



# Greater Olney Civic Association

Post Office Box 212 Olney, Maryland 20830

[www.goca.org](http://www.goca.org)

## MINUTES – March 9, 2004

The meeting was called to order by President Stephen Smet. Following introductions, the February minutes were approved with no corrections or additions. The agenda was approved with no corrections and one addition.

### OFFICERS/COMMITTEE REPORTS

**President's Report** – Steve thanked everyone that helped with and attended the GOCA Awards Ceremony that had taken place the previous Sunday. He thought the ceremony had gone very well, and noted that there were extra copies of the program and refreshments available for those interested.

**Correspondence Report** – No correspondence report was given this month.

**Treasurer's Report** - Roy Peck reported that the current balance is \$7, 978.70. .

**Olney Chamber of Commerce Report** – Joe Buffington reported that they will probably be making a presentation at the next GOCA meeting on the plans for the Olney Police Satellite Station. Bit's Run is scheduled for April 17<sup>th</sup> at 9:00 am and encouraged everyone to put it on their calendar.

**Membership Committee Report** – John Lyons reported that he mailed the 2004 dues notices out for those we have addresses for. A number of them go to management companies. Two were returned for bad addresses, one from the Highlands of Olney which he gave to Don Schmelter, and one from Williamsburg Village. He asked that the replies be submitted as quickly as possible.

**Land Use Committee Report** – John Lyons reported that:

- A pre-preliminary plan has been submitted to Park and Planning (P&P) for a 9 acre site in the middle of the Christie Estates. The developer is proposing 30 units on about 1.5 acres. Most of the property is made up of wetland stream beds with a small ring of developable land. On February 9<sup>th</sup> the P&P Development Review Committee, an interagency committee that reviews development plans when they are initially submitted to P&P, raised a number of serious questions. At the same time, the Christie Estates development has done a good job of quickly organizing to present its concerns to P&P. John noted that several of their residents were present at the meeting and would, he hoped, get back involved participating with GOCA. The representatives from the Christie Estates development expressed their community's concern about the Tung development and did not support the preliminary plan that was submitted for this site. The developer is making some revisions to his plan and, while things seem to be progressing slowly, John noted that both the Christie Estates and GOCA will need to keep an eye on this as it moves forward.

- There was a Development Review Committee meeting on the preliminary plan submitted by the Washington Christian Academy for a property on Batchellors Forest Rd, just east of the cemeteries. A number of substantive questions were raised and clearly there is more work to do there. We are also following this project.

- GOCA has also been watching the development proposals on the Silo Inn property. We had pressed the Dept. of Permitting Services (DPS) to not issue any building permits for the former parking area on the residential portion of that property based on the previous grandfathered use. DPS finally told Linowes and Blocher, the developer's representative, they could not have a permit to develop on that part of the property. That decision is now being appealed before the Board of Appeals on the basis of the earlier correspondence from DPS telling the applicant that they could continue the non-conforming use on the residential portion of the property. However, DPS did not have any legal authority to issue such an agreement and after we brought that to their attention, DPS reversed their position. A pre-hearing conference is set for March 24<sup>th</sup> and then the Board of Appeals hearing will be on May 5<sup>th</sup>. John recommended that GOCA be present and participate at the pre-hearing conference. He is concerned that if GOCA or no one from Victoria Springs is in attendance it might be easy for DPS to back off on this issue regardless of the law.

## PUBLIC COMMENTS

- Cary Lamari noted that just after he became president of Montgomery County Civic Federation, he began to hear concerns about the changes in some County Council land use actions such as eliminating area policy review. There is some thought that it may be time to look again at the structure of the Council which currently has nine members, 5 of which represent specific districts of 180,000 people each, and 4 of which are elected at-large. Now that the population of the County is approaching 1 million people, the number of people the at-large seats are representing is larger than any district in the House of Representatives. The Civic Federation is recommending that the structure of our County Council be changed to make each of the nine seats districtmatic, eliminating the at-large seats. He noted that GOCA had supported this proposal which would eliminate the need for candidates to raise the large amounts of money needed to run an at-large seat. He is seeking volunteers to help them collect the 10,000 valid signatures they need to get this issue on the ballot of the upcoming general election as a ballot question and requested that those present sign a petition. They referred people to Montgomery Civic Federation's website, [www.montgomerycivicfed.org](http://www.montgomerycivicfed.org) for additional information, or suggested emailing Arnie Gordon at [NMCAprxy@aol.com](mailto:NMCAprxy@aol.com) or calling him at 301 570-0481. Arnie also asked people to take blank forms to help them collect signatures and either bring them to the next GOCA meeting or mail them. They hope to collect between 10,000-15,000 signatures by Memorial Day. They have till July but they realize it is difficult to get signatures after school is out. All this does is put the question on the ballot, so the public has an opportunity to consider the option of making all of the Council seats district seats.

- Arnie Gordon noted that they have had nine cars stolen in the Norbeck Meadows development recently. Seven of the nine cars were returned and left at the same location on Cherry Valley Ct. with no real damage other than to the ignition and the driver's door. He asked any other associations that are aware of similar crimes in their neighborhoods notify the police. He also noted that they have had a rash of items stolen from carports and suggested that delegates notify residents in their developments to keep valuable items indoors or under lock and key.

- A representative from James Creek noted that they held a meeting at which they were concerned about kids hanging out in their common areas and are requesting more police surveillance. Joe Buffington noted that part of the problem is that the Police Department is currently experiencing a staff shortage which makes it harder for them to respond to all the calls as quickly as they would like.

- James Cunine, a resident of Norbeck Hills, noted that, as many people may be aware, a sex-offender had recently moved into their neighborhood without any prior notification after completing his sentence. He is concerned that someone may get hurt if such individuals are able to move into a neighborhood within anyone being aware of it. He went to Annapolis earlier that day to get legislation introduced that would require that people be notified prior to a sex-offender moving into their neighborhood. He asked that the community inundate our State Legislature (1) if any of the language in the proposed legislation is changed and (2) to support the legislation. He indicated he would be willing to meet with any civic or homeowners association interested in getting more information about the legislation. Chuck Young added that principal at Cashell Elementary had wanted to send a notification home to their parents to let them know that their students might be walking through the neighborhood that this sex-offender had moved into after being released from prison after completing a 20 years sentence. However, Montgomery County Public School (MCPS) administrators overruled her decision and told her she could not send any kind of notification home because it was their interpretation of the Megan's Law that it is the police's responsibility to notify the surrounding neighbors. After learning about MCPS's position, Chuck checked with the police who indicated their only responsibility was to notify the immediate neighbors and that it was MCPS' responsibility to notify the larger community. So, Chuck is very concerned about the interpretation MCPS has about their role with respect to this law. St. Peter's School did send notification. Arnie Gordon added that he had gotten the information about this from the school's PTA and he immediately sent the information out through an email list he had for his civic association, so that their neighbors had been notified about this individual within 36 hours of people being aware that he had moved in. He encouraged other associations to develop email lists for their residents so they can transmit this kind of information and in emergencies. It was noted that, within about a week, the individual had moved out, but if another person moved into the neighborhood, there would still not be a good notification system, especially in light of the current situation where MCPS and the police both feel it is the others responsibility to send out this information.

- Darlene Saulsbury noted that the lettering on the Welcome of Olney is not bold enough because it is painted white. She offered to paint it a darker color so it would be more readable. Steve thanked her for the offer and suggested she submit a drawing or proposal and we would see that it gets the appropriate approvals.

- Craig Zucker, Director for Congressman Al Wynn's Montgomery County Office located in Olney noting that all politics is local, encouraged residents to contact their office because they want to be of assistance whenever they can, regardless of whether it is an issue related to Congressional matters or Federal Government issues. Cary Lamari suggested that Congressman Wynn should look into and consider the inclusion of Rte. 32 in assessment of alternatives for the ICC. Craig suggested submitting information on this proposal to him so it could be forwarded to the appropriate people on Congressman Wynn's staff.

## SPECIAL PRESENTATION

**Montgomery County's Property Disposal Process & the Status of the Bowie Mill High School Site** – Steve introduced Elizabeth Davison and Lisa Roth from the Montgomery County Dept. of Housing and Community Affairs (DHCA) to explain the process the County has for disposing of properties. Ms. Davison noted that a housing policy had been developed several years ago after looking at a range of priorities and issues relating to housing in Montgomery County. It set up some goals for housing at different price ranges and disbursed throughout the County. In looking at existing housing, they realized there is a limited supply of available land. Because of the limited supply and the shortage of housing, the prices of the housing and the land was driving the prices up beyond the point where it is affordable for government agencies, non-profits, or developers interested in producing

moderately-priced housing. The County Council directed her Department and the Park and Planning Commission (P&P) to start looking at publicly-owned land to identify sites that might be suitable for affordable housing. They have databases with limited amounts of information on these sites and some that looked like they might be promising sometimes had features that made them unusable. But P&P did a fairly detailed study to identify potential sites. They are not working with 100% of the inventory they identified, but are looking at groups of properties that seem promising, work them through the disposal process, and then over time, would move to another group of properties until they work through the full inventory. The site on Bowie Mill is one of the sites that P&P identified as being suitable for housing. The housing they are really talking about is a range of housing. The housing they had in mind for this site is referred to as workforce housing which is the level that begins at the level of the moderately-priced dwellings program. This is units priced for individuals and families whose incomes are at 65% of the median income in the County which is currently about \$30,000 for an individual up to about \$50,000 for a family of four. Workforce housing is for the group that is being squeezed out of market-rate housing, but is beyond the type of housing provided under other programs such as subsidized housing for low income or Section 8 or public housing. Basically its those people earning between 80-120% of the median which is approximately \$50,000 for a small household up to about \$100,000 for the family of four. While this seems like a high income to worry about, but in today's market, there is very little that is affordable for this group, unlike the situation about 10 years ago. This includes younger, two-income households of entry level professionals, police officers, teachers, social workers, nurses and other professions that are not necessarily high-incomed professions, but needed in our County. Most of them cannot find housing they can afford in the County. So the objective of this effort is to find publicly-owned sites that could be made available for development for this middle-income group that is being squeezed out of the market. Ms. Davison noted an interesting exhibit at the National Building Museum entitled Affordable Housing – Designing an American Asset. It focuses on this as a national issue. This is happening in many metropolitan areas with high job growth, where housing prices are going up dramatically. So the supply of housing affordable to this group of young professionals or people in these needed professions that are not high-wage professions is very small. They are at a very initial stage of identifying sites that might be appropriate. But, there is a whole process that will include opportunities for community comments and citizen input. They haven't gotten very far in identifying what exactly should be done other than identifying this site for this workforce type of housing.

Lisa Roth, a member of Ms. Davison's staff, noted that planners like herself should be added to the list of people needing this workforce housing. She has worked both for the city of Rockville and now for the County and find that on the salary they make as public officials that they also need some of these benefits as well. The rule of thumb is that people can generally afford a house at about 2 ½ times their income. So, a family or individual earning \$100,000 a year under this rule of thumb could afford about a \$250,000 house, but most new and many used homes in the County are priced well about that. Through the process Ms. Davison described they identified about 20 sites. Then, along with P&P, they went through the 20 sites looking at access issues, environmental issues, and size issues, etc. to see which sites made the most sense to move forward with in this process. They ended up with 7 properties they wanted to focus on. They also now have an inter-agency task force looking to identify additional sites for other housing. Three of the 7 sites they are in the possession of the Board of Education and they have been asked to surplus these sites if they believe that is appropriate based on educational needs. The sites would then be transferred to the County government to go through the disposition process. The other 4, including the Bowie Mill site, are already in the County's possession.

The Bowie Mill site was one of several sites transferred to the County in 1996. There is an executive order that governs the disposition process. Once the sites are identified, there is a process defined. The properties are offered to agencies of the County government to see if anyone wants to use them or needs them for any purpose. They are reviewed to see if there is a master-planned public facility recommended for the site or if there is some other public facility need such as a new police station that the site might accommodate. They have begun the process on these four sites by sending out the request for expressions of interest. The real estate section of the Dept. of Public Works and Transportation administers this process at the request of the Dept. of Housing and Community Affairs. They have heard that the Housing Opportunities Commission is interested in using the site for affordable housing. The next step in the process is that there will be a public hearing to determine if there is some other public use besides what is being requested to which this site should be put. After the hearing and the input from the agencies, the County Executive makes a determination as to whether the proposed use makes sense, and the property is turned over to the appropriate agency. In the case of the Bowie Mill site, if the County Executive determines it appropriate for affordable housing, it would be turned over to the Dept. of Housing Affairs. They will then determine exactly how they want to go about having someone come in to fulfill their goal of providing workforce housing. At that point, they would put out a request for proposal from people who are interested, setting up some parameters as to what the housing might look like, what it needs to be in terms of affordability, and other issues that might be defined through that process. People would then compete to provide that type of housing. Then a proposal would come forward based on detailed site analysis and would go through the review process at P&P which affords the community with another opportunity to comment on the proposal. They are hoping to have a public hearing on the 4 sites including the Bowie Mill site in about 4-5 weeks. They are working with P&P to develop a list of people and groups that should be notified about the hearing, and they have a good list of people to contact with respect to the Bowie Mill site. She emphasized that the purpose of the hearing is to determine if there should be some other use on the property than the use that is being proposed.

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

- With respect to granting waivers to developers to provide moderately-priced dwellings, Ms. Davison indicated that they have granted developers some alternatives agreements provided under law for high-rise developments where no bonus density was given in Bethesda and White Flint. Those were developments where the master plan limited the height, the per unit development

- cost was \$200,000 and the MPDU rents would be about \$80,000 - \$90,000. So if the developer was required to provide the MPDUs, the building would not be able to get financing and wouldn't be built. Those were the only cases where that occurred and involved a limited number of units.
- Ms. Davison brought some brochures on how they are using their housing initiative fund used to renovate or constructs new housing for people of low to moderate income including senior citizens. It often involves taking existing, run-down properties in the County and rehabilitating them, often working with non-profit groups. Through that they have been able to preserve or create 3,000 units per year. But, since much of that is renovation, there still is not enough of this type of housing available. Steven Fuller, a professor at George Mason University, has done a study that shows that this region is short about 70,000 housing units overall. This is leading to people commuting in from Pennsylvania, overcrowding in units here, and undesirable housing conditions.
  - There is a 30 year policy of the dispersal of affordable housing throughout the County. There is a range of moderately-priced dwellings, scattered housing, group homes, units owned by non-profits, etc. Depending on the type of housing you were talking about, there are probably about 20,000 units.
  - Moderately-Priced Dwelling Units (MPDU) are available to people in specific price ranges, but eligibility depends on the household size. A couple consisting of an entry-level teacher and firefighter would not normally qualify for an MPDU. But, if they only had one income earner, they might qualify.
  - Ms. Davison has not looked at the issue of the highest unmet land use need in the Olney area, but she suspects that is being looked at in the master plan process.
  - With respect to the Bowie Mill site, Ms. Davison did not provide an answer to a question about why the process on the disposing of the site is not being deferred until the completion of the master plan process as had been done in a similar case in Potomac. In response to the question of why the process wasn't being deferred, she reiterated that they are in the beginning stages of the process, and restated the need for within the metropolitan area for additional housing and the resulting inability to attract the workforce needed to provide many services. She added that looking at public purpose across the country, housing is very much a public purpose that needs to be considered when determining the appropriate use for this site.
  - In response to a question about what uses are being considered for the Bowie Mill site that would not further impact an infrastructure that already has the area in a residential moratorium, Ms. Davison noted that they are just in the beginning of the disposal process saying this looks like a promising site for housing, but no decision has been made yet for the use of the site.
  - Questions about what happens if, in the future, it is determined that there is an additional need for school capacity, should be directed to MCPS.
  - No specifics on the density, ratio of MPDU to market value, etc. have been decided for the Bowie Mill site. There would not be any subsidized housing on the site in the sense of public money going into the cost of the units. The funds for the affordable housing would come out of the land value from the property itself. The market value prices would probably range from \$150,000-\$300.00 and the moderate-priced, middle income units would be \$50,000-\$100,000. Under the cluster provision of the current R-200 zone of the property, if no special exceptions were applied for, there could be a maximum of 78 units on the site, with 40% being townhouses. That is based on a 22% bonus density for providing MPDUs.. Since they are still in the initial stages of the disposal process, no decisions have been made with respect to increasing the density on the site.
  - They have not gotten into the part of the process where they define the requirements for the project, but when they get to that point they would like to involve GOCA in looking at and providing input in developing the design issues so that they reflect the desires of the community.
  - The hearings they will hold will cover 3 sites because they involve similar issues. DHCA will notify GOCA of the time and place for the hearing and the procedure for providing input. The final decision on the use of the site is based on what interest is expressed by the agencies and what testimony is given at the public hearing. HOC has expressed some interest, but there is no commitment to them. Adjacent property owners will be notified in as many ways as possible and it will be given as soon as they have a date for the hearing. Since the position of administrative hearing examiner has been eliminated as part of the County's cost savings plan, the County has to appoint someone to preside over the hearing before a date can be set up.
  - Any development that takes place on the Bowie Mill site will have to comply with the County's environmental requirements.
  - Ms. Davison noted that HOC has been developing mixed income housing and suggested that people go look at some developments they have completed in Bethesda to see the quality of their developments and how compatible they are with surrounding development. She did not know if HOC would be able to do anything beyond the density described earlier. Both they and P&P would be looking at neighborhood compatibility, financial feasibility, the desire to create an attractive community, environmental concerns, traffic concerns, etc. regardless of who the developer is. Once a unit is sold at the lower price, so they would have to put in constraints similar to those with MPDUs with such things as timeframes for living in the unit before being able to resell and some profit-sharing controls.
  - Ms. Davison was not familiar with the reasons for deferring action on the Potomac site till their master plan process was completed. It is the County Executive's decision on deferring action on the Bowie Mill site. Steve Smet and others expressed concern because the community and P&P staff have been working on the master plan for over 2 years and through most of that time were not aware that the site had been disposed of by the Board of Education since it had been done through a closed door process. In light of that, there is added concern with the fact that action is being taken here with respect to disposing of the site before the master plan process is completed as happened in Potomac, particularly since the Planning Board is still looking at the possibility of putting increased density on a site in the lower end of the southeast quadrant and recommending making the Bowie Mill site a park. Even though P&P staff has initially identified this site as a potential site for affordable housing, there was a strong concern that this DHCA process not move ahead of the master plan process and preclude the Planning Board and County Council from making its recommendations for uses other than affordable housing.

Steve thanked Ms. Davison and Ms. Roth for their presentation and noted that GOCA would type up the questions that had been asked and provided them to them so they can provide any additional answers possible or to refer us to the appropriate offices to provide the answers.

## **OLD BUSINESS**

**Draft Olney Master Plan** – Steve Smet noted that in all of the discussions of the 32-acre Bowie Mill site everyone thought the site was something it wasn't. Everyone thought it was still a school site. The consensus was that DHCA should not proceed with the disposal of the site without the master plan discussion being completed. Councilmember Knapp added that he thought that anything that happens to this site should be part of the master plan process. Affordable housing is an issue that should be addressed in the County as a whole. Much of the existing affordable housing is in upcounty areas. The future placement of sites should be overlaid over the whole county, not just placed within the next four master plan areas that come before the Council. It was noted that Jerry Pasternak, on Mr. Duncan's staff, indicated that they are aware that this county process will take some time. There is a Workforce Housing Policy that has different requirements than the Moderate-Priced Dwelling Units. Mr. Knapp noted there has only been one of these projects built since he has been in office, but the Council will look at them as they discuss the affordable housing policy. He noted, as well, that given the variables Ms. Davison discussed with respect to the Bowie Mill site, its disposal will need to come before the Council before any action can take place. It was noted that the Park and Planning Commission's Planning Board will be discussing Land Use issues in the next Olney Master Plan work session on Thursday, March 18.

Steve Smet noted that the Walkable Community Workshop will take place on May 5<sup>th</sup> from 8:00 am -12:00 pm. They are looking for 20 volunteers from the Olney area to participate in the workshop.

**Anti-ICC Alternatives Coalition** – John Lyons noted that Brian Henry, a representative of the Audobon Naturalist Society, where he directs the Save Our Communities program spoke at the last meeting on the Anti-ICC Coalition. Their group recommends that funds not be spend on building the Inter-County Connector (ICC), but that it be used instead for expanding transit services, improving existing roads, and building homes and jobs closer together. John was revisiting the discussion to see if GOCA wanted to participate in their endorsement program as a supporter of this group's efforts. It was noted that their recommendations did not include the proposal to look at the idea of using Rte. 32 as part of the ICC route. The consensus was that supporting the Audobon Society effort did not preclude pursuing the Rte. 32 idea. It was also noted that the Council of o Government's Transportation Planning Board will be meeting soon to consider whether to include the ICC in their regional transportation plan. If it is not included in this plan, it cannot get any Federal funding. There are some members of this Board who are sympathetic to the Audobon Society's position and it would be helpful to show added support for their position before they take action on the ICC. John Lyon moved that:

**IT BE RESOLVED THAT GOCA ENDORSE THE SAVE OUR COMMUNITIES CAMPAIGN THAT OPPOSES ALL ALIGNMENTS OF THE PROPOSED INTER-COUNTY CONNECTOR AND SUPPORTS ADDRESSING OUR TRAFFIC PROBLEMS AND TRANSPORTATION NEEDS BY INVESTING IN TRANSIT, IMPROVING EXISTING LOCAL ROADS, AND REDUCING THE NEED FOR LONG COMMUTES BY BALANCING HOUSING AND JOBS IN LIVABLE, WALKABLE COMMUNITIES. FURTHER RESOLVE THAT GOCA AUTHORIZE THE GOCA OFFICERS TO TAKE THE NECESSARY STEPS TO EFFECTUATE THIS ENDORSEMENT.**

This motion was seconded by Ed Weisel and passed unanimously.

**Olney Days 2004** – Helene Rosenheim reviewed the schedule for this year's Olney Days celebration which is scheduled for the weekend of May 14<sup>th</sup> -16<sup>th</sup>. The weekend will begin with the Olney Community Band Concert intermingled with the 2<sup>nd</sup> Annual Mr. and Mrs. Olney Contest. The Moms Club of Brookeville will be running the Contest again this year. This year we will be holding the event in the new gymnasium of St. John's Episcopal School and instead of holding the whole contest during the intermission of the Community Band's Concert, we plan to intermingle the songs performed by the band with the rounds of the contest. Since the event needs to be indoors for the contest, and there is no food allowed in the gymnasium, we had dropped the picnic portion of the event. This allowed us to start a bit later which may make it easier for more people to get to the event. Now the event will begin at 7:00 pm and should last between 1 ½ - 2 hours.

On Saturday, the day begins with Joe's Ride for Olney's Kids. We will be using the Oakdale Emory Church parking lot as the starting and ending point for the Ride. The experienced riders will begin a 45K ride at 7:30 am. The 10K ride begins at 8:30 am and the Bike Rodeo run by the Park Police for the younger riders will begin at 9:30 am where they will learn about bike safety. Bobby and Sandy Fletcher are chairing this event again and have a wonderful committee helping to organize the event. The entrance fees are used to help cover the expenses of not only the Ride, but all of the other Olney Days events. The donations collected through the event go into the Joseph Sanford Foundation and the Foundation will determine which charities to disburse the proceeds to. One change this year is that their committee will collect all the fees and donations and take care of paying all the expenses related to the Ride, and then will pass along the balance to GOCA to cover other Olney Days expenses. This will mean less work for the GOCA treasurer and will give the committee the ability to pay their bills more quickly.

The Fun Fair at Olney Manor Park will begin at 4:00 pm with the puppet show sponsored by the Olney Library and the Friends of the Olney Library. We will be using the stage built by the students at Our House again. It has been stored on the ground of Our House since last year and they will deliver it to the Park and set it up for us. The Puppet Show can move into the meeting room of the Swim Center if the weather does not cooperate, so it will go on rain or shine. The Our House students will also return later to help marshal the fallout area for the fireworks. The Sandy Spring Volunteer Fire Department will be selling food, running the fire engine rides and carnival games as in the past along with the egg-drop competition using the hook and ladder truck. In addition to running the Homerun Derby, Chuck Hogan with St. Peter's Athletic Association, has made arrangements for Madlux sporting goods store to run a Lacross tossing competition. These will occur simultaneously with the Homerun Derby on Fields 4 & 5 and the Lacross Toss Out on Field 3. Chuck Kahanov of Washington Talent Agency will be selling Blinkies again as a fund raiser for GOCA. Because of the current budget situation and the new no trash can policy of the Parks Department, Bobby Fletcher will be providing trash cans and trash pick up both for Joe's Ride and the Fun Fair. And, since there will be fewer Park staff available to help due to the reduced overtime budget for the Park, we will need more volunteers than in the past.

Helene is still waiting for final confirmation from the four young men that run the Fish 4 the Cure, but she believes that event will start the day on Sunday from 7:30 – 9:30 am. The Fletcher's Olney Days Car and Truck Show will be held at their service station from 10:00 am – 1:00 pm. All of the cars participating in the show are being invited to participate in the Olney Days Parade as well. This has worked very well the past few years since we moved the Show to Sunday. When it ends at 1:00, the cars make their way to Prince Philip Dr and get into the Parade line-up in the last Division. The Parade begins at 2:00 and the finale for the weekend, the Family Bar-B-Que on the grounds of the Buffington RE/MAX Building begins at 3:30 pm.

Helene encouraged anyone interested in helping with the preparations for the weekend to let her know and to attend the next planning meeting on March 17<sup>th</sup>.

**GOCA Annual Awards** – Ron Berger reported that this year's Awards Ceremony had been a good one. There had been a good turnout from the community, as well as from elected officials. We had received a good response from the recipients and those in attendance about the range of the community being recognized through this year's awards.

## **NEW BUSINESS**

### **Discussion of Special Presentations**

**Montgomery County's Property Disposal Process and the status of the Bowie Mill Site** – By consensus, it was agreed that GOCA needed to write a letter to County Executive Doug Duncan asking for a deferral of the disposal action on the Bowie Mill site. The feeling was that the action should be deferred because it had been so late in the process of reviewing the Olney Master Plan when all involved became aware that the Bowie Mill site was not still a school site and would therefore be a prime location for the County to locate affordable housing. There was a strong feeling that the community had not had a fair opportunity to discuss this site in terms of this type of use and that it seemed in appropriate to move ahead so quickly with disposing of this site before the Olney Master Plan review process can be completed, so the disposition of this property can be considered in the whole context of the master plan review rather than as an isolated property. The consensus was also that the letter should ask for the answers to the questions Ms. Davison had been unable to answer during her presentation about the site disposal process.

Following announcements about the Roast of John Chirtea as a fundraiser for the Sandy Spring Museum and Hospice Caring, Inc, the availability of assistance through a national organization for elderly and disabled needing help, the District 14 Democratic Club hosting a Delegation Night, the District 19 State Delegation hosting an event for their constituents in Annapolis on March 14<sup>th</sup>, the Greater Sandy Spring Green Space annual meeting on March 24<sup>th</sup> at which the key speaker will be discussing conservation, and the 2<sup>nd</sup> traffic count being conducted by the Olney Coalition to use as a base level for comparison as new development plans come up; the meeting was adjourned.

Respectfully submitted,

**Helene Rosenheim**

Helene Rosenheim  
Recording Secretary

**People in attendance:** Jackie Benn, Ron Berger, Art Brodsky, Joe Buffington, Jeff Chavis, James Conine, Martha Cunningham, Elizabeth Davison, Brenda Egeland, Dave Eskenazi, Barbara Falcigno, Jay Feinberg, Arnold Gordon, Robert Hausman, Bill Hicks, Terri Hogan (Gazette), Kathy Hughes, Cary Lamari, Diana Littlefield, John Lyons, Astrid Pages, Roy Peck, Susan Petrocci, Ellsworth Romer, Helene Rosenheim, Lisa Roth, Janis Sartucci, Marlene and Darlene Saulsbury, Don Schmelter, Robin Shea, Steve Smet, Frank Sparber, Gary Steiner, Michael Sullivan, Ed Weisel, Nancy Wendt, Chuck Young, and Craig Zucker