

Chambers

# Chambers Management Inc.

GENERAL OFFICES  
12051 TECH ROAD, SUITE B • SILVER SPRING, MARYLAND 20904-1999

TEL. (301)680-0700 FAX (301) 680-0380  
CHMBMGMT@AOL.COM

REAL ESTATE  
MANAGEMENT  
SALES  
INVESTMENT

July 12, 2002

MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Townes at Environ, Olney, MD

Dear Sir/Madam:

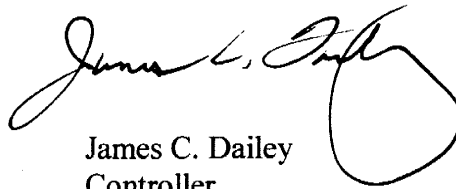
I am writing you on behalf of the Townes at Environ HOA. The Draft Concept Plan for the Olney Master Plan states that the County will explore Appomattox Avenue Connection to Georgia Avenue. The HOA adamantly believes the County should remove Appomattox Avenue extension from any future plans. At best the area could be made into a bike trail which would be much less obtrusive to the HOA. Accordingly the current environment and neighborhood would stay intact.

The HOA is requesting the support of Montgomery County in this matter as the HOA strongly believes the removal of Appomattox Avenue extension is necessary to preserve the character of the neighborhood.

Please contact me or Mr. Larry Konefal (301-570-4195), President of the HOA, if you have any questions.

Thank you.

Very Truly Yours,

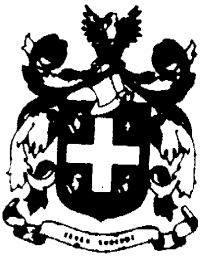


James C. Dailey  
Controller

CC: Board of Directors  
Jeff Kirby

(49)

*We Work For You*



Chambers

# Chambers Management Inc.

GENERAL OFFICES  
12051 TECH ROAD, SUITE B • SILVER SPRING, MARYLAND 20904-1999

TEL. (301)680-0700 FAX (301) 680-0380  
CHMBMGMT@AOL.COM

REAL ESTATE  
MANAGEMENT  
SALES  
INVESTMENT

August 13, 2002

Mr. Khalid Afzal  
Montgomery County  
Parks and OPlanning  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Townes at Environ HOA

Dear Mr. Afzal:

The Townes at Environ Homeowners Association (HOA) is a one hundred and forty-seven (147) unit townhouse community in Olney, Maryland. The HOA is located along Marksman Circle and Appomattox Way and includes the street of Fox Chase Circle, Paladin Terrace and Paladin Drive.

We are greatly concerned about the future and eventual use of the Appomattox Way extension. Since the late 1980's when the HOA was developed the Appomattox Way extension has always been a grass and wooded area. We have numerous homes that back up to this green area and it provides a perfect transitional area to buffer these yards from the commercial parking lot. For many reasons the HOA would like to see this area not become a road to Georgia Avenue (a major thoroughfare in the County) but rather park land.

Our position is that the road is not needed. The master plan states that if Prince Philip is built then Appomattox Way is not needed. The planning board already decided on February 18, 1995 that the road was not needed. Extending Appomattox Way to Georgia Avenue does not solve any traffic problems. Prince Phillip already provides the alternate access to Georgia Avenue. Furthermore, residents in Olney as well as the State Highway Administration will not likely want more dangerous left turns onto Georgia Avenue or another traffic signal close to Prince Philip.

Residents within the community prefer adjoining greenspace rather than a road. For visual and noise reasons residents do not want a road so close to the townhouse backyards. There are also environmental issues as the road would have to cross the stream and wetlands.

The preferred future use of the Appomattox Way extension is as a park extension of the trailways/greenspace path system, connecting our community to the stream valley open space system. The area should have landscaping and be a pathway connection to Georgia Avenue for Pedestrian traffic as is suggested in the new master plan draft. This use will help make the commercial area of Olney more pedestrian friendly and accessible without having to drive to these commercial areas. A pedestrian bridge can be built to connect to Georgia Avenue with little or no detrimental environmental impact to the stream and wetlands. As a final step the land should be transferred to the Montgomery County Department of Parks and Recreation or to the MNCPPC Parks Department and out of the hands of the County or Department of Transportation.

Thank you for your cooperation.

Very Truly Yours,

Larry Konefal  
President, Townes at Environ Homeowners Association

CC: Board of Directors  
Jeff Kirby

50

*We Work For You*



Chambers

# Chambers Management Inc.

GENERAL OFFICES  
12051 TECH ROAD, SUITE B • SILVER SPRING, MARYLAND 20904-1999

TEL. (301)680-0700 FAX (301) 680-0380  
CHMBMGMT@AOL.COM

REAL ESTATE  
MANAGEMENT  
SALES  
INVESTMENT

November 22, 2002

Mr. Khalid Afzal  
Montgomery County  
Parks and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Townes at Environ HOA

Dear Mr. Afzal:

It is the HOA's understanding that you are unaware about the HOA's objections to any master plan that provides for the extension of Appomattox Avenue in Olney, Maryland.

Enclosed are copies of letters previously sent to Montgomery County Parks and Planning, Montgomery County Council and Montgomery County Executive. The HOA's position remains adamant that the County not extend Appomattox Avenue.

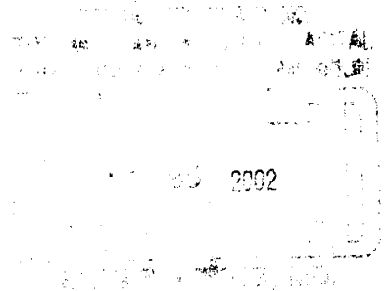
Thank you for considering the HOA's objection to the road.

Very Truly Yours,

Larry Konefal

President, Townes at Environ Homeowners Association

CC: Board of Directors  
Jeff Kirby



51

*We Work For You*



*In view of the above we respectfully request that the planned extension of Appomattox Way to Georgia Avenue be removed from consideration and eliminated from the Olney Masterplan. Your attention to this request is greatly appreciated.*

*Very Truly Yours,*

  
**Tom Maddox**

**Cc: Corneila Maddox  
Dudley Finneyfrock  
Khalid Afzul – P&P  
John Carter – P&P**

2002

*Cornelia Maddox  
Dudley Finneyfrock  
18301 Georgia Avenue  
Olney, Maryland 20832*

*Mr. Derick Berlage  
Chairman  
Montgomery County Planning Board  
MNCP&PC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760*

*December 11, 2002*

DEC 18 2002

*Re: Appomattox Way Extension*

*Dear Chairman Berlage:*

*We are life long residents of Olney and have lived on our property located at 18301 Georgia Avenue for over 70 years. We wish to express our strong opposition to the planned extension of Appomattox Way through our property. Due to our age and poor health we have to consider a sale of the property. The planned extension of Appomattox Way would bisect our property and make it essentially worthless for future sale or development. There is a contract for the purchase of the property for the development of affordable senior housing which will not go ahead if the extension of Appomattox Way is approved. This would be a personal financial disaster for us. Less than half the property is usable because of the stream along its boundary. The extension of Appomattox Way would reduce the use of the property even further and make it worthless, not to mention the environmental problems which would be encountered to cross the existing stream.*

*Please recall that the existing Olney Masterplan states that Appomattox Way is not needed if Prince Phillip Drive is built, which it has been. The extension of Appomattox Way will not solve the traffic problems it will make travel on Georgia Avenue more dangerous. Georgia Avenue is a two lane road at this location and Prince Phillip Drive currently provides alternate access to Georgia Avenue. We don't feel State Highway will like more left turns onto Georgia Avenue or another traffic signal so close to Prince Phillip Drive. In 1995 the Planning Board voted to eliminate the extension of Appomattox Way from the Masterplan. Why then would the County even consider looking at the extension of Appomattox Way again?*

*We are very much opposed to the extension of Appomattox Way. For our sake and that of Olney we respectfully request that the planned extension of Appomattox Way to Georgia Avenue be removed from consideration and eliminated from the Olney Masterplan. Thank you so much for your cooperation.*

*Sincerely,*

*Corneila Maddox*  
**Corneila Maddox**

**Dudley Finneyfrock**

*Dudley Finneyfrock*

**cc: Khalid Afzul – P&P  
John Carter – P&P**

The Highlands of Olney Civic Association  
P. O. Box 494  
Olney, Maryland 20832

August 13, 2002

Khalid Afzal  
Team Leader  
Georgia Avenue Corridor Team  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue, Suite 300  
Silver Spring, Maryland 20910

Dear Mr. Afzal;

We are writing to express our concerns about the updates for the Olney Master Plan. Specifically, the opening of the Buehler Road connection. *The Highlands of Olney Civic Association (HOCA) are opposed to the opening of Buehler Road.*

The Highlands of Olney is made up of 88 single family homes and 130 townhouses. Many of the homes in the Highlands face Buehler Road and are directly affected by the speeding and crime.

Buehler Road is designated as an arterial road. When the Highlands of Olney was first developed, Southeast Olney Park was slated to be an elementary school, so Buehler Road was built wider. With all of the master plan changes, the idea of an elementary school was dropped and the property was made into a park, but the road was never reclassified as residential. Additionally, the townhouses in the Highlands of Olney opposed the opening of Buehler Road when Sandy Spring Bank renovated and wanted to open up the road via their back parking lot. The Highlands were successful in their endeavor and the bank agreed to keep the road closed.

Over the past two years, HOCA has been diligently working to resolve a speeding problem on Buehler Road. Our efforts to minimize the speed and crime problem along Buehler Road have been hard won. Our efforts have included the following;

- Summer 2000 – spot radar checks by Montgomery County Police and Park Police
- November 2000 – Residential Traffic Calming Program, Department of Public Works and Transportation, Division of Traffic and Parking Services, staff came out to investigate speed problem



- October 2001 – Department of Public Works conducted a speed study which resulted in the installation of two (2) 25 MPH speed limit signs and the striping of Buehler Road. HOCA applied to enroll in the Speed Watch Program to monitor Buehler Road
- January 2002 – SMART trailer was placed on Buehler Road for 2.5 days to monitor speeding (this is the second time that the trailer has been out to Buehler Road)

The HOCA is on the waiting list for the Speed Watch Program. This program will train several community members with the radar gun. This effort will collect more accurate data and determine if the striping has been effective.


Additionally, Buehler Road is used by OBCG participants, who utilize the playing field at the Southeast Olney Park, most of the year (on Saturdays). This is a problem for local residents because there is no parking available. OBCG participants use all street parking, blocking resident's mailboxes and driveways. We have contacted OBCG and they have been very cooperative in putting information in their news bulletin about the parking situation on Buehler Road, but it has not been helpful.

If Buehler Road is opened, all the improvements we have worked for will be voided. Speeding will not only increase, more vehicles (to include commercial vehicles) will be utilizing the road, many just cutting through the neighborhood, thus making the current problem even worse. Naturally as the traffic and speeding increase, crime will also increase.

This is a very important issue to our community. We do not want Buehler Road to be opened up. We plan to attend the upcoming meetings and express our views.

If you have any questions or concerns, please feel free to contact me at home at 301-774-5331 or at work at 301-990-9626. Thank you for your time and attention to this important matter.

Sincerely,



Mary Lawrence Phillips  
Vice President, HOCA

cc.: Tim Sterling, President, HOCA  
Executive Committee, HOCA  
Kevin McLaren, President, Hallowell HOA

# SIERRA

103 North Adams Street  
Rockville, MD 20850



# CLUB

Montgomery County Group  
Phone (301) 294-0466

March 8, 2004

RECEIVED  
MAR 10 2004

Mr Derick Berlage, Chair  
Planning Board

Dear Mr Berlage,

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

As part of the Olney Master Plan, we request that Bachelor's Forest Tributary of the North West Branch of the Anacostia River, be made a Special Protection Area with an environmental overlay and an impervious cap of 8%. The Bachelor's Forest Tributary is probably the cleanest and most biologically diverse tributary of the Northwest Branch watershed. We are spending millions of dollars on restoring the Anacostia River and parts of the Northwest Branch. It would simply be better to protect a known high quality resource than to have to restore it in the future. Also, the Bachelor's Forest Tributary can be a source for the aquatic organisms that cannot tolerate polluted waters or sediment. As we achieve success in restoring the Anacostia River and parts of the North West Branch, this source of biodiversity becomes increasingly important. A recent example is the transferring of some organisms from the Northwest Branch to reintroduce them into the Sligo Creek restoration efforts. These organisms were historically present in Sligo Creek, but had been extirpated by pollution. Finally, the County's Stream Protection Plan evaluates the Bachelor's Forest Tributary very highly. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jim Fary".

Jim Fary, Chair  
Conservation Committee

cc: Jim Caldwell, DEP

58

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

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

Preller, Barbara

RECEIVED

MAR 10 2004

From: Jane Osburn [jgosburn@earthlink.net]  
Sent: Tuesday, March 09, 2004 9:00 PM  
To: MCP-Chairman  
Subject: Batchellor's Forest

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

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

March 9, 2004

Dear Chairman Berlage,

I am writing to voice my support for the recent proposal to create a Special Protection Area for the Batchellor's Forest Tributary of the Northwest Branch, providing for an impervious cap limit of 8% for this area. This protection is warranted and needed because Batchellor's Forest is a mature forest that provides habitat for a large variety of forest interior birds, some of which are either watchlist, or rare, threatened, or endangered species. This last April, Montgomery County's Park & Planning Environmental Resources Inventory for Olney and Vicinity confirmed the existence of significant upland forest habitat in this area. Please support this important set of protections for Batchellor's Forest.

Thank you for your consideration.

Jane Osburn  
10204 Big Rock Rd  
Silver Spring, MD 20901

67

RECEIVED  
MAR 16 2004

Preller, Barbara

---

From: Nmcaprexy@aol.com  
Sent: Tuesday, March 16, 2004 10:00 PM  
To: MCP-Chairman  
Subject: Olney Draft Master Plan Suggestions

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

Dear Mr. Berlage: Your attention is directed to the following two letters which express the views of our association concerning the extension of the 8% impervious cap to areas within the Olney Master Plan area, and to requirements which should govern possible affordable housing sites in the area. Thank you for your attention to these matters.

Arnold B. Gordon  
President,  
Norbeck Meadows Civic Association

3/17/2004

---

61

March 15, 2004

Re: Olney Master Plan - Land Use and Affordable Housing

Dear Chairman Berlage,

On behalf of the 500 home community of Norbeck Meadows we would like to urge upon you the following suggestions regarding affordable housing sites in our area, as you consider the Olney Master Plan draft.

The Olney Master Plan draft identifies several sites that are appropriate for affordable housing. These sites include Norbeck Country Club, the Oakdale school site on Cashell Road and the County owned Emory Lane school site. We believe that the language is very vague and more specific language must be added.

The Norbeck Meadows Civic Association (NMCA) supports the rezoning of the Norbeck Country Club to an environmental RNC zone with .33 density and inclusion of affordable units, MPDU's or Workforce Housing, appropriate for the zone, with maximum density of 95 units. Strong language must be added to the Master Plan to prevent new sewer line construction or extensions in the North Branch.

At this time, the Oakdale junior high school site (18.5 acres) is held by MCPS. The site is mentioned on page 58 and 121 to 123 of the Olney Master Plan draft. We agree that this site should be retained for future school needs. We request language in the Master Plan to support these uses if MCPS surpluses the site.

1. Retain this site as open green space.
2. If development occurs it must proceed as consistent with the R-200 zone.
3. If a lack of affordable housing exists in Olney at the time of development, affordable units should be included as appropriate for the R-200 zone.

The Emory Lane school site (11 acres) is discussed on page 58 of the Olney Master Plan draft and is property of the County. We request the addition of Master Plan language which states the following.

1. In the event that the ICC or alternative east-west transportation Option 1 or Option 2 is built, the remaining portion of this property should be left as open space to mitigate the negative environmental and community impacts that either road will cause.
2. If the ICC or alternative Option 1 or Option 2 is not built, this site should be retained as green space.
3. If development occurs it must proceed consistent with the R-200 zone.
4. If a lack of affordable housing exists in Olney at the time of development, affordable units should be included as appropriate for the R-200 zone.

Your full consideration of our concerns is respectfully requested.

Sincerely,

---

(62)

Arnold B. Gordon  
President,  
Norbeck Meadows Civic Association

---

63

March 11, 2004

Re: Olney Master Plan - Special Protection Area in the URC Watershed Area

Dear Chairman Berlage,

As you are aware, the County Council voted to protect the Upper Rock Creek Watershed north of Muncaster Mill Road with a Special Protection Area including an environmental overlay during its final vote on the Upper Rock Creek Master Plan on February 24, 2004.

Since the URC Watershed continues into the Olney Master Plan area, we believe that complete and successful protection of the Watershed can only be accomplished by extending the SPA across the remaining portion of the Watershed. The artificial imposition of boundary lines for planning purposes should not confine protection of the Class III streams throughout the entire watershed. Although much of the land west of Georgia Avenue is developed, all the remaining undeveloped land should comply with SPA criteria when it is developed.

The Planning Board failed to recommend an SPA in the Upper Rock Creek Plan Staff Draft much to the dismay of the community. The Council's unanimous straw vote, in January, for an SPA with an 8% impervious cap on all land was severely limited by a last minute amendment to the SPA language. As a result, over 700 acres of undeveloped land are not subject to any impervious cap, nor are any institutional and public facility uses or road improvement projects. During the Master Plan process, the Planning Staff repeatedly endorsed cluster development over septic because cluster in a 3 units per acre zone would produce less imperviousness than septic development.

Rather than dismiss the need for or the ability to provide for an SPA and an 8% impervious cap on all undeveloped land, the Planning Board should recommend exactly this in the Olney Master Plan draft. Such a recommendation at this time in the process will provide ample and appropriate timing for discussion and testimony before the County Council by all concerned.

The Norbeck Meadows Civic Association (NMCA) encourages the Planning Board to recommend all remaining acres of undeveloped land within the boundaries of the Upper Rock Creek and North Branch Watershed as a Special Protection Area with an environmental overlay and 8% impervious cap in the Olney Master Plan area.

Respectfully submitted,

Arnold B. Gordon,  
President,  
Norbeck Meadows Civic Association