



Greater Olney Civic Association

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Our Website Address: <http://www.goca.org>

GOCA MEETING - April 11, 2000

The meeting was called to order by President Mike Kelley and the floor was opened for Public Comments.

- Sammie Young noted that activity on the 24 acres piece of the Brooke Johns property on the southeast corner of Emory Lane and Georgia Ave is progressing. The 24 acres was acquired about 1 ½ years ago and they have been working on designing the development and getting the approvals since then. The property is zoned for one-acre lots (RE-1) which means they can create 24 lots. They will cluster the lots so that they can keep the Brook Johns homesite with 2 acres of land around it. The remaining lots will be 20,000 sq. ft. each. In compliance with the Historical Preservation Society's and Park and Planning's (P&P), they will leave a straight line of site to the Brook Johns home from Georgia Avenue. The State condemned the corner of the property for use for a storm water management pond. He and Mike Kelley had tried to help the developer argue with the State to do 1 pond that would accommodate the State's needs resulting from the changes to the Georgia Ave/Emory Lane improvements, and the developer's need resulting from the constructions of the new homes and roads on that corner; but they are not able to get agreement from the State. Steve did get the State to put a split rail fence around their pond instead of a chain link fence so that the homeowners association can mow and they will maintain the pond. NV Homes will be selling the houses for \$450,000-\$600,000 beginning in August or September. Mike noted that he had reported that he had testified at that hearing. Steve indicated that the State had let the contract for the road project before the hearing on the issue of 1 or 2 ponds took place. Sammie Young added that it had been a turf battle between the State and the County.

- Steve Smet noted that he is in the processes of leasing the Silo Inn property to an Alzheimer's Facility. They were pretty far along in the process until he got a call the previous Thursday from Burka/Goldman, the property owners, indicating that they wanted to sell the property. He was not certain what was going to happen yet.

- Roy noted that some of the barrels in the barricade for the Emory Ln. construction are blocking the Ride-On bus stop. He asked that we contact State Highway Administration (SHA) to see if they would create a space for pedestrians to get to the bus. Mike indicated he would also ask them when the contractor can begin working in the roadway in the mornings. It was 9:30 am for the water main project further down Georgia and this contractor seems to be on the road before 9:30.

SPECIAL PRESENTATION

Development Plans for the Olney Village Mart - Mike Kelley introduced Mike Reilly of Freeman Associates' Assets Division who is overseeing the development project for the Olney Village Mart. Mike R. noted that Carl Freeman had been the developer for the Tanterra development as well as such places as Sea Colony and a variety of shopping centers. Thirteen months ago, they bought the Olney Village Mart with the idea of doing some redesign and renovation. They liked the demographics here and saw this as a good opportunity. The first issue they dealt with was access. They are planning to straighten the entrance so that it will still intersect with Rte. 108 in the same place, but the roadway will angle more to the west and bring cars into a loop of traffic further from the front of Shoppers Food Warehouse. They will also be demolishing several of the storefronts at the far end of the strip with Shoppers so that cars coming into the center from Hillcrest can drive straight into the center of the shopping center rather than having to immediately turn left or right to drive around from the backs of the stores to the fronts. A cross connection between the Village Mart and the Olney Town Shopping Center is not viable right now because of the recent change in ownership of that center. Freeman Associates made 2 attempts to buy Town Center, but failed. It was finally sold 2 weeks ago to another company and they will continue to work with the new owners. Their plan includes an option for a ramp that could be built later. However, in the meantime, they are proposing to cut an access to Appomattox.

Mike R. indicated that they wanted to have 3 anchor stores in the center. In addition to Shoppers', they are planning a 25-30,000 sq. ft. storefront at the end of the row with Shoppers; plus, a 20-25,000 sq. ft. building up front near the site of the existing Boston Market building. It might be all retail or could include 16,000 sq. ft. for a restaurant. They also plan to build a 2-story building in the area of the existing rear parking lot for Fitness World and some office space on the second floor. Some of the stores they have been considering are: Bed, Bath, and Beyond, Old Navy, TJ Max clothing and a TJ Max home life store - a new concept for them similar to Bed, Bath, and Beyond, only cheaper. They do not have a storm water

management plan because they will be adding 5 sites for water to be cleared before it goes into the Environ's storm water management pond. He noted, also, that the intersection of Rte. 108 and Georgia Ave is okay. However, with the density they will be adding and the Olney House property will be adding, the intersection will fail; and they will need to be in a road club together to make some improvements to the northbound right turn and straight through lanes on Georgia. Park and Planning is proposing 2 dedicated left turn lanes, 2 through lanes and 1 right turn lane. This would necessitate moving the Rotary Club's war memorial, and some restriping to line up with the lanes on the north side of Rte. 108.

Mike R. indicated that they had submitted their preliminary plan to P&P two weeks prior to this meeting. They have a meeting with P&P's Development Review Committee that consists of representatives of each of P&P's staff that comment on the plan.

At that meeting they get some initial reactions from the staff that they can try to address or respond to. They expect to have their hearing before the Planning Board 30 days later. They hope to be building by August.

The following points were made during the questions and answers:

- Ron Berger asked for a commitment from him to work on a fast track in coordinating with the new owner of the Olney Town Shopping Center. Mike R. noted too, that it is a difficult issue because of the control Shoppers has over any agreement. He spoke with them and they are okay with a connection as long as they can get a guarantee no grocery store will go into that center.

- The center was approved for 174,000 sq. ft in 1974. It is currently 169,400 sq. ft. and they want to expand to 200,000 sq ft. With that they will be maxed out with about 10 parking spaces to spare. . They have 647 parking spaces. Short of adding a parking garage, they could not add any more sq. footage. Plus, they will be offering long-term, 30 year leases to their anchor stores.

- Rich asked about the impact of their changes on Hillcrest and Georgia Ave. Mike R. indicated that they will be widening Hillcrest and that a left turn lane southbound on Georgia already exists.

- Mike Kelley asked about pedestrian access from Appomattox and from Olney Town center and Mike R. indicated that they had something in mind.

- Mike Kay asked (1) about moving the back building further from the townhouses in the Towns of Environ and (2) about having the access onto Appomattox and exit only. Mike R. indicated that the location of the building shown on this plan is not necessarily the exact siting of the building. It is there, basically to shown the scale and general location of the building. As they move towards more detailed plans, they can focus in on those kinds of issues and topography issues in determining the exact location of the building. He also indicated that they would look at the possibility of an exit only access to Appomattox, but he didn't know the role of that access point in their traffic study. Mike K. indicated that having it as an exit only would eliminate some cut through traffic on Appomattox.

OFFICERS/COMMITTEE REPORTS

PRESIDENT'S COMMENTS

Mike reported that:

- Mr. Al Genetti, the new head of the Mont. Co. Dept. of Public Works and Transportation, will be attending our next meeting in response to an invitation from us. He will not be focusing on any one project and this is not intended to be a forum for debating any particular project. He is being asked to give an overview of the County's perspective on on-going and upcoming road projects we identified to him in our letter.

- Bitas Run is scheduled for 4/19. He gave the coordinator for the Run, the contacts for the homeowners associations that would be affected by the course of the run.

- He had a conversation with the contractor for Norwood Rd, even though he had not signed a contract yet. The contractor indicated that he knew of a way they might be able to complete the project without closing Norwood. Mike will call him back after the contract has been signed to discuss this further. He and Rick Coburn spoke with Blair Ewing who is interested in helping with this issue. They will go back to him once they have plans, even if they are more expensive.

CORRESPONDENCE REPORT

Lori reported on the correspondence received over the past several months and circulated the correspondence folder.

TREASURER'S REPORT

Roy Peck reported that there is currently a \$4,685 balance. We have received dues from 23 associations, and have 3,200 in outstanding commitments. Mike Kelley noted that we had received a request from the Sherwood After Prom Committee for a donation. In the past we have given \$50, but noted that if we do this we need to be prepared to do the same for Magruder and Blake. Rick Coburn suggested that since we are not really a fundraising organization, we should not be making these kinds of donations. We can pass along the information about the requests to our member associations. Mike K. also noted that with our current budget situation we may want to consider reducing our landscaping budget and cut back on the number of times a year we cut the grass on the three corners of the intersection we maintain. It was suggested that we ask the merchants on those corners to mow them along with their own grass. We may also just want to use a local person on a cut-by-cut basis. It was mentioned, also, that we need to tell people paying the fee to put banners up in the intersection that the money goes into intersection maintenance.

COMMITTEE REPORTS

Membership- Rich Kopanda reported that we currently have more members than we have ever had before, in excess of 24 associations. They are continuing to contact older associations that were members in the past, but have not been involved recently.

Land Use - No report.

Legislation - No report

OLD BUSINESS

Olney Days Festival 2000 -Helene Rosenheim reminded everyone that the Olney Days Festival will take place the weekend of May 19th - 21st. The one big item of note for this meeting is that Sport Honda has agreed to provide a 2000 Honda Civic as a prize for the first person to make a hole-in-one on the specified hole. They will acquire an insurance policy that will pay for the car if there is a winner as well as 3 other significant prizes for holes-in-one on 3 other holes. We have a few corporate sponsors for some of the holes. Once we complete the work on the ad book, we will shift our focus more fully towards obtaining corporate sponsors for the 18 holes of the golf course plus the scoreboard. Rachel Herbst, a student at Sherwood High School has nearly completed working on the logo for the t-shirts, ad book cover, and flyers.

NEW BUSINESS

Discussion of the Special Presentation:

Olney Village Mart Shopping Center Development Plans - In discussing the plan presented by Freeman & Associates, there were no real concerns expressed about the proposed changes to the Village Mart. The consensus of the discussion was that GOCA should support the plan as presented in terms of what is proposed for the interior of the shopping center. But, there were some reservations about the need to further develop the Rte 97/108 intersection, and a suggestion that some of the other nearby intersections be studied. There was general agreement that a number of other road improvements being made, including several related to this project, that might improve traffic through the intersection enough to offset any additional traffic this project and the Olney House project would add to the intersection. The improvements to Hillcrest and that entrance, the exit onto Appomattox, and Old Baltimore Road being cut through from Gold Mine Road to Rte. 108 now are improvements that would take cars away from that intersection. So, it was felt that we should ask for a review of the traffic count through the intersection to be made to be sure these impacts have been accounted for before requiring that these modifications to the intersection be made and even more asphalt is added to the Rte.97/108 intersection.

Condition of Buildings on Silo Inn Property - Mike Kelley reported that we had received information from the Victoria Springs HOA that they had contacted the County because of the run-down condition of the buildings on the Silo Inn site and the general appearance of the site. The existing property owners did not seem to be doing any maintenance of the site while looking for a buyer and the property is becoming very run down. The County has issued a condemnation order for the buildings that the owners have appealed. There will be a hearing before the Board of Appeals concerning whether to rescind the condemnation order. The HOA for Victoria Springs has asked for GOCA's support of the order. In discussing the matter, the prominence of the site along the entryway into Olney was a key consideration. There was also some concern about recommending that these buildings be condemned, particularly the silo, because they have been a part of the view on

Georgia Avenue for so many years; and before a future purchaser of the site determines if the buildings or any part of the buildings can be incorporated into their design for the site. Following the discussion of their request, Dave Eskenazi moved that:

BECAUSE THE SUBJECT PROPERTY IS CONSIDERED AN EYESORE, GOCA SUPPORT WHATEVER ACTION IS NECESSARY TO ALLEVIATE THE PROBLEM, INCLUDING, IF NECESSARY, CONDEMNATION.

The motion was seconded by Ron Berger, and after, brief discussion, was passed.

Following a few announcements, the meeting was adjourned.

Respectfully submitted,

Helene Rosenheim

Helene Rosenheim
Recording Secretary