

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.~~

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>

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