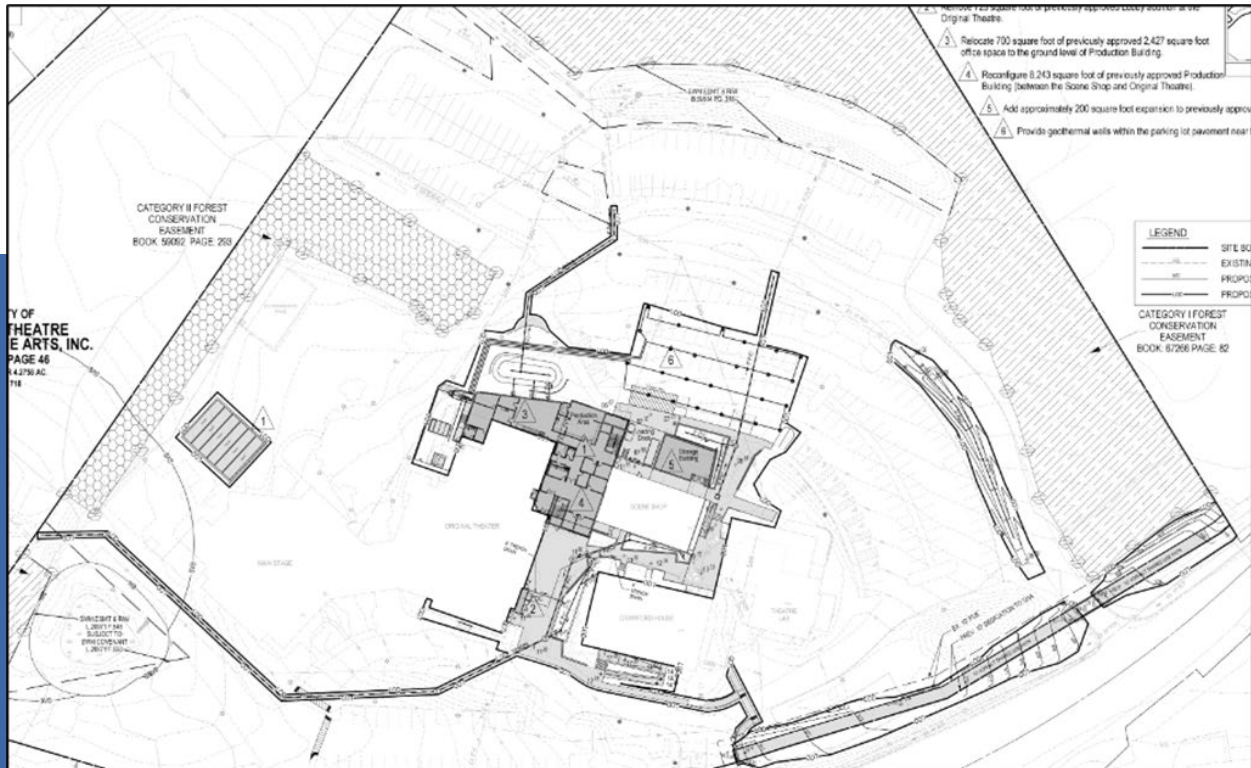


Montgomery Planning  
**OLNEY THEATRE CENTER**  
**SITE PLAN AMENDMENT NO. 82001022F**



### Description

Amendment to clarify how the sidepath will be completed along Olney Sandy Spring Road. The Applicant will transfer, in fee simple to the Maryland Department of Transportation State Highway Administration (MDOT SHA), a portion of land along their frontage that MDOT SHA will need to construct the sidepath, in lieu of the Applicant constructing the sidepath. Also, the Applicant will remove the geothermal wells that were planned to be installed in the parking lot.

COMPLETED: 2/9/2026

PLANNING BOARD HEARING DATE: 2/19/2026

MCPB ITEM NO. 10

## Planning Staff

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### LOCATION/ADDRESS

2001 Olney Sandy Spring Road, Olney

### MASTER PLAN

2005 Olney Master Plan

### ZONE

PCC (Planned Cultural Center) & RE-2

### PROPERTY SIZE

10.5 acres

### APPLICANT

Olney Theatre Center

### ACCEPTANCE DATE

November 12, 2025

### REVIEW BASIS

Chapter 59

### Summary:

- Staff recommends approval of the site plan amendment with conditions.
- Per Section 59.7.3.4.B.J, a major amendment including any request to deviate from a binding element or a condition of approval requires a public hearing.
- This Application requests to modify Condition No. 6 from Site Plan Amendment No. 82001022E which requires the Applicant to construct a sidepath along the Site frontage.
- This Amendment requires Planning Board approval because a condition regarding the Applicant to construct the sidepath is no longer applicable because other DOT (Department of Transportation) agencies will now complete the sidepath.
- Staff has not received community correspondence pertaining to this amendment.

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## SECTION 1: RECOMMENDATIONS AND CONDITIONS

### SITE PLAN 82001022F

Staff recommends approval of Site Plan Amendment No. 82001022F to clarify who will be responsible for constructing the sidepath along the Site's frontage on Olney Sandy Spring Road. The development must comply with the conditions of approval for Site Plan Amendment 82001022E as listed in the MCPB Resolution No. 23-114 dated November 9, 2023. All site development elements shown on the latest electronic version of the Site Plan Amendment, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions. The following Condition 6d is modified, and all other conditions remain in full force and effect:

#### Modified Condition

##### 6. Pedestrian & Bicycle Circulation

d) The Applicant must provide the following master planned pedestrian and bicycle facilities. The exact location, design and construction must comply with requirements set forth by the Montgomery County Department of Transportation ("MCDOT"), Division of Transportation Engineering and/or Maryland State Highway Administration.

~~i. Before approval of Certified Site Plan, the Applicant must revise the proposed sidepath between the signalized intersection of MD-108/Dr. Bird Road to the eastern property line to provide a continuous 10-foot wide bikeable connection, specifically replacing the existing sidewalk between the landing area of the Doctor Bird Road intersection and the new proposed sidepath with a 10-foot wide asphalt sidepath. The design plans must provide the following details: grading, clearing, 10-foot wide public utility easement ("PUE"), and utility relocation if needed. The design plans must receive approval from M-NCPPC staff, MCDOT and the Maryland State Highway Administration ("MDSHA").~~

i) The western segment of the ten-foot-wide (10 ft) asphalt sidepath must be constructed by the Applicant, as shown on the Certified Site Plan<sup>1</sup>.

~~ii. Olney Sandy Spring Road: Before issuance of any Use and Occupancy Certificate for the second phase of development, the Applicant must construct the sidepath as shown on the Certified Site Plan.~~

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<sup>1</sup> As of the date of this staff report, this portion of the sidepath has been constructed.

ii) The remainder of the ten-foot-wide (10 ft) asphalt sidepath, as shown on the Certified Site Plan to be built by others, will be the sole responsibility of MDOT SHA. Before the release of the Applicant’s Site Plan performance bond for the ten-foot-wide (10 ft) asphalt sidepath, the Applicant shall transfer in fee simple the land along their frontage to MDOT-SHA, as agreed upon and accepted by MDOT SHA.

## SECTION 2: SITE DESCRIPTION

### VICINITY

The Subject Property (“Subject Property” or “Property”) is located at the intersection of Olney Sandy Spring Road (MD 108) and Dr Bird Road (MD 182), on the north side of MD 108, between Old Vic Boulevard and Dominion Drive (Figure 1). The Subject Property consists of Part of Parcel A (10.59 acres) shown on Record Plat 18989. The Subject Property is located east of the Olney Town Center, within the Southern Olney area identified in the 2005 *Olney Master Plan* (“Master Plan”).

The Property faces the Olney Ale House, which is in the Neighborhood Retail (NR) Zone, and is situated in the east corner of the MD 108 and Dr Bird intersection. West of the Subject Property is the Lake Hallowell Subdivision, which contains single-family detached houses in the RE-2/TDR-2 zones. The Olney Theatre Center owns the adjoining undeveloped parcel (P718) of land to the west. The parcel was included in Local Map Amendment (LMA) G-630, which rezoned a portion of the Property to the Planned Cultural Center (PCC) Zone. The Property is split zoned with a small RE-2 portion in the southwestern corner (Figure 2).



Figure 1 – Vicinity Map

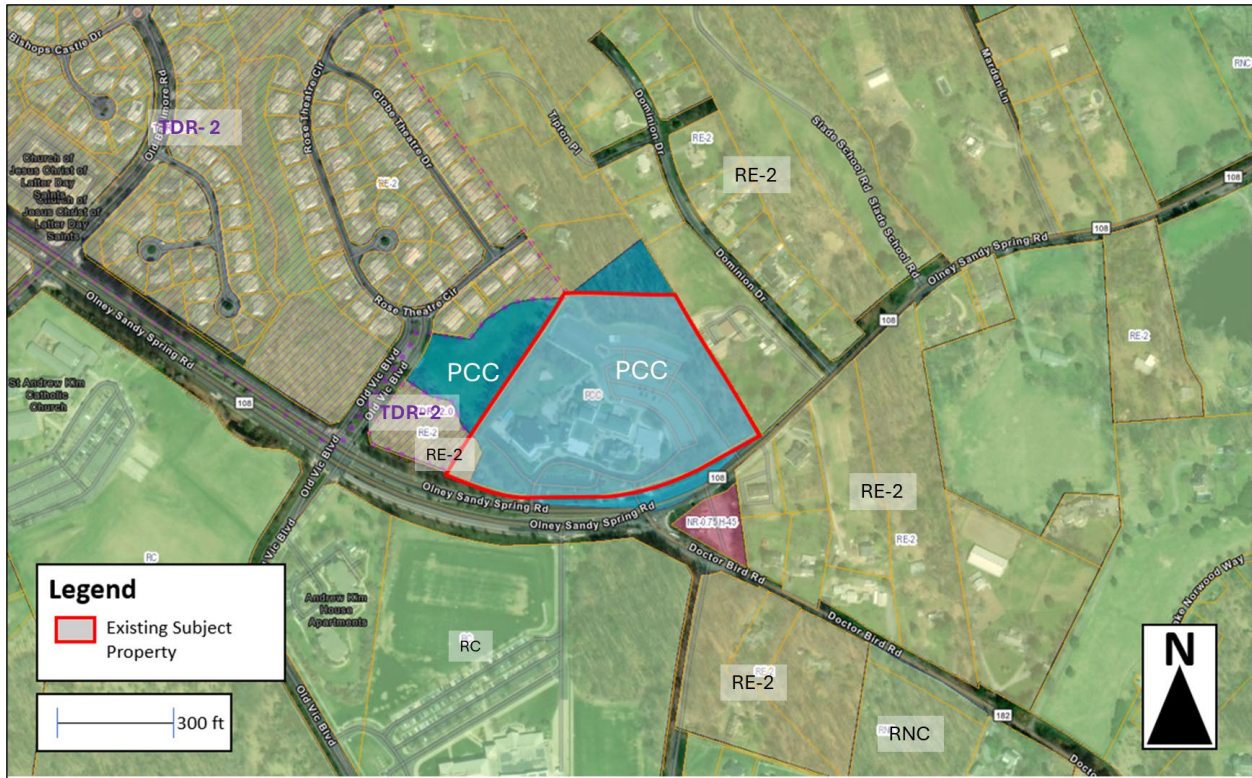
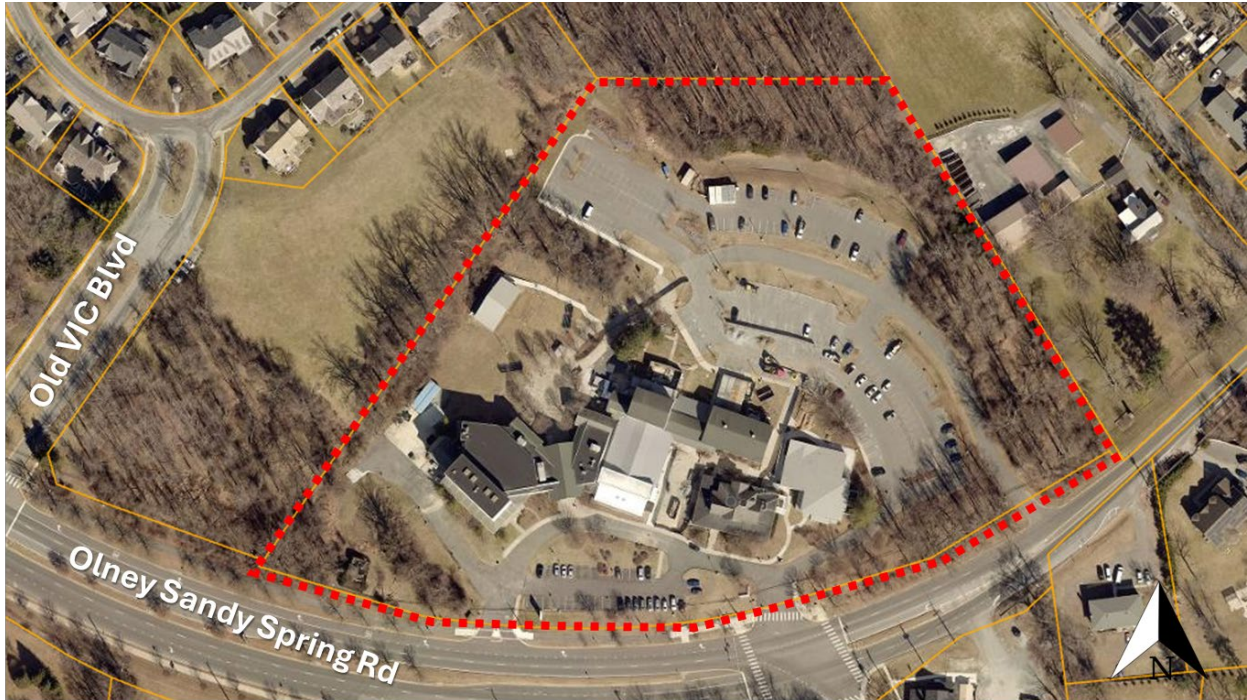


Figure 2 – Zoning Map

## PROPERTY DESCRIPTION

The 10.5-acre property is currently improved with 60,430 square feet of institutional development related to the Olney Theatre Center (“Theatre Center”). The Theatre Center includes the historic theater containing 472 seats, a box office, five living quarters and two offices (the “Original Theatre”); a separate three-story actor’s residence containing nine bedrooms and three administrative offices (the “Crawford House”); and a scene shop, connected to the Original Theatre parallels the rear parking lot. The location of the buildings creates an L-shaped plaza between the Original Theatre and the Crawford House. At the eastern end of the plaza is the Multz-Gudelsky Theatre Lab which contains 152 seats (the “Theatre Lab”).

Combined, the Original Theatre, Crawford House, Theatre Lab, and aforementioned supporting spaces make up 27,180 square feet. Additional improvements include classroom spaces, offices, a lobby and a second theater with 428 seats (the “Main Stage”), which is 33,250 square feet in size. An uninhabitable (in disrepair) small stone cottage/gate house occupies the southwest corner of the Property. There are three surface parking lots on the Subject Property; one located between the theater complex, and the two larger lots to the rear and side of the building. Combined, there are 263 parking spaces on the Subject Property.



*Figure 3 – Aerial of Site*

The Property is accessible from MD 108 via three separate entrances. The eastern most access point is accessible from westbound MD 108 and is predominately used to access the rear parking lots. The central or main entrance and exit are at the signalized intersection of MD 108 and Dr Bird Road. This main access point connects to the rear parking lots and drive-aisle in front of the main building entrance. The third access point is only accessible from westbound MD 108 and connects to the front parking lot and main drive aisle. The Property has an existing sidepath west of the main entrance on MD 108 and Dr Bird Road. The Property contains existing forest in a Category I Conservation Easement parallel to the northeast and northwest property boundaries that provides a vegetated buffer between the parking lot and existing residential area to the north (Figure 3).

## SECTION 3: PROJECT DESCRIPTION

### PREVIOUS APPROVALS

#### Local Map Amendment No. G-630

On September 12, 1989, the Montgomery County Council approved Local Map Amendment (LMA) No. G-630 (Resolution No. 11-1608), rezoning 14.95 acres of land, which was known as Parcel 791 and Part of Parcel 301, from RE-2 Zone (12.37 acres) and RE-2/TDR-2 Zone (2.3 acres) to the PCC Zone. Development Plan G-630 provided for the retention of all existing uses and buildings on the Property including, the Original Theatre which contained 713 seats, a box office, five bedrooms, and two offices; the Crawford House which contained a three-story actors' residence with nine bedrooms and

three offices; a detached former single-family residence used as a residence for actors; and a stone cottage. In addition to the existing improvements, the Development Plan approved a new 452-seat theater (Main Stage), a new residence for actors and apprentices with 19 apartment units, a new set construction building, a 30-room inn, a 125-seat restaurant, and a 60-seat pub. No specific binding elements were attached to the Development Plan. Since the Development Plan was approved, the original single-family actors' residence has been razed, the 713-seat main theater has been renovated (reducing available seating to 472) and the stone cottage is no longer in use. Of the new buildings approved by the Development Plan, the Main Stage and set construction building were implemented, but the inn, restaurant, and pub that were approved have not been implemented to date.

#### [Site Plan No. 820010220](#)

Site Plan No. 820010220 was approved by Planning Board Opinion, mailed on July 3, 2001, to create 30,250 gross square feet of theater, classroom, lobby, and office; 5,460 gross square feet of recital hall and lobby; a 3,000 gross square foot scene shop expansion; to be added to the existing 27,180 gross square foot art center including theater, studio (Multz-Gudelsky Theatre Lab), offices, classrooms, 11 performers' quarters, scene shop and gate house, on 10.5 acres. Of the original 65,890 square feet of approved density, approximately 60,430 square feet was implemented on the Property.

Final Forest Conservation Plan No. 820010220 was approved on June 22, 2001, by the Planning Board as part of a Site Plan Application No. 820010220. The theater met its forest conservation requirement by retaining all the existing forest acreage of 1.68 acres and placing a Category I Conservation Easement over that forest.

#### [Site Plan No. 82001022A](#)

Site Plan Amendment No. 82001022A by Planning Board Resolution No. 20-021, mailed on April 9, 2020, approved the expansion of the Multz-Gudelsky Theatre Lab building and associated changes to the surrounding landscape and pedestrian system. The amendment expanded the Theatre Lab building footprint by adding a 3,150 square foot addition on the first floor and a second-floor addition of 243 square feet, for a total of 3,393 additional square feet. The first-floor addition included a new lobby, dressing room, green room, and flex space. The existing 2,535 square foot auditorium was retained, with no increase in occupancy load. The second-floor addition expands the current control room/mezzanine by 243 square feet. The exterior of the building was also updated by replacing the existing vinyl siding with fiber cement board and the existing roofline was modified to incorporate the addition. During the review of Amendment A, a Notice of Violation ("NOV") was issued by the Montgomery County Department of Permitting Services on March 12, 2020, listing a number of discrepancies between the phasing plan in the Site Plan Enforcement Agreement for Site Plan No. 820010220 and as shown on the Certified Site Plan and as-built conditions, including the parking lot configuration, light fixture location and quantity, and a failure to install landscaping. Approval of Amendment A included several conditions to address the NOV.

### Site Plan No. 82001022B

Site Plan Amendment No. 82001022B was submitted in response to the Notice of Violation (NOV)<sup>2</sup>. Site Plan No. 82001022B was approved by the Director on August 18, 2020. No citations or fees were issued as part of the NOV.

### Site Plan No. 82001022C

Site Plan Amendment No. 82001022C was approved by Planning Board Opinion, mailed on February 23, 2021, for a 5,273-square-foot addition for the Education Wing, an 8,243-square-foot addition for the Production Building, a 954-square-foot Storage Building and loading dock, a 725-square-foot lobby addition for the Original Theatre, and a 2,427-square-foot office space addition for the Original Theatre, and for associated changes to the surrounding landscape and pedestrian circulation system.

### Site Plan No. 82001022D

Site Plan Amendment No. 82001022D was administratively approved on July 1, 2022, for the demolition and reconstruction of the Root Family Stage, an outdoor performance area, and the addition of an ADA-compliant pathway connecting the stage to the existing pedestrian path.

### Site Plan No. 82001022E

Site Plan Amendment No. 82001022E, MCPB No. 23-114 was approved by Planning Board on December 20, 2023, to reconfigure the square footage of the approved theater buildings, modify the ten-foot-wide (10 ft) sidepath, install geothermal wells in the parking lot, and reconfigure stormwater management facilities.

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## PROPOSAL

During the implementation of Site Plan Amendment No.82001022E, it was determined by MCDOT and MDOT SHA, that Condition No. 6 requiring construction of a sidepath along the Site frontage needed to be modified. The Applicant conducted a series of meetings in 2024 with Planning Staff, MCDOT, and the State Highway Administration (“MDOT SHA”). During the course of these meetings, it was determined that MDOT SHA was already planning its own sidepath along the north side of Olney Sandy Spring Road, along a slightly different alignment than the ten-foot-wide (10 ft) sidepath that was approved by Site Plan No. 82001022E. The Applicant had been planning to construct a sidepath along the Subject Property frontage, but it was determined that the two paths would ultimately be redundant to one another. The parties agreed that rather than constructing two paths in parallel along the Applicant’s frontage, the Applicant would transfer in fee simple to MDOT SHA the portion of

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<sup>2</sup> During the review of Amendment A, a Notice of Violation (“NOV”) was issued by the MCDPS on March 12, 2020, listing a number of discrepancies between the phasing plan in the Site Plan Enforcement Agreement for Site Plan No. 820010220 and as shown on the Certified Site Plan and as-built conditions, including the parking lot configuration, light fixture location and quantity, and failure to install landscaping. Approval of Amendment A included several conditions to address the NOV.

land along their frontage that MDOT SHA will need to construct their own sidepath. This Application now seeks to amend Condition 6(d)(i) and (ii) of Site Plan Amendment No. 82001022E, and to memorialize the agreement between the agencies and the Applicant. As conditioned, the performance bond is tied to the fee simple transfer, ensuring completion of the sidepath in the future by MDOT SHA.

Additionally, the Amendment proposes to remove the geothermal wells that were planned to be installed in the parking lot. None of the proposed revisions have any impact on the findings that must be made in order for a Site Plan Amendment to be approved pursuant to Section 59-7.3.4.E of the Zoning Ordinance.

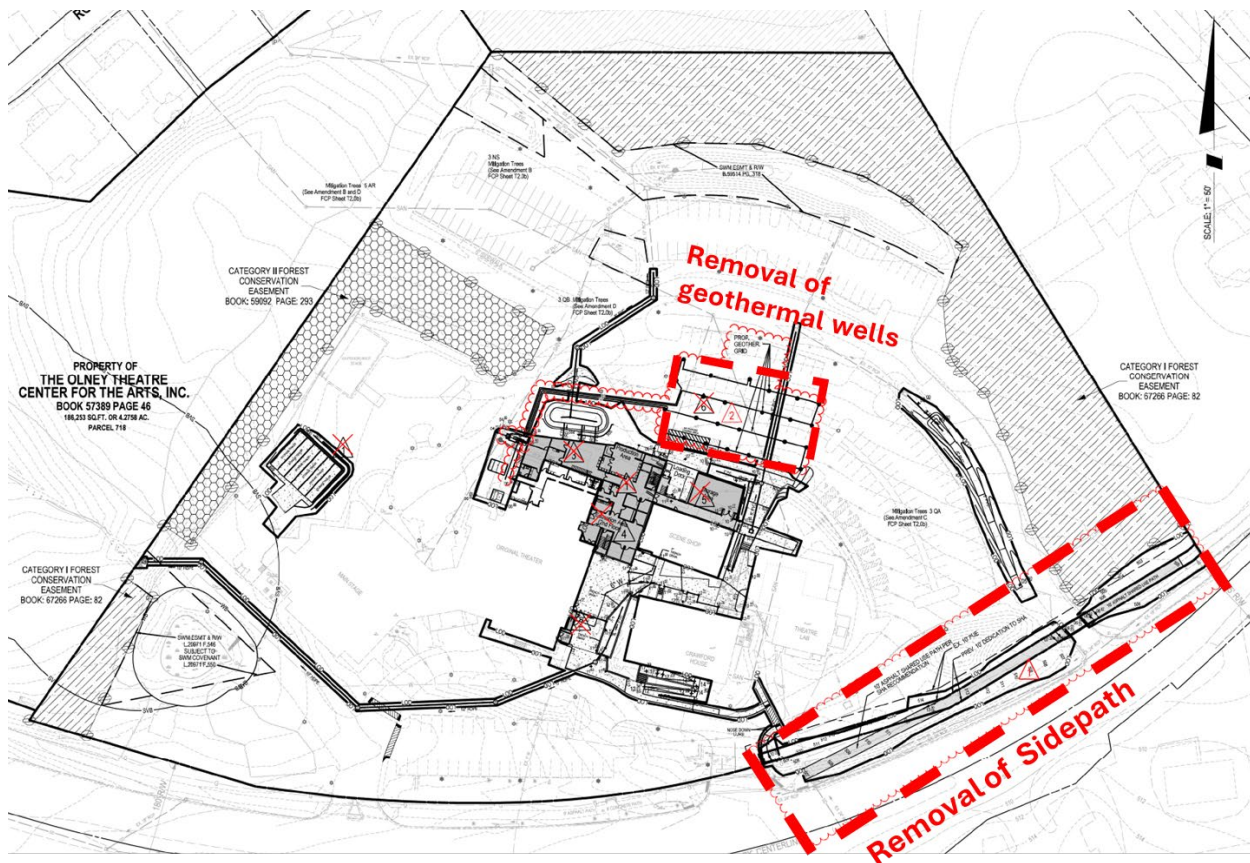


Figure 4 - Locations of Alteration by this Amendment

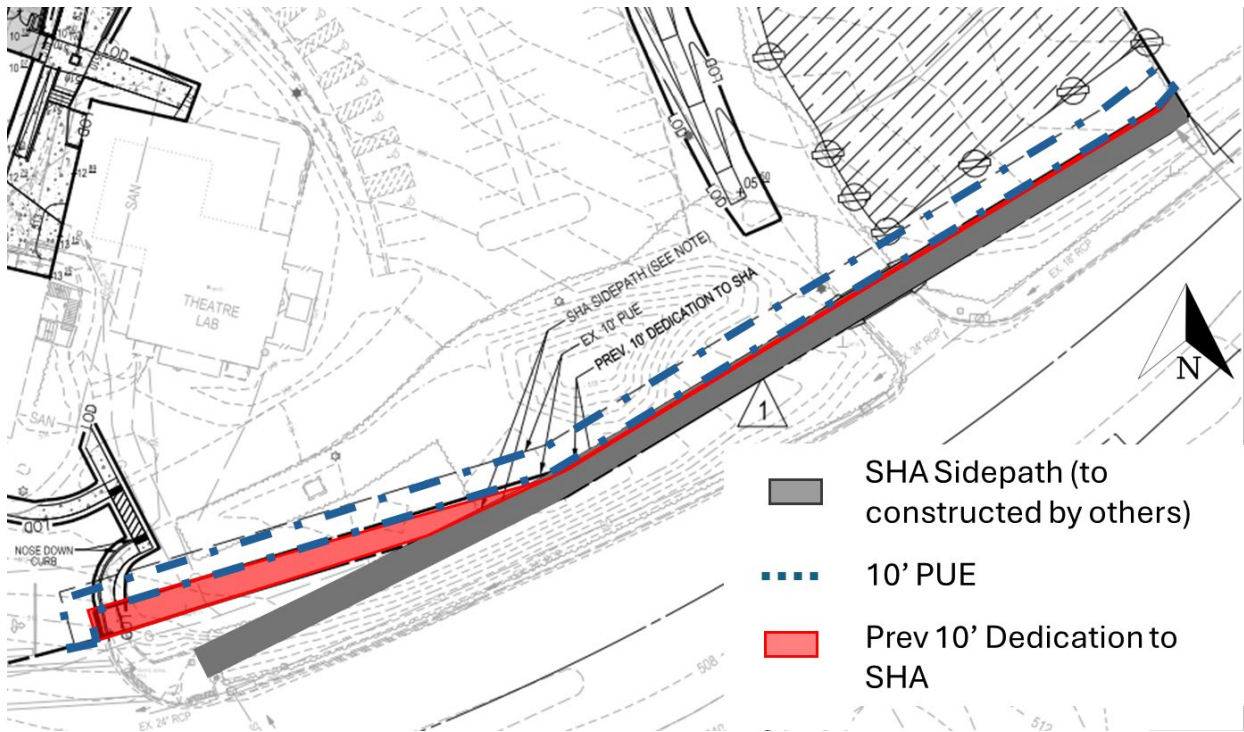


Figure 5 – Sidepath Detailed Plan

#### SECTION 4: COMMUNITY OUTREACH

The Applicant posted a sign on the Property and sent a Notice of Application on November 19, 2025 for affected parties related to the Site Plan Amendment No. 82001022F. The Applicant complied with all submittal and noticing requirements. As of the date of this Staff Report, no correspondence has been received.

#### SECTION 5: SITE PLAN FINDINGS AND ANALYSIS

The Planning Board approved Site Plan No. 82001022E, MCPB No. 23-114, for modifications to the square footages of the approved buildings, modifications to the ten-foot-wide (10 ft) asphalt sidepath, the addition of geothermal wells in the parking lot, and the reconfiguration of stormwater management facilities on the Subject Property with conditions.

Site Plan Amendment 82001022F requests to clarify how the asphalt sidepath will be constructed along Olney Sandy Spring Road and the removal of the planned implementation of the geothermal wells. The proposed Site Plan Amendment does not alter the intent of the previous findings, which remain applicable.

## SECTION 6: CONCLUSION

As conditioned, Site Plan Amendment No. 82001022F satisfies the findings under Section 7.3.4 and the applicable standards of the Zoning Ordinance, substantially conforming to the recommendations of the 2005 *Olney Master Plan*. Therefore, Staff recommends approval of the Site Plan Amendment with the conditions specified at the beginning of this report.

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### ATTACHMENTS

*Attachment A: Amended Site Plan*

# Attachment A

# OLNEY THEATRE CENTER

## CERTIFIED SITE PLAN AMENDMENT E F

### 82001022E F

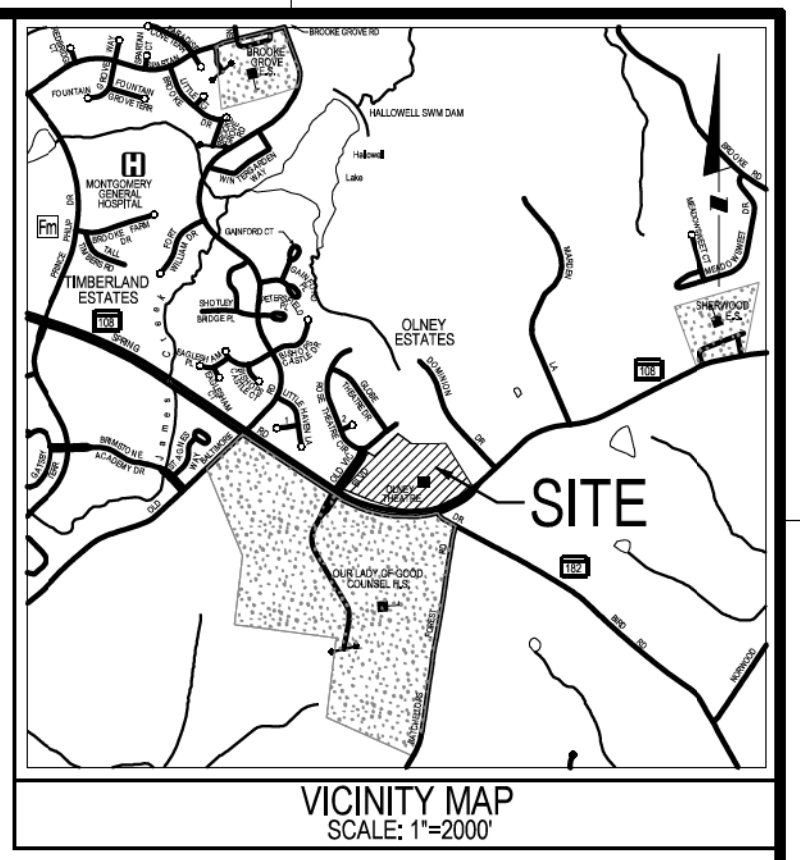
### (8TH) ELECTION DISTRICT

### MONTGOMERY COUNTY, MARYLAND

**DEVELOPER'S CERTIFICATE**  
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 82001022E F, including Approval Conditions, Development Program, and Certified Site Plan.  
 Developer's Name: Olney Theatre Center  
 Company: Dennis Blackledge  
 Contact Person: Dennis Blackledge  
 Address: 2001 Olney Sandy Spring Road, Olney, MD 20832  
 Phone: (301) 924-4485  
 Signature: *[Signature]*

**List of Amendment 82001022E F Items:**

1. Relocate 5,273 square foot of Education Wing (Dance Studio) from ground level to second floor of Production Building. Relocate/consolidate existing storage trailers next to the loading dock.
  2. Remove 725 square foot of previously approved Lobby addition at the Original Theatre.
  3. Relocate 700 square foot of previously approved 2,427 square foot office space to the ground level of Production Building.
  4. Reconfigure 8,243 square foot of previously approved Production Building (between the Scene Shop and Original Theatre).
  5. Add approximately 200 square foot expansion to previously approved Storage Building.
  6. Provide geothermal wells within the parking lot pavement near the Production Building.
1. Removal of Shared Use Path that will be constructed by State Highway Administration  
 2. Removal of geothermal wells within the parking lot.



**PLANNING DEPARTMENT USE ONLY (E-PLANS)**

**GENERAL NOTES**

1. Public Water and Sewer is currently available on-site.
2. No water courses, or 100 year floodplains are found on-site by (Soltesz Co.)
3. Limits of Waters of the U.S. determined by (Soltesz Co.) and U.S. Army C.O.E.
4. No slopes greater than 25% are found on site.
5. Boundary information determined by (Soltesz Co.) survey.
6. Topography at 2' contour interval by (Soltesz Co.)
7. The subject property lies within the Hawlings River Watershed.
8. Call (301) 495-4571 to schedule an on-site preconstruction meeting with an M-NCPPC Plans Enforcement Inspector prior to any clearing and grading to inspect the proposed limits of disturbance.
9. M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.
10. Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.
11. The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS Staff. A copy of the approved Certified Site Plan along with any subsequent amendment is required to be on-site at all times.
12. Selected plant material may be substituted with equivalent alternatives, through coordination with Planning Department staff, without requiring a site plan amendment.

**DATA TABLE:**

<b>EXISTING ZONING:</b>	<b>PCC (Planned Cultural Center)</b>		
<b>GROSS TRACT AREA:</b>	505,623 SF	OR	11.61 AC
Prior SHA Road 108 Dedication:	44,227 SF	OR	1.015 AC
<b>NET SITE AREA:</b>	461,396 SF	OR	10.59 AC

\* Refer to Plat No. 18969 and SHA Plat No. 52474.

**PREVIOUSLY APPROVED DEVELOPMENT:**

Application No.	Status	Phase	SF Approved Use
820010220	Built	Phase 1	30,250 Theater, classroom, lobby, office
		Phase 2	5,460 Rectal Hall and lobby (Unbuilt) (Turf during Phase 1)*
		Phase 3	N/A Parking lots
		Phase 4	N/A Amphitheater/Ground/Open Space
		Phase 5	3,000 Scene shop expansion Existing arts center, theater (42 seats), studio, office, classrooms, performers quarter (12 occupants max), scene shop, gate house on 10.6 acres
27,180			
82001022A	Built	Theatre Lab	3,393 Theatre Lab Addition
82001022B	Built	N/A	Parking Lot Expansion
82001022C	Unbuilt	Phase 1	5,273 Education Wing and Classroom
		Phase 2	9,197 Production Area
		Phase 3	2,427 Office Addition to Original Theatre
Unbuilt	Phase 4	725 Original Theatre Lobby**	
82001022D	Built	Root Stage	N/A No Density Proposed
			83,512 Total SF Approved
			63,822 Total Built Density
			19,689 Total Unbuilt Density

- \* The Rectal Hall is no longer being proposed.
- \*\* Original Lobby Theatre Renovation is no longer being proposed.

**APPROVED DENSITY BY AMENDMENT 82001022E:**

Development	Approved	Proposed	Change in Density
Education Wing - Remove Wing (Unbuilt), Add Education Space to Production Bldg	5,273 SF	0 SF	-5,273 SF
Production Bldg - Relocate 5,273 of Unbuilt Education Space to Approved Production Bldg	2,243 SF	13,516 SF	+11,273 SF
Original Theatre Lobby - Remove Approved 725 SF Lobby Addition (Unbuilt)	725 SF	0 SF	-725 SF
Original Theatre Office Addition - Relocate 700 SF of office space to 1st floor	2,427 SF	2,427 SF	0 SF
Storage Area - Add 200 SF Expansion to Approved Storage Space	964 SF	1,164 SF	+200 SF
<b>TOTAL Difference</b>	<b>17,622 SF</b>	<b>17,007 SF</b>	<b>-615 SF</b>

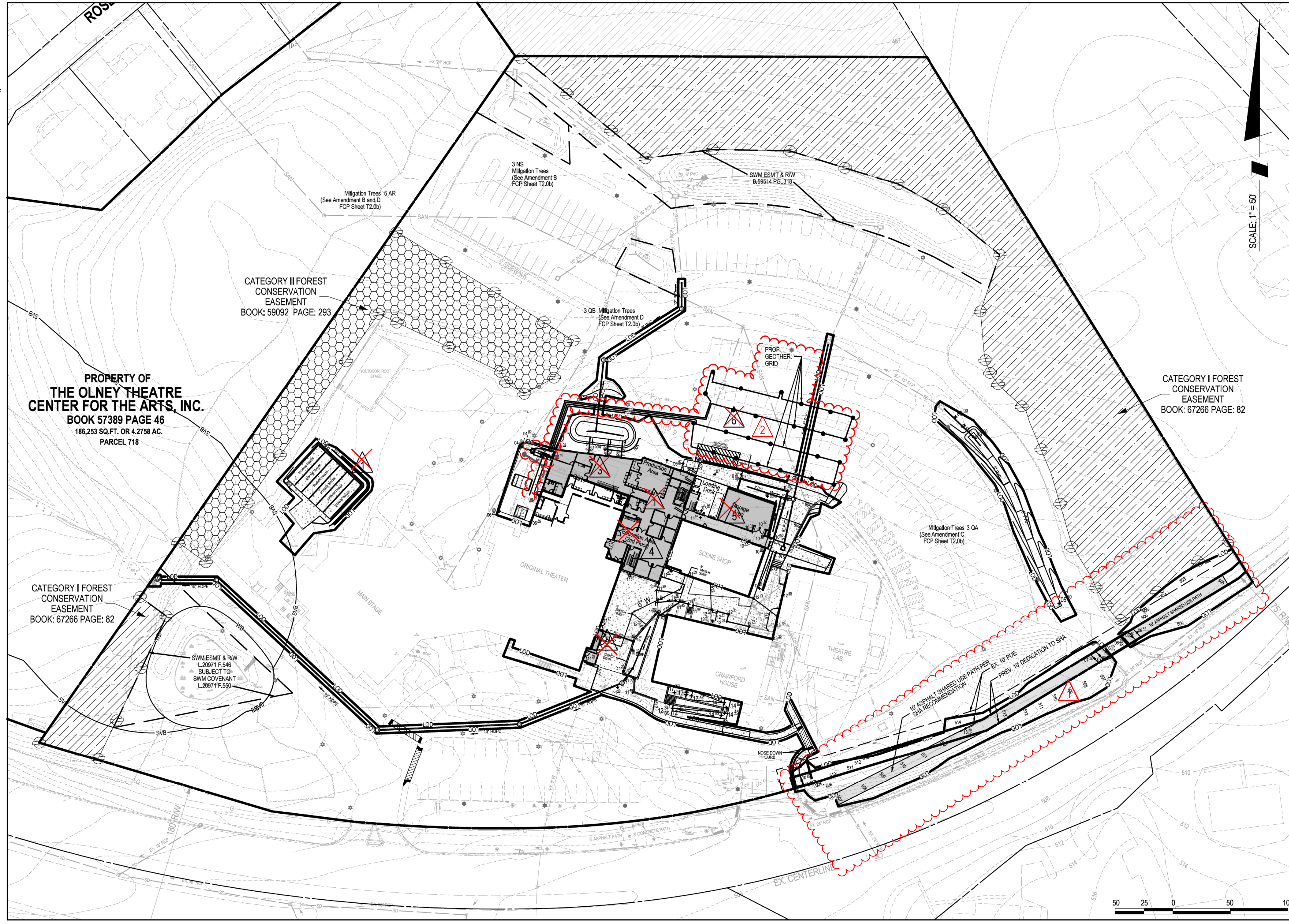
Development Standards	Permitted/Required PCC zone	Approved LMG 4-30 820010220	Approved Site Plan No. 82001022A	Approved Site Plan No. 82001022B	Approved Site Plan No. 82001022C	Approved Site Plan No. 82001022D	Proposed Site Plan No. 82001022E
<b>Lot and Density</b>	5 ac	10.6 ac / 461,736 s.f.	10.6 ac / 461,736 s.f.	10.6 ac / 461,736 s.f.	10.5 ac / 457,009 s.f.	10.5 ac / 457,009 s.f.	10.5 ac / 457,009 s.f.
<b>Lot Area (Minimum)</b>	5 ac	461,736 s.f.	461,736 s.f.	461,736 s.f.	457,009 s.f.	457,009 s.f.	457,009 s.f.
<b>Setbacks and Screening</b>							
Min. building setback - From confronting or abutting residential property:	100 ft.	Greater than 100 ft.	Greater than 100 ft.	Greater than 100 ft.	Greater than 100 ft.	Greater than 100 ft.	284'
- From any boundary line shown on the development plan:	30 ft.	Greater than 30 ft.	Greater than 30 ft.	Greater than 30 ft.	Greater than 30 ft.	Greater than 30 ft.	76'
<b>Building Height</b>							
- Theatre Lab	50 ft. max.	50 ft. max.	26 ft. max.	26 ft. max.	26 ft. max.	26 ft. max.	26 ft. max.
- Theatre and set construction building	75 ft. *	Up to 75 ft.	75 ft. or less	75 ft. or less	75 ft. or less	75 ft. or less	75 ft. or less
- Original Theatre	50 ft. max.	—	—	—	40'	40'	40'
- Production Building	50 ft. max.	—	—	—	45'	45'	45'
- Root Stage	50 ft. max.	—	—	—	36'	36'	36'
- Storage Area Building	50 ft. max.	—	—	—	—	—	20'
<b>Coverage and Green Area</b>							
- Max. building coverage	30% / 3.18 ac	30% / 3.18 ac	11.3% / 1.2 ac	12% / 1.27 ac	13.4% / 1.41 ac	13.9% / 1.46 ac	12.7% / 1.34 ac
- Max. parking coverage	40% / 4.24 ac	40% / 4.24 ac	28.2% / 3.0 ac	28.2% / 3.0 ac	31.6% / 3.35 ac	31.9% / 3.35 ac	27.0% / 2.86 ac
- Min. green area	30% / 3.18 ac	30% / 3.18 ac	60.5% / 6.4 ac	60.5% / 6.4 ac	56.4% / 5.98 ac	54.7% / 5.74 ac	54.2% / 5.69 ac

\*The maximum building height is 50 feet. However, the building height may be increased 1 foot for every 2 feet of additional setback beyond the minimum required setback, up to a total building height of 75 feet.

**PARKING REQUIREMENTS:**

Venue	Zoning Ordinance/PCC zone	Approved Site Plan No. 820010220	Approved Site Plan No. 82001022A	Approved Site Plan No. 82001022B	Approved Site Plan No. 82001022C	Approved Site Plan No. 82001022D	Existing	Approved Site Plan No. 82001022E
Original Theatre	1 sp. / 4 seats	110 spaces (640 seats)	118 spaces (672 seats)	118 spaces (672 seats)	118 spaces (672 seats)	118 spaces (672 seats)	118 spaces (672 seats)	118 spaces (672 seats)
Main Stage	1 sp. / 4 seats	129 spaces (635 seats)	107 spaces (428 seats)	107 spaces (428 seats)	108 spaces (428 seats)	108 spaces (428 seats)	108 spaces (428 seats)	108 spaces (428 seats)
Class/Office	1 sp. / employee	(22 employees)	(22 employees)	(37 employees)	(37 employees)	(37 employees)	(37 employees)	(37 employees)
Theatre Lab	38 spaces**	38** spaces	38** spaces	38** spaces	38** spaces	38** spaces	38** spaces	38** spaces
Rectal Hall (unbuilt)	1 sp. / 4 seats	38 spaces***	N/A - No longer proposed	N/A - No longer proposed	NA - Unbuilt	NA - Unbuilt	NA - Unbuilt	NA - Unbuilt
<b>Total</b>		<b>241 spaces</b>	<b>232 spaces</b>	<b>247 spaces required based on existing seating and</b>	<b>263 spaces (262 spaces required)</b>	<b>263 spaces (262 spaces required)</b>	<b>263 spaces (262 spaces required)</b>	<b>263 spaces (262 spaces required)</b>

Note: Storage containers do not require parking.  
 \*\*Parking is shared with Original Theatre since the theatres operate at different times.  
 \*\*\*Parking required to serve the Rectal Hall was not constructed because the Rectal Hall was not built.



**SHEET INDEX:**

CIVIL:	T1.0 SITE PLAN COVER SHEET	T3.0 CONCEPT WATER QUALITY PLAN	A1.21T ORIGINAL THEATRE AND PRODUCTION BUILDING: DEMOLITION PLANS
T1.0a RESOLUTION SHEET	T2.1d LANDSCAPE PLANTING NOTES & DETAILS	T4.0 CONCEPT SEDIMENT CONTROL PLAN	A1.2T ORIGINAL THEATRE AND PRODUCTION BUILDING: FLOOR PLANS
T1.0b RESOLUTION SHEET	T2.1e OVERALL LANDSCAPE LIGHTING PLAN		A2.2T ORIGINAL THEATRE AND EDUCATION WING: SECOND FLOOR PLANS
T1.0c RESOLUTION SHEET	T2.1f LANDSCAPE LIGHTING PLAN NOTES & DETAILS		A5.1T ORIGINAL THEATRE AND PRODUCTION BUILDING: EXTERIOR ELEVATIONS
T1.0d RESOLUTION SHEET	T2.1g PHOTOMETRIC STUDY		A5.2T ORIGINAL THEATRE AND PRODUCTION BUILDING: EXTERIOR ELEVATIONS
T1.0e RESOLUTION SHEET	T2.1h PHOTOMETRIC PLAN NOTES & DETAILS		
T1.1 SITE PLAN	T2.1i LANDSCAPE PLAN MATERIAL DETAILS	ARCHITECTURE:	
T1.1a SITE PLAN	T2.1j LANDSCAPE PLAN MATERIAL DETAILS	ARCH 1.10 SITE PLAN	
T1.2 PHASING PLAN	T2.1k LANDSCAPE PLAN MATERIAL DETAILS	ARCH 1.11 SITE DETAILS	
	T2.2a CENTRAL PLAZA HARDSCAPE DETAILS	ARCH 1.21 DEMOLITION- FIRST FLOOR PLAN	
	T2.2b LANDSCAPE CONSTRUCTION DETAILS	ARCH 1.22 DEMOLITION- SECOND FLOOR PLAN	
	T2.2c LANDSCAPE CONSTRUCTION DETAILS	ARCH 2.1 FLOOR PLANS	
	T2.2d OVERALL LIGHTING PHOTOMETRICS	ARCH 2.2 FLOOR PLANS - ROOT STAGE	
	T2.2e CENTRAL PLAZA LIGHTING PHOTOMETRICS	ARCH 5.1 EXTERIOR ELEVATIONS	
	T2.2f LIGHTING PHOTOMETRICS DETAILS	ARCH 5.2 EXTERIOR ELEVATIONS	
		ARCH 5.3 EXTERIOR ELEVATIONS - ROOT STAGE	
		A1.15T ARCHITECTURAL SITE DETAILS	

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 33801 EXPIRATION DATE: 08-06-2028

**LEGEND**

- SITE BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED REVISION TO BUILDING PER THIS AMENDMENT
- PROPOSED SIDEWALK

**OLNEY THEATRE CENTER - DEVELOPMENT PROGRAM**

Resolution Condition	Deadline	Task
Condition 5a	Prior to Certified Site Plan	The Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All on-site exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
Condition 5b	Prior to Certified Site Plan	The short-term spaces must be Invented-Urucks (for Staff approved equivalent) installed (weather protected preferred). A minimum of 4 short-term spaces must be located in close proximity to the main entrance/ front lobby. The specific location(s) of the short-term bicycle racks must be identified on the Certified Site Plan.
Condition 6.d.i	Prior to Certified Site Plan	The Applicant must review the proposed sidewalk between the signalized intersection of MD 208B, Bird Road to the eastern property line to provide a continuous 10-foot-wide bikeable connection, specifically replacing the existing sidewalk between the landing area of the Doctor Bird Road intersection and the new proposed sidewalk with a 10-foot-wide asphalt sidewalk. The design plans must provide the following details: grading, clearing, 10-foot-wide public utility easement ("PUET") and utility relocation if needed. The design plans must receive approval from M-NCPPC Staff, MCOE and the Maryland State Highway Administration ("MDSHA").
Condition 13.a	Prior to Certified Site Plan	Include the stormwater management concept approval letter, development program, and Site Plan resolution on the approval or cover sheets.
Condition 13.b	Prior to Certified Site Plan	Amend the Green Area calculations in the Site Plan Data Table to account for the right-of-way dedication for MD 208, as shown on the CSP.
Condition 13.c	Prior to Certified Site Plan	Amend the phasing plan to clearly identify the internal crosswalk striping and sidewalk connections depicted on Phasing Plan, that must be constructed in the first phase of development.
Condition 13.d	Prior to Certified Site Plan	Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
Condition 13.e	Prior to Certified Site Plan	Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
Condition 13.f	Prior to Certified Site Plan	Modify site table to reflect development standards approved by the Planning Board.
Condition 13.g	Prior to Certified Site Plan	Ensure consistency of all details and layout between Site and Landscape plans.
Condition 13.h	Prior to Certified Site Plan	Add a note to the Site Plan stating that "The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times."
Condition 13.i	Prior to Certified Site Plan	Add a note to the Site Plan stating that "Specific plant material may be substituted with equivalent alternatives, through coordination with Planning Department staff, without requiring a site plan amendment."
Condition 13.j	Prior to Certified Site Plan	Review the proposed sidewalk to accommodate a continuous minimum width of 10 ft from the intersection of Doctor Bird Road to the eastern property line and 10 feet from the landing area of eastern side of the intersection to provide a minimum of 30 feet of dedication for both legs to accommodate bicycle movement. The design shall be approved by staff of Montgomery Planning and MDSHA.
Condition 11	Prior to issuance of any building permit, sediment control permit, Use and Occupancy Certificate, for each phase of development	The Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 50.7.3.4.6.4 of the Montgomery County Zoning Ordinance, with the following provisions: a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount. b) The cost estimate must include applicable Site Plan elements, including but not limited to plant material, on-site lighting, site furniture, trash enclosures, retaining walls, fences, railings, sidewalks, paths and associated improvements of development, including bikeways, and storm drainage facilities. The surety must be posted before issuance of any building permit of development and will be tied to the development program. c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site completion inspection. The surety may be reduced or base upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.
Condition 3	Prior to Use and Occupancy Certificate for any building in the first phase of construction	The Applicant must install the internal crosswalk striping and sidewalk connections depicted on the Phasing Plan.
Condition 6.c	Prior to issuance of a Use and Occupancy Certificate for any building in the first phase of construction	The Applicant must dedicate a minimum of 30 feet of right-of-way from the existing property line on the frontage of MD 208, as shown on the Certified Site Plan. The area of dedication must provide adequate land to accommodate a 10-foot-wide shared-use path.
Condition 6.d.ii	Prior to issuance of any Use and Occupancy Certificate for the second phase of development	The Applicant must construct the sidewalk as shown on the Certified Site Plan.

- \* REVISED SHEETS PER THIS AMENDMENT
- \*\* ADDED SHEETS PER THIS AMENDMENT

- \*\* T1.01 DATA AND DEVELOPMENT TABLES
- \*\* T1.0f RESOLUTION SHEET

**SOLTESZ, INC.**  
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**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES ORIGINATED BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHEREVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REWORKS TO THE PLAN.

DATE:	REVISIONS:	BY:	DATE:
MAY 2023			
NOV 2023			

**OWNER/DEVELOPER/APPLICANT**

Olney Theatre Center  
 2001 Olney Sandy Spring Road  
 Olney, MD 20832  
 (301) 924-3400  
 Dennis Blackledge

**MAP**

TAX MAP: JT12  
 ZONING CATEGORY: PCC  
 WBSZ 200 SHEET: MASTER PLAN  
 DATE DATUM: OLNEY MASTER PLAN  
 SITE NUMBER: XXXX

**VERTICAL DATUM**

HORIZONTAL: XXXX  
 VERTICAL: XXXX

**CERTIFIED SITE PLAN AMENDMENT 82001022E F**

**OLNEY THEATRE CENTER**  
**OLNEY SANDY SPRING ROAD, OLNEY**

OLNEY (8TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 3886-00-0

SHEET **T1.0** OF **T4.0**

SCALE: 1" = 50'