

**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.

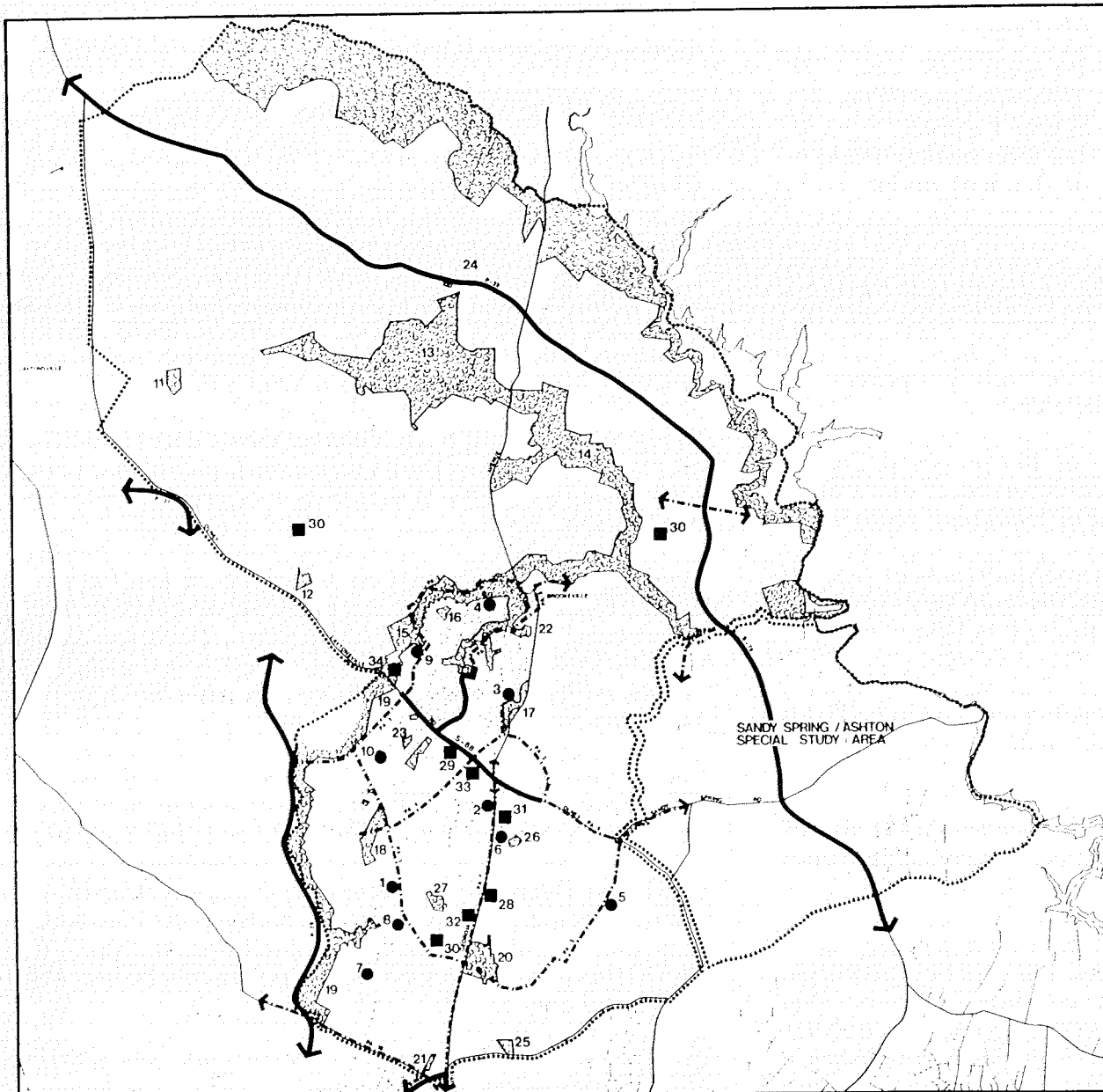
Some of the ballfields at Longwood are located on land within the ultimate 4-lane right-of-way for Georgia Avenue. The right-of-way is being leased by the County to Longwood Recreational Center on a temporary basis. The County will study means of saving the ballfields during Georgia Avenue alignment 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 Hawings 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

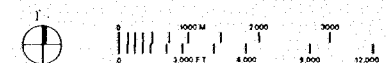
- 33 Library
- 34 WSSC - Water Storage Facility

- 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 Sub-division 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
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
PA-9	Longwood Community Center to Brookeville	Longwood Community Center, Brookeville
PA-10	Route 115 Relocated	Norbeck, Rock Creek Park

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 descendents 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:

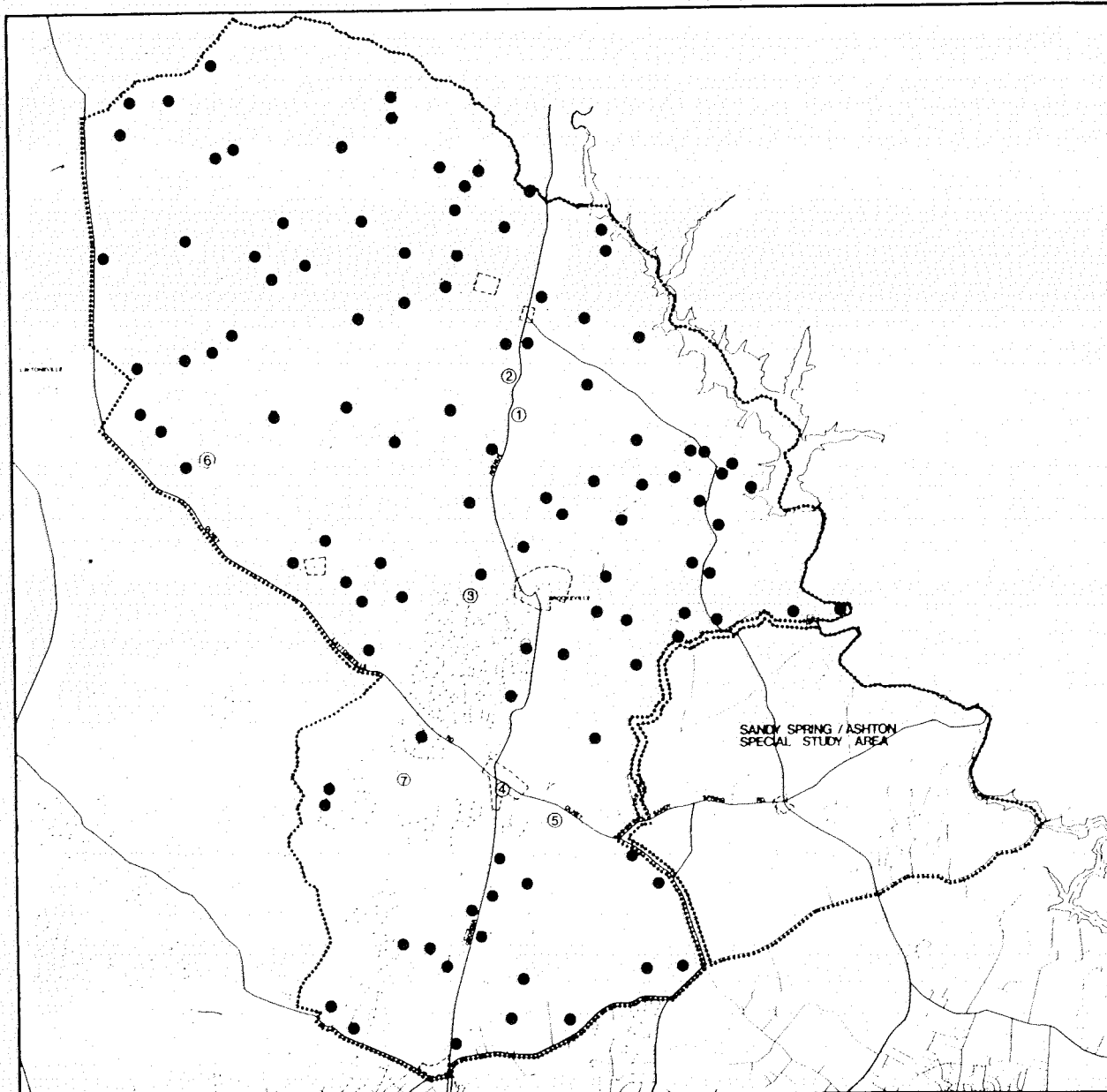
Olney House. Many small shops now occupy the Olney House, which is located on commercially zoned land. The Olney Master Plan encourages the use of several incentives to preservation, including the use of revolving funds and grants and easements to be administered by the Historic Preservation Committee. 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

