland conservation areas should be designated accordingly.

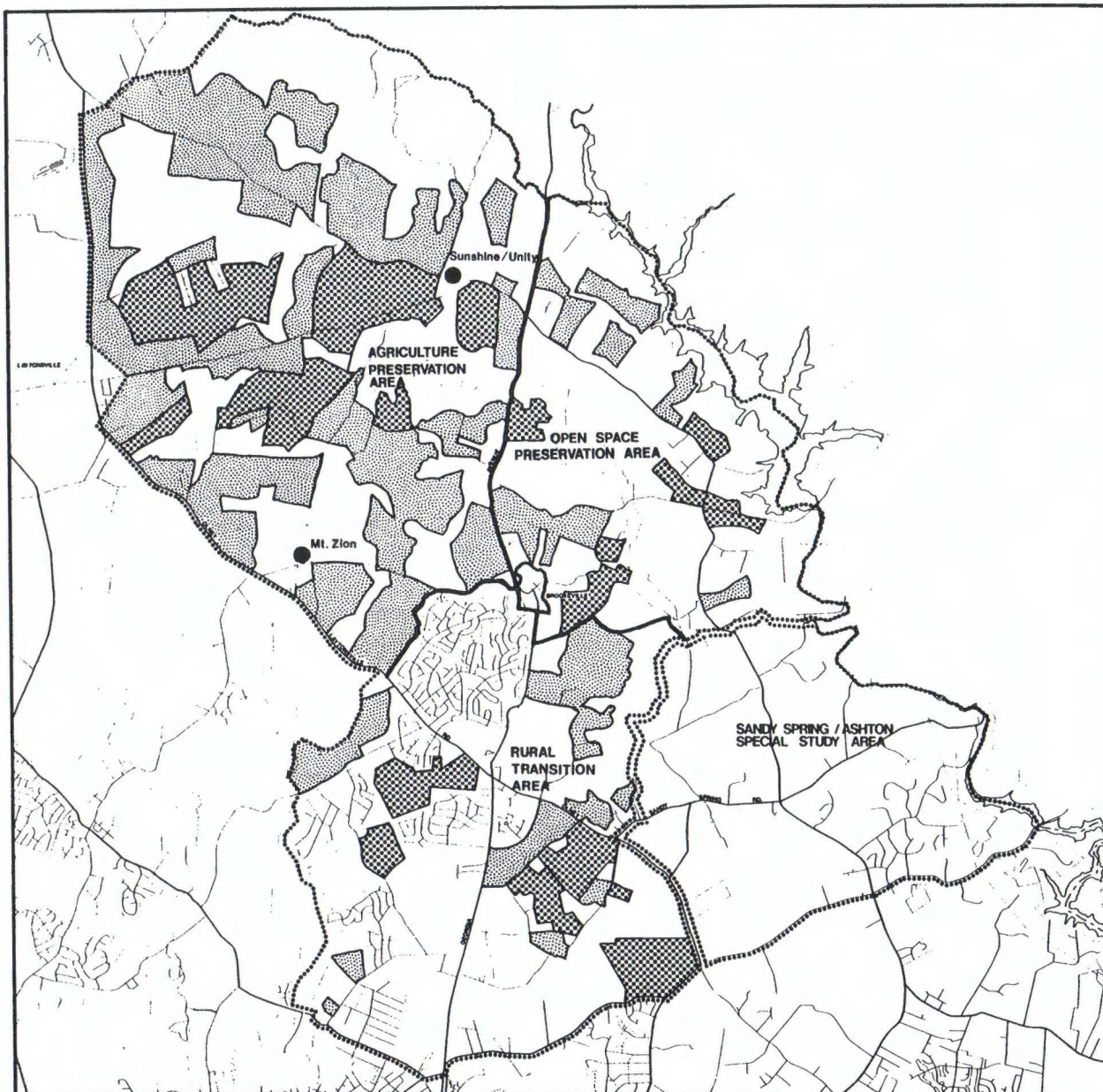
The Plan recognizes that some residential development will occur even in prime agricultural areas. All farmers are simply not desirous of permanently preserving their land for agriculture. Therefore, residential development options should be available in farming areas but only on a limited basis and in a manner that is consistent with agricultural preservation policies. This is why the plan proposes two rural land use categories; one emphasizes agriculture, the other open space.

PLAN ASSUMPTION 3: Residential development pressures are contributing to the loss of farmland.

There are many factors contributing to the decline of farmland. Many are outside the purview of a land use plan (i.e., market demand for farm products, the cost of machinery, federal farm support programs). However, it is evident that land use related pressures are also contributing to the loss of farmland. Residential development in agricultural areas is occurring at an alarming rate. The burgeoning land market escalates the price of farmland, encouraging its sale for development or as a speculative investment. In many cases, farming is only an interim use as owners await a favorable price for residential use.

Even where farmers want to continue the spread of exurban development contributes to the "impermanence syndrome" whereby farmers feel that sooner or later they will be pushed out.

¹ Rural clustering is discussed later in this chapter.



RURAL AREA

WORKING FARMS:

 Farms with Development Plans Submitted

 All Other Working Farms

 Rural Community

 Planning Area Boundary

Approved and Adopted : June 1980

**OLNEY
MASTER PLAN**
Montgomery County, Maryland



The impact of residential development on farmland is evident in Olney. As noted elsewhere in the Plan, there are presently on file plans for 390 homes in the agricultural area. Plans for another 180 homes have been submitted since January 1978. As residential pressures mount in Olney, the amount of farmland lost to production also increases, thereby lessening the chances for preserving an active farming community.

PLAN ASSUMPTION 4: Present zoning is ineffective in stopping residential conversion.

The agricultural portion of Olney is now zoned for 2-acre lots. Recent subdivision activity highlights the failure of this zone to prevent the loss of farmland.

PLAN ASSUMPTION 5: A comprehensive preservation program is needed which includes traditional zoning powers and innovative conservation techniques.

Planning has historically been oriented toward urban development and urban land use needs. Most zoning ordinances for example, contain numerous categories relating to urban uses but none regarding agriculture. Rural residential provisions are usually intended to accommodate rural development and conserve open space rather than to retain farmland.

Land use regulations and economic incentives are needed which specifically relate to agriculture preservation. Traditional zoning powers must be adapted to agricultural needs and supplemented by programs which recognize farming as an essential economic activity. Existing tax laws which reduce farm assessments are temporary measures. They may benefit current farmers and prolong their willingness to farm but they do not appear to substantially retard the overall conversion process.

PLAN ASSUMPTION 6: The Olney Master Plan is an appropriate vehicle for exploring new approaches to agricultural preservation.

Farmland preservation is an important part of the satellite town concept. As already noted, farmland in the upper portion of the planning area helps define the character of Olney and contributes to community image and identity. Farmland in Olney is also highly productive and has been recommended by the County as a State Critical Area. This designation was made because of the unique soil characteristics which have been rated as "prime agricultural land." It is, therefore, appropriate that the Olney Master Plan address agricultural preservation and explore implementation strategies.

RURAL AREA LAND USE POLICIES

The Rural Area map identifies two land use categories: Rural-Agriculture and Rural-Open Space.

The Rural-Agriculture area is located generally west of Georgia Avenue and includes the majority of Olney's remaining working farms. This area is the focus of the Plan's farmland preservation policies.

The Rural-Open Space area is located east of Georgia Avenue. Soils here are rich and well-suited for agriculture but much of the land has already been lost to residential development. Farms which remain are scattered and isolated by rural subdivisions. Plan policies in the Rural-Open Space area encourage a carefully planned mix of residential and farming uses.

The Rural Area map also identifies farms for which development plans have been submitted. Although these farms may continue in agricultural use for some time,

their eventual conversion seems almost certain. The preservation of these farms is not a high priority since they are in an area designated by the Plan for rural residential development.

RURAL AREA LAND USE RECOMMENDATIONS

The recommendations below represent a comprehensive strategy for farmland and open space preservation in the Rural Area.

AGRICULTURE PRESERVATION PROGRAM

To retain farmland for agricultural use, development must be discouraged or prevented. The Plan, therefore, proposes only 1 residential lot per 25 acres in the Rural/Agriculture Area. These lots may be as small as 1 acre (if soil conditions permit) to preserve the maximum amount of farmland.

To address the concern of farmers over the loss of development value resulting from low density zoning, the Plan allows the sale or transfer of development rights at the rate of 1 development right per every 5 acres. This Transfer of Development Rights program allows farmers to recapture the development value of their land without actually subdividing it into lots.

An example best illustrates the Plan's Agricultural Preservation Program.

Assume Farmer A owns 150 acres. One farmhouse is located on the land. The Plan allows Farmer A the following options:

- One building lot is permitted for every 25 acres: $150 \div 25 = 6$ lots. Since a farmhouse is already located on the land, only 5 new lots may be subdivided. Each of these 5 new lots may be as

small as 1 acre in size if soil conditions permit.

- One development right is permitted for every 5 acres: $150 \div 5 = 30$ development rights. Farmer A may sell all the development rights (30 less 1 for the existing house = 29) and continue farming the entire tract of land.
- Farmer A may opt to subdivide 5 lots and sell the remaining development rights. The 5 subdivided lots, plus the existing house, would be subtracted from the 30 development rights (30 development rights - 6 lots = 24 rights available for transfer). In this way, Farmer A subdivides a portion of the farm and also sells development rights.

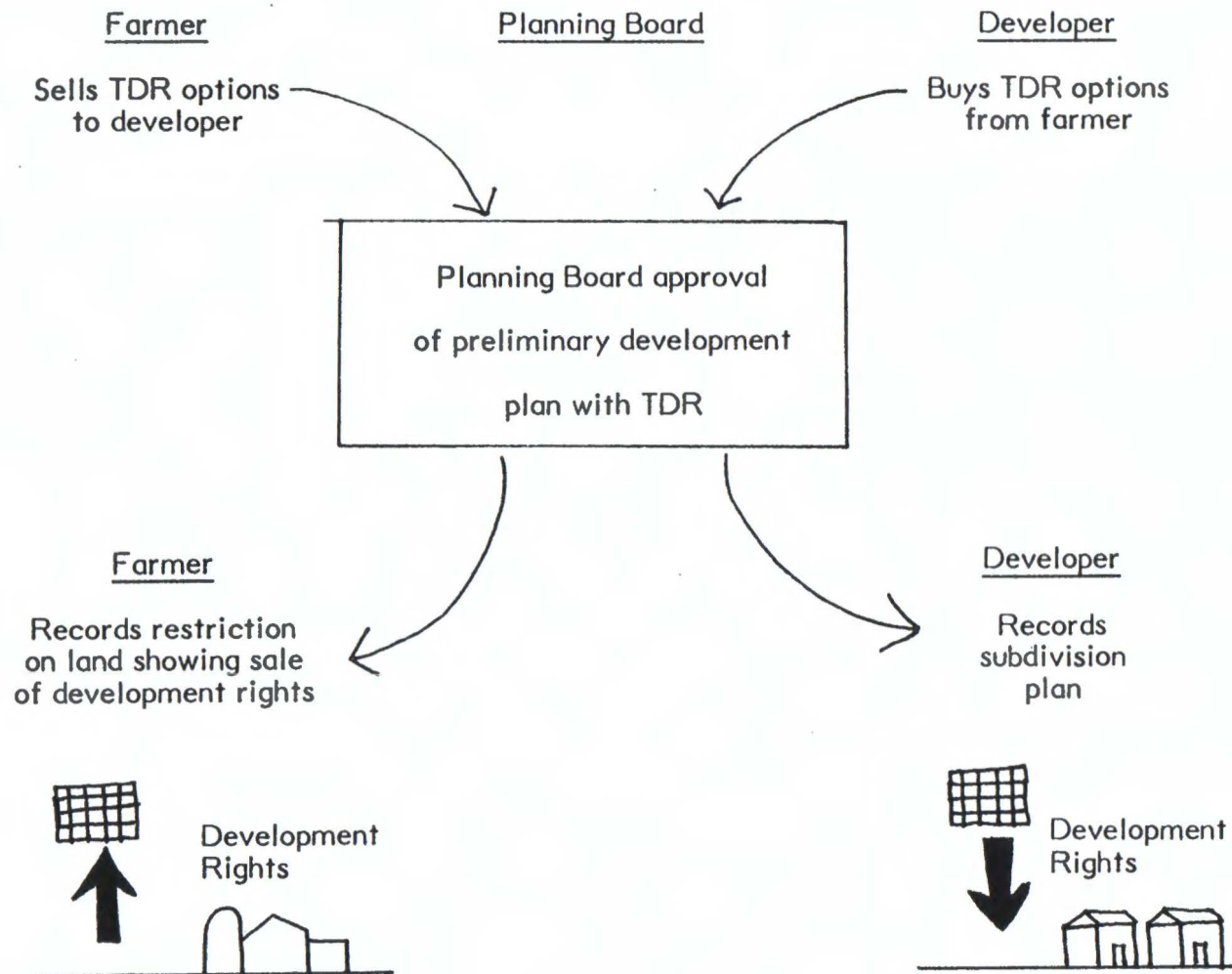
Who will buy development rights? The Plan designates development rights "receiving areas." Owners of these receiving areas are allowed a density bonus based upon the number of development rights they purchase. This density bonus offsets the price of the development rights by increasing the residential value of the receiving area.

The TDR approach assumes that development rights can be shifted from one land parcel to another. Therefore, controls on development need not reduce the land's economic value to the owner, because development rights remain in the owner's hands and can be sold or "transferred," to other properties.²

2

This concept is a private market approach to the same objective as the 1977 State law (entitled "Maryland Agricultural Land Preservation Foundation") which allows the state to purchase development rights from a farm. Unfortunately, the state program is unlikely to ever be funded at the level necessary to allow acquisition of all such easements.

TRANSFER OF DEVELOPMENT RIGHTS CONCEPT



There are approximately 9,048 acres of uncommitted land in the Rural Agriculture area (see Table 6). Based on a development density of 1 unit per 5 acres, about 1,882 development rights could be transferred to receiving areas.

TABLE 6
ESTIMATED NUMBER OF DEVELOPMENT RIGHTS
IN AGRICULTURE PRESERVATION AREA

UNCOMMITTED ACRES ¹	DEVELOPMENT RIGHTS
9,408	1,882 (1 development right per 5 acres)

¹ "Uncommitted" excludes land in built or recorded subdivisions.

Transferring Development Rights to Receiving Areas.

Receiving areas are where development rights are transferred to increase residential density.

Suppose Developer A owns 20 acres in the receiving zone. The zoning is one dwelling unit per 2 acres or 10 homes. However, at one dwelling unit/half acre, 40 homes may be built. To qualify for the higher density, Developer A must acquire development rights to 30 homes (40 minus 10). He does so by purchasing 30 rights from Farmer A in the Agriculture Preservation area.

These tabulations are shown below:

Development potential with TDR:	
1 house per 1/2 acre =	40 homes
Development potential without TDR:	
1 house per 2 acres =	<u>10</u> homes
Development Rights Needed for Higher Density	30

Remember that the additional units allowed in a receiving zone are being transferred from another portion of the planning area. The TDR program simply shifts them from the Agriculture area to receiving areas.

Many factors were considered in designating receiving areas and TDR density bonuses in Olney:

- marketability;
- proximity to community services;
- sewerability;
- compatibility with satellite form of development.

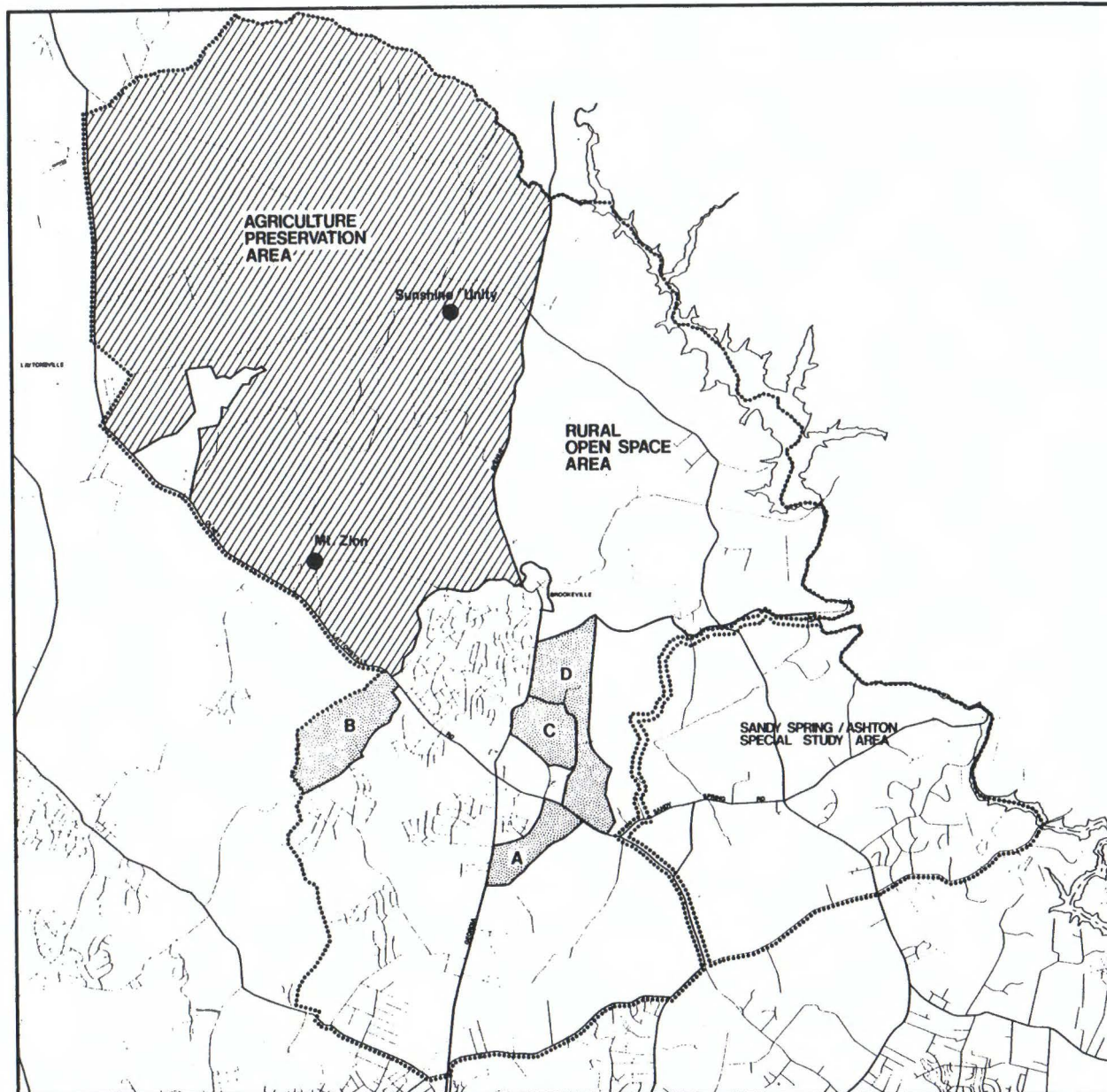
The success of a TDR program depends on the location, size and development potential of the receiving zones. The purchase of development rights must be very attractive to developers--otherwise the price they are willing to pay will be too low to attract farmers. If receiving zones are poorly located from a marketing standpoint or if density bonuses are too low to justify the purchase of development rights, the TDR concept will simply not work.

The receiving areas in Olney take advantage of Olney's

TABLE 7
CHARACTERISTICS OF RECEIVING AREAS
OLNEY MASTER PLAN

AREA	GROSS ACRES	PLAN RECOMMENDED BASE DENSITY	PLAN RECOMMENDED TDR DENSITY	MAXIMUM UNITS AT BASE DENSITY	MAXIMUM UNITS AT TDR DENSITY	ADDITIONAL UNITS WITH TDR ¹
A Beane Farm	205	1 unit per 2 acres	4 units per acre (80 acres)	102	320	458
			2 units per acre (120 acres)		240	
B Upper Rock Creek	353	1 unit per acre	2 units per acre	353	706	353
C Northeast Olney	167	1 unit per 2 acres	4 units per acre	84	668	584
D Goldmine Road Area	495	1 unit per 2 acres	2 units per acre	248	990	742
TOTAL				787	2,924	2,137

¹ Does not include additional units which may be built in accord with Moderate Priced Dwelling Unit Ordinance.



TDR SENDING AND RECEIVING AREAS

- TDR Sending Area
- TDR Receiving Area
- Rural Community

TABULATIONS :
 Sending Area : 1880 Potential Net Development Rights
 Receiving Areas :

AREA	Add'l Units with Development Rights
A	458
B	353
C	584
D	742
	<hr/> 2,137

DENSITY BONUS WITH TDR

AREA	Without TDR	With TDR
A	1 unit / 2 acres	2 - 4 units / acre
B	1 unit / 1 acre	2 units / acre
C	1 unit / 2 acres	4 units / acre
D	1 unit / 2 acres	2 units / acre

NOTE: See text for more detailed description of tabulations

Approved and Adopted : June 1980

OLNEY MASTER PLAN
 Montgomery County, Maryland



strong housing market and all offer attractive residential density bonuses in exchange for farmland preservation. A summary of the receiving areas is included in Table 7.

The density increases proposed in the receiving areas are as follows:

- 1 dwelling/2 acres to 2 dwelling units/acre
- 1 dwelling/2 acres to 4 dwelling units/acre
- 1 dwelling/1 acre to 2 dwelling units/acre

These density increases (see Table 7) are high enough to encourage transfers. At the same time, the proposed densities are consistent with the residential character of Olney: single-family homes on half-acre and quarter-acre lots. Proposed bonus densities in the receiving areas purposely require public sewer and water. Provision of these services will be dependent on the developer acquiring enough development rights to allow the higher density.

The relationship between receiving and sending areas is very important. As already noted, there are approximately 1,880 development rights in the sending area. To provide a market for these rights, density increases in the receiving areas must be high enough to absorb the available rights. The receiving areas can accommodate approximately 2,137 development rights, compared to the 1,880 in the sending area, to help assure farmers will always have a market for their land's development rights.

Relationship of Receiving Zones to Housing Forecasts

The TDR program will not affect overall density in the planning area. However, residential densities in Greater Olney will increase as density is shifted to receiving areas.

The zoning capacity of receiving areas without TDR is about 790 units. With TDR, the zoning capacity is about 2,900 units. (Note: Although the zoning capacity of the

TDR receiving areas is 2,900 units, there are only 1,880 development rights in the sending area. Therefore, the zoning capacity of the receiving areas will not be reached.)

It is unlikely that the maximum number of dwellings possible with TDR will ever be realized. TDR is only one of several agricultural preservation techniques. Some landowners in the Agriculture district may opt for other alternatives such as use-value assessment or scenic easement. Thus, it is not likely that all farmers will opt to sell development rights, or that those who do, will sell all their rights.

While all development from the Agriculture Preservation area could be absorbed in Greater Olney without adverse impact on the scale proposed in the Plan, a somewhat lower density would be more desirable. It is important, however, to allow the opportunity for all the rights to be transferred and to provide a substantial number of receiving areas, so as to avoid a monopoly situation for either buyers or sellers of development rights. Still if only 50 to 75 percent of development rights are sold and transferred, a major contribution would have been made toward preserving agriculture in Olney.

OPEN SPACE PRESERVATION PROGRAM

Rural clustering or grouping is recommended in the Rural-Open Space area, east of Georgia Avenue. Rural clustering retains open space by allowing residences to be grouped on a portion of the site and fosters a more cost-effective development pattern than linear or scattered residential. The base density will be 1 unit per 5 acres but individual lots may be smaller. For example, assuming the base zone is 1 dwelling unit per 5 acres and the tract is 200 acres in size, the number of permitted dwellings is 40 units. The cluster method would allow these 40 units to be grouped on lots smaller than 5 acres. The remainder of

the tract would be preserved as open space but, most desirably, as a farm. Only the individual lot size--not the overall density--would change through rural clustering.

Cluster development should occur on a common roadway, with individual lot access to public arterial or primary roads denied. As with other cluster zones, the cluster would be subject to subdivision review to protect environmental features of the property and its environs.

SUMMARY OF RURAL AREA RECOMMENDATIONS

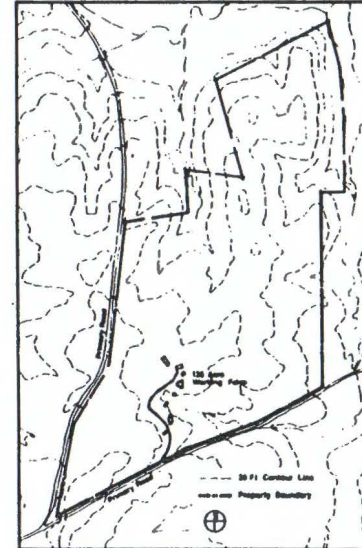
Table 8 summarizes land use policies and implementation strategies for the Rural Area. The Alternative Rural Development Patterns Map illustrates how these strategies would affect rural development patterns.

RELATIONSHIP OF LANDFILL TO RURAL AREA LAND USE POLICIES

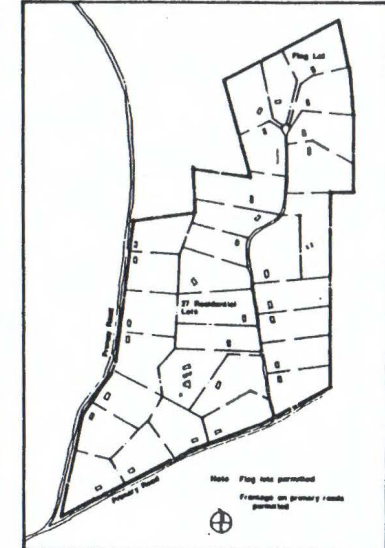
The Montgomery County Solid Waste Plan adopted by the Council in 1978 proposes a site at Riggs Road and Md. Route 108 for a landfill. This site is owned by the County and the State has issued a permit to operate the landfill. The Land Use Plan map shows the location of the site. Access to the landfill will be from Fieldcrest Road which crosses portions of the Upper Rock Creek Planning Area and intersects Route 108 at the landfill entrance. The Rock Creek Master Plan was amended to reflect the access route in March 1980.

The area around the site is a rural/agricultural area, and should remain in those uses. Accordingly, rural density transfer zoning is recommended for most of the area near the landfill site and for the site itself. The landfill is a

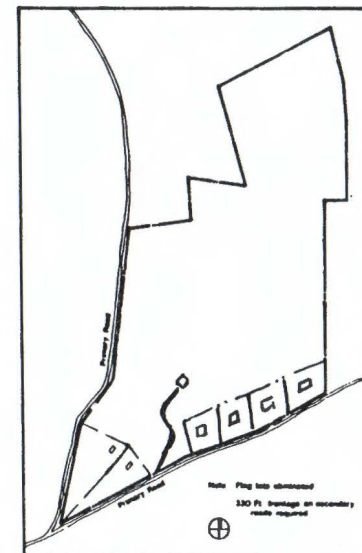
RURAL DEVELOPMENT PATTERN



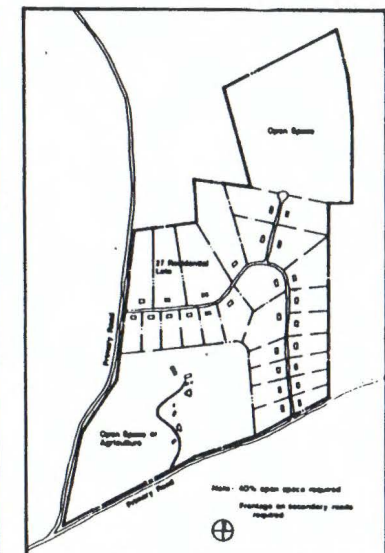
Existing Farm or TDR Pattern



Existing Pattern of 5 Acre Rural Zoning



Rural Agriculture - 1 Lot per 25 Acres; Development Right per 5 Acres



Rural Cluster - 1 Acre Minimum Lot Size; 60% Open Space Preserved

temporary operation and the site will later be reclaimed. Re-use of the site should be consistent with the Plan's rural land use recommendations.

The principal planning problem presented by the landfill, is how to mitigate its impact on Mt. Zion community. The Site Selection and Evaluation Study for Sanitary Landfills, included as part of the permit application to the state, provides features essential to impact reduction. A berm with supplementary landscaping will completely enclose and camouflage the working area of the landfill. According to the designers, this berm would screen operations at the landfill from view within a half mile radius and allow only limited views from greater distances.

Access to the landfill will be from a new road to be constructed on the south side of the PEPCO right-of-way between Maryland Route 124 and Maryland Route 108. This road would cross Maryland Route 108 at the entrance to the site. The location of the landfill is shown on the Land Use Plan map. Refuse will be carried to the landfill by enclosed transfer trailers from the transfer station in Shady Grove; no packer trucks, other trucks, or private cars will be allowed to go to the landfill.

The Planning Board will review the final designs for the landfill, its buffering and access to affirm that these conditions are being met.

This Plan strongly recommends against the application of an industrial zone to the landfill site, as this could severely limit reuse opportunities for the site itself and put considerable development pressure on surrounding areas.

TABLE 8

SUMMARY OF RURAL AREA LAND USE
POLICIES AND RECOMMENDATIONS

LAND USE CATEGORY	POLICIES	IMPLEMENTATION RECOMMENDATIONS
Rural Residential Transitional Areas	Encourage orderly transition from farmland to other uses.	Allow to develop at designated residential densities in accord with staging policies.
Rural-Open Space	<p>Preserve open space.</p> <p>Allow a mix of rural residential and agricultural uses.</p> <p>Encourage use of open space for farming (i.e., through leaseback arrangements).</p>	Rezone from RE-2 (1 unit per 2 acres) to Rural Cluster Zone (1 unit per 5 acres).
Maintain low-density, rural character.		
Rural-Agriculture	<p>Preserve land for farming.</p> <p>Encourage enrollment in Agricultural Districts.</p> <p>Discourage public services inconsistent with agricultural areas (i.e., public sewer, water).</p> <p>Give farmers opportunity to realize economic return from land's development potential.</p> <p>Maintain "critical mass" of farms.</p> <p>Rewrite nuisance laws to protect farmer.</p> <p>Assign this area high priority for easement expenditures.</p>	<p>Rezone from RE-2 (1 unit per 2 acres) to Rural Density Transfer Zone (1 unit per 25 acres).</p> <p>Implement transfer of development rights program.</p>

RURAL COMMUNITIES

Several communities are scattered in the rural area and each possess unique social and physical characteristics. As noted in the Rural Zone Sectional Map Amendment,¹ these settlements are an organic part of every rural area. In most cases they are older settlements with well-known place names. The people who live in them have historical ties to the community. There are ties of kinship among the families and often the community is unified by such local institutions as a post office, a retail store, or a church.

Rural communities in the Olney Planning Area include the Town of Brookeville, Mt. Zion, Sunshine/Unity, Sandy Spring and Ashton.

¹ Rural Zone Sectional Map Amendment, Montgomery County, Maryland, Montgomery County Planning Board, November 1973.

Town of Brookeville

The incorporated town of Brookeville, Maryland is located on Georgia Avenue just north of Olney. Brookeville is a crossroads village, with almost all of the houses found along the two main streets, Market and High.

Tradition has set the founding of Brookeville in 1794. It was in that year that Richard Thomas is thought to have built his grist mill on the Reddy Branch. Soon after, Thomas laid out 56 lots and named the settlement "Brookeville," after his wife's family.

The town was touched by excitement during the War of 1812. President Madison was one of the refugees who left Washington in 1814 as a result of the British burning the Capitol. He spent one night at the home of Caleb Bentley.

In 1890, the town became incorporated with a local government of three elected commissioners.

The Olney Master Plan does not propose land use or zoning recommendations for the Town of Brookeville. Although a planning and zoning agreement has been signed by The Maryland-National Capital Park and Planning Commission and the Town, any master plan for the Town will be completed as a special study.

The Olney Master Plan recognizes that Brookeville is an important historic resource, not just for Olney but the entire County. The Olney Master Plan's agriculture and open space recommendations will help preserve Brookeville's historic setting. Residential subdivisions southwest of Brookeville are buffered by parkland owned by the Park and Planning Commission.

The Plan further supports the relocation of Georgia Avenue, when improved or widened by the state, west of

Brookeville to preserve the town's historic character.

Sandy Spring and Ashton

Sandy Spring is a unique historic community located in the southeast quadrant of the Planning Area near the Patuxent River. Much remains of the historic and environmental character of this area. Century-old homes, the Friends settlement, numerous large trees, and the Village Center is an essential part of the charm of Sandy Spring.

Ashton is located east of Sandy Spring. The commercial center and many of the houses are newer than in Sandy Spring, but Ashton still dates back many decades.

Like other rural communities, Sandy Spring/Ashton has certain needs (e.g., rural open space preservation, housing, historic preservation; etc.) which require special planning consideration. In response to the desire of local citizens, the Planning Board has examined the Sandy Spring/Ashton area separately from the Olney Master Plan. The Special Study Plan for Sandy Spring/Ashton sets forth planning and development recommendations in the areas of housing, health, community facilities and mobile homes. The approved and adopted Land Use Plan for Sandy Spring/Ashton is shown in this chapter.

Mt. Zion

In the Mt. Zion community, there is need, as in many of the County's rural communities, for smaller residential lots to allow for natural expansion and to provide affordable building sites for residents. A plan for Mt. Zion has been developed with the help of the community to meet this need.

The Plan makes the following residential land use and zoning recommendations:

- Two areas are proposed for half-acre residential lots. In one area, single-wide mobile homes will be allowed as special exception uses. Soil and water conditions will determine actual lot sizes but the opportunity for such half-acre residential development should exist if environmental conditions permit.
- A portion of Mt. Zion is proposed for a density of one unit per acre. Soil conditions should allow some septic development in this area.
- The remainder of the area should be considered rural in character and zoned accordingly. This area includes prime agricultural land and soils which are not well-suited for more intensive development.
- The landfill site on the Letts Farm should remain in a rural zoning category. This is because a landfill is a temporary use (6-15 years) which will later be reclaimed. Non-rural zoning would permanently alter the character of the Mt. Zion community and could generate serious impacts on the community long after landfill operations have ended.

Landfill reuse options must be consistent with the rural-agricultural policies for this portion of the Olney Planning Area. A Demonstration Agricultural Program, an option discussed in the Montgomery County Site Selection and Evaluation Study, should be considered since it could establish the general suitability of landfill sites for farming or related uses and ultimately return the parcel to productive use.

The Site Study recommends, and the Plan agrees, that the County should provide an alternative source of water if

landfill leachate contaminates the existing water supply. Public water should be provided in a manner consistent with the proposed low density, residential land use pattern.

Other measures proposed in the landfill Site Selection Study which the Olney Master Plan endorses include:

- On-site plantings and berms to restrict visibility and noise.
- Restricted hours of truck access to the landfill.
- Phased timing of truck access to avoid congestion near the entrance to the site.
- Regular citizen inspection of landfill operations to monitor traffic and litter problems and water quality data.

In summary, the key recommendations of the Olney Master Plan regarding the landfill are: 1) that it be regarded as a temporary use; and 2) that once landfill operations cease, the site be converted to a use compatible with the rural-agricultural policies of the Olney Master Plan.

Sunshine-Unity

The Sunshine-Unity area is somewhat different in character than most of the other identified rural communities. Its boundaries are not well-defined and residences are more widely scattered. In general, the housing stock is in good repair in the Sunshine-Unity area, with a number of homes in Sunshine appearing to be of post-World War II construction. The structures most interesting from an historic perspective front on Damascus Road in the area of Unity itself. There are some deteriorating houses, including one condemned structure, in the triangle bounded by Damascus Road, Howard Chapel Road, and Sundown Road.

Farmland borders the area on the north, northwest, and south. Large-lot residential development is occurring to the west of Howard Chapel Road and moderate-size lot (2 to 5 acres) residential development is occurring along New Hampshire Avenue east of Georgia Avenue.

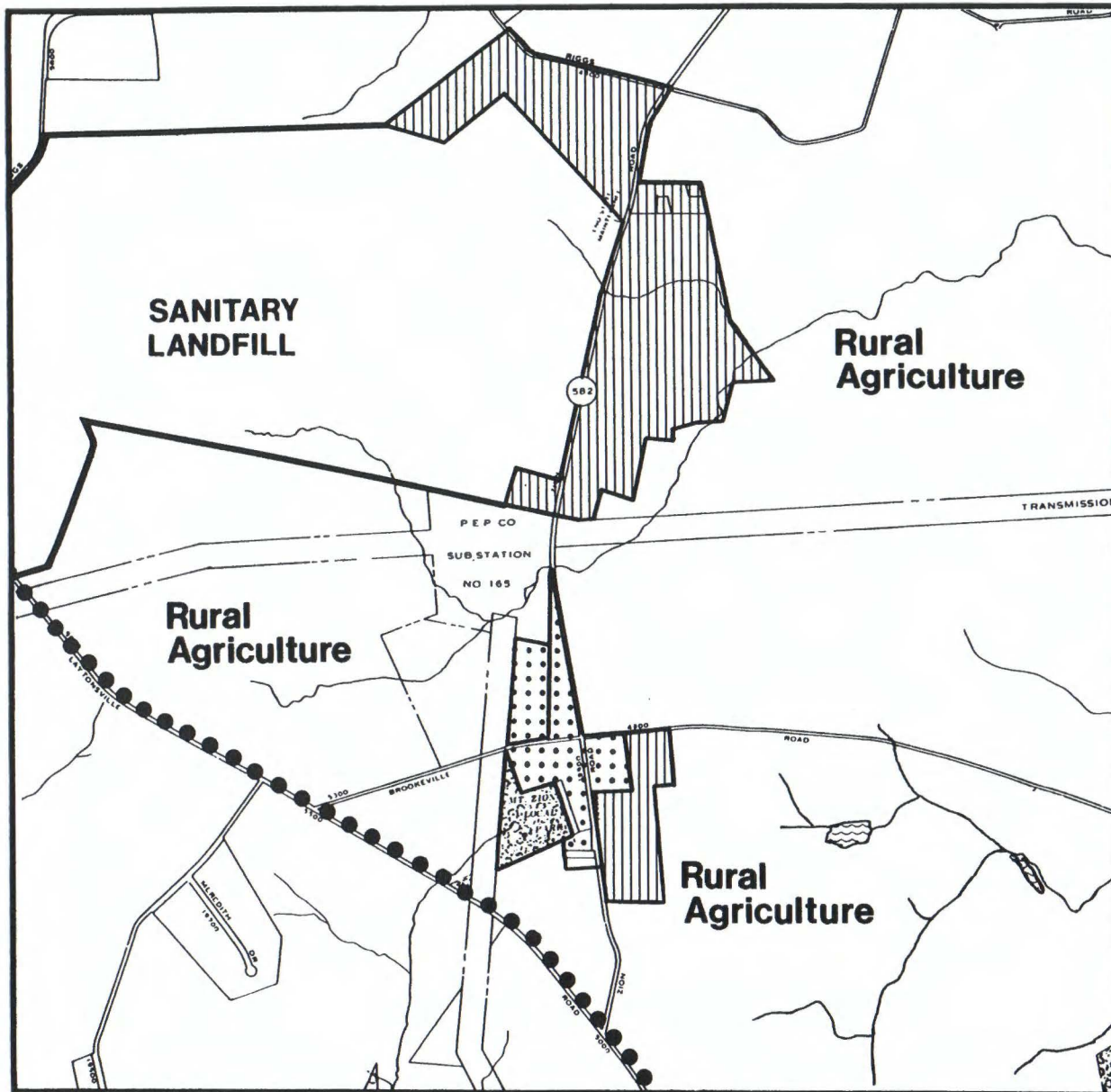
The Plan recommends an area for one-half acre lots in the communities of Sunshine and Unity. The same criteria used in the Rural Zone Sectional Map Amendment to determine the limits of rural settlements is applied here:

1. All contiguous lots in the immediate area were included;
2. At the periphery, vacant lots were included if not larger than about 5 acres;
3. Adjacent tracts of 20 acres or more were excluded.

THE FUTURE OF RURAL COMMUNITIES

Rural communities are characterized by a strong sense of place and strong ties of kinship. Most residents wish to continue living in them and want their children to have the same opportunity. The following recommendations are proposed to help maintain the character and scale of rural communities in Olney.

- The existing scale of development should be maintained. This means new development should be consistent with the historical character and community lifestyle in rural settlements.
- Rehabilitation or replacement of dilapidated structures should be the major tools for upgrading housing deficiencies.



MT. ZION PROPOSED LAND USE



Residential, Rural
(1 acre and 2 acres lots)



Residential, One Family
(One-half acre lot)



Rural / Agriculture
(One lot per 25 acres)



Planning Area
Boundary

Approved & Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



- Poor soils are preventing residential development in Mt. Zion. In many instances, this means sons and daughters of residents must search elsewhere for housing. To expand housing opportunities, solutions to the sewage disposal problem are needed. If the Jonesville-Jerusalem sewage treatment prototype proves successful, the feasibility of providing the same system in Mt. Zion should be explored.
- The unique characteristics of rural communities should be reflected in the County zoning ordinance. The rural counterpart of a Planning Neighborhood zone is recommended to facilitate the orderly expansion of rural communities and to allow the mix of residential lot sizes and commercial uses that characterize rural settlement.

**COMMUNITY
FACILITIES
PLAN**

**OLNEY
MASTER PLAN**
Montgomery County Maryland

INTRODUCTION

Community facilities provide a network of services to meet the physical, social, cultural and protective needs of the community. In this respect, they help determine the desirability of a community as a place to live and work.

Community facilities are important in the planning process for three reasons. First, public facilities place heavy demands on government budgets--the costs of schools alone can run into the millions of dollars. To insure that adequate funds will be available for construction and that monies are not needlessly spent, long-range programs are needed for a variety of public service facilities.

Second, community facilities influence growth patterns. Public utilities are the most obvious example; sewers and waterlines often dictate development densities and affect growth. A well-conceived community facilities plan affords decision makers the opportunity to realize desirable

land use patterns through careful programming of public utilities and other growth inducing facilities.

Third, public demand for more and varied community facilities is increasing. As it does, pressures on local governments to provide services are rising; to help assure that governments' response is more than a reaction to daily public pressures, a plan which addresses long-term needs is essential.

The Olney Master Plan addresses several categories of community facilities: public utilities, schools, parks and recreation, bikeways, historic sites and protective services. The Community Facilities Plan Map identifies the location of existing and proposed facilities in Olney. Although this Plan recommends many community facilities and their location and timing, the planning of public facilities is done on an annual basis through the County's Capital Improvements Program. This Plan establishes a framework for those decisions.

SCHOOLS

School enrollment in the County has been decreasing since 1972 and is projected to continue to decrease through 1985. Only kindergarten and primary grades enrollment may increase slightly toward the end of the six-year projection period.

Although a few schools in the Olney area are presently over capacity or near capacity, other schools are declining in enrollment. It appears from County-wide statistical trends that elementary schools will have to serve larger areas. As development occurs in the Olney area, available space in existing or nearby schools should be utilized, thereby reducing or eliminating the need for new facilities. Therefore, the "neighborhoods" served by these schools would be enlarged.

The analysis which follows has been prepared in close cooperation with the Montgomery County Board of Educa-

tion planning staff. The Board of Education will make the final decisions as to exact location, timing, and boundary issues. The Plan establishes a long-term planning period for those decisions.

EXISTING SCHOOLS

Olney is served by eleven schools (see Table 9). Enrollment projections indicate there will be additional capacity at many schools by 1983 as the Olney population matures and household size declines.

SCHOOL SITES

The Board of Education has five unused school sites in Olney which Board of Education and Planning Board staff should analyze for future need:

1. Olney Southeast Elementary

This site is located in the southeast quadrant at the south end of Buehler Road. This Plan recommends that if this site is declared excess, it should be transferred to M-NCPPC for a local park.

2. Emory Lane Elementary

This school is located in the southwest quadrant behind the Brooke Manor Country Club on Emory Lane. This site has potential for providing ballfields and other recreation facilities.

3. Oakdale Junior High

This site is on Cashell Road south of Cashell Elementary School. Preliminary assessment by the School Board indicates that this school is unlikely to be built.

TABLE 9

SCHOOLS IN OLNEY CHARACTERISTICS AND PROJECTED 1983 ENROLLMENT

SCHOOLS	NO. OF ACRES	CAPACITY	NO. OF ROOMS	SEPTEMBER 1979	PROJECTION ENROLLMENT SEPT. 1983
Belmont K-5	10.5	420-500	21	366	265
Cashell K-6	10.8	435-520*	20 + 2 Portables	426	376
Greenwood K-5	10.0	540-650	24	570	458
Olney HS-5	10.1	405-485	20	385	504
Sherwood HS-5	11.1	430-510	20	413	286
Laytonsville K-6	10.5	600-720	26	610	455
Flower Valley K-6	9.3	560-670	26	413	251
Farquhar 6-8	20.0	925*	41 + 4 Portables	929	910
Redland 7-9	20.5	905*	37 + 2 Portables	837	771
Sherwood HS 9-12	34.0	1,440	58	1,434	1,399
Magruder 10-12	30.0	1,590	64	1,500	1,127

Source: Board of Education staff.

* Portable classrooms are not included in room and capacity calculations.

4. Olney Senior High

This site is on Bowie Mill Road near the PEPCO power transmission line. School Board staff has not completely ruled out this school in the future. However, if the downward trend in school enrollment continues, this school would not be built. Magruder High School may be able to accommodate some students from the Olney area. Sherwood High, the other high school in the Olney area, is expected to increase its enrollment to above capacity by 1983. Therefore, boundary changes would be required in order to accommodate growth in the Olney area. About 350 additional high school students are expected in Olney in the next ten years.

5. Hopewell Junior High

This site is located west of the Olney Mill Subdivision. Since Redland Junior High is presently overcrowded, and Farquhar Middle School is projected to be near capacity, this site may be retained. Since 340 junior high students are expected in Olney in the next ten years, the Board of Education will have to decide if total junior high school enrollment in the northern part of the County will merit building Hopewell Junior. Figures for the Olney area alone do not appear to be sufficient to require the school.

The above analysis indicates the possibility of several excess school sites in Olney. Recommendations as to how these sites might be used if declared surplus by the School Board should be based on an analysis of open space, housing, recreation and community facility needs in Olney.

CONCLUSION

Preliminary analysis of statistics and trends suggests the possibility that no new schools may be needed in Olney over the next 20 years.

The number of the school-aged children is expected to increase only slightly by 1996. The Board of Education will decide how these students will be distributed and they will also follow trends closely to see whether or not new facilities will be needed in the future. As noted in the residential land use section, if no public use is deemed appropriate for surplus school sites, and they are sold by the County, proceeds from the sale should be used toward the development of assisted housing in Olney Town Center.

PARKS AND RECREATION

Existing Facilities

In addition to the large Olney Manor Recreational Park, there are seven local use parks in Olney, four of which serve the immediate core area: Olney Mill Neighborhood Park, Greenwood Local Park, Olney Square Neighborhood Park and Norbeck Local Park serve the area around Norbeck and the Southeast Quadrant. Table 10 summarizes the characteristics of local parks in Olney. The site of the Southeast Olney Elementary School has a partially built local park. Olney Manor Recreational Park serves a larger service area than just Olney but all of its facilities are available to local residents.

One park in the Olney Planning Area merits special attention because of the community's role in planning and

developing it: Longwood Recreation Center. In 1976, the County acquired the vacant Longwood School and property, purchasing 10 acres of land and leasing 10 acres. The project was approved for acquisition in response to support and expressions of the community's willingness to participate in the project, including an agreement to raise \$16,000 toward the cost of the facility. By January, 1978, the community had raised over \$22,000 or 140 percent of its goal and the community still continues to provide funds. The Longwood Community Center will ultimately provide indoor recreation facilities, a social hall and kitchen; hiking trails, playfields and tennis courts.

The Plan supports completion of the Longwood Recreation Center at the earliest possible date.

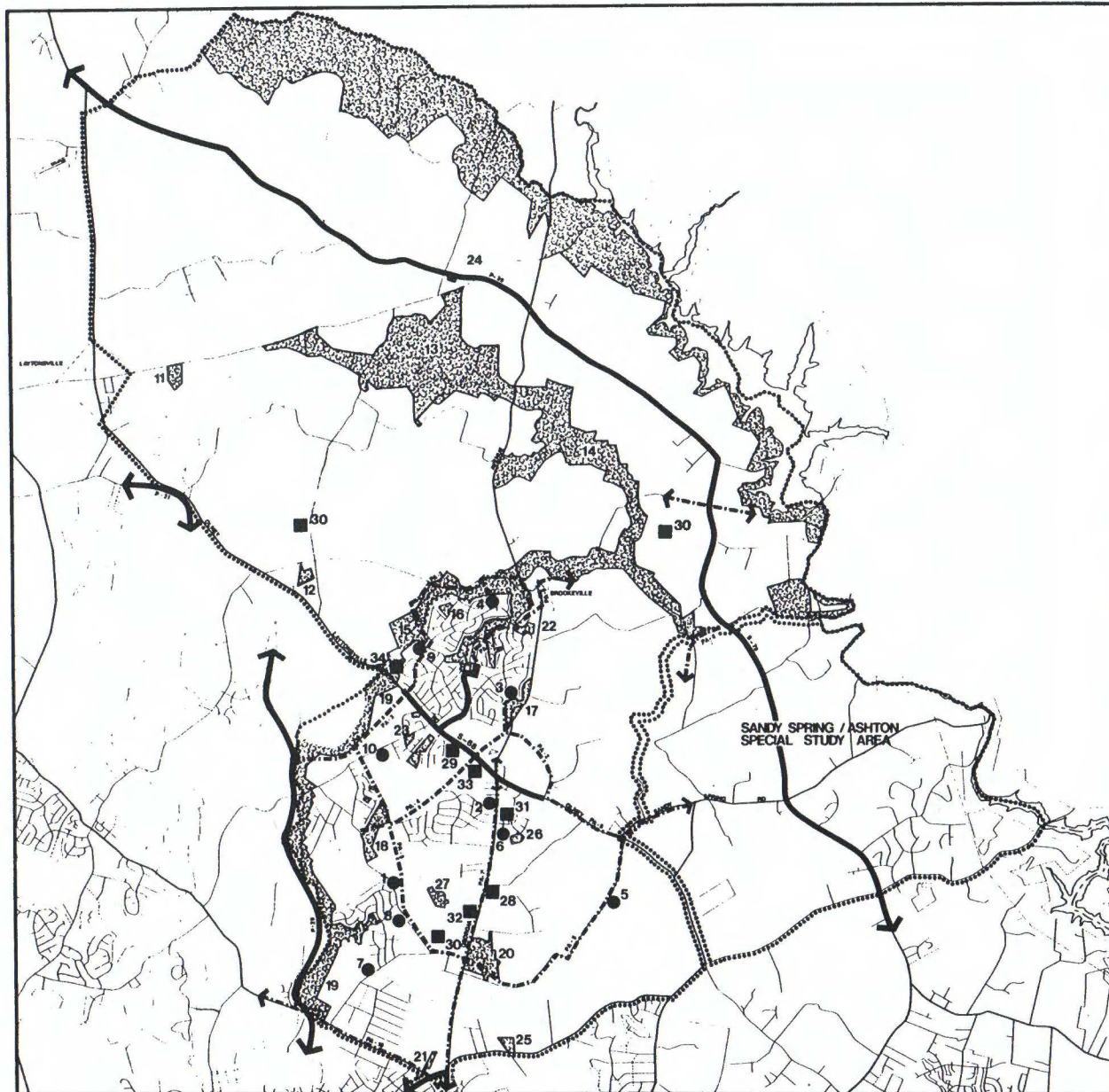
Some of the ballfields at Longwood are located on land within the ultimate 4-lane right-of-way for Georgia Avenue. The right-of-way is being leased by the County to Longwood Recreational Center on a temporary basis. The County will study means of saving the ballfields during Georgia Avenue alignment studies (Georgia Avenue is not proposed for widening for at least 20 years). More immediately, the Office of Capital Programs and Construction should investigate the feasibility of purchasing the affected ballfields.

PROPOSED FACILITIES

As Olney grows, new and expanded recreation facilities will be needed. The Adopted Parks, Recreation, Open Space Plan (PROS I) published by The Maryland-National Capital Park and Planning Commission in January, 1978, identified needed recreation projects in Olney. Some of these needs have already been met. Thus, the ballfield and park needs may be restated as follows:

TABLE 10
CHARACTERISTICS OF LOCAL PARKS IN OLNEY

<u>NAME</u>	<u>SIZE</u>	<u>FACILITIES</u>
Greenwood Local Park	28.0 acres	Tennis courts, handball court, two multi-use courts, two softball fields, parking, and an asphalt bike path.
East Norbeck Local Park	10.0 acres	Open shelter, picnic area, playground equipment, baseball field, softball field, basketball court, two tennis courts, and rest rooms.
Laytonsville East Local Park	20.5 acres	Two softball fields, a basketball court, and two tennis courts.
Norbeck Neighborhood Park	6.3 acres	Community building, picnic and playground area, lighted basketball court and small softball field.
Olney Mill Local Park	6.6 acre	Two lighted tennis courts, a lighted basketball court, an open shelter, playground equipment, multi-use courts and restrooms.
Olney Square Neighborhood Park	19.0 acres	Development includes tennis courts, multi-use court, play equipment, picnic area, parking, bicycle paths and racks, drinking fountain, and landscaping.
Mt. Zion Local Park	11.0 acres	Development includes a shelter, athletic fields, tennis courts, multi-use courts, picnic area, playground, etc.



COMMUNITY FACILITIES

● SCHOOLS :

Existing Schools & School Sites

- 1 Cashell Road Elementary
- 2 Olney Elementary
- 3 Greenwood Elementary
- 4 Belmont Elementary
- 5 Farquhar Middle School
- 6 S.E. Olney Elementary Site (See Parks)
- 7 Emory Lane Elementary Site
- 8 Oakdale Middle Site
- 9 Hopewell Middle Site
- 10 Olney Senior High Site

■ PARKS :

Existing & Proposed

- 11 Laytonville East Local Park
- 12 Mt. Zion Local Park
- 13 Rachel Carson Regional Park
- 14 Hawlings River Stream Valley Park
- 15 Reddy Branch Stream Valley Park
- 16 Olney Mill Local Park
- 17 Greenwood Local Park
- 18 Cashell Road Local Park
- 19 Rock Creek Stream Valley Park System
- 20 Olney Manor Special Park
- 21 Norbeck Local Park
- 22 Longwood Local Park & Community Center
- 23 Olney Square Local Park
- 24 Unity Playground
- 25 East Norbeck Local Park
- 26 S.E. Olney Local Park
- 27 Oakdale Local Park

■ OTHER FACILITIES :

Existing Facilities

- 28 Fire Station
- 29 Post Office
- 30 Pepco Substations
- 31 WSSC - Water Tower
- 32 C & P Telephone

Proposed Facilities

- 33 Library
- 34 WSSC - Water Storage Facility

..... Planning Area Boundary

--- Bikeways Indicated on County Bikeway Master Plan

--- Proposed Bikeways

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



	<u>BALLFIELD NEEDS</u>	<u>PARK NEEDS</u>
1975	1	1 Local
1980	4	2 Community Parks or 2 Local Parks
1985	6	1-2 Community Parks or 3 Local Parks

The proposed ballfield needs could be met in the following ways:

1. Construction of the Oakdale Park will provide an additional one or two ballfields.
2. At present, construction of the proposed Cashell Road Local Park has been deferred. Future plans include a ballfield and other local park facilities.
3. The Southeast Olney Elementary School Site, if designated as a surplus site, should be retained as a local park. One additional ballfield may be located on this site.
4. A new local park containing one or two fields could possibly be located in Rock Creek Unit 5 just south of Route 108.

If additional fields are necessary, the undeveloped site of the Emory Lane Elementary School could provide ballfields and other recreation facilities.

The actual construction, location, character and timing of these parks is accomplished through the annual preparation and adoption of the Capital Improvements Program. Due to fiscal constraints, many park development schedules have been deferred or curtailed. This Plan establishes a long range goal for the parks in Olney. Current park

schedules are described but these schedules are subject to change on an annual basis.

Future park needs will be addressed as follows:

Southeast Olney Local Park is the site of the proposed Southeast Olney Elementary School. In the school section of this report, The Maryland-National Capital Park and Planning Commission staff suggests that this may not be the best site for an elementary school because of the small number of school-age children generated in this quadrant. A ballfield and playground area has been developed on the site and, if declared surplus, the property should be retained as a local park.

Olney Square Local Park includes tennis courts, multi-use courts, shelter, playground equipment, picnic and parking areas, bicycle paths and racks, a drinking fountain and landscaping.

Mount Zion Local Park is an 11-acre park located at Mt. Zion. The final phase of development of the park will be the acquisition of one additional acre. Development now includes a 3-foot x 60-foot shelter, athletic fields, tennis courts, multi-use courts, parking, play equipment, drinking fountains and landscaping.

Cashell Road Local Park is 20 acres in size and will ultimately be 39 acres. Development may include: tennis courts, a recreation shelter, ballfield and play equipment.

Longwood Recreation Center and Park, as already mentioned, includes a gymnasium building which will be renovated. Outdoor recreation facilities at the 10-acre site will consist of playing fields, tennis courts, basketball courts and a hiker-biker trail.

Oakdale is a proposed 16-acre local park scheduled for early development.

REGIONAL PARKS

Regional parks combine conservation and recreation in large parks of more than 200 acres.

The Rachael Carson Regional Park, formerly known as Olney Regional Park, is located in Patuxent River Watershed east of Route 582 and west of Georgia Avenue. It contains many important environmental areas worthy of preservation. Two-thirds of the ultimate 688 acres are owned with total acquisition anticipated by mid 1980's.

The Plan supports designating a portion of the park as a "wild park" interpretive and conservation area. This area would be used to demonstrate the interrelationships of animal and plant life in a natural environment.

The Rock Creek Regional Park is located just southwest of the Olney Planning Area. This park offers water-oriented recreation and a golf course.

SPECIAL PARKS

Recreational Parks provide concentrations of athletic facilities for specialized programming for all County residents.

Olney Manor Recreational Park is the only recreational park located in the Planning Area. It is the County's first park of this type and offers five high quality ballfields, 18 tennis courts (including one tournament court), handball, paddleball, basketball and shuffleboard courts, two small ponds and a picnic playground area.

The PROS I Plan estimates that an outdoor swimming pool will be needed in the future to meet the needs of the Olney-Aspen Hill area. The PROS Plan recommends that Olney Manor Park be considered as a site for the pool.

Other potential sites could be considered during the selection process.

There are two proposed recreational parks to the east of the Olney Planning Area, Gude Drive and Muncaster, that will be available to Planning Area residents upon completion in the next 3-5 years.

Historic/Cultural Parks are areas acquired and maintained for their historic or cultural significance, and which vary in size and use.

The Sandy Spring Study Area contains the 82-acre Woodlawn Special Park. This park contains an historic manor house surrounded by stately trees and beautiful boxwoods with a four-story barn dating from 1832.

The proposed Agricultural History Farm Park is located west of Olney in the Rock Creek Watershed just north of Muncaster Road. Over 400 of the ultimate 436 acres are owned by Montgomery County Planning Board. Development of the park will provide County residents with an example of an historic working farm.

STREAM VALLEY PARKS

Stream Valley Parks are interconnected parklands along major stream valleys providing conservation and recreation needs. The Olney Planning Area contains two major stream valley parks:

North Branch Stream Valley Park forms the western boundary of the Olney Planning Area. North Branch is a major tributary of Rock Creek, and flows into Lake Frank in the Rock Creek Regional Park just south of the planning area. Over 75 percent of its ultimate, 1,027 acres are already owned by the Park System with acquisition scheduled for completion in the mid 1980's.

Development will occur after 1985 and may include bridle trails, hiker-biker paths, picnic areas, and playground equipment. A portion of Unit 5 may be developed as a local park.

The Hawlings River Stream Valley Park is located on either side of the Rachael Carson Regional Park. Four hundred sixty acres of the ultimate 619 acres are already in the Park System with 134 additional acres scheduled for acquisition. Acquisition of the remaining 51 acres, and development of the stream valley are deferred beyond 1985. Development may include picnic areas with shelters, trails and play equipment.

Reddy Branch, a tributary of the Hawling River, currently has 166 acres with acquisition of 207 additional acres programmed. Acquisition of the remaining 167 acres, and development of the Park are deferred beyond 1985.

BIKEWAYS

Bicycling in Montgomery County has become more popular in recent years, both as a mode of transportation and as a recreational activity. As a result, the County has become involved in planning and providing a system of bikeways on a County-wide basis. The Montgomery County Planning Board has prepared a Master Plan of Bikeways for the County, approved and adopted in June, 1978.

The Master Plan of Bikeways recommends that bikeways provide convenient access to residential and activity centers; provide safe separation between bikes and auto traffic; serve a variety of trip purposes and provide continuity with other bikeways in the County. Table II summarizes the bikeways proposed for Olney in the County Plan. The table identifies the bikeways by class, design standards, and routing. These bikeways have been developed in conjunction with a sub-committee of the Olney Citizens Advisory Committee.

The Olney Master Plan proposes additional bikeways to link Olney community facilities and to increase access to the County-wide system. The bikeways shown in the Plan will function principally as recreational facilities. Commuting by bicycle in the Olney area is expected to be limited because of the distance to employment areas. The map of proposed paths identifies community activity nodes (shopping, school, library, parks) where access by bicycle should be improved.

Proposed new bikeways are described in Table 12.

Within subdivisions, use should be made whenever possible of available rights-of-way other than local streets. These could include community open space, sewer and/or storm water drainage easements, and flood plain areas not suitable for permanent construction. In the case of the Cashell Road area, agreement might be reached to utilize portions of the PEPCO-230 kv transmission line right-of-way for a bike path.

Within the short-term horizon of 3 to 6 years, it is expected that three of the bikeways proposed in the Olney Plan will be in-place. Bikeway S-68 is already programmed in the 1979-1984 County Capital Improvements Program for construction in FY 1979. It is proposed to program construction of bikeway PA-1 through the existing M-NCPPC park in Olney Mill in conjunction with the Longwood Community Center project. Bikeway PA-4 should be built at least in part as preliminary subdivisions already submitted continue through final planning and construction.

BIKEWAY PHASING

The Plan recommends a priority listing of bikeways based on the current pattern of development, and development expected in the next five years. These priority bikeways

TABLE II

MASTER PLAN FOR BIKEWAYS IN MONTGOMERY COUNTY:
CATEGORIES OF BIKEWAYS AND PROPOSED BIKEWAYS IN OLNEY

	CLASS I	CLASS II	CLASS III
Design Standards	Independent bikeway on separate right-of-way including sidewalks adequately designed for use by bicycles.	Restricted right-of-way, designated by striped pavement marking or by physical barrier and signing for exclusive or semi-exclusive use of bicycles, on roadway.	Roadway shared by motor vehicles bicycles and/or pedestrians and designated by signing only.
Location	-Heavily trafficked road. -Parks or natural resource areas.	-Built-up urban areas. -Roads with moderately heavy traffic.	-Rural areas. -Residential streets.
Comments	-Greatest relative degree of safety (if properly located and designed). -Highest construction costs. -Attracts mixed use (pedestrians, joggers).	-Safe, cost-effective where extra pavement width available and auto volume not too heavy or fast. -Auto/bike conflicts at intersections.	-Connects Class I and Class III bikeways. -Offer directional guide to cyclists. -Cost-effective
Location of Paths Proposed for Olney	P-29: North Branch of Rock Creek within stream valley park. Lake Frank with Route 108. S-68: Connects Olney Mill Subdivision with Olney Town Center along Route 108 (included in FY 1979-84 CIP).	S-46: Route 28 from Georgia Avenue to Rockville programmed as part of improvements to Rt.28. S-79: New Hampshire Avenue from Route 198 north to Brighton Dam Road project underway.	S-41: Old Georgia Avenue between Bel Pre Road and Norbeck Road. Programmed with widening of Georgia Avenue P-39: New Hampshire Avenue, Damascus Road and Route 108 from Brighton Dam Road to Damascus

SOURCE: Master Plan of Bikeways, Montgomery County, April 1980.

TABLE 12
PROPOSED NEW OLNEY BIKEWAYS¹

LOCATION		COMMUNITY FACILITY/ACTIVITY LINKAGES	TIME FRAME & LEAD AGENCY
PA-1	Olney Mill	Olney Mill Community Open Space, Longwood Community Center	3-6 years - M-NCPPC
PA-2	Olney Mill to Route 108	Olney Mill, Olney Center, Montgomery General Hospital	Beyond 6 years - Montgomery County DOT
PA-3	Rock Creek to Olney Mill	Rock Creek Park, Reddy Branch Stream Valley Park, Belmont Elementary School, Longwood Community Center	Beyond 6 years - M-NCPPC
PA-4	Cashell Road to Olney Mill	Cashell Local Park, Olney Library, Greenwood Park/School	3-6 years - Private Subdivision, M-NCPPC
PA-5	Cashell Local Park to Route 108	Cashell Local Park, Cashell Elementary School, Olney Manor Park, Farquhar Middle School, Olney Theatre, Montgomery General Hospital	Beyond 6 years - Montgomery County DOT, Private Subdivisions
PA-6	New Hampshire Avenue (Route 650) to Route 108	Hawlings River Park, Sandy Spring Community Center, Sherwood Elementary School	Beyond 6 years - M-NCPPC and Montgomery County DOT

TABLE 12 (Cont'd.)

LOCATION		COMMUNITY FACILITY/ACTIVITY LINKAGES	TIME FRAME & LEAD AGENCY
PA-7	Georgia Avenue (Route 97 between Norbeck and Route 108	Norbeck, Olney Manor Park, Olney Center	7-10 years - Maryland SHA
PA-8	Route 108 between Georgia Avenue and New Hampshire Avenue (Route 650)	Olney Center, Olney Theatre, Sherwood Elementary and High Schools, Sandy Spring Library, Ashton	Beyond 10 years - Maryland SHA
PA-9	Longwood Community Center to Brookeville	Longwood Community Center, Brookeville	Beyond 10 years - Maryland SHA
PA-10	Route 115 Relocated	Norbeck, Rock Creek Park	Beyond 10 years - Maryland SHA

¹ Bike routes along public roads will normally be developed by the county or state in conjunction with improvement projects on these roads. Bikeways within parks will be built by the M-NCPPC. Within subdivisions, the bike routes may utilize local streets as Class III bikeways, or separate paths where community open space may allow.

will permit access by bikers to such activity nodes as the Town Center and Longwood Community Center. As a part of the development plan, it may be necessary to provide a pedestrian/biker - controlled crossing signal on Route 108 to provide a safe crossing point between the northwest and southwest quadrants.

HISTORIC SITES

Historic sites are important community assets. By providing a physical link to an area's cultural heritage, they contribute to a sense of continuity and tradition that is much needed in a mobile society.

The Olney Planning Area has lost many historic sites during the past ten years. Most of the buildings that once comprised the rural crossroads village of Olney are gone. Only the facade of the Olney Inn survived a recent fire while the Fairhill Manor burned completely to the ground in 1976.

The loss of these structures underscores the importance of preserving remaining historic sites and creating a renewed image for Olney. The Olney Master Plan recommends sensitive treatment of historic resources so that the flavor of the area can be retained for future generations.

HISTORIC RESOURCES IN OLNEY

The Locational Atlas and Index of Historic Sites, published by M-NCPPC in 1976, identifies over 100 historic sites in the Olney Planning Area. The Atlas is an inventory and many of the sites appear only because they were constructed before 1900.

The Master Plan and Ordinance for Historic Preservation in Montgomery County designates a limited number of historic sites for protection. This list is not complete and only represents sites which have been thoroughly researched and evaluated. Resources will be added on a regular basis through the work of the County Historic Preservation Commission.

Six sites in Olney have thus far been studied and included in the Master Plan for Historic Preservation. They are:

Oakley Log House. This structure is one of the County's few remaining examples of an early farm house. The house may have been constructed around 1764.

Greenwood Miller's Cottage and Mill Site. The Mill has been gone for many years, only a pile of rubble and a frame cottage, built about 1865, remain.

Greenwood. The Greenwood house is significant for its architectural combinations and also for its age and family associations. Owned by 5 generations of the Davis family from 1747 to 1906, Greenwood once was one of the largest plantation operations in the County.

Rockland. Rockland, a two-story frame house, is located on Route 108 at Old Baltimore Road. Built in the 1830's, the house is significant for its associations for nearly a century with the Hallowell family, Quakers who contribu-

ted much to the intellectual and educational life of Sandy Spring.

Olney House. The Olney House is the sole remaining structure at the historic intersection of the Brookeville-Washington Pike (Georgia Avenue) and the Sandy Spring-Mechanicsville Road (Route 108). The house was built about 1800 by Whitson Canby and in 1840 was sold to Sarah and Charles Farquhar. It remained the family home of the Farquhars for almost one hundred years.

Oaks II (Riggs House). The Oaks is a frame house with a steep gambrel roof unique in Montgomery County. The house was built in 1800-1814 by the Riggs family whose descendants are still active in County civic and agricultural affairs.

Headwaters Farm (Ickes Estate). The Ickes house is an example of colonial revival architecture. It was built in 1937 by former Secretary of Interior Harold Ickes, a prominent administrator of public works during Roosevelt's New Deal era.

PLANNING FOR HISTORIC PRESERVATION

Most of the other historic sites in Olney are located in the Rural Area. Proposed large lot zoning, clustering options and the Transfer of Development Rights concept will facilitate preservation of historic buildings and their environs.

Oaks II is located in the agriculture area on the proposed landfill site. The Plan supports preservation of the house and its historic outbuildings.

In Greater Olney, development pressures are more intense and pose a greater threat to historic structures. Olney House and Rockland are located in areas planned for

commercial and medium density residential uses, respectively. The Olney Master Plan recommends the following actions to preserve these structures as development in Greater Olney proceeds:

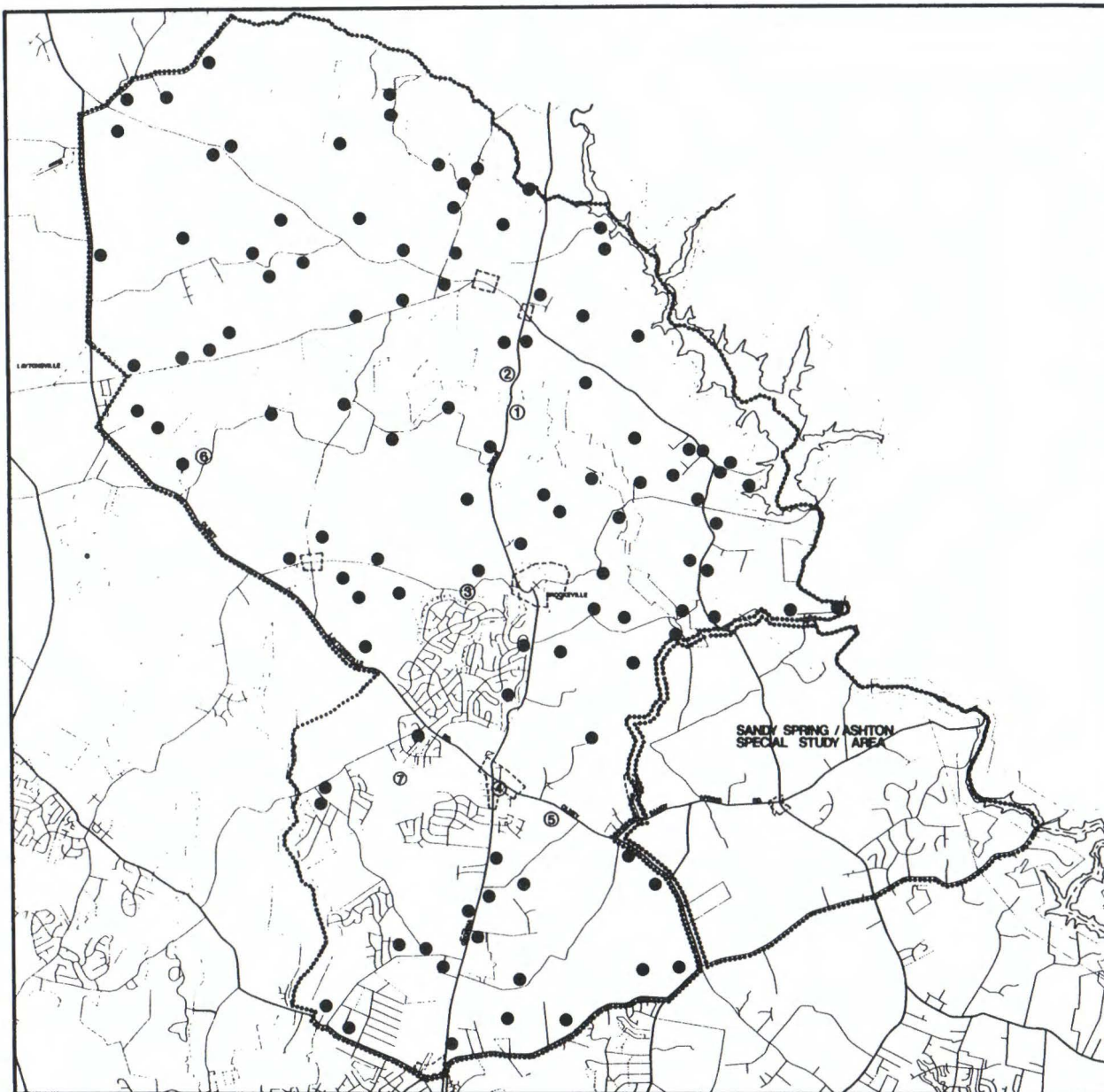
Olney House. Many small shops now occupy the Olney House, which is located on commercially zoned land. The Olney Master Plan encourages the use of several incentives to preservation, including the use of revolving funds and grants and easements to be administered by the Historic Preservation Committee. Permitting density transfer from the Olney House site to adjoining commercially zoned land should also be explored as a means of preserving the house and its environs.

Several outbuildings are located on the Olney House site. These structures are included in the Master Plan of Historic Preservation.

Rockland. Rockland is located in an area proposed for rural estates (2-acre zoning) but density may increase to one house per half-acre as part of the Transfer of Development Rights program. Any development plan for this area should recognize the historic character of Rockland. When development occurs, houses should be clustered away from Rockland to preserve the building's historic setting; a minimum of 3 acres shall be set aside for the house and other structures.

RELATION OF OLNEY MASTER PLAN TO BROOKEVILLE HISTORIC DISTRICT

As already noted in the Rural Communities section, the Town of Brookeville is one of the most historic areas in the Olney Planning Area. The Plan supports the designation of the town as an historic district. The Olney Master Plan designates the area surrounding Brookeville for farmland and open space preservation. This action will help preserve the Town's historic setting.



HISTORIC SITES

HISTORIC RESOURCES SHOWN ON
LOCATIONAL ATLAS & INDEX OF
HISTORIC SITES

- Historic Sites
- Historic Districts

HISTORIC RESOURCES SHOWN ON
LOCATIONAL ATLAS & INDEX OF HISTORIC
SITES AND MASTER PLAN FOR HISTORIC
PRESERVATION

- ① Greenwood
- ② Greenwood Miller's Cabin
- ③ Oakley Log House
- ④ Olney House
- ⑤ Rockland
- ⑥ The Oaks
- ⑦ Ickes Farmhouse

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



TRANSPORTA- TION PLAN

**OLNEY
MASTER PLAN**
Montgomery County, Maryland

TRANSPORTATION PLAN

The Olney Master Plan Area will be served by a hierarchy of transportation facilities. The purpose of this section is to describe the characteristics of the types of facilities within the hierarchy and to provide guidance on how and where they should be built.

HIGHWAY PLAN

The Highway Plan describes the roads required to meet regional, subregional and local travel demands in the Olney area. The Proposed Access Plan map shows the roadways which provide regional, subregional and town center access. The Recommended Highway Cross-Sections Map describes the widths of different road types.

Regional Access

Freeways, controlled major highways, and major highways are the highway classification for roads which provide

regional access for the Olney area.

The only freeway affecting the Olney area is the proposed Intercounty Connector, a bi-county transportation link connecting the I-270 Corridor in Montgomery County and the I-95 Corridor in Prince George's County. The Intercounty Connector would cross the southern portion of the planning area and is proposed to have an interchange with Georgia Avenue at a point approximately 2,500 feet north of the present Norbeck Road/Georgia Avenue intersection. The alignment for the Intercounty Connector was established and approved in December, 1972, by The Maryland-National Capital Park and Planning Commission.

The Maryland Consolidated Transportation Program includes Project Planning funds to conduct a detailed environmental impact study for the combined Intercounty Connector--Rockville Facility transportation routes. The purpose of the Project Planning Study is to analyze the need for additional east-west highway capacity in Montgomery and Prince George's Counties. The study will develop and evaluate alternates to satisfy these needs and document the impacts of each of the alternates developed. The final recommended alignment, design speed, typical section, right-of-way cost and construction cost will be determined as a result of the study.

Transportation facility concepts to be studied in the Intercounty Connector corridor include, but are not necessarily limited, to:

- Freeway or toll road on the Master Plan alignment;
- Controlled access major highway on the Master Plan alignment;
- Jointly developed highway/parkway;

- Upgrading, spot improvements and construction of missing connections between existing facilities;
- A no-build alternative.

The range of alternates also include considerations of appropriate transit service and facilities such as priority lanes, improved transit service and park-and-ride facilities. Fixed guideway transit (rail) is not to be considered within the scope of the project.

The 1972 approved Master Plan alignment for the Intercounty Connector through the Olney Planning Area is shown on the Highway Plan, with a 300-foot right-of-way and interchange at Georgia Avenue.

Completion of the Intercounty Connector could increase development pressures in the Olney Planning Area. Demand for commercial uses near the interchange of Georgia Avenue and the Intercounty Connector is expected to occur. Such development is in conflict with the satellite concept for several reasons:

1. The low-density buffer between down-County and Olney Town Center would be weakened;
2. Pressure for linear commercial development along Georgia Avenue would increase;
3. The commercial viability of Olney's core would be reduced by the close proximity of a competing commercial center.

The Plan, therefore, recommends that residential, not commercial, uses be located near the interchange. An open space buffer between the interchange and residential development should be created by clustering the development away from the interchange.

One alternate for the Intercounty Connector is a controlled major highway on the Master Plan alignment. The only other highway in the Olney area that could be considered a Controlled Major is the section of Georgia Avenue from Norbeck Road to Old Baltimore Road. A Controlled Major highway supports the land use and Georgia Avenue corridor concepts of limiting strip commercial along this section of Georgia Avenue. Highway access is limited with intersections spaced 1,500 to 2,000 feet apart, and direct access to abutting properties is generally not permitted.

Georgia Avenue (Maryland Route 97) and Olney-Laytonsville Road/Olney-Sandy Spring Road (Maryland Route 108) are the two Major highways that provide principal access to and through the Olney planning area. The intersection of Georgia Avenue and Route 108 is the center of the satellite community of Olney. Staging of growth will be keyed to improvements to Georgia Avenue between Norbeck Road and Route 108.

The southern border of the planning area is bounded by two major highways: Muncaster Mill Road (Maryland Route 115) and Norbeck Road (Maryland Route 28 and Maryland Route 609). A project planning study for Muncaster Mill Road (Maryland Route 115) has recently been completed by the State Highway Administration. The state has submitted its recommendation to the Federal Highway Administration and is currently awaiting location approval.

In the Olney area, all Major highways are State routes and are built and maintained by the State.

Subregional and Town Center Access

In the Olney area the arterial highway network connects the major highways and provides subregional access from

residential areas to major highways. In the southwest quadrant, the arterial roadways are Bowie Mill Road, Cashell Road, Emory Lane and proposed Hines Road. Sections of Bowie Mill Road and Cashell Road are built to arterial standards and are examples of how arterials collect and distribute subregional traffic. New Hampshire Avenue north of Maryland Route 108 is recommended to be an arterial roadway. Closer to the Olney Town Center, Buehler Road is designated an arterial; in the northwest quadrant, Queen Elizabeth Drive is downgraded from an arterial to a primary residential street.

In new residential subdivisions access to arterials is controlled. This control is achieved by not allowing houses to front on arterials thus eliminating individual driveway entrances. The density of the residential area guides the decision on the width of paving required. In the southeast quadrant, higher densities require a 48-foot width for Buehler Road. When Hines Road is built in the Cherrywood Subdivision, it will be as a 48-foot wide roadway with no individual residences having direct access. Queen Elizabeth Drive, Prince Philip Drive and Heritage Drive through existing residential areas are recommended to have an ultimate paving width of 24 feet. This will allow for two lanes of traffic and no parking. Brookeville/Brighton Dam Road is also recommended for an ultimate 24-foot paving width.

In the core area of Olney, there are a series of Business District streets which are designed to provide vehicular and truck access to the planned retail and office development. These streets require an 80 foot right-of-way with 48 feet of paving and curb/gutter. The sidewalk is generally 15 feet wide on each side and starts immediately behind the curb. On-street parking can be provided on the Business District streets.

Local Access

Local access in rural and residential areas is provided by primary, secondary and tertiary roadways. Primary roadways are the lowest classification shown on a Master Plan. The location of primary roadways identifies a need--a desire line. The precise alignment will be determined when properties are submitted for development in the subdivision process. Primary roadways may be added or deleted at time of subdivision. The right-of-way for primary roadways is 70 feet and they have a paving width of 24 feet for open section design and 36 feet for closed section design. Continuous roadways in the rural areas are shown as primary roadways. This will allow for sufficient right-of-way to implement safety and maintenance projects and to improve horizontal and vertical alignment of the roadways.

In the southeast quadrant, a new alignment for the northern portion of Batchellor's Forest Road has been established. Starting at Farquahar Middle School, the roadway will be realigned to the west, and will have a new intersection with Maryland Route 108, approximately one-half way between Old Baltimore Road and Norwood Road.

A portion of the Olney Master Plan area was included in the 1970 Aspen Hill Master Plan. The area affected is just north of Muncaster Mill Road and west of Georgia Avenue (see Master Plan of Highways Map). Any changes to the primary road network in this area could only be accomplished by way of an amendment to the Aspen Hill Master Plan.

Georgia Avenue Improvements and Rights-of-Way

Development of Olney is very closely associated with

TABLE 13
STATE HIGHWAY SCHEDULE OF
IMPROVEMENTS TO GEORGIA AVENUE

IMPROVEMENT	PROJECT STATUS	COMMENTS
1. Georgia Avenue and Norbeck Road intersection improvement; widening of Georgia Avenue to 6 lanes between Bel Pre and Norbeck Road.	Completed.	
2. Widening of Norbeck Road to 4 lanes from Bauer Drive to Georgia Avenue.	Design underway. Construction funds allocated FY 1983.	At-grade intersection of Norbeck Road and Georgia Avenue.
2, 3. Improvements to Muncaster Mill Road (Route 115).	Location approval by FWHA pending. No construction monies.	
4. Widening of Georgia Avenue between Norbeck Road and Route 108.	Project planning study currently underway. Construction monies not yet allocated.	Intersection of Emory Lane and Georgia Avenue operates at level of service "B" in peak hour. Additional capacity for 1,700 homes.
5. Georgia Avenue and Route 108 intersection improvement.	Completed.	

Georgia Avenue. Traffic conditions at various points along the Avenue between the Urban Ring and Olney are presently unacceptable; future growth will only intensify the problem if not channeled in accord with roadway improvements. Table 13 locates problem areas and summarizes programmed improvements.

The Plan recommends that Georgia Avenue only be widened to 4 lanes between the Town Center and Norbeck Road. However, the Plan does support preserving a 150-foot minimum right-of-way south of the Town Center in the event further widening is needed beyond 1996.

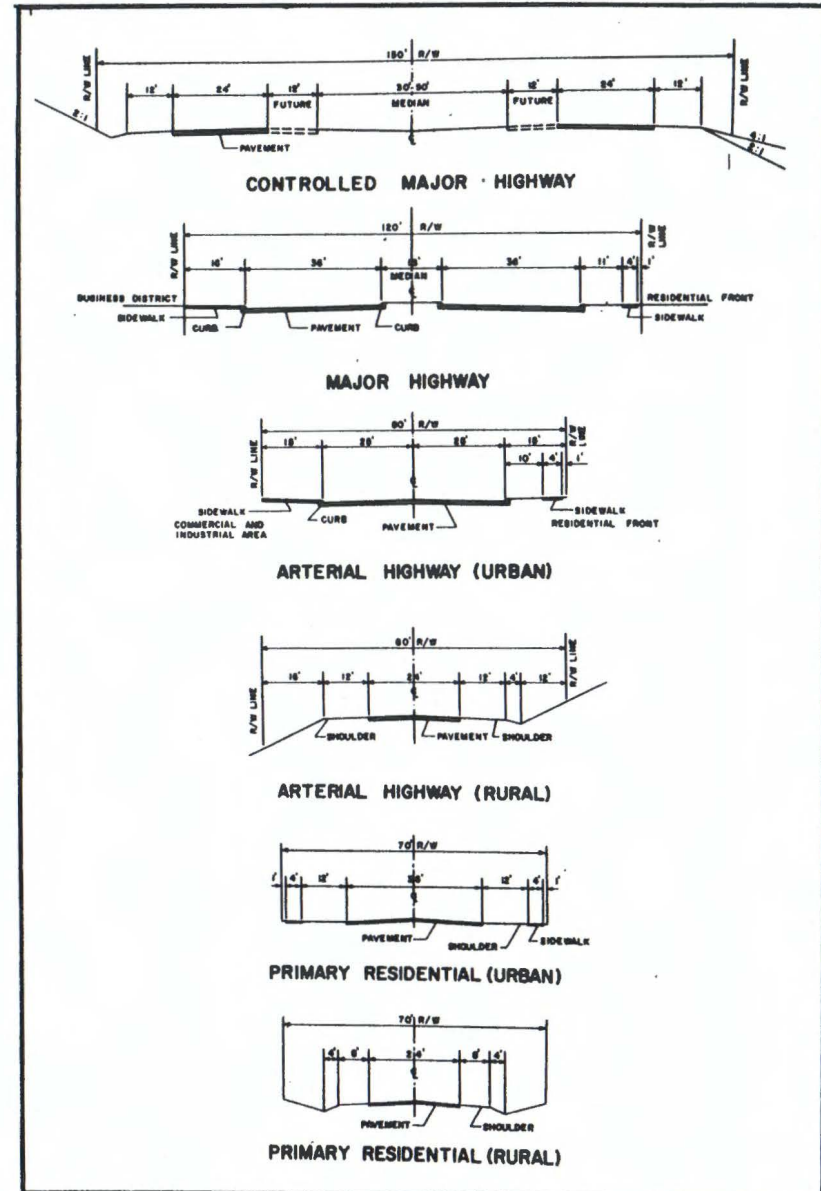
TRANSIT PLAN

The Washington Metropolitan Area Transit Authority (WMATA) is responsible for the construction and operation of a region-wide rail rapid transit system and accompanying regional bus service. The Metrorail system includes two segments in Montgomery County. The Metrorail red line is a "U" shaped route with outlying stations and storage yards at Shady Grove and Glenmont at the top of the "U".

The red line opened operations in Silver Spring in early 1978. A 5.5 mile extension of the red line is planned with stations at Forest Glen, Wheaton, and Glenmont. The Glenmont station will be the final destination on the line. County policy proposes no transit easement beyond Glenmont. Park-and-ride facilities are programmed for the line, with 1,800 spaces at Glenmont, 250 at Wheaton, and 500 at Forest Glen. In addition, each station will provide for access via walking, bicycle, bus and commuter modes.

The Glenmont section of the red line is expected to stimulate office and retail employment in Silver Spring and Wheaton. These additional jobs will attract trips from residential areas in Olney. Construction of the Glenmont section will greatly increase the accessibility of the Olney

HIGHWAY CROSS SECTIONS



area to Silver Spring and District of Columbia employment and shopping centers. This increased accessibility will contribute to the attractiveness of Olney as a place to live.

The Transit Plan for the Olney area provides for the movement of people to the Glenmont transit station. As a terminal station with 1,800 parking spaces, the Glenmont station will serve the large low-density residential area north of the station arriving primarily via auto. Improvements to the major and arterial highway network leading to the Glenmont station will improve automobile accessibility. The transit plan also provides for bus access to the Glenmont route stations via County feeder bus to the residential neighborhoods, Metrobus regional service on Georgia Avenue and New Hampshire Avenue and fringe parking areas. Direct rush hour service between fringe parking and the Metro Glenmont Station should be explored.

The feasibility of providing a high level of transit service to Olney in general and to the residential communities in particular depends on the ridership that can be generated. Except for attached units and garden apartments in the Town Center, the residential density of Olney is low. Penetrating these low-density residential areas with Montgomery County Department of Transportation Ride-On service would require substantial subsidies. A more likely method of providing transit service is regional express service from central locations with fringe parking and commuter drop-offs. The service should be express to major employment, retail and Metrorail stops along Georgia Avenue and New Hampshire Avenue. The implementation of fringe parking should be investigated at several locations including retail shopping facilities at the core and the reconstructed intersection of Georgia Avenue and Norbeck Road. Transit routes and potential fringe parking areas are shown on the Highway Plan.

Transit service from Olney to the Silver Spring Metrorail station is provided by Metrobus.

To assure that future growth occurs in concert with transportation improvements, the Plan links private development to public roadway improvements. The Implementation chapter discusses staging and the role of transportation in more detail.

ENVIRONMENT

**OLNEY
MASTER PLAN**
Montgomery County, Maryland

ENVIRONMENT

The Olney Planning Area is rich in natural resources. Several streams and rivers, including the Patuxent, Hawlings and North Branch of Rock Creek, flow through the area. Despite recent development, over 35 percent of the land is still covered by mature trees. Gently rolling hills and steeper slopes near river beds create an interesting landscape and provide sweeping vistas of rich farmland. As previously noted, Olney's soils are so productive that the County has designated portions of the planning area as an important agriculture area and nominated it as a State Critical Area.

To preserve this diverse and important resource base, a sensitive balance must be struck between the need for new homes and businesses in Olney and the need to protect the natural environment. Everybody today understands that we are on a limited planet with limited resources. A master plan for an area such as Olney is a good place to start to

delineate the bounds of environmental encroachment. This chapter analyzes three areas of environmental concern. They are:

- Geology and Soils - the land beneath us;
- Stormwater Management - the water we see and use;
- Noise Analysis - the sound of our community.

If the Plan recommendations are implemented, human activities will be compatible with these natural systems.

GEOLOGY AND SOILS

An important issue in planning is not where to build, but where not to build. The geologic data shown in the Environmental Composite Map is a useful guide for making these types of land use decisions. A description of the factors used in the suitability analysis may be found in Table 14.

The most severely restrictive soils for building in Olney are in stream valleys where the streams have cut steep slopes and deposited alluvium. Floodplains, seasonally high water tables, soils that have problems of a very shallow depth to bedrock, and severely eroded soils with slopes over 15 percent are all included in the severely restricted area.

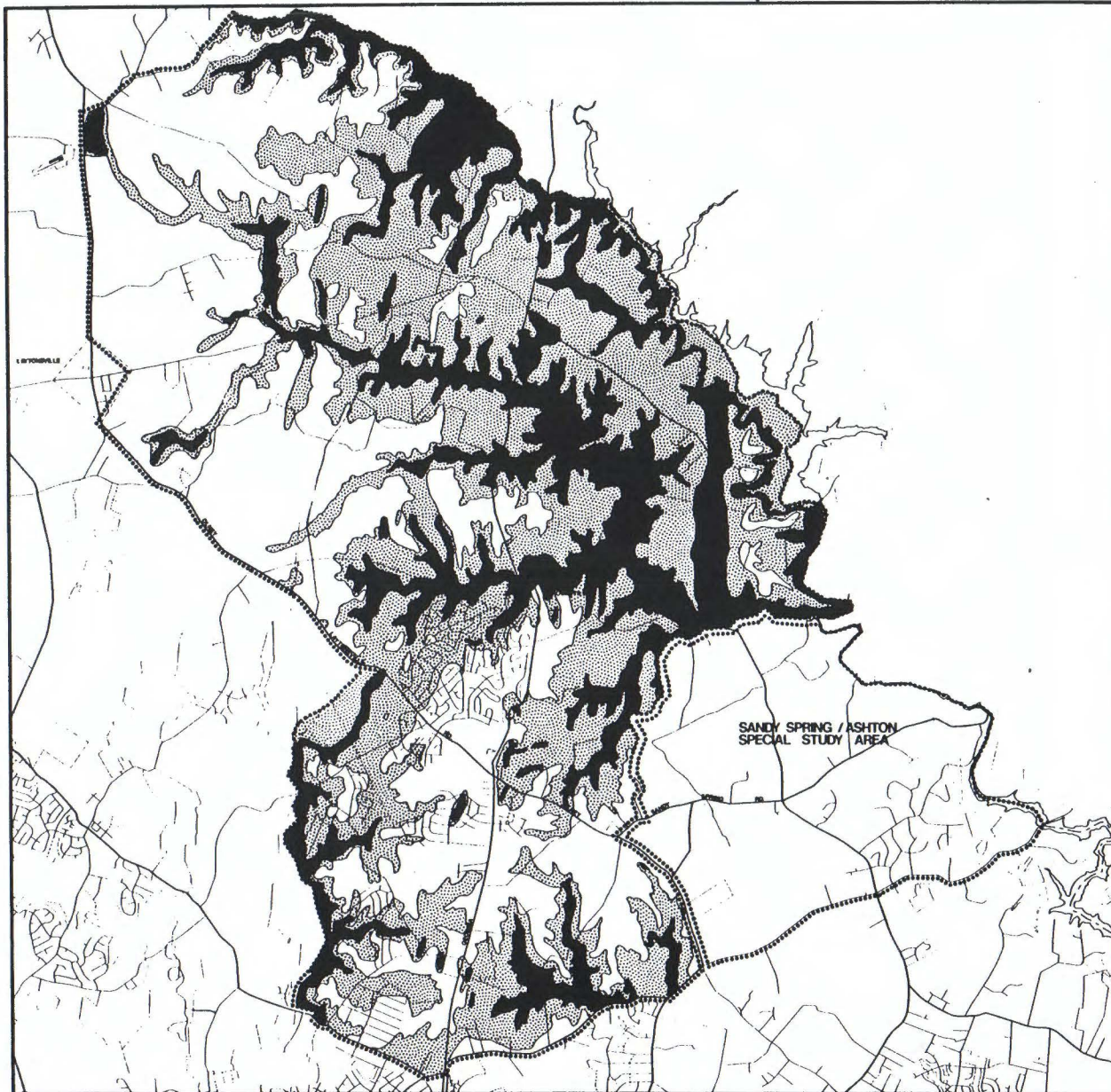
Using the Environmental Composite Map as a guideline, the following land use recommendations are proposed for the Town Center, Greater Olney and Rural Area.

Town Center

The Town Center has soils which are generally well suited for moderate to high density development, except for the northeastern quadrant of the town center. This area of

TABLE 14
ENVIRONMENTAL COMPOSITE MAP:
FACTORS USED IN SOIL SUITABILITY ANALYSIS

<u>FACTOR</u>	<u>DESCRIPTION</u>
Thickness of overburden	Refers to the depth of soil. The greater the amount of overburden, the more suitable the area is for development. Shallow bedrock (less than twenty feet) may severely limit construction. A range of 20-50 feet thickness may moderately limit development. Areas having 20-50 feet overburden are generally suited for low-density subdivision development with septic tanks. Construction is generally well suited in areas of thick overburden (greater than 50 feet).
Shallow depth to bedrock	Refers to soils where there is less than 20 feet of overburden. The effectiveness of septic tank operation in areas of shallow bedrock is often impaired due to the absence of enough suitable soil for filtering of effluent. Extensive blasting is often required for basements, which may then experience problems of excessive moisture build-up.
Alluvium (water deposited material)	Increases the potential for construction problems and septic tank drainage field malfunction. Because alluvium soils generally coincide with floodplains, they indicate areas subject to high water and property damage.
Steep slopes (over 15%)	Poses serious environmental and economic problems. The disturbance of steep slopes accelerates erosion and increases the sediment load to receiving waters. This is especially true when the steep slope occurs in areas of shallow bedrock and severely eroded soil. Protection of the natural vegetative cover, especially mature trees, in these areas is important to hold the soil in place and to maintain normal erosion levels.



ENVIRONMENT COMPOSITE

- Severe Limitations (Multiple Factors) Steep slope and/or shallow bedrock and alluvium
- Moderate Limitations (One Factor) Steep slope or 20'-50' overburden thickness
- Slight Limitations (No Factors)
- Planning Area Boundary

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



higher density development will require special attention to problems of stormwater management and sedimentation control. (Additional analysis will be provided regarding stormwater issues in the Stormwater Management section.) Areas of steep slopes should be protected from development. If basements are constructed, care should be taken to protect against any potential moisture build-up.

Greater Olney

Existing subdivisions west of Georgia Avenue are located on generally thick, well drained soils. As construction continues within the sewer envelope, the tributaries of Rock Creek should be protected against erosion and sedimentation. East of Georgia Avenue, there is a mixture of well suited and moderately to severely limited soils. The principal limiting condition in the southeast area is created by the cutting action of the upper reaches of Northwest Branch. Overall density here should be one dwelling per two acres but clustering of development on suitable soils with protection of more sensitive areas may allow for higher density (one acre) in certain areas (see Residential Land Use section for further discussion).

In the northeast portion of Greater Olney, the tributaries to James Creek should be protected from extensive development. The remaining portion of the area is generally suited for large lot residential uses.

Rural Area

A major portion of severely limited land in this area is already included in the Reddy Branch and Hawlings River Stream Valley Parks. When subdivisions are built in this region, sensitive environmental land should be protected as private conservation areas.

WATERSHED MANAGEMENT

One area of particular concern when discussing water resources is stormwater runoff. Stormwater runoff poses several interrelated watershed problems; generally speaking, these problems fall into three major categories:

- water quality
- erosion and sedimentation, and
- flooding

Water Quality. The quality of stormwater runoff is primarily affected by two major generalized land use types: urban/suburban and rural/agricultural.

In the urban/suburban areas stormwater flows over sidewalks, streets, parking lots, and other highly impervious areas, washing off substances such as petroleum derivatives (gas, oil, grease, etc.) road salt, de-icers, litter, pet animal wastes, lawn and garden products, and disintegrated asphalt. In rural/agricultural areas, stormwater flows over cultivated fields, feedlots and pastureland, washing off pesticides, fertilizers and livestock wastes.

While the rate at which these substances are washed-off is much quicker in urban/suburban areas, the overall effect from both types of land uses is essentially the same. Once carried into natural watercourses in various concentrations, all of the above mentioned substances become instream polluting agents. It is widely documented and acknowledged that they are responsible for the subsequent deterioration of water quality in the form of increased bio-chemical oxygen demand and excessive nutrient levels.

Erosion and Sedimentation. If stormwater runoff is left

unmanaged, it may create problems stemming from accelerated erosion and sedimentation rates. There not only exists the potential loss of valuable topsoil but, additionally, many other adverse impacts result from the transport and deposition of sediment in natural waterways. These include accelerated erosion of streambanks; increased turbidity; increased treatment costs at water filtration facilities; and, the blanketing of fish and shellfish food supplies and nesting areas. Sedimentation diminishes water storage capacity in the reservoirs, creating a need for more frequent dredging at higher costs.

Flooding. Uncontrolled stormwater runoff can increase the occurrence and intensity of flooding, especially in urbanizing areas. As the percentage of impervious land increases (due to expanding development in the form of housing, highways, shopping centers, etc.), on-site infiltration of stormwater decreases, resulting in higher volumes and peak runoff in stream channels over relatively short periods of time. As a result, flooding is increased, as the channel capacity is more frequently exceeded, creating in-stream erosion, and potential flood damages.

Stormwater Management Recommendations

To preserve and improve the quality of streams in the Olney Planning Area and to reduce the harmful effects of flooding, erosion and sedimentation, new development must be channeled and phased in accord with a stormwater management program.

This Plan endorses and is complementary to the recommendations contained within M-NCPPC's "Functional Master Plan for Conservation and Management in the Rock Creek Basin," which outlines recommendations concerning water quantity, water quality, erosion and sedimentation and general environmental quality. The Drainage Basin map delineates the portion of the Rock Creek basin contained within the Olney Planning Area.

One of the areas designated as a Transferable Development Rights receiving area lies in the Rock Creek basin. The TDR program will allow an increase in density (from 1 dwelling per acre to 2 dwellings per acre) in receiving area "B" - Upper Rock Creek. To help assure that residential development does not impair the quality or quantity of stormwater runoff in the Rock Creek basin, the Plan proposes a stormwater management facility be constructed prior to or in conjunction with development of the receiving area. The Land Use Plan map shows the approximate location of the facility; the exact location and size should be determined by the Montgomery County Soil Conservation Department at time of subdivision. A well-managed maintenance program and a water quality monitoring program is recommended to reduce and monitor potential negative effects from development.

The proposed structure will control downstream channels only. Development plans will also be reviewed for adequate stormwater management facilities to provide adequate protection of upstream channels.

While detailed recommendations require site specific analysis, the following recommendations will serve to reduce the negative impact of man's activities upon the watershed and help protect the Olney Planning Area's natural stream systems. Those recommendations with universal application within the Olney Planning Area are designated as area-wide. Other recommendations are either keyed to Olney Town Center, Greater Olney or to the rural/agricultural area. Recommendations are coded to indicate their respective position in the water resource management process:

P	=	Planning
D	=	Design
C	=	Construction
M	=	Maintenance
E	=	Education

Area-Wide Recommendations

The following recommendations are not tied to any particular land use category and may apply, where appropriate, anywhere within the Olney Planning Area:

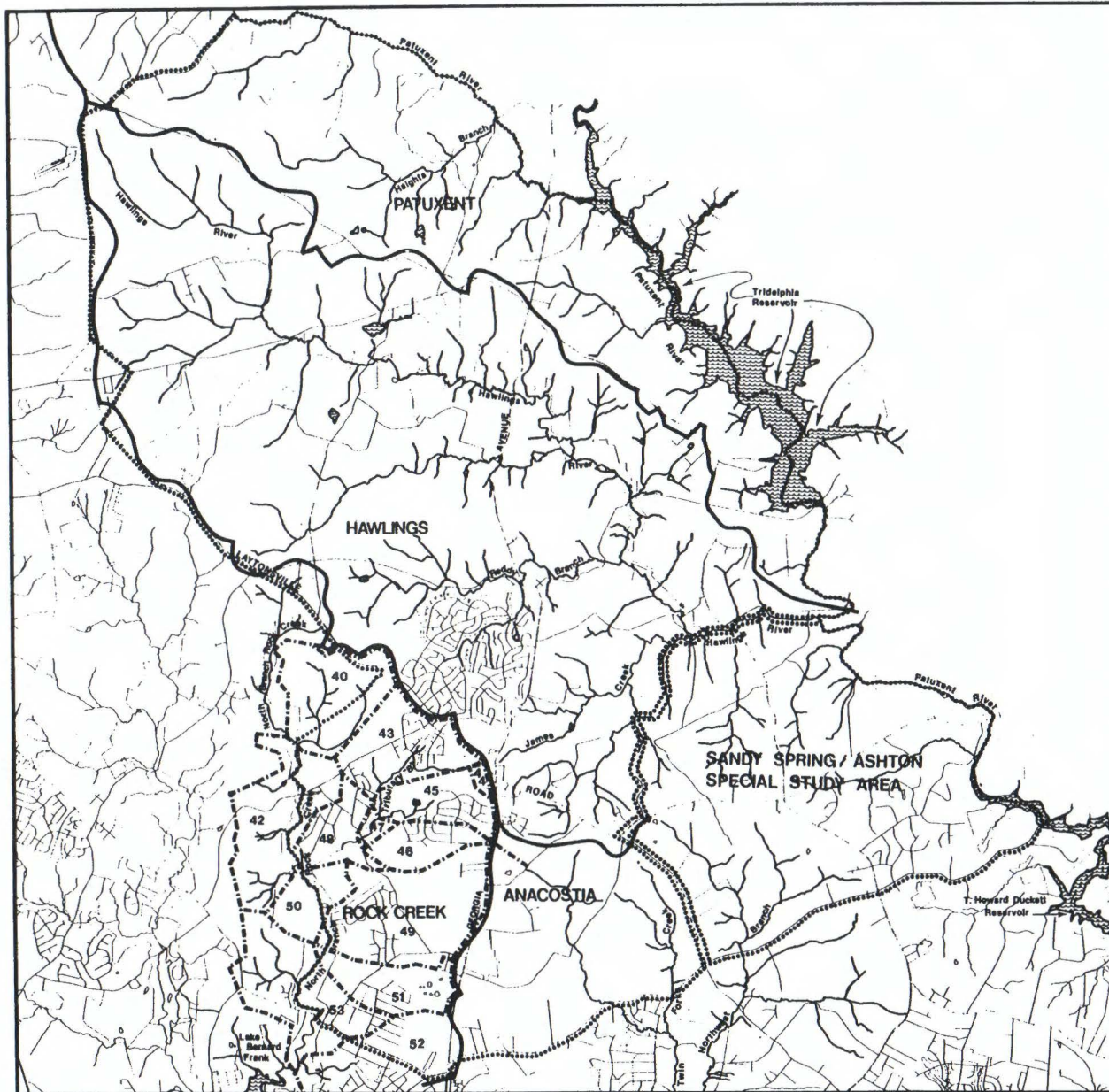
1. Divert stormwater flows from particularly erosive areas, as identified by the Natural Systems Analysis, through the use of standard diversion techniques such as interceptor berms or diversion dikes. (C)
2. Identify, for the residents of the Olney Planning Area, those service stations which accept old engine oil for recycling to present an alternative to improper disposal through the storm sewer system. (E)
3. Require approved spill-control plans to be filed with the Department of Environmental Protection for regular commercial carriers of potential pollutants and toxins. (P)
4. Avoid development of areas of steep slope, poorly-drained soils, floodplain areas, groundwater recharge areas and environmentally sensitive areas. (C)

Olney Town Center and Greater Olney Recommendations

The following recommendations pertain primarily to areas of existing, on-going, or proposed development in Olney Town Center.

1. Reduce the negative watershed impacts that may be associated with Town Center development in the headwaters of the Hawlings River by (P, D):

- Requiring stormwater management techniques, structural and non-structural, to control the quality and quantity of runoff from new development (D, C, M);
 - Clustering proposed development to accommodate holding ponds (D).
2. Prohibit development in the 100-year floodplain. Utilize and expand upon the floodplain buffer required by the subdivision regulations and building codes to help protect natural waterways in Olney Town Center from potential degradation as the Town Center is built. (D)
 3. Avoid unnecessary and potentially massive upland erosion by phasing land clearing operations with the actual start of construction to preclude lags where plots of land are stripped weeks in advance of the initial stage of construction. Maintain as much natural vegetation as possible to protect against erosion and to trap sediment generated on site. (C)
 4. During construction-related activities, cover spoil piles with plastic or other protective material when not in use to reduce off-site sediment transport during rainfall events. (C)
 5. Include expanses of impervious surfaces to reduce the volumes and velocities of stormwater runoff. These systems might include:
 - a) dutch drains (gravel-filled ditches with an optional pipe in the base) used as dividing strips between parking lots, or as a drain for small parking lots or driveways;



DRAINAGE BASIN MAP



53
Hydrologic Land Segment Number
[See Functional Master Plan for
Preservation and Conservation
of Rock Creek Watershed]

— Ridge lines

..... Planning Area Boundary

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



b) drainage swales; or

c) grass-lined ditches.

Emphasis must be placed upon the necessity of proper design, construction and maintenance of the above-mentioned alternative drainage systems to avoid on-site flooding and health problems related to ponding. (D)

6. Storage above that normally required by the Montgomery Soil Conservation District should be considered on a case-by-case basis, in the areas of intensive development, such as shopping centers. Joint funding of facilities may be considered, if feasible. Such measures should serve to reduce the degree of environmental degradation associated with runoff from large impervious areas. (D)
7. Employ standard energy dissipation techniques, at all stormwater drainage outfalls to reduce upland and channel erosion. (D)
8. Implement an effective street cleaning and parking lot maintenance program, using vacuum sweepers, where possible,¹ to reduce the biochemical loading of waterways. (D)
9. Educate the general public in the proper application of fertilizers and pesticides through posted notices at fertilizer and pesticide retail outlets to

¹ To reduce the potential of groundwater contamination, grease traps and vacuum sweeping become increasingly important measures where ditch drains are situated downslope of parking lots.

reduce washoff of these potentially polluting substances. (E)

10. Implement regulations requiring vegetative debris, such as leaves and grass clippings which can contribute oxygen demanding and nutrient sources to runoff, be bagged, bundled or put out no more than one day prior to pickup and increase the frequency of pickups to coincide with escalating domestic yard work in the spring and fall. (M)
11. Establish a Department of Environmental Protection water quantity and water quality monitoring station or stations downstream of the northeast quadrant of the Olney Town Center to assess the impacts of development as it proceeds. This concept would allow for land use staging in the northeast quadrant and should provide sufficient lead time to correct problems, if and when they arise. (P)
12. Implement an efficient sewer maintenance program to monitor and correct any polluting overflows or extra filtration. (M)
13. Upgrade the Cashell Road Bridge crossing so that it will have sufficient capacity to handle the 25-year peak flow under ultimate land use conditions. (C)

Rural Area

The following recommendations relate to the large, low-density land use areas in Upper Olney:

1. Advocate the use of fencing in conjunction with grass or forest buffer strips to protect natural

watercourses from shock waste loadings and trampling and subsequent destruction of protective adjacent streambank vegetation by livestock. (C)

2. Encourage the diversion of runoff away from feedlot areas through standard techniques such as interceptor berms or diversion dikes to reduce waste loadings of natural waterways. (C)
3. Promote the use of grass or forest buffer strips to protect streams from the washoff of fertilizer or pesticide applications. (E)
4. Require that agriculturalists leasing Commission or County-owned land implement widely acknowledged land conservation practices as promoted by the U.S. Soil Conservation Service, such as strip-cropping and contour plowing; especially for crops like corn with poor soil-holding characteristics.
5. Establish an effective monitoring program to detect and correct any septic tank failures. (M)

NOISE ANALYSIS

Noise levels are becoming an increasingly significant factor in the quality of our living environment. Growing concern about noise and its effects was demonstrated by the Maryland General Assembly when they adopted the 1974 Environmental Noise Act, stating "A substantial body of knowledge exists concerning the adverse effects of noise on the public health, welfare and property; this knowledge should be used to establish environmental noise standards which will protect the public with an adequate margin of safety." This Plan attempts to reduce the effects of noise through the use of setbacks, site plan review, and noise performance guidelines.

In the Olney area, Georgia Avenue and Route 108 are the major noise sources. Residential land uses along them will require special consideration to avoid excessive noise impacts.

Human response to noise varies according to the type of activity in which a person is involved. While 70 dBA² might be desirable at a social gathering or sporting event, it would be undesirable while carrying on an important discussion or trying to relax. Since high noise levels restrict certain types of human activity, each land use category has a naturally determined, fixed limit which cannot be exceeded if the land use is to maintain its proper function. Guidelines and development policies should be based upon these natural limits.

An LDN³ of 70 dBA is equivalent to a person sitting 10 feet from a continuously operating vacuum cleaner all day, and sleeping 30 feet away from it all night. A continuous sound level of 70 dBA will not permit normal conversation at a distance of 3 feet. Studies have shown that at this level, pupils of the eyes dilate, blood vessels constrict, causing increased arterial pressure, nervous-

2 dBA is the standard expression for "decibels," with a weighting to account for the sensitivity of the human ear.

3 LDN stands for "Day/Night Noise Level" which indicates an average sound pressure level, reflecting the variations in noise over time, including a weighting for nighttime (10 P.M. - 7 A.M.) levels to account for the greater degree of distraction experienced at night and while trying to sleep. This descriptor is currently being used by the U.S. EPA and the State of Maryland for their noise standards.

ness, fatigue and hearing loss. Further, it has been shown that the body does not adapt to these physiological phenomena, even though a person might become "accustomed" to the noise.

Commercial and office uses require a fairly constant exchange of information and ideas, necessitating noise levels that will permit speech communication (about 65-dBA).

Residential land use is the most sensitive due to noise interference with sleep and relaxation.

Fifty-five (55) dBA has been found to be an acceptable residential exterior noise level for several reasons.

Normal conversation is unimpaired, physiological and psychological symptoms do not generally occur, task performance is nearly optimum and annoyance is slight. Noises at this level will awaken many people from sleep, however.

An exterior level of 60 dBA can usually be reduced to 50 dBA inside with windows open or 45 dBA inside with windows closed. Forty-five (45) dBA is considered to be an acceptable interior level and will not cause sleep interference in most people.

State Noise Regulations

Pursuant to the Environmental Noise Act of 1974, the State of Maryland has established noise standards by zoning categories. These standards are goals to protect human health and welfare. They are to be achieved through application of regulations relating to land use management, as well as isolation of noise producing equipment, insulation, and equipment modification. These standards (goals) are as follows:

STATE OF MARYLAND NOISE COMPATIBILITY GUIDELINES

<u>ZONING DISTRICT</u>	<u>LEVEL</u>	<u>MEASURE</u> ¹
Industrial	70 dBA	L _{eq} (24)
Commercial	64 dBA	L _{DN}
Residential	55 dBA	L _{DN}

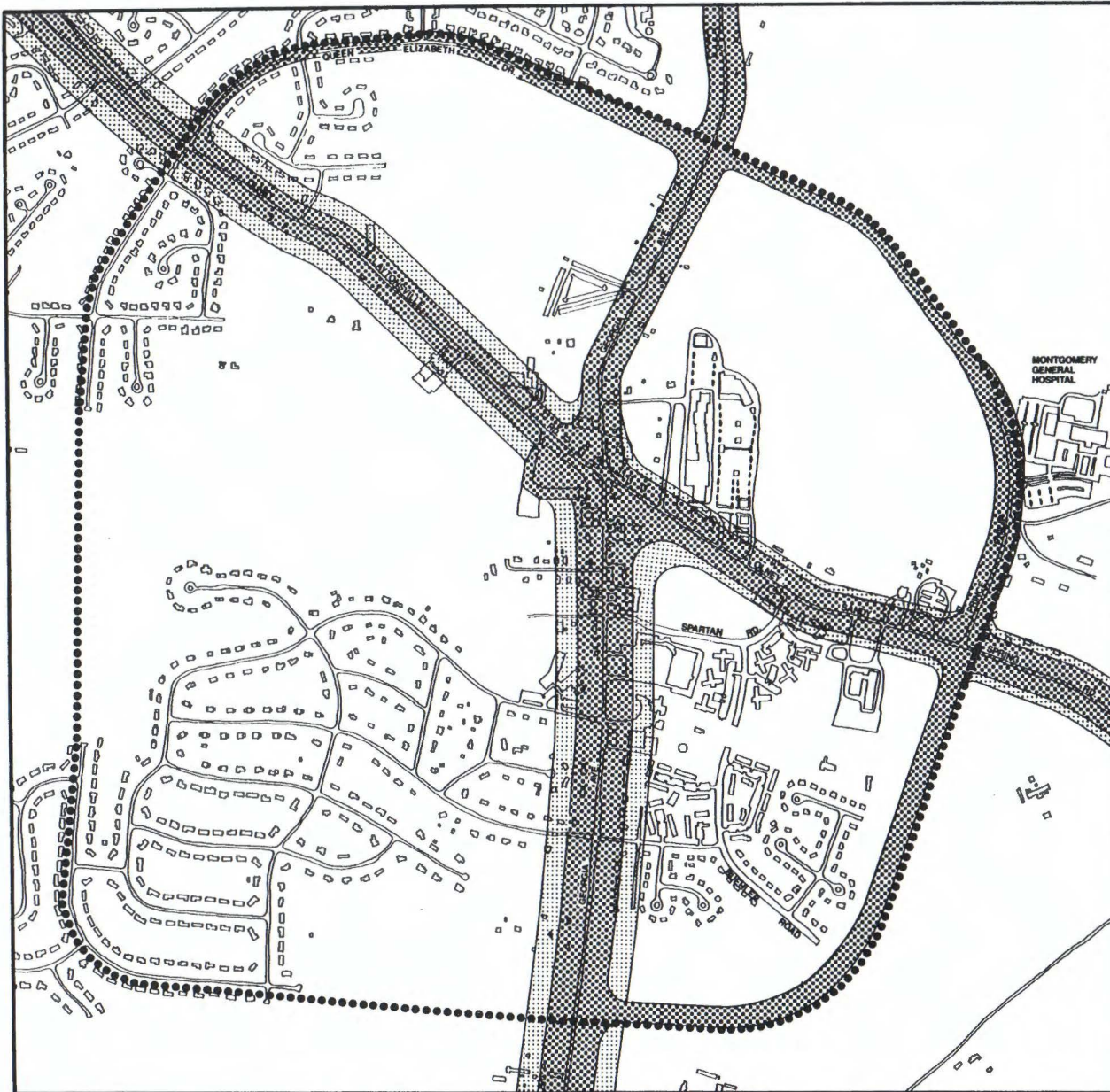
¹ L_{eq} (24) represents an all day, 24-hour average noise level; L_{DN} indicates the all day average noise levels with a 10 dBA weighting during the night time hours (10 P.M. - 7 A.M.).

In order to achieve these standards, the State Department of Health and Mental Hygiene has adopted regulations enforceable by a penalty of up to \$10,000 per day for exceeding the limits specified in the following table:

MAXIMUM ALLOWABLE NOISE LEVELS BY ZONING CATEGORY (dBA)¹




<u>DAY NIGHT</u>	<u>INDUS- TRIAL</u>	<u>COMMER- CIAL</u>	<u>RESIDEN- TIAL</u>
Day	75 dBA	67 dBA	60 dBA
Night	75 dBA	62 dBA	50 dBA

¹ The complete regulations appear in Section 10.03.45 of The Rules and Regulations of the Maryland Department of Health and Mental Hygiene. The legislative basis for this was Senate Bill 870, and appears as Article 43, subsections 822-833, Annotated Code of Maryland. The law specifies that the regulations appear on all zoning maps and master plans.



TOWN CENTER

NOISE IMPACT AREAS

-  1985 Traffic Noise Impact Area
(55 dBA L_{DN})
-  1996 Traffic Noise Impact Area
(55 dBA L_{DN})
-  Town Center Boundary

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



Measurements must be made at the property line of the most sensitive land use. Construction limits, frequency of occurrence, and exemptions are also provided for under the regulations.

The Maryland Department of Transportation regulates noise emissions from individual automobiles and trucks; allowable emissions will decrease in future years.

Montgomery County Noise Guidelines

Montgomery County has adopted a Noise Ordinance which establishes 55 dBA as the limit at residential property lines, with a 62 dBA limit at commercial and industrial property lines. Portions of the Zoning Regulations incorporate performance standards at industrial property lines, broken down by octave band analysis.

The Department of Environmental Protection enforces the Montgomery County Noise Ordinance.

Noise Recommendations for Olney Planning Area

The Olney Plan identifies "noise impact zones" along the main highways in the Olney area based on State of Maryland noise guidelines. These zones are areas inside the 55 decibel contour line, based on 1996 traffic projections, and do not account for existing or proposed natural or man-made buffers.

These guidelines can be achieved through the use of setbacks, buffer areas, berms, walls, or vegetation. Where exterior levels cannot be practically achieved, interior levels should be met through the use of acoustical insulation and site design.

Noise Control Implementation

In order to meet the noise guidelines shown in the Plan, the following measures will be implemented:

1. Design of Georgia Avenue and the loop roads will be reviewed with the State Highway Administration in order to incorporate noise reduction measures into the plans.
2. Noise impact areas are shown on the Town Center Noise Impact Areas map so that prospective home buyers will be aware of existing and future noise conditions.
3. Subdivision plans will be reviewed for conformance with noise guidelines.
4. Noise generation from commercial areas and facilities will be reviewed with the applicant at the time of site plan review for conformance with the Montgomery County noise control ordinance as enforced by the Department of Environmental Protection.

**IMPLEMENTA-
TION**

**OLNEY
MASTER PLAN**
Montgomery County, Maryland

IMPLEMENTATION

This chapter describes policies and programs which should be taken to implement the Olney Master Plan.

STAGING RECOMMENDATIONS¹

The Fifth Annual Growth Policy Report of the Montgomery County Planning Board proposes a County-wide staging policy. The staging program for Olney consists of two stages:

STAGE ONE is keyed to the present carrying capacity of Georgia Avenue. Until widened, this major access road to Olney can only absorb traffic from another 1,700 homes.

¹ These recommendations are consistent with the Planning Board's 5th Annual Growth Policy Report.

STAGE TWO will begin when Georgia Avenue is programmed for widening to 4 lanes from Norbeck Road to Maryland Route 108 (the project is in the final design stage). This improvement will accommodate all future growth projected for Olney (5,000 dwellings).

The Olney Master Plan supports these staging policies as follows:

The first stage of development in Greater Olney will be limited to the capacity of Georgia Avenue. Stage Two development will commence when improvements from Norbeck Road to Route 108 are placed in the State Highway program for construction.

All subdivisions in the Georgia Avenue corridor south of Brookeville will be counted toward the capacity of Georgia Avenue. However, development in the rural area north of Brookeville will not be affected by the limited capacity of Georgia Avenue because densities are too low and the traffic distribution pattern too scattered to significantly affect highway traffic volumes.

Once the widening of Georgia Avenue is funded by the State Highway Administration's Five Year Construction Program, additional growth can occur since the Planning Board, in administering the Adequate Public Facilities Ordinance, must recognize the capacity of projects slated for construction within a six-year period.

This Plan supports the recommendations of the Fifth Annual Growth Policy Report that the APF ordinance be amended to require that a project be at least 50 percent funded in order to be considered an adequate facility. This requirement would allow better coordination of private growth and public facilities.

Two major public facility systems--Sewerage and

TABLE 15
OLNEY MASTER PLAN
STAGING RECOMMENDATIONS

STAGE ONE		GEORGIA AVENUE WIDENING FUNDED	STAGE TWO	
Proposed Growth			3,300 homes	
Key Land Use Use Policies	<ul style="list-style-type: none">- Encourage residential infill in existing sewer envelope.- Begin construction of Town Center.- Implement TDR Program.			
Key Community Facilities	<ul style="list-style-type: none">- Completion of Georgia Avenue/Route 108 intersection.- Completion of Georgia Avenue/Norbeck Road intersection.- Completion of Briars and Queen Elizabeth Roads.- Construction of Olney library.- Expansion of Longwood Recreation Center.- Construction of priority bikeway paths.			
			<ul style="list-style-type: none">- Continue implementation of TDR Program and Town Center concept.	
			<ul style="list-style-type: none">- Georgia Avenue widened from Norbeck to Town Center.- Additional sewage pumping capacity in N.E. quadrant of Town Center.- Opening of Glenmont Metro line.	

Transportation--will determine the staging of development in the northeast quadrant of the Town Center.

To facilitate development in the Town Center, it will be necessary to amend the Comprehensive Water Supply and Sewerage Systems Plan map. A portion of the northeast quadrant is presently in Category S-5 which means services are not planned for 7 to 10 years. The Olney Master Plan recommends that sewer services be provided as soon as market demand exists for proper development and utilization.

Over the entire development, the timing of major transportation system improvements is crucial. Georgia Avenue must be widened and Prince Philip Drive completed to Georgia Avenue before development of the Town Center can be fully realized. The final segment of Prince Philip Drive will be a costly road partly because of a ravine which must be spanned near Georgia Avenue. To assure timely completion of the road, which is needed to service TDR receiving zones as well as the Town Center, County participation in the construction process may be necessary.

As the Town Center and receiving zones near completion, the level of service along Route 108 and between Dr. Bird Road and Bowie Mill Road may decline. Traffic levels along Route 108 will be monitored and the necessary right-of-ways for the road will be dedicated at time of subdivision to help assure timely completion of improvements when and if they are needed.

A summary of the Plan's staging recommendations is contained in Table 15.

ZONING RECOMMENDATIONS

The Montgomery County Zoning Ordinance regulates the type and density of land use. The zones proposed in this Plan are intended to implement land use policies by

regulating private land development activities. Zoning controls will be implemented through the filing of a Sectional Zoning Map Amendment for the Olney Planning Area immediately following final approval of the Plan by the Montgomery County Council and adoption by The Maryland-National Capital Park and Planning Commission.

Table 16 summarizes zoning recommendations for the Olney Planning Area by Analysis Area.

These recommendations encourage, to the maximum extent possible, the use of the Planned Development Zone to achieve densities shown on the land use plan² or other zones of equivalent density which require public hearing.

Comparison of Proposed Zoning Plan to 1966 Zoning Plan

The proposed Zoning Plan is different from the 1966 Master Plan of Zoning in several ways:

1. The permitted density in the rural area is reduced from 1 unit per 2 acres (RE-2) to either 1 unit per 25 acres (Rural Density Transfer Zone) or 1 unit per 5 acres (Rural Cluster Zone). At the time of the 1966 Master Plan adoption, the lowest density available was 1 unit per 2 acres. However, the 1966 plan text stated that the

-
2. Uses in Euclidian or fixed zones are subject to rigid requirements such as lot size, front, side and rear setback, and height limits. Floating zones are in the nature of a special exception and granting of the zoning is based on the ability of the developer to meet the purpose clause of the zone and to prove compatibility with surrounding uses. The Planning Board may impose fixed zones but only recommend floating zones.

TABLE 16
OLNEY MASTER PLAN
SUMMARY OF ZONING RECOMMENDATIONS BY ANALYSIS AREA¹

AREA	EUCLIDEAN ZONE	RECOMMENDED FLOATING ZONE	COMMENTS
I. Town Center Analysis Area No. 1			
A. Northeast Quadrant	C-1		Areas around Hillcrest Avenue are encouraged to develop with small buildings around a central open space.
	C-2		Area east of Olney Village Mart is encouraged to develop as part of adjacent residential (PD). Office and retail uses would be encouraged.
	R-200		Clustering is encouraged to provide a noise buffer and adjustment for topography.
	R-60	PD-9 or PD-11	Areas zoned R-60 encouraged to develop as PD areas with 9 or 11 units per acre.
B. Northwest Quadrant	C-1		Existing.
	R-200		Remaining parcels should be encouraged to cluster.
	R-30		Existing.
	C-T		Commercial/office uses which form an appropriate transition between convenience grocery to south and residential development to north will be encouraged.
C. Southwest Quadrant	C-1		Existing.
	C-2		Existing.

¹ See Plan Terminology map for Analysis Area boundaries.

TABLE 16 (Cont'd.)

AREA	EUCLIDEAN ZONE	RECOMMENDED FLOATING ZONE	COMMENTS
C. Southwest Quadrant (Cont'd.)			
	C-O		Existing.
	C-T		Existing.
	R-200		Areas adjacent to Route 108/Georgia Avenue are encouraged to cluster to provide a noise buffer.
	R-60	PD-7	Areas zoned R-60 and R-200 are encouraged to develop jointly as PD areas with 7 units per acre.
	RT-8		Proposed.
D. Southeast Quadrant			
	C-1		Existing.
	C-2		Existing.
	R-200		Existing.
	R-20		Existing.
	R-T		Existing
	R-90		Clustering is encouraged to provide a buffer to existing residential properties adjacent to Prince Philip Drive.
2. Analysis Area No. 2	R-200		Existing zoning.
3. Analysis Area No. 3	C-1		The Martin's Dairy property is encouraged to develop as part of an adjacent PD-2.
	R-200	PD-2	Area zoned R-200 adjacent to Martin's Dairy is encouraged to develop as PD-2.
	RE-1		Areas adjacent to Georgia Avenue are encouraged to cluster to provide a noise buffer.

TABLE 16 (Cont'd.)

AREA	EUCLIDEAN ZONE	RECOMMENDED FLOATING ZONE	COMMENTS
3. Analysis Area No. 3 (Cont'd.)	R-200		Existing zoning.
4. Analysis Area No. 4	RE-2 Rural Cluster		Existing zoning. Existing RE-2 zoning will not be confirmed at time of Sectional Map Amendment to encourage clustering at overall density of 1 unit per 5 acres. The Rural Cluster Zone is consistent with the Plan policies for this area.
5. Analysis Area No. 5	RE-2		Option to develop at 2 units/acres through TDR.
6. Analysis Area No. 6	RE-1		Option to develop at 2 units/acre through TDR.
7. Analysis Area No. 7	RE-2		Option to develop at 4 units/acre through TDR.
8. Analysis Area No. 8	RE-2		Portion of area has option to develop at 2 units/acre through TDR.
9. Analysis Area No. 9	Rural Density Transfer Zone C-1 R-200 RE-2		Rural Agriculture and TDR sending area. Existing. Sunshine Unity-Mt. Zion. Mt. Zion.
10. Analysis Area No. 10	Rural Cluster		Rural Open Space Area with clustering encouraged.

upper portion of the planning area "must be left in the lowest available residential density category." The agriculture and open space recommendations of this Plan amendment implement this recommendation.

2. Farmland preservation is encouraged. A Rural Density Transfer Zone is applied to the agriculture area west of Georgia Avenue. This zone permits the transfer of development rights to designated receiving areas.
3. A cluster option is recommended in the rural-open space area east of Georgia Avenue and north of Goldmine Road.
4. The neighborhood commercial center in Olney Mill is eliminated.
5. Residential densities in the Town Center are increased while commercial and employment densities are reduced.
6. Mt. Zion and Sunshine-Unity are identified as rural communities.

Table 17 compares the zoning capacity and development potential of the 1966 Master Plan to this Plan:

SUBDIVISION REVIEW RECOMMENDATIONS

Subdivision regulations govern the process of dividing a given area of land into sites, blocks, or lots with streets and open spaces. It prescribes standards for street improvements, street connections, lot sizes and layouts.

Adequate Public Facilities Ordinance (APF)

Coordinating private development with the availability of

essential public services is an integral part of the administration of the Montgomery County Subdivision Regulations. The Adequate Public Facilities Ordinance, adopted by County Council in 1973, will be the vehicle for ensuring that all public facilities needed to support a proposed subdivision are in place or scheduled for construction prior to the approval of preliminary subdivision plans.

The APF ordinance will be the major tool for insuring new development does not overtax the present carrying capacity of Georgia Avenue.

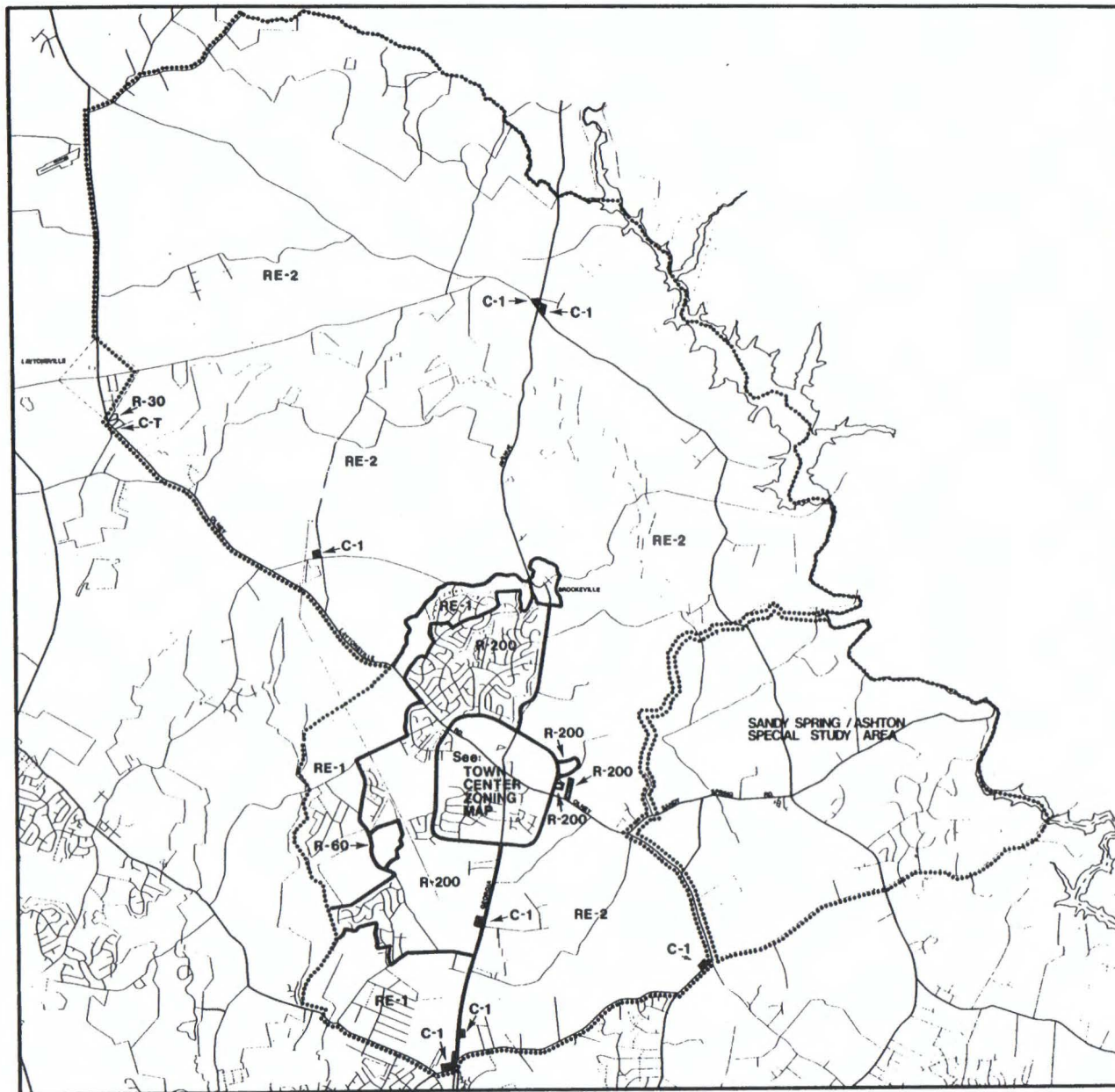
TABLE 17

COMPARISON OF ZONING CAPACITY, DEVELOPMENT POTENTIAL AND POPULATION ESTIMATES: 1966 OLNEY MASTER PLAN AND 1980 OLNEY MASTER PLAN

	Maximum Theoretical Zoning Capacity	Maximum Development Potential	Estimated Population Yield
1966 Plan	21,252 Units	12,708 Units	40,665
1980 Plan (With TDR)	10,800 Units ¹	9,780 Units ²	31,600

¹ Estimate assumes actual development yield is 80 percent of density permitted by zone.

² Maximum development potential reflects market trends, sewer constraints, road capacity, etc.



EXISTING ZONING

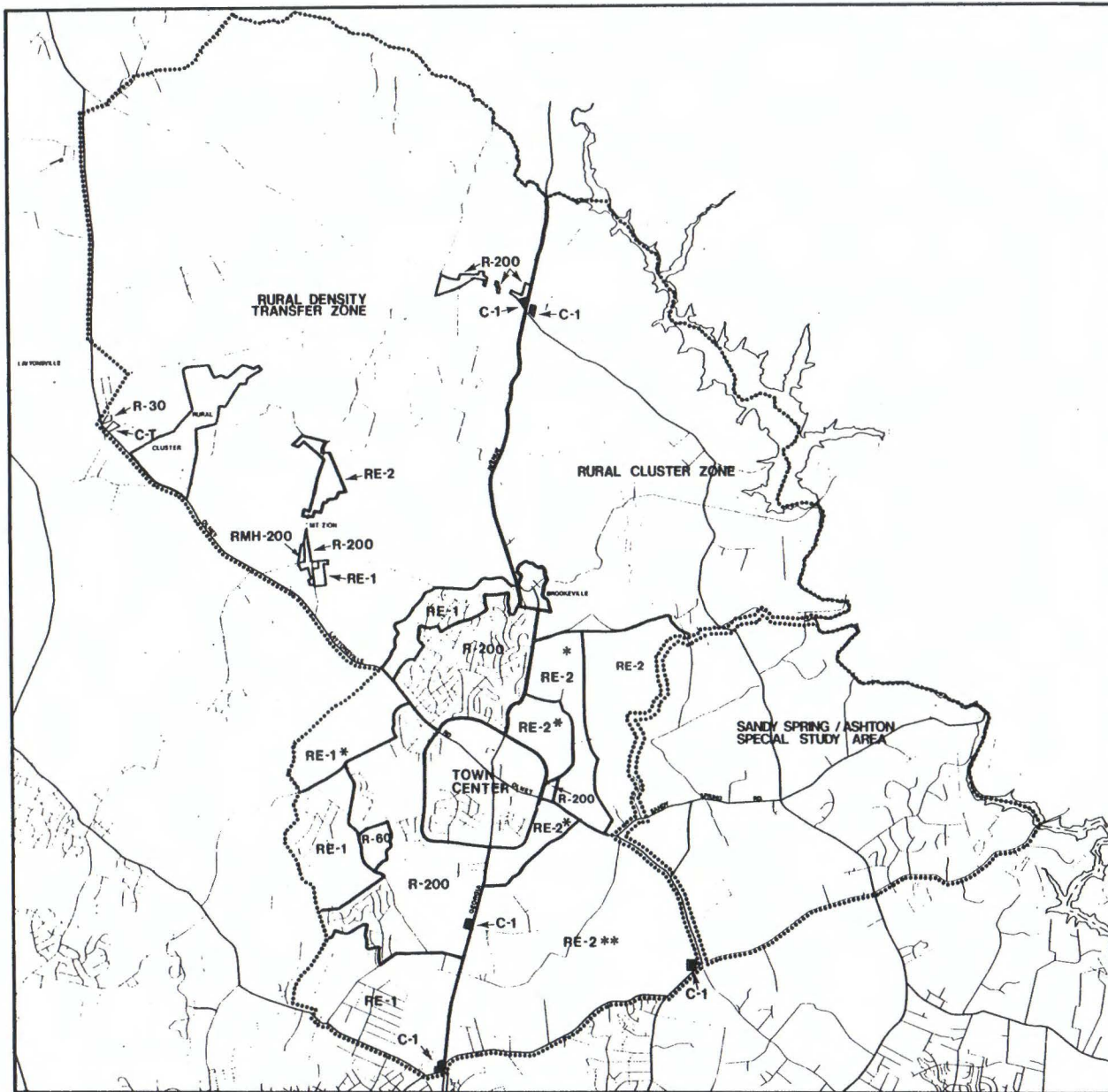
- Planning Area Boundary
- RE-2 Residential Estate, 2 Acre (two acres per dwelling unit)
- RE-1 Residential Estate, 1 Acre (40,000 square feet per dwelling unit)
- R-200 One-Family Detached, Large Lot (20,000 square feet per dwelling unit)
- R-60 One-Family Detached Residential (6,000 square feet per dwelling unit)
- R-30 Multiple Family Residential
- C-1 Local Commercial
- C-T Commercial Transition

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland





PROPOSED ZONING

***** Planning Area Boundary
* Transfer Development Rights (TDR) Receiving Area

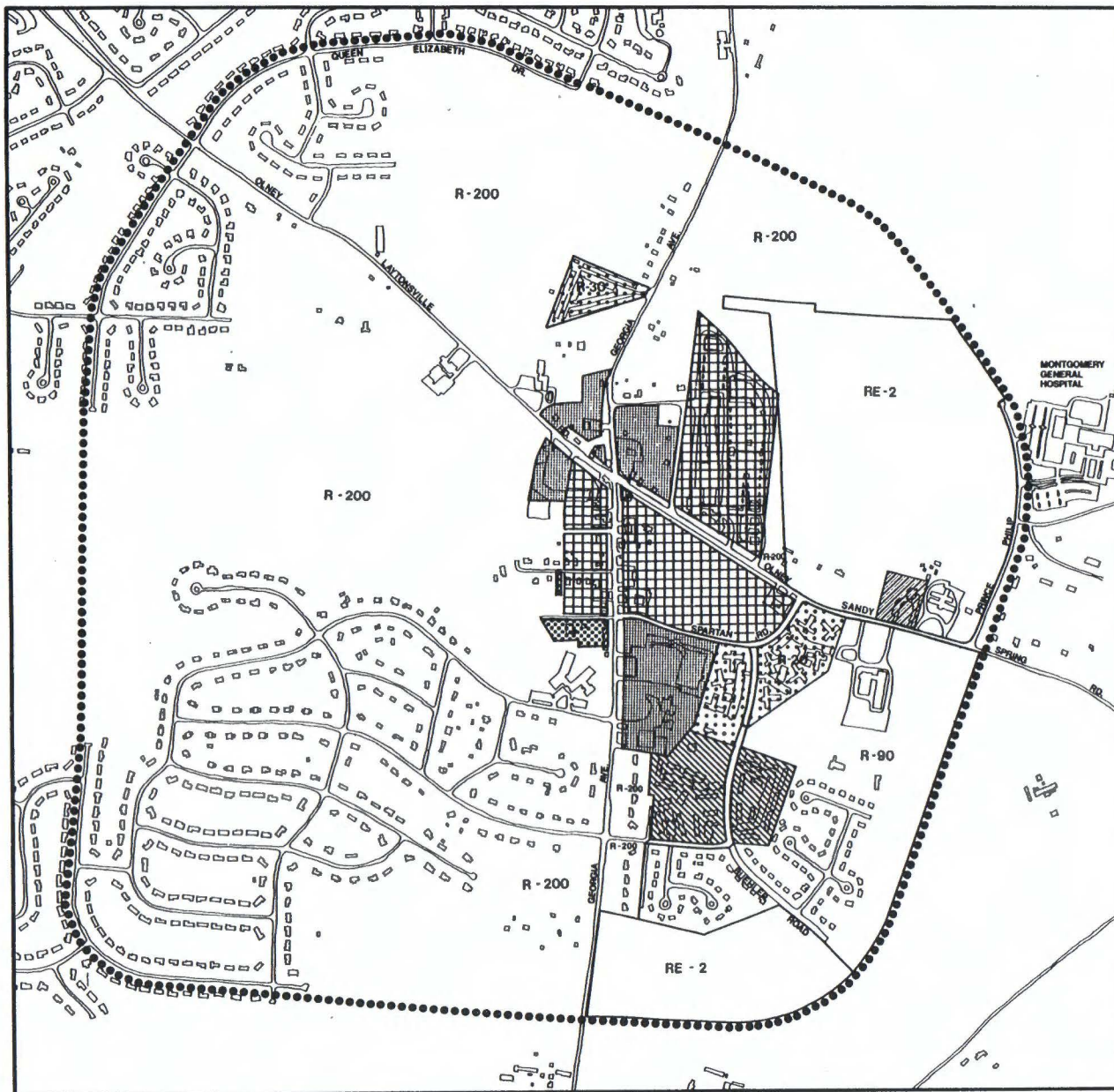
- RE-2 Residential Estate, 2 Acre (two acres per dwelling unit)
- RE-1 Residential Estate, 1 Acre (40,000 square feet per dwelling unit)
- R-200 One-Family Detached, Large Lot (20,000 square feet per dwelling unit)
- R-60 One-Family Detached Residential (6,000 square feet per dwelling unit)
- C-1 Local Commercial
- RMH-200 One-Family Detached (20,000 square feet) Single-wide mobile home option
- C-T Commercial Transitional
- R-30 Multi-Family Residential
- Rural Density Transfer Zone One lot per 25 acres; option to sell development rights
- Rural Cluster Zone One lot per 5 acres

** Owners may request Rural Cluster Zone. Otherwise RE-2 zone will remain.

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OLNEY MASTER PLAN
Montgomery County, Maryland





TOWN CENTER

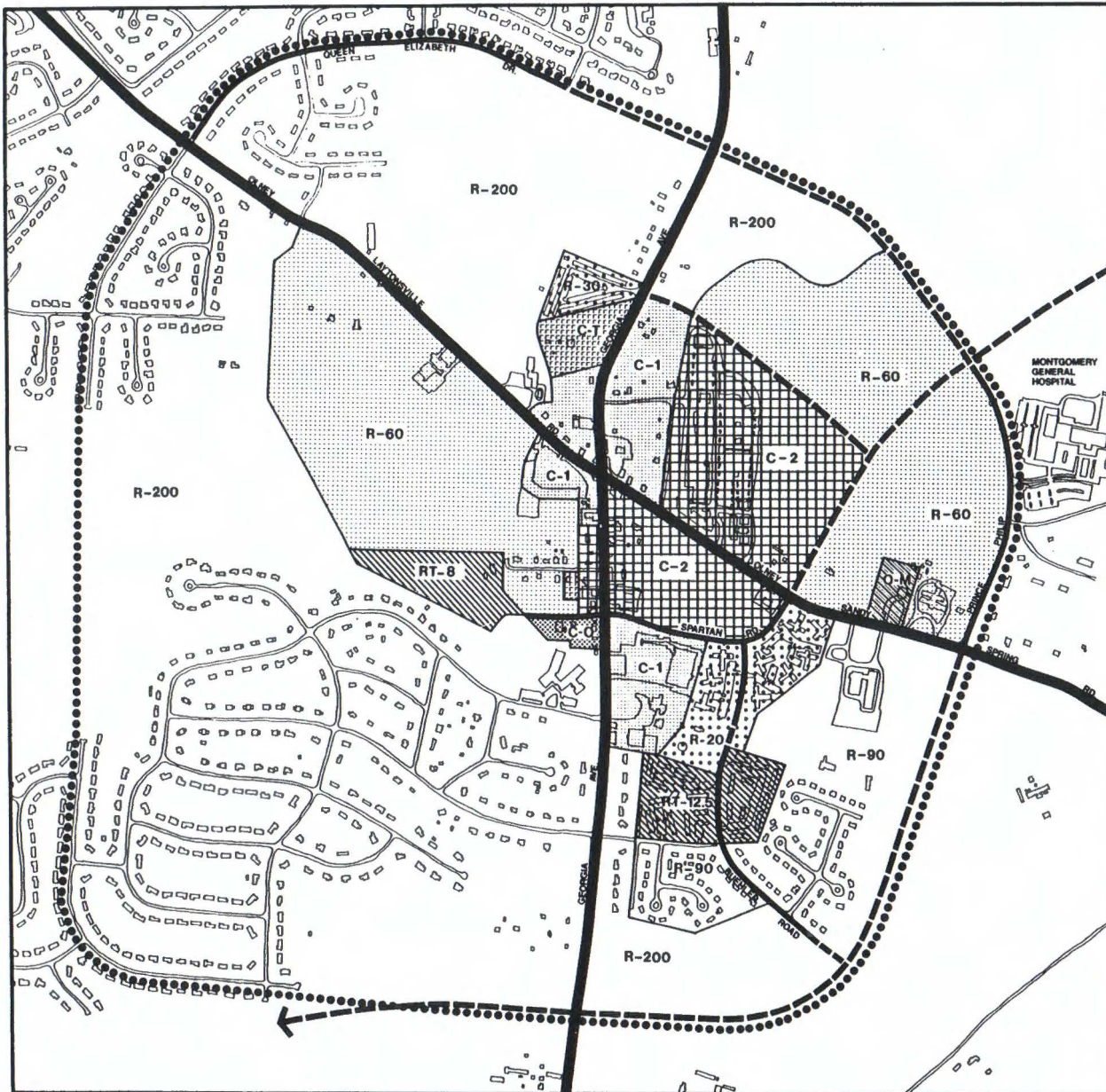
EXISTING ZONING

- General Commercial (C-2)
- Local Commercial (C-1)
- Single Family Residential (RE-2, R-200, & R-90)
- Townhouses (R-T)
- Multiple Family Residential (R-20 & R-30)
- Commercial Office (C-O)
- Moderate Intensity Office (O-M)
- Commercial Transition (C-T)
- Town Center Boundary

Approved and Adopted : June 1980

OLNEY MASTER PLAN
Montgomery County, Maryland





TOWN CENTER

PROPOSED ZONING

- Single Family Residential (Low Density, R-200 & R-90)
- Single Family Residential (R-60)
- Townhouses (R-T)
- Multiple Family (R-20) & (R-30)
- Local Commercial (C-1)
- Transition Commercial (C-T)
- General Commercial (C-2)
- Commercial Office (C-O)
- Moderate Intensity Office (O-M)

HIGHWAYS

- | EXISTING | CLASSIFICATION | PROPOSED |
|----------|----------------------|----------|
| | Major 4 Lanes | |
| | Arterial or Business | |
- Town Center Boundary

Approved and Adopted : June 1980

OLNEY MASTER PLAN
Montgomery County, Maryland



TABLE 18

DESIGN RECOMMENDATION FOR THE OLNEY TOWN CENTER
(See Town Center Plan for detailed discussion)

PROJECTS	IMPLEMENTATION STRATEGIES	COMMENTS
COMMERCIAL DEVELOPMENT		
1. General Commercial		
A. Olney House	Zoning	The Olney House should be included on the <u>Master Plan of Historic Sites</u> and subject to regulations by the Historic Preservation Commission.
B. Hillcrest Avenue Commercial Area	Zoning	Private initiative will be an important determinant of the shape of development.
C. Olney Village Mart	PD Zone	The developers are encouraged to apply for a PD with the adjacent residential properties.
2. Convenience Commercial	Zoning	Limited areas as shown on Plan.
RESIDENTIAL DEVELOPMENT		
1. Single-family	Zoning	Single-family detached dwelling units could also be incorporated as part of any PD application.
2. Townhouses	PD Zone	New townhouse development is proposed within walking distance of commercial areas and will be incorporated as part of PD applications.
3. Multi-family	PD Zone	Multi-family development (piggy back to townhouses and garden apartments) is recommended as part of PD application in the northeast quadrant adjacent to pedestrian oriented commercial land and the hospital. Housing for the elderly should be encouraged.

TABLE 18 (Cont'd.)

PROJECTS	IMPLEMENTATION STRATEGIES	COMMENTS
OPEN SPACE & RECREATION		
1. Southeast Quadrant school/park	Mandatory Referral/Acquisition	Recommended for acquisition by M-NCPPC.
2. Northeast Quadrant water oriented recreation	PD Zone	A stormwater management impoundment should be encouraged as part of PD to provide amenity for area.
CIRCULATION		
1. Roads		
A. Major Highways	Mandatory Referral	Review of landscaping, lighting and access will be reviewed for compatibility with urban design plan.
B. Business Streets	Private Development	Appomatox Drive could be eliminated in accord with detailed development plan for NE quadrant.
C. Arterials	Private Development	A section of Prince Philip Drive at the northern crossing of Georgia Avenue should be considered for County funding.
D. Primaries	Private Development	To be reviewed at time of subdivision.
2. Bikeways	Mandatory Referral/Private Development	Bikeways should be included as part of public and private projects as applicable.
3. Pedestrian Paths	Private Development	Private developers will be encouraged to incorporate major pathways as part of road construction and secondary pedestrian links as part of residential PD and commercial development.

Stormwater Management

Stormwater management should be given special emphasis in the northeast quadrant of the Town Center. Because of the increased density recommendations and in view of the fact that the headwaters of a tributary to the Hawlings River are located in the area, development in the northeast quadrant will require carefully planned sediment control and stormwater management facilities.

Pedestrian and Bicycle Path System

The Montgomery County Planning Board will use its subdivision review authority to ensure development of the proposed pedestrian and bicycle path system, as indicated on the Community Facilities Plan. It is the policy of the Planning Board to require that plans submitted for subdivision approval shall indicate proposed pedestrian and bicycle paths and that such paths shall be developed, so as to form a continuous system in accordance with the network shown on the Community Facilities Plan. Roadways crossing the major stream valleys should not interfere with the continuity of the path system.

Farmland Preservation

The Rural Density Transfer Zone will permit a limited amount of development in the agriculture area. During the subdivision review process, the Montgomery County Planning Board will use its authority to assure a lot configuration that maximizes the preservation of prime farmland.

Open Space Preservation

The Rural Cluster Zone will encourage a form of residential development that preserves open space and encourages farming and farming-related uses. The zone would permit

residential development at 1 unit per 5 acres, but require that a large percentage of the land area remain open. During subdivision review process, the Montgomery County Planning Board will carefully examine the open space pattern to assure that it offers the opportunity for farming and/or preserves important environmental features.

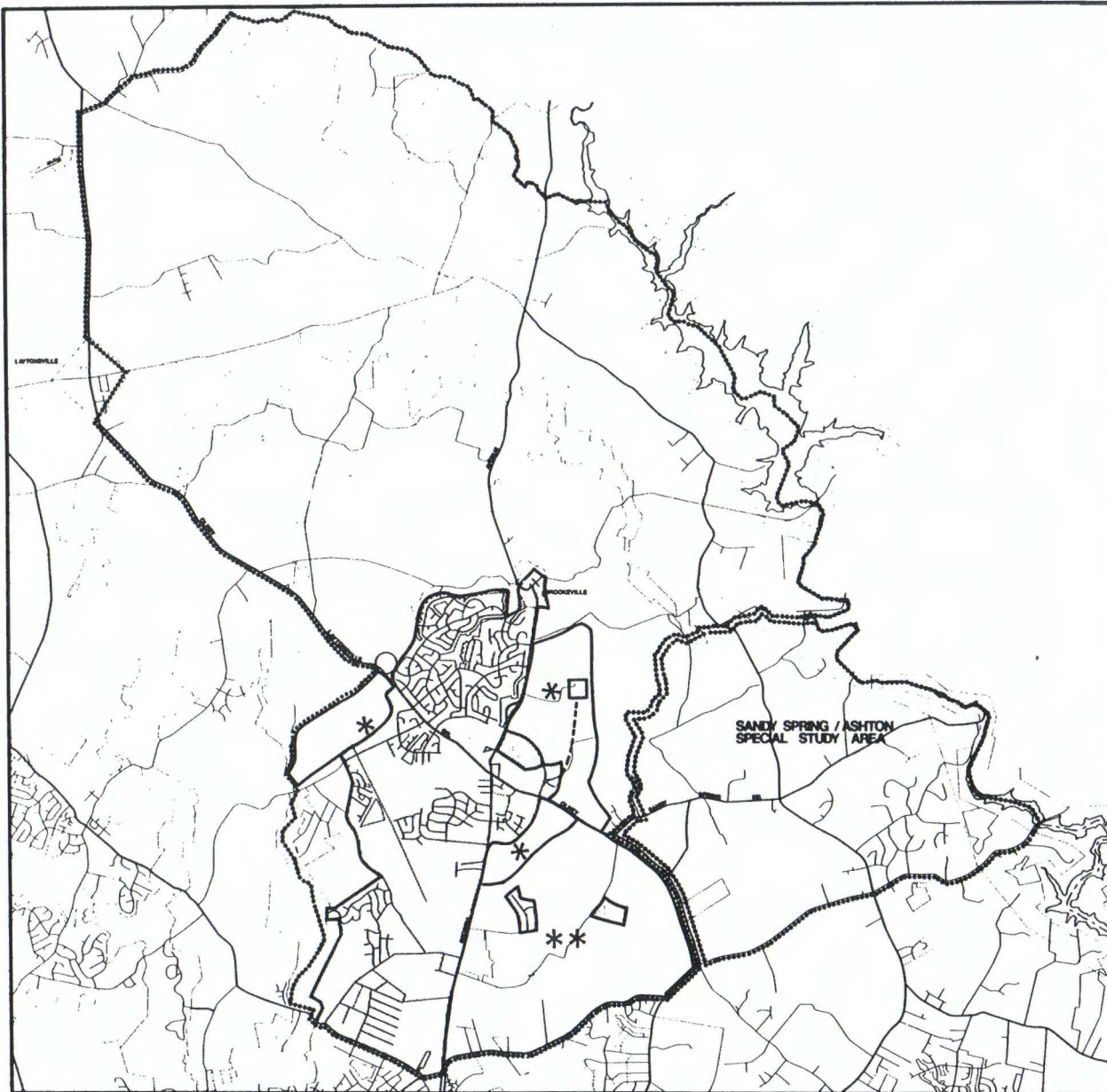
IMPLEMENTATION OF TOWN CENTER URBAN DESIGN STUDY

Implementation of the Olney Town Center Urban Design Study is the responsibility of both private and public sectors. Since public resources are limited, the Town Center depends, to a great extent, on public regulatory practices. Regulatory constraint on new development is imposed by the following methods:








1. zoning practices
2. subdivision review
3. mandatory referral

As already discussed, zoning and subdivision recommendations encourage Planned Development (PD) Zones. All the floating zones in the Town Center require a development plan showing how the proposed project would meet the standards and purposes of the PD Zone. Once the development plan is approved for rezoning, a detailed site plan would be submitted for review and/or approval before building permits are issued.

Section 67 of the Regional District Act (Chapter 780 of the Montgomery County Code) provides for the review (mandatory referral) of all publicly funded acquisition and construction projects by the Montgomery County Planning Board. This review is advisory to the agency proposing the development. However, the process will allow input on projects like the improvement of Georgia Avenue and



PROPOSED SEWER AND WATER SERVICE MAP

-  EXISTING SEWER AND WATER SERVICE OR SERVICE IS IMMINENT
-  SERVICE PLANNED WITHIN 3-6 YEARS
-  SERVICE WILL BE PROGRAMMED IN ACCORD WITH TDR RECOMMENDATIONS
-  SERVICE SHOULD BE PROGRAMMED TO PROPERTIES ZONED RURAL CLUSTER.
-  SERVICE NOT PLANNED
-  PROPOSED SEWER PUMPING STA.
-  PROPOSED WATER STORAGE AREA

NOTE : No category change is proposed to any property currently served by sewer and /or water .

Approved and Adopted : June 1980

**OLNEY
MASTER PLAN**
Montgomery County, Maryland



Route 108 and the library in the Town Center.

Zoning and subdivision regulatory techniques do not govern building design or facades. Private developers make these decisions. However, many developers in the Town Center have been receptive to community recommendations regarding architectural styles. Planned Development Zones, which require public hearings, will be an important vehicle for citizens to express their planning and design concerns early in the development process.

This Plan strongly endorses implementation of the Town Center urban design recommendations presented in the Town Center chapter. The Plan also recommends a logo, uniform street lighting and detailed landscaping plan for the area. These recommendations would help provide visual continuity and contribute to a sense of place.

Table 18 summarizes proposed projects in the Town Center and recommended implementation techniques.

WATER AND SEWERAGE SERVICE RECOMMENDATIONS

Public sewer and water service is provided by the Washington Suburban Sanitary Commission (WSSC) in accord with the Comprehensive Water Supply and Sewerage Systems Plan. The Olney Master Plan recommends:

1. The Comprehensive Water Supply and Sewerage Systems Plan for Montgomery County should be amended in accord with the recommendations of the Olney Master Plan (see Proposed Amendment Map).
2. Rural sanitation systems should be explored for communities like Mt. Zion and Sandy Spring if soil or water conditions prohibit the safe and sanitary use of individual septic systems and prevent the

natural expansion of these settlements within their boundaries.

3. Sewer service in the southeast area should be provided to implement the rural cluster form of development proposed by the Plan.

Relation of Sewer Service to Transfer of Development Rights

The Plan proposes that all TDR receiving areas remain in Category 6 of the Ten Year Water Supply and Sewerage Systems Plan (no service within 10 years).

When the required number of development rights are purchased, or under contract, the sewer service category would be changed to S-3 (services planned within 2 years).

APPENDICES

**OLNEY
MASTER PLAN**
Montgomery County, Maryland

PLAN PROCESS

Citizens Advisory Committee (CAC) Appointed

Meetings with CAC to identify issues

- April 1976
- May 1976

Issues and Alternatives Report

Public Forum and CAC Meeting

- September 1976
- October 1976

Olney Concept Plan

CAC Meetings

- September 1977
- October 1977
- January 1978

Staff Draft Plan

CAC Meeting, Public Forums, Worksessions

- June 1978
- July 1978
- August 1978
- October 1978
- November 1978
- January 1979
- February 1979

Preliminary Draft Plan

Public Hearing, Planning Board Worksessions

- March 1979
- May 1979
- July 1979
- August 1979

Final Draft Plan

Public Hearing, County Council Worksessions

- September 1979
- October 1979
- November 1979
- December 1979
- January 1980
- May 1980

Approved and Adopted Plan

June 1980

Resolution No. 9-822

Introduced: June 3, 1980

Adopted: June 3, 1980

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

By: District Council

Subject: Approval of Final Draft Olney Master Plan

WHEREAS, on September 11, 1979, the Maryland-National Capital Park and Planning Commission approved the Final Draft Olney Master Plan and duly transmitted said approved final draft plan to the Montgomery County Council; and

WHEREAS, the Montgomery County Council held a public hearing on October 15, 1979 wherein oral and written testimony were received concerning the Final Draft Olney Master Plan; and

WHEREAS, the Montgomery County Council conducted worksessions in November, 1979 and in January and May, 1980 on the Final Draft Olney Master Plan, at which time consideration was given to the public hearing testimony, and the comments and concerns of the Maryland County Planning Board, citizens and other interested parties.

NOW, THEREFORE, BE IT RESOLVED by the County Council sitting as a District Council for the portion of the Maryland-Washington Regional District within Montgomery County that said final draft Master Plan for the Olney area is hereby approved with such revisions, modifications and amendments as are hereinafter set forth.

Council changes to the Final Draft Olney Master Plan are identified below by chapter, subsection and page number. Deletions to the text of the plan are indicated by ~~dashed lines~~ and additions by underscoring.

Residential Land Use Policies

Residential Land Use, Page 32

These recommendations alone, however, are not sufficient to ensure housing that will meet the needs of low to moderate income families. The price of single family housing is simply too high for many to afford. To meet this important need, attached units will have to be built on lower cost land. Because the land market in Olney is strong, it is unlikely that many acres will become available for such housing through conventional means.

~~For this reason, surplus school sites in the Olney area should be considered for low and moderate income housing. Enrollment projections indicate that several vacant school sites in Olney may not be required even with the growth in Olney recommended by this plan. The 30 acre Southeast Olney High School Site on Bowie Mill Road, if declared surplus by the Board of Education, should be used as a site for assisted family housing. Other sites could be studied for similar use if they are declared surplus. The high school site has been identified by the Housing Opportunities Commission staff as suitable for housing but it has not yet been released by School Board staff.~~

~~This Plan recommends that a residential density of 5 dwellings per acre would be compatible with Olney Master Plan residential land use policies and surrounding land use patterns. A Planned Development zone is proposed (PD-5) so development would be subject to site plan review to ensure compatibility with surrounding neighborhoods.~~

~~A portion of Analysis Area 5, the Bean Farm, is presently in the sewer service area. The Plan recommends, as stated in the Implementation Chapter, that the sewer category be changed in accord with staging and agricultural preservation policies. Until sewer is made available, density should remain 1 dwelling unit/2 acres.~~

Enrollment projections indicate that several vacant school sites in Olney may not be required even with the growth in Olney recommended by this plan. Under County policy (Resolution No. 9-495), all school sites declared surplus by the Board of Education are to be considered for possible designation as public facility areas. If no public use is deemed appropriate for these sites and they are sold by the County, the proceeds from the sale should be used to contribute to the development of assisted housing in the Olney Town Center as part of its projected development recommended by the Plan.

Large lot residential development is proposed east of Georgia Avenue (Analysis Areas 4 and 8) to create a low density buffer around Olney Town Center. The satellite concept consists of an urbanized area surrounded by open space. Although existing and proposed residential development in the sewer envelope west of Georgia Avenue has weakened the buffer concept somewhat, the potential still exists for a strong transition from urban landscape to rural countryside east of Georgia Avenue. Low density development will create the needed visual and physical break.

As noted in the rural area chapter, the southeast portion of Olney is a "transitional" agricultural area. Large farms still operate, but preliminary residential development plans have already been submitted for many of them. If this land is developed into 2 acre lots, the opportunity for any type of farming operations will be lost and the agricultural and open space character of the area will disappear.

The plan therefore recommends an alternative development pattern: rural cluster. A rural cluster option (described and illustrated in the rural area chapter) would establish an overall residential density of 1 home per 5 acres but allow smaller individual lots. In this way, a large percentage of the area could be preserved as agricultural or recreational/open space. Development in accord with the rural cluster concept would: encourage a mix of farms and residential uses; encourage the leasing or rental of open space to area farmers; secure the rural character of the southeast area.

Although the southeast area is presently zoned and planned for 2 acre lot sizes, the rural cluster option would be consistent with land use goals and objectives. Property owners are encouraged to apply for rural cluster zoning during the sectional map amendment process. Successful implementation of the rural cluster concept in the southeast area will depend on the availability of public sewer and water. A very high water table severely restricts development yields (in some cases, yields are as low as 1 unit per 10 or 15 acres) and hampers any type of cluster program. This plan recommends, therefore, that public sewer and water be made available to implement the rural cluster concept in the southeast area. To maintain the character of existing 2 acre subdivision in the southeast area, the plan recommends that any rural cluster development plan provide similar lots where it abuts such a subdivision.

The need for a buffer between Olney Town and the rural communities of Sandy Spring and Ashton also supports low density residential uses east of Georgia Avenue. Rock Creek Park surrounds the western portion of Olney Town and provides a natural limit to urban development. No such barrier exists to the east. Thus, low density uses are especially important as a transition from Olney Town east to Sandy Spring/Ashton.

Rural Area. Because preserving farmland is a key goal of the Plan and because maintaining a wedge of open space is critical to the satellite concept, residential development is discouraged in the northern portion of the planning area (Analysis Areas 9 and 10).

~~Five-acre minimum lot sizes are proposed. This density is similar to actual subdivision yields based on percolation tests and reflects the intention of the General Plan to preserve the wedge areas of the County in as low a density as possible. Because it is unlikely that rural zoning in and of itself will preserve farmland, additional land use regulations are proposed in the Rural Area Plan Element.~~

Norbeck Special Study Area

The Norbeck Special Study Area is located at the southern edge of the Olney planning area. A 1969 community renewal report by Montgomery County identified 75% of the houses in Norbeck as "deficient" and classified the area as a neighborhood strategy area. During the past 10 years, Montgomery County has been actively involved in assisting homeowners to improve the housing stock. A 1977 County survey of housing conditions revealed substantial progress: only 15-20% of the occupied houses and mobile homes were deficient. Many of these have since been upgraded and the Montgomery County Department of Housing and Community Development estimates that the housing program will be substantially completed by FY 1981. The Olney master plan endorses the County's housing improvement program.

The Norbeck community has requested a separate master plan for their area to address public facilities, local roadways and land use. This plan is part of the adopted work program of the Montgomery County Planning Department. An important land use factor in the area will be the Intercounty Connector (see transportation section). The character and location of the road (if any) will not be

determined for several years: preparation of the Norbeck Special Study Plan should be postponed until the alignment is selected. Once the final decision is made, the master plan can address the effect of the Intercounty Connector or changes therein on Norbeck and recommend appropriate action. The master plan process must be guided by the Olney Master Plan objective for this area: that a low density residential transition area exist between Norbeck Road and Olney Town Center.

The original boundaries of the Norbeck Special Study were expanded during the Norbeck Special Study issues and alternatives plan to include Small's Nursery. This plan recommends Small's Nursery be excluded as it is an important element of the rural entry envisioned for Olney and should be governed by the Olney Master Plan land use recommendations.

Commercial and Office Land Uses

Locational Policies, page 42

As with commercial activities, the Plan directs office uses to the Town Center, particularly to the northeast quadrant. Spartan Road (to be completed as the Town Center develops) defines the eastern edge of the office district. Pressure for office uses is already evident further east along Route 108.

Decentralizing office and commercial uses along major roadways outside the Town Center would seriously weaken the Town Center concept. The future market for office uses is not strong enough to support scattered sites. Strip development would detract from the core and diffuse the focus of economic activity. For these reasons, offices and businesses are channeled to the Town Center and discouraged from locating along Route 108 and Georgia Avenue.

~~The only exceptions to this policy concern medically related offices near Montgomery General Hospital and located outside the Town Center on the eastern side of Prince Philip Drive.~~

~~Medical buildings should logically be located near Montgomery General Hospital. The hospital does own 14 acres of vacant land at the intersection along Route 108 west of Prince Philip Drive which is now occupied by the old, mostly vacant hospital building. The Plan shows the hospital site as institutional but suggests that future expansion of the hospital, including medical offices, occur at its present location east of Prince Philip Drive. This would allow for the development of a campus-like setting with buildings and facilities closely related to one another.~~

~~In accord with the Plan's recommendations regarding future hospital expansion and the Town Center, additional office development near Route 108 and Spartan Drive should be discouraged. An existing office building should not be the impetus for similar uses in the area.~~

The only exception to this policy concern Montgomery General Hospital and a partially developed property on Route 108 west of Prince Philip Drive.

Medical buildings should logically be located near Montgomery General Hospital. This would allow for the development of a campus-like setting with buildings and facilities closely related to one another. The hospital also owns 14 acres of vacant land along Route 108 west of Prince Philip Drive. In accord with the Town Center design concept plan, the preferred use for the vacant hospital land west of Prince Philip Drive is residential. Certain medical related special exception uses, if developed in accord with PD-11 standards and setbacks, would be compatible with the Town Center Concept Plan (e.g., residential facilities for elderly, handicapped or exceptional persons). However,

other special exception uses, such as offices for medical practioners, are best located east of Prince Philip Drive or in the Town Center commercial area. Special exception uses for the vacant 14 acre site will be reviewed on a case-by-case basis in accord with these policies.

An office building is located near the old hospital and approximately one acre of the site is undeveloped. A moderate-intensity office building (O-M zone) would be compatible on this site if the following conditions are met:

1. The office project should be developed in a manner compatible with proposed adjacent residential densities;
2. Building mass, density, heights, setback and lot coverage should follow development standards in the RT (townhouse) zones;
3. Proposed uses should not compete with commercial development in the Town Center. Highway-oriented uses would be in conflict with plan policies which channel such development to a limited section of Georgia Avenue.

Town Center Urban Design Plan

Commercial and Office Space, p. 48 (add after Second Paragraph)

A five-acre parcel south of the Olney Towne residential development is recommended for "transitional commercial" uses. Uses such as small office buildings and restaurants offer an appropriate transition between commercial development further south and Olney Towne residents.

Residential Development, p. 52 (add after last sentence of the 2nd paragraph)

When a Planned Development application is filed, the Planning Board will consider the pace of development in nearby receiving areas and the status of the widening of Georgia Avenue in determining whether the final density is 9 or 11 units per acre.

Residential Development, p. 54 (first full paragraph)

The southwest quadrant has 2 large vacant parcels and several small parcels of vacant land available for development. The existing residential development has densities of 2 dwelling units per acre. All new development immediately adjacent to existing development is proposed to have densities of 2 dwelling units per acre. Densities of 7 units per acre are incorporated as part of a proposed planned development and/or cluster development to allow flexibility in dwelling unit mix and layout adjacent to existing convenience commercial uses and along Route 108.

Rural Communities

Mt. Zion, p. 76 (first paragraph, 2nd column)

Landfill reuse options should must be consistent with the rural-agricultural policies for this portion of the Olney Planning Area. A Demonstration Agricultural Program, an option discussed in the Montgomery County Site Selection and Evaluation Study, should be considered since it could establish the general suitability of landfill sites for farming or related uses and ultimately return the parcel to productive use.

Community Facilities Plan

Schools, p. 89

4. Olney Senior High

This site is on Bowie Mill Road near the PEPCO power transmission line. School Board staff has not completely ruled out this school in the future. However, if the downward trend in school enrollment continues, this school would not be built. Magruder High School may be able to accommodate some students from the Olney area. Sherwood High, the other high school in the Olney area, is expected to increase its enrollment to above capacity by 1983. Therefore, boundary changes would be required in order to accommodate growth in the Olney area. About 350 additional high school students are expected in Olney in the next ten years. ~~Staff concludes that it is unlikely that Olney High School will be built, and if not, the site should be used for an assisted housing development, as recommended in the Residential Land Use section.~~

Conclusion, p. 90 (add new paragraph)

Preliminary analysis of statistics and trends suggests the possibility that no new schools may be needed in Olney over the next 20 years. Between 1979 and 1996, population changes are expected to generate only 861 additional elementary school students.

The number of Junior high and middle school-aged children is expected to increase by only 382 and senior high by only 417 by 1996. The Board of Education will decide how these students will be distributed and they will also follow trends closely to see whether or not new facilities will be needed in the future.

As noted in residential land use section, if no public use is deemed appropriate for surplus sites, and they are sold by the County, proceeds from the sale should be used

toward the development of assisted housing in Olney Town Center.

Parks and Recreation

Existing Facilities, page 91

In addition to the large Olney Manor Recreational Park, there are seven local use parks in Olney, four of which serve the immediate core area: Olney Mill Neighborhood Park, Greenwood Local Park, Olney Square Neighborhood Park and Norbeck Local Park serve the area around Norbeck and the Southeast Quadrant. Table 14 summarizes the characteristics of local parks in Olney. The site of the Southeast Olney Elementary School has a partially built local park. Olney Manor Recreational Park serves a larger service area than just Olney but all of its facilities are available to local residents.

One park in the Olney Planning Area merits special attention because of the community's role in planning and developing it: Longwood Recreation Center. In 1976, the County acquired the vacant Longwood School and property, purchasing 10 acres of land and leasing 10 acres. The project was approved for acquisition in response to support and expressions of the community's willingness to participate in the project, including an agreement to raise \$16,000 toward the cost of the facility. As of January, 1978, the community had raised over \$22,000 or 140 percent of its goal. The Longwood Community Center will ultimately provide indoor recreation facilities, a social hall and kitchen; hiking trails, playfields and tennis courts.

The Plan supports completion of the Longwood Recreation Center at the earliest possible date.

Some of the ballfields at Longwood are located on land within the ultimate 4-lane right-of-way for Georgia

Avenue. The right-of-way is being leased by the County to Longwood Recreational Center on a temporary basis. The County will study means of saving the ballfields during Georgia Avenue alignment studies (Georgia Avenue is not proposed for widening for at least 20 years). More immediately, the Office of Capital Programs and Construction should investigate the feasibility of purchasing the affected ballfields.

Transportation Plan

Local Access, p. 116 (add as last paragraph)

A portion of the Olney Master Plan area was included in the 1970 Aspen Hill Master Plan. The area affected is just north of Muncaster Mill Road and west of Georgia Avenue (see Master Plan of Highway Map). Any changes to the primary road network in this area could only be accomplished by way of an amendment to the Aspen Hill Master Plan.

Transit Plan, p. 118 (amend 5th paragraph)

The feasibility of providing a high level of transit service to Olney in general and to the residential communities in particular depends on the ridership that can be generated. Except for attached units and garden apartments in the Town Center, the residential density of Olney is low. Penetrating these low-density residential areas with Montgomery County Department of Transportation Ride-On service would require substantial subsidies. A more likely method of providing transit service is regional express service from central locations with fringe parking and commuter drop-offs. The service should be express to major employment, retail and Metrorail stops along Georgia Avenue and New Hampshire Avenue. The implementation of fringe parking should be investigated at several locations including retail shopping facilities at the

core and the reconstructed intersection of Georgia Avenue and Norbeck Road. Transit routes and potential fringe parking areas are shown on the Access Plan. Some direct rush hour service between fringe parking and Glenmont Transit Station should be explored.

Implementation

Table 20, Olney Master Plan Staging Recommendations, p. 141 (amend by deleting the following under "Stage Two")

Limit new sewer authorization to TDR receiving areas and Town Center

Table 21, Summary of Zoning Recommendations by Analysis Area, p. 143 (amend "Area 1B" and "Area 4," as follows)

Land Use Plan Map

Change Land Use Plan Map to show density of 9 to 11 dwelling units per acre for northeast quadrant of Town Center. All references to northeast quadrant in Master Plan text are to be modified accordingly.

NOTE: Identifying references pertain to the Preliminary Olney Master Plan, dated April, 1979. Tables and maps contained in the Master Plan are to be modified to reflect Council revisions as contained in this resolution. The text is to be edited as necessary to achieve clarity and consistency, to update factual information, and convey actions of the County Council.

A True Copy.

AREA	EUCLIDEAN ZONE	RECOMMENDED FLOATING ZONE	COMMENTS
B. Northwest Quadrant	C-1		Existing.
	R-200		Remaining parcels should be encouraged to cluster.
	R-30		Existing.
	<u>C-T</u>		<u>Commercial/office uses which form an appropriate transition between convenience grocery to south and residential development to north will be encouraged.</u>
4. Analysis Area No. 4	RE-2		Existing zoning.
	<u>RE-2/Rural Open Space Cluster</u>		<u>Existing RE-2 zoning will not be confirmed at time of Sectional Map Amendment to encourage clustering at overall density of 1 unit per 5 acres</u>

TABLE 21A

COMPARISON OF ZONING CAPACITY, ESTIMATED BUILD-OUT AND POPULATION ESTIMATES: 1966 OLNEY MASTER PLAN AND ~~1979~~ 1980 OLNEY ~~PRELIMINARY~~ FINAL DRAFT

	RESIDENTIAL MAXIMUM THEORETICAL ZONING CAPACITY	ESTIMATED BUILD-OUT THRU 1966 ⁺ MAXIMUM DEVELOPEMNT POTENTIAL	ESTIMATED POPULATION YIELD ²
1966 Plan	16,944 Units <u>21,252</u>	12,708 Units	40,665
Proposed Plan Without TDR	12,554 Units	9,780 Units	31,600
Proposed <u>1980</u> Plan With TDR	13,231 Units <u>10,800</u>	9,780 Units	31,600

⁺ ~~Estimated build-out for Proposed Plan from Planning Board's Fifth Annual Growth Policy Report, June 1979; for 1966 Plan, estimated build-out is approximately 75% of zoning capacity.~~

² ~~Estimated population yield for Proposed Plan from Planning Board's Fifth Annual Growth Policy Report, June 1979; for 1966 Plan, yield based on 3.2 average household size.~~

MCPB 80-25
M-NCPPC 80-17

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 66D, Annotated Code of Maryland is authorized and empowered to make, adopt, and from time to time amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; 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 June 7, 1979, on the Preliminary Draft Olney Master Plan, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County; and the Master Plan for Rock Creek; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, upon due deliberation and consideration did approve a Final Draft Olney Master Plan for submittal to the Montgomery County Council, with the recommendation that Council approve said Final Draft Plan; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District, lying within Montgomery County, pursuant to said laws, held a duly advertised public hearing on October 15, 1979 on the Final Draft Olney Master Plan, and on June 3, 1980 approved said Plan by Resolution Number 9-822;

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Olney Master Plan consistent with County Council Resolution Number 9-822; said Plan being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways and the Master Plan for Rock Creek; and

BE IT FURTHER RESOLVED, that this copy of said Plan shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the clerks of the Circuit Courts 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 Keeney, seconded by Commissioner Granke, with Commissioners Granke, Hanson, Heimann, Keeney, and Krahnke voting in favor of the motion, at its regular meeting held on Thursday, June 5, 1980 in Silver Spring, Maryland.

Thomas H. Countee
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

of Commissioner Hanson, seconded by Commissioner Churchill, with Commissioners Brown, Burcham, Churchill, Granke, Hanson, Heimann, Keeney, Krahnke, and Shoch voting in favor of the motion at its regular meeting held on Wednesday, June 11, 1980 in Riverdale, Maryland.

Thomas H. Countee
Executive Director

PROPOSED ZONING

- Planning Area Boundary.
- * Transfer Development Rights (TDR) Receiving Area.
- RE-2 Residential Estate, 2 Acre (two acres per dwelling unit)
- RE-1 Residential Estate, 1 Acre (40,000 square feet per dwelling unit)
- R-200 One-Family Detached, Large Lot (20,000 square feet per dwelling unit)
- R-60 One-Family Detached Residential (6,000 square feet per dwelling unit)
- RT-8 & RT-12.5 Townhouses
- R-20 & R-30 Multiple-Family
- C-1 Local Commercial
- C-2 General Commercial
- C-O Commercial Office
- C-T Commercial Transitional
- O-M Moderate Intensity Office
- RMH-200 Residential Mobile Home Option
- RURAL DENSITY TRANSFER ZONE
One residential lot may be subdivided for every 25 acres.
One development right may be sold or transferred for every 5 acres.
- RURAL CLUSTER
One residential lot for every 5 Acres
- Subject to Aspen Hill Master Plan Recommendations

Note: The Town of Brookeville is Excluded from the Olney Master Plan Land use and Zoning Recommendations.

The Olney Master Plan, being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District in Montgomery County, Maryland, the Master Plan of Highways within Montgomery County, Maryland, the 1966 Master Plan for Olney and Vicinity, and the Rock Creek Master Plan has been approved by the Montgomery County Council, sitting as the District Council, by Resolution 5-822 on June 3, 1980 and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution 80-17 on June 11, 1980 after a duly advertised public hearing pursuant to Article 66D of the Annotated Code of Maryland, 1976 Supplement.

John B. Burcham, Jr.
John B. Burcham, Jr., Chairman

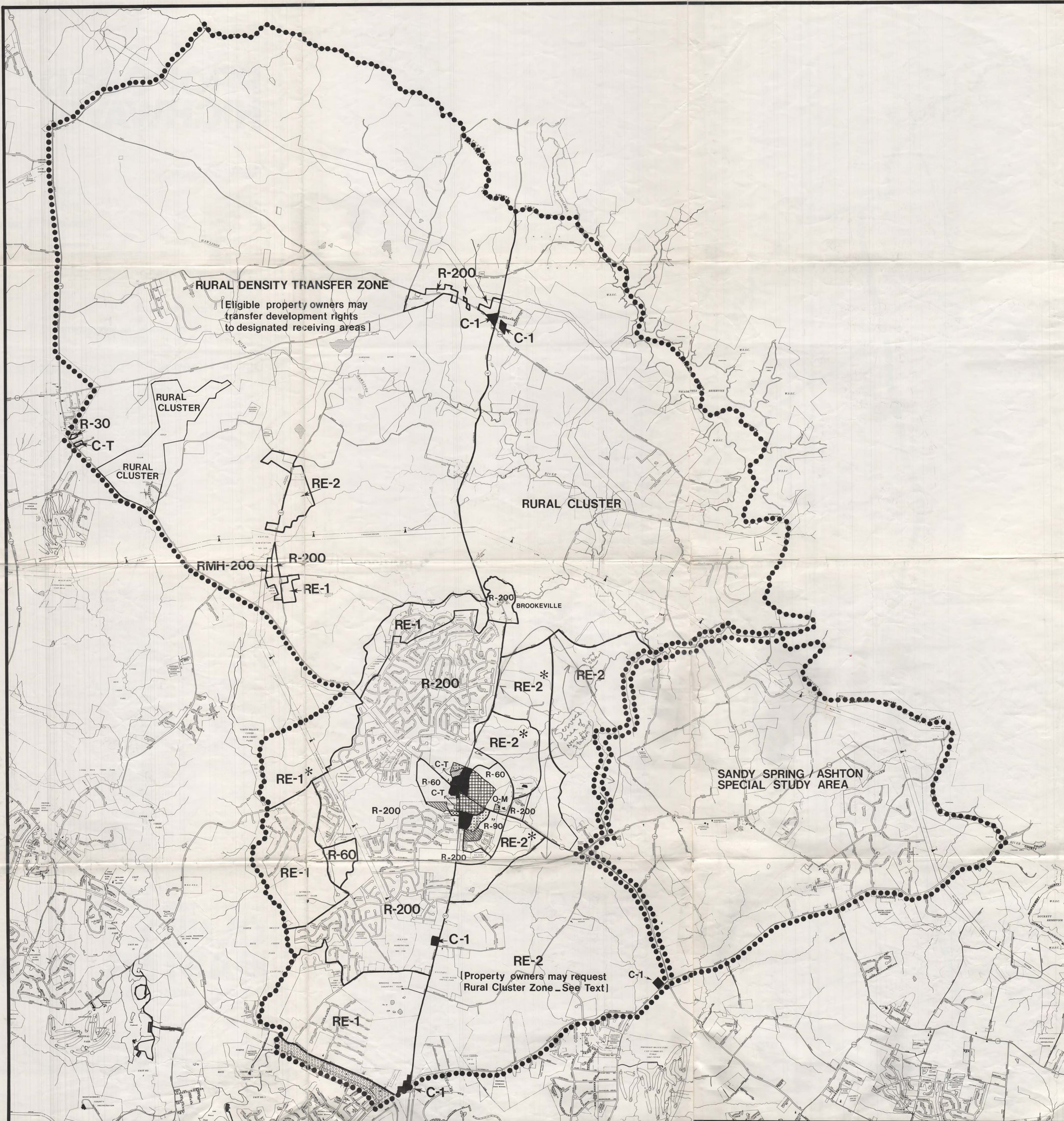
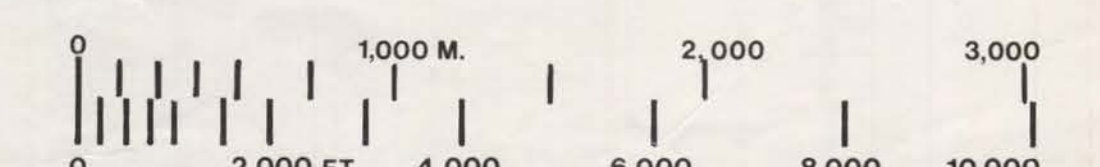
Royce H. Hays
Royce H. Hays, Vice Chairman

A. Edward Novare
A. Edward Novare, Secretary-Treasurer

Approved and Adopted: June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



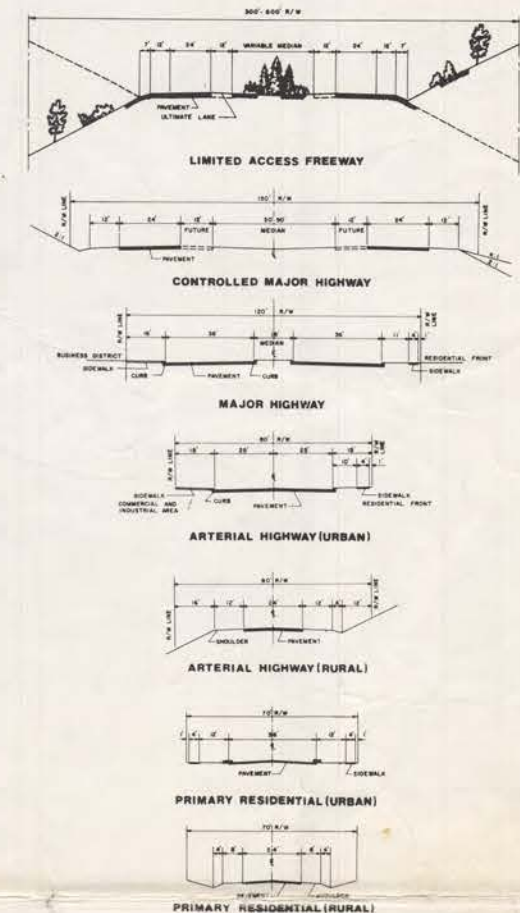
PROPOSED HIGHWAYS

HIGHWAY LEGEND

	EXISTING	PROPOSED
Freeway	None	=====
Major Highway	=====	=====
Arterial Highway and Business District Street	=====	=====
Primary Residential Street	=====	=====
Interchange	None	+
● Fringe Parking Lot		
Road Network in this area governed by Aspen Hill Master Plan.		

LIST OF HIGHWAYS : HIGHWAY CROSS SECTION :

Freeway	Intercounty Connector	North Branch Rock Creek to Md. 28
MAJOR HIGHWAYS		
M-8 - Md. 97 (Georgia Avenue)		Md. 28 (Barbeck Road) to Howard County Line
M-18 - Md. 629 (Barbeck Road)		Md. 97 (Georgia Avenue) to Md. 182 (Lynch Hill Road)
M-40 - Md. 108 (Olney-Laytonville Road) to Sandy Spring Road		Etchison-Lynch Road to Md. 182 (Lynch Hill Road)
M-40 - Md. 182 (Lynch Hill Road) to National Road		Md. 108 (Sandy Spring Road) to Laytonville Road
M-83 - Md. 115 (Munrochester Mill Road)		North Branch Rock Creek to Md. 28 (Barbeck Road)
ARTERIALS		
A-13 - Md. 650 (New Hampshire Avenue)		Windswept Lane to Hipsley Mill Road
A-14 - Sandown Road		Md. 108 (Olney-Laytonville Road) to Md. 650 (New Hampshire Avenue)
A-15 - Brookville Rd. and Brighton Dam Rd.		Md. 108 (Olney-Laytonville Road) to Howard County Line
A-42 - Basic Mill Road		North Branch Rock Creek Park to Md. 108 (Olney-Laytonville Road)
A-44 - Cahill Road		Bowie Mill Road to Emory Lane
A-45 - Heritage Hills Drive		Md. 97 (Georgia Avenue) to Md. 108 (Olney-Laytonville Road)
A-46 - Prince Philip Drive		Md. 97 (Georgia Avenue) to Md. 97 (Georgia Avenue)
A-47 - Butler Road		Spartan Road to Prince Philip Drive
A-48 - Spartan Road		Md. 97 (Georgia Avenue) to Md. 108 (Olney-Laytonville Road)
A-49 - Hines Road		Cahill Road to Md. 97 (Georgia Avenue)
A-277 - Emory Lane		Munrochester Mill Road to Md. 97 (Georgia Avenue)



NOTE: Primary Road alignments are shown. Final alignments will be determined and additional Primary Roads may be required at time of construction.

P-1 - Unnamed	Prince Philip Drive to Old Baltimore Road
P-2 - Old Baltimore Road	Md. 97 (Georgia Ave.) to Md. 108 (Sandy Spring Road)
P-3 - Cherry Valley Drive	Md. 97 (Georgia Ave.) to Cherry Valley Drive
P-4 - Munrochester Mill Road	Emory Lane to Md. 28 (Barbeck Road)
P-5 - Unnamed	Appomattox Way to P-1
P-6 - Bricks Road	Bowie Mill Road to Heritage Hills Drive
P-7 - Gold Mine Road	Heritage Hills Drive to Md. 650 (New Hampshire Ave.)
P-8 - Cherry Valley Drive	North Branch Creek to Hines Road
P-9 - Olney Mill Road	Md. 108 (Olney-Laytonville Rd.) to Gold Mine Rd.
P-10 - Bloomfield Road	Olney Mill Road to Bricks Road
P-11 - Montpelier Drive Ext.	Md. 97 (Georgia Avenue) to Montpelier Drive
P-12 - Zion Road	Md. 108 (Olney-Laytonville Road) to Sandown Road
P-13 - Unnamed	Gold Mine Road to Md. 108 (Sandy Spring Road)
P-14 - Chandler Road	Gold Mine Road to Hipsley River
P-15 - Unnamed	Md. 97 (Georgia Avenue) to Md. 629 (Barbeck Road)
P-16 - Batcheller's Forest Road	Md. 108 (Sandy Spring Road) to P-15
P-17 - Unnamed	Prince Philip Drive to Old Baltimore Road
P-18 - Owen Road	Md. 97 (Georgia Avenue) to P-13
P-19 - Howard Chapel Road	Damascus Road to Howard County Line
P-20 - Griffith Road	Md. 108 (Olney-Laytonville Road) to Damascus Road
P-21 - Queen Elizabeth Drive	Md. 97 (Georgia Avenue) to P-11
P-22 - Heritage Hills Drive Ext.	Md. 108 (Olney-Laytonville Road) to P-11
P-23 - Brookville-Brighton Dam Road	Md. 108 to New Hampshire Avenue
BUSINESS ROADS	
B-1 - Third Avenue	Md. 97 (Georgia Ave.) to limits of commercial zoning
B-2 - North High Street	Md. 97 (Georgia Ave.) to limits of commercial zoning
B-3 - First Avenue	Md. 97 (Georgia Ave.) to limits of commercial zoning
B-4 - Appomattox Way	Md. 97 (Georgia Avenue) to B-1
B-5 - Unnamed	Md. 108 (Sandy Spring Road) to Appomattox Way

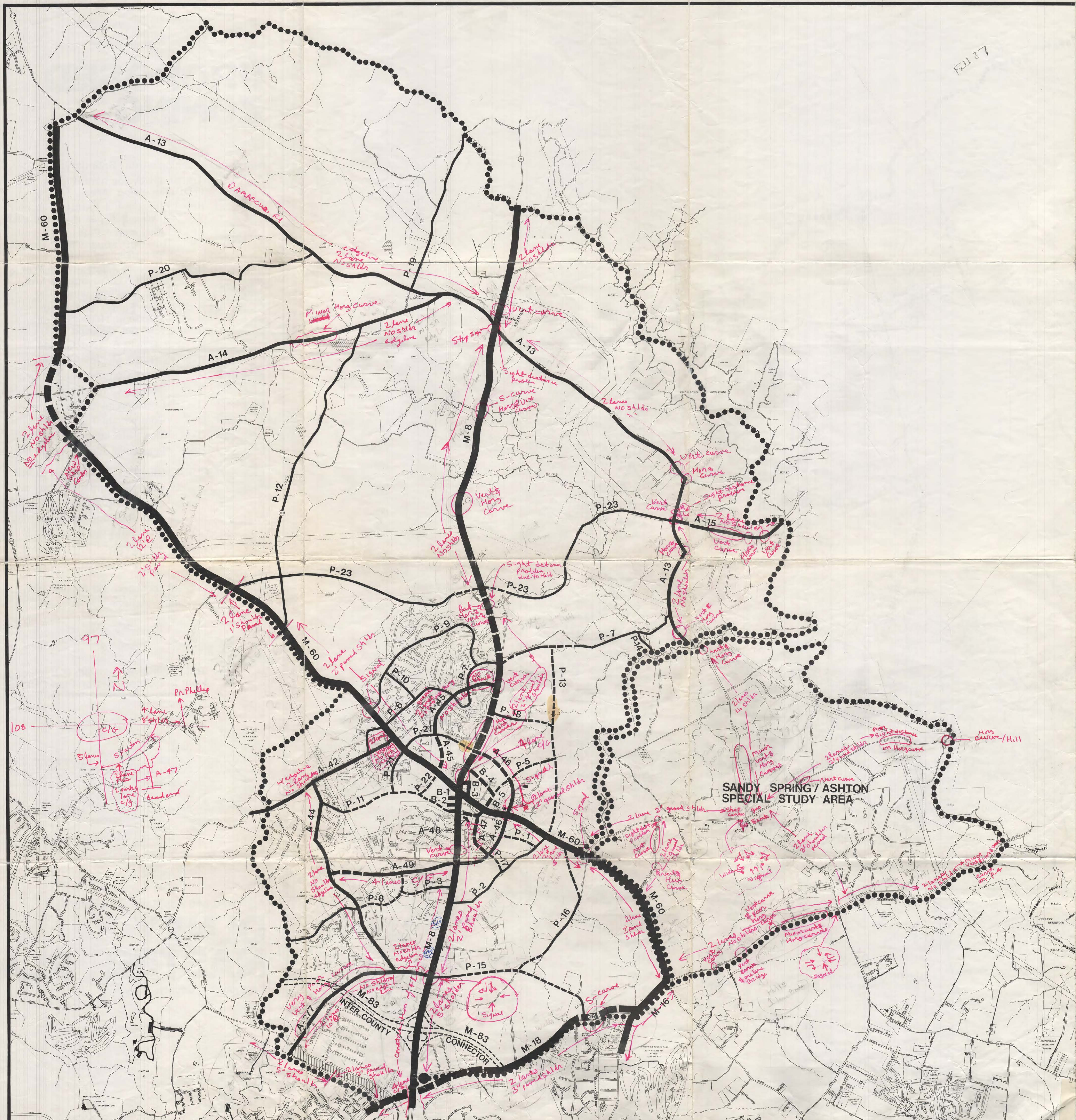
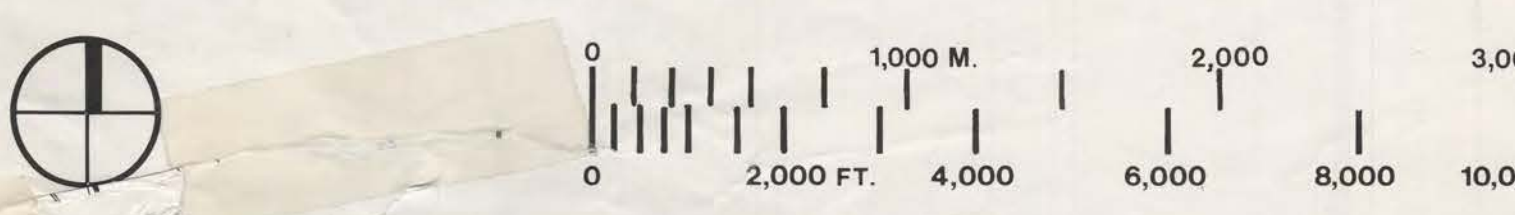
Certificate of Approval and Adoption
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John B. Burcham, Jr.
 John B. Burcham, Jr., Chairman
A. Edward Navarre
 A. Edward Navarre, Secretary-Treasurer

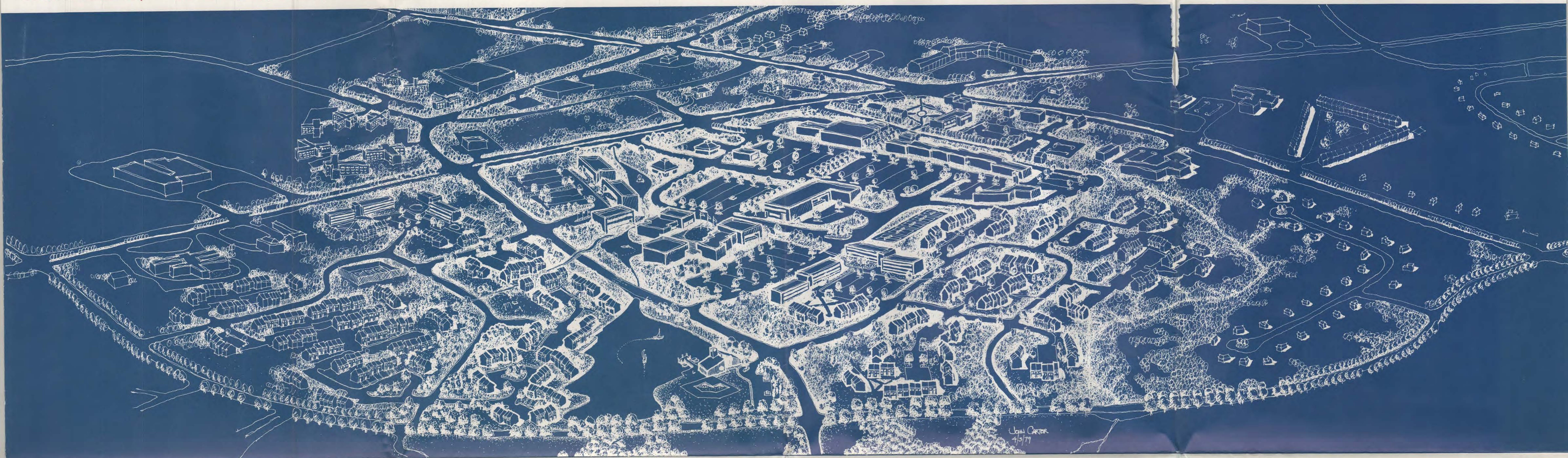
Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



THE OLNEY MASTER PLAN SUMMARY CONCEPTS



INTRODUCTION

In June 1980, The Maryland-National Capital Park and Planning Commission adopted a new Master Plan for Olney. The Plan consists of a text and several maps (Land Use; Zoning; Highways). For the convenience of those who may not wish to read the full text, land use and zoning recommendations are highlighted here. Please note this is only a summary of the adopted Plan text. If more detailed information about the Olney Plan is desired, the Plan text may be purchased from The Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland.

What is a Master Plan?

A Master Plan provides a comprehensive guide for the future development of an area. The Plan indicates where residential, commercial and industrial development should occur and proposes general locations for community resources like parks and bike trails. A Plan also includes recommendations for transportation facilities, the extension of public utilities (sewer and water) and for staging of development. The Master Plan will help guide the Montgomery County Planning Board in making zoning and public facility decisions.

For these reasons, the Olney Master Plan should be of interest to residents, prospective residents, developers or anyone concerned with the future of Olney.

fined in the text, it consists generally of a small urbanized area surrounded by open space.

PLAN CONCEPTS

Phased Land Development

The Olney Master Plan emphasizes the coordination of private development with public investment. Careful phasing of development can help assure that transportation, education, parks and recreation, and other public services do not lag behind new growth.

The consequences of failing to coordinate growth with public facilities are evident in Olney, where the pace of development has outstripped the service capacity of many facilities.

school sites in Olney may not be required even with the growth Olney recommends by this Plan. Under County policy, all school sites declared surplus by the Board of Education are to be considered for possible designation as public facility areas. If no public use is deemed appropriate for these sites and they are sold by the County, proceeds from the sale should be used to contribute to the development of assisted housing in the Olney Town Center as part of its projected development recommended by the Plan.

Rural Development

The Olney Master Plan emphasizes the coordination of private development with public investment. Careful phasing of development can help assure that transportation, education, parks and recreation, and other public services do not lag behind new growth.

To avoid the inconvenience and hardship caused by inadequate public facilities, the timing of zoning and land development in Olney should be coordinated with the provision of publicly financed capital improvements.

Agricultural Preservation

The satellite concept encourages farmland preservation.

TOWN CENTER URBAN DESIGN PLAN

An essential ingredient to the success of the satellite town concept is a diverse, lively Town Center. The intersection of Route 108 and Georgia Avenue is the traditional commercial center. The buildings which once marked the crossroads are gone now but the design sensibility of many of the new merchants have kept Olney an attractive commercial area.

A cohesive Town Center with a strong sense of place is provided by linking major commercial and office activity centers to residential, open space and institutional

a "main street" character with pedestrian interconnection among buildings and major pedestrian activity centers. As the distance from the intersection in-

town center

creases, automobile oriented convenience shopping uses without pedestrian links will predominate. The creation of an identifiable place in Olney relies on the success of the pedestrian oriented commercial and office

historic sites, utility lines, and school sites provide an opportunity for major open space and recreation uses. The existing elementary school and a proposed school/park site in the southeast quadrant will provide major active recreation areas within walking distance of residents in the Olney Town Center. Active recreation space could also be provided as part of the stormwater management pond in the northeast quadrant. Open space should be maintained around the Olney House to preserve the character of the historic site.

Circulation

The success of the Olney

GREATER OLNEY

Residential policies implement the satellite concept which consists of an urbanized area surrounded by open space.

Most residential development has occurred west of Georgia Avenue. Half-acre residential lots are the predominant land use. East of Georgia Avenue the land use pattern is more open. Farmland is interspersed with large residential lots and a handful of older subdivisions. This land use pattern is continued by the Plan.

East of Georgia Avenue, the potential exists for a strong transition from urban landscape to rural countryside

east of Georgia Avenue.

greater olney

The Plan recommends a mix of farms and residences and encourages property owners to apply for the rural cluster development zone. The rural cluster zone would establish

an overall density of 1 unit per 5 acres but allow smaller, individual lot sizes. In this way a large percentage of open space could be retained. The Plan recommends that public sewer and water be made available to implement the rural cluster concept in the southeast area.

There are four Transferable Development Rights (TDR) "receiving areas" in Greater Olney. The density in these receiving areas may increase if property owners participate in the Plan's farmland preservation program (see Rural Area discussion). This increase in density will not affect the community's overall character.

RURAL AREA

The Olney Master Plan recommends that the upper portion of Olney remain rural with agriculture as the most extensive use and only small amounts of growth occurring in rural communities.

Agriculture Preservation Program

The Agriculture Preservation area is located generally west of Georgia Avenue and includes the majority of Olney's working farms.

To retain this farmland for agricultural use, development must be discouraged or prevented. The Plan, therefore, proposes only 1 residential lot per 25 acres in the Agriculture Preservation Area. These lots may be as small as 1 acre (if soil conditions permit) to preserve the maximum amount of farmland.

To address the concern of farmers over the loss of development value resulting from low density zoning, the Plan allows the sale of development rights at the rate of 1 development right per every 5 acres. This program allows farmers to recapture the development value of their land without actually subdividing it into lots.

An example best illustrates the Plan's Agriculture Preservation Program.

Assume Farmer A owns 150 acres. One farmhouse is located on the land. The Plan allows Farmer A the following options:

lots, plus the existing house, would be subtracted from the 30 development rights - 6 lots = 24 rights available for transfer). In this way, Farmer A subdivides a portion of the farm and also sells development rights.

rural area

The Agriculture Preservation Area is the only TDR "sending area" in Olney. There are about 1880 development rights in the Agriculture Preservation Area.

The success of a TDR program depends on landowners having a market for their development rights. Farmer A, who controls 30 development rights, must have reasonable assurance he can sell those rights or that a market for them exists. This makes designation of TDR "receiving areas" an important plan element. (Only property owners in a designated receiving area may use development rights.)

The receiving areas in Olney take advantage of Olney's strong housing market and all offer attractive residential density bonuses in exchange for farmland preservation.

and water. Provision of these services will be dependent on the developer acquiring enough development rights to allow the higher density.

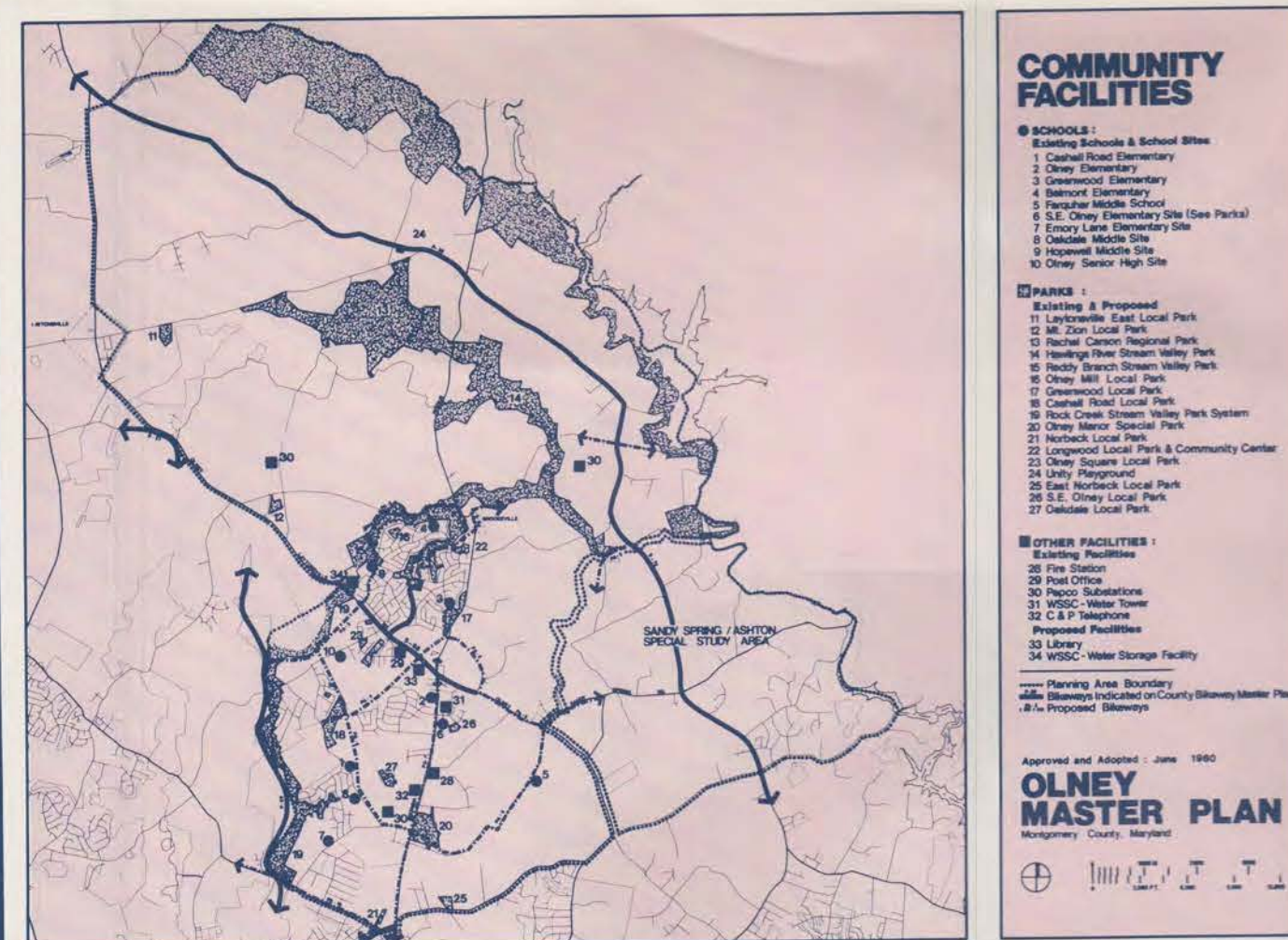
The relationship between receiving and sending areas is very important. As already noted, there are approximately 1,880 development rights in the sending area. To provide a market for these rights, density bonuses in the receiving areas must be high enough to absorb the available rights. The receiving areas can accommodate approximately 2,137 development rights, compared to the 1,880 in the sending area, to help assure farmers will always have a market for their land's development rights.

In summary, the TDR program:

- ☐ offers farmers an economic incentive to remain in farming;
- ☐ transfers density from one portion of the Olney Planning Area to another;
- ☐ identifies the primary agriculture area as a sending area;
- ☐ identifies receiving areas eligible for a density increase through the purchase of development rights.

Rural/Open Space Preservation

The Rural/Open Space area is located east of Georgia Avenue. Soils here are rich and well-suited for agricul-



PLAN HIGHLIGHTS

The Olney Master Plan:

- ☐ Implements the satellite town concept: a small urbanized area surrounded by open space.
- ☐ Maintains half-acre residential densities in neighborhoods west of Georgia Avenue.
- ☐ Maintains low residential densities east of Georgia Avenue.
- ☐ Designates 13,600 acres in northern Olney for Agriculture Preservation.
- ☐ Establishes a comprehensive agricultural preservation program that shifts development from farmland to the Center of Olney.
- ☐ Designates 6,600 acres in northern Olney for Open Space Preservation.
- ☐ Creates an identifiable Town Center at the intersection of Georgia Avenue and Route 108.
- ☐ Provides for a mix of detached, attached and multiple family housing in the Town Center.
- ☐ Discourages strip commercial development along Georgia Avenue and Route 108.
- ☐ Recommends that Georgia Avenue be widened to 4 lanes.
- ☐ Keys the rate of future development to the widening of Georgia Avenue.
- ☐ Allows the natural expansion of Mt. Zion, Sunshine and Unity rural communities.
- ☐ Supports completion of Longwood Recreation Center.

PLAN CONCEPTS

Plan Concepts are strategies for moving from "what is" to "what should be." They represent sound planning principles and community values. The concepts discussed below underlie the recommendations of the Olney Master Plan.

Satellite Town

The satellite concept of development was first proposed for Olney in the 1964 County General Development Plan. Although the concept was not clearly de-

a pleasant physical setting and an environment that encourages community identity.

Town Center

An integral part of the satellite town concept is an identifiable focal point for commercial and social activities. A well-planned, visually appealing Town Center helps residents feel part of a larger community and contributes to a sense of place.

A Town Center is proposed for Olney near the intersection of Routes 97 and 108, the present commercial core. The Plan includes a detailed design concept and land use plan for the Town Center. Residential, commercial and public uses are interrelated to provide a unified activity center that strengthens Olney's community identity.

Residential Diversity One of the goals of the Olney Master Plan is to provide a variety of housing choice. A mix of dwelling types—detached, townhouses and apartments—is proposed in the Plan to accommodate different age and economic groups. At present, there are about 5,500 dwelling units in Olney; only 598 are townhouses or garden apartments. As a result, those people who either cannot afford a detached home or who do not require large living spaces are excluded from the planning area.

Residential diversity applies to physical setting as well as unit type. Residential development patterns should meet the needs of those wishing a country setting as well as those desiring a more suburban environment. The Olney Master Plan allows for such choice by designating areas for rural estates as well as for townhouses.

An important concern of the Olney Master Plan is that housing in Olney helps meet the needs of low and moderate income families. The price of single family housing is simply too high for many to afford. Because the land market in Olney is strong, it is unlikely that many acres will become available for such housing through conventional means.

Enrollment projections indicate that several vacant

tion by channeling development to a defined area. To further enhance agricultural preservation, the Olney Master Plan explores new approaches to land use regulations in farming areas. Preservation strategies explored in the Plan are based on the concept that farming is a legitimate and essential function which should be afforded protection.

The agriculture preservation program proposed in the Plan consists of three key elements: zoning, the transfer of development rights, and rural clustering. An important feature of the transfer of development rights program is that it offers farmers an economic return for the development potential of their land. At many meetings during the planning process, farmers voiced strong opposition to large lot zoning or any other measure which denied them the opportunity to realize at least a portion of the land's development potential. The preservation program outlined in the Plan addresses these concerns.

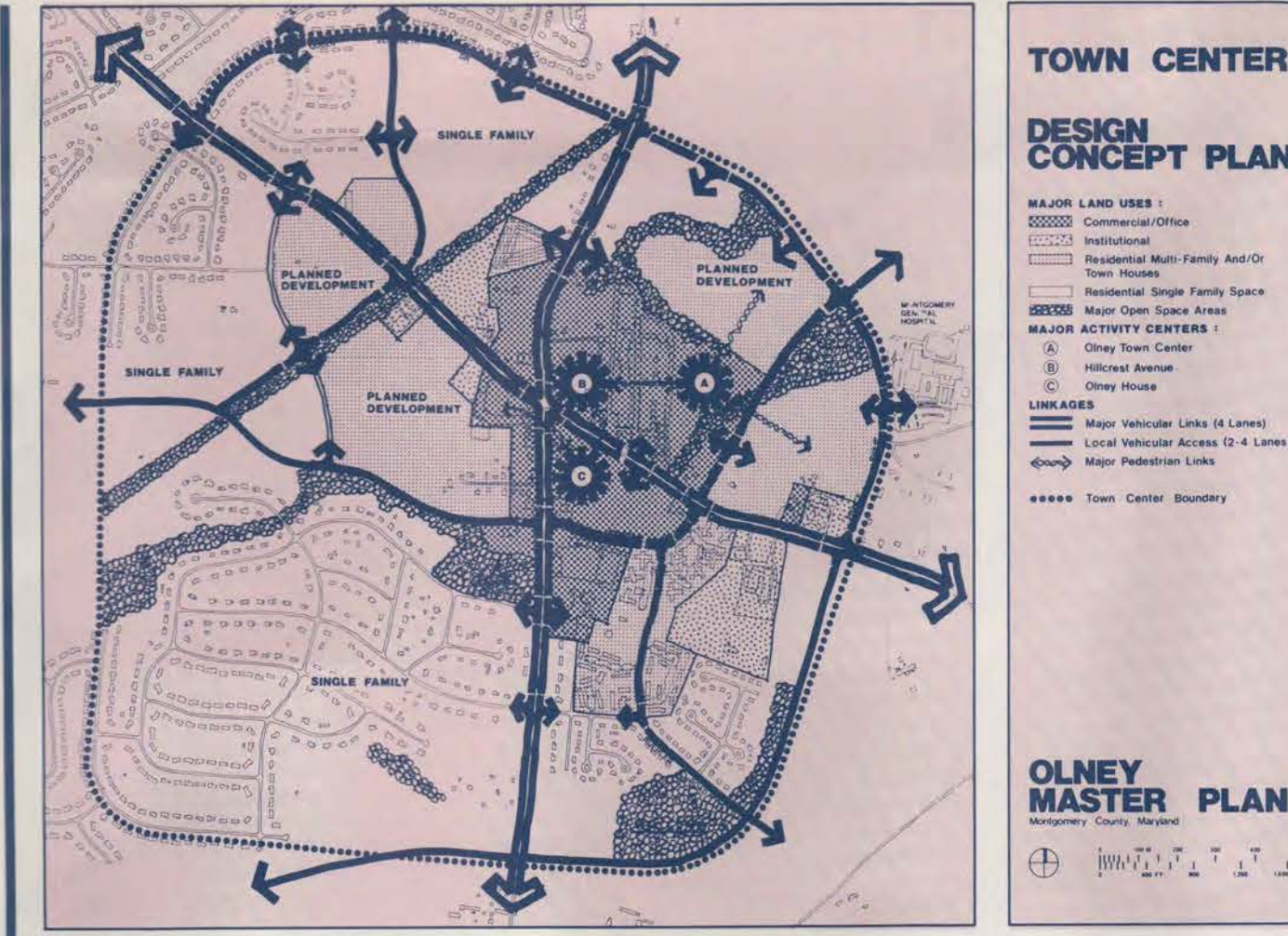
PLAN IMPLEMENTATION A Master Plan is a guide for future development. Land use recommendations are implemented through zoning. The Olney area was comprehensively rezoned in accord with the adopted Master Plan recommendations in October, 1980. Maps showing the zoning for property in Olney may be viewed at the Information Center, M-NCPPC, 8787 Georgia Avenue, Silver Spring, Maryland.

Applications for rezoning of land in Olney will probably be submitted from time to time. Although zoning decisions do not depend solely upon the recommendations of the Olney Master Plan, any rezoning contrary to the adopted Master Plan requires the affirmative vote of five members of the seven-member County Council. A Public Hearing must be held on rezoning applications.

USEFUL PHONE NUMBERS

For information concerning the zoning or subdivision of a particular property: 565-7450

For general information about the Olney Master Plan: 565-7479.



uses with a bikeway, pedestrian and vehicular circulation system.

Commercial and Office Space

Olney Town Center provides automobile-oriented convenience shopping, and general commercial and office space.

Automobile-oriented convenience shopping facilities include gas stations, fast food restaurants, and grocery stores. Parking is usually located in front with service behind. Pedestrian movement between these facilities is not related to the marketing success of the stores. Future automobile-oriented convenience shopping facilities will be encouraged to locate on Georgia Avenue, but away from the intersection of Georgia Avenue and Route 108.

General commercial and office spaces include restaurants, theaters, retail stores and offices. These uses require access to major roads, but also pedestrian linkages. The Urban Design Concept Plan proposes concentrations of general commercial and office spaces in the northeast quadrant (near the existing shopping center) and in the southeast quadrant.

The commercial and office space development will have a significant impact on the visual character of Olney especially along Georgia Avenue. Near the intersection of Georgia Avenue and Route 108, the commercial and office uses should have

spaces.

Residential Development

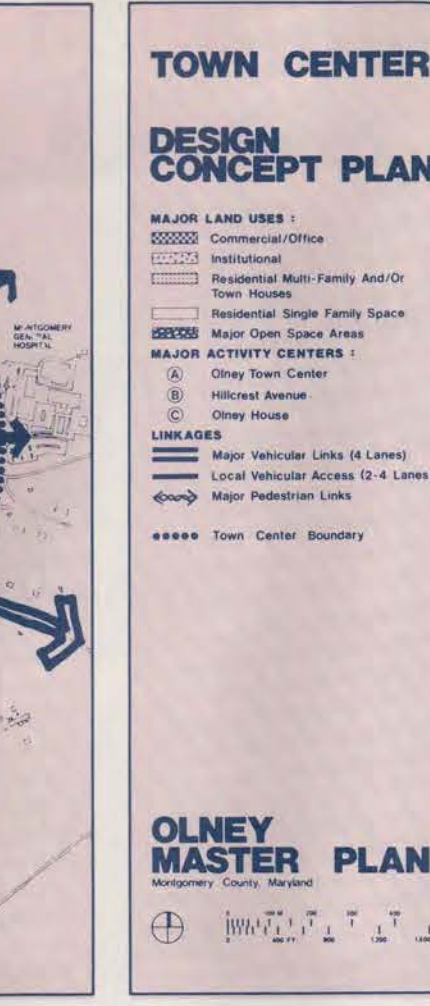
The northeast quadrant has 8 large vacant parcels of land available for residential development. These parcels provide the opportunity for a mix of housing types adjacent to general commercial and office areas. Densities ranging from 2 to 11 units per acre are proposed. Incorporating development as part of a Planned Development Zone will provide the opportunity to mix commercial spaces, offices, townhouses, garden apartments and apartments for the elderly.

The northwest quadrant is already developed or pending development.

The southwest quadrant has 2 large vacant parcels. New development adjacent to existing subdivisions is proposed for similar densities (2 units per acre). Densities of 7 units per acre are proposed as part of a Planned Development Zone to allow flexibility in dwelling unit mix and layout adjacent to existing convenience commercial.

The southeast quadrant has 2 small vacant parcels. Densities of 2 and 4 dwellings per acre are proposed to match existing development. Developers of this parcel should be encouraged to provide a buffer between Queen Elizabeth and Prince Philip Drive. Formal landscaping would identify the arterial streets as separate from all other 2 lane roads and provide an edge for the Town Center.

Open Space and Recreation Major natural constraints,



spaces.

Residential Development

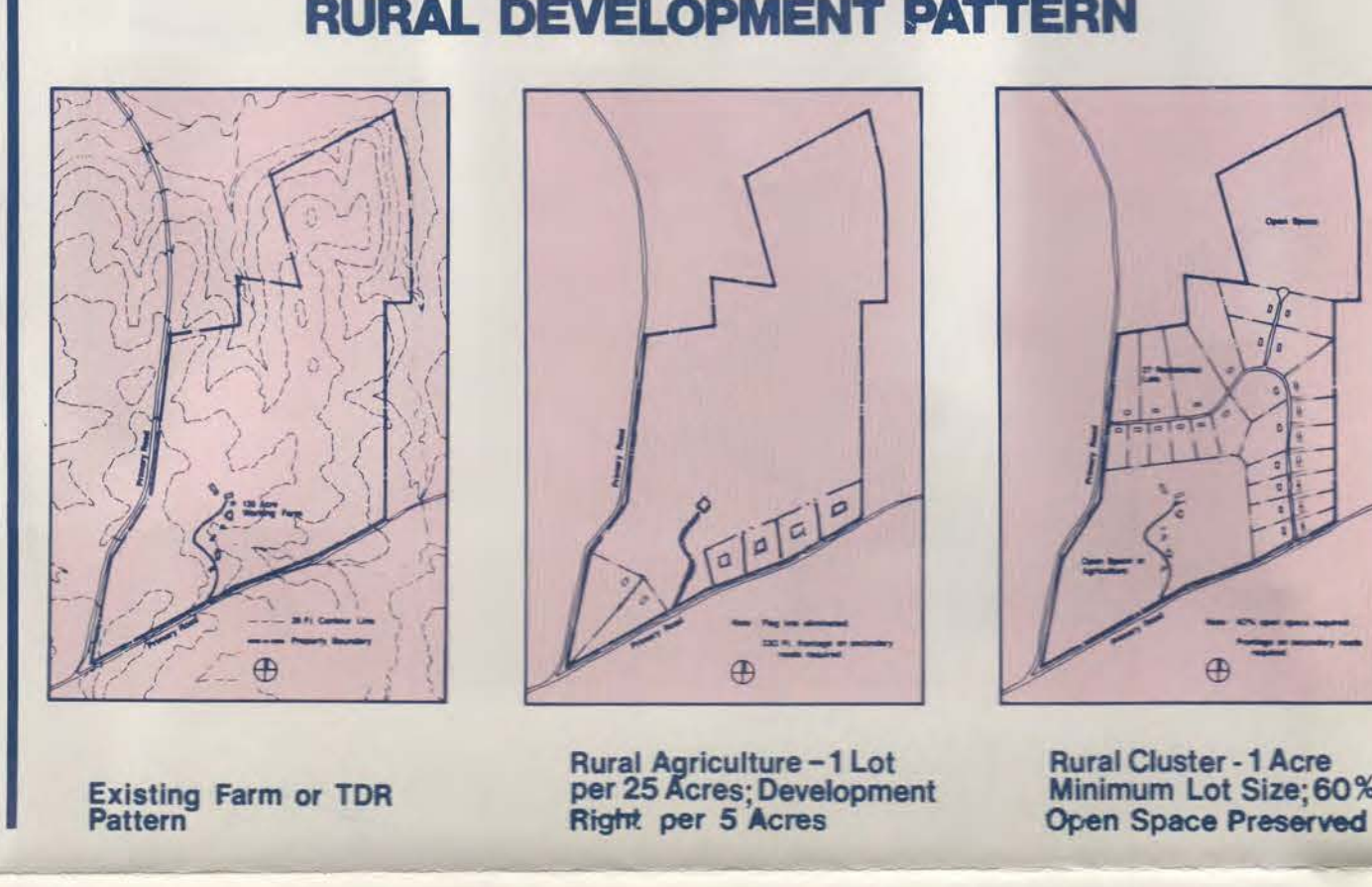
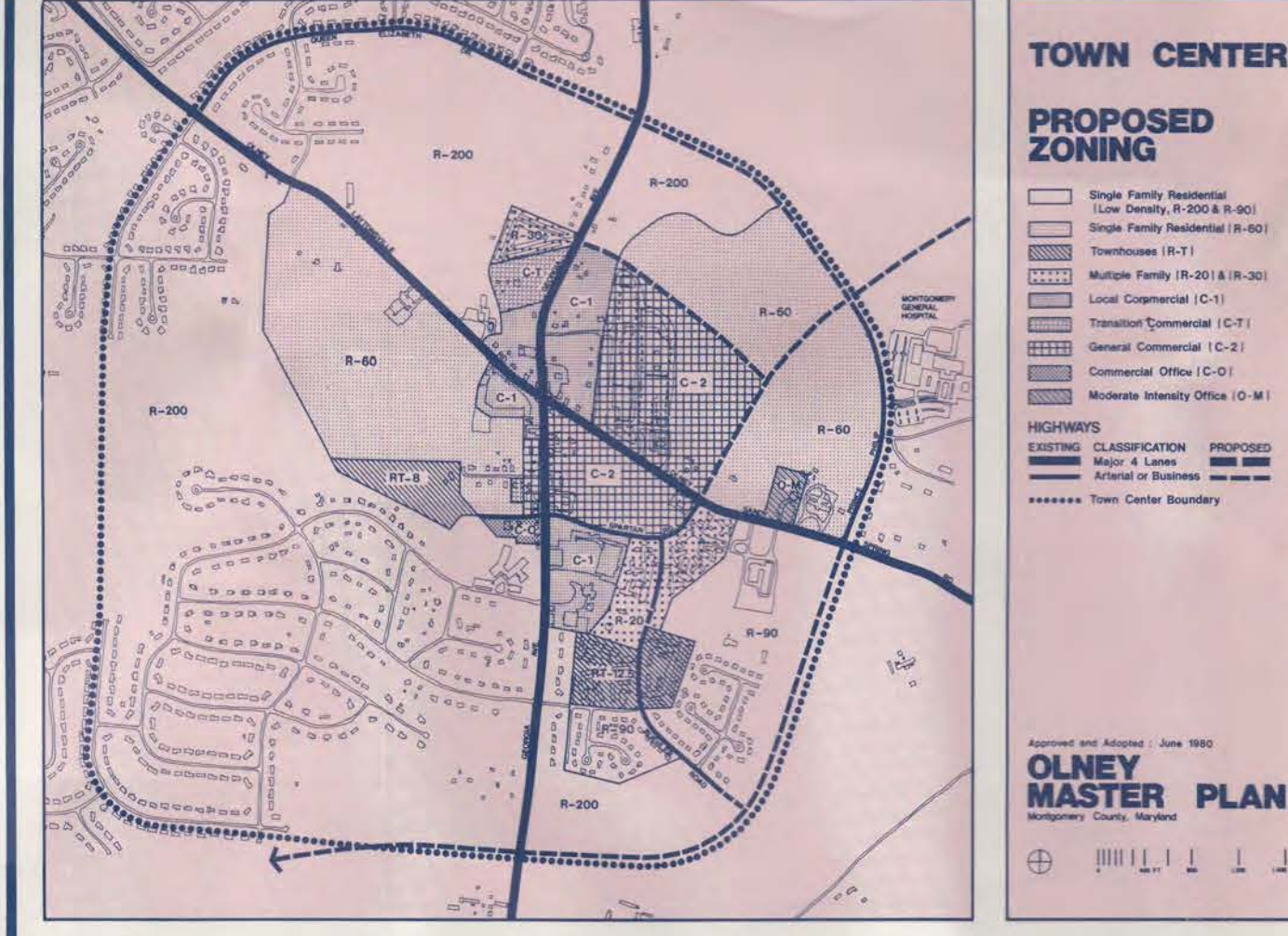
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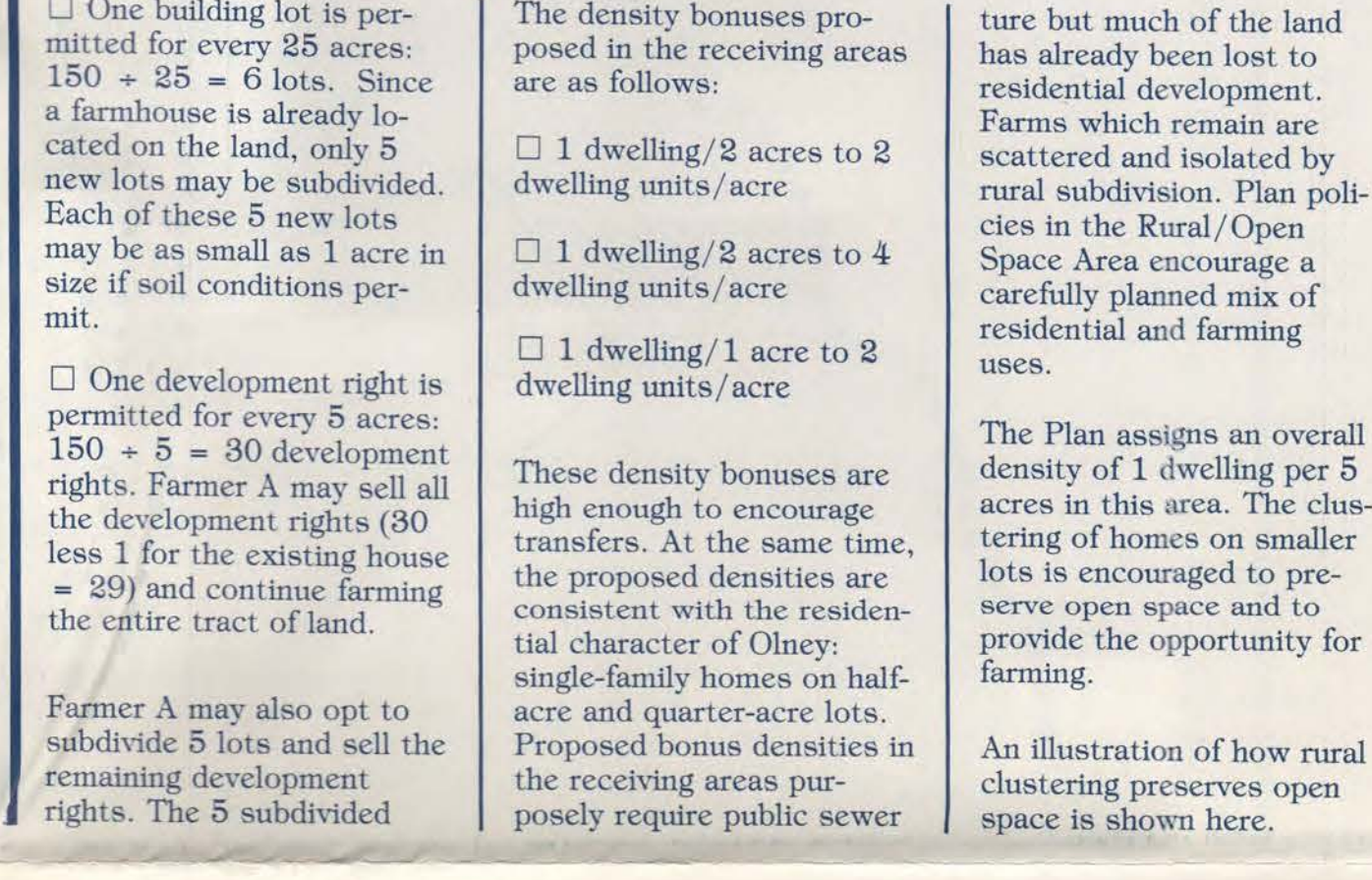
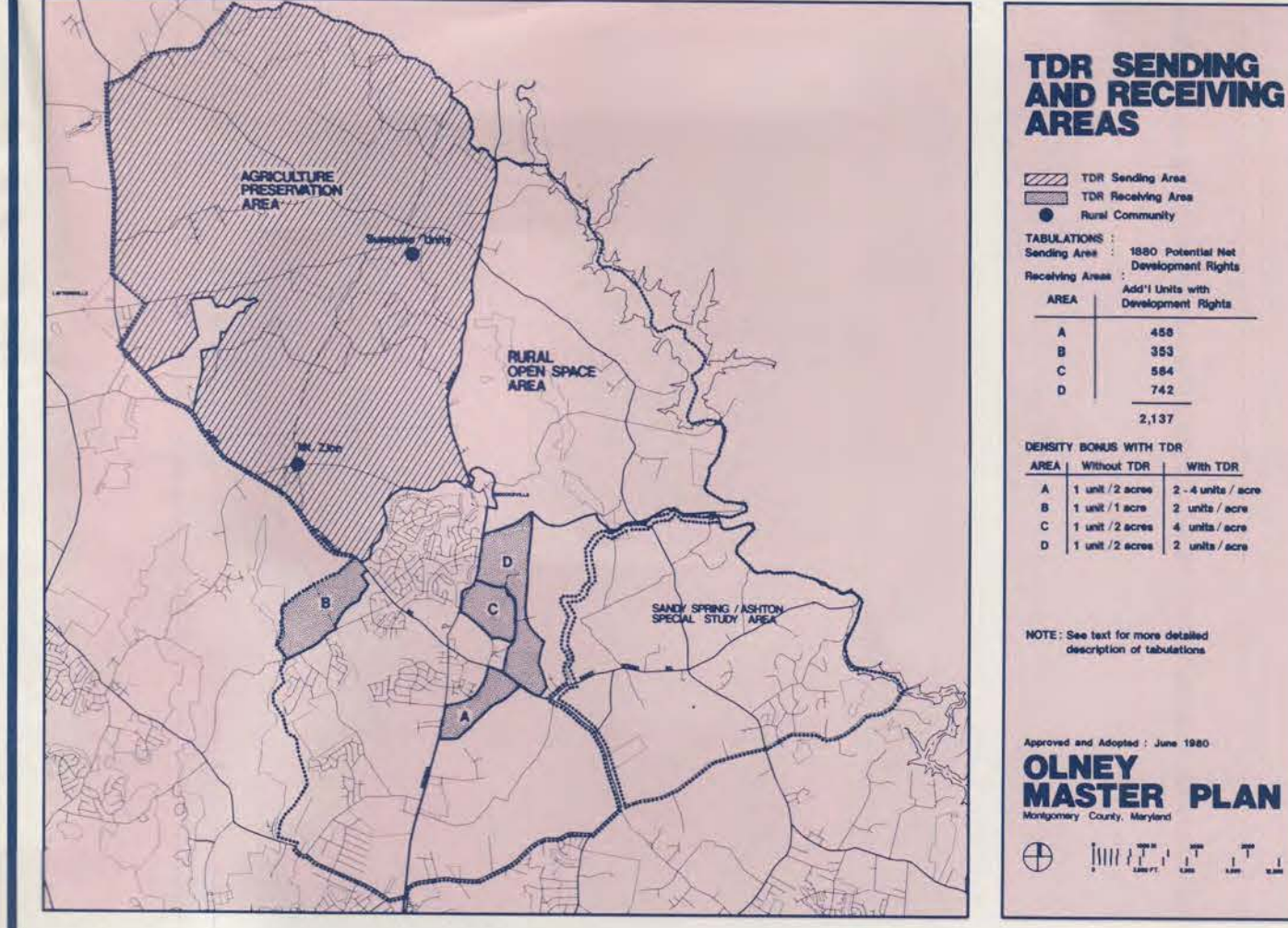
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Open Space and Recreation Major natural constraints,

The density bonuses proposed in the receiving areas are as follows:

- ☐ 1 dwelling/2 acres to 2 dwelling units/acre
- ☐ 1 dwelling/2 acres to 4 dwelling units/acre
- ☐ 1 dwelling/1 acre to 2 dwelling units/acre

These density bonuses are high enough to encourage transfers. At the same time, the proposed densities are consistent with the residential character of Olney: single-family homes on half-acre and quarter-acre lots. Proposed bonus densities in the receiving areas purposely require public sewer

ture but much of the land has already been lost to residential development. Farms which remain scattered and isolated by rural subdivision. Plan policies in the Rural/Open Space Area encourage a carefully planned mix of residential and farming uses.

The Plan assigns an overall density of 1 dwelling per 5 acres in this area. The clustering of homes on smaller lots is encouraged to preserve open space and to provide the opportunity for farming.

An illustration of how rural clustering preserves open space is shown here.

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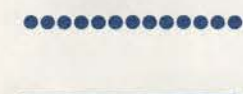

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PROPOSED LAND USE

-  Rural Residential
-  Residential, One Family
-  Residential, Townhouse or Apartments
-  Commercial / Office
-  Institutional
-  Park
-  Private Open Space
-  Federal / Public Utility
-  Agriculture / Open Space
-  Sanitary Landfill
-  Transfer Development Rights (TDR) Receiving Area.
-  Transfer Development Rights (TDR) Sending Area.
-  Density in Dwelling Units per Acre (See Text)
-  Stormwater Management Facility
-  Planning Area Boundary
-  Norbeck Special Study Boundary
-  Subject to Aspen Hill Master Plan Recommendations

Certificate of Approval and Adoption

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John B. Burcham, Jr.
John B. Burcham, Jr., Chairman

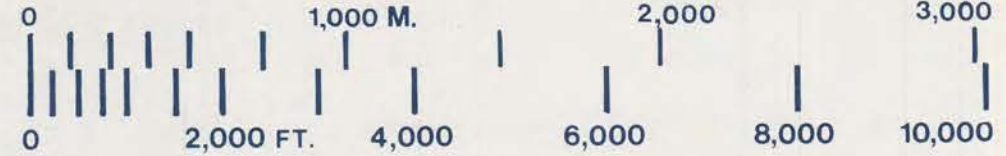
Royce H. Hanson
Royce H. Hanson, Vice Chairman

A. Edward Navarro
A. Edward Navarro, Secretary-Treasurer

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



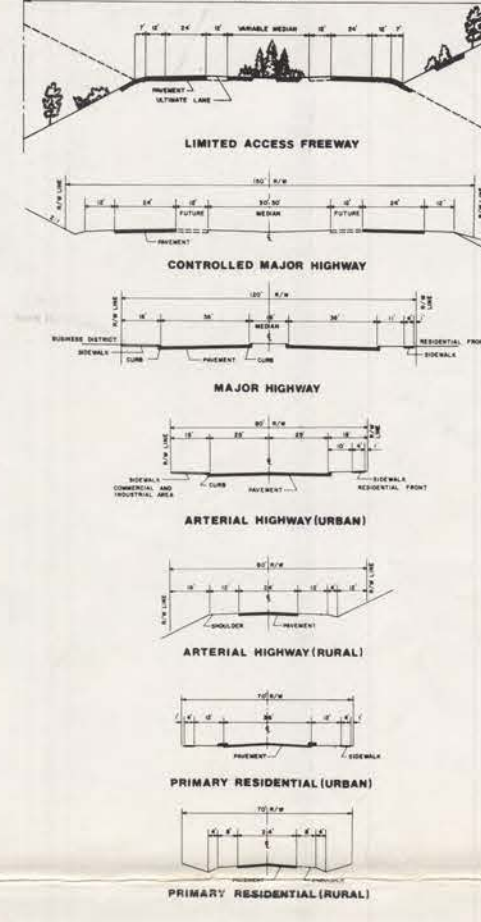
PROPOSED HIGHWAYS

HIGHWAY LEGEND

	EXISTING	PROPOSED
Freeway	None	---
Major Highway	—	—
Arterial Highway and Business District Street	—	—
Primary Residential Street	—	—
Interchange	None	+
● Fringe Parking Lot		
Road Network in this area governed by Aspen Hill Master Plan.		

LIST OF HIGHWAYS : HIGHWAY CROSS SECTION :

INTERCITY CONNECTOR M-60 - Md. 97 (Georgia Avenue) M-18 - Md. 629 (Barbeck Road) M-40 - Md. 108 (Olney-Laytonville Road and Sandy Spring Road) M-60 - Md. 182 (Dv. Road and Harwood Road) M-83 - Md. 115 (Munster Mill Road)		North Branch Rock Creek to Md. 28 Md. 28 (Barbeck Road) to Howard County Line Md. 97 (Georgia Avenue) to Md. 182 (Dv. Road) Md. 108 (Olney-Laytonville Road) to Howard County Line Md. 108 (Sandy Spring Road) to Layhill Road North Branch Rock Creek to Md. 28 (Barbeck Road)
MAJOR HIGHWAYS A-13 - Md. 650 (New Hampshire Avenue) A-14 - Sandown Road A-15 - Brookeville Rd. and Brighton Dam Rd. A-42 - Bowie Mill Road A-44 - Cashell Road A-45 - Heritage Hills Drive A-46 - Prince Philip Drive A-47 - Buckler Road A-48 - Spartan Road A-49 - Hines Road A-277 - Emory Lane		Windowport Lane to Hipsley Mill Road Md. 108 (Olney-Laytonville Road) to Md. 650 (New Hampshire Avenue) Md. 108 (Olney-Laytonville Road) to Howard County Line North Branch Rock Creek Park to Md. 108 (Olney-Laytonville Road) Bowie Mill Road to Emory Lane Md. 97 (Georgia Avenue) to Md. 108 (Olney-Laytonville Road) Md. 97 (Georgia Avenue) to Md. 97 (Georgia Avenue) Spartan Road to Prince Philip Drive Md. 97 (Georgia Avenue) to Md. 108 (Olney-Laytonville Road) Cashell Road to Md. 97 (Georgia Avenue) Munster Mill Road to Md. 97 (Georgia Avenue)
ARTERIALS A-13 - Md. 650 (New Hampshire Avenue) A-14 - Sandown Road A-15 - Brookeville Rd. and Brighton Dam Rd. A-42 - Bowie Mill Road A-44 - Cashell Road A-45 - Heritage Hills Drive A-46 - Prince Philip Drive A-47 - Buckler Road A-48 - Spartan Road A-49 - Hines Road A-277 - Emory Lane		Windowport Lane to Hipsley Mill Road Md. 108 (Olney-Laytonville Road) to Md. 650 (New Hampshire Avenue) Md. 108 (Olney-Laytonville Road) to Howard County Line North Branch Rock Creek Park to Md. 108 (Olney-Laytonville Road) Bowie Mill Road to Emory Lane Md. 97 (Georgia Avenue) to Md. 108 (Olney-Laytonville Road) Md. 97 (Georgia Avenue) to Md. 97 (Georgia Avenue) Spartan Road to Prince Philip Drive Md. 97 (Georgia Avenue) to Md. 108 (Olney-Laytonville Road) Cashell Road to Md. 97 (Georgia Avenue) Munster Mill Road to Md. 97 (Georgia Avenue)
PRIMARY RESIDENTIAL P-1 - Unnamed P-2 - Old Baltimore Road P-3 - Cherry Valley Drive P-4 - Munster Mill Road P-5 - Unnamed P-6 - Briars Road P-7 - Gold Mine Road P-8 - Cherry Valley Drive P-9 - Olney Mill Road P-10 - Bloomfield Road P-11 - Morningwood Drive Ext. P-12 - Zinn Road P-13 - Unnamed P-14 - Chandler Road P-15 - Unnamed P-16 - Batcheller's Forest Road P-17 - Unnamed P-18 - Owens Road P-19 - Howard Chapel Road P-20 - Griffith Road P-21 - Owen Estates Drive P-22 - Heritage Hills Drive Ext. P-23 - Brookville-Brighton Dam Road		Prince Philip Drive to Old Baltimore Road Md. 97 (Georgia Ave.) to Md. 108 (Sandy Spring Road) Md. 97 (Georgia Ave.) to Cherry Valley Drive Emory Lane to Md. 28 (Barbeck Road) Appomattox Way to P-13 Bowie Mill Road to Heritage Hills Drive Heritage Hills Drive to Md. 650 (New Hampshire Ave.) North Branch Creek to New Road Md. 108 (Olney-Laytonville Rd.) to Gold Mine Rd. Olney Mill Road to Briars Road Md. 97 (Georgia Avenue) to Morningwood Drive Md. 108 (Olney-Laytonville Road) to Sandown Road Gold Mine Road to Md. 108 (Sandy Spring Road) Md. 97 (Georgia Avenue) to Md. 629 (Barbeck Road) Md. 108 (Sandy Spring Road) to P-15 Prince Philip Drive to Old Baltimore Road Md. 97 (Georgia Avenue) to P-13 Damascus Road to Howard County Line Md. 108 (Olney-Laytonville Road) to Damascus Road Md. 97 (Georgia Avenue) to P-11 Md. 108 (Olney-Laytonville Road) to P-11 Md. 108 to New Hampshire Avenue
BUSINESS ROADS B-1 - Third Avenue B-2 - North High Street B-3 - First Avenue B-4 - Appomattox Way B-5 - Unnamed		Md. 97 (Georgia Ave.) to limits of commercial zoning Md. 97 (Georgia Ave.) to limits of commercial zoning Md. 97 (Georgia Ave.) to limits of commercial zoning Md. 97 (Georgia Avenue) to B-5 Md. 108 (Sandy Spring Road) to Appomattox Way

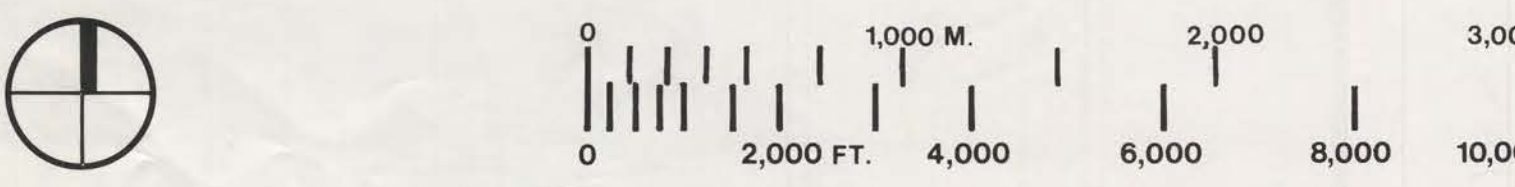


SANDY SPRING / ASHTON
SPECIAL STUDY AREA

Certificate of Approval and Adoption
The Olney Master Plan, being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District in Montgomery County, Maryland, the Master Plan of Highways within Montgomery County, Maryland, the 1966 Master Plan for Olney and Vicinity and the Rock Creek Master Plan has been approved by the Montgomery County Council, sitting as the District Council, by Resolution 9-822 on June 3, 1980 and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution 80-17 on June 11, 1980 after a duly advertised public hearing pursuant to Article 66D of the Annotated Code of Maryland, 1976 Supplement.

John B. Burcham, Jr.
John B. Burcham, Jr., Chairman
A. Edward Navarre
A. Edward Navarre, Secretary-Treasurer
Royce H. Hinson
Royce H. Hinson, Vice Chairman

Approved and Adopted : June 1980
OLNEY MASTER PLAN
Montgomery County, Maryland



PROPOSED ZONING

- Planning Area Boundary.
- * Transfer Development Rights (TDR) Receiving Area.
- RE-2 Residential Estate, 2 Acre (two acres per dwelling unit)
- RE-1 Residential Estate, 1 Acre (40,000 square feet per dwelling unit)
- R-200 One-Family Detached, Large Lot (20,000 square feet per dwelling unit)
- R-60 One-Family Detached Residential (6,000 square feet per dwelling unit)
- RT-8 & RT-12.5 Townhouses
- R-20 & R-30 Multiple-Family
- C-1 Local Commercial
- C-2 General Commercial
- C-O Commercial Office
- C-T Commercial Transitional
- O-M Moderate Intensity Office
- RMH-200 Residential Mobile Home Option
- RURAL DENSITY TRANSFER ZONE
One residential lot may be subdivided for every 25 acres.
One development right may be sold or transferred for every 5 acres.
- RURAL CLUSTER
One residential lot for every 5 Acres.
- Subject to Aspen Hill Master Plan Recommendations

Note: The Town of Brookeville is Excluded from the Olney Master Plan Land use and Zoning Recommendations.

The Olney Master Plan, being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District in Montgomery County, Maryland, the Master Plan of Highways within Montgomery County, Maryland; the 1966 Master Plan for Olney and Vicinity; and the Rock Creek Master Plan has been approved by the Montgomery County Council, acting as the District Council, by Resolution 9-822 on June 3, 1980 and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution 60-17 on June 11, 1980 after a duly advertised public hearing pursuant to Article 66D of the Annotated Code of Maryland, 1976 Supplement.

John B. Brachman, Jr.
John B. Brachman, Jr., Chairman

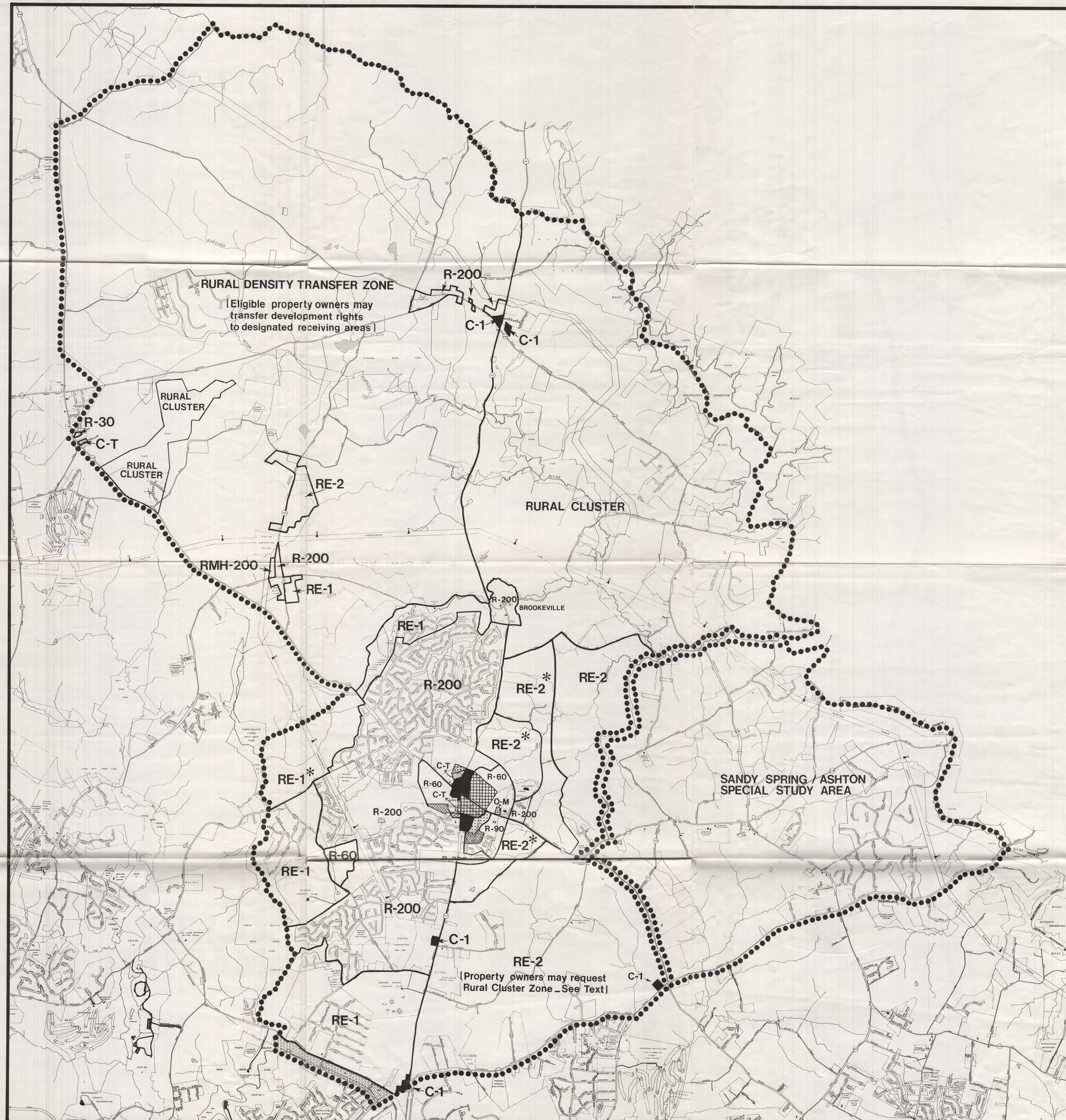
Robert Hanson
Robert Hanson, Vice Chairman

A. Edward Varner
A. Edward Varner, Secretary-Treasurer

Approved and Adopted : June 1980

OLNEY MASTER PLAN

Montgomery County, Maryland



September 23, 1993

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Perry Berman, Chief
Community Planning Division

FROM: Fred Boyd
Community Planning Division

SUBJECT: Master Plan Road P-23--Olney-Brookeville Area

RECOMMENDATION: Approval of alternate alignment C

Planning Department staff is recommending a new alignment for Master Plan Primary Road P-23, which connects Brighton Dam Road with Georgia Avenue north of Brookeville in the Olney Planning Area. The packet for this discussion includes a chronology of actions on P-23, a map showing alternate alignments and correspondence on this subject.

Background

The Olney Master Plan states clearly that final primary road alignments are determined at the time of subdivision and includes a "desire line" for P-23 (alignment A on circle tk). In 1990, as part of its review of a preliminary plan in the Town of Brookeville, the Board determined the alignment of P-23 through the Town to be inappropriate, and deleted it from the Master Plan.

The original desire line for P-23 was deleted because it was found to have a severe negative impact on the historic Town of Brookeville. Planning Department staff prepared an alternate (alignment B on circle tk) that avoided the historic district and intersected Georgia Avenue just north of the Brookeville boundary. Affected residents raised concerns about this alternate alignment during public meetings in Olney on the Brookeville Bypass special study, citing, among other things, the existence of an historic property along the proposed alignment.

Planning Department staff believes that the Master Plan need not be amended because the Plan's language on primary road desire lines provides the necessary foundation for alignment changes. At the same time, the staff believes public Board action is warranted because the location of the recommended alignment for P-23 (alignment C on circle tk) is significantly different from

the desire line included in the *Master Plan*. This action is timely because a preliminary plan of subdivision has been filed on the Abrams property east of Brookeville, beginning the final process of selecting an alignment for P-23. The recommended alignment traverses the property and was devised cooperatively by Planning Department staff and the preliminary plan applicant. The Board will consider the preliminary plan later this fall.

Planning Department staff wrote letters describing the recommended alignment and inviting comment to about 75 affected residents, elected officials and Olney-Brookeville area civic and business groups. (The letter may be found on circle tk) About 20 interested citizens attended an Open House at the Olney Public Library on September 14, at which Community Planning, Transportation Planning and Development Review division staff answered questions on the alignment and related matters.

Brighton Dam Road residents have subsequently written to the Planning Department supporting the recommended alternate alignment. Other residents, whose homes are nearer the eastern and western terminuses of P-23 have continued to express concerns about the recommended alternate alignment. Citizen letters are included beginning at circle tk.

The staff-recommended alignment shifts the alignment away from the Town to areas that have already been proposed for development. The proposed alignment will serve low density residential development recommended by the *Olney Master Plan* for this part of the Olney Planning Area and will complement Brighton Dam Road in serving east-west traffic.

FVB:fvb a:\p23stff

Attachments

Attachments

P-23--A Chronology

September 1980--The Montgomery County Planning Board adopts the *Olney Master Plan*. It includes a new primary road, P-23. This road follows existing Brighton Dam Road to connect with Georgia Avenue (MD 97) just north of the Town of Brookeville boundary, requiring new construction only within the town limits. (See Alignment A on map) The Board's action reflects studies done as part of the *Functional Master Plan for the Preservation of Agriculture and Rural Open Space*, which indicated that land use and zoning recommendations in central Olney (for residential development in the Rural Cluster and RDT zones) were likely to eliminate the need for an arterial road in this area.

April 1990--Planning Department staff recognizes that construction of P-23 along the master plan alignment would have a severe impact on Brookeville Historic District. Because the *Olney Master Plan* clearly states that final alignments for primary roads are determined at time of subdivision, the staff prepares an alternate alignment for P-23. The alternate alignment avoids the Historic District and intersects Georgia Avenue just north of the Brookeville boundary. (See Alignment B on map)

August 1990--The Planning Board deletes P-23 from the Schmidtlein property in the Town of Brookeville as part of the approval of the property's plan of subdivision (1-90066). This decision reflects the Board's judgement that the Master Plan alignment of P-23 has a substantial negative impact on the historic Town of Brookeville and that the Olney Master Plan alignment is inappropriate in this area. The Board designates no new alignment.

December 1991--A pre-preliminary plan of subdivision (7-92001) is filed for the Abrams property in Brookeville. It shows the staff's alternate alignment for P-23.

May 1992--Olney-Brookeville area residents raise concerns about P-23's alignment during public discussions of Brookeville Bypass alternates. Some are concerned about the master plan alignment; others are unaware of new proposals for the road and, when they are informed, object. All feel strongly that further public discussion of the alignment is necessary.

December 1992--A preliminary plan of subdivision (1-92094) is filed for the Abrams property. It shows the staff's alternate alignment for P-23.

June 1993--Revised preliminary plan of subdivision shows P-23 relocated to central portion of property, some distance north of the master plan alignment and requiring a connection with Georgia Avenue about a half mile north of the original intersection. (See Alignment C on map) The new alignment has been devised cooperatively by Planning Department staff and Abrams engineers. It is also acceptable to the Montgomery County Department of Transportation.

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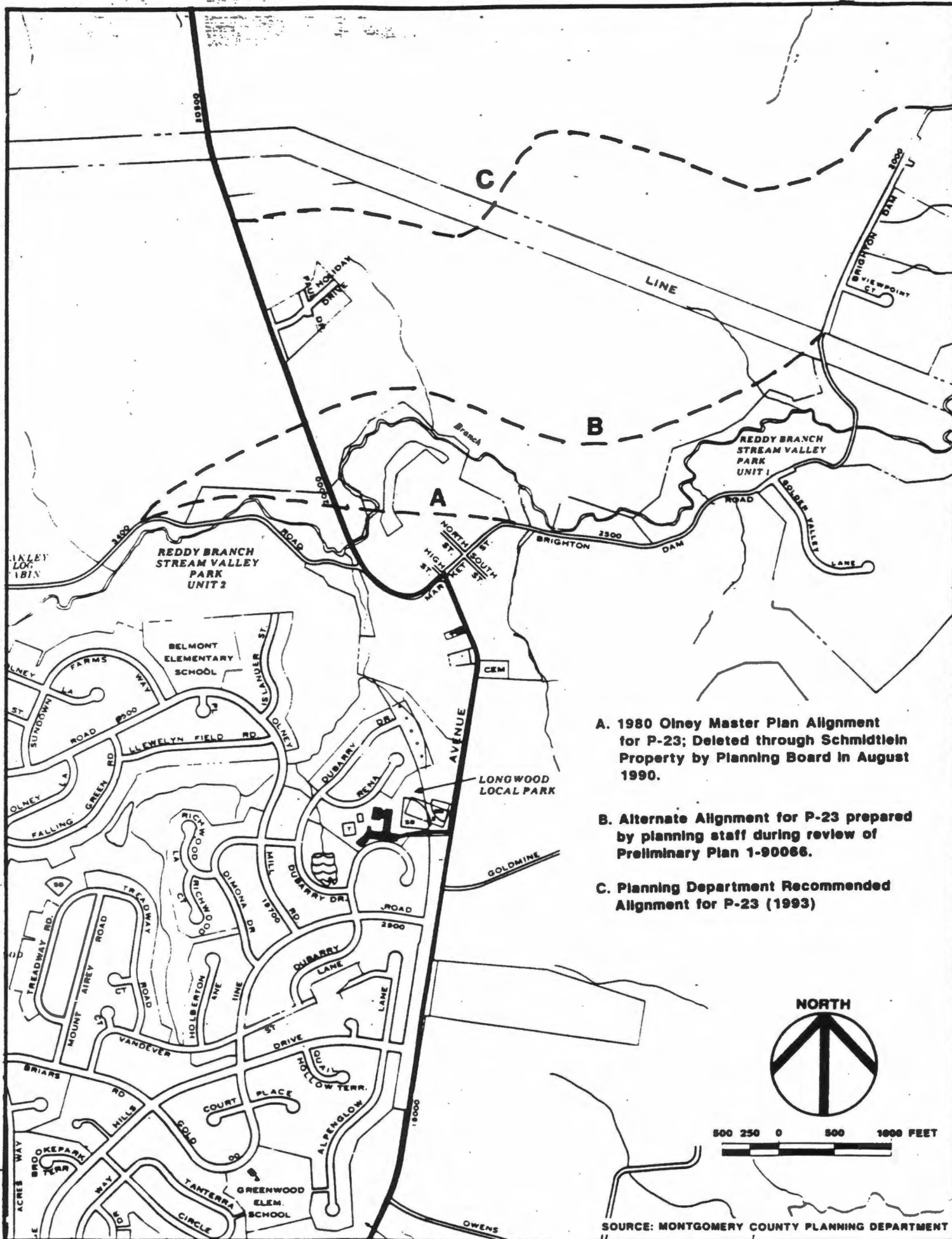
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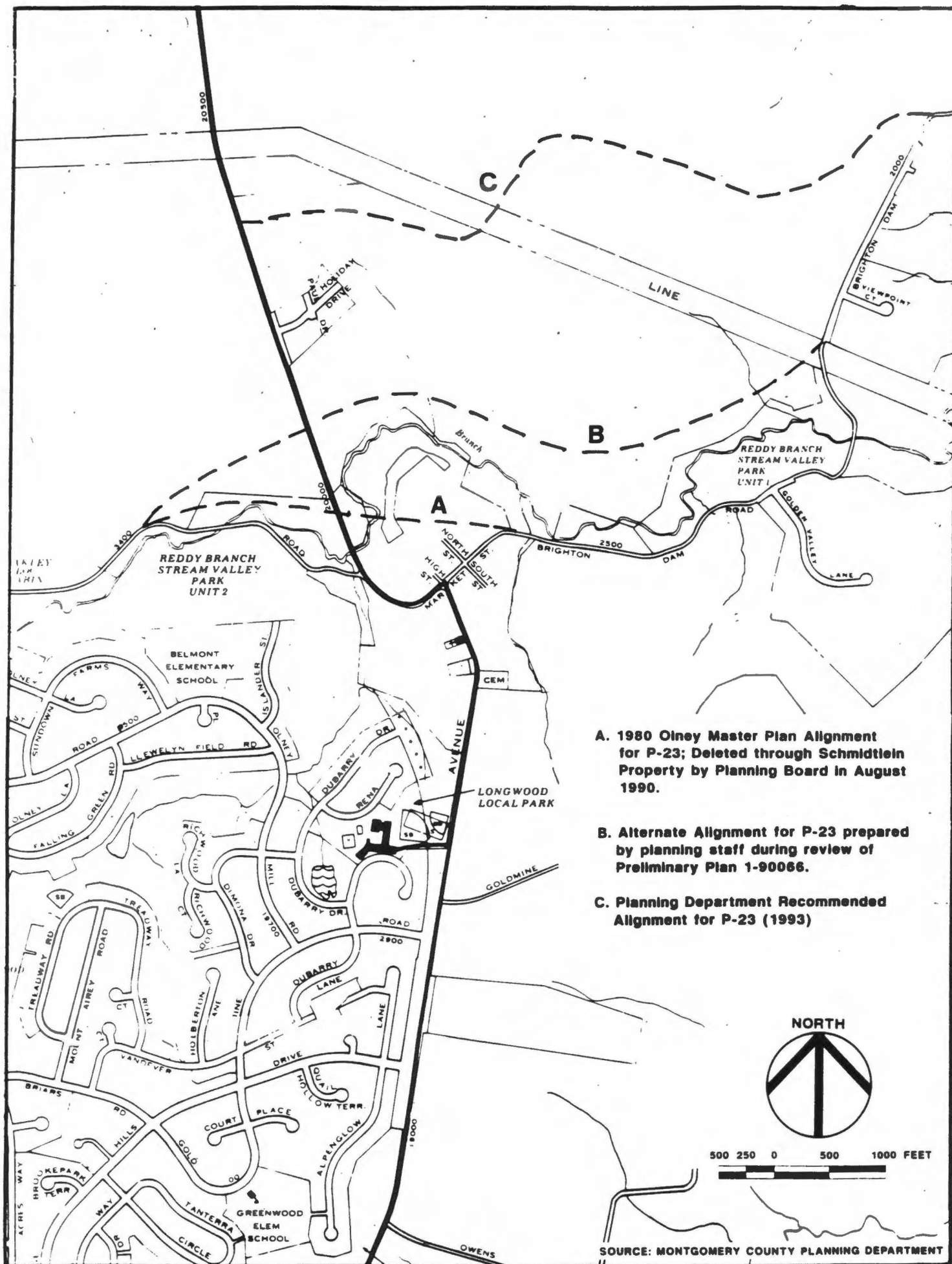
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- A. 1980 Olney Master Plan Alignment for P-23; Deleted through Schmidtlin Property by Planning Board in August 1990.
- B. Alternate Alignment for P-23 prepared by planning staff during review of Preliminary Plan 1-90066.
- C. Planning Department Recommended Alignment for P-23 (1993)





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 27, 1993

Dear Olney-Brookeville Resident(s):

On September 30, the Montgomery County Planning Board will discuss a Planning Department recommendation to locate a master-plan-designated primary residential road, called P-23, that connects Brighton Dam Road with Georgia Avenue north of Brookeville. It is anticipated that the discussion will lead to a vote on this proposal at the September 30 meeting. Planning Board meetings are held in the auditorium at 8787 Georgia Avenue in Silver Spring. The meeting will be a public hearing and, should you wish to speak on this issue, you may sign up when you arrive on September 30.

A preliminary plan of subdivision has been filed on the Abrams property east of Brookeville. The recommended alignment for P-23 traverses the property. Therefore, the process of selecting a final alignment for a major portion of P-23 has begun and a discussion of the new proposal is timely. While the *1980 Olney Master Plan* states clearly that final primary road alignments are determined at the time of subdivision, the presently proposed location differs significantly from the 1980 Plan and the planning staff believes that a separate public discussion of the P-23 alignment is warranted. The September 30 meeting provides an opportunity for that separate discussion. The Planning Board will consider the Abrams preliminary subdivision plan later in the Fall.

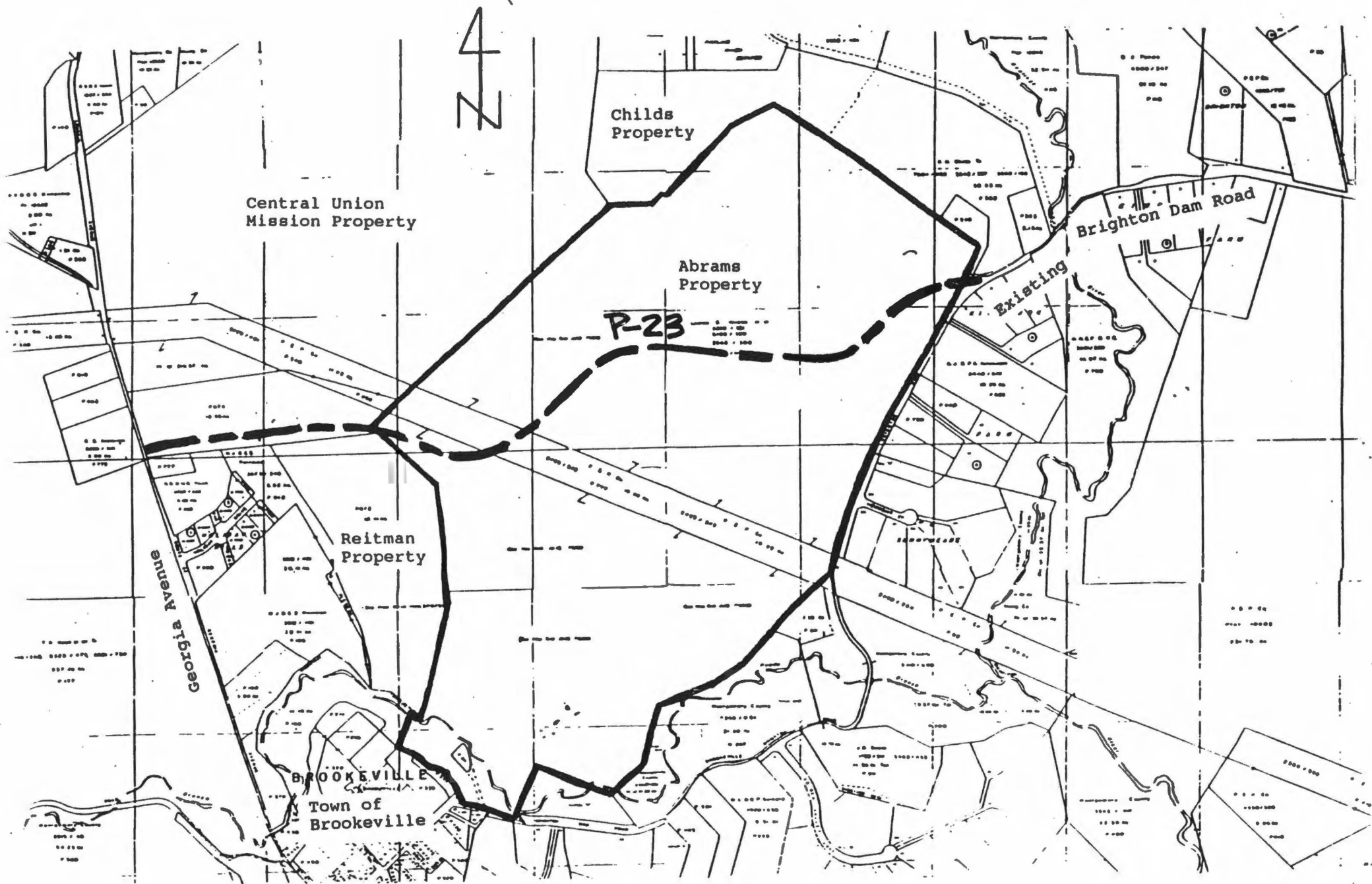
The enclosed chronology offers background information on the issue. A map shows the various alignment locations. The Planning Department staff will be available to discuss this issue and answer questions on Tuesday, September 14 at the Olney Public Library from 7 pm to 9 pm, prior to the Planning Board's consideration on September 30. Please call Fred Boyd of the Community Planning Division at 495-4654 for further information.

Sincerely,

Robert W. Marriott, Jr.
Planning Director

RWM:FVB:fvb:a:\p23ltr5

Enclosures





THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 Georgia Avenue
Silver Spring, MD. 20910

ACKNOWLEDGEMENTS

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Melissa Banach, Coordinator
Community Planning North
Lyn Coleman*, Principal Planner
Community Planning North
John Carter**, Principal Urban Designer
Urban Design Division

* Planner in charge
** Urban Designer in charge

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Special thanks to E. Longley of Olney
for the cover illustration