

ATTACHMENT 1: STAFF RECOMMENDED PLANNING BOARD ACTIONS

CHANGE the Existing and Proposed Parkland map as shown in Attachment 2:

- Modify recommended park boundaries at former Oaks Landfill to exclude portion west of Riggs Road.
- Rename the Northwest Branch Trail Corridor to the Rachel Carson Greenway per Planning Board action of January 2004.
- Add the portion of the Norbeck Country Club recommended for parkland to protect the forest buffer, small tributaries, springs and wetland adjacent to the North Branch Stream Valley Park.
- Correct the map to show portion of the Red Door Store site as proposed parkland.

MODIFY park recommendations related to recreation as follows:

- ~~2. Construct a skateboard park at~~Consider an area of Olney Manor Park for a skateboard park.
- ~~7. Consider reuse of underutilized park facilities, including allowing under-utilized tennis courts to be used for roller hockey practice.~~
- ~~8. Retain the Oaks Landfill site for existing and future recreation purposes, except for the area on the west side of Riggs Road.~~

ADD the following park recommendations related to recreation:

11. Expand Norbeck-Muncaster Mill Neighborhood Park by a minimum of 5.4 acres as required by the Planning Board in the approval of the Small's Nursery subdivision. The precise amount and configuration of the proposed parkland will be determined in conjunction with the SHA study regarding road improvements at the intersection of Georgia Avenue and Norbeck Road (see attached map).
12. Expand the development at East Norbeck Local Park to provide additional parking, a soccer field and total park renovation.
13. Require that major new subdivision developments provide private neighborhood recreation areas and trail connections to parks and park trails to serve their new residents.

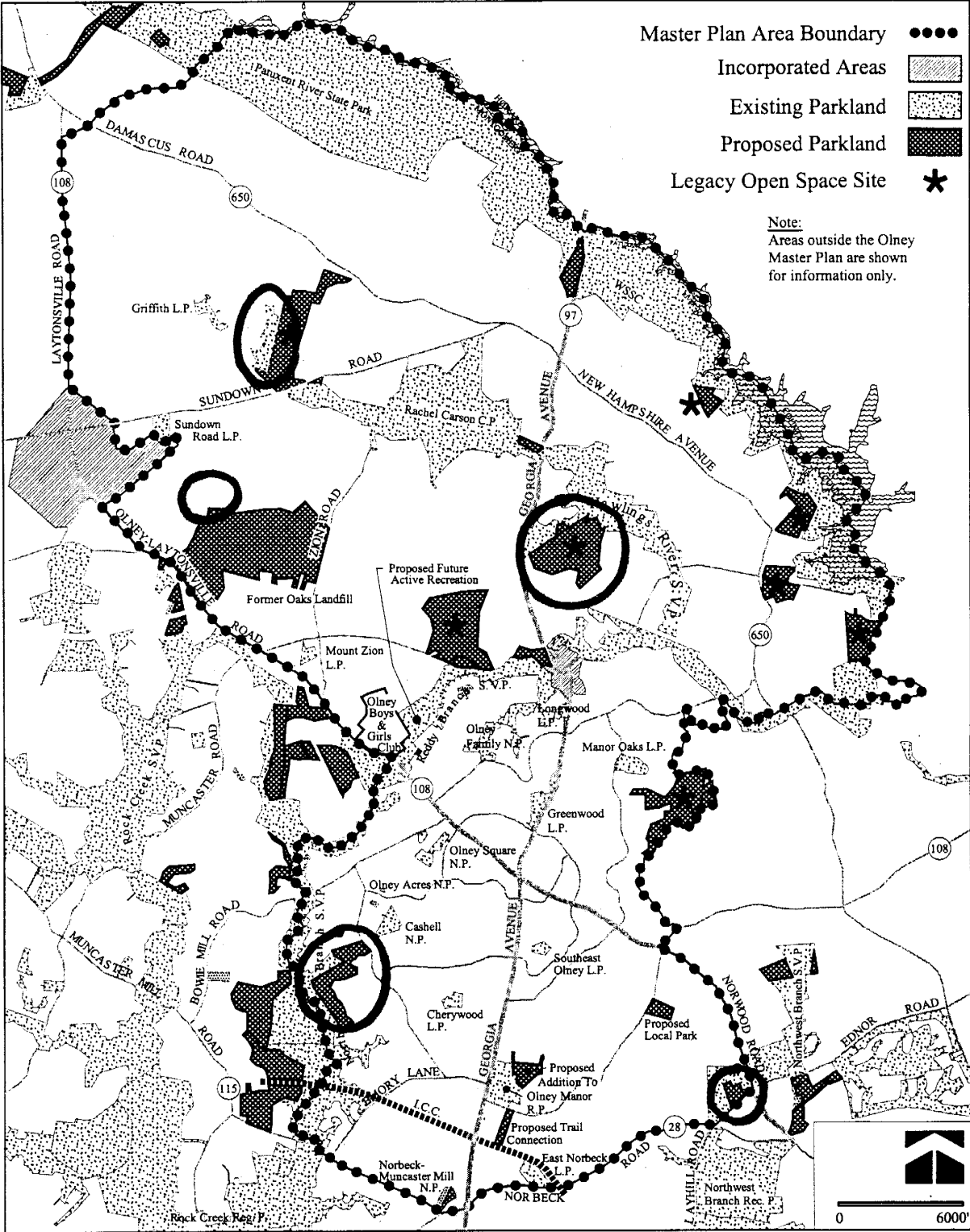
EMPHASIZE in the Transportation Plan the need for bike paths along Emory Lane and Muncaster Mill Road to provide alternative to locating park trail in sensitive biodiversity areas of North Branch of Rock Creek.

AMEND recommendation for Legacy Open Space site identified as Central Union Mission as follows (new language in **bold**):

- Protect with easement with current use
- Seek dedication or acquisition **of the portion of the property that adjoins the Hawlings River Stream Valley Park** if land use changes. **Rely on easements to protect the forested areas in the eastern portion of the site.**

APPROVE amendment to the Countywide Park Trails Plan as recommended in the Public Hearing Draft Olney Master Plan.

Existing and Proposed Parkland



O Changes discussed in text

5. Develop nature trails in Cashell Neighborhood Park to provide community connections and access to the natural areas of the park.
6. Retain Griffith Local Park primarily as a passive recreation area. The area has become wooded. Future picnic or playground facilities could be considered if desired by the community.
7. Consider reuse of underutilized park facilities.
8. Retain the Oaks Landfill site for existing and future recreation purposes, except for the area on the west side of Riggs Road.
9. Recognize the long-term need for an outdoor aquatic facility.
10. Acquire the vacant WSSC property along Olney Mill Road to provide trail access to the Olney Boys and Girls Club site if it is not needed for WSSC use.

Staff recommends adding the following recommendations:

11. Expand Norbeck-Muncaster Mill Neighborhood Park by approximately 5.4 acres as required by the Planning Board in the approval of the Small's Nursery subdivision. The precise amount and configuration of the proposed parkland will be determined in conjunction with the SHA study regarding road improvements at the intersection of Georgia Avenue and Norbeck Road (see Attachment 3).
12. Expand the development at East Norbeck Local Park to provide additional parking, a soccer field and total park renovation.
13. Require that major new subdivision developments provide private neighborhood recreation areas and trail connections to parks and park trails to serve their new residents.

Discussion of Major Recommendations

The discussion below is limited to major recommendations, changed recommendations and those on which there was significant public testimony.

- **Expand Olney Manor Recreational Park** – Olney Manor Recreational Park provides essential recreation to Olney and the surrounding area, but needs more room to expand opportunities for additional active and passive recreation. The Kimble property has an existing open field that could be buffered from adjacent homes by evergreen plantings and provide the opportunity for facilities such as: a picnic/playground area, a soccer/lacrosse field, or an outdoor pool. Acquiring all or part of the wooded Graefe property could provide nature trails and other passive recreation opportunities with a buffer for nearby homes (testimony was received opposing including this proposed acquisition in the Plan).

- **Provide a new local park adjacent to the Farquhar Middle School** – The Southeast Quadrant does not have a local park to serve current and future residents. The property next to Farquhar Middle School is a level, open field area that is ideally suited for active recreation. A local park would serve both the community and the adjacent middle school.
- **Reserve the existing open field parkland area adjacent to the Olney Boys and Girls Club for future active recreation, if needed.** This area could be needed to meet the future active recreation needs (particularly ballfields) of the local community, the Rosa Parks Middle School, and the Olney Boys and Girls Club. A public/private partnership with the Olney Boys and Girls Club that allows some community use should be explored.
- **Expand Norbeck-Muncaster Mill Neighborhood Park (see Attachment 3).** This park will be expanded by approximately 5.4 acres as required by the Planning Board in the approval of the Small's Nursery subdivision. As some of the property originally intended for parkland may be needed by State Highways for the road improvements at the intersection of Georgia Avenue and Norbeck Road, the State will need to purchase adjacent land and convey it for park. The precise amount and configuration of the proposed parkland will be determined in conjunction with the SHA study.
- **Construct a skateboard park at Olney Manor Park** – A facility plan was approved by the Planning Board on January 29, 2004, and the community is raising \$50,000.00 to defray costs of this facility that is needed to serve the youth in the area. Testimony was received against this facility by the tennis community. However, the proposed site will not be near tennis courts and meetings were held with the tennis community to explain the project.
- **Consider reuse of underutilized park facilities** – Staff met with Olney area tennis representatives who asked us to drop the text reference to underused tennis courts. We agreed to this change as it should apply to all park facilities.

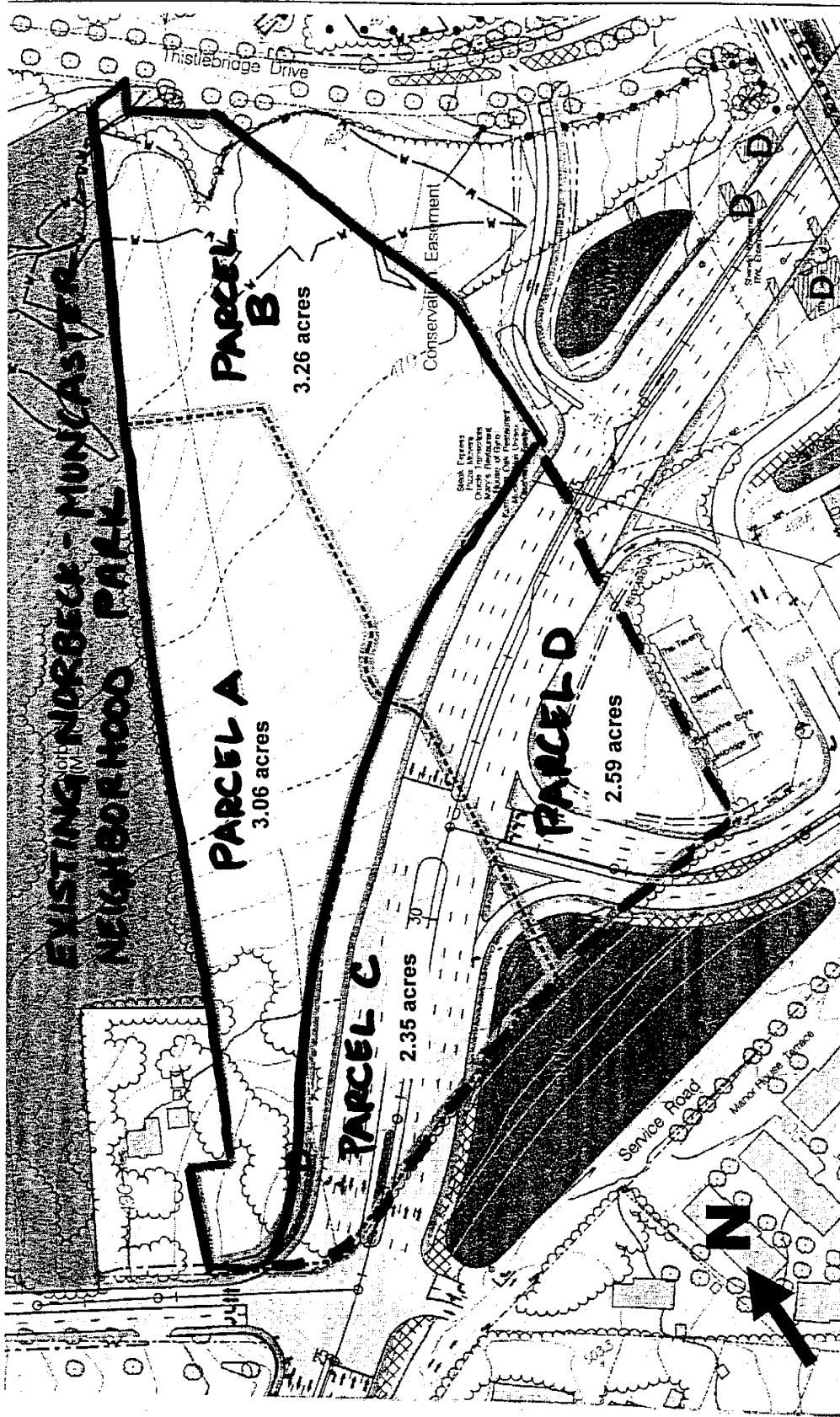
B. Trail Corridors

Amendment to the Countywide Park Trails Plan

The Countywide Park Trails Plan, approved in 1998, proposes an interconnected system of natural and hard surface trails. As community master plans are prepared, the countywide system is explored in more detail for that particular area and needed amendments are identified. Proposed amendments to the Countywide Park Trails Plan are part of the community master plan public hearing process so residents can express their views on proposed changes.

As stewards of the park system, the Planning Board rather than the County Council takes final action on amendments to the Countywide Park Trails Plan. The recommended amendments to the Countywide Park Trails Plan that are part of the Public Hearing Draft Olney Master Plan are shown in Attachment 4.

**Area Recommended for Addition to
Norbeck – Muncaster Mill Neighborhood Park**



Parcels A&B – Potential Future Parkland

Parcels C&D – Potential Land needed by SHA for intersection improvement