

# COMMUNITY FACILITIES PLAN

## SCHOOLS

The Olney Master Plan Area overlaps six high school cluster area boundaries: Sherwood; James Hubert Blake in the Northeast consortium; Rockville; Col. Zadok Magruder; Gaithersburg; and Damascus. A majority of the students in the area attend schools in the Sherwood and Magruder clusters. There are five elementary and two middle schools in the Master Plan area, all of them in Southern Olney.

### Existing Public Schools in the Olney Master Plan Area

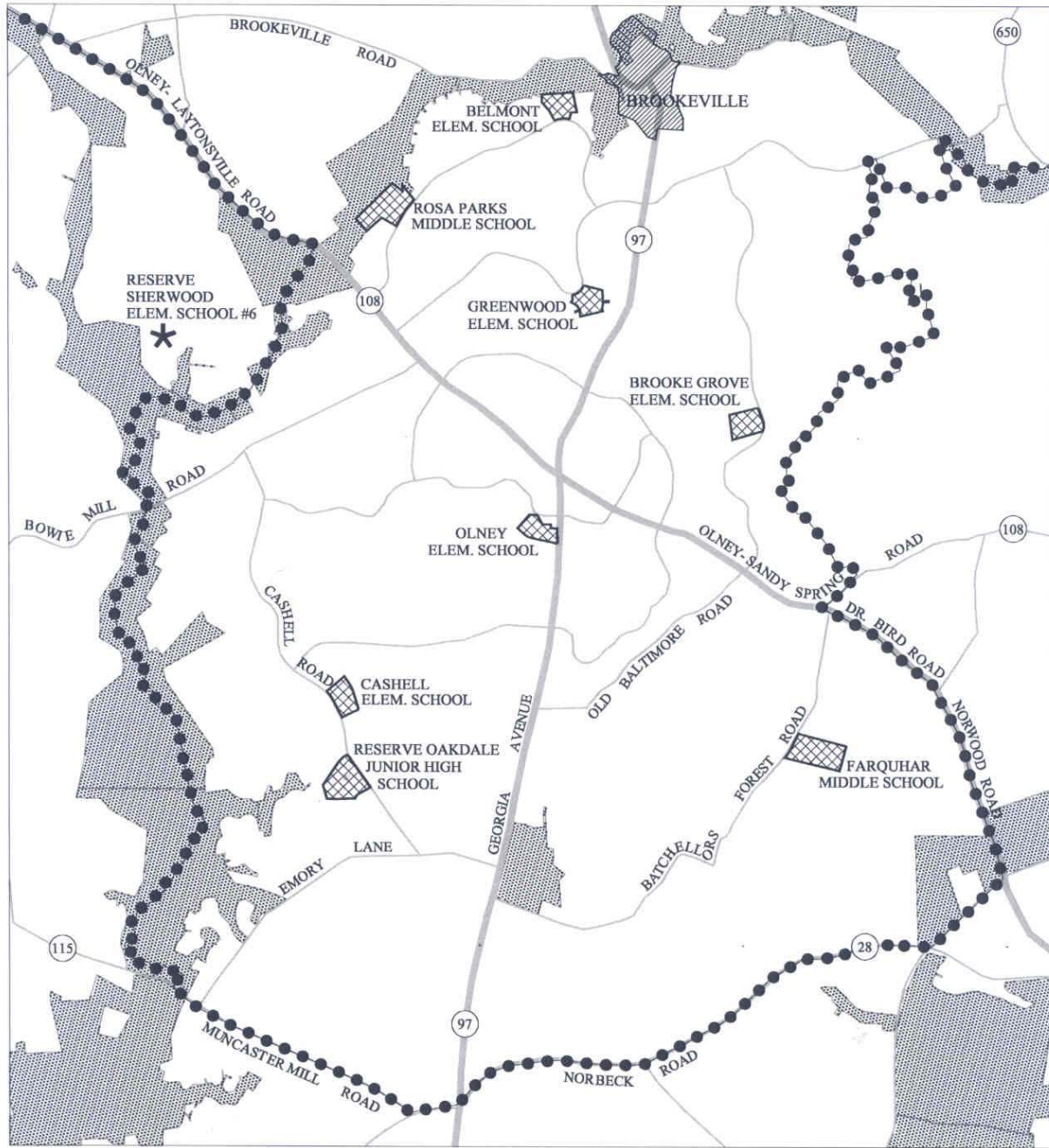
School	Acreage	Building Square Footage	Year Opened/ Renovated
Belmont Elementary School	10.5	49,279	1974
Brook Grove Elementary School	11.0	72,582	1989
Cashell Elementary School	10.2	42,860	1969
Farquhar Middle School	20.0	116,300	1968
Greenwood Elementary School	10.0	45,186	1970
Olney Elementary School	9.9	68,755	1954/1990
Rosa Parks Middle School	24.1	130,374	1992





The 1980 Master Plan analyzed five unused school sites in the Master Plan area: the Olney Southeast Elementary School site was surplus and turned into what is currently Southeast Olney Local Park; the Emory Lane Elementary School site on Emory Lane was surplus by Montgomery County Public Schools (MCPS) and is currently held by the County; the Oakdale Junior High School site on Cashell Road is still held by MCPS; the Olney Senior High School site on Bowie Mill Road near the Pepco lines was surplus and transferred to the County; and Hopewell Junior High School became the current Rosa Parks Middle School on Olney Mill Road.

The demographic profile of Olney indicates a bigger household size than the County as a whole: 3.24 persons per household compared to the County's 2.7. It also has a large portion of its population (24 percent) in the 5-17 year age group, which is reflected in higher school enrollments in the area. Currently, most of the area elementary and middle schools are slightly above capacity and the rest are at or near peak enrollment. Sherwood and Magruder High Schools currently exceed capacity, and projections indicate that they will continue to do so through 2008.

This Plan proposes a modest increase in housing growth in the Planning Area. The largest increase is proposed for the Town Center where the commercial core area is encouraged to have multi-family units in mixed-use developments. Outside the Town Center, the Golden Bear area in the northeast corner of Georgia Avenue and Norbeck Road is recommended for rezoning to higher densities with the potential to generate school age population in the Planning Area.

# Public Schools



-  Public Schools
-  Parkland
-  Incorporated Areas
-  Master Plan Area Boundary



However, additional capacity at this location will not impact schools in Olney since this area feeds into the Flower Valley Elementary School (Rockville Cluster), which is located in the Aspen Hill Master Plan Area, and has available capacity through 2008. A large portion of the Southeast Quadrant, another area with large parcels of vacant land, some of which are expected to be developed in the near future, is in the Blake High School Cluster in the Northeast Consortium and feeds the Sherwood Elementary School. The recommended zoning changes in this area do not add significantly higher number of new units to the overall level of projected growth in the Southeast Quadrant. Enrollment in 2002 at Sherwood Elementary School was over capacity by nine students, and continues at that level through year 2006 before it jumps to 63 seats over capacity in 2007 due to a projected drop in program capacity caused by the implementation of the all-day kindergarten program. In the Cashell Elementary School area, the Plan recommends downzoning the Norbeck Country Club site significantly reducing its housing potential.

The Plan's potential growth is relatively small and spread out over three high school clusters. It will start to yield children of elementary school age over a five to ten-year period when the current peak in the elementary school is expected to move on to create space for this additional growth. Long-term school enrollment forecasts, and related school facility needs, however, are less certain because of the longer time horizon for master plans (15-20 years).

School facility needs are influenced also by changes in school programs and other educational initiatives (smaller class size, for example). It is possible that additional school facilities would be needed even if there is no significant increase in the area population. MCPS's 18.5-acre Oakdale Junior High School site on Cashell Road would address such unforeseen needs. Although the MCPS has no plans to build a school on this site in the near future, it has recommended that this site be retained for school purposes. The Housing Chapter of this Plan recommends that, if this site is not needed for a school use, it should be considered for affordable housing. MCPS also owns another 17-acre school site on Wickham Drive (Sherwood Cluster Elementary Site #6, outside the Olney Master Plan area), which could be used if any school facilities are needed in the area.

**Recommendation:**

**Retain the proposed Oakdale Junior High School site on Cashell Road for future school needs.**

**OLNEY LIBRARY**

The Olney Library opened in 1980 at its current location on the south side of MD 108 west of Georgia Avenue when the Olney population was approximately 17,000 persons. Since then, the population has more than doubled and library needs have grown. In addition to library services, the building contains meeting rooms for the community and space for part time staff of the Mid-County services center.

In 1999, the County prepared a study for the much needed renovation of the library. The community at the time requested that the library be expanded to become a civic center for the community. The current size of the property precludes any major addition or expansion to the library building and its function. However, a joint development or a plan that takes advantage of the redevelopment of the adjoining Olney Shopping Center site, if it redevelops, should be explored for a possible civic center/town commons at his location. If the library is moved to another site, it should be relocated within the Town Center, and co-located with other community facilities to form a civic center. The Specific Properties section of the Land Use Chapter recommends the Olney Library site (#17) as suitable for rezoning to PD-7.

**Recommendation:**

**If the Olney Library is relocated to another site it should be within the Town Center, preferably in a combined civic center with other services and a town commons. Explore the feasibility of a joint development with the adjoining Olney Shopping Center to create a civic center/town commons at his location.**

**PUBLIC SAFETY**

Public safety services are provided by the Montgomery County Police and the Montgomery County Fire and Rescue Service, in conjunction with the Sandy Spring and Laytonsville Volunteer Fire Departments. The area is within the Fourth District of the Montgomery County Police Department. The Police Department currently maintains a drop-in police trailer in Olney. The current facility could be used as a regularly staffed satellite if changes in population, crime, traffic conditions, or other factors indicate that a facility closer than the Fourth District Police Station is needed. Should the current trailer need to be replaced, any satellite facility should be located in the Town Center, possibly in a civic center or co-located with other County facilities. Three fire stations serve the Olney Master Plan Area: Station 40 on Georgia Avenue in Olney; Station 4 on Brooke Road in Sandy Spring; and Station 17 on MD 108 in Laytonsville. Fire-rescue units from other nearby stations respond to this area when needed. These three stations provide fire suppression, rescue and emergency medical services. Sandy Spring Station 4 was relocated in 2002 to a new facility on Brooke Road close to the former station. Due to its small size and its condition, Laytonsville Station 17 may be renovated on its present site or relocated to a nearby site within the next 10 years. Station 40 is expected to remain at its present site on Georgia Avenue. While no additional fire-rescue stations are anticipated within the Olney Master Plan Area in the next 10 years, a study will be conducted by Fire-Rescue within the 2006-2008 to determine the need for an additional station along the Norbeck Road corridor. The redeployment of certain fire-rescue units may occur at any time based upon changing needs in the area.

To enhance the fire suppression capabilities within areas lacking fire hydrants, the Montgomery County Fire and Rescue Service (MCFRS) urges builders and property owners to voluntarily install underground water tanks directly on their property or at the entrance to housing developments/clusters for use by the MCFRS. These underground water tanks should hold 20,000 gallons or greater based upon fire fighting water flow requirements of the property(ies) to be protected. Tanks should meet the requirements of

the National Fire Protection Association, including appropriate connections for hook-up to MCFRS pumpers and a roadside sign or pavement marking identifying the tank's location to fire fighters. Another recommendation is for persons having ponds on their property to make the water readily accessible to fire fighters by installing "dry hydrants" and providing improved access to them (e.g., paved or gravel roadways and turnaround areas) for MCFRS vehicles.

## **OLNEY POST OFFICE**

The Olney Post Office is located on the south side of MD 108 west of Georgia Avenue. If the post office decides to relocate to another site, it should be relocated within the Town Center, and the site should be considered for a community facility use. The site would also be suitable for housing including affordable housing. The Specific Properties section of the Land Use Chapter recommends the Olney Post Office site (#16) as suitable for rezoning to PD-7.

## **OLNEY THEATRE**

The Olney Theatre Center for the Arts has been a tradition in Olney for more than 60 years. The theater opened on July 25, 1938. Since then, some of the biggest names in American theater have been associated with the Olney Theatre. In addition to its mainstage season which emphasizes 20<sup>th</sup> century American classics, new works, area premieres, reinterpretations of classics and musical theater, the Olney Theatre also offers several outreach programs including: National Players, America's longest running classical touring company (since 1949); Potomac Theatre Project; special school performances of mainstage shows; free Summer Shakespeare Festival; and post-show discussions sponsored by the Arts and Humanities Council of Montgomery County.

Currently, the theater is moving ahead with a plan to build a new theater and transform its 14 acres into a nationally acclaimed cultural arts center and education campus. Future additions and improvements to the theater should be consistent with the Plan's vision of the Olney Theatre as a unique cultural facility that can co-exist in harmony with its neighbors and continue to add richness to Olney's quality of life.

### **Recommendation:**

**Support the Olney Theatre's existing and future plans for potential future expansion.**