

September 8, 2003

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

Dear sir,

My name is Ralph Norton. I am a member of the Olney Square Citizens Assn. My address is at 18548 Bowie Mill Rd. Olney, MD 20832.

We are advised that the 32 acre parcel of land south side of Bowie Mill Rd is being considered for a housing development with a large portion of it earmarked for "affordable housing" or low income housing.

This property was being considered for construction of a high school for many years, that the school district released it back to the county; however, it is still shown on the record as being under the County School Board's control. Nevertheless, it has been returned to the jurisdiction of Montgomery County Planning Board.

We purchased the property at 18548 Bowie Mill Rd in June of 1978 and have resided here since that time. We have seen a lot of changes in those 25 ensuing years, mostly to the detriment of Bowie Mill Rd home-owners.

The widening of Route 108, just two doors to the north of us may have been great for the drivers utilizing it, but not for the residents in this area. It has become a race track for cars and trucks alike. Bowie Mill Rd has become a major feeder artery for Route 108 with cars and trucks and school busses congesting it during the so-called rush hour. In short, it is a mini-county connector which means before long there will be a hue and cry to widen Bowie Mill Rd to four lanes or more. That is especially true if the planning commission pursues its opinion that "The public ownership, its location on a major road (Bowie Mill Rd??) and the size of the property make it suitable for a housing development with a significant portion as affordable housing."

There are other parcels of land on Bowie Mill Rd that may fall into developers hands further adding to the congestion. This so-called road is only three miles long, but has been attracting developers since we moved here. It has changed from a rural area to an urbanized area with the developers gleefully cutting up the pie.

The development which I believe is known as Norbeck Grove, at the junction of Cashell Rd and Bowie Mill Rd, was farm and horse ranch property. The person who brokered that land deal told me they were putting up 800 dwellings over a

period of years. The development is just about complete further adding to congestion on Bowie Mill Rd.

The 32 acre parcel south of Bowie Mill Rd. has high voltage transmission lines nearby, as well as a gas pipeline. There are wetlands, a stream, underground spring on the 32 acre parcel. This will bring the Environmental Protection Agency into the picture.

We strongly object to the continued acquisition of the parcels on Bowie Mill Rd, but especially to the use of the 32 acre parcel for "affordable housing". It should remain Legacy Open Space or fallow land. But if a portion were to be developed as RE-2, it may not impact so heavily on Bowie Mill Rd with that portion of tree line, forest, stream and underground spring being preserved, with a significant portion being retained as green space.

I make no bones about it when I say go out and find some real open lands where development will not impact on an already stressed Bowie Mill Rd.

Finally what is wrong with preserving some open space or green land, instead of cementing and asphaltting over every piece of green land that remains.

I enter my emphatic objection to this proposal to develop the 32 acre parcel hereinbefore discussed. Can you put me on your mailing list?

County Executive Doug Duncan receives copy of this letter.

Sincerely,



Ralph O. Norton  
18548 Bowie Mill Rd  
Olney MD 20832

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

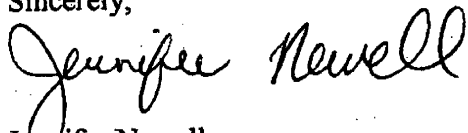
Sept. 8, 2003

Mr. Berlage,

I oppose the Olney Master Plan for using the 32 acres as a housing development. Olney is too crowded as it stands.

I would prefer that the land be kept as is or used as parkland.

Sincerely,



Jennifer Newell  
18224 Darnell Drive  
Olney, MD 20832

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Sept 10 2003

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PARK AND PLANNING COMMISSION

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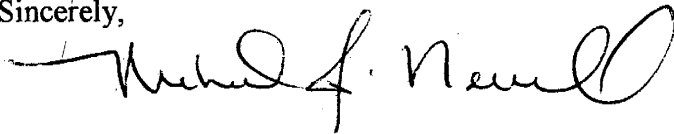
Sept. 8, 2003

Mr. Berlage,

I oppose the Olney Master Plan for using the 32 acres as a housing development. Olney is too crowded as it stands.

I would prefer that the land be kept as is or used as parkland.

Sincerely,



Michael Newell  
18224 Darnell Drive  
Olney, MD 20832

RECEIVED  
SEP 11 2003

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

Law Offices

# HOLLAND & KNIGHT LLP

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September 10, 2003

ROBERT R. HARRIS  
301-215-6607  
robert.harris@hklaw.com

## VIA UPS

Derick P. Berlage, Esquire  
Chairman  
Montgomery County Planning Board  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Staff Draft Olney Master Plan -- Golden Bear Area (Property No. 10)

Dear Chairman Berlage and Boardmembers:

As you review the Staff Draft Master Plan in preparation for the hearing on September 18, we thought some preliminary comments might be useful. We offer these thoughts on behalf of the property owners for much of the "Golden Bear area" and Winchester Homes who is working with them.

Your Technical Staff have worked very diligently in the preparation of this new Master Plan and have correctly anticipated that there will be an increased demand for housing to support regional job growth for the next twenty years. However, the preference articulated in the draft Master Plan for low suburban density in this area (one unit per half acre) does not take advantage of the property's key, transit-oriented location and other site features. We believe the area is a much more significant housing resource than the current draft allows.

The Golden Bear Driving Range is a prime location for a new residential community due to its proximity to major transit services. Across the street will be the only intermediate stop between the Olney Town Center and the Glenmont

Metro station along the planned Georgia Avenue Busway and a Park & Ride lot with substantial existing bus service currently adjoins the Property. Because of the immediacy of these present and future transit elements, the Property supports development at a "transit-oriented" density. Therefore, we ask that the Planning Board consider either the R-90/TDR 7 Zone or the R-200/TDR 7 Zone.

#### Density Considerations

The Property is approximately 32 acres on the south eastern corner of the Golden Bear area as designated in the Master Plan (Property Number 10 of the specific properties with land use recommendations; the entire area totals approximately 85 acres). Georgia Avenue forms the western boundary and Norbeck Road the southern boundary. The master planned alignment of the Intercounty Connector is to the north. As stated above, an existing Park & Ride lot is to the south, as is the planned Busway stop.

The Property is adjacent to one of the County's transportation nodal points. Major north-south and east-west arterials border the property, providing for a number of public transportation routes. For example, three Metro bus routes and three Ride-On bus routes, provide frequent service to the Rockville, Shady Grove, Wheaton and Glenmont Metro stations.

The significant benefits of this location are lost under traditional low-density development. Instead, this area should utilize and support the planned transit infrastructure. Smart Growth and Urban Land Institute studies both cite the need for a minimum of seven or eight dwelling units an acre within the vicinity of this type of transit stop to encourage transit usage by the new residents and efficiently utilize the transit resources.

As the County continues to mature, new opportunities for Smart Growth development arise, such as this one. While development should be encouraged at or around Metro stations, development should also be encouraged around properties that provide direct transit to Metro stations. Additionally, residents want a choice in their housing options: multi-family development at Metro stations is not attractive to families and some other County citizens; therefore, the Planning Board must provide alternative Smart Growth communities which add to the mix of housing in the County. Locations such as this one present an ideal opportunity to provide a different type of housing unit with easy accessibility to transit.

Although the draft Plan recommends an increase in the current density, the Plan does not allow for transit-oriented density. The draft Plan proposes allowing the use of TDRs to reach "a maximum density equal to the R-200 Zone,"

or only two units per acre, for the entire Golden Bear area. For all the reasons discussed above, we believe this density is too low for the southwestern portion of this area and does not reflect the objectives of the County's growth policy.

#### Proposed Development

Winchester proposes development of the southwestern 32 acres of the Golden Bear area with a mix of single family homes, traditional townhouse units and two-over-two townhouses, clustered to provide an appropriate buffer from the major roadways on three sides. The total density proposed for the site is seven units an acre.<sup>1</sup> As stated above, this is the minimum density for Smart Growth development. In addition, the additional units will bring an appropriate number of MDDUs to a Planning Area which currently contains very few MPDUs, compared to the other Planning Areas in the County.

#### Housing for Working Families

As the County and the region continue to grow, all forecasts point to an increase in demand for housing. Homes for residents earning between 60% and 120% of the median regional income are in particular demand. These residents are school teachers, firefighters, bio-tech researchers and similar workers who provide valuable services for the County. The Council of Governments recently published a study that found that there would be a deficit in the number of housing units needed to support the area's growth over the next twenty years. The recent study prepared by Staff confirmed this conclusion, as did the 2001 County Housing Policy and Technical Appendix.

Therefore, in a climate where we know additional, affordable, housing units are so badly needed, we should not overlook a development where such units could be provided.

#### Other Factors

This Property is unique because there are no sensitive environmental constraints or other significant physical features; therefore, the proposed development can be accommodated. In addition, public facilities can support the proposed development – school capacity already exists (and will exist through 2008, within the timeframe for development of this site), as do public utilities. The transportation impact of the proposed development over the proposed

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<sup>1</sup> We note that we support the recommended two unit an acre zoning on the remainder of the Golden Bear area to the east of the Property as an appropriate transition between the higher density along Georgia Avenue and the lower densities to the east.

density is negligible, in terms of the overall Planning Area and the potential for transit usage.

Conclusion

In summary, to make the most reasonable use of the development potential for this property and provide for the long-term needs of the County, it is necessary to designate a proper density. This Property is a resource which should not be wasted. Accordingly, we are requesting the R-90/TDR 7 Zone or R-200/TDR 7 Zone to accommodate the proposed development of the Property. The plan meets the overall demand for housing in the area and specifically provides a number of units for working families, a segment of the population in need of additional housing opportunities. Also, a variety of transit options is readily available at the Property, thus meeting the County's Smart Growth objectives.

We appreciate the opportunity to be involved in this process and look forward to the successful redevelopment of the Golden Bear Driving Range.

Very truly yours,

HOLLAND & KNIGHT LLP



Robert R. Harris

Enclosure

cc: Mr. John Carter  
Mr. Khalid Afzal ✓  
Mr. Jim Long  
Mr. Steve Nardella  
Erica A. Leatham, Esquire



Robert and Linda Lebron  
18500 Bowie Mill Rd.  
Olney, MD 20832

September 10, 2003

RECEIVED  
SEP 11 2003

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

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

Mr. Chairman:

Let us express our disappointment and horror to learn from our housing association that the County is trying to re-zone 32 acres of farmland to put in low-income housing. I understand the need for such housing in an expensive housing market, especially in Olney. What we do not understand, is that as new home owners at the above address, we may see our retirement home as Robert prepares to leave the U.S. Navy be devalued as a result of further traffic congestion that is already unmanageable! The road we and others live on can not handle the heavy trucks passing through to the Interstate. Poor planning has punished the people who live along this road enough and now you would add insult to injury?

At the very least, the Planning Board should consider the development of a community center or park that will promote the neighborhoods whose children must be escorted to the existing park across from our home due to the danger of drivers ignoring Stop Signs and exceeding speed limits. Putting in more housing without road support will be like the planning for the war in Iraq: it will serve special interests but in the long term not make it a safer, wholesome place to live and cost lives.

The school originally zoned for this property years ago may not be needed now. There are other creative uses of that land that could better serve this community and the county's revenue base. Please, sir, help your board to re-think and defeat this proposal and save us all the time and cost of legal action!

Sincerely,

*Robert E. Lebron Linda R. Lebron*  
The Revs. Robert E. and Linda R. Lebron



**Contract Connections, Inc.**

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4516 Daly Manor Place  
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09/09/03

Mr. Derrick P. Berlage  
Chairman, MCPB  
M-NCCPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RECEIVED  
SEP 11 2003

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

Subject: Olney Master Plan Proposal

Dear Mr. Berlage,

I am writing to you today to express my complete dissatisfaction with a recent proposal by the County Council to utilize a 32-acre parcel of land behind our development, for affordable housing. This property is located on Bowie Mill Road between Cashell and Daly Manor Place in Olney, MD. As staunch supporters of your most recent and past campaigns, as well as those needed to help clear the way for the ICC, I would hope you will find the time to review the actual travesty that could and would take place, if this proposal were to move forward. I have taken the liberty of enclosing multiple reasons this property should remain as is, forever! The County has clearly misrepresented its intentions for this property, and has kept silent about its intended use until a few Olney residents were educated accordingly. To say the least, the residents of Olney have clear grounds for a legal dispute, and would not hesitate to band together in support of this cause if reasonable alternatives were not considered and acted upon by the present County Council. For those elected officials looking to further their political careers, I am sure they would come to appreciate the support, both financially and verbally, of the powerful residents in the Olney area. I say area, because this affects not only the residents, but also the business community, and all of those utilizing the resources of Olney. As a county resident for all of my 47 years of life, I have seen first hand what can and ultimately happens to a community when affordable housing is constructed. None of it is positive, and the majority is negative. Statistically speaking, crime rates increase, along with traffic congestion, noise, and air and water pollution. The housing values, an important tax source for the County, will also decline. The most important issue is the fact that our quality of life will be severely affected.

As well connected business people, a father and mother, baseball coach, and residents of Olney, we ask your personal support on this issue, as we have supported your personal efforts, ambitions, and goals.

Sincerely,

*Rich and Debbie Koski*  
Rich and Debbie Koski

- The Upper Rock Creek Master Plan (URCMP) designates this area as a special protection area and discourages further development, which 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 exist due to the development of Norbeck Grove and the 1000+ vehicles this development adds to Bowie Mill and Route 108 during peak periods
- This proposed development on the Bowie Mill site will add 100's of additional vehicles to the already over-burdened road system in this part of Olney
- Proposed Master plan does not address any remedies for supporting current or future traffic issues or pollution in the area.
- Emergency support services such as Fire/rescue and police are already spread thin for supporting the increase in population
- It appears that the current road structure cannot be modified to support the current congestion never mind the proposed future development
- 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 5-7 years ago, this made it difficult to make an educated buying decision on property surrounding this field
- Why is this 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
- It appears that Park and Planning is inconsistent with their enforcement of their guidelines for development of housing projects
- Park and Planning, GOCA and the Citizens of Olney all thought this site was to be used as a future school site until a few months ago, and once that changed no public surveys or opinions were discussed as to potential uses for this site
- The site has restrictions on it's development due to a gas pipeline, spring, power lines and a stream running through the property and no determination, survey or review has been completed to determine what could be built on the site
- It's not unreasonable to request that the site be preserved as Legacy open green space or at most low density housing which would be surrounded by adequate buffer zones and walking/running paths

August 31, 2003

Mr. Derick P. Berlage  
Chairman, Montgomery County Planning Board  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RECEIVED  
Sept 03 2003

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

Dear Mr. Berlage,

We have been homeowners in the Oatlands subdivision since late 1997. One of the reasons we chose Olney was its semi-rural character. At the time we moved in, there was only one phase of the Oatlands, and one phase of the Norbeck Grove subdivision, and we were led to believe things would pretty much stay the same.

We have seen the rural character change. Housing in our immediate area has mushroomed into three sections of the Oatlands and now two enormous phases of Norbeck Grove. The second phase of Norbeck Grove seems like it will add yet hundreds more houses to the south western corridor of Olney.

We have also seen the pressure on Bowie Mill road increase to the point that the 4-way stop at Bowie Mill and Cashell is often up to 20 cars deep on each side. In addition the post office, library and police infrastructure seems stretched as it is. And many of the neighboring schools are already using portables to accommodate current expansion. While there may be land earmarked for future school sites, it seems unlikely that there will ever be the funds to actually build more schools.

The head of the GOCA stated in the Olney Gazette that "we can't create a vacuum [with the property]." We disagree -- this area does not need to be developed further than it is-- that includes homes, townhouses in whatever price range. Why not leave the space green? Or, have you ever been through some of the older neighborhoods in Olney and looked at their great parks (Cherry Valley, Olney Mill, or the exercise park on Headwaters?). The closest park to the Oatlands is the little park at Bowie Mill and Briars which borders on being an eyesore and the couple of token swing-sets put up by the developers of the Oatlands and Norbeck Grove are not parks.

It does not seem fair or appropriate that great lengths are being taken so that the character of the eastern part of Olney is being preserved but everyone is ready to throw out our area as a logical place for more high density housing. Last, the process by which this development may be allowed to happen is egregious-- to have this just now "pop up" as freed-up space, to sneak in this recommendation in a master plan draft dealing with the eastern part of Olney, to have development in a spot that contradicts the larger Upper Rock Creek Master Plan designation as wetlands, and to have so little time for due process on this matter stinks.

Thank you for taking the time to read this.

The Drummonds

Cc: 4<sup>th</sup> Congressional Representative Albert R. Wynn

18424 Wachs Terrace  
Olney, MD 20832

September 9, 2003

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

RECEIVED  
SEP 11 2003  
OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

I recently became aware of the Olney Master Plan proposal for the land use on the 32-acre property on the south side of Bowie Mill Road. I understand that the proposal is for a housing development.

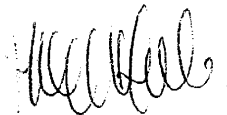
I have also recently learnt that the Upper Rock Creek Master Plan (URCMP) designates this area as a special protection area and discourages further development as it would have a negative impact on the environment and watershed. The eco-sensitive wetlands should be preserved as a Legacy Open Space or rezoned RE-2 as appropriate. Existing stream, forest, tree line, and underground springs should be retained as green space. An easement of 100-150 feet should be provided around the perimeter of the field to further decrease density and provide adequate storm water management.

Pollution concerns will also have a detrimental impact to this eco-sensitive area. The road system in this part of Olney is already over-burdened, and the proposed development will further contribute to the existing problems.

As a parent, I am deeply concerned about preserving the environment for future generations. As a representative of the citizens of this community, I hope you will seek to preserve that environment as part of your legacy.

Please seriously consider the recommendations of the Olney Square Citizens Association.

Sincerely,



Fiona Horsfall, Ph.D.

#20

Kenneth T. Brown  
Nancy B. Brown  
18100 Darnell Drive  
Olney, MD 20832

September 14, 2003

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

RECEIVED  
SEP 16 2003

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

Dear Mr. Berlage:

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. Norbeck Grove (a LARGE housing development of at least 500 houses and townhouses) has been built on the north side of Bowie Mill Road which has put pressure on the wetlands that help filter our drinking water. The Upper Rock Creek Master Plan (page 39) states that "The low density nature of existing development in the planning area limits its impact on the stream quality. Future development of remaining vacant land will affect stream quality and habitat of the Upper Rock Creek watershed." Page 49 further states "The North Branch is the more sensitive tributary of the two in the Upper Rock Creek watershed ... the medium density development that is present in Olney further east puts considerable pressure on the stream. Protecting the headwater resources in a natural, undeveloped state is critical to sustaining the cold water habitat of the stream. Mother Nature does not follow master plan boundaries and we must look at the larger picture.
2. The planning board has *already* approved the Upper Rock Creek Master Plan (Gazette Community News, August 6, 2003); 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. No traffic mitigation was done with the development of Norbeck Grove and it shows. The Annual Growth Policy (dated April, 2003 and approved July 15, 2003) placed Olney under a moratorium for new subdivisions. There seems to be no way for either a developer or the County to provide an adequate road infrastructure to mitigate traffic resulting from the establishment of affordable housing in the 32-acre Bowie Mill Road field. The moratorium has been in effect for the past 2 years and covers the next 5 years to 2008 (FY 2003 Annual Growth Policy, dated July, 2002, page 7, #1, 3 and 5).
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 affordable housing on the Bowie Mill Road site, nor does it make room for R-200 zoning.

There are 22 large (15 are more than 10 acres) open land spaces in Olney. The majority of these lands (15) are zoned RNC. Many of the lands zoned RNC are not as environmentally sensitive as this one is. Why is the 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 house per 2 acres (RE-2 zoning) to protect this sensitive wetland area.

The land on Bowie Mill Road is the ONLY land space in Olney designated for MPDUs. 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. If this site is suitable for MPDUs, then ALL the land spaces in Olney should be treated equally and the Master Plan should be revised as such. What makes this land any 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 equally.

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 bought my house based on this information. I feel lied to by the county because the land records have never been updated to show the change in ownership.

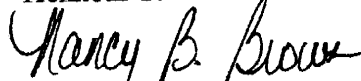
IF building is to occur, environmental, water/sewer, traffic, law enforcement, rescue/fire, and traffic studies need to be done. In addition, any building on this land should be limited to have as little impact on the environment, traffic, and schools as possible. Therefore, a rezoning of the land from R-200 to RE-2 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,



Kenneth T. Brown



Nancy B. Brown

cc: Doug Duncan, County Executive  
Executive Office Building  
101 Monroe Street  
Rockville, MD 20850

#20

September 13, 2003

Mr. Derick Berlage  
Chairman  
Montgomery County Planning Board  
Maryland-National Capital Parks Planning Commission (MNCPPC)  
8787 Georgia Avenue  
Silver Spring, MD 20910

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SEP 16 2003

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

Dear Mr. Berlage:

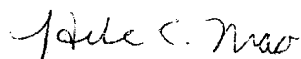
I recently learned about the draft of the Olney Master Plan and its recommendation for land use just outside of the Norbeck Grove community. As a five-year resident of Norbeck Grove, I am a bit concerned that the Plan recommends that a 32-acre parcel of land on the south side of Bowie Mill Road be used for affordable housing.

While I support the building of affordable housing, I wonder if this location is rather close to already existing moderately priced dwelling units (MPDU). Within the last five years, the Norbeck Grove and Outlands communities have grown very quickly; the two neighborhoods combined now include over one hundred MPDU's. The 32-acre parcel of land is located just across Bowie Mill Road from the Outlands, which is adjacent to Norbeck Grove. I understand that this is one of several parcels of land in the Olney Master Plan that are eligible sites for affordable housing; however, this 32-acre parcel of land is the only one recommended for affordable housing. If more affordable units are built on this site, then perhaps the concentration of affordable housing units would be disproportionately higher in this part of Olney than in other parts of Olney.

From an environmental perspective, I also am concerned about the development of this parcel of land. I understand that an inspection of the site's environmental condition (including its stream, soil, and presence of a gas line and power lines) is currently underway. Therefore, I believe that more time is needed to evaluate the land properly and thoroughly. I propose that a second public hearing on this matter be held after the September 18<sup>th</sup> meeting and/or that the record be left open for an additional seven to ten days in order to extend the period of time for receipt of more public comments.

I enjoy living in the Olney community and in Norbeck Grove; I especially enjoy the small town and semi-rural atmosphere here. The addition of residential units would further crowd this wonderful community and produce more congestion and traffic in the area. Thank you for your consideration of my view regarding the Olney Master Plan's proposal for the 32-acre parcel of land in question.

Sincerely,



Helen C. Mao

4907 DOWNLAND TERRACE  
OLNEY, MD 20832



#20

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SEP 16 2003

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

September 10, 2003

Derrick P Berlage  
Chairman, Montgomery County Planning Board

This is concerning the Olney Master Plan proposed for the land use on the 32 acre property on the south side of Bowie Mill Rd. This property is in an area of sensitive wetlands and has been designated as a special protection area discouraging further development which would have a negative impact on the environment and watershed.

The families that live in this area have made decisions when buying their homes that they backed up to park property and it would not be developed except maybe by the School Board and that was changed about 5 or 7 years ago when the School Board surpluses it back to Park and Planning. We stand behind the recommendations of the URCMP which is to protect and enhance these sensitive tributaries to preserve all the natural resources supported by these wetlands.

There have not been any public survey or opinions discussed as to the potential use for this site since the future school project was changed. The Olney Master Plan does not address remedies for supporting current or future traffic issues, and the current road structure cannot be modified to support the current congestion much less the proposed future development

In conclusion it is not unreasonable to request that the site be preserved as Legacy open green space and that the other public and private sites that are in the area that are available for the same development be taken into consideration

Sincerely,

  
Betty Schell

4100 Waehs Cove  
Olney Md 20832

#20

Scott A. Reiber  
Bruce A. Rhoderick  
4504 Daly Manor Pl  
Olney, MD 20832

September 12, 2003

RECEIVED  
SEP 16 2003

Mr. Derick Berlage  
Chairman, M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

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

Dear Mr. Berlage,

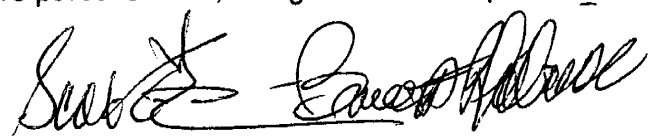
We are writing to request that the public hearing for the discussion on the Olney Master Plan scheduled for September 18, 2003 be rescheduled to a later date, preferably after October 30, 2003. Recently, we have been made aware of "last minute" changes to the Olney Master Plan that have a direct effect on the environment in the Olney area, as well as to the community. We are asking for this rescheduled hearing so that we can have adequate time to assess these changes and their impact to the community, traffic and most importantly, the environment.

The Olney Master Plan changed drastically regarding the 32-acre parcel of land on Bowie Mill (referred to in the plan as item # 17). Originally, this 32-acre plot was described in the staff draft of the Plan as Board of Education land to be used as the future site of the Olney Elementary School. Somewhere between the end of June 2003 and July 24, 2003 when the Olney Master Plan public hearing draft was made available, this changed to County-owned land to be used "for a housing development with a significant portion as affordable housing." This is a drastically different recommendation than a school site and it has unknown implications for the environment, as this area contains woods and a stream. The area also is home to high-powered electric lines and a natural gas pipeline.

Area residents found out about this last minute change on August 12 when the Greater Olney Civic Association (GOCA) called a special meeting to discuss the draft Plan. Due to the last minute nature of this meeting, we were not able to attend. However, we have been attending local meetings of a coalition of residents from several neighborhood civic associations. We have been working diligently to understand what, if any, development the land can support and if there is a potential for an alternative land use that better fits with the community, at large. We don't have the time needed to complete this assessment and work with experts who know and can assist us in this understanding.

In closing, we respectfully request a delayed/rescheduled public hearing date so that area residents have time to assist in the efforts of the entire community with regard to the proposed use of this 32-acre parcel of land, along with a few experts we have engaged. Thank you.

Sincerely,



Scott A. Reiber  
Bruce A. Rhoderick

Cc: Douglas Duncan, County Executive  
Michael Knapp, Council Member, Ward 2  
John Carter, Division Chief, MNCPPC

#20

18612 Suffolkville Place  
Olney MD 20832

September 14, 2003

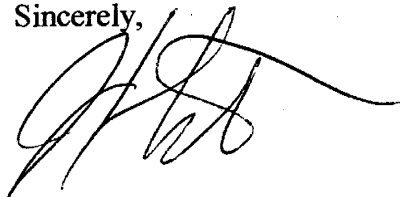
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SEP 16 2003

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

Dear Mr. Berlage,

The best use of the 32 acre site at Bowie Mill Rd. & Darnell Drive is open space, we don't have enough of this in the county.

Sincerely,



Joseph C. Hutter

#20

Katherine S. Hughes  
President of Olney Square Citizens Association  
18617 Hedgegrove Terrace  
Olney, Maryland 20832

September 15, 2003

Mr. Derrick Berlage  
Chairman, M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RECEIVED  
SEP 16 2003

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

Dear Mr. Berlage,

I am writing on behalf of the 147 homeowners in the Olney Square Citizens Association regarding the Olney Master Plan proposal for the land use on the 32-acre property on the south side of Bowie Mill Road. This site of land and Bowie Mill Road is adjacent to many of the homes that our within our association. As a community we are asking that the Park and Planning Board take into consideration the following concerns we have at this time.

- The designation for Bowie Mill Road as a *primary* road and not an arterial road, so that we can be insured that it remains 2 lanes and cannot be widened to 4.
- The property in question contains a stream, an underground spring, aquifers, and a forest. Also, this land has a natural gas pipeline and high-tension power lines on it. The land is situated in the eco-sensitive headwaters of the North Branch of the Rock Creek, is part of the Upper Rock Creek wetlands area, and is in a special level protection area. These reasons we feel justify why this land should *not be* extensively developed.
- This land is currently zoned R-200, which we support, but request that the development be consistent with the neighborhood.
- The existing stream, underground spring and aquifers, and tree line should remain undisturbed with any proposed low-density development, and significant portions of developed land should contain open green space. An easement of 100-150 feet should be provided around the perimeter of the property to further decrease the impact of any development and to provide adequate storm water management.

On behalf of the homeowners in Olney Square Citizens Association, I respectfully request that you take our issues into consideration.

Sincerely,  
Katherine S. Hughes

# 20

Mr. & Mrs. Brian J. Finan  
18149 Darnell Drive  
Olney, Maryland 20832

September 14, 2003

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

RECEIVED  
SEP 16 2003

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

Subject: Olney Master Plan Draft

Dear Mr. Berlage,

My wife Kathy and I have been residents of the county since 1983. We have lived in Olney since building our home on Darnell Drive in 1987.

We are writing to you today to express our concern over the proposed building of moderately priced dwelling units on Bowie Mill Road. This 32-acre site was designated for a school when we bought and constructed our nearby home 16 years ago. I sold real estate in the county for 5 years in the late 1980's and am a supporter of MPDUs.

We would ask that you take steps necessary for a complete review of the MPDU proposal in the draft Olney Master Plan. The County Planning Board has already approved the Upper Rock Creek Master Plan, which seems to contradict the proposals of the draft Olney Plan. We recommend that the Upper Rock Creek Plan prevail as the guidance for this section of the county.

My concern is the location on Bowie Mill of any new housing. I have seen Bowie Mill migrate from a quiet back road to a jammed tributary. The Norbeck Grove community of 500 homes at Bowie Mill and Cashell roads was constructed without apparent traffic mitigation studies and the result is clogged roads during commuting hours. The Annual Growth Policy (dated April 2003 and approved July 15, 2003) placed Olney under a moratorium for new subdivisions. There does not seem to be any way either a developer or the county can provide adequate road infrastructures to mitigate the increased traffic posed by yet another new subdivision,

particularly on this 32-acre site. The moratorium has been in effect for 2 years and remains effective to 2008.

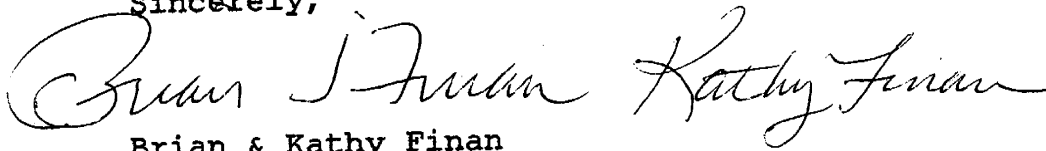
We suggest that other areas of the county, or the center of Olney, be selected for MPDU locations that are closer to the center of town to afford walking to services such as grocery and retail stores.

In summation, we want the 32-acre site preserved as wetlands or to be preserved as a future school site. We feel betrayed by the undisclosed move to change control of this site from the school board to the county without adequate notification, study or public review.

On September 18, many of my fellow county residents will be present at the public hearing to address this issue. I recommend your attendance at this meeting to get a first hand appreciation of our serious concerns in this matter.

If you have any questions, please feel free to call me anytime at 301-332-8961.

Sincerely,

Handwritten signatures of Brian and Kathy Finan in cursive script.

Brian & Kathy Finan

# SIERRA

103 North Adams Street  
Rockville, MD 20850



# CLUB

Montgomery County Group  
Phone (301) 294-0466

September 10, 2003

RECEIVED  
SEP 12 2003

REPLY TO:

2812 Blue Spruce Ln  
Silver Spring, MD 20906

Mr. Derick Berlage, Chair  
Planning Board

Dear Chair Berlage,

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

Montgomery County Planning Board  
For inclusion in Public Hearing Record  
Re: Olney Master Plan  
Date of Hearing: 9-18-03  
Date Rec'd: 9-11-03  
Corres. No.: \_\_\_\_\_

Olney residents requested a meeting and site visit with the Sierra Club regarding the 32-acre parcel of land on Bowie Mill that was described as County Public School land to be used as the future site for Olney Elementary School in the early drafts of the Olney Master Plan. Sometime in June 2003 the land was surplusd to be used for a housing development with a significant portion as affordable housing. The Olney citizens only learned of this very significant change on August 12, 2003 at a meeting of the Greater Olney Civic Association. There was an obvious and unfortunate failure of communication on this significant change to the draft Master Plan.

John Parrish and I visited the site. We found it to be a low point that accumulates much flood water from the surrounding impervious development. The flood plain map is very outdated since it has not been revised to account for the fairly recent impervious surrounding development. We do not believe that this site can support much development given its topographic and hydrologic features. While knowledgeable, we are not certified experts to make such a determination with scientific or legal credibility. So, the good citizens have decided to hire an expert to do an environmental assessment of the site.

The problem is that the expert is not available until the end of September and will need several weeks to complete a study and report on the site. Unfortunately, the Draft Olney Master Plan is scheduled for a public hearing before the Planning Board on September 18, 2003. In fairness to these citizens, we request that the Planning Board either reschedule the public hearing to early November or provide for a second public hearing at that time.

I would be happy to walk the site with your staff to show them our concerns about the environmental constraints on the site. If you would like to take me up on this offer, my time is usually flexible since I retired. Just have them call me at 301.460.1561 and we can make arrangements to visit the site. Thank you for your consideration.

Sincerely,

Jim Fary, Chair, Conservation Committee

... To explore, enjoy, and protect the nation's scenic resources...

Printed with Soy-based Ink on 100% Recycled Paper (15% post-consumer)

SUZANNE S PAHOLSKI  
18228 DARNELL DRIVE  
OLNEY, MARYLAND 20832

Montgomery County Planning Board  
For inclusion in Public Hearing Record  
Re: Olney Master Plan  
Date of Hearing: 9-18-03  
Date Rec'd: 9-11-03  
Corres. No.: \_\_\_\_\_

September 10, 2003

Mr. Derick Berlage  
Chairman, M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

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SEP 12 2003

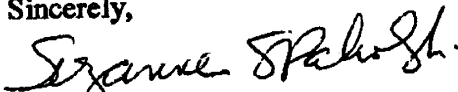
OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Mr. Berlage,

I oppose any building on the 32 acre property on the south side of Bowie Mill Road in Olney.

The Upper Rock Creek Master Plan designates this land as wetlands. Both this side and the other side of Bowie Mill Road, now the Norbeck Grove community were considered tributaries to the Upper Rock Creek. But the north side is now Norbeck Grove community so the only open space left is the 32 acres on the south side of Bowie Mill. It is an eco-sensitive area and needs to be protected to maintain the quality of our drinking water. The area consists of a stream, wetlands, and a floodplain. This area needs to be protected against development so that our natural resources are protected.

Sincerely,

  
Suzanne S Paholski



Montgomery County Planning Board  
 For inclusion in Public Hearing Record  
 Re: Olney Master Plan  
 Date of Hearing: 9-18-03  
 Date Rec'd: 9-11-03  
 Corres. No.: \_\_\_\_\_

Preller, Barbara

From: Knapp's Office, Councilmember [Councilmember.Knapp@montgomerycountymd.gov]  
 Sent: Thursday, September 11, 2003 1:23 PM  
 To: N Wendt; MCP-Chairman  
 Cc: Carter, John; Afzal, Khalid; Stephen Smet (E-mail); Knapp's Office, Councilmember  
 Subject: RE: Olney Master Plan Request for More Time

RECEIVED  
 SEP 12 2003

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

Dear Ms. Wendt,

Thank you for the copy of your correspondence to Chairman Berlage. Please keep in mind that the Planning Board's public hearing effectively represents the *beginning* of the public discussion of the Staff Draft document. Following the hearing, the Planning Board will schedule a number of worksessions—and perhaps additional hearings—over a period of several months to consider further comments and explore in detail the issues and alternatives raised by the community.

At this point, it is Council's primary role to track that the update process is moving along in community outreach and document development, not to consider content which is still subject to change during the upcoming Planning Board deliberations. We will keep your comments on hand for review against the Planning Board Approved Draft Olney Master Plan when it is finally sent to Council for review and action, probably in the first quarter of 2004. At that point, Council will engage more closely in the specific details of the document as it is approved by the Planning Board and measured against public comments to Council.

Thank you for your correspondence and your advocacy on the behalf of your community.

Sincerely,

Brian T. Long  
 Aide to Councilmember Mike Knapp  
 Montgomery County Council  
 100 Maryland Ave  
 Rockville MD 20850  
[brian.long@montgomerycountymd.gov](mailto:brian.long@montgomerycountymd.gov)  
 240-777-7951  
 240-777-7989 fax

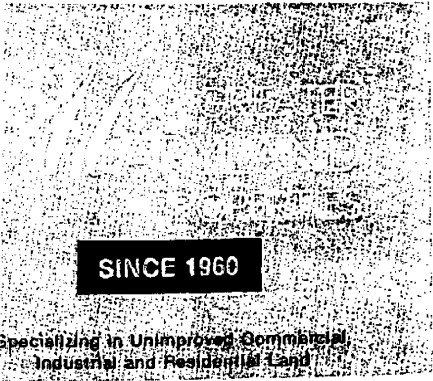
-----Original Message-----

From: N Wendt [mailto:nwendt@winhallgroup.com]  
 Sent: Wednesday, September 10, 2003 9:51 AM  
 To: Derick Berlage (E-mail)  
 Cc: John Carter (E-mail); Khalid Afzal (E-mail); Stephen Smet (E-mail); Knapp's Office, Councilmember  
 Subject: Olney Master Plan Request for More Time

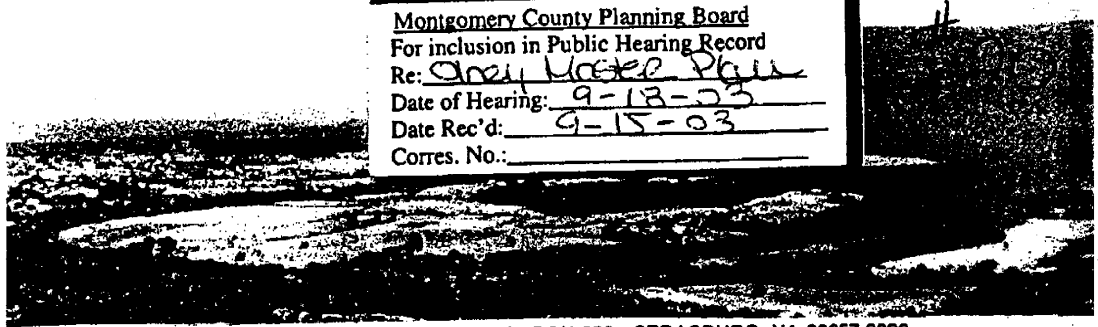
Dear Mr. Berlage,

Attached is a letter from the Olney Coalition, a group of concerned citizens from several neighborhood civic associations that are directly affected by the recent change in M-NCPPC's recommended land use for the 32 acre parcel of land on Bowie Mill Road. We are requesting more time in order to complete the analysis work that we have begun to understand what land uses are possible given environmental and other constraints on this parcel. We appreciate your consideration of this request.

Sincerely,  
 Nancy Wendt  
[nwendt@winhallgroup.com](mailto:nwendt@winhallgroup.com)  
 301-260-1060



Montgomery County Planning Board  
 For inclusion in Public Hearing Record  
 Re: Olney Master Plan  
 Date of Hearing: 9-18-03  
 Date Rec'd: 9-15-03  
 Corres. No.: \_\_\_\_\_



SHENANDOAH VALLEY OFFICE, P.O. BOX 390, STRASBURG, VA 22657-0390  
 STRASBURG, VA (540) 465-4040  
 GAITHERSBURG, MD (301) 565-2560

September 11, 2003

RECEIVED  
 SEP 15 2003

Derick P. Berlage, Chairman  
 MONTGOMERY COUNTY PLANNING BOARD  
 8787 Georgia Avenue  
 Silver Spring, MD 20910-3760

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

RE: THE ENCLOSED LETTER FOR THE OLNEY PLAN HEARING ON SEPT. 18.

Dear Mr. Berlage:

I believe that the comments and suggestions in the enclosed letter to you should be of help regarding the issue of sewer availability in the Southeast Quadrant of the Olney Master Plan. I would sincerely appreciate your distributing the extra enclosed copies to the other members of the Board for their consideration and discussion at the public hearing on September 18.

I remember being in touch with a Bruce Berlage back in the early sixties and who owned a larger parcel in the Upper Rock Creek area near Carl Freemans holdings, and have often wondered if you may be related in some way. No need to reply, however.

Sincerely,


Kenneth W. Lyon  
 GREATER MARYLAND PROPERTIES  
 P.O. Box 390  
 Strasburg, VA 22657-0390

KWL/ms



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September 11, 2003

Derick P. Berlage, Chairman  
MONTGOMERY COUNTY PLANNING BOARD  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: SEWER IN THE SOUTHEAST QUADRANT OF THE OLNEY MASTER PLAN.

Dear Mr. Berlage:

Practically all of the Southeast Quadrant, approximately 2,700 acres, is in the headwaters of the Northwest Branch. Another 3,000 acres in the headwaters of the Northwest Branch are within the adjacent Sandy Spring/Ashton and Cloverly Master Plan boundaries. Therefore the total Northwest Branch headwaters area is approximately 5,700 acres.

The Staff Draft, on pages 127 and 128, singles out 12 parcels which total just 262 acres, and proposes to deny them access to sewer because it is "critical to protecting the headwaters of the Northwest Branch". HOW COULD THIS INFINITESIMAL AMOUNT OF LAND POSSIBLY AFFECT THE MOSTLY DEVELOPED 5,700 ACRES OF THIS HEADWATERS AREA?

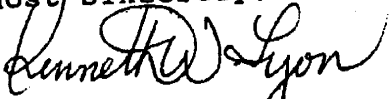
Because the RNC Zone has been so successful in beautifying and preserving open space in nearby communities in the past five years, this was an ideal choice for the yet developable land in the Southeast Quadrant. Requiring these few parcels to be developed with septic systems defeats the very goals so unique to the RNC Zone. Most, if not all, RNC development thus far has been with sewer.

A "broad brush" approach using RNC with sewer in the Southeast Quadrant (other than the "Golden Bear" area) would greatly simplify the now complicated zoning and sewerability future of the area. Properties already developed in other zones can be "grandfathered" as the Zoning Text Amendment occurs. Owners of homes with failing septic systems would not be confronted with the surprise of having to change their sewer category before obtaining relief, particularly the many existing homes on the north side of Norbeck Road with a total of 6,000 linear feet of existing sewer now in front of their property. An additional example of ignoring infrastructure already in place is the 45 acre Kupersmidt Property, one third of which can be served by existing gravity sewer.

Sewer for most of the 262 undeveloped acres recommended not to have sewer can be accomplished by a westward extension from the existing Batchellors Forest East tributary sewer for a distance of about 2,000 feet. Once in place, the Northwest Branch headwaters will be far better protected over the years than if septic systems were used. Please note the contradictory statement on Page 26 where the Staff Draft reasons that development in the "headwaters of the Batchellors Forest East tributary would be negatively impacted if the (Hyde) property is developed on septic." HOW INCONSISTENT!

If these 262 acres were to have sewer, the application of the base .33 units per acre instead of the .2 units per acre without sewer, may theoretically increase the yield by 34 units. In actuality, the small sizes, irregular shapes, required stream buffers, and the like, would reduce the increase in units to about 20 - a very tiny concession for simplification and improved environmental protection.

Most sincerely,



Kenneth W. Lyon  
GREATER MARYLAND PROPERTIES  
P.O. Box 390  
Strasburg, VA 22657-0390

(540) 465-4040

KWL/ms

cc to: Khalid Afzal, Team Leader  
John Carter, Chief, Community Based Planning  
E.M. Kupersmidt  
Richard Brown, Trustee  
Michael Forman, Esq.  
Alan Bruzee

Montgomery County Planning Board  
For inclusion in Public Hearing Record  
Re: Olney Mill Road Plan  
Date of Hearing: 9-18-03  
Date Rec'd: 9-11-03  
Corres. No.: \_\_\_\_\_

# 20

RECEIVED  
SEP 15 2003

18709 Olney Mill Road  
Olney MD, 20832  
September 8, 2003

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

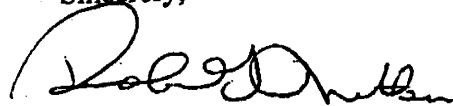
Dear Dick Berlage,

I am writing you concerning the Freeman property. I live in Oatlands on Olney Mill Road. The road already has become congested due to traffic from Norbeck Grove. The road is unlined but is a Ride-On bus route. Cars and buses go past our quiet neighborhood to reach 108 at very fast speeds. The road needs to have speed bumps. I am very worried that the small winding roads of Olney cannot handle any more traffic. The impact of 800 more housing units would make traffic unbearable. The worst intersections include Cashell and Emory and most importantly Georgia and Norbeck. These already back-up every rush hour.

I am also concerned about the destruction of wooded areas. These woods are adjacent to park areas where many deer and other animals live. The schools are also filled to capacity and cannot handle this many new students.

Please reconsider building in a community where nature and people live together.

Sincerely,



Robin G. Witkin

RECEIVED  
SEP 15 2003

Derick P. Berlage  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

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

Re: 32 acres on Bowie Mill Road

9/12/03

To whom it may concern:

Montgomery County Planning Board  
For inclusion in Public Hearing Record  
Re: Olney Master Plan  
Date of Hearing: 9-18-03  
Date Rec'd: 9-15-03  
Corres. No.: \_\_\_\_\_

I live at 17941 Archwood Way in Olney. My house backs to the Pepco power lines and the 32 acres that is now being considered for affordable housing. When my husband and I bought our house 4 years ago we checked out the Olney Master Plan and we were assured it would be used for public schools not housing, that made our decision to buy our house a lot easier. Putting MPDU on the property was never discussed with the community! It has always been slated for a public school. Bowie Mill Road is very busy in the morning and evening rush hour, if you were to put more houses on that road it would be horrible. We bought our house because we loved the scenery behind us, there is a stream on that property and an abundance of wildlife. We were also sure there would never be houses behind us. The children in the neighborhood play back there and have wonderful adventures through the woods. I know that none of this is the concern of the county and that it is your land, but do you have to build on every green space we have left?! At least if it was a school it would not have to be all torn up. Do you really think Olney needs more homes? When I first moved here some 20 years ago, I loved it because it was small town, I understand that things change and progress must move forward, but Olney has no small town feeling to it anymore. The traffic is horrendous, we have shopping centers that are not even all full, we sure could use another restaurant don't you think? The point is when did we stop caring about where are families were going to grow and knowing our neighbors and start caring about how many shops and restaurants we can have on Rte. 108?

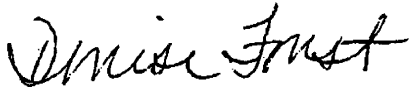
I understand the need for affordable housing in the county, but why not look at some sites that may need revamping and consider those. Montgomery County has housing projects that could use work on them. Is that what your plans is to meet the quota and say yes we as a county have tons of affordable housing, but do you ever come back to look at those sites. Do you know who lives there? Do you know if they keep their property as nice as we keep ours? I used to live near one of those sites and coming home one night with a child in hand I was confronted by a gang of teenagers. I moved into my neighborhood knowing that that would never happen to me or my children again. Unfortunately that is the kind of thing that happens when you have MPDU units.

The numbers you have used for the Master plan are outdated and flawed. They are for 1999 and 2000. Maybe this time you should go back to the drawing board and include the community in your plans. The current old number used indicates that out of the 1999 Olney housing stock, that 3.8% of them are affordable housing units (421). Has the percentage increased in the meantime with additional units in the Norbeck Grove development and any other recent development? Also if the community is in favor of the Town Center site and its' 45 MPDU's and also the 100 elderly homes at the Finnyfrock site - Does not our percentage of MPDU's increase enough to put Olney on the upper range in the county? If so, why do we need the additional proposed 85 units on other sites? Plain and simple we don't. The Greater Olney Civic Association says Olney is almost built out and that there is not much room left, then I looked at AGP numbers who is correct on this issue? Lets hope GOCA is!

Now what about transportation figures. Transportation figures should be studied as far as how much traffic can be handled on Bowie Mill road and costs needs to correct this and public transportation cost adjustments. Have you seen the traffic in Olney lately?!

I suggest the study of the additional costs to the county as far as problems created by development costs created by things such as the Power Lines, gas pipes and streams running across the property. I am against any housing on this site. I really believe we need some green space back in Olney, gee do you remember when there were farms out here?

Thank you for your time,

A handwritten signature in cursive script that reads "Denise Foust". The signature is written in dark ink and is positioned above the printed name.

Denise Foust

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

RECEIVED  
SEP 16 2003

Preller, Barbara

From: Addis, Scott [AddisS@montgomerycountymd.gov]  
Sent: Monday, September 15, 2003 1:38 PM  
To: 'douglas.duncan@co.mo.md.us'  
Cc: MCP-Chairman; 'councilmember.knapp@montgomerycountymd.gov'  
Subject: Concerns over the Development of the Freeman Property, Upper Rock Creek Master Plan

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

Mr. Duncan:

As a resident living near the Carl M. Freeman property in Olney, MD, I am writing to express my deepest concern over the attempts to circumvent the Upper Rock Creek Master Plan for the property. The Upper Rock Creek Master Plan calls for a limited development of not more than 140 residential units on the Freeman property. However, the developer has circumvented the Planning Board and submitted a development plan directly to the County Executive's Office and the County Council that calls for more than 700 units, including a three-story multi-unit building.

This proposal for development, if approved by the council, would have a devastating impact on the local community:

- \* According to the county's own traffic studies, roads in the area are not equipped to handle such a large influx in additional traffic.
- \* In addition, the Upper Rock Creek Master Plan called for limited development to minimize the environmental impact on the surrounding Rock Creek Park and watershed environment.
- \* The proposal would also have a devastating impact on local schools by adding to overcrowding and lowering our children's quality of education.

Clearly, the proposal by the developer has little regard for these issues. Furthermore, when the residents of the community bought their houses in the area, one of the things that we did was to carefully research the plans for the Freeman property. Previous Master plans called for this property to be zoned for one-acre lots. The current plan changes the zoning in a way that is acceptable to the community while having a minimal impact on the surrounding area and the housing values.

While the residents in our community always knew and support the development of the Freeman property, the residents never believed that the developer would try to circumvent the county's Master Plan process without regard to the community. This proposal makes a mockery out of the Master Plan process and leads the community to question the validity and sincerity of the process.

The surrounding communities would like to continue to be good neighbors to the Carl M. Freeman Corporation by continuing to support their changes to the Olney Village Mart Shopping Center and to patronize the stores located there. However, we believe that the developer has underestimated the angry response by the community and should reconsider whether or not it would like to jeopardize its good community relations and risk having their properties boycotted by proceeding with this development plan.

The community is requesting your assistance and that of the Board to not allow the Master Plan process to become a sham where the developer is allowed to circumvent the Master Plan system at the expense of all concerned. Please help us to ensure that the County requires the developer to follow the recommendations contained in the Upper Rock Creek Master Plan. The voters in this community have supported you and your policies. Now we need your support.

Sincerely,

Scott R. Addis



Montgomery County Planning Board  
 For inclusion in Public Hearing Record  
 Re: Olney Master Plan  
 Date of Hearing: 9-18-03  
 Date Rec'd: 9-16-03  
 Corres. No.:

Carew Clark Alley

18617 Olney Mill Road  
 Olney, MD 20832  
 (301) 260-9641

September 15, 2003

Derick P. Berlage  
 Chairman  
 M-NCPPC  
 8787 Georgia Avenue  
 Silver Spring, MD 20910

RECEIVED  
 SEP 16 2003

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

Dear Mr. Berlage:

I am writing to you regarding the Olney Master Plan Staff Draft, dated July 2003. As a resident of Olney I am very concerned about the recommended land use and zoning changes for certain properties within the Olney Mast Plane area. The first area is the proposed development of the 32-acre field on Bowie Mill Road. There were numerous Greater Olney Civic Association (GOCA) and Master Plan Advisory Group Meetings leading up to the August 5, 2003, release of the Master Plan Draft yet nothing was ever mentioned about this proposed use of this 32-acre property for MPDU homes. All of the meetings seemed to be about the moving of Olney Elementary School to this 32-acre property. Therefore, it seems very deceptive for the Planning Board to move forward with a Public Hearing for September 18, 2003. I question the rational for fast tracking this specific property in the Olney Master Plan. It is a known fact that August is a common vacation month, not to mention all of the back to school nights within Olney. A number of homeowners in Olney Master Plan Area have been away and not able to receive information or have not even been able to attend GOCA or area HOA meetings. It is almost as if the Planning Board deliberately chose this date to eliminate too much opposition. As I understand the purpose of these meetings is for the Planning Board to hear from those impacted by these changes. In other words, to allow the Planning Board to consider community voice to help them to make a sound decision that will have little adverse affect on those living in the Olney area. I believe you are quoted as saying "Citizen participation is crucial to the success of our master planning process, as we appreciate all who take the time to learn about this Master Plan and offer their ideas and concerns". This cannot happen if home owners in Olney are not given the chance to meet and voice their concerns. I would like to request that either we move the Public Hearing for September 18<sup>th</sup> to no earlier than October 31, 2003, or set an additional date for Public Comment.

First we need to slow down this process of determining how to best make use of this 32-acre property. We need to take into consideration other changes that are going to council in the Upper Rock Creek Area Master Plan. For example there was one draft for the Freeman Property that is off of Olney Mill Road (within 1/2 mile of this 32-acre property on Bowie Mill) that has had a 2<sup>nd</sup> plan going to council to request for 700 units. In addition, don't accept a request on zoning that doesn't force the developer to put in

MPDU homes. What happen to "One of the Plan's challenges is to expand the inventory of affordable housing in the area to meet the County's goal of providing adequate housing for its low to middle-income families and young professionals?" (Olney Master Plan, Public Hearing Draft, July 2003, page 13, paragraph 2) Why is Freeman Property exempt because of zoning semantics from being required to blend in MPDU like the Norbeck Grove and the Oatlands did?

I understand the county after ten years turns the MPDU to Market Value Homes. According to Khalid Afzal of M-NCPPC there are more MPDU going to Market Value than are being built. I guess this is why we have the push to build MPDU. This really doesn't make sense for a few reasons. Just because they have been returned to Market Value you are assuming these MPDU are truly blending in with the other Market Value homes in the area. Based on personal experience this has not been the case. Unfortunately it is a fact that most MPDU owners do not seem to share the same values for property maintenance at those neighbors who paid market value for their homes. I experienced this when I bought my new town home in 1985 in Longmead Crossing off of Layhill Road. After living there three years where every third town home was a MPDU, I saw my property value decline. It seemed anyone who paid Market Value worked hard to maintain their property values while those in MPDU never mowed, painted the exterior of their homes, picked up trash or had respect for their neighbors who did. It doesn't cost a dime to keep the trash picked up in front of your house. Also the average number of cars per MPDU was always much higher than Market Value Homes. This decreased the amount of parking availability and increased the traffic in that area. I currently live across from MPDU in the Oatlands and I am experiencing the same. In fact the Ride On bus stop is next to my property. I constantly have to pick up trash at the bus stop along with cigarette butts on my driveway. Apparently you are not allowed to smoke at the bus stop so my driveway is only feet away from the bus stop and becomes their trash can. The only people that use this bus stop are from the MPDU across the street. I have never seen anyone from the Market Value Homes use the bus stop. There is constant fire, rescue and police activity in the MPDU area of the Oatlands. Again, the MPDU in the Oatlands have multiple cars for each unit that race in and out of that section of our community. I have never had a problem with my neighbors who paid market value for their homes. So, yes having MPDU in theory sounds good to give people of lower-mid income a chance but not when it reduces the value of my home. Let's reconsider better blending of these MPDU or possibly not creating a section so large within the community. The 32-acre property on Bowie Mill is too close to the Oatland's and Norbeck Groves MPDU areas. Put the MPDU some place else.

How come when I purchased my property (address above) located less than 1/4 mile from the 32-acre property on Bowie Mill in December of 1999, the Land Records were not current? Why did they show this property was owned by MCPS and not by its current owner? When I asked Khalid Afzal of M-NCPPC who was responsible for updating these land records he said "M-NCPPC". So in other words for seven years and still today these records are not updated! Yet you expect the residence of Olney to be able comment on future developments when we are not informed nor are official land records kept up to date. This is very painful. I just had a huge property tax bill increase of which a portion is going to pay salaries to the very people that are not keeping me informed or maintaining these land records. Tell me this isn't so! Again, M-NCCPC

needs to get these records updated and we need to slow down the process to allow for public comment. How can the Planning Board expect the residents of the Olney Master Plan Area to make any intelligent comments about the plan with outdated information? The county owes us at least a longer period of time to give comment because of falsely mislead us to believe that this 32-acre piece of property was owned by MCPS when many of us bought our homes (anyone in the last seven years to current). According to the Olney Master Plan, Public Hearing Draft, July 2003, page 12 under Challenges Ahead the plan states, "Traffic congestion, over-development, and loss of open space were cited most often by the community in surveys and other forums as the biggest issues facing the area today. The overarching challenge for the Olney Master Plan is maintaining the area's quality of life in the face of local and regional growth and related future traffic congestion." I am in agreement with this portion of the plan. This being the case why would we allow 700 units to be built on the Freeman property off of 108 and Olney Mill Road? This property is located within the Upper Rock Creek Area Master Plan and needs to be looked at when approving of changes in the development of property within the Olney Master Plan.

Also, in consideration of the proposed Land Use Plan within the Olney Master Plan, Public Hearing Draft, July 2003, page 15, it reads "Over times, as population ages, the average size of Olney's household would be closer to the County's 2.64 persons per household and the maximum build-out of 14,780 housing units would result in a total population of 39,000 persons in Olney." This would not be the case if we allow the 32-acres off Bowie Mill to be developed or if Freeman Property adds 700 units. Also, I asked Khalid Afzal of the M-NCPPC how many residents does Olney have and when was this census last taken. He said, "in 2000, with 36,000 residents". Well if we allow all these new homes to be added along with the final count on the Oatlands and Norbeck Grove we are well over the 39,000 in the proposed land use plan. This overpopulation needs to be addressed. Even the Olney Community Issues Survey Responses from September 23, 2002, by Olney residents listed Over-development (40%) and traffic congestion (43.2%) as high on important issues facing their neighborhood.

Traffic and speeding are additional issues that affect where I live. Excessive traffic at high speeds on Olney Mill Road between Wickham and Rt. 108, are being experienced daily. This section of road has become a cut through for all hours of the day and night. A large section is straight and cars pick up speed to beat the traffic. This road is used because traffic is too heavy between Cashell and 108 on Bowie Mill so traffic uses Olney Mill as a cut through. This is very dangerous for the children at the bus stops on this section of road where there are four stops. If we allow more homes on Freeman Property and the 32-acre to be built this will increase the traffic and decrease safety along this section of road. In addition, you should take into account that 73.7% of the residence in Olney drive alone to work according to Olney Community Issues Survey Responses from September 23, 2002, question # 15. Let's see what happens when 700 units for the Freeman property and 78 units for Bowie Mill are added to this traffic problem. 778 units multiplied by two driver households adds 1,556 more drivers on these overcrowded roads.

Again, we need to look at other growth areas nearby that will use our roads and visa versa. According to the Upper Rock Creek Area Master Plan, Planning Board Draft, Appendix from July 2003, pg 34, 1<sup>st</sup> paragraph there are specific congestion areas to look

at. "Without any roadway improvements to the screenline, congestion levels would increase and the average speed would continue to drop from roughly 16 miles per hour in 1998 to 11 mph in 2025." This is in reference to Muncaster Mill Road. Page 5, from the Upper Rock Creek Area Master Plan, Planning Board Draft, Appendix from July 2003 states, "The study considered year 2025 conditions for a NO-Build scenario ..." This road is already a traffic nightmare. As you may realize this once rural road is now being strained by overdevelopment. Muncaster Mill Road has too much traffic during the day, and during rush hour it is almost unbearable between Norbeck Road and Redland Road. As you recall there was a terrible school bus accident on this road a couple of years ago that resulted in a death. Again, school buses carrying our children are now not safe because commercial vehicles use our once rural roads for major roads. Add a few more construction trucks on the road with further development and no change in the infrastructure you will have numerous accidents.

What about noise levels in the Olney Master Plan area with the increased development along the 32-acre property on Bowie Mill and the Freeman Property on 108? According to Olney Master Plan, Public Hearing Draft, July 2003, page 79, it reads "High traffic volumes on three major state roads, Georgia Avenue, MD 108 and Norbeck Road affect noise levels in their respective corridors. ..." Effective noise compatibility planning involves the placement of noise compatible land uses in the highest noise locations, and application of noise mitigating measures and site design techniques where necessary to meet appropriate exterior noise guidelines." We need time to look at the noise impact with the proposed development within the Olney Master Plan.

I understand the push for meeting the affordable housing requirements for Montgomery County. But how can we determine we do not have enough MPDU when the number of existing since 1999 and under construction MPDU are not being taken into account. According to Khalid Afzal of M-NCPPC the last time the number of MPDU were counted was in 1999/2000. This tells me we are not taking into account the MPDU in the Oatlands or Norbeck Grove. Slow down and get accurate information before moving forward!

If education is a top priority for the United States, with the "no child left behind" initiative, why are we allowing the developers to build more homes without any school planning before breaking ground for these homes? Currently Sherwood High School has an average of 32 students in Honor Level Subjects, this was information provided to me during back to school night 2003. Buses continue to be overcrowded in the Sherwood Cluster. When there is little room on the buses, children have to fight for a seat and safety is a concern for those left standing. According to the Olney Community Issues Survey Responses from September 23, 2002 listed quality of schools at the number one reason for choosing to live in the Olney area, see question #4 as 65.4%. Again, we need to slow down before allowing any more home development within the Olney Master Plan area until further studies are done to determine the true impact on our schools. According to the Upper Rock Creek Area Master Plan, Planning Board Draft from July 2003, page 84 under Schools it says. "The County council "evaluates available capacity in each high school cluster and compare(s) enrollment projected by Montgomery County Schools for each fiscal year within projected school capacity five years out. If insufficient capacity is available, the Council determines whether an adjacent cluster or clusters has sufficient capacity to cover the projected deficit in school capacity." FIVE years!! A few


questions: How long does it take to build a school let alone approve funding that is now not available? When I was looking to buy my NEW home in Olney in 1999, I was told my son would go to Sherwood High School by the home builder. Based on this information I bought my home. How do you think the residence of Olney will feel if their number one reason for buying a home in Olney is because of the schools, to be told later they will use another cluster of schools? I say before you break ground on homes you start getting the school capacity evaluation on a shorter cycle or don't build more homes. People that pay some of the highest prices for homes and bear some of the highest taxes in Montgomery County do not want their kids going to a less desirable cluster of schools or having classes in portables.

Also, you need to consider public safety. The current residents in the Olney Master Plan area already have their safety compromised with response times. According to the Upper Rock Creek Area Master Plan, Planning Board Draft, from July 2003, pg 85 under Public Safety "No additional fire-rescue stations are anticipated within the Upper Rock Creek Master Plan Area within the next 10-15 years, the redeployment of certain fire-rescue units may occur based upon changing needs of the area." I ask how far out is Olney Master Plan looking for the development of more fire stations or increasing our fire and rescue services? This is another area to consider for public safety before allowing for further development.

In summary, there needs to be time to look at the overall development of Olney Master Plan area as well as those areas in Montgomery County that are also developing and plan on using the roads, shopping and possible schools in the Olney Master Plan Area. I recommend the following for the 32-acre property on Bowie Mill. Leave it alone. For seven years residence of Olney have been buying in this area under the disguise that the land was slated for a Public School and from the look of future development of more homes in the nearby area we will need a school. If not for a school with all the other proposed development we need more green space in the Olney Master Plan. So leave it along. As for the Freeman Property on 108 do not allow for 700 units. Keep the development project as it was to be, 1 unit per 3 acres. This will create less impact on our current infrastructure, quality of life and environment. This would also be in keeping with the surrounding neighborhoods and allow for more open greenspace.

I appreciate your time in reading this and I know you will take each of these points under consideration before moving forward with the Olney Master Plan dated July 2003.

Sincerely,

  
Carew Alley