











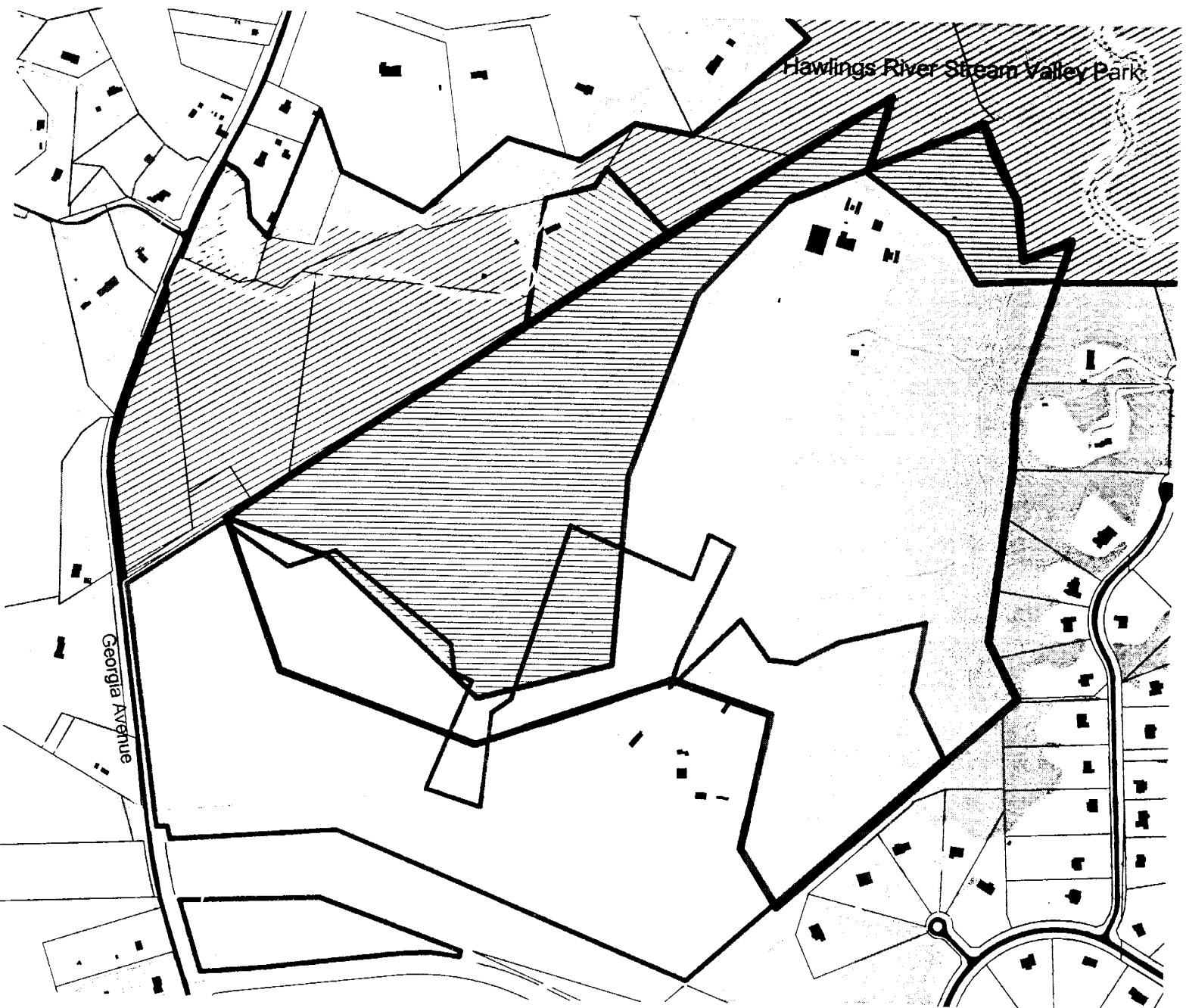
Central Union Mission Property Concept Park Dedication Area - Option A












-  Potential Park Acquisition/Dedication Area
-  Potential Development Footprint (based on Pre-Preliminary Plan #4-04043)
-  Proposed Legacy Open Space Water Supply Resource
-  Central Union Mission Property
-  Woodlands
-  Crop and Pasture Land
-  Existing Parkland
-  Proposed Parkland
-  Rivers and Streams
-  Topography



Central Union Mission Property Concept Park Dedication Area - Option B












-  Potential Park Acquisition/Dedication Area
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 -  Proposed Legacy Open Space Water Supply Resource
- Central Union Mission Property
-  Woodlands
 -  Crop and Pasture Land
 -  Existing Parkland
 -  Proposed Parkland
 -  Rivers and Streams
 -  Topography



Map Produced 3/4/04
All lines approximate

Central Union Mission Property Concept Park Dedication Area - Option C



-  Potential Park Acquisition/Dedication Area
-  Potential Development Footprint (based on Pre-Preliminary Plan #4-04043)
-  Proposed Legacy Open Space Water Supply Resource
- Central Union Mission Property**
-  Woodlands
-  Crop and Pasture Land
-  Existing Parkland
-  Proposed Parkland
-  Rivers and Streams
-  Topography



Map Produced 3/4/04
All lines approximate

Staff has concluded that Option B best achieves a balance of public stewardship and private interests. This option expands the ecological buffer area along Hawlings River Stream Valley Park and provides the highest level of long-term protection as parkland to a large, high quality forest area. At the same time, Option B allows development of the agricultural fields as requested by the applicant and retains a large area of forest in the ownership of the camp. The Camp will be able to continue to use the forest, both the parts in easement and in parkland, for their normal camp activities. There are no plans for trails through the existing or proposed parkland adjacent to this property. So even though parkland is technically open to the public (including the Camp attendees), there is no intent to actively encourage the general public to enter this area of parkland.

Although from an environmental and park planning point of view Option A is the best long-term approach (acquisition of entire resource area as parkland), staff recognizes that a combination of easements and parkland acquisition best balances public and private interests. Option C affords the least protection of a resource that achieves the Legacy Open Space criteria of being “the best of the best” and is not acceptable to staff.

Nash Properties

A large area of forest on several farms owned by the Nash family, among others, is recommended in the Olney Master Plan for addition to the Legacy Open Space program as a Natural Resources site (Class I). The large area of high quality forest includes parts of the Reddy Branch and is adjacent to existing parkland including the Reddy Branch Biodiversity Area. The area was already located within the target areas for Water Supply Protection and Agricultural and Rural Open Space.

A letter from a representative owner of the Nash farms (Attachment 10) requests RNC zoning. This request is a land use issue and will be dealt with in a future worksession regarding land use. Whatever decision is made regarding zoning will not affect the Legacy recommendation to include portions of the property in parkland to protect this large, high quality complex of forest and wetlands adjacent to existing parkland.

Parkland Map Correction

The Red Door Store property was partially acquired last year by the Legacy Open Space program to protect the historic store and the rural vistas and open space leading into the historic Sandy Spring community. The acquisition did not include the central portion of the property that contains an existing mulching and landscaping operation. At whatever time that the business ceases to operate, staff will pursue acquisition of the remaining parcel. The proposed park map should indicate that the remaining central portion of the property is still future parkland.

- **Correct** the Existing and Proposed Parkland map to show that portion of the Red Door Store site as proposed parkland.

SUMMARY OF PUBLIC TESTIMONY AND STAFF RESPONSE

The following table summarizes the specific recommendations in the Public Hearing Draft, public hearing testimony and comments on these recommendations or issues; and the proposed staff response to each.

#	Recommendation/Issue	Public Comment	Staff Response
1	<p>Lighting of public parks:</p>	<p>GOCA, SEROCA: Include caveat that there should be no high-intensity lighting at any new park or any park expansion.</p>	<p>No change in Plan recommended. Lighting is not mentioned in Plan, but may be needed in some areas. Newer technology has resulted in lights with little community impact, and no lights will be installed without prior community input.</p>
2	<p>Kimble/Graefe Properties:</p> <p>Expand Olney Manor Recreational Park through acquisition of the Kimble property and all or part of the Graefe property to provide additional active and passive recreation opportunities.</p> <p>(p. 108, Public Hearing Draft)</p>	<p>Property Owners:</p> <p>Oppose park acquisition of property. Proposed park acquisition casts cloud over marketability and ability to convey title. Diminishes value and circumvents competitive bidding process. RNC zoning at .2/ac devalues property.</p> <p>SEROCA: Remove references to Kimble and Graefe properties for possible expansion of Olney Manor Park. Unfair to cast cloud over properties future.</p> <p>GOCA: Oppose expansion of Olney Manor Park if it causes significant increase in impervious surface area. Remove references to Kimble and Graefe properties for possible expansion of Olney Manor</p>	<p>No change in Plan recommended.</p> <p>Expansion of Olney Manor Park is needed to provide additional active and passive recreation areas.</p>

#	Recommendation/Issue	Public Comment	Staff Response
		Park. Unfair to cast cloud over properties future.	
3	<p>Skateboard Park:</p> <p>Consider an area of Olney Manor Park for a skateboard park.</p> <p>(p. 108, Public Hearing Draft)</p>	<p>Olney Manor Park Tennis Patrons and others:</p> <p>Noise from skating is incompatible with tennis. Park is already at full capacity.</p> <p>Park is often crowded Maintenance is already underfunded and understaffed.</p> <p>Look for other viable sites in Olney.</p> <p>Park users and the tennis community have not been consulted with about the Master Plan.</p> <p>Master Plan should not be approved or implemented until the interested parties are consulted</p>	<p>Change text to:</p> <p>Locate a skateboard park in Olney Manor Park. Staff has met with tennis users and explained that the proposed site is not near tennis courts. The facility plan for this project was approved by the Board on 1/29/04.</p>
4	<p>Reuse of existing facilities:</p> <p>Consider reuse of under-utilized park facilities including allowing under-utilized tennis courts to be used for roller hockey practice.</p> <p>(p. 108, Public Hearing Draft)</p>	<p>Olney Manor Park Tennis Patrons and others:</p> <p>Do not reduce or eliminate any tennis facilities. Do not allow tennis courts to be used for roller hockey practice.</p> <p>Tennis courts are not underused.</p> <p>Volleyball/wall area is not underused.</p> <p>Large tennis facility makes it ideal for tournaments and special events.</p>	<p>Revise text to read:</p> <p>Consider re-use of under utilized facilities. Staff met with tennis group and concurred that recommendation should be kept general and eliminate specific reference to tennis courts.</p>
5	<p>Use of Oaks Landfill</p> <p>Retain Oaks Landfill site for existing and future recreation purposes.</p> <p>(p. 108, Public Hearing</p>	<p>Capital Hang Gliding and Paragliding Association</p> <p>Add hang gliding training to list of proposed uses for the Oaks landfill site.</p>	<p>No change in plan recommended.</p> <p>Although this use could be accommodated in 20+ years after the methane recovery is complete, a plan for</p>

#	Recommendation/Issue	Public Comment	Staff Response
	Draft)		long term use will be developed with public input at that time. Plan only refers to present uses.
Legacy Open Space Properties			
6	<p>Mess Property:</p> <p>Acquire portions of the Mess property in northeast Olney through subdivision dedication to preserve the high quality forest stand.</p> <p>(p. 110, Public Hearing Draft)</p>	<p>Jody Kline, attorney</p> <p>Revise the density recommended for this property to 0.45 units per acres based on the land analysis and the County's desire to acquire the eastern half of the property through dedication.</p>	<p>Recommendations for proposed density on this property would be discussed as part of the land use and zoning worksession. Staff recommends that open space on this property be preserved through dedication at the time of subdivision as part of the LOS program.</p>
7	<p>Central Union Mission Property</p> <p>Protect through easement with current use. Seek dedication or acquisition if land use changes.</p> <p>(p. 140, Public Hearing Draft)</p>	<p>Robert H. Metz, Anne C. Martin, attorneys</p> <p>Revise recommendations to state "important to protect forest and wetlands if redevelopment occurs through forest conservation and zoning regulations or through dedication, easement or acquisition." Provides for more flexibility for future development.</p>	<p>See packet for options and staff recommendation.</p>