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OLNEY

AND VICINITY

SEPTEMBER
1966

MASTER PLAN

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

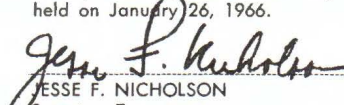
OLNEY AND VICINITY MASTER PLAN FEBRUARY, 1966


THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

WILLIAM J. STEVENS, chairman • BYRON SEDGWICK, vice-chairman • MRS. BENJAMIN COSCA • MRS. T. PAUL FREELAND • LOUIS A. GRAVELLE • EVERETT R. JONES • JOHN B. LAUER • BLAIR LEE III • JOHN L. PYLES • MRS. RUSSELL WILTRANK

CERTIFICATE OF ADOPTION

This master plan for Olney and vicinity is a part of the general plan for the physical development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, adopted by the Maryland-National Capital Park and Planning Commission pursuant to the provisions of Chapter 780, Laws of Maryland, 1959, as amended, by resolution dated February 16, 1966 after a duly advertised public hearing held on January 26, 1966.


JESSE F. NICHOLSON
Secretary-Treasurer


WILLIAM J. STEVENS
Chairman

SEPTEMBER, 1966


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

W. C. DUTTON, JR., Chairman • BYRON SEDGWICK, Vice-Chairman • WALTER BUCHER • MRS. BENJAMIN E. COSCA • MRS. T. PAUL FREELAND • LOUIS A. GRAVELLE • JOHN B. LAUER • BLAIR LEE III • JOHN L. PYLES • MRS. RUSSELL WILT BANK

CERTIFICATE OF APPROVAL AS AMENDED

This master plan for Olney and vicinity is a part of the general plan for the physical development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, adopted by the Maryland-National Capital Park and Planning Commission pursuant to the provisions of Chapter 780, Laws of Maryland, 1959, as amended, by resolution dated February 16, 1966 after a duly advertised public hearing held on January 26, 1966, and as thereafter amended in accordance with the recommendation and approval of the County Council and thereafter adopted and approved for distribution with the incorporation of the said County Council's resolution on September 21, 1966.


JESSE F. NICHOLSON
Secretary-Treasurer


W. C. DUTTON, JR.
Chairman

SEPTEMBER 1966

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland

4811 Riverdale Road
Riverdale, Maryland

Resolution No. 5-3002

Re: Adoption of Olney and Vicinity
Master Plan

WHEREAS, on January 26 and 28, 1966, the Maryland-National Capital Park and Planning Commission conducted a public hearing on the proposed Olney and Vicinity Master Plan; and

WHEREAS, on February 16, 1966, the Planning Commission adopted the Olney and Vicinity Master Plan; and

WHEREAS, on February 24, 1966, the Planning Commission referred the adopted plan to the County Council; and

WHEREAS, the Planning Commission adopted the text for the Olney and Vicinity Master Plan on May 18, 1966 which was referred to the County Council on May 24, 1966; and

WHEREAS, the County Council has reviewed the adopted plan including the text and concurs in the plan as amended by the Maryland-National Capital Park and Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the County Council for Montgomery County, Maryland, that -

Pursuant to Chapter 599, Laws of Maryland 1965, the Olney and Vicinity Master Plan is hereby approved.

A True Copy

ATTEST:



Richard E. Frederick, Clerk to the County Council
for Montgomery County, Maryland

August 30, 1966

COMMISSIONERS

W. C. DUTTON, JR.
Chairman

BYRON SEDGWICK
Vice-Chairman

WALTER BUCHER
MRS. BENJAMIN COSCA
MRS. T. PAUL FREELAND
LOUIS A. GRAVELLE

JOHN B. LAUER
BLAIR LEE III
JOHN L. PYLES
MRS. RUSSELL WILTBANK

William J. Stevens, succeeded by Mr. Dutton June 15, 1966
Everett R. Jones, succeeded by Mr. Bucher June 27, 1966

EXECUTIVE COMMITTEE

W. C. DUTTON, JR.
Chairman

BYRON SEDGWICK
Vice-Chairman

JESSE F. NICHOLSON, *Executive Director (ex officio)*

(Mr. Nicholson retired October 31, 1966 and has been succeeded by B. Houston McCeney.)

DEPARTMENT HEADS

JESSE F. NICHOLSON
Secretary-Treasurer

JOHN S. HEWINS
Director of Planning

ROBERT G. CAREY
Director of Public Relations

JOHN P. HEWITT
Director of Parks

HARRY W. LERCH, *General Counsel*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland

4811 Riverdale Road
Riverdale, Maryland

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INTRODUCTION

The area covered by the Olney and Vicinity Master Plan lies within the triangle formed by the localities of Norbeck, Etchison, and Brighton and is more precisely delineated on the Land Use Plan and Zoning and Highway Plan maps. Within the 49.5 square mile study area, there are 3,700 persons residing on 1,672 acres, or 5% of the total land area. Of these, less than one-quarter reside in recorded subdivisions located predominantly within the portion of the planning area *described as the Olney community*, that is the area now identified as Olney, plus the immediate environs within a 2 mile radius of the Route 97 and 108 intersection.

Olney is distinctive in character, and, by its local amenities, is set apart from being just another rural crossroads community. These include Montgomery General Hospital, Olney Theater, Olney Inn, churches, schools and attractive residential development. With these and other historical landmarks, the area has become the business, social, educational and religious center for that portion of the county.

Present trends within the community indicate that the area can no longer be considered primarily a center for rural farm life. The effects of urbanization have already been experienced. Within the past few years, 24% of the 9,000 acres of vacant and developable land has been subject to subdivision or rezoning. If this same area were developed at the maximum density permitted by the present zoning, the Olney community would have a capacity to house a combined total of 31,000 persons. Therefore, recognition must be given to the importance of preserving and enhancing existing development while guiding future growth.

In January of 1964, this Commission adopted the General Plan for the physical development of the Maryland-Washington Regional District. In accordance with this Plan, Olney is designated as a satellite community having:

- 1) *an ultimate population of 27,000 persons;*
- 2) *a degree of self-sufficiency through its community facilities and employment resources;*
- 3) *a green belt of open space and parks to establish a limit to its identity and separate it from the surrounding suburban development;*
- 4) *low-density residential areas adjacent to the green belt in the southeast quadrant of planning area;*

- 5) *an intensification of land uses contiguous to the Rte. 97 and 108 intersection;*
- 6) *an overall average density of 4.0 persons per gross acre;*
- 7) *a limited amount of development permitted within a specified portion of the Patuxent Watershed.*
- 8) *land uses of a "green-wedge" nature to its north.*

Late in 1964, the staff and Commission undertook to produce a detailed Master Plan for the Olney area following the guidelines afforded by the General Plan. An initial Sketch Plan was produced and was the subject of a public hearing in June, 1965. As a result of this hearing and as required by law, an amended Plan was prepared, published and became the subject of a second public hearing held in January of 1966. Alterations of both general concepts and plan detail were made as a result of these hearings.* The Plan was adopted on February 16, 1966, having the following general characteristics:

- 1) *a land use and zoning pattern providing for a population capacity of 19,000 within the Olney Satellite and an additional 10,000 on its fringe within the larger Olney Community;*
- 2) *a recommendation to "up-zone" 11,000± acres within the Hawlings River Watershed from the R-R (1/2 ac. minimum lot size) to the R-A (2 ac. minimum lot size) zone in order to preserve this area, along with the larger Patuxent River Watershed, as an Open Space wedge;*
- 3) *a land use pattern within which an integrated cultural-social-community service complex can develop around a 75-acre shopping district;*
- 4) *a highway network that provides convenient access for the residents of the community and fits into the broader transportation needs of the region;*
- 5) *a combined system of low-density residential, private open space uses and park land which set the Olney Community apart from the surrounding suburban development;*
- 6) *a system of public facilities which will serve the needs of the Olney Community.*

* See Appendix for the sequence of amendments to the Sketch Plan which resulted from the public hearings.

PLAN ELEMENTS

The Olney and Vicinity Master Plan seeks to create a satellite town with an identity of its own. Thus, the Plan establishes a balance among the various land uses which one might expect to find in a planned community. As can be said of any master plan, this balance is a delicate one. For example, certain services must be planned for residential development. Especially important among these are public utilities, schools, recreation facilities, access roads, and commercial services. The balance of this or any other plan can be disrupted if any of the residential densities recommended in the adopted plan are increased. When this happens, the intended cohesiveness of the plan is violated, and the need for additional costly services such as schools and roads is generated—often without accompanying public funds necessary to meet the need. The importance of sustaining this balance of land uses cannot be over-emphasized.

The following is a description of the substance of the major elements of the Plan.

THE RESIDENTIAL ELEMENT . . .

Since residential development is the major land consumer, primary importance must be given to its form and function if satellite community design is to be achieved. There are several philosophies dealing with satellite community density, but each advocates that the population be of such a number as to justify equipping the community with a full economic, social and cultural daily life and that the community be composed of well balanced neighborhoods. Because of the natural attributes of rural living, a predominance of single-family homes on large lots has been chosen. This does not preclude, but in fact necessitates, complementary and imaginative subdivision design obtainable through flexible zoning and subdivision controls.

Thus, the Olney community is composed of a residential land use pattern which has a capacity to accommodate a maximum population of 29,000 in ultimate development. Basically, the Plan is built upon existing zoning with the addition of higher residential density occurring around the proposed commercial areas. These higher density areas are anticipated to provide the business enterprises with conveniently located supporting population as well as giving a visual identity to the particular center and supplemental variety to the landscape.

With the adoption of the General Plan, this Commission has delineated its land use policy adhering to the thesis that the Patuxent River basin is a part of the central open space wedge extending between the two metropolitan areas of Washington and Baltimore. This policy is restated in the Olney and Vicinity Master Plan for that portion of the watershed critical to the implementation of the General Plan. Within this area, the Plan recommends a zoning category which does not require sewer, and therefore, there is a reasonable assurance that the area will not develop to its maximum capacity of 27,000 persons in accordance with the recommended zoning cate-

gory. This is of particular significance in the Hawlings River Watershed where the Plan recommends "up-zoning" of approximately 11,000 acres of land from the R-R (Rural Residential) Zone to the R-A (Rural Agricultural) Zone.

THE PARK AND OPEN SPACE ELEMENT . . .

Inherent in the basic concept of the Olney community is the implementation of a green belt system of open space encircling the community and separating it from the suburban fringe. Most of the acreage will be devoted to park purposes of a stream valley nature. However, since it is unrealistic to consider purchasing the entire area with public funds, the remaining area must be left to private open space, institutional uses and the lowest available residential density category. ↑

Not all of the proposed park land is intended for immediate development but will remain as natural open space with a multi-functional purpose. The 2,500 acres of park land contained in the Plan are located so that the recreational needs of the community can be served while conserving the stream courses of the major watersheds. Furthermore, the park land will assist in implementing the open space wedge between the Washington-Baltimore and Washington-Frederick corridors. This central wedge, as it is called, extends from Norbeck Road northward to the Patuxent River.

In addition to the stream valley parks, a 300-acre regional park is proposed near the confluence of the James Creek and Hawlings River. The distribution of local parks suggests that many may lend themselves to the park-school concept.

HIGHWAYS . . .

The proposed highway network (see Appendix) is based upon serving the proposed land uses adjacent thereto as well as providing convenient access to the external highway network. The classification of a road is dependent upon adjacent land use, the length of the road, its destination and function within the larger area in general as well as the region. Because of the nature of the area and the intent of the Plan, all roads traversing proposed single-family areas are classified under the "Rural-Highway" category.

Many highway proposals classified as primary residential streets are considered as desire lines. Those indicated represent a minimum required circulation system and as development plans are submitted, additional roads based upon the development plan, the zoning ordinance or subdivision regulations, may be required as needed.

The roads as proposed, will be constructed as the need arises. Therefore, implementation of the highway plan will be staged over a period of years.

COMMERCIAL AND EMPLOYMENT FACILITIES . . .

Since the Olney community does not lie near any of the County's prime areas of employment, the degree of self-sufficiency that marks a true satellite community may never be reached. The employment opportunities for 4,600 persons which are projected by the General Plan are based upon the planning area's available commercial land, and upon its institutional and limited technical and professional service potential.

Within the central commercial area, the Plan allocates approximately 35 acres to retail shopping use with the remaining 40 acres providing space for professional service and highway commercial activities. By placing this commercial area within definable limits, the balance of the required commercial acreage is distributed to locations convenient to the outlying population, where the densities and resultant trading area population justify such commercial centers. Two such convenience centers of 10 acres each are recommended in the Plan, one located at the intersection of Cashell Road and proposed A-8, the other in the northwest quadrant indicated by a specifically located commercial site. These centers have been located internally within the community structure and are intended to serve all adjacent neighborhoods. Such convenience centers are not placed on the major highways where the danger of strip commercial is prevalent. Other commercial areas within the Plan represent either existing commercial zoning or existing commercial land use and are not necessarily in conformance with the Plan's concept.

COMMUNITY FACILITIES . . .

Community facilities are the heart of satellite community living, for without these, one's orientation and association becomes lost because of dispersion. To insure a *complete* community, a wide variety of facilities is needed. Some of these will serve only the neighborhood or community population. Others, such as the hospital or cultural center, which require more supporting population, should be centrally located in Olney so that the people of the upper county can identify Olney with these services.

A key feature of the Plan is the "town common" which introduces a theme of social activity into the commercial areas. Here people can relax, converse with other shoppers or attend open-air exhibits, concerts and the like.

The other major component of the social cores is the cultural center located to the west of the commercial area. This center would include facilities such as a regional library, youth center and the auditorium of the senior high school.

The Plan proposes the following community facilities:

<i>Facility</i>	<i>Number Existing</i>	<i>Number Proposed</i>
Hospital	1	1
Local Parks	0	5
Schools		
Elementary	1	9
Junior High	0	3
Senior High *	0	1
Special Education	0	1
Cultural Center *		
Youth Center	0	1
Library	0	1
Civic Center		
Fire Station	0	1
Police Station	0	1

* The senior high school is a component of the cultural complex.

The land use plan allocates land for the expansion of the Montgomery General Hospital in order to accommodate its future expansion plans to a 200-bed facility. Other components of the community service sector include facilities for police and fire protection. While these facilities are a direct part of community life, they can be appropriately located on the fringe of the core to serve as a transitional land use. Such facilities can economically benefit from an integrated scheme as suggested by the civic center in the Plan, located to the south of the central commercial district.

SANITARY SEWERS . . .

The Plan recommends a sanitary sewer system comprising two pumping stations within the Patuxent Watershed. Each pumping station would discharge effluent into the gravity trunk sewer line within the North Branch of the Rock Creek. These two pumping stations have been strategically located so as to serve *only* those proposed land uses recommended for one-half acre density or greater. The proposed Reddy Branch pumping station, located on a southerly tributary of Reddy Branch proper, is of critical importance if the Northwest Quadrant of the Olney community is to be developed essentially with single-family homes on half-acre (R-R) lots. To develop this area without benefit of sanitary sewers would create a vast septic tank city that would be the antithesis of proper planning. The only feasible way to eliminate the pumping station in the Reddy Branch tributary would be to rezone the Northwest Quadrant to two-acre lots, which would have the effect of making Olney a satellite village rather than a satellite town.

In order to preserve Olney's identity and prevent intrusion by rapidly developing areas immediately to the south, two-acre (R-A) residential use—buffered by an area of green space—has been proposed for the Southeast Quadrant. Here a limited access sewer system has been proposed that would serve existing and proposed public facilities without permitting development at a higher density than that proposed by the Plan.

SANITARY SEWER PLAN



- ○ ○ watershed boundary
- proposed pumping station
- sewer service area 1967
- ◀◀◀ programmed force main
- ◀◀◀ proposed force main
- ▬▬▬ programmed trunk sewer 1967
- ▬▬▬ proposed trunk sewer
- ▬▬▬ committed trunk sewer
- existing W.S.S.C. district boundary



The Plan further recommends that the Washington Suburban Sanitary District not be extended beyond the line shown on the Zoning & Highway Plan map. Otherwise, the District would be extended to the boundary of the Plan per Chapter 311, of the Laws of Maryland, 1965 (Section 73-41A, of the Montgomery County Code.¹

PLAN STATUS . . .

With its adoption, the Olney and Vicinity Master Plan revises and supersedes the Master Plans of the Upper Northwest Branch Watershed (Part 1—Zoning and Highways), and the Upper Rock Creek Watershed, adopted in April of 1961, and since amended. Furthermore, said Master Plan is an amendment of, and addition to the General Plan and the Master Plan of Highways, for the physical development of the Maryland-Washington Regional District, adopted in 1964.

APPENDIX . . . Modifications, extensions and amendments to the April
1965 Olney Sketch Plan

The public hearing held on the Sketch Plan in June of 1965 resulted in the following amendments to the Plan:

- 1) *A reduction in the population capacity of the Olney Community from 34,000 to 27,000. This was accomplished by a reduction in the apartments and town houses surrounding the commercial areas.*
- 2) *A recommendation for an extension of R-E (1 acre minimum lot size) area between Emory and Cashell Roads and the North Branch of Rock Creek, with an extension northward inside the green belt.*
- 3) *An extension of the plan boundary to include a) the portion of the Hawlings River Watershed now zoned R-R (20,000 sq. ft. lot size minimum) with a recommendation for R-A (2 acre minimum lot size) zoning (this excludes any existing zoning other than R-R, and also the portion of the watershed within the town of Laytonsville); b) the area between Hipsleys Mill Road and the stream line of the Hawlings River.*
- 4) *A substitution of the ring road concept of the Northwest Branch Plan * for the Georgia Avenue by-pass.*
- 5) *A substitution of a stable symbol in the commercial center in the northwest and southwest quadrants, with a deletion of the commercial center near Brookeville.*
- 6) *A reduction in the commercial acreage of the central business, from 104 acres to 75 acres.*
- 7) *The consolidation of the two employment areas along Rts. 108 into a central location near the central commercial district.*

The Plan was again presented as the Olney and Vicinity Master Plan in December of 1965 which incorporated the above amendments. The January 1966 public hearing resulted in further amendments, as follows:

- 1) *A relocation of arterial road A-9 approximately 30 feet to the east in the vicinity of St. Peter's Church property, so that access can be provided to this property.*
- 2) *A revision and relocation of the intersection of arterial roads A-5 and A-3, approximately two hundred fifty (250) feet to the west, for the purpose of providing the proposed Senior High School and Civic-Cultural Center with additional land area.*
- 3) *A reduction in the classification of arterial roads A-9 (from A-12, Olney Ring Road, south), A-10 and A-4 (from M-3 to M-6) to primary residential streets of seventy (70) foot*

¹This law has been amended to be applicable only to Plans adopted prior to January 1, 1966 (Chapter 632, Laws of Maryland, 1966), to become effective June 1, 1966.

* Master Plan of the Upper Northwest Branch Watershed, M.N.C.P.P.C., 1961.

rights-of-way and twenty-four (24) foot paving width. The reason for such reduction in classification from arterial to primary is that the additional ten feet of right-of-way width is not deemed to be needed for this area.

4) The relocation of the proposed Town of Brookeville by-pass M-3 (Georgia Avenue extended) approximately four hundred (400) feet further to the west, so as to preserve a historical residence.

5) The removal from the Land Use Plan Map of the park and/or cemetery symbol east of Georgia Avenue, south of Batchellors Forest Road for the reason that the proposed R-A (2-acre lot size) zone is sufficient to create the "green belt" separator as envisioned by the General Plan.

6) A change from the proposed R-A zone to the C-1 zone for 0.732 acres of land in the western quadrant of the intersection of Norwood and Layhill Roads to reflect the existing C-1 zoning.

7) A change from the proposed R-R zone to the C-1 zone, of approximately 30,000 sq. ft. of land upon which the Silo Inn and adjacent saddle shop are now located, thereby recognizing these existing uses on land now in the I-1 zone.

8) A change from the proposed C-O zone to the proposed C-1 zone on the four lots north of the Olney Drugstore so as to provide for the future reconstruction of this business and, since the area is well defined and surrounded by institutional and proposed R-30 zoning uses to provide greater flexibility of use in its development.

9) A change in the area on the easterly side of Cashell Road, opposite the Norbeck Country Club, to include approximately 18.3 acres in the proposed R-20 zone and approximately 14.1 acres in the proposed R-T zone and give definite boundaries to the proposed C-1 commercial zoning expressed by the 10-acre "stable commercial symbol". This area is defined by a proposed park and land now in the ownership of the Potomac Electric Power Company and with the topographic features of the property orienting the proposed residential development toward the commercial center, the recommended R-20 and R-T zoning would be a natural component of the services provided by this commercial center. Introducing this variety of residential uses attends a more interesting and heterogeneous neighborhood.

These have been the criteria and amendments, extensions or additions to the April, 1965 Plan and provide the basis upon which the Olney and Vicinity Master Plan was adopted on February 16, 1966.

On August 30, 1966, the Montgomery County Council passed Resolution No. 5-3002, thereby making this Master Plan an Approved Plan. A part of this resolution was the recommendation that the R-R, R-A boundary south of Brookeville be adjusted to coincide with improved Rte. 97. The Commission passed a resolution dated September 21, 1966, adjusting said boundary line as an amendment to the Adopted Plan of February, 1966.

TABLE I.
SCHOOL ENROLLMENTS BY STATISTICAL NEIGHBORHOOD

NEIGHBORHOOD	ELEMENTARY	JUNIOR	SENIOR
1 ¹	1010	413	276
2 ^{1,2}	1036	413	276
3	581	218	145
4	602	225	150
5	244	92	61
6 ²	253	95	63
7 ²	152	57	38
8 ²	246	92	61
9	344	129	86
10 ²	143	54	36
11 ²	295	111	73
12	547	205	137
13	521	195	130

1. Served by more than one elementary school.
2. Served by elementary school outside boundary.

STATISTICAL AREA IDENTIFICATION

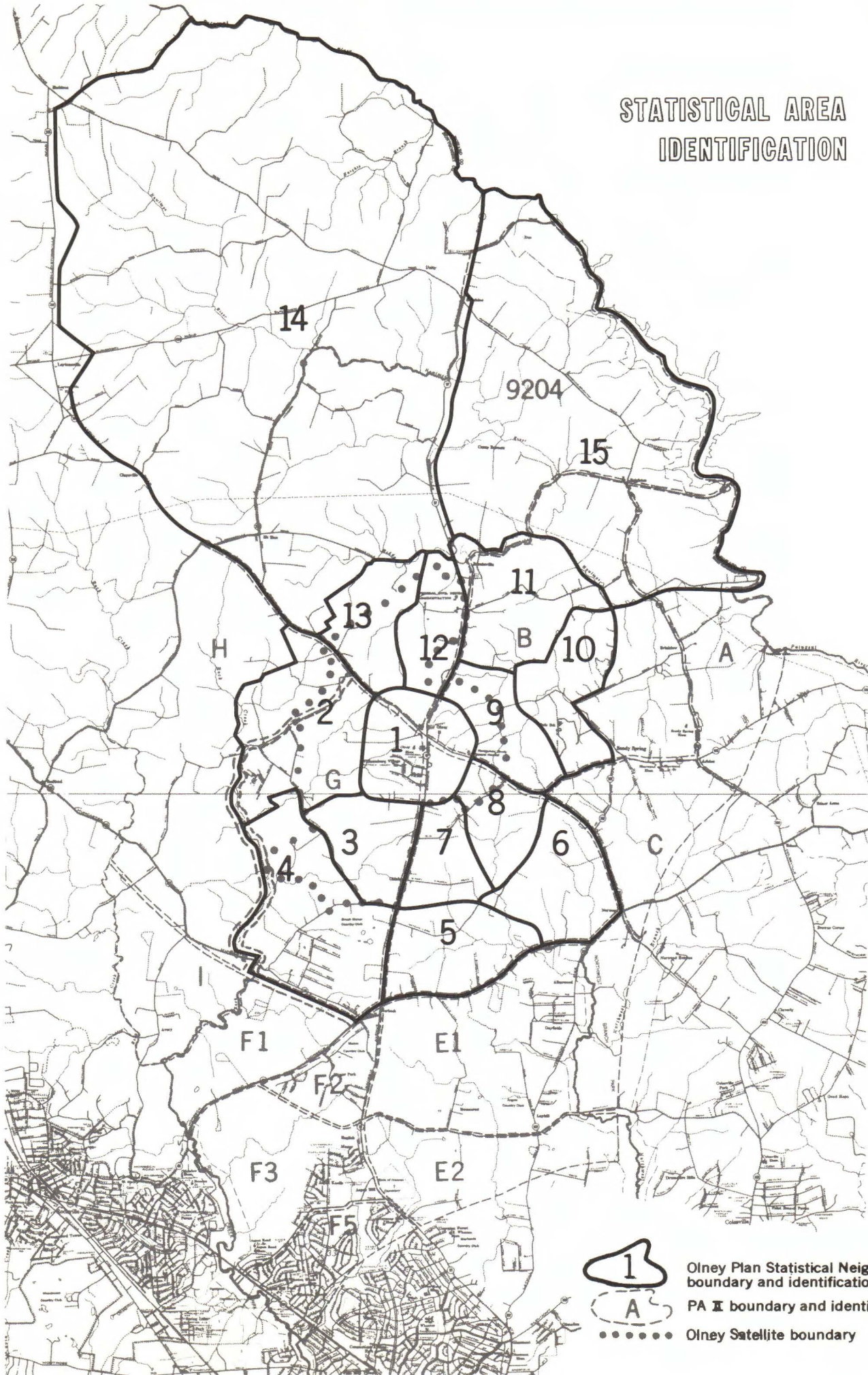


TABLE II. EXISTING LAND USE

	I		II		III		IV		V		VI		VII	
	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.
Developed														
Churches and Cemeteries	26						1		1				5	
Other Institutional	12				1									
Utility	5				3									
Parks							8							
Private Recreation					3		396		4					
Schools (Public)	11													
Conservation														
Residential (by lot size)														
R.A.	44	65	32	47			84	155	126	229	69	104	62	92
R.E.	18	61	49	163	39	115	100	352					13	42
R.R.	52	289			3	18								
Commercial														
C-1	8				4				1		1			
TOTAL EXISTING POPULATION	415	210	133	507	229	104	134							

EXISTING POPULATION: OLNEY COMMUNITY *
2,360

Undeveloped (by existing zoning)

Residential

R.A.	120	199			7	10	35	52	582	861	775	1147	384	568	482
R.R.	467	2648	1256	6942	566	3141	903	5012	146	810			18	100	
R-30	4	174													
R-20	16	920													

Commercial

C-0	1													
C-1	20													

Industrial

I-1														1
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TOTAL POTENTIAL POPULATION	3941	6942	3151	5064	1671	1147	668							
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POTENTIAL POPULATION: OLNEY COMMUNITY*
33,372 †

* neighborhoods 1 through 13 inclusive.

† figure does not account for non-residential land needed to serve this population. This would lower the figure to approximately 31,000.

BY STATISTICAL NEIGHBORHOOD

VIII	IX		X		XI		XII		XIII		XIV		XV	
pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.
			3		24						2		5	
	27		65								30		60	
											89		314	
					3						398		29	
											158			
														875

51	28	41	52	77	10	37	12	18	10	15	386	571	238	352
	11	37	21	70							78	261	21	70
	8	44	14	75	57	163					5	27		

1

4

51	122	222	200	18	15	859	422
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713	567	840	562	833	920	1362	34	51	4006	5929	4188	6200
	13	72	16	90	22	122	579	3213	633	3492	10137	56259

1

713	912	923	1484	3264	3492	62188	6200
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TABLE III. PROPOSED LAND USE AND

Land Use	I		II		III		IV		V		VI		VII	
	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.
Churches and Cemeteries	50				2		2						5	
Other Institutional	47													
Utility	2		59		104									
Parks			324		24		217		55					
Private Recreation			16				396							
Conservation	14		39		4		185		32		36		2	
Schools (Public)	20		8		8		25		10		20			
Single Family														
R.A.									763	1129	789	1169	475	721
R.E.			411	1365			502	1672						
R.R.	477*	2649*	438*	2544*	483*	2680*	200*	1110*						
R-90	82*	881*												
Multi-Family														
R-T	19*	792*	14*	572*										
R-30	13*	530*												
R-20	12*	677*	18*	1016*										
Commercial														
C-0	8													
C-1	18		10		1						1			
C-2	52													
TOTAL	804	5529	1337	5496	626	2680	1527	2782	860	1129	846	1169	482	721

OLNEY AND VICINITY MASTER PLAN

		Total Ac.	Total Pop.	Density
Olney Community ²	GROSS	10,710	29,129	2.7 persons/ac.
	GROSS RESIDENTIAL †	7,717	29,129	3.8 persons/ac.
Olney Satellite	GROSS	3,310	19,848	6.0 persons/ac.
	GROSS RESIDENTIAL †	2,800	19,848	7.0 persons/ac.

* Portion within Satellite (over 1 D.U./ac.)

† Net residential plus streets

2. Statistical neighborhoods—1 through 13 inclusive

3. This is not a recommended population but a maximum capacity of recommended zoning.

POPULATION BY STATISTICAL NEIGHBORHOOD

VIII		IX		X		XI		XII		XIII		XIV		XV	
ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.	ac.	pop.
		10		3		24						2		5	
		41		65								30		60	
		5										89		313	
25				196		169		66		156		653		629	
												158			
14		59		22		25		41		29				875	
		10				20		40		20					
366	540	331	492	448	662	754	1117	24	36			14,275	21,127	3827	5665
								5	15	96	322	78	259	21	70
107*	596*	198*	1,099*			44	244	439*	2416*	342*	2084*	5	30		

1 10 3

512 1136 654 1,591 734 662 1,037 1,361 625 2467 643 2406 15,293 21,416* 5730 5735*

GENERAL PLAN COMPARISON

Total Ac.	Total Pop.	Density
6,784	27,411	4.0 persons/ac.
5,370	27,411	5.1 persons/ac.

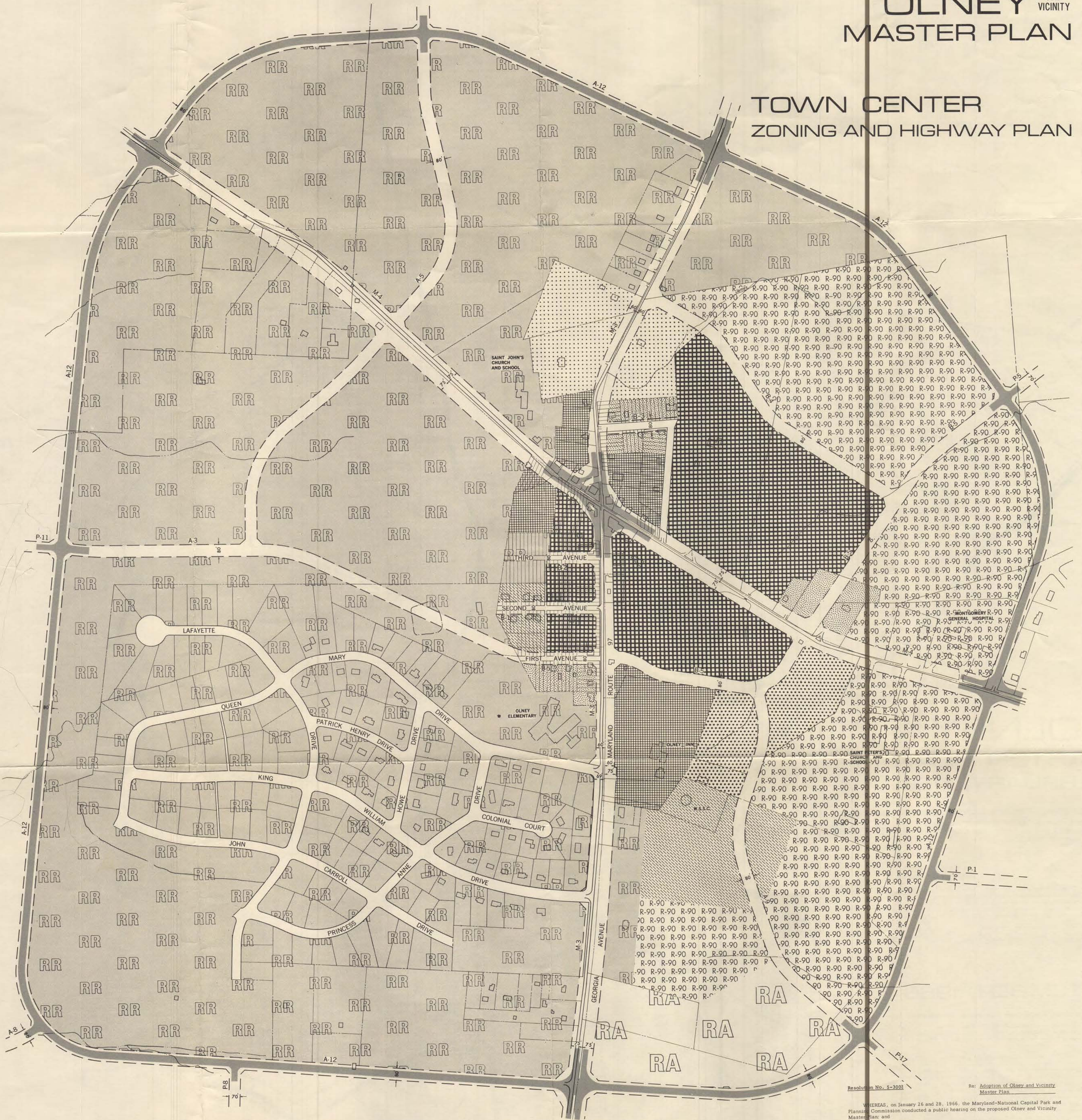
TABLE IV. STREET AND HIGHWAY CLASSIFICATIONS

	Name	Limits	Miles	R/W	Recommended Paving Width
MAJOR HIGHWAYS					
M-1	Md. Rte. 115 - Muncaster Mill Road	North Branch Rock Creek to State Rte. 28 (Norbeck Road)	1.3	150'	4 Lane Divided
M-2	Md. Rte. 650 (Brighton Road)	Brighton Dam Road to Windswept Road	1.4	120'	4 Lane Divided
M-3	State Rte. 97 (Georgia Avenue)	Md. Rte. 115 (Muncaster Mill Road) to Howard County Line	9.1	Varies 120'-260'	4-6 Lane Divided
M-4	State Rte. 108 (Olney-Laytonsville Rd. and Olney-Sandy Spring Road)	Etchison-Unity Road to Dr. Bird Road (State Rte. 182)	11.0	150'	4-6 Lane Divided
M-5	Dr. Bird Road and Sandy Spring-Norwood Road, Md. Rte. 182	Olney-Sandy Spring Road to Ednor Road	2.0	120'	4 Lane Divided
M-6	Md. Rte. 609 (Norbeck-Norwood Road)	Md. Rte. 115 to Norwood-Colesville Road	3.3	120'	4 Lane Divided
ARTERIAL					
A-1	Etchison-Unity Road and Sunshine-Brighton Road)	Etchison-Laytonsville Road to Brighton Dam Road	7.9	80'	24'
A-2	Bowie Mill Road	Rock Creek to State Rte. 108 (Olney-Laytonsville Road)	1.4	80'	24'
A-3		B-5 to A-12	0.6	80'	48'
A-4	Emory Lane	M-1 (Muncaster Mill Road) to Rte. 97	1.8	80'	24'
A-5		A-3 to A-12	0.6	80'	48'
A-5		A-12 to a point approx. 0.4 north	0.4	80'	24'
A-6	Sundown Road	Town Limits of Laytonsville to Unity Road	3.6	80'	24'
A-7	Cashell Road	Bowie Mill Road to Emory Lane	2.1	80'	24'
A-8		Cashell Road to A-12	0.6	80'	48'
A-9		B-5 to A-12	0.5	80'	48'
A-11	Brookeville Road and Brighton Dam Road	State Rte. 108 (Olney-Laytonsville Road) to Brighton Dam	5.7	80'	48'
A-12	Ring Road	State Rte. 97 to State Rte. 97	4.3	80'	48'
PRIMARY					
P-1		A-12 (Ring Road) to Old Baltimore Road	0.3	70'	24'
P-2	Old Baltimore Road	Rte. 97 (Georgia Avenue) to State Rte. 108	1.4	70'	24'
P-3	Cherry Valley Drive	P-8 to State Rte. 97 (Georgia Avenue)	0.3	70'	24'
P-4	Existing Muncaster Mill Road, Rte. 115	Emory Lane eastward 0.8 miles with connection to new Rte. 115	0.9	70'	24'
P-5		A-12 (Ring Road) to P-13	0.5	70'	24'
P-6		A-2 (Bowie Mill Road) to P-13	2.1	70'	24'
P-7	Gold Mine Road	A-5 to M-2 (Brighton Road)	2.8	70'	24'
P-8		Rock Creek to A-12 (Ring Road)	1.7	70'	24'
P-9		Olney-Laytonsville Road (M-4) to P-7	1.6	70'	24'
P-10		P-9 to A-5	1.3	70'	24'
P-11		A-7 (Cashell Road) to A-12	0.8	70'	24'
P-12	Zion Road and Hobbs Road	M-4 (Olney-Laytonsville Road) to A-6 (Sundown Road)	3.2	70'	24'
P-13		M-4 (Olney-Sandy Spring Road) to P-7 (Gold Mine Road relocated)	2.1	70'	24'
P-14	Brooke Road and Chandler Mill Road	M-4 (Olney-Sandy Spring Road) to P-7 (Gold Mine Road)	2.2	70'	24'
P-15		M-3 (Rte. 97) to M-6 (Rte. 609)	1.8	70'	24'
P-16	Batchellors Forest Road	M-5 (Dr. Bird Road) to P-15	1.4	70'	24'
P-17		A-12 (Ring Road) to P-16	1.2	70'	24'
BUSINESS STREETS					
B-1	Second Avenue	Rte. 97 (Georgia Avenue) to western end of Second Avenue	0.1	80'	48' min.
B-2	Third Avenue	Rte. 97 (Georgia Avenue) to western end of Third Avenue	0.1	80'	48' min.
B-3	Hillcrest Avenue	Rte. 97 (Georgia Avenue) to approx. 500' east	0.1	80'	48' min.
B-4		Rte. 97 (Georgia Avenue) to B-5	0.3	80'	48' min.
B-5		Western end of First Avenue to A-12	0.7	80'	48' min.

NOTE: Highway proposals classified as primary residential streets are considered as desire lines.

**OLNEY AND VICINITY
MASTER PLAN**

**TOWN CENTER
ZONING AND HIGHWAY PLAN**



FEBRUARY, 1966

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
WILLIAM J. STEVENS, chairman • BYRON SEDGWICK, vice-chairman • MRS. BENJAMIN COSCA • MRS. T. PAUL FREELAND • LOUIS A. GRAVELLE • EVERETT R. JONES • JOHN B. LAUER • BLAIR LEE III • JOHN L. PYLES • MRS. RUSSELL WILT BANK

CERTIFICATE OF ADOPTION

This master plan for Olney and vicinity is a part of the general plan for the physical development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, adopted by the Maryland-National Capital Park and Planning Commission pursuant to the provisions of Chapter 780, Laws of Maryland, 1959, as amended, by resolution dated February 16, 1966 after a duly advertised public hearing held on January 26, 1966.

Esse F. Nicholson
ESSE F. NICHOLSON
Secretary-Treasurer

William J. Stevens
WILLIAM J. STEVENS
Chairman

SEPTEMBER, 1966

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
W. C. DUTTON, JR., Chairman • BYRON SEDGWICK, Vice-Chairman • WALTER BUCHER • MRS. BENJAMIN E. COSCA • MRS. T. PAUL FREELAND • LOUIS A. GRAVELLE • JOHN B. LAUER • BLAIR LEE III • JOHN L. PYLES • MRS. RUSSELL WILT BANK

CERTIFICATE OF APPROVAL AS AMENDED

This master plan for Olney and vicinity is a part of the general plan for the physical development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, adopted by the Maryland-National Capital Park and Planning Commission pursuant to the provisions of Chapter 780, Laws of Maryland, 1959, as amended, by resolution dated February 16, 1966 after a duly advertised public hearing held on January 26, 1966, and as thereafter amended in accordance with the recommendation and approval of the County Council and thereafter adopted and approved for distribution with the incorporation of the said County Council's resolution on September 21, 1966.

Esse F. Nicholson
ESSE F. NICHOLSON
Secretary-Treasurer

W.C. Dutton, Jr.
W. C. DUTTON, JR.
Chairman

Resolution No. 4-2001
Re: Adoption of Olney and Vicinity Master Plan

WHEREAS, on January 26 and 28, 1966, the Maryland-National Capital Park and Planning Commission conducted a public hearing on the proposed Olney and Vicinity Master Plan; and

WHEREAS, on February 16, 1966, the Planning Commission adopted the Olney and Vicinity Master Plan; and

WHEREAS, on February 24, 1966, the Planning Commission referred the adopted plan to the County Council; and

WHEREAS, the Planning Commission adopted the text for the Olney and Vicinity Master Plan on May 19, 1966 which was referred to the County Council on May 24, 1966; and

WHEREAS, the County Council has reviewed the adopted plan including the text and concurs in the plan as amended by the Maryland-National Capital Park and Planning Commission;

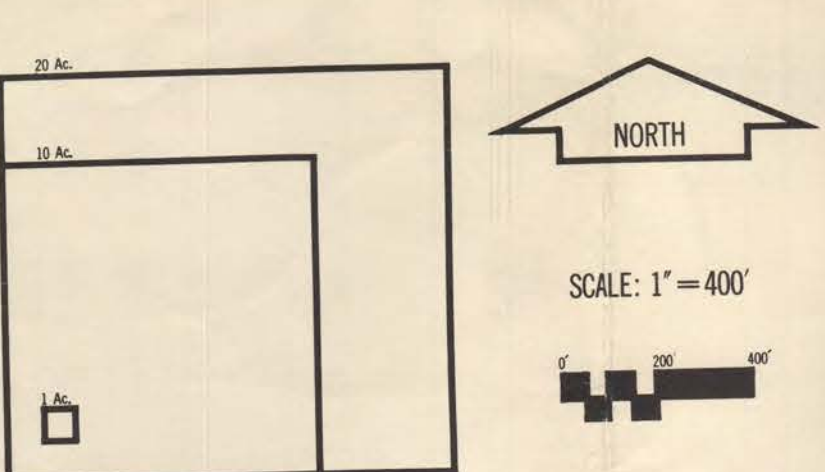
NOW, THEREFORE, BE IT RESOLVED BY THE County Council for Montgomery County, Maryland, that -

Pursuant to Chapter 593, Laws of Maryland 1965, the Olney and Vicinity Master Plan be approved.

A True Copy

ATTEST:
Richard E. Frederick
Richard E. Frederick, Clerk to the County Council for Montgomery County, Maryland

August 31, 1966



- PROPERTY OR LOT LINE
- EXISTING STRUCTURES
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED PAVING

- RA** R-A AGRICULTURAL RESIDENTIAL
- RR** R-R RURAL RESIDENTIAL
- R-90** R-90 ONE-FAMILY, DETACHED, RESTRICTED RESIDENTIAL
- R-T** R-T TOWN HOUSE
- R-30** R-30 MULTIPLE-FAMILY, LOW DENSITY RESIDENTIAL

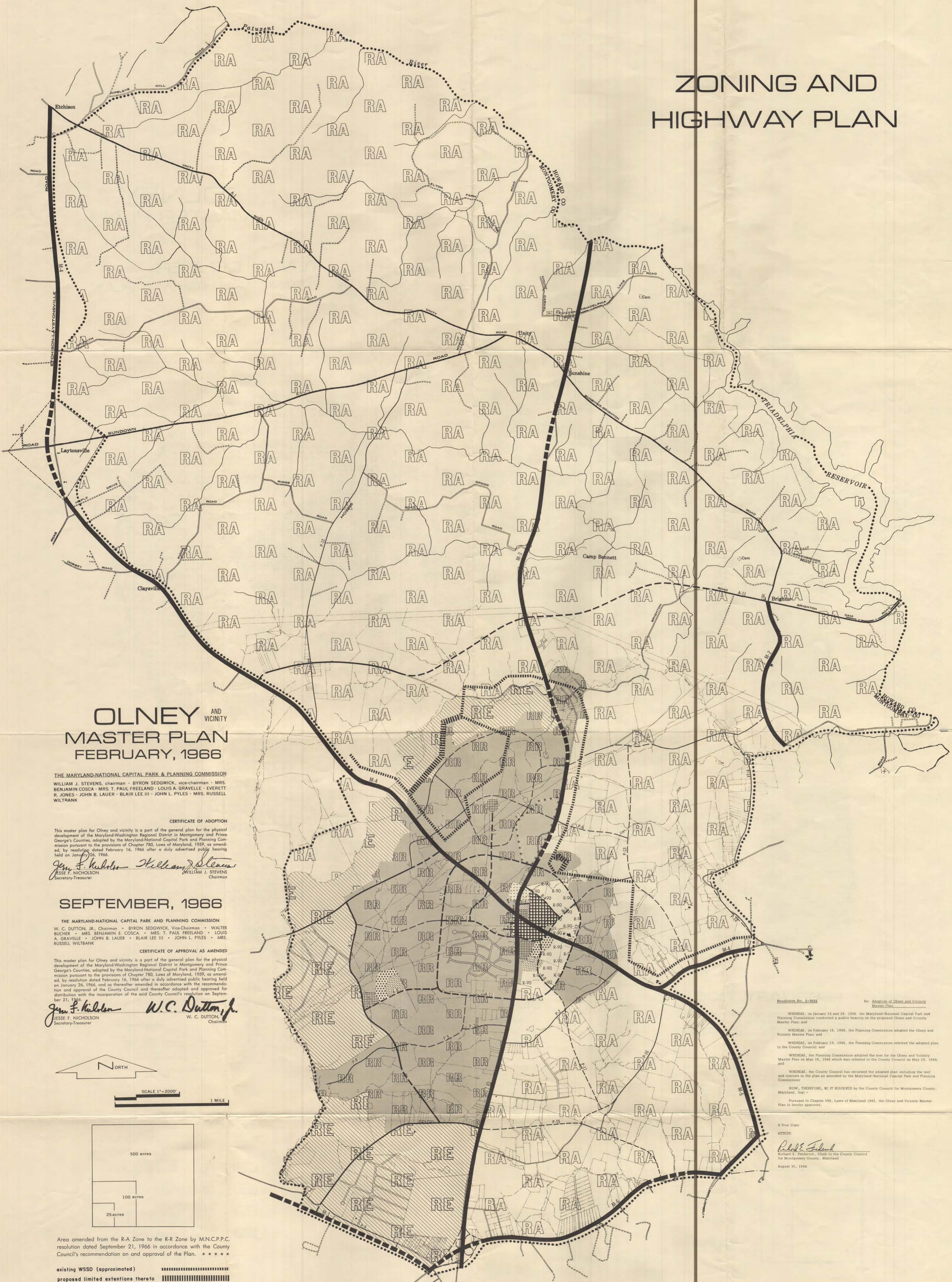
- R-20** R-20 MULTIPLE-FAMILY, MEDIUM DENSITY RESIDENTIAL
- C-0** C-0 COMMERCIAL-OFFICE BUILDING
- C-1** C-1 LOCAL COMMERCIAL
- C-2** C-2 GENERAL COMMERCIAL

The base map was compiled from Montgomery County Land Records, M.N.C.P. & P.C. 20 scale base maps and photogrammetry, U.S.G.S. quad sheets, and utility right-of-way plans.

This side of sheet only

66

ZONING AND HIGHWAY PLAN



OLNEY AND VICINITY MASTER PLAN FEBRUARY, 1966

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 WILLIAM J. STEVENS, chairman · BYRON SEDGWICK, vice-chairman · MRS. BENJAMIN COSCA · MRS. T. PAUL FREELAND · LOUIS A. GRAVELLE · EVERETT R. JONES · JOHN B. LAUER · BLAIR LEE III · JOHN L. PYLES · MRS. RUSSELL WILTRANK

CERTIFICATE OF ADOPTION
 This master plan for Olney and vicinity is a part of the general plan for the physical development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, adopted by the Maryland-National Capital Park and Planning Commission pursuant to the provisions of Chapter 780, Laws of Maryland, 1959, as amended, by resolution dated February 16, 1966 after a duly advertised public hearing held on January 26, 1966.

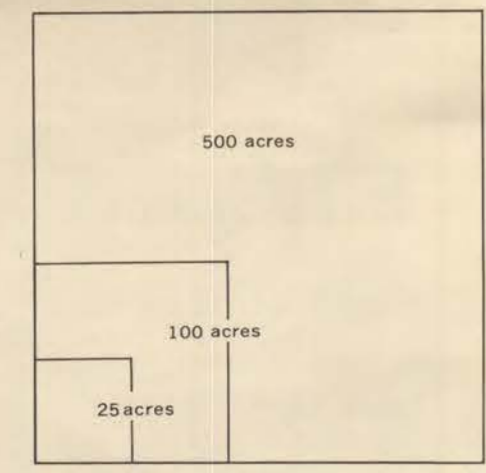
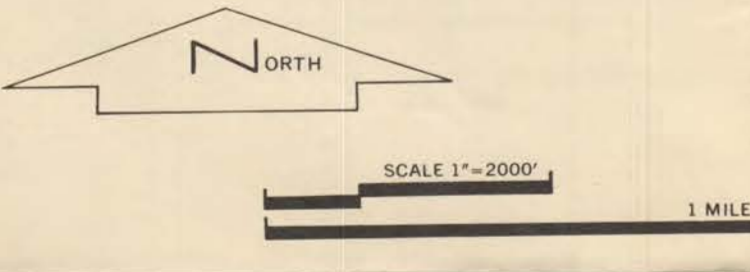
Jesse F. Nicholson Secretary-Treasurer
William J. Stevens Chairman

SEPTEMBER, 1966

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 W. C. DUTTON, JR., Chairman · BYRON SEDGWICK, Vice-Chairman · WALTER BUCHER · MRS. BENJAMIN E. COSCA · MRS. T. PAUL FREELAND · LOUIS A. GRAVELLE · JOHN B. LAUER · BLAIR LEE III · JOHN L. PYLES · MRS. RUSSELL WILTRANK

CERTIFICATE OF APPROVAL AS AMENDED
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Jesse F. Nicholson Secretary-Treasurer
W. C. Dutton, Jr. Chairman

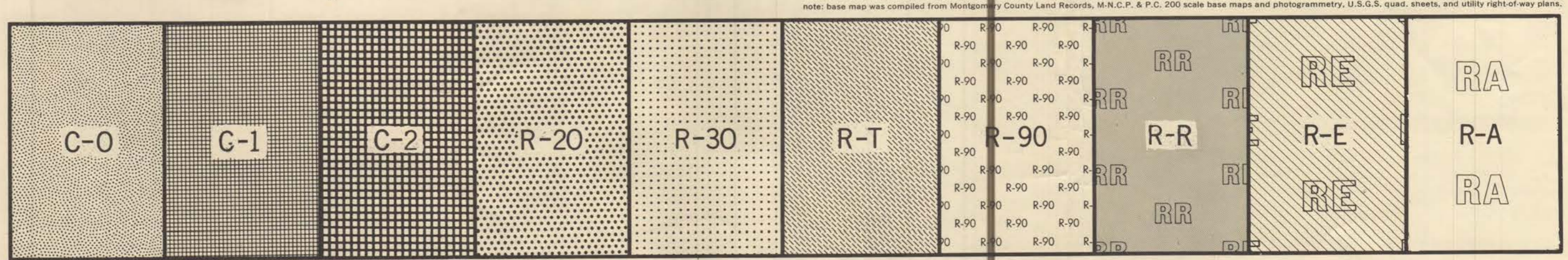


Area amended from the R-A Zone to the R-R Zone by M.N.C.P.P.C. resolution dated September 21, 1966 in accordance with the County Council's recommendation and approval of the Plan. *****

existing WSSD (approximated)
 proposed limited extensions thereto (sanitary sewer purposes)
 PLANNING AREA BOUNDARY

STREETS & HIGHWAYS		
existing classification	r/w	proposed
	major	varies 120' min.
	arterial	80'
	business	80'
	primary	70'

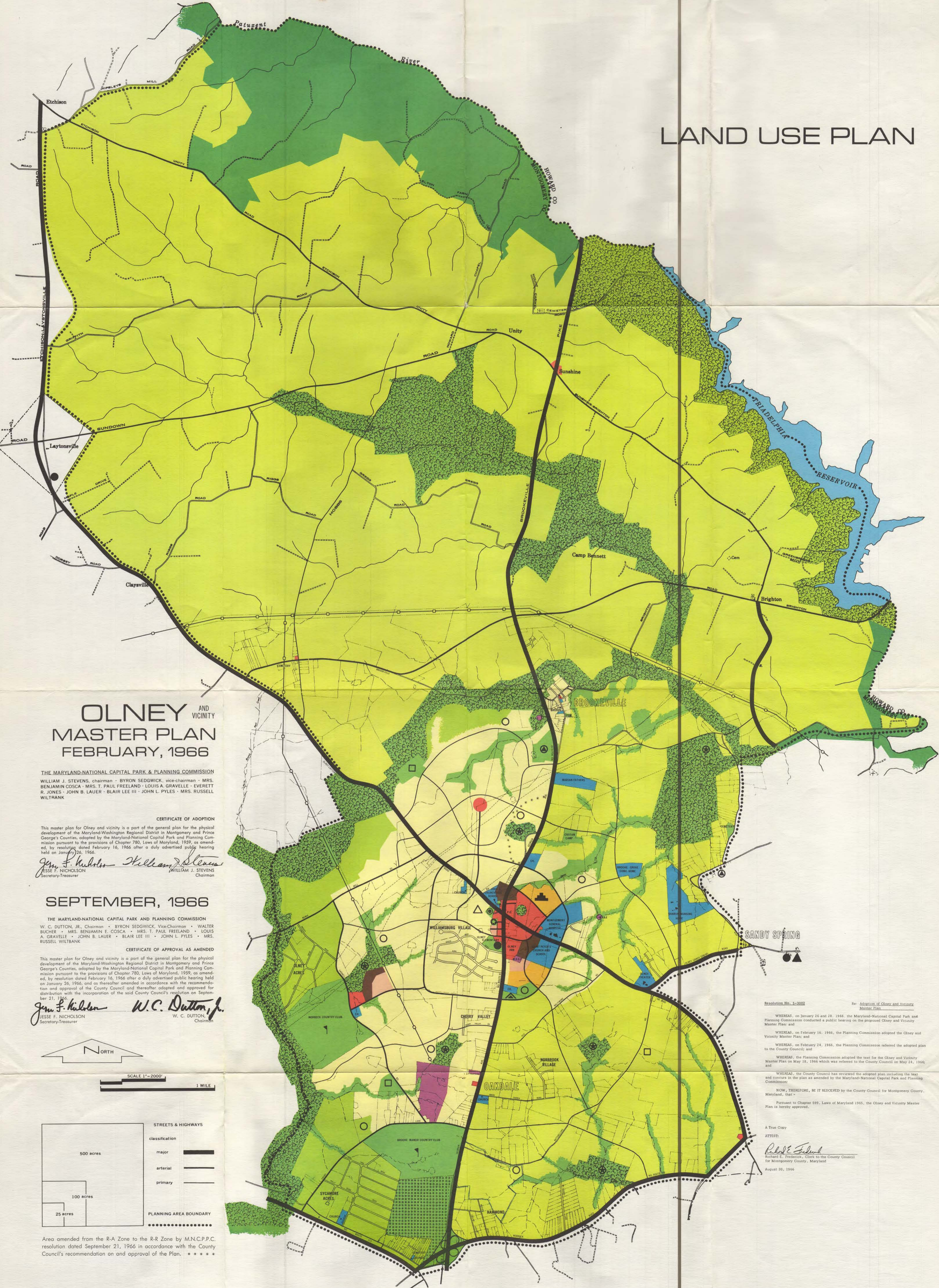
All street rights-of-way (not otherwise classified) shall conform to the requirements set forth in either the Zoning Ordinance or Subdivision Regulations, whichever the zoning lies on one or both sides of the street.



Resolution No. 4-3002
 Re: Adoption of Olney and Vicinity Master Plan
 WHEREAS, on January 26 and 28, 1966, the Maryland-National Capital Park and Planning Commission conducted a public hearing on the proposed Olney and Vicinity Master Plan and
 WHEREAS, on February 16, 1966, the Planning Commission adopted the Olney and Vicinity Master Plan and
 WHEREAS, on February 24, 1966, the Planning Commission referred the adopted plan to the County Council; and
 WHEREAS, the Planning Commission adopted the text for the Olney and Vicinity Master Plan on May 18, 1966 which was referred to the County Council on May 24, 1966; and
 WHEREAS, the County Council has approved the adopted plan including the text and contents in the plan as amended by the Maryland-National Capital Park and Planning Commission;
 NOW, THEREFORE, BE IT RESOLVED by the County Council for Montgomery County, Maryland, that
 Pursuant to Chapter 599, Laws of Maryland 1965, the Olney and Vicinity Master Plan is hereby approved.

A True Copy
 ATTEST:
Richard E. Frederick
 Richard E. Frederick, Clerk to the County Council for Montgomery County, Maryland
 August 30, 1966

LAND USE PLAN



OLNEY AND VICINITY MASTER PLAN FEBRUARY, 1966

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
WILLIAM J. STEVENS, chairman • BYRON SEDGWICK, vice-chairman • MRS. BENJAMIN COSCA • MRS. T. PAUL FREELAND • LOUIS A. GRAVELLE • EVERETT R. JONES • JOHN B. LAUER • BLAIR LEE III • JOHN L. PYLES • MRS. RUSSELL WILFRANK

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Jesse F. Nicholson Secretary-Treasurer
William J. Stevens Chairman

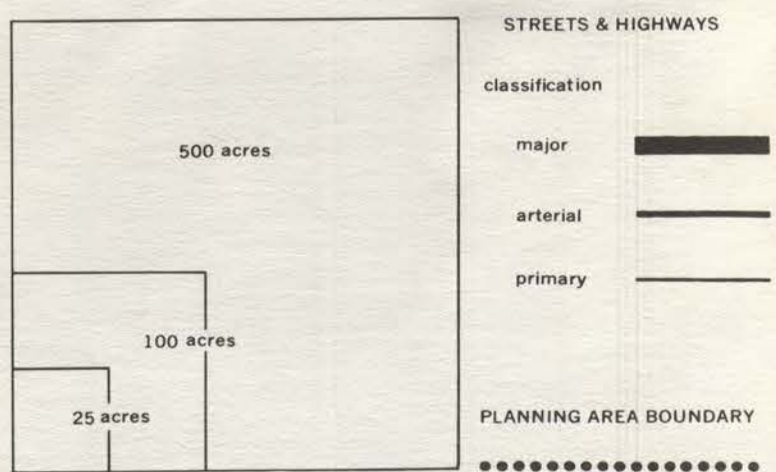
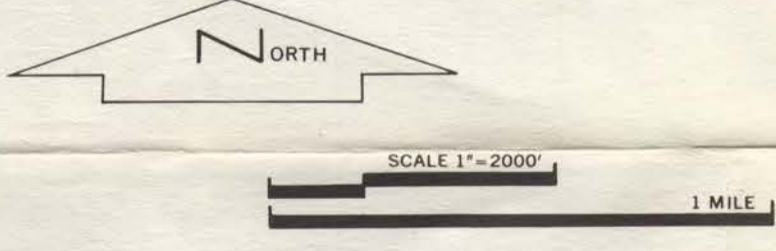
SEPTEMBER, 1966

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
W. C. DUTTON, JR., Chairman • BYRON SEDGWICK, Vice-Chairman • WALTER BUCHER • MRS. BENJAMIN E. COSCA • MRS. T. PAUL FREELAND • LOUIS A. GRAVELLE • JOHN B. LAUER • BLAIR LEE III • JOHN L. PYLES • MRS. RUSSELL WILFRANK

CERTIFICATE OF APPROVAL AS AMENDED

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Jesse F. Nicholson Secretary-Treasurer
W. C. Dutton, Jr. Chairman



Area amended from the R-A Zone to the R-R Zone by M.N.C.P.P.C. resolution dated September 21, 1966 in accordance with the County Council's recommendation and approval of the Plan. *****

Resolution No. A-3002
for Adoption of Olney and Vicinity Master Plan

WHEREAS, on January 26 and 28, 1966, the Maryland-National Capital Park and Planning Commission conducted a public hearing on the proposed Olney and Vicinity Master Plan; and

WHEREAS, on February 16, 1966, the Planning Commission adopted the Olney and Vicinity Master Plan; and

WHEREAS, on February 24, 1966, the Planning Commission referred the adopted plan to the County Council; and

WHEREAS, the Planning Commission adopted the text for the Olney and Vicinity Master Plan on May 18, 1966 which was referred to the County Council on May 24, 1966; and

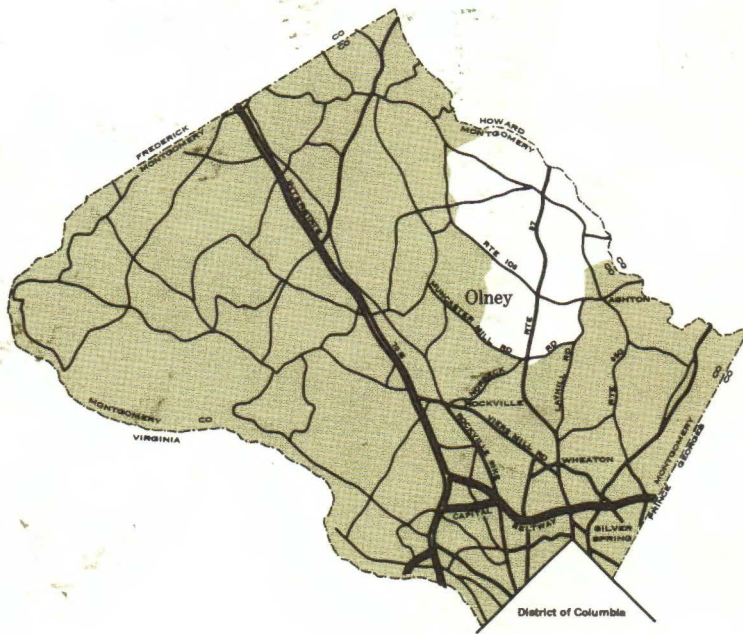
WHEREAS, the County Council has reviewed the adopted plan including the text and concurs in the plan as amended by the Maryland-National Capital Park and Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the County Council for Montgomery County, Maryland, that:

Pursuant to Chapter 599, Laws of Maryland 1965, the Olney and Vicinity Master Plan is hereby approved.

A True Copy
ATTEST:
Richard E. Frederick
Richard E. Frederick, Clerk to the County Council
for Montgomery County, Maryland
August 30, 1966

<p>LOCAL GOVERNMENT FACILITIES</p> <ul style="list-style-type: none"> special education existing elem. proposed elem. proposed jr. high existing sr. high proposed sr. high civic center recreation center youth center library 	<p>EMPLOYMENT</p>	<p>COMMERCIAL</p>	<p>R-T</p>	<p>R-90</p>	<p>R-R</p>	<p>R-E</p>	<p>R-A</p>	<p>CHURCH & INSTITUTIONAL</p>	<p>UTILITY</p> <ul style="list-style-type: none"> power transmission line f/w W.S.S.C. pumping station 	<p>CONSERVATION & EXTENSIVE PRIVATE OPEN SPACE</p> <ul style="list-style-type: none"> golf course nursery cem. cemetery 	<p>STATE PARK</p>	<p>W.S.S.C. CONSERVATION DISTRICT</p>	<p>M.N.C.P.P.C. DISTRICT</p>
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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

8787 GEORGIA AVE. • SILVER SPRING

4811 RIVERDALE ROAD • RIVERDALE