

February 27, 2004

**Robert H. Metz**  
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rmetz@linowes-law.com  
**Anne C. Martin**  
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amartin@linowes-law.com

**Via Hand Delivery**

Derick P. Berlage, Chairman  
The Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Public Hearing Draft Olney Master Plan  
March 11 Worksession

Dear Mr. Berlage and Members of the Planning Board:

On behalf of Central Union Mission (the "Mission"), the owners of the 219 acre property located in the RC (Rural Cluster) zone at 20501 Georgia Avenue in northeast Olney (the "Property"), we would like to submit more specific comments to supplement our September 24, 2003 correspondence regarding the Draft Olney Master Plan as it relates to the future of the Property. Our general request remains that the Master Plan maintain flexibility so that future development and environmental protection can coexist on the Property; however, since the Mission has made some decisions regarding the future of the Property and is more aware of the development constraints since the last correspondence, we believe it is critical to address the recommendations more specifically for the worksession. As discussed herein, we request that Draft Plan be revised to: 1) note that environmental protection on the Property can occur through the forest conservation and zoning regulations and by easements instead of solely by dedication and acquisition, and 2) specify that it is the priority forests that need to be protected, not the entire wooded area of the Property.

As stated previously, the Mission has owned the Property since 1934 and uses the site for the operations of its christian summer camp (overnight) for at-risk children known as Camp Bennett, as well as some agricultural, religious, and recreational activities. Since 1969, the Mission has also integrated the use and maintenance of the Property into the third phase of its five-phase Spiritual Transformation Program. The main area of the Camp is in the rear of the Property, with the cabins, dining hall and recreational buildings surrounded by the wooded natural environment that the Mission has preserved over its history of owning the Property.

Since our last correspondence, the Mission has confirmed that it would like to maintain Camp Bennett on the Property, and utilize the RC cluster opportunity to create single-family lots on the Property, using the proceeds to continue its valuable mission in the community. The

Derick P. Berlage, Chairman  
February 27, 2004  
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Mission retained Loiederman Soltesz Associates to prepare a pre-preliminary plan application to proceed with perc testing of the Property and thus determine the potential density of the Property. Based on the significant site area necessary for a septic field in the Patuxent River Watershed area of the County and the constraints associated with the well and septic requirements, the Mission has proposed only 33 lots on the pre-preliminary plan, instead of the potential 43 lots permitted in the RC cluster zone for the Property. We have enclosed a copy of the draft cluster layout on the Property for your reference (the "Draft Cluster Plan"). You will note that the Draft Cluster Plan maintains 132 acres of open space, including Camp Bennett, consistent with the cluster provisions of the RC zone.

The Draft Olney Master Plan (the "Draft Master Plan") references the Property as an area identified in the Legacy Open Space Master Plan (the "Open Space Plan"). The Open Space Plan does not specifically identify the Property nor was the Mission aware of the recommendations concerning the Property in the Open Space Plan. However, the Draft Master Plan identifies the Property (or a significant portion thereof) as an area that is in a Water Supply Target area and that needs to be "protected through easement with current use" or to "seek dedication or acquisition if land use changes." The Technical Staff ("Staff") have reviewed the Draft Master Plan language with us and clarified that it is the forested area of the Property that falls within the recommendation, and they have clarified the priority areas including in their recommendation.

In order to provide some certainty for the Mission and preserve the flexibility for some development on the Property, while maintaining Camp Bennett, we respectfully request that Draft Plan be revised to: 1) note that environmental protection on the Property can occur through the forest conservation and zoning regulations and by easements instead of solely by dedication and acquisition, and 2) specify that it is the priority forests that need to be protected, not the entire wooded area of the Property. Specifically we request the "Protection Technique Recommendation" that is currently on page 140 of the Draft Plan, a copy of which is attached, be revised to state "important to protect the priority forest and wetlands if redevelopment occurs through the forest conservation and zoning regulations and through easements."

The environmentally sensitive areas of the Property could be thoroughly protected with the proposed residential development through the application of the forest conservation laws and the zoning regulations. For example, with the proposed development, over 57 acres of the Property would automatically be in conservation easements as stream valley buffers areas. Further, as illustrated on the Draft Cluster Plan, the Mission would propose to put approximately 17 additional acres of the Property in Category I forest conservation easements. The easements would provide the same protection and use of the forest areas as dedication. The Mission has provided protection without any easements for over 70 years and is committed to continue that protection in the future with the Category I Forest Conservation Easement to

Derick P. Berlage, Chairman  
February 27, 2004  
Page 3

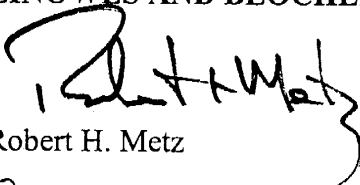
satisfy the goals of the Open Space Plan. It is extremely important that the Mission retain ownership of the Property as it is critical to protect the children at Camp Bennett and to avoid the "general public" from having access to the Camp. We would submit that there is no difference in the protection given to the forested areas between dedicating the area and imposing an easement, especially with a 70-year history of protection.

There are approximately twelve (12) lots currently proposed in the southeast corner and middle of the Property that are in a currently forested area that the Staff has identified as low priority. Although the Draft Cluster Plan will change as a result of the perc tests and in response to comments from the Development Review Committee meeting, it is impossible to cluster the development further in the other areas of the Property as suggested because of the well and septic regulations and restrictions. The ability to utilize this low priority area of the Property for the already significantly limited residential development is therefore critical to provide the housing units and to continue Camp Bennett and the work of the Mission.

Thank you for your consideration of this request on behalf of the Mission to preserve some flexibility for the future of its Property over the 20 year lifetime of the Olney Master Plan, while still maintaining the guidance to protect the priority environmentally sensitive areas on the site. We look forward to working with Staff as this proposed development progresses to accomplish all of the desired objectives, including environmental protection, provision of housing, and maintaining Camp Bennett and the services provided by the Mission.

Sincerely,

**LINOWES AND BLOCHER LLP**



Robert H. Metz



Anne C. Martin

**Attachments**

cc: Mr. David O. Treadwell  
Mr. Khalid Afzal  
Ms. Brenda Sandberg  
Mr. Stephen P. Tawes



**CENTRAL UNION MISSION  
CAMP BENNETT PROPERTY  
NOT TO SCALE**

CENTRAL UNION MISSION  
DAVID TREADWELL, EXEC. DIR.  
1350 R STREET NW  
WASHINGTON, DC 20009  
(202) 745-7118

**ES** Engineering Solutions, Inc.  
1870 Powell Drive, Suite 100, Bethesda, MD 20814  
Tel: 301-462-2100 Fax: 301-462-8667  
www.EngineeringSolutions.com

# LINOWES AND BLOCHER LLP

ATTORNEYS AT LAW

September 24, 2003

Robert H. Metz  
301.961.5112  
rmetz@linowes-law.com  
Anne C. Martin  
301.961.5127  
amartin@linowes-law.com

Via Facsimile

Derick P. Berlage, Chairman  
The Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RECEIVED  
1324  
OCT 01 2003

Re: Public Hearing Draft Olney Master Plan  
September 18th Public Hearing

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

Dear Mr. Berlage and Members of the Planning Board:

On behalf of the Central Union Mission (the "Mission"), the owners of the 219 acre property located in the RC (Rural Cluster) zone at 20501 Georgia Avenue in northeast Olney (the "Property"), we would like to submit comments regarding the Draft Olney Master Plan as it relates to the future of the Property. Specifically, we request that the Master Plan recognize and balance the future development potential of the Property with the environmental protection issues.

The Mission has owned the Property since 1934 and uses the site for the operations of its christian camp known as Camp Bennett and associated agricultural and recreational activities. Although the Mission has no specific plans to move Camp Bennett or discontinue the agricultural and recreational activities at this time, the Mission would like to use this opportunity to address some of the comments in the Draft Olney Master Plan (the "Draft Olney Plan") referencing the Property as an area identified in the Legacy Open Space Master Plan (the "Open Space Plan"). The Open Space Plan does not specifically identify the Property nor was the Mission aware of the recommendations concerning the Property in the Open Space Plan. However, the Draft Olney Plan identifies the Property (or a significant portion thereof) as an area that is in a Water Supply Target area and that needs to be "protected through easement with current use" or to "seek dedication or acquisition if land use changes."

In order to provide some certainty for the Mission and preserve the flexibility for some redevelopment or improvements on this site, we respectfully request that the "Protection Technique Recommendation" that is currently on page 140 of the Draft Plan, a copy of which

**LINOWES**  
AND **BLOCHER LLP**  
ATTORNEYS AT LAW

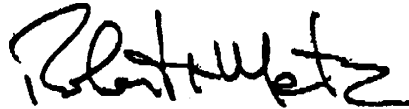
Derick P. Berlage, Chairman  
September 24, 2003  
Page 2

is attached hereto, be revised to state "important to protect forest and wetlands if redevelopment occurs through forest conservation and zoning regulations or through dedication, easement or acquisition." This would provide more flexibility for the future of the Property over the lifetime of the Master Plan that would permit consideration of some appropriate RC zone uses in this area balanced with protection of the forest and wetland areas. The environmentally sensitive areas would be protected through redevelopment or a change in land use through the application of the forest conservation laws and the zoning regulations. For example, a RC residential cluster development that could provide approximately 43 single-family homes (if the land perks) on lots sizes ranging from one to two acres, would currently be required to maintain 120 acres of open space, including forest conservation easement or dedicated areas.


Thank you for your consideration of this request on behalf of the Mission to preserve some flexibility for the future of its Property over the 20 year lifetime of the Olney Master Plan, while still maintaining the guidance to protect the environmentally sensitive areas that were vaguely identified in the Open Space Plan.

Sincerely,

LINOWES AND BLOCHER LLP



Robert H. Metz



Anne C. Martin

Attachment

cc: David O. Treadwell  
Khalid Afzal

**Natural Resources and Legacy Open Space**

<b>Site Number &amp; Name</b>	<b>Comments</b>	<b>Legacy Category Recommendation</b>	<b>Protection Technique Recommendation</b>
5. Nash Properties (Park acquisition area only)	Large, high quality complex of forest and wetlands adjacent to existing parkland. Contributes to preserving quality of Reddy Branch Biodiversity Area	Add to Natural Resources category (Class I) - Retain within agricultural and water supply target areas	<ul style="list-style-type: none"> <li>- Protect through dedication or acquisition</li> <li>- Potential for combining with Ag preservation efforts on the rest of Nash properties</li> <li>- Potential for heritage protection</li> </ul>
6. Mess and Simms properties (Park acquisition area only)	Large, high quality forest complex. Key trail connection from Northwest Branch to Hawlings & Patuxent Rivers	Add to Natural Resources category (Class I) - Retain within agricultural and water supply target areas	<ul style="list-style-type: none"> <li>- Protect Mess through dedication of open space required by RNC Zone</li> <li>- Protect Simms through acquisition</li> </ul>
7. Central Union Mission	Two large forested areas immediately adjacent to parkland. Provides important ecological buffer to Hawlings River Biodiversity Area	Add to Water Supply target area (Class II)	<ul style="list-style-type: none"> <li>- Protect through easement with current use</li> <li>- Seek dedication or acquisition if land use changes</li> </ul>

RECEIVED  
0399  
MAR 12 2003

Chair, Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

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

March 11, 2003

Dear Sir,

I am writing on behalf of the various owners of the properties collectively known as the "Nash Farm" located on the Brookeville area of Montgomery County. As you know, a number of years ago, the county downzoned this property from one house per two acres to one house per twenty-five acres. As you revise the current Olney Master Plan, we hope that you will reconsider this zoning and substitute instead a Rural Neighborhood Cluster zoning, which would allow a much more reasonable use of this property. As you may know, much of this property is crisscrossed by streams and dense rock formations, which would prevent building in those areas. If houses could be clustered more densely in the buildable areas, this would leave large areas of open space to be enjoyed should this area ever be developed. It would also help avoid the sort of "McMansion sprawl," whose disadvantages were so clearly outlined in a long article in the March 9 Washington Post, which I'm sure you saw. As you know, we have worked hard to preserve this land as a farm while many people around us have sold out to developers. We want to continue to do so as long as possible. As you are no doubt aware, however, it is becoming increasingly difficult each year to farm in Montgomery county, as there are fewer and fewer people available to do the actual farming. Moreover, each year it becomes increasingly difficult to find an insurance company willing to insure farms. It may well eventually become impossible for us to maintain this lifestyle. I hope that you will consider these problems as you consider the Olney Master Plan and revise it appropriately so it benefits everyone involved.

Sincerely,



Jane C. Nash Maller  
P.O. Box 709  
Olney, MD 20830

cc John Carter  
Khalid Aszal



Montgomery County Planning Board

For inclusion in Public Hearing Record

Re: Olney Master Plan

Date of Hearing: 9-25-03

Date Rec'd: \_\_\_\_\_

Corres. No.: \_\_\_\_\_

Olney Manor Park Tennis Courts  
P.O. Box 75  
Brookeville, MD 20833  
September 26, 2003

RECEIVED  
-1303  
SEP 26 2003

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

Mr. Derick Berlage  
Chairman  
Montgomery County Planning Board  
Montgomery County Department of Park and Planning  
The Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Mr. Berlage:

This is in reference to the Olney Master Plan, Parks and Recreation Plan. The signatories of the enclosed Montgomery County Tennis Association (MCTA) petition disagree in principle with staff recommendations No. 2 and 7 as it relates to conversion of tennis facilities.

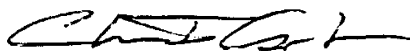
Please consider these petitions as strong citizen opposition to the staff recommendations. We are continuing to gather signatures. Based on our conversations with citizens, including tennis players and other active park users, we find there are many unanswered questions that need to be addressed by planning staff.

We would like to suggest that planning staff meet with the citizens that are most adversely affected by the staff recommendations to answer questions. We want to engage in a constructive dialogue on plans for Olney Manor Park and conversion of tennis facilities.

We propose that planning staff meet with the tennis community and active park users at Olney Manor Park in the Swim Center meeting room on a mutually convenient date in early October to present the staff recommendations.

Please ask your staff to contact Mr. Charles I. Carter at 301-924-2249 or 301-452-8498 to discuss how we can proceed to ensure that affected citizens have an opportunity to participate in the process.

Sincerely,



Charles I. Carter

cc: United States Tennis Association/Maryland District, Montgomery County Tennis Association, Leisure World Tennis Club, Foxy Ladies Tennis League, Parents without

Partners Tennis Club, Philippine/American Tennis Club, Active Park Users, Good  
Counsel Tennis Team/Coaches

Enclosures

We, the undersigned, strongly oppose the destruction, removal and/or relocation of any tennis courts or the wall/volleyball area of Olney Regional Park.

1. Val W
2. Rebecca Allen
3. Samuel O. Grim
4. Bruce Kluckner
5. J. Abbott
6. B. Blute
7. ~~\_\_\_\_\_~~
8. Thy Selt
9. Clare J. J. J.
10. M. J. J. J.
11. Michael Motan
12. Pattabas
13. \_\_\_\_\_
14. Kunda Joubli
15. Clyton Link Jr.
16. WAKACE CLINE-SmyTHE
17. Ricardo Hernandez
18. Edward Franica
19. Eric Solt
20. Joe Heppermiller
21. \_\_\_\_\_
22. Ray Chen
23. Mr. B. Poon
24. Howard S. Gouy / one
25. Donald J. J. J.
26. Melvin Covert
27. James M. Thompson
28. Robert M. J. J.
29. William J. B. J. J.
30. M. A. J. J.
31. Patrick J. J. J.
32. \_\_\_\_\_
33. John Manarzon
34. \_\_\_\_\_
35. Alvins Wagner
36. Stephen Wagner

We, the undersigned, strongly oppose the destruction, removal and/or relocation of any tennis courts or the wall/volleyball area of Olney Regional Park.

1. Arlette J. Cooper
2. Cheryl A. Fuller
3. ~~John~~
4. J REWE MWATHI
5. Darlene Jackson
6. Ramona Lyon
7. Shelia Davis
8. ~~Debra Sanga~~
9. Janice Peacock
10. Ernest Stalder
11. Perak Eckard
12. ~~John~~
13. ~~Erica Barclay~~
14. ~~Anna Johnson~~
15. Mary M. Cormick
16. ROBERT W BUXTON
17. ~~Schuyler Coe~~
18. Romeo Tenney

19. ~~Ben~~
20. ~~Shirley Ann~~
21. Antonette N. Cook
22. ~~Doris Lockhart~~
23. ~~Jessie Floura~~
24. Edwina Sumpter
25. Albert Bundy
26. ~~Neil~~
27. ~~Sam~~
28. ~~John~~
29. ~~Tanya Myles~~
30. ~~Gertrude~~
31. ~~Sam~~
32. ~~Henry~~
33. ~~John~~
34. ~~Julia~~
35. ~~June Z. Washworth~~
36. ~~Boathouse~~

We, the undersigned, strongly oppose the destruction, removal and/or relocation of any tennis courts or the wall/volleyball area of Olney Regional Park.

1. Kim Janson

2. Brooke Hansen

3. Bridget Hansen

4. Ann Christopher

5. Mike Christopher

6. Dayne Cobb

7. ARTHUR B. ELGHARDORF

8. Reynaud Kunkle

9. Marcia K. Smith

10. SAM FRASERT

11. DAT FRASERT

12. John Lin

13. David Bunn & Mary

14. Amy Olson

15. Verla Nelson

16. Walter D. Loberg

17. Houston M. Cole

18. Walt J. Lundquist

19. John C. Allen

20. John P. Braddy

21. Michael Mori

22. Janet Opal

23. JEFFREY ANDERSON

24. Don Kagen

25. Lackie Johnson

26. Janet

27. Jane Olson

28. DAVID PARKER

29. COLLIN PARKER

30. ALYSON BARR

31. David

32. Robert Stewart

33. Derek B. Ross

34. Jolann Finshaw

35. Frank Bull

36. Marilyn Massey-Bell

We, the undersigned, strongly oppose the destruction, removal and/or relocation of any tennis courts or the wall/volleyball area of Olney Regional Park.

1. Nicholas Johns
2. Jin G. Park
3. Charles Pak
4. Michael Rothert
5. Herbert Jordan
6. Jerome P. Pers
7. Steve Shapiro
8. Chung
9. KEVI MALANGAON
10. Kearn Lee
11. Vivian Li
12. Fong Shu
13. Chiff Liu
14. Jerry Dellera
15. Blair Kaprio
16. Dr. John
17. Richard Gellman
18. Robert M. Makuch
19. JIMMY R FRAWLICO
20. Jackita J
21. Barry
22. John Montoy
23. J
24. Romana Oche
25. James Kiwanuka
26. Ann C. Smith
27. KEVIN LEE
28. Karen Jones
29. W.H. Tom
30. Essex THOMPSON
31. oscar
32. Frank Russo
33. Paul Hunt
34. W. Brown
35. Anna Vigas
36. Seung Kim

We, the undersigned, strongly oppose the destruction, removal and/or relocation of any tennis courts or the wall/volleyball area of Olney Regional Park.

1. Ann Neizer, IT
2. Larry Rudger
3. Charles T. Deslong
4. David Shefky
5. Guendeh Lalami
6. Edward Springer
7. JPH
8. Julie Dichte
9. Byron Ramin
10. Louise Hawkins
11. Jerry Hawkins
12. Tuan Nguyen
13. Michelle Le
14. Ming Lin
15. Irith Hamilton
16. Linda Vance
17. Dene
18. \_\_\_\_\_
19. Tom Brady
20. Ronald Deha
21. Mary MS Carr
22. M. (Ben) CHANTRANPHONT
23. S. W. Brady
24. Paul A. Ryan
25. James J. Fisher
26. Paul J. J. J.
27. JR
28. S. S. Orlitz
29. Bess Breyer
30. Theresa Tranan
31. Jo Christopher
32. GEORGE CHRISTOPHER
33. Paul Hanner
34. Jo Christopher
35. Michael Christopher
36. Megan Hanner

We, the undersigned, strongly oppose the destruction, removal and/or relocation of any tennis courts or the wall/volleyball area of Olney Regional Park.

- |                              |           |
|------------------------------|-----------|
| 1. <u>Jon Sullivan</u>       | 19. _____ |
| 2. <u>Robert Bell</u>        | 20. _____ |
| 3. <u>Leo Cur</u>            | 21. _____ |
| 4. <u>Pat David</u>          | 22. _____ |
| 5. <u>Michelle Lee</u>       | 23. _____ |
| 6. <u>Jill Greubel</u>       | 24. _____ |
| 7. <u>Catherine Paisley</u>  | 25. _____ |
| 8. <u>Mary Jones</u>         | 26. _____ |
| 9. <u>Stephen A. Blunt</u>   | 27. _____ |
| 10. <u>Colleen Paul</u>      | 28. _____ |
| 11. <u>Carl Thomas</u>       | 29. _____ |
| 12. <u>Jeff Fleming</u>      | 30. _____ |
| 13. <u>Grog Munnis</u>       | 31. _____ |
| 14. <u>J. Hughes</u>         | 32. _____ |
| 15. <u>Larry Judge</u>       | 33. _____ |
| 16. <u>Ann Marie Kessler</u> | 34. _____ |
| 17. <u>Jed David</u>         | 35. _____ |
| 18. _____                    | 36. _____ |

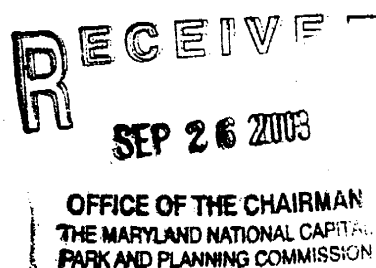


**Preller, Barbara**

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**From:** Jane Wadsworth, Cycon Publishing [jane@cyconpub.com]  
**Sent:** Saturday, September 27, 2003 8:44 AM  
**To:** county.council@montgomerycountymd.gov; MCP-Chairman; Masciocchi, Ellen; Schmieler, Tanya  
**Cc:** bfrancis@mctatennis.org; sol-Tennis@starpower.net; cicarter20833@yahoo.com; Zorn, Rich  
**Subject:** Tennis Courts / Wall area at OLNEY should NOT be removed to accommodate Skate Park

Mike Subin, President, Montgomery County Council  
<mailto:county.council@montgomerycountymd.gov>  
 Derick P. Berlage, Chairman, MNCPPC  
<mailto:mcp-chairman@mncppc-mc.org>  
 Ellen Masciocchi, 301-650-2867  
<mailto:ellen.masciocchi@mncppc-mc.org>  
 Tanya Schmieler, 301-650-4392  
<mailto:tanya.schmieler@mncppc-mc.org>



I am writing to you in OPPOSITION of the proposal to install an inline Skate Park within the Olney Regional Park facility by removing existing TENNIS COURTS or WALL COURTS. Contrary to the advocates of a Skate Park, I would like to point out that two of the LOCATION OPTIONS presently being considered (specifically (a) tennis court area (b) handball / volleyball area) are extremely POPULAR and WELL USED -- and thus should not be eliminated or relocated.

There are not enough well-maintained public tennis courts in Montgomery County (I personally review public courts and update this information to <http://www.mctatennis.org/courtguide> ). The tennis courts at Olney are in the best shape overall -- compared to the rest of the courts in Montgomery County.

- 1) The Olney Outdoor Tennis Facility should not suffer a reduction in the #of courts to support an Inline Skate Park  
 Olney Regional Park is one of the FEW large tennis facilities in the area -- making it a fabulous facility for promoting tennis to youth and adults via tournaments and special events - including Senior Olympics. There is generally a WAITING LINE for courts during popular hours (evenings and weekends). The Olney Regional Park facility is relatively centrally located in the County, and is extremely popular among the many tennis playing residents. By eliminating AS FEW AS one tennis court -- negatively impacts programs and use of the facility.
- 2) The Olney Volleyball / WALL area should NOT be converted to an Inline Skate Park - OR relocated further from the tennis courts  
 This is a very BUSY and popular spot. I know this firsthand, as I frequent the WALL daily. Often, there is a waiting line for those to get access to the WALL for practice. The volleyball area is filled with team play on weekends. There is absolutely NO reason why these POPULAR areas should be eliminated. In addition, the proximity of WALL area to the TENNIS COURTS makes it very easy for tennis players to find hitting partners -- and thus should not be relocated anywhere further from the tennis courts.

**Thus, I am having difficulty understanding ANY logic that would REMOVE or ELIMINATE (for the purpose of converting to a Skate Park) existing recreational facilities that are ACTIVELY USED and popular. Obviously, the advocates of the Skate Park want you to believe that these areas are underutilized. This is simply NOT TRUE!**

In closing, I would appreciate your consideration of the following:

- a) do not remove or RELOCATE existing POPULAR recreational facilities (such as Olney's tennis courts, wall area or volleyball) to build a Skate Park. These facilities are too valuable to the community.
- b) consider a location for a skate park that is not directly adjacent or in the middle of the tennis court area. In tennis, you need to be able to 'hear' the ball. Your choice of location (whether it is next to a swimming pool, or softball field) -- should address the NOISE factor from a skate park -- and should not be located next to sports that

9/29/2003

require it's participants to be able to 'hear'.

Thank you ,

Sincerely,

Jane L. Wadsworth

-----  
Jane L. Wadsworth, President

Cycon Publishing, Inc.

1006 Somerset Lane

Silver Spring, MD 20904

o: 301.384.4306

e: [jane@cyconpub.com](mailto:jane@cyconpub.com)

w: <http://www.cyconpub.com>  
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## HANG GLIDING AT OLNEY LANDFILL

Currently hang glider pilots in the DC area, including many pilots in the Montgomery County, have very few options for training due to the lack of suitable training hills. The closest hill is North of Baltimore at Oregon ridge State Park—about a 90-minute drive from Silver Spring. The landfill hill in Olney is the ideal height and slope for a hang gliding training hill. By allowing hang gliding at this site, local hang glider pilots will be able to expand their recreational use of the site and the two local foot-launch hang gliding schools (Silver Wings and the Maryland School of Hang Gliding) will be able to bring new pilots into the sport. These two small schools each have class sizes of no more than six students each per day. Yet even this small influx of students will benefit the local economy due to the students purchasing food, gasoline and incidentals. Hang gliding is environmentally friendly and will not impact the site in any negative way. It's a non-motorized sport that is quiet and has no effect on the environment. It also is not a high adrenaline or an extreme sport such as BMX motor-cross. Hang gliding is most like sailing—quiet and peaceful. It's also a very beautiful sport to watch. Local residents and others visiting the site will delight in seeing colorful hang gliders drift across the sky.

Hang gliding has a long history in Maryland. As noted above, there is a hang gliding training hill at Oregon Ridge State Park. Hang gliding has been occurring Oregon Ridge for over 25 years without incident. The hill also functions as an excellent sledding hill in the winter. This dual use would also be possible at the hill in Olney. In addition to Oregon Ridge, hang gliders pilots have been flying on county land in Washington County Maryland at a mountain site called High Rock for nearly 30 years. I respectfully request that the planning commission include hang gliding as a recreation use in the master plan for the landfill in Olney.

Matthew Graham  
Director-at-Large  
Capital Hang Gliding and Paragliding Association

**Afzal, Khalid**

---

**From:** charles carter [cicarter20833@yahoo.com]  
**Sent:** Monday, September 22, 2003 1:18 PM  
**To:** Afzal, Khalid  
**Cc:** Masciocchi, Ellen  
**Subject:** RE: Olney Master Plan; Parks and Recreation comments - Edited reply...

Mr. Afzal,

The testimony below has already been sent to Ellen for the public comment record on the skateboard proposals.

We are drafting testimony specifically on the the Olney Master Plan. However, we need to understand how the decision was made to use Olney Manor Park for a skateboard park in order to prepare our testimony.

I understand that Ellen did a study. If we could get a copy of that study online, then we would be able to testify with specific knowledge of how M-NCPPC got to its recommendation.

If you have any questions, I can be reached at 301-924-2249.

Thanks.

Mr. Carter

"Afzal, Khalid" <Khalid.Afzal@mncppc-mc.org> wrote:

**TESTIMONY ON SKATEBOARD PARK PROPOSALS FOR  
OLNEY MANOR RECREATIONAL PARK FOR THE OLNEY MASTER  
PLAN**

On Behalf of

Dear Mr. Carter:

I have forwarded your message to Ellen Masciocchi of our Parks Division. She is the project manager for this project. She can be reached at 301-650-2867 or by e-mail at [ellen.masciocchi@mncppc-mc.org](mailto:ellen.masciocchi@mncppc-mc.org).

Khalid Afzal

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

**From:** charles carter [mailto:cicarter20833@yahoo.com]  
**Sent:** Wednesday, September 17, 2003 12:44 PM  
**To:** Afzal, Khalid  
**Subject:** Olney Master Plan; Parks and Recreation comments

Olney Manor Park Tennis Patrons

Charles I. Carter

9/30/2003

September 17, 2003

First, Olney Manor Park tennis patrons support in principle the building of a skate park for Olney skateboarders. We also support the positions of the Montgomery County Tennis Association and the United States Tennis Association/Maryland District. Those positions essentially support a skate park but oppose elimination of tennis facilities or reducing the number of tennis courts.

Second, we would like to request a community meeting for park users since the proposals will adversely impact current park patrons. We have not had sufficient time and materials to inform the various user groups and individuals of the proposals. We request that the meeting be held at Olney Manor Park after a 4 week notice period.

Third, it was reported in the Gazette that the tennis courts at Olney Manor Park are under-utilized. We do not agree. The D courts are utilized throughout the year by groups, including MCRD youth programs, women's groups, seniors citizens, high school teams, USTA teams, Parents without Partners, church groups, ethnic groups, as well as individual recreational players.

Many times during the year most, if not all, the courts in the park are in use, such as during the MCRD sponsored tournaments run by MCTA, during the Senior Olympics, during the high school tennis season, and during some mornings, evenings and most weekends, etc.

Fourth, we believe that a skateboard park should not be located in a tennis venue. The two sports are not compatible. Also, congestion is a significant issue with regard to these proposals. Therefore, proposals #1 & #2 are not acceptable.

Fifth, we have gotten mixed responses to proposal #3 & #4. Some park patrons feel that the park is now at full capacity with its current venues for tennis, handball, racquetball, volleyball, swimming, and baseball. When tournaments are held in the various venues, the park is too crowded. Also, there is the issue of park maintenance which is under-funded and understaffed for the current venues.

Other park patrons believe that if there are no other sites available in the Olney community where the skateboarders live, then proposal #4 may be an acceptable compromise.

However, the issues of compatibility, capacity, crowding, and maintenance are major concerns of the patrons.

If indeed there are no other viable sites in the Olney community, an alternative 5<sup>th</sup> site should be considered. That site which is not in the M-NCPPC proposals appears to be the most acceptable to all interest groups. The new proposal #5 site is a parking lot located between the swim center and the Robert Hill ball field nearest to Georgia Avenue. The tennis patrons will actively support proposal #5 as the best site in Olney Manor Recreational Park.

For more information contact:

Charles I. Carter  
Olney Manor Park Tennis Patrons  
P.O. Box 75  
Brookeville, MD 20833  
301-924-2249 (home)  
301-452-8498 (cell)  
cicarter20833@yahoo.com

Charles I. Carter  
Certified Tennis Professional  
Phone 301-924-2249  
Cell 301-452-8498

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Charles I. Carter  
Certified Tennis Professional  
Phone 301-924-2249  
Cell 301-452-8498

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Preller, Barbara

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From: Sol Lopez [sol-tennis@starpower.net]  
Sent: Thursday, September 25, 2003 11:45 AM  
To: MCP-Chairman; Masciocchi, Ellen; Schmieler, Tanya  
Cc: charles carter; Wendt, Dave (w); sol-tennis@starpower.net; Codball10@aol.com  
Subject: Olney Master Plan

September 25, 2003

Derick P. Berlage  
Chairman, MNCPPC

RECEIVED  
SEP 25 2003

Dear Mr. Berlage,

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

The Montgomery County Tennis Association (MCTA) is a non-profit organization made up of approximately 3,000 members. We currently sponsor programs which include Junior Team Tennis, adult leagues, tournaments, leagues for players aged 50 and over and programs for the physically challenged.

As a board member and representative of the MCTA, I would like to voice our opposition to the targeting of tennis courts for conversion to roller hockey rinks. We support, in theory, the reuse of under-utilized park facilities. However, under-utilized tennis courts are often due to the lack of regularly scheduled maintenance. This has contributed to overcrowding at Olney Manor Park, the premier tennis facility of Montgomery County.

The MNCPPC publication entitled "Roller Hockey, In-line Skating and Skateboarding Report," dated July 12, 2001, states on page 8, that "the use of tennis courts in public park use (sic) is declining in Montgomery County." We believe this statement to be inaccurate inasmuch as MCTA experiences growth in our membership and participation in our tournaments every year. Participation in our adult leagues alone has increased 41% in the last two (2) years. According to an extensive survey conducted by the United States Tennis Association and the Tennis Industry Association one or two years ago, Maryland ranks as #2 in the the nation for tennis playing population.

We believe that the tennis community and active park users have not been made aware of the Olney Master Plan nor have they been consulted on the plans.

We request that the Olney Master Park and Recreation Plan NOT be approved or implemented until such time as we have had an opportunity to meet and consult with the planning staff on these issues.

Thank you,  
Carmen Lopez  
Board Member  
MCTA

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9/25/2003

**JOINT LETTER TO MONTGOMERY COUNTY PLANNING  
BOARD**  
**September 25, 2003**

Mr. Derick Berlage  
Chairman  
Montgomery County Planning Board  
Montgomery County Department of Park and Planning  
The Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Mr. Berlage:

The USTA/Maryland District represents 11,510 adult, junior and family members of the United States Tennis Association in Maryland. The preponderance of our members reside in Montgomery and Howard counties.

USTA/Maryland represents approximately 110 member organizations, including city and county park and recreation departments, public and private clubs, community tennis associations and schools.

USTA/Maryland also represents the interests of the 630,000+ tennis players, 12.9% of the state's population, who play tennis; 390,000, or 8% of the overall total are defined as frequent tennis players, those playing four or more times per year.

Furthermore, USTA/Maryland is a member of the Maryland Recreation and Parks Association, and seeks to work cooperatively with its allied organizations.

USTA/Maryland is the official governing body of the United States Tennis Association in the state of Maryland. It is a non-profit organization that promotes and develops tennis for all.

The Olney Manor Park Tennis Patrons represents a group of over 100 general public recreational tennis players and active park users.

The USTA/Maryland District and the Olney Manor Park Tennis Patrons disagree with two staff recommendations in the Olney Master Plan, Parks and Recreation Plan. Specifically, we disagree with these specific staff recommendations:

2. Consider an area of Olney Manor Park for a skateboard park, and
-



7. Consider reuse of underutilized park facilities including allowing under-utilized tennis courts to be used for roller hockey practice.

We have never opposed the concept of a skate park, we are just concerned at the possible loss of tennis facilities. However, we disagree with the above staff recommendations at this time because of the lack of any consultation with the tennis community and the active park user community at Olney Manor Park. We became aware of these staff recommendations on or about September 16, 2003.

We have not had the opportunity to address the implications of the staff recommendations and therefore ask that the recommendations not be approved until the planning staff has consultations with the tennis community and active park users.

Specifically, we would like to review the data underlying the assumption that the use of tennis courts in the public parks is declining. That is simply not our experience.

We became aware of the Olney Master Plan proposed amendment after a member of our group attended a meeting of the Greater Olney Civic Association on or about September 9, 2003, where the skateboard park proposals were discussed in the context of the master plan.

We believe that the master plan has to be amended in order to proceed with the implementation of skateboard park and roller hockey rink proposals. Therefore, we respectfully request the opportunity to review the staff reports, review the public comment record, meet with planning staff, and to provide informed comments on the staff recommendations to the planning staff and Planning Board.

If you have any questions, please call the USTA/Maryland District at 410-312-5460 or the Olney Manor Tennis Patrons at 301-924-2249 or 301-452-8498 (cell).

Sincerely,

Gordon Mikkelson, President  
USTA/Maryland District

Charles I. Carter  
Olney Manor Park Tennis Patrons

---

Mr. Derick Berlage - Page 3

Contact Information:

Mr. Gordon Mikkelson  
President  
USTA/Maryland  
10015 Old Columbia Road, Suite B-215  
Columbia, MD 21046

Mr. Charles I. Carter  
Olney Manor Park Tennis Patrons  
P.O. Box 75  
Brookeville, MD 20833

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RECEIVED  
SEP 25 2003

Preller, Barbara

From: charles carter [cicarter20833@yahoo.com]  
Sent: Thursday, September 25, 2003 1:22 PM  
To: MCP-Chairman  
Cc: Afzal, Khalid; Lynn Coddington; C.I. Carter; mikkelson@mas.usta.com; Sol Lopez  
Subject: Joint E-Letter to the Montgomery County Planning Board

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

Mr. Berlage,

Attached is a joint letter regarding the Olney Master Plan, Parks and Recreation Plan.

If you have any questions, Mr. Carter can be reached at 301-924-2249 or 301-452-8498 (cell).

Sincerely,

Gordon Mikkelson and Charles I. Carter

Charles I. Carter  
Certified Tennis Professional  
Phone 301-924-2249  
Cell 301-452-8498

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