



Greater Olney Civic Association

Post Office Box 212 Olney, Maryland 20830

www.goca.org

MINUTES – MARCH 12, 2002

The meeting was called to order by President Art Brodsky. Following introductions, the minutes were approved with no additions or corrections. The agenda was approved with no changes or additions. There were no Public Comments.

SPECIAL PRESENTATIONS

Kirby Elderly Housing Proposal: Jeff Kirby, a developer of the Finneyfrock property on Georgia Avenue just north of Rte. 108 presented his proposal to build an affordable elderly housing project on the site that Postal Service had planned to use at one time. Mr. Kirby has been building elderly housing in the County for about 10 years and has built about 1,000 units. The project he is proposing consists of 90-100 apartments for elderly over 62 years of age or for the handicap. The property is just under contract now and he just wanted to let the community know what they are planning. His engineer, Scott Wolford indicated that these would be rental units built for independent living. The plans also include a small 12-seat movie theatre, a meeting room, a health room, a beauty salon, and a computer room. They are planning 2 entrances into the site, with the northern most entrance being opposite the entrance to Olandwood across the street. The building would be 3 stories with a steep-pitched roof and a brick and wood exterior. The footprint of the building goes in and out somewhat, although it had to be straightened out more than they had originally planned to avoid the wetlands at the rear of the property. Their intent was to make the facility look as much like a residence as possible.

Other projects built or being built by Mr. Kirby are Randolph Village across from Kennedy High School and the elderly housing project on Norbeck Road just east of Georgia Avenue. The project on the Finneyfrock property will be one and two bedroom apartments with estimated rents of \$600-\$900 a month. Their typical resident is a female in her 70's. There is a lot of public transportation in the County for the elderly such as through the Red Cross and MetroAccess. They are planning for 66 parking spaces that they feel will accommodate both their residents and visitors. But they will need a waiver on the amount of parking they are providing similar to the waiver they are requesting for their Norbeck Rd project.

The following points were made during questions and answers following the presentation:

- It appears that they have enough usable space to fit in adequate parking. They are working with Khalid Afzal, Georgia Avenue Team Leader at the Maryland-National Capital Parks and Planning Commission (P&P), to be sure that they meet the code for aspects of their plan such as the number of parking spaces.
- The financing they are getting necessitates that the project remains an elderly housing.
- They believe there is a market for elderly housing in this area. They are not competing with the two Victory Housing projects in the Olney area because they are low-income projects. Their project is for a different market.
- They hope to break ground next year and expect one year of construction. The current zoning is mixed – part is C-1 and part is R-200. Khalid has asked them to look at building a bridge from the rear of the property to the shopping center.
- The status of the project is that they have an option on the property, they have not made any submissions to any office yet. One of the things they like to do is to go to the community before they get too far into the project to make them aware of what they are proposing and to hear what their concerns and suggestions might be, if any.
- They are planning to seek a rezoning of the property into a PD 9 zone similar to the zoning on the Environ property.

Good Counsel High School Development Plans – Art Brodsky noted that the GOCA officers had put a list of questions together that they hoped would be answered in Good Counsel High School's presentation. He introduced Steve Kaufman, attorney for Good Counsel High School in their pursuit of this application. Steve noted that the School had submitted a request for a change of sewer and water category change and they are about to request abandonment of the end portion of Batchellors Forest Rd towards Dr. Bird. They are also preparing storm water management and reforestation plans.

There will be 3 parking lots on the northwest and south sides of the school building with 215, 127, and 126 spaces for a total of 460 spaces. The school building will be 3 stories with the side of the building facing Rte. 108 on the highest point of land on the site. The front of the school is the classrooms, the office, and the chapel. The rear of the school is the cafeteria, a 1,000-seat auditorium, and 2 gymnasiums – one with 1,000 seats and one with 100 seats. There is a varsity stadium east of the front of the building with seating for 2,000 on the east and west sides of the field and a snack bar. There are baseball, soccer, and lacrosse fields around the site with paths to them, some of which are on the other side of the existing portion of Batchellors Forest Road within the school site. Of the 52 acres in the site, 40 acres will be used for the school and fields. There are two gates towards the east end of the site. The relocated portion of Batchellors Forest Road fronts on their property before it goes past the Victory

Housing property and intersects with Rte. 108 opposite Old Vic Drive. That entrance will be right turns only both in and out. The main entrance to the school will be from relocated Batchellors Forest. There is an existing stream bed that has to remain treed and some areas are to be reforested.

Art Raimo, Good Counsel's President noted that they currently have 1,050 students, but expect to expand to 1,200. They understand that traffic impact is a big issue for the community and they feel they have gone to some length to mitigate the impact. They are exploring sharing buses with Sandy Spring Friends School. The Friends School currently has 7 of their 14 buses that are only half filled with 130 students. They currently go all over Montgomery Co, to PG Co., and to DC. The Friends School is interested because it will make their busing program more cost-effective if they share them with Good Counsel while helping Good Counsel with their traffic mitigation. Carpools could be enforced in a variety of ways. One might be a requirement to have 2 riders to get a parking permit. They will do what they can to minimize the number of parents dropping off students and going back into the traffic. They plan to dissuade students from using Batchellors Forest from Georgia Avenue as much as possible. For example, they can take parking permits away from students if caught using Batchellors Forest. It will be harder to control parents. They do have the ability to "influence" students and the number that come that way should be small. They want the students coming up Georgia Ave to use Old Baltimore to Rte. 108.

Craig Hedberg, their traffic engineer reported that currently 40 students use public transportation and to get that up to 16-20%. Their cars will largely be going against rush-hour traffic flow so to mitigate they want to eliminate as many return trips to the south on Georgia Ave as possible. Their trip numbers are based on driveway counts from 7-9 am at existing facility. They now have 293 one way trips. If they get 150 students on a bus, it would eliminate 300 trips of parents going in and out. They anticipate an increase in the number of students coming from PG County and from the Rte. 29 corridor. School is dismissed before the pm rush hour and most students leave then. The students leaving from after-school activities are staggered over several hours. Steve Kaufman noted that students will enter into a contract with the school and the contract will address issues like using Batchellors Forest. Parents sign it as well. The County is looking at designating part of Batchellors Forest as a rustic rural road. The piece that they want to abandon will be kept as a private road that would be available to some existing residents. They will have gates at either end so the students can cross the road to get to the athletic fields.

Mr. Raimo noted that with respect to evening events, there are 5 football games on Friday evenings from 7:30-9:30 pm and about 2,500 people attend. Other Fall sports, soccer and field hockey are largely after-school with attendance ranging from less than 100 to 500. In the Winter, there are basketball games. These are on Tuesdays and Fridays in the 1,000 seat gym from Dec-Feb. The boys and girls teams alternate playing home and away. Wrestling is usually after-school with attendance less than 100. In the Spring there are 8-10 home lacrosse games, mostly in the afternoon. There are track meets, generally in the afternoon, occasionally on Saturdays, but not much attendance. In the area of social events, they hold a homecoming dance for approximately 800-900 in the Fall, a Winter formal with similar numbers, 2 mixers – one in the Fall and one in the Spring. with about 800, and 3 concerts with 300-400. In the academic area, there are report card conferences, a Back-To-School with 500 attendees, an open house on a Sunday in November from 10 am-2 pm with approximately 1,000 people spread over the 4 hours.

On a typical day teachers arrive between 7:30-7:45 am. Students arrive between 7:15-8 am. Classes begin at 8 am. There is a closed campus. Once students arrive, they cannot leave until the end of the day. Classes are over at 2:45 pm and teachers leave at 3:30. After school sports generally begin around 3:45. Practices are staggered – junior varsity from 3-5 pm and varsity from 5- 7 pm. 40-50% of their students are involved in some after-school activity. So half leave at 2:45 and the others leave at staggered times. For competitive sports, they are in a league that sets the game schedules. But, they are set far enough in advance that they will have time to coordinate with Sherwood and if they cannot work out something, they could shift some of their games to Saturday afternoon. They could more easily coordinate with other schools in their league.

Jim Hendrick, their engineer addressed some of the environmental issues. Some trees are being left on the corner along Rte. 108 and these will provide some buffering for their stadium. The school building is 200' from Rte. 108 and the stadium is even further than that. They are responsible for providing storm water management for the increased amount and quality of water running off the property. There are 11 acres that drain towards Rte. 108. They will have sand filter device to clean the water before it gets into the Rte. 108 storm water management system in the Lake Hallowell development. They will be building a storm water management facility to the west to control quality and quantity of run-off water. Treed and grassed areas will take care of run-off to the east and the south. They have to have a plan to maintain 70% of the forestation on the site before they start their construction.

Steve Kaufman noted that the Good Counsel property is part of an assemblage of two properties totaling about 200 acres. They are the Hyde property and property owned by the Northwest Investment Group comprised of the Centex and Lang Home Development companies that are related to the community developing the St. Andrew Kim Church. But, the agreements are written in such a way that Good Counsel can move ahead independently of the full comprehensive development. It is intended to be a comprehensive development in the end and, for the sake of some efficiencies of development there are reciprocal agreements, for example, so they can all benefit from properly placed storm water management, some of the reforestation from the school acreage can go onto this other property, and the other developers will reimburse the school for costs of building the road in excess of the schools share of that cost relative to the total acreage. He did not provide a lot of detail of the development plans for the remaining portions of the full acreage, but indicated that they were considering and active, adult (empty-nester) community of people in their 50's and 60's; and would probably be developing it as a cluster development as defined as a rural

neighborhood cluster in the development of the Sandy Spring Master Plan. There are still several agreements that must be made between all of the parties, but most of it is done.

The following points were made during the question and answer period following the presentation:

- In response to several questions relating to the 3 properties including the Rices that the school will be surrounding, Mr. Raimo indicated that he had talked with all three of the property owners involved and has kept them in the loop. He has promised them that they would screen them as best as they can from the school and the fields. They will also be able to use the portion of Batchellors Forest that they are trying to get abandoned. Mr. Raimo stated that if these property owners were unhappy, they have not conveyed that to him.
- If they have more students than can be accommodated by the Sandy Spring Friends School buses, they will supplement them.
- There are 125 spaces for staff and the one 127 space lot will accommodate the staff.
- With respect to the feasibility of moving the school building closer to Rte. 108, their engineer noted that they had looked at moving the building. Because of the stream valley buffer, they did not have many other options with the remaining buildable land. They did not want to flip the school building and the stadium because that is not the way they normally layout a school site. They want to have the building closer to the road with prominent visibility so that people coming to the school will be able to find it easily. Steve added that the placement of the building is not cast in stone, but they had already looked at relocating the building.
- Steve noted that they County will require an enforceable agreement for mitigating traffic impacts. There are 2 transportation groups within the County that review their traffic study and mitigation plan. The County does have penalties for not abiding by the agreement. They have submitted their traffic study to P&P, but have not submitted their mitigation plan yet.
- If the portion of Batchellors Forest through their property has not been abandoned before they open, they would put fencing along both sides of the roadway with an underpass to get their students to the fields on the east side of the road surrounding the Rices and the other properties.
- Steve indicated that they would consider having a meeting between current Good Counsel neighbors in Wheaton with future surrounding neighbors.
- They feel the proposed parking is sufficient for their anticipated 1,200 student body. The freshman cannot drive yet, the sophomores are not given parking spaces. That leaves 600 students and they will be doing more to encourage carpooling since there will not be any on-street parking such as they have now in Wheaton. Mr. Raimo indicated that they assured the Rices that they would keep students from parking on their property. They will consider having some kind of activity buses similar to those at Sandy Spring Friends school that go to the Glenmont Metro Station where parents pick them up. It was also suggested that they could increase ridership on buses by having stops parents can take their children to. The Park and Ride Lot at Norbeck Rd was also suggested as a good pick-up/drop-off point.
- They do have some wiggle-room on their starting time, maybe by about 15 minutes. Beyond that they feel they would be starting too late for after-school activities.. They do start at 8:30 am on Mondays so their teachers have some planning time.
- They agreed that the 463 parking spaces was probably not enough for events at the 2,500 seat stadium. They noted that they do have grassy areas on their site that could be used for overflow parking. They also plan to have some discussions with the St. Andrew Kim Church relating to swapping some of their parking
- In response to a question about the percentage of new to mature trees in their reforestation plan, their engineer suggested that trees to not really provide sound buffering. They would have to build some berming to provide sound abatement. They will have a PA system at their stadium and they know that keeping most of the noise going east-west it will reduce the impact on the Olney Theatre. The largest trees on the site are in the middle of the football field. A lot of the trees are in the stream bed. If they remove mature trees, they need to replace them 2 to 1. The existing trees are not where they would be helpful as buffering for the Rices. They also indicated that they would consider talking with the Rices about adding trees to their property. They are not seeking any waiver on the amount of reforestation they are being required to do. But, some of their reforestation will be done on land that is part of the residential development The County only requires that the reforestation be done within the same drainage area and all of this property is.
- The point of land they are proposing to use for the building is 35' above the level of Rte. 108 along their property line.
- They have coordinated with the Olney Theatre. The Theatre's is concerned about the noise and conflicts with Friday night activities at the school. Steve noted that he has been the attorney for the Theatre for 15 years and they are looking forward to the school coming because of the educational programs they have and the opportunity for educational partnerships with the school.

- The school is willing to make its fields and certain parts of their facility available to the community when they are not using them for their own programs, e.g, the Olney Boys and Girls Club using the fields during the summer.

- With respect to moving the lighted baseball fields next to the Rices, the plan is for 4 light poles on the field and, they felt that if they could they would move the field, but they do not feel they can because they would be moving into the stream buffer, Steve commented that they could request a waiver to build a smaller buffer zone. He noted, too, that this is a large program with impacts that they can try to reduce.

OFFICER/COMMITTEE REPORTS

President's Report

- Mike Kay and Ron Berger attended the hearing before Permitting Services concerning the request from the Olney Village Mart for a waiver of the requirement for 15% of their current parking requirements. This represents the 156 additional parking spaces they are now being asked to provide as a result of the change in the mix of retail/restaurant spaces they are proposing. They testified that Permitting Services should carefully consider the percentage of spaces that should be waived since the parking lot is frequently nearly full now with only a few businesses operating. Art had also sent a letter to Reggie Jetter, Director, Permitting Services suggesting that they not just take the shopping center owners' statement that they need to have the 156 spaces cut from their plan as they consider this request.

- The Environ Homeowners Association sent GOCA a letter requesting our support of their request for some changes along Spartan Rd just north of Rte. 108. They want (1) the center median extended to Prince Philip Drive and (2) to install some crosswalks to the shopping center. He indicated that he would send a letter of support unless there were some concerns about the proposal. Some concerns were raised about the impacts on traffic going into the shopping center. So, he determined that more research and discussion was needed before he wrote a letter of support.

- Our current paid member association include: SEROCA, Brookeville Knolls, Environ, Fairhill Farms, Olney Square, Hallowell, Highlands of Olney, Tanterra, Perspective Woods, Norbeck Hills, and North Creek

- Park and Planning Commission is accepting applications for the Chair of the Planning Board. The one-year term of the current Chair, Arthur Holmes, an Olney resident, will June 14th.

- GOCA's web domain, goca.org was about to expire, but that has now been paid up.

Treasurer's Report

Roy Peck reported that the current balance is \$2,687.61. We also have a \$2,000 credit with the Zambelli Co. for the fireworks for the Olney Days Festival. He also received \$881 in checks that evening that brought the balance to \$3, 568.61.

Olney Chamber of Commerce Report

Joe Buffington reported that the Chamber is holding off on plans for the expansion of the police substation because of some staffing issues with the County Police because of a large number of upcoming retirements. They will continue their fund-raising efforts, but will not acquire the second trailer or do any of the preparation work for installing that trailer for now.

Transportation

Dave Eskenazi reported that:

- Activity is heating up again on the Brookeville Bypass Study. A new problem has arisen with the discovery of an archeological site along one of the proposed alignments where Brookeville RD goes into Brookeville that may delay action on the study for 4-6 months. This is a focus group meeting the following Monday at Longwood. The State may potentially have to recommend abandoning Alternative 7 as the preferred alignment and go to Alternative 8b. He told State Highway Administration that this was not something we would be interested in because the focus group, the Brookeville Commissioners, and GOCA are on record for supporting Alternative 7. He also noted that P&P was planning a walk along the alignment on March 27th as they are looking more closely at this alignment.

- There will be a meeting of the Rte 28/97 interchange focus group on April 8th at 8:00 pm at the Aspen Hill Library.

- There is no current activity on the Transportation Policy Report. It was submitted to County Council. Art and several others testified before the Council and we are waiting to hear the outcome of that testimony.

OLD BUSINESS

Greater Olney Master Plan Review – Khalid Afzal reported that P&P has appointed the Citizen’s Advisory Committee (CAC) for the Greater Olney Master Plan Review. The staff named 33 members and the Planning Board suggested 4 additional members. Two names came in after the proposed list was approved by the Board. If they are included, as they likely will be, there will be 39 people on the CAC. During the second week of April, there will be an introductory session where they will discuss the procedures and process the Committee will use. There will be 2 evening meetings as focus groups and 4 all-day sessions. The Outreach report outlining the issues and approach to be used in this study was approved with no major changes. The Planning Board added the issue of Housing in general and combined it with the requirement to look at elderly housing and housing in general. There will be no meetings in June and July. By December the staff will have a draft plan to present to the Planning Board.

Upper Rock Creek Master Plan Review – Susan Petrocci, a resident of Norbeck Meadows, reported that advisory group was to make its recommendations by the end of March, and that the next public meeting for the Upper Rock Creek Master Plan Review is on March 25. By May they should have a text draft of the plan. Fred Boyd, with P&P, will solicit a community opinion that may be different from the recommendations of the advisory group. Many of the residents that feel they were not represented on their Committee have formed the Upper Rock Creek Coalition. It includes 11 developments that represent 3,000 households. They are working on a response. While they agree with some of the proposed recommendations, there are some sewer and water category changes they are opposed to that would permit some zoning changes they do not support. They feel that the best way to limit development is to retain the existing sewer and water category and not go to public sewer and water. They were there to get GOCA’s support of their position. A representative of the Cashell PTA expressed the Cashell community’s interest and shared position of the neighborhood to not allow additional density in the Magruder cluster that is already well over capacity.

2001 GOCA Awards – Ron Berger reported that this year’s Award Ceremony had a great turnout, possibly the best ever. He thought it was marvelous that we ran out of chairs and that we did not have any food to take home. A large portion of the people were there for Joe Sanford, the 9 year old boy suffering from a brain tumor who received a Special President’s Award and for the Fire and Rescue workers. But, there were certainly people there for the other award winners as well. He also thanked the Gazette for the excellent coverage they gave to the Ceremony and our award winners. He noted that this was GOCA’s 24th awards presentation. So, next year will be our 25th and we want to do something special and would likely form a committee jointly with other community groups such as the Chamber of Commerce.

Olney Days Festival 2002 - Helene Rosenheim reported that plans are processing well for the Festival which is set for Friday, May 17- Sunday, May 19th. She has met with Howard Zuses at the Sandy Spring Friends School and has confirmed that the School will be the site for the Olney Community Band Concert, our kick-off event on Friday evening. They have an excellent amphitheatre area that we will use if the weather is good and a gymnasium or a performing center we can use if its raining or too cold. Howard knew the students were putting on a performance on Saturday, but was not certain yet what impacts that would have on the availability of the performing center for Friday night. However, the gymnasium is an good alternative and one that is acceptable to the band.

The site for the program the Library is sponsoring has been set as well. It will be on Saturday morning at Longwood Recreation Center in the gymnasium and will probably begin at 11 or possibly 11:30 am. Fran Ware, the new manager of the Library is trying to get a puppeteer group booked, but will book a mime if they are not available. She anticipates 200-300 children attending.

The Car and Truck Show that the Fletchers sponsor has been moved to Sunday, and all of the cars in the show are being invited to participate in the parade as well. The show will be from 10 am –1 pm and then the interested cars will move down to the staging area so that they can be in place towards the rear of the parade by 2:00 pm.

The Fletchers are also spearheading some of the fundraising efforts to replace the \$6,000 we were not able to get from the County this year as we did last year. Sandy Fletcher is arranging for and collecting all the funds put into jars she will be placing in a number of the local stores and businesses. The Fletchers and Dave Johannes, owner of the Good Earth, have agreed to make up the difference between the \$6,000 and what is collected in the jars. As a result, we will dedicate a full page to them in the ad book and in other signage at the various Festival events.

Monica Friedman has begun actively working on the ad book and is beginning to contact businesses to solicit ads. We may need to call on the officers and other volunteers to help with making some direct face-to-face contacts after she has distributed the written information and ad book forms. And, we should have the details on all the events worked out shortly so that we can begin to advertise the weekend. We are also going to be looking for volunteers soon too, to work that weekend. We will have some additional needs for volunteers this year because of the 5% of their current budgets the County agencies are being asked to turn back in as a result of increased spending for new security measures and equipment and slow downs in the economy following the 9/11 attacks. The Parks Dept has instructed the Park managers to restrict the use of their overtime budgets for emergency situations only, so instead of having 4-6 Park staff available for the activities at Olney Manor Park on Saturday evening, there will only be 1 staff person. This staff has assisted Roni Septoff is marking off the fallout areas for the fireworks and with patrolling traffic. So we will need to provide volunteers to do this. Helene is going to contact Jeannette Mendonca, the president of the Advisory Board of Our House, who spoke at an earlier meeting about the residential job training program that had returned to the

Olney area on the former Melwood Farm property down Rte. 108. The young men in that program are required to do community service on the weekends as a part of their training and would be ideal for this job.

NEW BUSINESS

Discussion of Special Presentations

Kirby Elderly Housing Development Proposal – Dave Eskenazi wondered how Mr. Kirby is able to build this project when the Postal Service was not able to on the same site. It was noted that the Postal Service project was not dropped because it could not be build. It was stopped because the cost for dealing with the wetlands and the regrading had not been budgeted for and a senior manager did not want to go that far over-budget and cancelled the project. Cary Lamari noted that the waiver they are applying for on the Norbeck Rd project has not been approved yet. So, they do not know for sure if that approach will work. There was concern raised about the prospect of elderly drivers making left turn movements into and out of the property across heavy traffic on Georgia Avenue. It was suggested that there might be more traffic in and out of the project than suggested by Mr. Kirby by care providers for the residents.

There was a question raised about whether they will be adding services and about whether they will have buses for transporting residents. A question was also asked about how they could get 90 units if they are going for PD-9 zoning. It was noted that the property is currently zoned C-1 and R-200. This is not a use that is permitted in a C-1 zone. They will need to go for rezoning and then get a special exception. They do not appear to want to wait for the master plan process to look at the zoning on this property. It was also noted that an effort had been made in connection with the Silo Inn property to get a zoning text amendment to permit this type of use in a C-1 zone. This may still be a useful idea. It was noted too that if a key goal of the master plan review is going to be identifying places that would be appropriate for elderly housing, this may be a good location, if all the details are worked out

Khalid noted that the original footprint of the building was kind of S-shaped, but it was in the stream bed. So P&P told them they would need to relocate it outside of that area. To do that they straightened the building out. The result is a nearly straight building about 500' long which is a pretty long building.

The consensus was to let Mr. Kirby know about some of the concerns. No position was taken on the project because of its preliminary nature, aside from noting that it would be better to consider this as a part of the Master Plan process.

Good Counsel High School Development Plans - Khalid noted that the plans had not been distributed to P&P staff because they did not have their traffic study yet and once they application is complete, they will set a hearing date. They send out two notices, one when they get the application, and then 10 days before the hearing. It is not likely to go to the Planning Board before May.

Some of the points made during the discussion were:

-If the seven buses from Sandy Spring Friends School already are half filled with 130 students, they will only accommodate 130 of the 1,200. And, if 40-60% stay late for after-school activities, that is 600-800 trips .The amount of grassy areas available for overflow parking seems smaller than the amount of parking lots and so would not accommodate a lot of additional cars. Could the amount of seating at the football stadium be limited and may have more away games?

-That portion of Rte. 108 is being impacted by the theatre, Victory Housing, St. Andrew Kim Church, and now the school. We may need to rethink the designation of this area in the Master Plan review. A deceleration lane may be needed on the south side of Rte. 108.

- In their responses to our concerns, both oral and written, they say they “will consider” different solutions, but don’t make any binding commitments to us. It seems they will only do that with Park and Planning. They also don’t seem to be accurately representing the positions of the three property owners on Batchellors Forest Road that will be surrounded by the school property. The fact that they are very civil people doesn’t necessarily mean they are not upset about what is being proposed. They are concerned about the impact on the value of their property.

- While they did not give much information about their traffic mitigation plan, they did say that even with their mitigation plan, there would still be 800 trips generated in the morning rush hour.

- Olney is under a residential moratorium because of the impact new houses would have on traffic. So, it is difficult to understand how something that will generate substantially more traffic than the number of homes that could be built on that same property would generate could be approved.

-SEROCA is very concerned about the impact on Bathcellors Forest RD. They want to limit the amount of traffic on Batchellors Forest to and from Georgia Avenue. But, they realize, too, that that puts more traffic on Rte. 108 and Old Baltimore. They also would like GOCA’s support of Batchellors Forest being designated a “rustic, rural road” in the Master Plan review process. Right

now, SEROCA's position is in opposition to the proposal. But, they might change that position if their concerns can be addressed as this process continues.

- We seem to be on a slippery slope with the number of non-conforming uses in this area compared to type of development of low density development that was anticipated in that area.
- They indicated that 20-25% of their students come from the Olney area. However, the list they provided to us of the number of their existing students distributed by zip code only shows 10% coming from this area.
- There are a lot of concerns about the impact of traffic for evening events, especially with a stadium with seating for 2,500 at the same time as events the Olney Theatre, Sherwood and Blake High Schools, and the Friends School as well.
- We have received a letter from one of the homeowners associations from a development near the existing school that is very unhappy about Good Counsel leaving the Wheaton area and with the density of development that is being proposed for their existing site. They were seeking our support in opposing the relocation of the school.
- The site that was being proposed for the Norbeck Athletic Club on Norbeck Road might be a viable site for the school.
- We would like them to give more consideration to rearranging the location of the school building and the ball fields so the building is further from the road and not on the highest point of land on the site which gives the building the greatest visual impact possible.
- There is some question about whether Old Baltimore and Dr. Bird can handle this additional traffic. There will clearly be an impact from this project, so the question is whether we can live with it.
- There seemed to be a difference between their presentation and the one by Mr. Kirby in terms of the perception of their openness and looking for ways to work out our concerns about their plans. An example of that was their response to our request to provide us with a copy of their traffic study which was to tell us that we could get it from P&P.
- We still do not have any real idea of how the remaining acreage around the school is going to be developed by the Centex group and what its impact on traffic will be in addition to that of the school. If it is going to be marketed to empty-nesters, there will be some impacts on rush hour traffic that should be considered along with this project.
- While there was some interest in taking a position on the proposal based on the information they have presented so far which does not include their traffic study and their traffic mitigation plan, the consensus was that we are early enough in the approval process that all we need to do for now is put together a comprehensive list of our continuing concerns, based on the responses we received to the list of questions we provided to them before the presentation and to communicate that to the appropriate staff at Park and Planning.
- We need to form a committee to look carefully into the issues of concern to us and to take an active role in communicating with the staff at P&P early in the process so our concerns. The earlier in the process we make the staff aware of our concerns, the greater the likelihood that they will incorporate them into their discussions with the school and into the requirements that will be placed on the school as conditions of approval of their project.

Upper Rock Creek Master Plan – The consensus seemed to be that we appreciate the concerns expressed by the coalition of communities in the Magruder cluster area which appear to be in opposition to those of the advisory group. However, since Rich Kopanda, GOCA's representative to this Master Plan Advisory group, had to leave the meeting prior to the discussion with the community representatives, we were reluctant to take a position at this meeting; without looking into this a little further. The next public meeting is March 25th. But, the draft final report is not due out until May, so there will be time after the 25th to submit some written comments.

Following a few announcements, the meeting was adjourned.

Respectfully submitted,

Helene Rosenheim'
Recording Secretary

People in attendance: H. Hyde, Arnie Gordon, Dave Eskenazi, Cary Lamari, Mike Kelley, Chuck Graefe, Joe and Marilyn Hess, Art Raimo, Steve Kaufman, Jim Hendricks, Craig Hedberg, Jack Meyer, Stanley Elswick, Chuck Young, Rich Kopanda, Suzanne Duclos, Susan Petrocci, Lori Keesey, Polly Knight, Patricia Monday, Scott Wolford, Jeff Kirby, Jackie Benn, Chuck Keyserling, Charlie Maier, Stephen Smet, Don Schmelter, John Lyons, Terri Hogan (Gazette), Art Brodsky, Helene Rosenheim, Michae Kay, and Ron Berger.