

September 3, 2003

RECEIVED
Sept 05 2003

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

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

RE: Proposed Land Use in Olney

Dear Mr. Berlage:

I am writing you about the 32 acre property on the south side of Bowie Mill Rd in Olney, MD. The current draft recommends that the land is to be used for a housing development. I oppose any building on this land for several reasons:

1. It is in the North Branch of the Rock Creek watershed and needs to be left alone to insure quality drinking water. Norbeck Grove (a large 500 home and town house development) built on the north side of Bowie Mill has already put a strain on the wetlands that help filter our drinking water.
2. The planning board has already approved the Upper Rock Creek master plan. This should be allowed to prevail as guidance for the Olney Master Plan rather than contradict it.
3. Bowie Mill could not handle more traffic. No mitigation was done with the Norbeck Grove development and we feel it. Additionally the Annual Growth Policy placed Olney under a moratorium for new subdivisions.
4. There is a major gas pipeline that runs through this property
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 transition 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.

September 3, 2003

There are 22 large (15 are more than 10 acres) open land spaces in the Olney area. The majority of these lands (15) are zoned RNC. Many of the lands zoned RNC are not as environmentally sensitive as this one. Why is this 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 (1) house per 2-3 acres (RNC zoning) to protect this sensitive wetland area.

The land on Bowie Mill is the ONLY land space in Olney designated for MPDUs. I am not opposed to MPDUs but I am against this land being the only spot in Olney for them. This land is being singled out and this is discrimination. If this site is suitable for MPDUs, then all the open land space in Olney should be treated equally and the master plan should be revised to reflect it. What makes this land 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 on par with the other open spaces in this area.

My land survey when I bought my house indicated that the land was owned by the Board of Education, not the county. It was to be used for a school. I bought my house relying on this information. I understand that the land records have never been updated to reflect any change in ownership or use. Was I being lied to or misled by the county?

If building is to occur environmental, waste/water, 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 these areas as possible. Therefore, a rezoning of the land from R-200 to RNC should be strongly considered as an option, if building is to occur.

In addition to the above technical facts, it just doesn't make sense to use this site for MPDUs. The land has no practical or rational reason to be considered for such use. I urge you and the county to consider the most prudent use of this land and use as part of a wetland mitigation area or rezone it as RNC in conformance with other similar areas in the Olney area.

Sincerely,



John C. Plate
18173 Darnell Drive
Olney, MD 20832
301-774-6758

Preller, Barbara

From: fishndude [fishndude@comcast.net]
Sent: Sunday, September 07, 2003 5:34 PM
To: MCP-Chairman
Subject: Olney Master Plan

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Sept. 08 2003

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

Mr. Berlage-

I was very disappointed to see that the Planning Board would like to add low-income housing on county owned property in Olney. I have been a resident of Olney for over 15 years and have seen what a negative impact the overbuilding has done to this small community. We already have low-income housing on the corner of Georgia Ave and Morningwood Road, which has presented its own share of problems. There is also a significant amount of high density housing on Spartan Rd as well as in many of the planned sub divisions.

With the addition of a department store, clothing store and in a few more years a high school, Olney will become an even more difficult town to navigate through.

I can never figure out why we do not see the board planning adding additional low-income housing into the 20854 zip code. Maybe somewhere near the corner of Fall Road and River Road or how about in Darnestown or better yet along Old Georgetown Rd. I think you know the answer, because every time it is mentioned the residents quickly have it squashed and it is over to Olney again.

I am totally against adding anymore low-income housing to this already overburdened community.

Steve Rabil

September 4, 2003
18308 Darnell Drive
Olney, Maryland 20832

Derick P. Berlage, Chair
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

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Sept 08 2003

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

Dear Mr. Berlage:

For twenty years I have bordered the open field on Bowie Mill Road. I have had the pleasure of watching it in the snow and also seeing it awash in goldenrod. I have delighted in my proximity to foxes, deer, and hawks. I have loved the open space that spread out before me.

In all these years, every day I was thankful that the field and its bounty were there. I was especially thankful because I knew it could change. Even when my husband and I bought our home, we knew that it could be developed into a school. But we knew that when we purchased the property, and we were reconciled to that.

But now--without community involvement or discussion--politics has entered the equation. Suddenly and abruptly, we are told the 32-acre field should be used for housing. Housing? Housing was never even on the list of possibilities. Have any of your politicians actually looked at the property?

First, a stream meanders through the property, moving in a large arc that cuts the property into two distinct parts. In the Upper Rock Creek Master Plan, the land is set aside as fragile and ecologically sensitive wetlands. Part of the Rock Creek Headwaters, it is beautiful and it is fragile.

So who decided it should also be developed--and developed fairly intensely with all the loopholes and unrestrictions of R-200 zoning?

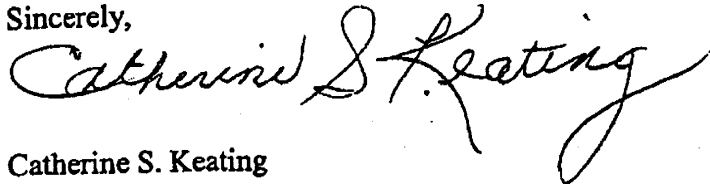
But the 32-acre field does not stand isolated. In addition to the stream, a gas line runs through the property. Finally, electrical high-tension wires run along one side of the property. How much of this property could actually be developed? I always assumed that because this relatively small piece of land butted up against the PEPCO right of way that the land would remain the way it is.

But now some politicians want to change things. The same politicians who were unwilling to put affordable housing in Potomac want--abruptly--to put it here. Most of the land around us has been developed. No builder will take a loss with this decision. It won't alter the bottom line for any corporation.

The only people who will be affected, who will have their quality of life degraded and their property values shot will be small people like myself. And I resent it.

Those 32 acres should remain as they are: an open field revealing the glorious abundance of life in that environment. It's a small piece of land tucked between a road, a right of way, and a development. Not everything has to be planned and built upon and commercialized. Sometimes we need a rest note; sometimes we need a rest. Sometimes a simple thing of beauty is enough.

Sincerely,

A handwritten signature in cursive script that reads "Catherine S. Keating". The signature is fluid and elegant, with a large, sweeping flourish at the end of the name.

Catherine S. Keating

L.K. Anadale
18144 Darnell Drive
Olney, MD 20832
202/482-7873 (office)

September 6, 2003

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

RECEIVED
Sept 08 2003

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

Dear Mr. Berlage:

I am writing to you to express my concern over the draft recommendations for a housing development on the 32 acre property on the south side of Bowie Mill Road in Olney. I am strongly opposed to this for a number of reasons.

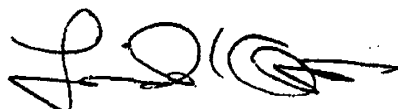
First, the Upper Rock Creek Master Plan (URCMP) designates this area as a special protection area and discourages further development because such development can have a negative impact on the environment and watershed. The URCMP recommends protecting and enhancing these sensitive tributaries to preserve all of the natural resources supported by these wetlands.

Traffic and transportation issues already exist in this area because of the development of Norbeck Grove and the 1000+ vehicles this development adds to Bowie Mill Road and Route 108. This development on the 32 acre property will add hundreds of additional vehicles to the already overburdened road system in this part of Olney. The proposed Master Plan does not address any remedies for supporting current or future traffic issues or pollution in the area. In addition, the emergency support services such as police and fire/rescue are already spread very thin.

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 approximately October 16, 1996. Many people who live near or adjacent to the 32 acre property bought their homes in reliance on the representation that the property was owned by the School Board.

Why is this site 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? Why has the County not sought input from the residents in the area? I look forward to hearing from you.

Sincerely,



Linda K. Anadale

September 6, 2003

Derick A. Berlage,
Chairman
Montgomery County
Planning Board
8787 Georgia Ave.
Silver Spring, Md
20910

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Sept 08 2003

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

Dear Sir:

I have just moved to Olney this Spring from Fairfax, Virginia. I have just read the Greater Olney Master Plan and also the Transportation Plan for Montgomery County. It is a fine plan with many detailed recommendations.

I travel on all the major and minor roads to Fairfax and Herndon once or twice a week and to Columbia, Md, to visit the grandchildren.

I am greatly concerned about adding so much more housing without improved roads as a high priority. I am concerned about the 32 acre field on Bowie Mill Road. Bowie Mill Rd. needs to be widened before any more housing is added. The 32 acre plot is an environmental concern. There is a lot of wildlife there - stream pipelines and utility lines nearby.

It seems that an Olney Civic Center is a great challenge now. I hope land will open up on Georgia Ave. or 108.

I will you well in making these huge development decisions.

Sincerely

Patti Abate
4609 Weston Pl
Annapolis, Md 20832

301
570-
6070

September 5, 2003

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

RECEIVED
Sept 09 2003

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

Dear Mr. Berlage:

This letter is about the 32-acre property on the south side of Bowie Mill road in Olney, which happens to be directly behind our home.

It is our understanding there are plans to develop an entire community of Moderately Priced Dwelling Units (MPDUs) on this property. We strongly oppose this proposal. Our first home was a MPDU and the program has been beneficial. However, to make an entire community MPDUs would be detrimental to the community of Olney.

As you are aware there are many issues with this vacant land – a major gas pipeline, underground spring, migratory birds and geese, and high-tension electrical wires.

If building is to occur, we propose a mix of single-family homes and MPDUs similar to other communities in Olney and Montgomery County with appropriate space dedicated to parks and play areas.

The Olney area, Montgomery County and Bowie Mill are already heavily congested with traffic. Therefore, prior to any building, we support an environmental study to determine the overall impact on the Olney community to include, but not limited to, traffic, law enforcement, health, safety and schools.

We expect our elected officials to make informed decisions based upon information obtained from the studies and input from the citizens of Olney whose lives will be impacted on a daily basis with the development of new homes.

Sincerely,



Chris and Meg Giusti
18172 Damell Drive
Olney, MD 20832-1767

cc: Mr. Doug Duncan
Country Executive
Executive Office Building
101 Monroe Street
Rockville, MD 20850

RECEIVED
Sept 10 2003

September 8, 2003

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

Dr. Bek Berlage, Chairman
To: Montgomery County Planning Board
M-NCCPPC

Re: Revised Olney Master Plan

Dear Mr. Berlage,

I am writing to you regarding recent news that there has been a revision of the Olney Master Plan that includes over 200 housing units, including MPDUs, on the sites at Bowie Mill Road and the Freeman property bordering Wickham and Olney Mill Roads. Furthermore, I am advised that a developer has circumvented the planning board and submitted a plan directly to the County Council that calls for more than 700 units, including a three story multi-unit building.

I am very disturbed by this information. My husband and I have been residents of Olney nearly twelve years and take great pride in our community. Olney has grown a great deal over recent years and most of it has been positive. However, I believe that there has been enough development. The traffic is becoming increasingly problematic, the local high school is overcrowded and the beauty of Olney is being compromised. Worst of all, when we purchased our current home in the Oatlands development three years ago, we were not advised of any such development in the master plan when we inquired. It seems unfair and manipulative that this is only being revealed to homeowners at this time. We are very opposed to this development taking place and would appreciate anything you can do to stop such proceedings.

Thank you in advance for your assistance in this matter.

Sincerely,

Ann McCord
Theodore E. McCord

Ann McCord
Theodore McCord

September 8, 2003

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

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Sept 10 2003

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

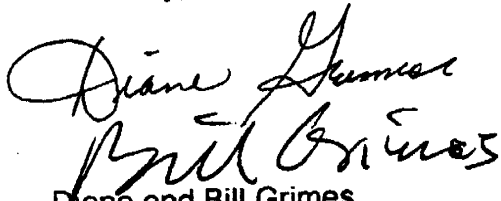
Dear Chairman Berlage,

This is a letter of protest against the Planning Commission recommendation for the 32-acre property on the south side of Bowie Mill Road (between Daly Manor Place and Ivy Lane) to be used for a housing development. This Johnny-come-lately idea to fill a space which we Olney residents thought was to become a school is unacceptable for the following reasons:

- Bowie Mill road is ALREADY overloaded with traffic
- Development would be impeded by the existence of gas and power lines, a spring and a stream running through the property
- The environmental impact would definitely be negative
- Local police and fire/rescue services would be strained

Green space is disappearing in this area at an unfortunate rate. Development seems to burgeon without adequate or prior infrastructure. If this property belongs to the County, i.e., us taxpaying citizens, then please, PLEASE, just let it stay as it is.

Sincerely,



Diane and Bill Grimes
4121 Briars Road
Only, MD 20832

September 8, 2003

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

RECEIVED
Sept 10 2003

Re: Olney Master Plan

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

Dear Mr. Berlage:

I am writing in regards to the Olney Master Plan proposal for construction on the 32-acre property on the south side of Bowie Mill Road in Olney, MD. This parcel of land shows ownership by the School Board since at least 1989 when I moved into the neighborhood. The plans stated that this location was zoned for a high school in the far distant future. Since this land backs to my home I know that no information was published to the community signifying any ownership changes or any planning to build on this site over the past 14 ½ years. I am dismayed that this land had a transfer of ownership approximately 5 years ago without any notices to the population surrounding the area. Is the county purposely trying to hide its plans that greatly impact the community?

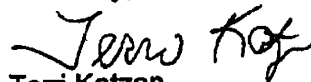
The Bowie Mill Road area cannot withstand any more housing, specifically this 32-acre parcel of land. Within a two-block radius surrounding this land, multiple housing communities have been erected within the past six years, along with the communities that have existed for years around this site. Traffic within this two-block radius is dreadful. Bowie Mill Road is overloaded with traffic and there are backups even outside of rush hour. It takes many minutes of waiting before being able to turn onto Bowie Mill Road from any side streets due to its overburdened traffic pattern. Not to mention the problem with noise and pollution generated from so much traffic. Notwithstanding the already heavily traveled road, emergency vehicles of all types must negotiate this one lane road around the traffic constantly.

Further, this piece of land has a spring, a gas pipeline and power lines and has not been surveyed for any determination of building on this site. Plus, the Upper Rock Creek Master Plan designates this area as protected and discourages further development.

Bowie Mill Road is not equipped to handle another housing community or any other zoned building. This 32-acre property should be left an open space. The county planned to construct this land in a sneaky manner and should not be allowed to continue its efforts when such action would create tremendously negative road usage on an already overburdened heavily traveled road.

If the county cannot deem to leave this land alone, this land should be utilized as a park with walking paths around the perimeter.

Sincerely,



Terri Katzen
Concerned Homeowner

SEPT 9TH 2003

MR. 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

I AM WRITING YOU AS A MONTGOMERY COUNTY CITIZEN OF THE PAST 51 YEARS WHO CURRENTLY RESIDES AT:
18512 BOWIE MILL RD.
OLNEY, MD. 20832

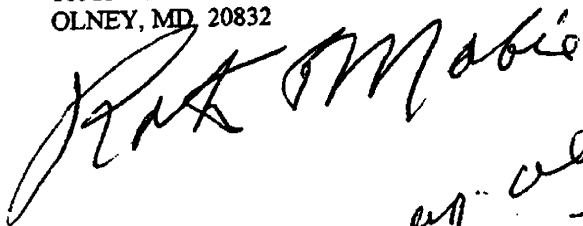
I HAVE LIVED HERE FOR THE PAST 31 YEARS. ...IT HAS ALWAYS BEEN MY UNDERSTANDING THAT THE 32 ACRE PROPERTY LOCATED ON BOWIE MILL RD IN AN ECO-SENSITIVE WETLANDS HAS BEEN DESIGNATED FOR A SCHOOL OF THE FUTURE AND FEEL IT SHOULD BE PRESERVED AS LEGACY OPEN SPACE OR REZONED TO RE-2 AS APPROPRIATE AND FURTHER, THE LAND SHOULD BE RETINED AS GREENSPACE.

YOU MUST CERTINLY AGREE THAT THE LAND IS SURROUNDED BY LARGE AND EXPENSIVE HOMES WITH CONSIDERABLE TAX REVENUES TO THE COUNTY (HOME FROM \$300,000 TO \$800,000).. WE IN THIS AREA FEEL "HOODWINKED" BY THE IDEA THZAT THE COUNTY MAY NOW PLAN TO PUT OIN LOW COST HOUSING IN THIS VERY SENSITIVE AREA INSTEAD OF THE SCHOOL THAT WAS PLANNED MANY YEARS AGO FOR FUTURE GENERATIONS. THE CHANGE IN ZONING WAS NOT MADE AVAILABLE TO THE CITIZENRY OF THE AREA.
OTHER CONSIDERATIONS FOR KEEPING IT LOW ZONED:

1. CURRENT MASTER PLAN DOES NOT ADDRESS REMEDIES FOR FUTURE TRAAFIC ISSUES.
2. THE SITE HAS RESTRICTIONS ON DEVELOPMENT DUE TO A GAS PIPELINE, SPRING, PWER LINES AND A STREAM RUNNING THRU PROPERTY AND NO DETERMINATION HAS BEEN ESTABLISHED AS TO WHAT SHOULD BE B ULT ON THE SITE.
3. CURRENT ROAD STRUCTURE CANNOT BE MODIFIED TO SUPPORT ANY ADDITIONAL TRAFFIC.
4. BOWIE MILL ROAD IS ALREADY OVERB URDENED BY TRAFFIC
5. WHY IS BOWIE MILL ROAD ONE OF 2 SITES WHEN THERE ARE OVER A DOZEN SITES AVAILABLE FOR THIS LOW HOUSING (IN THIS EXPENSIVE HOMES AREA)
6. THE COUNTY MISREPRESENTED THIS PROPERTY TO THE PARK AND PLANNING OFFICE AS SCHOOL BOARD PROPERTY EVEN THO THE SCHOOL BOARD SURPLUSSSED IT BACK TO PARK AND PLANNING 5 OR 7 YRS AGO.

THANKS FOR YOUR RECONSIDERATION OF THIS PROPERTY.

ROBERT MABIE
18512 BOWIE MILL RD.
OLNEY, MD. 20832



I am an old man
Forgive the typos

18308 Darnell Drive
Olney, Maryland 20832
September 5, 2003

Derick P. Berlage, Chair
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

RECEIVED
SEP 10 2003

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

Dear Mr. Berlage:

Thirty-two acres sit bounded by Bowie Mill Road, the PEPCO high-tension wires, and a housing development. I had always been told the property belonged to the Board of Ed and that eventually a school might be built there. Never had I heard anything about housing.

Until I read it in the proposed Olney Master Plan. "Housing?" I thought. A creek, originating from a spring and wrapped in trees, loops through the property. The creek divides the property unevenly into two parts. A gas line bisects the property. Yet another complication is the PEPCO right of way and the electrical wires that run along it.

The county-owned property on Cashell has none of these encumbrances. The proposed Master Plan mentions in passing that it also would be suitable for housing but never recommends that action. It's hard to imagine any motive besides politics.

It's hard to imagine any other motive, without public discussion and debate, to recommend the Bowie Mill Road site for housing. In fact, the report leapfrogs its own R-200 zoning and recommends the property "be used for affordable housing."

It's a travesty and a shame. The adjoining Upper Rock Creek Master Plan declares this part of the Rock Creek headwaters ecologically fragile and worth saving. Is this the same Planning Board that wants to develop this 32-acre site? The land is just as fragile on another map.

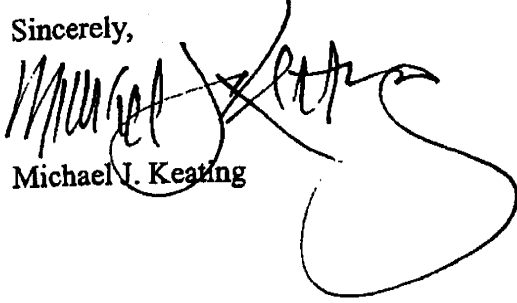
Bowie Mill Road is a two-lane road that is already severely strained by development. What would be the effect on traffic, schools, and the environment? When did the county become a land broker?

Hasn't Olney been developed enough? The Master Plan calls for Georgia Avenue to maintain a rural look. What's the point if every scrap of acreage is developed? The traffic, pollution, and confusion generated by the Norbeck Chase development certainly has overtaxed Bowie Mill Road. How can a new development on the other side of the street do anything except choke out any remaining rural quality?

The 32-acre field is a thing of beauty. I have photographed it in all seasons. It would be a wasteful, shameful thing to lose it. I hope that your recommendations will be reconsidered and that you will recognize the advantages to both ourselves and our heirs of maintaining some open fields. We've done a good job of preserving forests. But the vast biodiversity of the open field, by comparison, has been overlooked. It's an open field, not an empty one.

Make it a Legacy space. Preserve it, don't despoil it.

Sincerely,



Michael J. Keating

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.

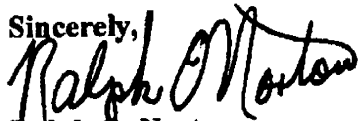
I make no bones about it when I say go out and find some real open lands where development will not impact on an already stressed Bowie Mill Rd.

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

Sept. 8, 2003

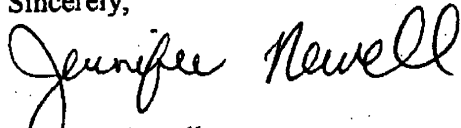
Derrick P. Berlage
Chairman, Montgomery County Planning Board
M-NCCPC
8787 Georgia Avenue
Silver Spring, MD 20910

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

Derrick P. Berlage
Chairman, Montgomery County Planning Board
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8787 Georgia Avenue
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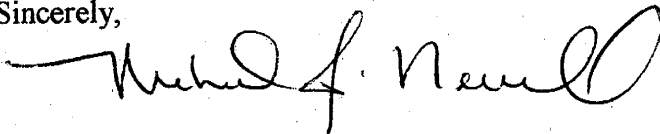
Sept. 8, 2003

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

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SEP 11 2003

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

Law Offices

HOLLAND & KNIGHT LLP

3 Bethesda Metro Center
Suite 800
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September 10, 2003

ROBERT R. HARRIS
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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.¹ 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

¹ 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.

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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



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Olney, MD 20832
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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

- 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: 4th 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.

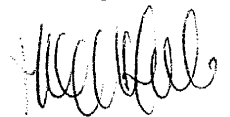
I have also recently learnt that the Upper Rock Creek Master Plan (URCMP) designates this area as a special protection area and discourages further development as it would have a negative impact on the environment and watershed. The eco-sensitive wetlands should be preserved as a Legacy Open Space or 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.

