

**Greater Olney Civic Association
December 8, 2015
Buffington RE/MAX Olney Community Room
3300 Olney-Sandy Spring Road**

- 7:30 CALL TO ORDER
1. Introduction (Name, Association, Representative/Alternate/Guest)
 2. Approval of November Minutes
 3. Approval of December Agenda
- 7:35 PUBLIC COMMENTS & ANNOUNCEMENTS
- 7:40 OFFICERS/COMMITTEES/LIASON REPORTS
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| Correspondence Report | Jackie Benn |
| Chamber of Commerce Report (www.olneymd.org) | Joe Buffington |
| Transportation Committee | Barbara Falcigno |
| Public Policy & Community Affairs Committee (PP&CAC) | Matt Quinn |
| Treasurer's Report | Kathy Curtis |
| Officers and Awards Nominations | Matt Zaborsky |
| Membership | Greg Intoccia |
| Mid-County Citizens Advisory Board | Greg Intoccia |
- 8:00 OLNEY TOWN CENTER FACILITY PLANNING STUDY
Jim Smith, Chair, Olney Town Center Advisory Committee (see below agenda)
- 8:40 PROPOSED MCPS SOLAR FARM ALONG CASHELL ROAD –UPDATE
Matt Quinn, Chair, PP&CAC
- 9:00 NEW BUSINESS
Resolution re Town Center Facility Planning Study
- 9:30 ADJOURNMENT

Next Meeting: **January 12, 2016**

DRAFT of GOCA Resolution to Urge County Executive to Include a Facility Planning Study for a Civic Center and Town Commons in His 2017-2022 CIP Plan

Background

In 2000, GOCA and the Chamber of Commerce formed the Olney Community Center Task Force and petitioned the County Executive for a civic center to house a variety of public services located in and around the town center. They formed the task force to identify longstanding needs in the community and work with local officials to address those needs. One outcome of the effort was to provide input to the Olney Master Plan, which includes the following language regarding a proposed civic center and town commons.

Olney Town Center needs a major public open space that would serve as a town commons, and it needs a civic center that would house the various public services currently located in and around the Town Center. In the best possible scenario, these two functions should be located next to each other, preferably surrounded by, or adjacent to, other retail or mixed-use developments within the Town Center. The town commons would provide an appropriate setting for the civic center functions, provide a focal point for the whole area, and help create a sense of place for the Town Center. Although an open space of approximately one acre would be the appropriate size for a town commons, smaller public spaces should also be provided throughout the Town Center as redevelopment opportunities arise.

Since there are no publicly owned vacant sites large enough to accommodate a joint civic center/town commons project within the Town Center, the feasibility of a civic center and town commons, either as a zoning amenity through the redevelopment of one of the major properties, or a public/private partnership, should be explored. Opportunities for a joint development or a property swap should also be pursued at the time of redevelopment of any of the shopping centers, especially the 30-acre Freeman property with two shopping centers, to achieve a civic center and a town commons. In addition to a major public open space, an indoor civic center could be an amenity, one of the many types of public spaces allowed under the public use space requirements.

The master plan also recommended forming the Olney Town Center Advisory Committee (OTCAC) to, in part, pursue the civic center and town center concepts. OTCAC is currently developing a concept plan for a civic center and town commons with a concert pavilion. Through a series of meetings and interviews with local groups and business owners over the past year, the OTCAC has refined the list of *potential* uses for the facilities. (See tables below.)

The first step of the County's process for creating new community facilities is for the County to conduct a facility study. This is accomplished through the Capital Improvement Program (CIP) which starts with the County Executive's draft plan to be released after the New Year for the 2017-2022 CIP.

We ask GOCA to pass a resolution and then send a letter to the County Executive to request that he include in his CIP plan a facility planning study to determine the location and scope of a Civic Center and Town Commons.

Civic Center Tenants

- Police Satellite Station
- Chamber of Commerce/Visitor Center
- Community Meeting Space and Storage for Civic Groups
- Teen Center
- Senior Center
- Recreation space
- Mid-County Regional Services Center, kiosk or future satellite office

Town Commons with Concert Pavilion

- Public Recreation Use
- Olney Farmers and Artists Market
- Olney Concert Band and Olney Big Band
- Olney Days: for parade terminus and Rock the Lot Block Party
- Concert Pavilion for Olney area bands; Rock the Lot; other concert series
- Chamber of Commerce use for concert series, Community Night Out, promotions

Resolution

Whereas the Greater Olney Civic Association (GOCA) is on record since 2000 in request of County action to create a Civic Center to house a mix of public uses within the town center; and

Whereas the Olney Master Plan has identified the need for "...a major public open space that would serve as a town commons, and...a civic center that would house the various public services currently located in and around the Town Center"; and

Whereas the Olney Town Center Advisory Committee has conducted a community survey to identify the current use needs of numerous local organizations soon to be released under the title *Concept Plan for an Olney Civic Center and Town Commons*; and

Whereas the concept of a Civic Center and Town Commons has the support of Council Member Nancy Navarro, the Mid-County Citizens Advisory Board, and the District 14 and 19 state legislative teams; and

Whereas a facility planning study is usually the first course of action for County public facility projects

GOCA hereby requests that the County Executive include in the 2017-2022 Capital Improvement Program plan a facility planning study to determine the location and scope for an Olney Civic Center and Town Commons.