

IMPLEMENTATION PLAN

INTRODUCTION

This chapter outlines the mechanisms to implement the recommendations of this Plan. It includes zoning, environmental resource protection, community sewer service, community water service, acquisition of parkland, and Legacy Open Space recommendations.

ZONING

The land use recommendations of this Plan will be implemented primarily through zoning. All zoning changes recommending Euclidian zones will be implemented through the Sectional Map Amendment Process following the approval of this Plan by the County Council and the subsequent adoption of the approved Master Plan by the M-NCPPC. The Sectional Map Amendment process is a comprehensive rezoning of the planning area as recommended by the approved Master Plan. Zoning changes recommending floating zones can be mapped either at the Sectional Map Amendment stage, or later at the request of the property owners.

The following table outlines the recommended zoning changes based on the discussion of specific properties in the Land Use Chapter and a new zone in the Town Center Chapter.

Recommended Zoning Changes

	Properties	Acres (estimated)	Current Zoning	Proposed Zoning	Sewer Service	Comments
Northeast Quadrant						
1	Mess	198.3	RE-2	RNC	Yes	
2	Brooke Grove Foundation	15.8	RE-2	RNC	Yes	Currently has a nursing home
3	Simms	10.6	RE-2	RNC	No	Recommended for park acquisition
Southeast Quadrant						
4	Applegate	6.63	RE-2	RNC	Yes	
5	Barnes	10.00	RE-2	RNC	No	
6	Bowns	6.00	RE-2	RNC	No	
7	Brownley	9.67	RE-2	RNC	Yes	
8	Bruzee	24.00	RE-2	RNC	No	
9	Campbell	7.50	RE-2	RNC	Yes	
10	Casey	92.6	RE-2	RNC	Yes	The eastern 17.2- acre portion recommended for park acquisition
12	Cronin	16.00	RE-2	RNC	No	
13	Danshes	38.60	RE-2	RNC	No	
14	Dodge	26.14	RE-2	RNC	No	

	Properties	Acres (estimated)	Current Zoning	Proposed Zoning	Sewer Service	Comments
15	Doherty	15.00	RE-2	RNC	No	
16	Flannery	5.70	RE-2	RNC	No	
17	Gandel	60.00	RE-2	RC	No	
18	Graefe	10.36	RE-2	RNC	No	
19	Guzick	15.35	LDRC	RNC	Yes	Already developed
20	Hanks	10.70	RE-2	RNC	Yes	
21	Hyde	49.70	RE-2	RNC	Yes	Not including Good Counsel High School
22	Johnson	6.17	RE-2	RNC	No	
23	Kimble	16.48	LDRC	RNC	Yes	
24	Koenig	7.20	RE-2	RNC	Yes	
25	Kozorski	6.98	RE-2	RNC	Yes	
26	Kupersmidt	45.11	RE-2	RNC	Yes	
27	Little	6.89	RE-2	RNC	Yes	
28	Lockwood	27.14	LDRC	RNC	Yes	Already developed
29	Lyons	8.94	RE-2	RNC	No	
30	Mandell	72.4	LDRC	RNC	Yes	Already developed
31	McKeever	5.60	RE-2	RNC	Yes	
32	Miller	7.25	RE-2	RNC	Yes	
33	Northwest Investment	107.00	RC	RNC	Yes	
34	Pachulskja	10.20	RE-2	RNC	Yes	
35	Polinger	176.00	RE-2	RNC	Yes	
36	Weidner	7.20	RE-2	RNC	Yes	
37	Golden Bear Area	85.0	RE-2	R-200/TDR- 7	Yes	
Southwest Quadrant						
38	Silo Inn	3.0	C-1/R-200	C-1	Yes	
39	Norbeck CC	198.6	RE-1	RNC	Yes	
40	Bowie Mill Road County property	32.0	R-200	R-200/PD-3	Yes	
Town Center						
41	Olney P.O.	1.5	R-60	PD-7	Yes	
42	Olney Library	2.5	R-60	PD-7	Yes	
43	Olney E.S.	9.9	R-200	MXTC	Yes	
44	Town Center Core	87.0	Multiple zones	MXTC	Yes	Currently zoned C-1, C-2, C-T, C-O, and OM

Rezoning of LDRC Properties in the Southeast Quadrant

The Land Use Chapter recommends the four areas currently zoned LDRC to be rezoned RNC on community water and sewer with no more than 0.2 units per acre. The requirements of the LDRC Zone are generally similar to the RNC Zone at 0.2 units per acre on community sewer. Properties already developed under LDRC Zone will be able to conform to the minimum open space and other requirements of the RNC Zone. Properties that have been zoned LDRC but have not gone through the subdivision process will be rezoned to RNC and required to follow the RNC Zone regulations if subdivided. Since no land outside the Olney's Southeast Quadrant is zoned LDRC, the LDRC Zone should be deleted from the Zoning Ordinance following the rezoning of all LDRC properties to the RNC Zone.

The Zoning Ordinance should be amended to indicate that properties already developed under the LDRC Zone would be considered conforming under the RNC Zone as they are currently developed. The proposed text amendment to the RNC Zone is as follows:

Developments approved pursuant to the LDRC Zone prior to December 31, 2003 are considered conforming for the purposes of zoning compliance. Any significant modification or addition to such properties must comply with the requirements of the RNC Zone as applicable.

REDEVELOPMENT OF TOWN CENTER

To facilitate the redevelopment of Town Center and the creation of a Civic Center, this Plan recommends the development of a new zone for Town Center, the creation of an Advisory Committee and a capital improvements program project to construct a Civic Center.

Mixed-Use Town Center (MXTC) Zone

This Plan recommends adoption of a new Town Center zone to encourage the redevelopment of Town Center as a mixed-use, pedestrian friendly focal point for Olney. Key elements of the new zone are follows:

- A mix of residential, retail and services needed for the Olney community, and some commercial uses.
- Development under the standard method is limited to 0.35 floor area ratio (FAR), 8 units per acre and building heights no greater than 42 feet. Development under the optional method is limited to 1.0 FAR, 20 units per acre and building heights no greater than 70 feet.
- Requirements for street facades to make the Town Center more pedestrian friendly.
- Requirements for public use space.

Advisory Committee

To help facilitate the redevelopment of Town Center with input from the Community as well as property owners, the Plan recommends the creation of an Advisory Committee that will consider ways to expedite redevelopment options, focusing on ways to ensure the prompt creation of a new Civic Center.

Civic Center

The Master Plan recommends the creation of a new Civic Center. Land for the Civic Center will be provided as part of the redevelopment of properties in Town Center under the public use space requirements in the new MXTC Zone. Although it appears that the northeast corner of Town Center will be the first to redevelop and provide public use space large enough for a Civic Center, until development plans are submitted, the location remains uncertain. As soon as the location has been identified, assess whether it is necessary to create a capital improvements program (CIP) to begin planning the Civic Center.

STAGING

Residential development allowed under the zoning proposed in this Plan is divided into two stages. The first stage allows up to 15,235 dwelling units in the Olney Master Plan Area. Before any residential development can be approved beyond the first stage, the Planning Board must conduct a transportation analysis to re-calculate the amount of housing that can be accommodated within the applicable transportation level of service standard for Olney. If the re-calculation generates a higher figure than 15,235 units, then additional units may be approved up to the new figure.

If additional units are sought that would bring the Plan's total higher than the applicable transportation level of service standard, then these units can be approved only if:

(1) the Planning Board identifies further improvements and/or programs not already identified in the Plan that would add transportation capacity and/or reduce demand sufficient to meet the applicable level of service standard; and

(2) the Council programs the funds for such improvements and/or programs so they are implemented within four years.

ENVIRONMENTAL RESOURCE PROTECTION

The high water quality and unusually sensitive environmental resources of the Upper Rock Creek are potentially threatened by the proposed development in the Planning Area portion of the watershed north of Route 108 and on the Norbeck Country Club property. These two areas should be added to the Upper Rock Creek Special Protection Area (see Special Protection Area map) and the Overlay Zone. The Montgomery County Code, Chapter 19, Article V, establishes a process for water quality review in Special Protection Areas (SPA) and addresses applicability, exemptions and waivers. The process requires any person or agency (public or private) requiring Planning Board approval of a development plan to

submit a water quality inventory and a preliminary and final water quality plan, unless exempt. This article also requires pre-, during, and post-construction water quality monitoring for development subject to water quality plan approval.

The Montgomery County Code, Chapter 19, Article V generally exempts properties in agricultural, residential, and mixed-use zones from submitting a water quality plan if the proposed impervious area is less than 8 percent of the total land area, unless specifically required in, among other things, a land use plan. This plan requires all applicants for new development in the Upper Rock Creek SPA to submit a water quality plan and does not allow any exemptions listed under Montgomery County Code, Chapter 19-63, Article V. Water Quality Review in Special Protection Areas. All public projects must also conform to the water quality plan and monitoring requirements established in Article V.

In addition, to assure that imperviousness stays at levels that can sustain the current stream conditions, the area described above should be added to the Upper Rock Creek Environmental Overlay Zone to control all new development served by sewer.

SPA requirements (in particular, the application of an imperviousness cap) are not intended to preclude the construction of any public project including those designated in this Master Plan, such as the Intercounty Connector, public schools and park facilities. However, this Plan supports the avoidance of environmentally sensitive areas, minimization, and mitigation and recommends that these be thoroughly examined in the earliest stages of project development.

Recommendations:

- 1. Expand the Upper Rock Creek Special Protection Area to include: 1) a portion of the watershed north of Route 108 and west of Reddy Branch Stream Valley Park; and 2) the Norbeck Country Club property.**
- 2. Require that each applicant submitting a plan that requires Planning Board approval within the Upper Rock Creek Special Protection Area submit a water quality plan for review in accordance with the Montgomery County Code, Chapter 19, Article V. Water Quality Review in Special Protection Areas.**
- 3. Expand the Upper Rock Creek Environmental Overlay Zone with an eight percent imperviousness cap for the same geographic area as the Special Protection Area.**

COMMUNITY SEWER SERVICE

The County's policies on the provision of community sewer service are governed by the Water and Sewer Plan, the County's General Plan, master plans, the state's Smart Growth policies, and other policy documents. Master plans recommend where service is to be provided, generally in areas of more than one unit per acre, consistent with Water and Sewer Plan policies. In lower density wedge areas, sewer is generally provided only where cluster zoning categories or affordable housing are specifically recommended in the master plan and the developer proposes cluster development.

Community sewer service in the planning area is provided through trunk lines that parallel the North Branch of Rock Creek and the Batchellors Forest tributary of the Northwest Branch. In the North Branch of Rock Creek, sewer lines parallel the stream to the point where Williamsburg run joins the North Branch, then proceeds east to serve medium density areas in Olney west of Georgia Avenue. In the south, these trunk lines join to form the main trunk line down the Rock Creek through the District of Columbia and on to the Blue Plains Treatment Plant. In the Northwest Branch, there are two main trunk lines: one serves the area that drains to the Northwest Branch, and the other serves areas of the Town Center in the Hawlings River watershed through the James Creek drainage.

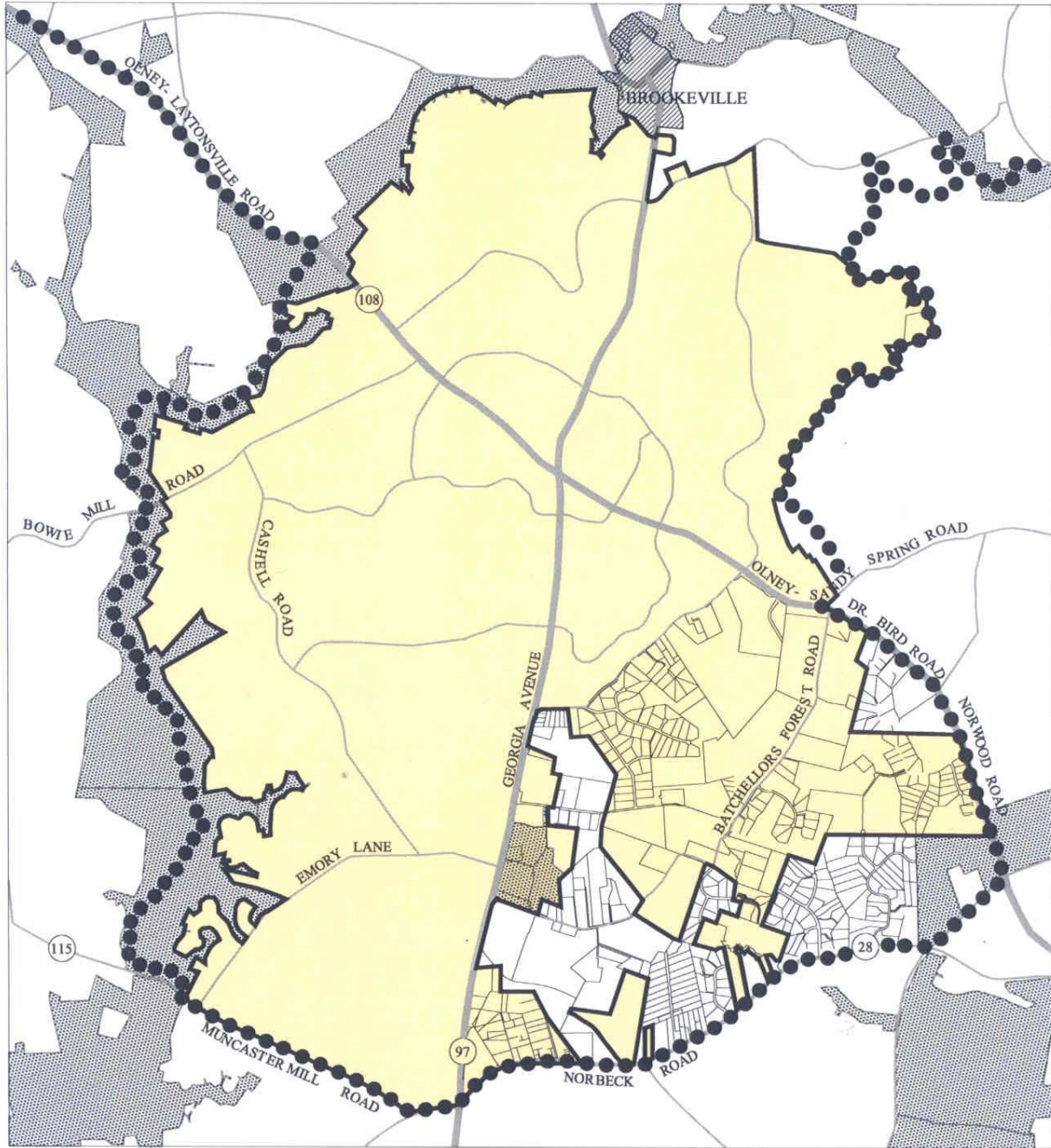
Providing community sewer service to relieve failed septic systems can help to minimize groundwater contamination. However, depending on density and clustering options, the provision of community sewer service can damage sensitive habitat and water resources by facilitating development to the maximum zoning density. While extensions along stream valleys are designed to minimize direct environmental impacts, they can alter the characteristics of streams and stream buffer habitat and modify the natural hydrologic system due to wetland fragmentation. Lines that must cross streams or parallel them within the stream buffer can be troublesome if eroding stream channels expose sewer mains and manholes, leaving them more susceptible to damage.

Where the recommendations of the Master Plan and the policies of the Comprehensive Water and Sewer Plan do not support the provision of community sewer service, development should occur, as feasible, using on-site sewerage systems. Septic and other on-site sewage disposal systems are permitted and regulated by the County's Department of Permitting Services. Community sewer service extensions in this Plan are recommended for areas where density levels and clustering are compatible with resource protection and where such extensions would not require new trunk lines in stream valleys.

Recommendations:

- 1. Provide community sewer service in the planning area generally in conformance with Water and Sewer Plan service policies. This will generally exclude areas zoned for low-density development (RE-1, RE-2, and RC) not already approved for service from further extension of existing sewer mains.**
- 2. Extend sewer service to areas recommended for RNC in the planning area, where feasible and as recommended in the Land Use Chapter of this Plan. Extend sewer service to RE-1 cluster only where the cluster option is used.**
- 3. In the North Branch of Rock Creek, Hawlings River and Northwest Branch watershed stream valleys, on-site sewer extensions to serve new development should follow roadways where possible and avoid stream buffers.**

Sewer Service Areas



- Proposed Sewer Service Area
- Parks
- Incorporated Areas
- Master Plan Area Boundary



COMMUNITY WATER SERVICE

Water policies of the County's Water and Sewer Plan allow for the provision of community water service throughout the majority of the Master Plan area except for the area zoned RDT. Community water service has been extended to the area around the Oaks Landfill in fulfillment of the agreement between the County and the residents concerned about potential water supply contamination. This has resulted in the extension of public service to areas zoned RDT which are not usually intended for such service. The County Council's action in granting this service was not to stand as a precedent for public water service elsewhere in the RDT Zone. The Council has specifically excluded community water service from properties zoned RDT around the Town of Laytonsville. The County has proposed the extension of community water service to the Town of Laytonsville, just west of the planning area. This will provide greater availability of water service in the northwestern part of the planning area, where WSSC's ability to provide service is now constrained by water system pressure limitations.

The provision of community water service is generally required for areas zoned for moderate to high-density development. Areas zoned for one, two, and five-acre densities are allowed for the consideration of water service on a case-by-case basis. Some lower density areas that initially developed using private, on-site wells are unlikely to receive community water service for the foreseeable future. In addition, some areas now within the community water service envelope initially developed using individual wells and continue to use them. On-site well water supply systems are permitted and regulated by the County's Department of Permitting Services.

Recommendation:

Provide community water service in the planning area in conformance with the Water and Sewer Plan policies.

SUMMARY OF PARKLAND RECOMMENDATIONS

The following properties are recommended as parkland for active and passive recreation purposes. Properties recommended for parkland acquisition through the Legacy Open Space Program are listed separately in this chapter.

Properties with Proposed Parkland Acquisition

Property	Recommendations
Recreation Opportunities	
Casey Property (adjacent to Farquhar Middle School)	Acquire as a local park through dedication
Gandel Property	Acquire a portion of the property along its western edge for a trail connection
Graefe Property	Acquire all or a portion for possible recreation
Kimble Property	Acquire for active recreation
WSSC Property in Olney Mill	Acquire if not needed by WSSC
Resource Protection	
Norbeck Country Club	<p>Seek dedication during redevelopment process to improve stream quality in the North Branch of Rock Creek.</p> <p>Seek dedication of a portion of the property for a local park, if there is a need for a local park in the area at the time of subdivision.</p>

LEGACY OPEN SPACE RECOMMENDATIONS

The *Legacy Open Space Functional Master Plan* (LOS Plan) is a key program to achieve the multiple open space goals expressed in this Plan. It is designed to protect a broad range of valuable open spaces through a variety of tools, ranging from easements and private donations to acquisition and dedication.

Several properties in the Olney Master Plan Area are identified in the LOS Plan as Class III sites (Legacy Open Space Master Plan Appendix D) to indicate that further study was necessary before making recommendations regarding their suitability for the program. These sites have been studied in depth as part of this master plan process and this Plan amends the LOS Plan to add or remove these sites from the Legacy program as shown in the following two tables.

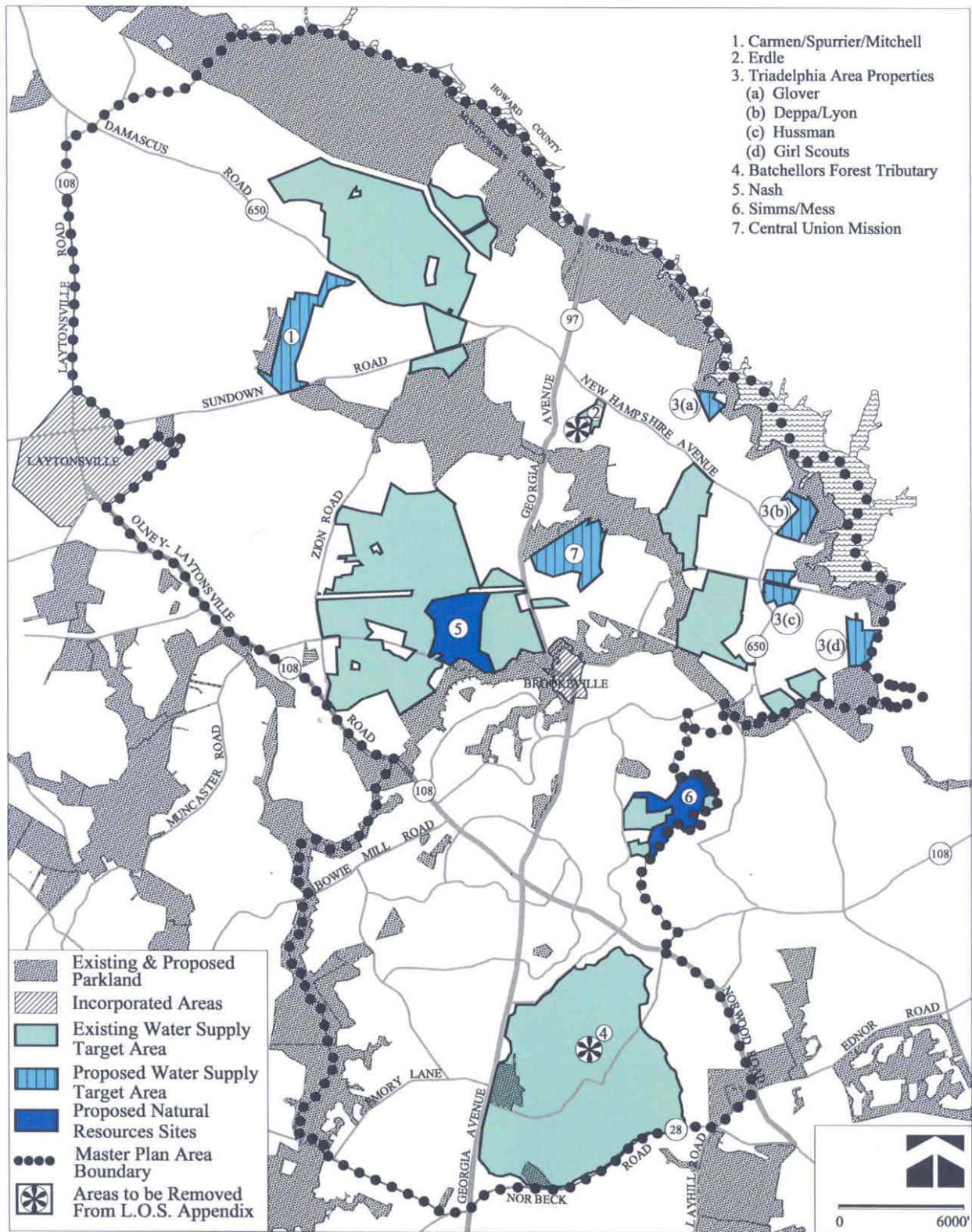
Legacy Open Space Recommendations for Class III (Appendix D) Sites

Site Number & Name	Comments	Legacy Category Recommendation	Protection Techniques
1. Rachel Carson Extension: Spurrier, Carmen, & Mitchell properties	Second most important forest stand in Olney Master Plan Area. Potential trail connectivity from Rachel Carson to Patuxent River	Add to Water Supply target area (Class II)	Protect through dedication or acquisition
2. Erdle Property	Property already partially developed. No significant resources	Delete from Class III	N/A
3. Triadelphia Lake Area - Four areas were identified in LOS Master Plan process:			
3a. Glover	Reservoir edge property. Enhances Patuxent River trail opportunities (Green Ribbon Trail)	Add to Water Supply target area (Class II)	Protect through dedication or acquisition
3b. Deppa/Lyon	Reservoir edge property. Enhances Patuxent River trail opportunities (Green Ribbon Trail)	Add to Water Supply target area (Class II)	Protect through dedication or acquisition
3c. Hussman properties	Reservoir edge property. Enhances Patuxent	Add to Water Supply target area (Class II)	Protect through dedication or acquisition

Site Number & Name	Comments	Legacy Category Recommendation	Protection Techniques
	River trail opportunities (Green Ribbon Trail)		
3d. Girl Scouts	Patuxent River gap property. Enhances Patuxent River trail opportunities (Green Ribbon Trail)	Add to Water Supply target area (Class II)	Protect through easement with current use Seek dedication or acquisition if land use changes
4. Batchellors Forest Tributary	Several properties evaluated according to LOS natural resources criteria. Important natural resources, but fell short of LOS criteria	Delete Batchellors Forest tributary from Class III	Important to protect forest, wetlands and other green space through appropriate zoning and development patterns as described elsewhere in this Plan

In addition to the above sites, two properties that already lie within the Water Supply target area of Legacy Open Space Plan have been judged to include enough significant forest and wetlands that they should be added to the Natural Resources category. A third property has been evaluated as deserving of placement in the Water Supply target area. The following table summarizes the rationale and recommendations for these properties.

Legacy Open Space Recommendations



Natural Resources and Legacy Open Space

Site Number & Name	Comments	Legacy Category Recommendation	Protection Technique Recommendation
5. Nash Properties (Park acquisition area only)	Large, high quality complex of forest and wetlands adjacent to existing parkland. Contributes to preserving quality of Reddy Branch Biodiversity Area	Add to Natural Resources category (Class I) - Retain within agricultural and water supply target areas	<ul style="list-style-type: none"> - Protect through dedication or acquisition - Potential for combining with Ag preservation efforts on the rest of Nash properties - Potential for heritage protection
6. Mess and Simms properties (Park acquisition area only)	Large, high quality forest complex. Key trail connection from Northwest Branch to Hawlings & Patuxent Rivers	Add to Natural Resources category (Class I) - Retain within agricultural and water supply target areas	<ul style="list-style-type: none"> - Protect Mess through dedication of open space required by RNC Zone - Protect Simms through acquisition
7. Central Union Mission	Two large forested areas immediately adjacent to parkland. Provides important ecological buffer to Hawlings River Biodiversity Area	Add to Water Supply target area (Class II)	<ul style="list-style-type: none"> - Protect high priority forest through easement with current use (camp on site). - If land use changes, preferred option is to seek dedication or acquisition of the portion of the forest that adjoins the Hawlings River Stream Valley Park. (The existing camp should be allowed to continue operations and M-NCPPC should restrict public access on parkland for as long as the camp is in operation.) Use easements to protect the rest of the forest. At the time of subdivision, easements could be used to protect all or part of the high priority forest if deemed appropriate by the Planning Board.