

Montgomery County Planning Board
For inclusion in Public Hearing Record
Re: Olney Master Plan
Date of Hearing: Sept. 18, 2003
Date Rec'd: _____
Corres. No.: _____

August 27, 2003

Derrick P. Berlage, Chairman
Montgomery County Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

RECEIVED
1234
Sept 02 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage,

I am a long standing resident of Montgomery County and have lived in Olney for the past two years. I have actually encouraged three family members and a number of close friends to relocate to this wonderful County, because I feel so strongly about the great opportunities it offers with its natural surroundings and community services, which are unbelievably unique in this day and age.

I am writing to express my extreme concern regarding building plans, which I feel would have a negative impact on the relaxed and welcoming tone established and treasured in the Olney community where I live. The County is proposing to use land on the south side of Bowie Mill Road, between Daly Manor Place and Ivy Lane for a housing development of approximately 78 units.

Of all the properties listed in the Olney Master Plan, this 32 -acre site on Bowie Mill Road is possibly the least suitable for high-density affordable housing. Proposals for this site must remain consistent with what is proposed in the rest of the Master Plan and be sensitive to the needs of local citizens and the environment.

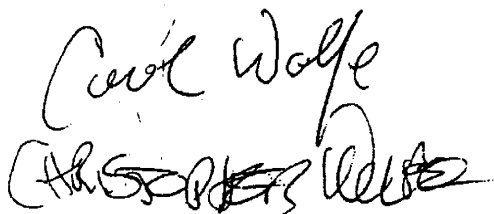
The approved Upper Rock Creek Master Plan designates this area as wetlands with special protection level, and strongly discourages further development. This master plan should prevail in decisions on this site.

The 32-acre Bowie Mill Road site seems to have been singled out, from all the properties addressed in the Olney Master Plan, for high-density affordable housing. Yet, this site is traversed by a stream, an underground spring, a natural gas pipeline and high-tension wires making it doubtful how much of it is really useable for development.

Finally, there is a serious and significant transportation crisis in Olney - so serious that the entire town is under a moratorium for new subdivisions. The Norbeck Grove subdivision has aggravated an already highly traveled road and no traffic mitigation was done to ease the congestion, noise and pollution. Adding another 78 units will overwhelm Bowie Mill Road.

This proposed property is not suitable for high-density housing. If building plans proceed forward, it should be limited and impact studies need to be done. Please take these thoughts into consideration as the plan for Olney is being completed.

Sincerely,

Handwritten signatures of Carol and Christopher Wolfe. The signature for Carol is written above the signature for Christopher. Both are in cursive script.

Carol and Christopher Wolfe
18217 Darnell Dr., Olney

RECEIVED
Sept 02 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage/Mr. Duncan,

I am writing to you about the 32 acre property on the south side of Bowie Mill Road in Olney, The current draft recommends that this land is to be used for a housing development. I oppose any building on this land for several reasons:

1. It is the North Branch of the Rock Creek watershed and needs to be left alone to insure quality clean drinking water. A large community, Norbeck Grove, has been built on the north side of Bowie Mill Road which has put pressure on the wetlands that help filter our drinking water.
2. Bowie Mill Road cannot handle the additional traffic. Again, with the addition of Norbeck Grove residents, the traffic has already been increased significantly.
3. This property contains a major gas pipe line through the center of it.
4. This property contains an underground spring and is considered wetlands.
5. My land survey indicates that this land is owned by the Board of Education, not the county. It has said that the land is a reserved spot for a future school. I bought my house based on this information. The county neglected to ever update the change of ownership.
6. The land on Bowie Mill Road is the only land space in Olney designated for MPDUs. I am not against MPDUs but am against this land being the only spot for them. This land is not near any services nor is there any good public transportation to get to these services. Building MPDUs closer to a town center would be much more appropriate.

This land needs to be preserved. If building is to be done, it should be limited and impact studies need to be done. Please take these thoughts into consideration as the plan for Olney is being completed.

Sincerely,

Duane Fisher
Claire M. Fisher

Montgomery County Planning Board
For inclusion in Public Hearing Record
Re: *Olney Master Plan*
Date of Hearing: *9-18-03*
Date Rec'd: _____
Corres. No.: _____

Claire & Duane M.
18201 Darnell Dr.
Olney, MD 20832

August 27, 2003

RECEIVED

Sept 02 2003

Fri. Aug 28th

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Derrick,

I live on Darnell Drive in Olney and am writing to you about The 32 acre property in my backyard facing Bowie Mill Road. The current draft recommends that this land is to be used as a housing development.

I am opposed to any building on this land for several reasons:

1. there is a major gas pipe line going through the center of it

2. The property is considered wetland as it contains an underground spring

3. The land is home to many deer, geese and migratory birds

4. Bowie Mill Road cannot handle the additional traffic. As it is now, the 4-way stop at Bowie Mill and Cashell Road is way overburdened.

5. This area is unsuitable for high-density housing

6. To insure quality (clean) drinking water for this area, this property needs to be left alone. We must look at the big picture

Thank you.

Sincerely,
Frederick J. Tan

27 August 2003

Mr. Derrick P Berlage
Chairman, Montgomery Planning Board
MNCPPC
8787 Georgia Ave
Silver Spring, MD 20910

RECEIVED

Sept 02 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

I have been a Montgomery county resident for more than 20 years. In that time I have never seen such irresponsible actions as those exhibited by the County Council in trying to railroad a quickie rezoning of the 32 acre tract of land that abuts my back yard. From a MCPS school site to MPDU site in 30 days is both breathtaking and horrifying. It shows a complete lack of concern on the part of the council and a lack of appreciation that we taxpayers are also voters and human beings.

My reason for buying my house was the fact that the land behind my house might someday be used for a school, according to the master plan that I received when I closed on my house. Schools make good neighbors, and a school on that property makes sense- it would have a low environmental impact on the stream and wetland areas that make up part of the lot. It could be sited a safe distance from the gas pipeline that cuts through the lot.

When they were little, my children marveled at the foxes and geese they saw in that field. (Today I grimace at the deer that forage there, driven out of their old haunts by the onslaught of development.) My son glowed with pride when he found Indian arrowheads in the corn rows. If the lot is no longer suitable for a school, the county should consider the environmental impact of radically changing the use of this diverse land.

Please listen to my request:

First, don't permit the county council or the Planning Board to run roughshod over its constituents;

Second, don't permit the council to act without consideration of the consequences (including environmental impacts) of their actions;

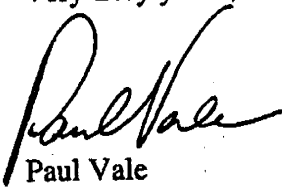
Third, make the council and the Planning Board consider all the alternatives-both for the 32 acre plot, and for the best siting of MPDUs throughout the county- before they make far reaching decisions.

It would be a cruel joke to put MPDUs on that site- cruel to the people who would live there. No services nearby, no stores within walking distance, and living atop a major gas pipeline, what was the County Council thinking?

Better uses for the property include keeping it undeveloped; building the school that I and my neighbors have anticipated these many years; outdoor swim center; equestrian center; outdoor ecological classroom; agricultural research station.

I am also concerned about the chain of events that led to a seven year 'gap' in the publication of the action of the School Board in turning the Bowie Mill Road property back to the county. Please tell me how this non-trivial omission happened, and how it was ignored for so long.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Paul Vale".

Paul Vale
18124 Darnell Drive
Olney MD 20832

Preller, Barbara

From: MDPomicters@aol.com
Sent: Thursday, September 04, 2003 9:10 PM
To: MCP-Chairman
Cc: ssmet@goca.org; MDPomicters@aol.com
Subject: Draft Olney Master Plan

RECEIVED
Sept 03 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

4604 Thornhurst Dr.
Olney, Maryland 20832
September 4, 2003

Dear Mr. Berlage:

I would like to comment on suggestions in the Draft Olney Master Plan to build Moderately Priced Development Units (MDPU's) on Bowie Mill Road in Olney.

Providing affordable housing in Montgomery County is a laudable goal and something that must be done, especially given the soaring real estate prices in the area. A section of our Briars Acres development, just across from the Bowie Mill Road parcel, was originally built as MDPU's. They were there when we purchased our home, and we've survived quite well together.

Promoting diversity of resident income levels is also a goal toward which the county strives. The Draft Master Plan's suggestion for the Bowie Mill Road property puts these two goals at odds.

The southwestern quadrant of Olney currently houses the HOC's Town Center property for low- to moderate-income residents; the children attend Olney Elementary School. The Bowie Mill Road property is also assigned to the Olney Elementary School. By building yet another cluster of MDPU's in the same southwestern quadrant, the County is concentrating this group of Olney residents in the same quadrant, funneling them into the same school. The Draft Olney Master Plan will dilute the very diversity of population and students that the County is trying to achieve.

Additionally, the Bowie Mill Road property has several deficiencies as a location for MDPU's. The two-lane Bowie Mill Road is already choked during the morning and evening rush hours with the traffic of overdevelopment of area farmland in the past five years. Questions of the suitability for construction of the Bowie Mill Road parcel have also been raised due to the presence of a pipeline, a high-tension power line, and wetlands on the property. Finally, the absence of stores in walking distance and public transportation (the Ride-Onbus operates only during the weekdays) diminish the appeal of this property for residents qualifying for MDPU's.

As a resident of the area, I also have an objection to the tone of the Draft Plan. The Planning Board in its Draft Olney Master Plan took great care in preserving and protecting the character and design of existing communities in other quadrants in Olney. I understand that the MDPU's under consideration could reach four stories high. The Bowie Mill Road parcel is located in an entirely single-family residential area, with structures no taller than two stories. A complex of

9/5/2003

four-story buildings is not in keeping with the character or design of the existing community. Our area deserves the same consideration for existing character and design as is being shown the other three sections of Olney.

If the Bowie Mill Road parcel is found to be suitable for building, and the County has no other choice than to develop the former school-site land, I suggest that the senior housing facility planned for the Finneyfrock and/or Tower Company properties be located on the Bowie Mill Road site, and that the MDPU's be located on either of these parcels. Since typically senior housing facilities provide shuttle transportation to their residents, the unavailability of shopping or public transportation present in the Bowie Mill Road location would not affect the quality of life of the senior residents, as it would the more active residents of the MDPU's. The residents of the MDPU's need the services available on major thoroughfares, such as Georgia Avenue. This switch would promote the diverse mix of age and income level for both of the affected quadrants desired by the County, while providing housing and accessibility to transportation and shopping, meeting the needs of the two groups of residents being considered.

Thanks for your consideration.

Sincerely,
Carolyn S. Pomicter

18117 Darnell Drive
Olney, MD 20832
September 2, 2003

RECEIVED
Sept. 04 2003

Honorable Douglas Duncan
County Executive
Executive Office Building
101 Monroe Street
Rockville, MD 20850

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


Dear Honorable Duncan:

We are writing to you regarding the 32 acre property on the south side of Bowie Mill Road in Olney. The current draft recommends that this land is to be used for a housing development. **We oppose any building on this land and especially for MPDUs.** Following are just a few of the reasons that we oppose the current Olney Master Plan:

- . Bowie Mill Road cannot handle the additional traffic;
- . This property contains a major gas pike line through it;
- . This property contains an underground spring; and
- . This property is designated wetlands in the approved Upper Rock Creek Master Plan.

If building is to be done on this property, it should be limited. Our recommendations would be for a park or school. Please consider as the plans for Olney are being completed.

Sincerely,


Joan P. Frye
Mike and Joan Frye

cc: Derrick P. Berlage
M-NCPPC

September 2, 2003

RECEIVED

Sept. 04 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Doug Duncan
County Executive
Executive Office Building
101 Monroe St.
Rockville, Md. 20850

Dear Mr. Duncan:

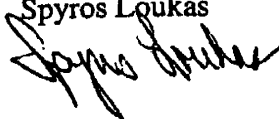
I am writing to you about the 32-acre property on the south side of Bowie Mill Road in Olney. The current draft recommends that this land be to be used for a housing development. I am opposed to any residential building on this property for several reasons:

1. We first moved to Olney 16 years ago. At that time Olney Senior High School was listed on the county map for this property. Although this did not come to pass I never realized that the property was not owned by the Montgomery County Board of Education until just recently. County land records as of March 2003 still show the property as being owned by the Board. In fact the property was turned over to the County over 7 years ago. As a citizen I feel out of the loop not knowing what is going on in my backyard, literally.
2. There is a serious and significant transportation crisis in Olney—so serious that the entire town is under a moratorium for new subdivision. The Norbeck Grove subdivision has aggravated an already highly traveled road and no traffic mitigation was done to ease the congestion, noise and pollution. Adding additional units will further overwhelm Bowie Mill Road.
3. Aside from the traffic there are other environmental issues that concern me. This site includes a stream, an underground spring, a natural gas pipeline and high-tension wires making it doubtful how much of it is really usable for development. Furthermore, the approved Upper Rock Creek Master Plan designates this area as wetlands with special protection level, and strongly discourages further development.

Long before any building is to even be considered studies need to be done to address the above mentioned concerns. My neighbors are upset that high-density housing units may be built on this site or some other congested proposal will be brought forward. I just want to know how feasible is it to build housing units at all before I get worked up over the situation.

I would like the property to remain as it is. On the other hand I would rather see a school, senior center, or park on the property rather than more homes and further congestion. I am anxious to hear back about this situation.

Sincerely,
Spyros Loukas



cc: Derrick P. Bedage

Marina Levin
18164 Darnell Dr.
Olney, MD 20832
Tel.: 301-774-8363
e-mail: levinvm@joimail.com

Derrick P. Berlage
Chairman, Montgomery County Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

Doug Duncan
County Executive Office Building
101 Monroe St.
Rockville, MD 20850.

RECEIVED

Sept. 04 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

09/2/2003

Dear Mr. Berlage/ Mr. Duncan,

I am writing to you about the 32-acre property on the south side of Bowie Mill Road in Olney. The current draft recommends that this land be to be used for a housing development.

I oppose any building on this land for several reasons:

1. It is the North Branch of the Rock Creek watershed and needs to leave alone to insure quality clean drinking water. Plus "Protecting the headwater resource in a natural, undeveloped state is critical to sustaining the cold water habitat of the stream" (The Upper Rock Creek master plan, page 49).
2. The Planning board has already approved The Upper Rock Creek master plan; therefore, it should be allowed to prevail as guidance for the Olney master plan rather than contradict it.
3. Bowie Mill Road cannot handle the additional traffic. The annual Growth Policy (dated April 2003 and approved July 15, 2003) placed Olney under a moratorium for new subdivisions.
4. This property contains a major gas pipeline through the center of it.
5. This property contains an underground spring and is considered wetlands.
6. This property is home to many plants and animals - including migratory birds and geese.
7. This area is a transitional agricultural area - it is NOT suitable for high-density housing (Olney Master Plan, pages 15-17,21). Nowhere in the Olney Master Plan does it mention R-200 zoning on the Bowie Mill Road site.

There are 22 large open land spaces in Olney. The majority of these lands (15) are zoned RNC. Why is this headwaters land zoned R-200? This land should be treated the same way the other open land in Olney is treated. If building is to occur, I think the number of houses should be limited to one house per 2-3 acres (RNC zoning) to protect this sensitive wetland area.

I am not against MPDUs but I am against this land being the ONLY spot for them. This land is being singled out and this is discrimination.

My land survey indicates that this land is owned by the Board of Education, not the county. It has been said that the land is a reserved spot for a future school. I feel lied to by the county because the land records have never been updated to show the change in ownership.

If building is to occur environmental, water/sewer, traffic, law enforcement, rescue/fire, and traffic studies need to be done. In addition, any building on this land should be limited to have as little impact on the environment, traffic, schools as possible. Therefore a rezoning of the land from R-200 to RNC should be considered.

This land needs to be preserved to ensure a quality water supply. If building is to be done, it should be limited and impact studies need to be done. Please take these thoughts into consideration as the plan for Olney is being completed.

Sincerely,
Marina Levin.

Marina Levin

Vladimir Gorodetsky
18164 Darnell Dr.
Olney, MD 20832
Tel.: 301-774-8363
e-mail: levinvm@joimail.com

Derrick P. Berlage
Chairman, Montgomery County Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

Doug Duncan
County Executive Office Building
101 Monroe St.
Rockville, MD 20850.

RECEIVED
Sept 04 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

09/2/2003

Dear Mr. Berlage/ Mr. Duncan,

I am writing to you about the 32-acre property on the south side of Bowie Mill Road in Olney. The current draft recommends that this land be to be used for a housing development.

I oppose any building on this land for several reasons:

1. It is the North Branch of the Rock Creek watershed and needs to leave alone to insure quality clean drinking water. Plus "Protecting the headwater resource in a natural, undeveloped state is critical to sustaining the cold water habitat of the stream" (The Upper Rock Creek master plan, page 49).
2. The Planning board has already approved The Upper Rock Creek master plan; therefore, it should be allowed to prevail as guidance for the Olney master plan rather than contradict it.
3. Bowie Mill Road cannot handle the additional traffic. The annual Growth Policy (dated April 2003 and approved July 15, 2003) placed Olney under a moratorium for new subdivisions.
4. This property contains a major gas pipeline through the center of it.
5. This property contains an underground spring and is considered wetlands.
6. This property is home to many plants and animals -- including migratory birds and geese.
7. This area is a transitional agricultural area -- it is NOT suitable for high-density housing (Olney Master Plan, pages 15-17,21). Nowhere in the Olney Master Plan does it mention R-200 zoning on the Bowie Mill Road site.

There are 22 large open land spaces in Olney. The majority of these lands (15) are zoned RNC. Why is this headwaters land zoned R-200? This land should be treated the same way the other open land in Olney is treated. If building is to occur, I think the number of houses should be limited to one house per 2-3 acres (RNC zoning) to protect this sensitive wetland area.

I am not against MPDUs but I am against this land being the ONLY spot for them. This land is being singled out and this is discrimination.

My land survey indicates that this land is owned by the Board of Education, not the county. It has been said that the land is a reserved spot for a future school. I feel lied to by the county because the land records have never been updated to show the change in ownership.

If building is to occur environmental, water/sewer, traffic, law enforcement, rescue/fire, and traffic studies need to be done. In addition, any building on this land should be limited to have as little impact on the environment, traffic, schools as possible. Therefore a rezoning of the land from R-200 to RNC should be considered.

This land needs to be preserved to ensure a quality water supply. If building is to be done, it should be limited and impact studies need to be done. Please take these thoughts into consideration as the plan for Olney is being completed.

Sincerely,
Vladimir Gorodetsky.

V. Gorodetsky

9/3/2003

September 3, 2003

RECEIVED
Sept 05 2003

Mr. Derrick P. Berlage
Chairman, Montgomery County Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

RE: Proposed Land Use in Olney

Dear Mr. Berlage:

I am writing you about the 32 acre property on the south side of Bowie Mill Rd in Olney, MD. The current draft recommends that the land is to be used for a housing development. I oppose any building on this land for several reasons:

1. It is in the North Branch of the Rock Creek watershed and needs to be left alone to insure quality drinking water. Norbeck Grove (a large 500 home and town house development) built on the north side of Bowie Mill has already put a strain on the wetlands that help filter our drinking water.
2. The planning board has already approved the Upper Rock Creek master plan. This should be allowed to prevail as guidance for the Olney Master Plan rather than contradict it.
3. Bowie Mill could not handle more traffic. No mitigation was done with the Norbeck Grove development and we feel it. Additionally the Annual Growth Policy placed Olney under a moratorium for new subdivisions.
4. There is a major gas pipeline that runs through this property
5. This property contains an underground spring and is considered wetlands
6. This property is home to many plants and animals- including migratory birds and geese
7. This area is a transition agricultural area- it is not suitable for high density housing (Olney Master Plan pages 15, 17,21) Nowhere in the Olney Master Plan does it mention affordable housing on the Bowie Mill Road site, nor does it make room for R-200 zoning.

September 3, 2003

There are 22 large (15 are more than 10 acres) open land spaces in the Olney area. The majority of these lands (15) are zoned RNC. Many of the lands zoned RNC are not as environmentally sensitive as this one. Why is this headwaters land zoned R-200? This land should be treated the same way the other open land in Olney is treated. If building is to occur, I feel the number of houses should be limited to one (1) house per 2-3 acres (RNC zoning) to protect this sensitive wetland area.

The land on Bowie Mill is the ONLY land space in Olney designated for MPDUs. I am not opposed to MPDUs but I am against this land being the only spot in Olney for them. This land is being singled out and this is discrimination. If this site is suitable for MPDUs, then all the open land space in Olney should be treated equally and the master plan should be revised to reflect it. What makes this land different? This land is not near any of the services nor is there any good public transportation to get to these services. It would make much more sense to place MPDUs closer to a town center. Again, this land should be treated on par with the other open spaces in this area.

My land survey when I bought my house indicated that the land was owned by the Board of Education, not the county. It was to be used for a school. I bought my house relying on this information. I understand that the land records have never been updated to reflect any change in ownership or use. Was I being lied to or misled by the county?

If building is to occur environmental, waste/water, traffic, law enforcement, rescue/fire, and traffic studies need to be done. In addition, any building on this land should be limited to have as little impact on these areas as possible. Therefore, a rezoning of the land from R-200 to RNC should be strongly considered as an option, if building is to occur.

In addition to the above technical facts, it just doesn't make sense to use this site for MPDUs. The land has no practical or rational reason to be considered for such use. I urge you and the county to consider the most prudent use of this land and use as part of a wetland mitigation area or rezone it as RNC in conformance with other similar areas in the Olney area.

Sincerely,



John C. Plate
18173 Damell Drive
Olney, MD 20832
301-774-6756

Preller, Barbara

From: fishndude [fishndude@comcast.net]
Sent: Sunday, September 07, 2003 5:34 PM
To: MCP-Chairman
Subject: Olney Master Plan

R E C E I V E D

Sept. 08 2003

**OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

Mr. Berlage-

I was very disappointed to see that the Planning Board would like to add low-income housing on county owned property in Olney. I have been a resident of Olney for over 15 years and have seen what a negative impact the overbuilding has done to this small community. We already have low-income housing on the corner of Georgia Ave and Morningwood Road, which has presented its own share of problems. There is also a significant amount of high density housing on Spartan Rd as well as in many of the planned sub divisions.

With the addition of a department store, clothing store and in a few more years a high school, Olney will become an even more difficult town to navigate through.

I can never figure out why we do not see the board planning adding additional low-income housing into the 20854 zip code. Maybe somewhere near the corner of Fall Road and River Road or how about in Darnestown or better yet along Old Georgetown Rd. I think you know the answer, because every time it is mentioned the residents quickly have it squashed and it is over to Olney again.

I am totally against adding anymore low-income housing to this already overburdened community.

Steve Rabil

September 4, 2003
18308 Darnell Drive
Olney, Maryland 20832

Derick P. Berlage, Chair
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

RECEIVED
Sept 08 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

For twenty years I have bordered the open field on Bowie Mill Road. I have had the pleasure of watching it in the snow and also seeing it awash in goldenrod. I have delighted in my proximity to foxes, deer, and hawks. I have loved the open space that spread out before me.

In all these years, every day I was thankful that the field and its bounty were there. I was especially thankful because I knew it could change. Even when my husband and I bought our home, we knew that it could be developed into a school. But we knew that when we purchased the property, and we were reconciled to that.

But now--without community involvement or discussion--politics has entered the equation. Suddenly and abruptly, we are told the 32-acre field should be used for housing. Housing? Housing was never even on the list of possibilities. Have any of your politicians actually looked at the property?

First, a stream meanders through the property, moving in a large arc that cuts the property into two distinct parts. In the Upper Rock Creek Master Plan, the land is set aside as fragile and ecologically sensitive wetlands. Part of the Rock Creek Headwaters, it is beautiful and it is fragile.

So who decided it should also be developed--and developed fairly intensely with all the loopholes and unrestrictions of R-200 zoning?

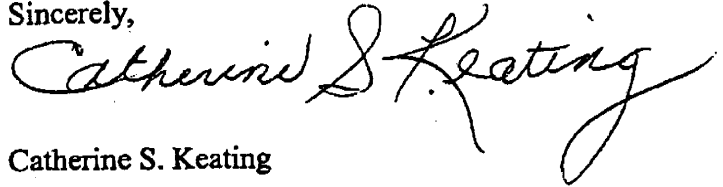
But the 32-acre field does not stand isolated. In addition to the stream, a gas line runs through the property. Finally, electrical high-tension wires run along one side of the property. How much of this property could actually be developed? I always assumed that because this relatively small piece of land butted up against the PEPCO right of way that the land would remain the way it is.

But now some politicians want to change things. The same politicians who were unwilling to put affordable housing in Potomac want--abruptly--to put it here. Most of the land around us has been developed. No builder will take a loss with this decision. It won't alter the bottom line for any corporation.

The only people who will be affected, who will have their quality of life degraded and their property values shot will be small people like myself. And I resent it.

Those 32 acres should remain as they are: an open field revealing the glorious abundance of life in that environment. It's a small piece of land tucked between a road, a right of way, and a development. Not everything has to be planned and built upon and commercialized. Sometimes we need a rest note; sometimes we need a rest. Sometimes a simple thing of beauty is enough.

Sincerely,

A handwritten signature in cursive script that reads "Catherine S. Keating". The signature is fluid and elegant, with a large initial 'C' and a long, sweeping tail on the 'g'.

Catherine S. Keating

L.K. Anadale
18144 Darnell Drive
Olney, MD 20832
202/482-7873 (office)

September 6, 2003

Derrick P. Berlage
Chairman
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RECEIVED
Sept 08 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

I am writing to you to express my concern over the draft recommendations for a housing development on the 32 acre property on the south side of Bowie Mill Road in Olney. I am strongly opposed to this for a number of reasons.

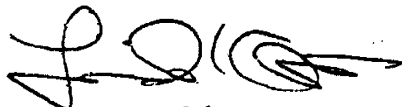
First, the Upper Rock Creek Master Plan (URCMP) designates this area as a special protection area and discourages further development because such development can have a negative impact on the environment and watershed. The URCMP recommends protecting and enhancing these sensitive tributaries to preserve all of the natural resources supported by these wetlands.

Traffic and transportation issues already exist in this area because of the development of Norbeck Grove and the 1000+ vehicles this development adds to Bowie Mill Road and Route 108. This development on the 32 acre property will add hundreds of additional vehicles to the already overburdened road system in this part of Olney. The proposed Master Plan does not address any remedies for supporting current or future traffic issues or pollution in the area. In addition, the emergency support services such as police and fire/rescue are already spread very thin.

The County has misrepresented this property at the Park and Planning Office as School Board property even though the School Board surplused it back to Park and Planning approximately October 16, 1996. Many people who live near or adjacent to the 32 acre property bought their homes in reliance on the representation that the property was owned by the School Board.

Why is this site one of only two sites in Olney designated for affordable housing when there are more than a dozen public and private sites available for similar development? Why has the County not sought input from the residents in the area? I look forward to hearing from you.

Sincerely,



Linda K. Anadale

September 6, 2003

Derick A. Berlage,
Chairman
Montgomery County
Planning Board
8787 Georgia Ave.
Silver Spring, Md
20910

RECEIVED

Sept 08 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Sir:

I have just moved to Olney this Spring from Fairfax, Virginia. I have just read the Greater Olney Master Plan and also the Transportation Plan for Montgomery County. It is a fine plan with many detailed recommendations.

I travel on all the major and minor roads to Fairfax and Herndon once or twice a week and to Columbia, Md, to visit the grandchildren.

I am greatly concerned about adding so much more housing without improved roads as a high priority. I am concerned about the 32 acre field on Bowie Mill Road. Bowie Mill Rd. needs to be widened before any more housing is added. The 32 acre plot is an environmental concern. There is a lot of wildlife there - stream pipelines and utility lines nearby.

It seems that an Olney Civic Center is a great challenge now. I hope land will open up on Georgia Ave. or 108.

I will you well in making these huge development decisions.

Sincerely

Patti Abate
4609 Weston Pl
Annapolis, Md 20832

301
570-
6070

September 5, 2003

Mr. Derrick P. Berlage
Chairman, Montgomery County Planning Board
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

RECEIVED
Sept 09 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

This letter is about the 32-acre property on the south side of Bowie Mill road in Olney, which happens to be directly behind our home.

It is our understanding there are plans to develop an entire community of Moderately Priced Dwelling Units (MPDUs) on this property. We strongly oppose this proposal. Our first home was a MPDU and the program has been beneficial. However, to make an entire community MPDUs would be detrimental to the community of Olney.


As you are aware there are many issues with this vacant land – a major gas pipeline, underground spring, migratory birds and geese, and high-tension electrical wires.

If building is to occur, we propose a mix of single-family homes and MPDUs similar to other communities in Olney and Montgomery County with appropriate space dedicated to parks and play areas.

The Olney area, Montgomery County and Bowie Mill are already heavily congested with traffic. Therefore, prior to any building, we support an environmental study to determine the overall impact on the Olney community to include, but not limited to, traffic, law enforcement, health, safety and schools.

We expect our elected officials to make informed decisions based upon information obtained from the studies and input from the citizens of Olney whose lives will be impacted on a daily basis with the development of new homes.

Sincerely,



Chris and Meg Giusti
18172 Darnell Drive
Olney, MD 20832-1767

cc: Mr. Doug Duncan
Country Executive
Executive Office Building
101 Monroe Street
Rockville, MD 20850

RECEIVED
Sept 10 2003

September 8, 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dr. Berlage, Chairman
To: Montgomery County Planning Board
M-NCPPC

Re: Revised Olney Master Plan

Dear Mr. Berlage,

I am writing to you regarding recent news that there has been a revision of the Olney Master Plan that includes over 200 housing units, including MPDUs, on the sites at Bowie Mill Road and the Freeman property bordering Wickham and Olney Mill Roads. Furthermore, I am advised that a developer has circumvented the planning board and submitted a plan directly to the County Council that calls for more than 700 units, including a three story multi-unit building.

I am very disturbed by this information. My husband and I have been residents of Olney nearly twelve years and take great pride in our community. Olney has grown a great deal over recent years and most of it has been positive. However, I believe that there has been enough development. The traffic is becoming increasingly problematic, the local high school is overcrowded and the beauty of Olney is being compromised. Worst of all, when we purchased our current home in the Oatlands development three years ago, we were not advised of any such development in the master plan when we inquired. It seems unfair and manipulative that this is only being revealed to homeowners at this time. We are very opposed to this development taking place and would appreciate anything you can do to stop such proceedings.

Thank you in advance for your assistance in this matter.

Sincerely,

Ann McCord
Theodore McCord

Ann McCord
Theodore McCord

September 8, 2003

Derrick P. Berlage
Chairman, Montgomery County Planning Board
M-NCCPC
8787 Georgia Avenue
Silver Spring, MD 20910

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Sept 10 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

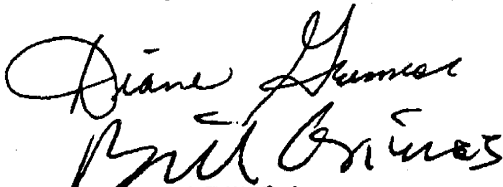
Dear Chairman Berlage,

This is a letter of protest against the Planning Commission recommendation for the 32-acre property on the south side of Bowie Mill Road (between Daly Manor Place and Ivy Lane) to be used for a housing development. This Johnny-come-lately idea to fill a space which we Olney residents thought was to become a school is unacceptable for the following reasons:

- Bowie Mill road is ALREADY overloaded with traffic
- Development would be impeded by the existence of gas and power lines, a spring and a stream running through the property
- The environmental impact would definitely be negative
- Local police and fire/rescue services would be strained

Green space is disappearing in this area at an unfortunate rate. Development seems to burgeon without adequate or prior infrastructure. If this property belongs to the County, i.e., us taxpaying citizens, then please, PLEASE, just let it stay as it is.

Sincerely,



Diane and Bill Grimes
4121 Briars Road
Only, MD 20832

September 8, 2003

Derrick P. Berlage
Chairman, Montgomery County Planning Board
M-NCCPC
8787 Georgia Avenue
Silver Spring, MD 20910

RECEIVED
Sept 10 2003

Re: Olney Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

I am writing in regards to the Olney Master Plan proposal for construction on the 32-acre property on the south side of Bowie Mill Road in Olney, MD. This parcel of land shows ownership by the School Board since at least 1989 when I moved into the neighborhood. The plans stated that this location was zoned for a high school in the far distant future. Since this land backs to my home I know that no information was published to the community signifying any ownership changes or any planning to build on this site over the past 14 ½ years. I am dismayed that this land had a transfer of ownership approximately 5 years ago without any notices to the population surrounding the area. Is the county purposely trying to hide its plans that greatly impact the community?

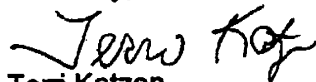
The Bowie Mill Road area cannot withstand any more housing, specifically this 32-acre parcel of land. Within a two-block radius surrounding this land, multiple housing communities have been erected within the past six years, along with the communities that have existed for years around this site. Traffic within this two-block radius is dreadful. Bowie Mill Road is overloaded with traffic and there are backups even outside of rush hour. It takes many minutes of waiting before being able to turn onto Bowie Mill Road from any side streets due to its overburdened traffic pattern. Not to mention the problem with noise and pollution generated from so much traffic. Notwithstanding the already heavily traveled road, emergency vehicles of all types must negotiate this one lane road around the traffic constantly.

Further, this piece of land has a spring, a gas pipeline and power lines and has not been surveyed for any determination of building on this site. Plus, the Upper Rock Creek Master Plan designates this area as protected and discourages further development.

Bowie Mill Road is not equipped to handle another housing community or any other zoned building. This 32-acre property should be left an open space. The county planned to construct this land in a sneaky manner and should not be allowed to continue its efforts when such action would create tremendously negative road usage on an already overburdened heavily traveled road.

If the county cannot deem to leave this land alone, this land should be utilized as a park with walking paths around the perimeter.

Sincerely,



Terri Katzen
Concerned Homeowner

SEPT 9TH 2003

MR. DERRICK P. BERLAGE
CHAIRMAN, MONTGOMERY COUNTY PLANNING BOARD
M-NCCPC
8787 GEORGIA AVE.
SILVER SPRING, MD 20910

RECEIVED
Sept 10 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I AM WRITING YOU AS A MONTGOMERY COUNTY CITIZEN OF THE PAST 51 YEARS WHO CURRENTLY RESIDES AT:
18512 BOWIE MILL RD.
OLNEY, MD. 20832

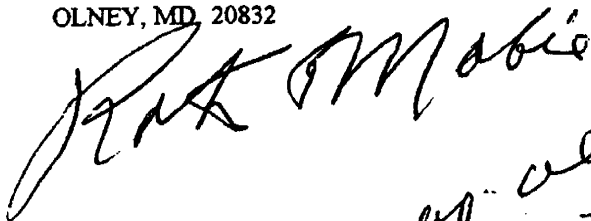
I HAVE LIVED HERE FOR THE PAST 31 YEARS. ...IT HAS ALWAYS BEEN MY UNDERSTANDING THAT THE 32 ACRE PROPERTY LOCATED ON BOWIE MILL RD IN AN ECO-SENSITIVE WETLANDS HAS BEEN DESIGNATED FOR A SCHOOL OF THE FUTURE AND FEEL IT SHOULD BE PRESERVED AS LEGACY OPEN SPACE OR REZONED TO RE-2 AS APPROPRIATE AND FURTHER, THE LAND SHOULD BE RETINED AS GREENSPACE.

YOU MUST CERTINLY AGREE THAT THE LAND IS SURROUNDED BY LARGE AND EXPENSIVE HOMES WITH CONSIDERABLE TAX REVENUES TO THE COUNTY (HOME FROM \$300,000 TO \$800,000).. WE IN THIS AREA FEEL "HOODWINKED" BY THE IDEA THZAT THE COUNTY MAY NOW PLAN TO PUT OIN LOW COST HOUSING IN THIS VERY SENSITIVE AREA INSTEAD OF THE SCHOOL THAT WAS PLANNED MANY YEARS AGO FOR FUTURE GENERATIONS. THE CHANGE IN ZONING WAS NOT MADE AVAILABLE TO THE CITIZENRY OF THE AREA.
OTHER CONSIDERATIONS FOR KEEPING IT LOW ZONED:

1. CURRENT MASTER PLAN DOES NOT ADDRESS REMEDIES FOR FUTURE TRAAFIC ISSUES.
2. THE SITE HAS RESTRICTIONS ON DEVELOPMENT DUE TO A GAS PIPELINE, SPRING, PWER LINES AND A STREAM RUNNING THRU PROPERTY AND NO DETERMINATION HAS BEEN ESTABLISHED AS TO WHAT SHOULD BE B ULT ON THE SITE.
3. CURRENT ROAD STRUCTURE CANNOT BE MODIFIED TO SUPPORT ANY ADDITIONAL TRAFFIC.
4. BOWIE MILL ROAD IS ALREADY OVERB URDENED BY TRAFFIC
5. WHY IS BOWIE MILL ROAD ONE OF 2 SITES WHEN THERE ARE OVER A DOZEN SITES AVAILABLE FOR THIS LOW HOUSING (IN THIS EXPENSIVE HOMES AREA)
6. THE COUNTY MISREPRESENTED THIS PROPERTY TO THE PARK AND PLANNING OFFICE AS SCHOOL BOARD PROPERTY EVEN THO THE SCHOOL BOARD SURPLUSSED IT BACK TO PARK AND PLANNING 5 OR 7 YRS AGO.

THANKS FOR YOUR RECONSIDERATION OF THIS PROPERTY.

ROBERT MABIE
18512 BOWIE MILL RD.
OLNEY, MD. 20832



I am an old man
Forgive the typos

18308 Darnell Drive
Olney, Maryland 20832
September 5, 2003

Derick P. Berlage, Chair
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

RECEIVED
SEP 10 2003

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

Thirty-two acres sit bounded by Bowie Mill Road, the PEPCO high-tension wires, and a housing development. I had always been told the property belonged to the Board of Ed and that eventually a school might be built there. Never had I heard anything about housing.

Until I read it in the proposed Olney Master Plan. "Housing?" I thought. A creek, originating from a spring and wrapped in trees, loops through the property. The creek divides the property unevenly into two parts. A gas line bisects the property. Yet another complication is the PEPCO right of way and the electrical wires that run along it.

The county-owned property on Cashell has none of these encumbrances. The proposed Master Plan mentions in passing that it also would be suitable for housing but never recommends that action. It's hard to imagine any motive besides politics.

It's hard to imagine any other motive, without public discussion and debate, to recommend the Bowie Mill Road site for housing. In fact, the report leapfrogs its own R-200 zoning and recommends the property "be used for affordable housing."

It's a travesty and a shame. The adjoining Upper Rock Creek Master Plan declares this part of the Rock Creek headwaters ecologically fragile and worth saving. Is this the same Planning Board that wants to develop this 32-acre site? The land is just as fragile on another map.

Bowie Mill Road is a two-lane road that is already severely strained by development. What would be the effect on traffic, schools, and the environment? When did the county become a land broker?

Hasn't Olney been developed enough? The Master Plan calls for Georgia Avenue to maintain a rural look. What's the point if every scrap of acreage is developed? The traffic, pollution, and confusion generated by the Norbeck Chase development certainly has overtaxed Bowie Mill Road. How can a new development on the other side of the street do anything except choke out any remaining rural quality?

The 32-acre field is a thing of beauty. I have photographed it in all seasons. It would be a wasteful, shameful thing to lose it. I hope that your recommendations will be reconsidered and that you will recognize the advantages to both ourselves and our heirs of maintaining some open fields. We've done a good job of preserving forests. But the vast biodiversity of the open field, by comparison, has been overlooked. It's an open field, not an empty one.

Make it a Legacy space. Preserve it, don't despoil it.

Sincerely,



Michael J. Keating