

MINUTES – April 11, 2006

The meeting was called to order by President John Lyons. The March 2006 minutes were approved with one correction (Pg. 1, mid-page, Higger should be Higgen) and no additions. The agenda was approved with no additions or corrections, except that items would be taken in an order to accommodate the presenters' schedules.

PUBLIC COMMENTS - None

SPECIAL PRESENTATIONS

Update on Montgomery General Hospital Expansion Plans – Peter Monge noted that at GOCA's September meeting he had spoken about their plans for improving their infrastructure and about the retreats they were holding to map out their strategic plans for the future. They have now completed most of the renovations inside the hospital. Upcoming changes include adding a new 20,000 sq. ft. Emergency Department (ED) with the old ED being used for expanded imaging facilities and operating rooms. They will move the cafeteria over the new ED and move outpatient services closer to the main entrance. They will be adding 2 floors over the administrative offices, moving the administrative offices upstairs, and use the first floor space for more private rooms. In the future, four floors can be added above the new ED, as needed. As a part of their efforts to improve their cardiovascular services, they have applied for certification as a chest pain center, a primary angioplasty center, and a primary stroke center. Over the next five years, they expect to add 33 physicians to their staff.

Their primary purpose in coming to this meeting was to talk about their plans for their land on the west of Prince Philip Drive. Adding more doctors means needing more office space and they plan to use this land for a new medical office building. They considered putting it on the same side of Prince Philip as the hospital, but it would have cramped the hospital expansion too much and would have required more structured parking. The entrance to this site would be opposite the existing main entrance off of Prince Philip. They have requested proposals from a variety of developers that specialize in medical facilities that they should have within the next few months. Peter invited GOCA to hold a future meeting at the hospital to see the changes that they have made.

The following points were made during the discussion following their presentation:

- They will need to get a modification to their special exception to build the new medical office building.
- The design phase will take 5-6 months, and the special exception process will take about an additional 18 months. They expect the building will be 3-4 stories, probably 3 above ground and one below, with about 64,000 sq. feet and will be similar to the existing office building.
- Their budget for the expansion includes funding to expand the parking garage over the ground level parking next to the current garage.
- Just as they had done when they built Winter Growth, they will invite the surrounding civic and homeowner associations into the hospital so they can present their development plans.
- They had not thought about requesting expansion of the public transportation that comes through their property. Having the bus stops there is a bit of a double-edged sword. The bus service may allow some of their staff and visitors to come to the hospital by public transportation, people in the community who use the bus service to go out of the area park their cars in their garage which is free.
- They have lost several ob/gyn's because of the increases in the cost of malpractice insurance, and several have limited their practices to gynecology alone. They have replaced 2 of their ob/gyn's, but they still need more. They are also looking for ways to help them with the cost of malpractice insurance.
- Hospitals can now apply for certificates of need every six months, and they expect to submit an application in September. They would like a letter of support from GOCA to accompany their application.

OFFICERS/COMMITTEE REPORTS

Treasurer's Report – Roy Peck reported that the current balance is \$1,840 plus several dues payments received that evening. He is still interested in trying to find some kind of insurance coverage to cover the possibility that we are not able to set off the fireworks that are part of Olney Days, but still have to pay for them. To date he has not been able to find this kind of coverage and asked anyone that knew about such coverage to contact him. He also noted a large difference in the amount GOCA had received from Joe's Ride the first year as compared to last year. Helene noted that the first year all the registration fees and donations were made payable to GOCA and

then GOCA paid all of the expenses for running the event, but now money all goes to the Joe Sanford Foundation which took care of paying all the costs and then made a payment to GOCA for their share of the proceeds.

SPECIAL PRESENTATIONS Continued

Design Proposals for the Bowie Mill 32-Acre Site – Two of the five developers who submitted proposals to the Department of Housing and Community Affairs.

Winchester Homes Design Proposal – Jim Long, with Winchester Homes noted that their company is the contract purchaser of the Mid-Atlantic Golf Driving Range at the intersection of Georgia Ave and Norbeck Rd. At the time the idea of putting affordable housing on the Bowie Mill site during the master plan review process, they were approached by the Olney Coalition and asked to consider purchasing the Bowie Mill site and transferring much of the affordable housing to the Norbeck Road site which is adjacent to public transportation. The Olney Master Plan recommended the site be developed using a PD-3 floating zone, so the selected developer will have to submit a local map amendment to develop under this option. The RFP requested a proposal with 20% Moderately-Priced Dwelling Units (MPDUs) and 40% Work Force Housing. Mr. Long anticipated that the legislation creating the Work Force Housing Program would be in place by the time they are ready to submit site plans.

They are proposing 2 entrances off of Bowie Mill. They are proposing 38 single-family detached homes adjacent to the abutting single-family homes and 70 single-family attached townhouses. The 38 detached homes would be market-rate, 56 of the townhouses would be market-rate and 14 would be affordable housing. The balance of the affordably priced units will be built on the Mid-Atlantic site in place of an equal number of market rate units on the Bowie Mill site. There will be no increase in the total units on either site. There will not be any street crossing of the wetlands buffer, only a pedestrian crossing.

In the discussion of their proposal, it was noted that

- They believe they have a good assessment of the environmental conditions on the site, but they will not do a detailed study until they know their proposal has been selected. The stream buffer is 125' wide.
- Once selected, it would likely take about 12 months to go through the zoning process, and about 24 months to complete the engineering, so it will take about 3 years to begin construction. They anticipated the Mid-Atlantic site to be in ground by the first quarter of 2008.
- When asked if the lack of recreation facilities on this site is consistent with PD development, Mr. Long knotted that 108 units was too few units to warrant the expense for providing recreational facilities and too few units for the homeowners to pay for the maintenance that would be required. He felt that the County's goal is to sell the land for the cash and put in a lot of affordable housing, and the homeowners would not want active recreation that would attract a lot of people from outside of their development.
- The Norbeck Road site is not impacted by the Inter-County Connector.
- They will have to do a traffic study of the impact on nearby intersections and provide traffic mitigation.
- With no sidewalks on Bowie Mill on either side of this property, he is not sure how useful it would be for them to put in sidewalks.
- The affordable units will be sprinkled in amongst the market-rate units so will be built at the same time as the market-rate units.
- Mr. Long did not believe any of the other proposals involved a unit swap, but he wasn't sure if that gave them an advantage even though the Master Plan says a swap is preferred. He felt their company would not have submitted a proposal without the swap.
- If they built the units now, the detached houses would be between 2,500-3,000 sq. ft without a basement, with 2-car garages, and would sell for \$700-800,000. The townhouses would be approximately 22'-24' wide, with the affordable units being slightly smaller. The market-rate townhouses would be about \$400-600,000. They would build the affordable housing units to the County's specifications and would then turn them over to the County to manage their sale.

Report from State Delegate Herman Taylor, District 14 - Prior to Jeff Kirby giving a presentation on his proposal, John Lyons welcomed Delegate Herman Taylor, who gave a brief wrap-up of the legislative action he had been involved with during the legislative session that had just concluded. They had worked hard to deal with the large BG&E and PEPCO increases going into effect in July, but they had not been successful. Del. Taylor noted that a company called Washington Gas Energy Services is an alternative to PEPCO and BG&E people should look into, and suggested people look at their website for information on their rates.

Chamber of Commerce Report – Joe Buffington reported that the first Athena Award would be presented by the Chamber and Brooke Grove Foundation at a luncheon at Brooke Grove on April 18th. The Chamber Annual

Awards will be presented on June 1st at the Inn at Brookeville Farms. And, applications for this year's scholarships are still being accepted.

SPECIAL PRESENTATIONS Continued

Kirby Proposal - Jeff Kirby, the developer of the assisted living project on Georgia Avenue just north of Rte. 108 has also submitted a proposal for the Bowie Mill site. He introduced Scott Wolford, a planner he is working with on the project who assisted him with the presentation. They are working with the Olney Boys and Girls Community Sports Association (OBGC). So, in addition to housing, their proposal includes a proposal for a gymnasium on the smaller portion of the site south of the wetlands area. They are proposing 118 units – 21 MPDUs, 48 Work Force Housing (WFH) units, and 40 market-rate units. The proposed gymnasium is 25,000 sq. ft and includes a reception area, locker rooms, community meeting space, 2 gyms, and 90 parking spaces. Only 61 spaces are required, but they want to provide adequate parking for the changeover in games. There will be an entrance for the gymnasium and a second entrance opposite Thornhurst Dr for the residential units. They propose constructing in 2 phases with 24 WFH units, 11 MPDUs, and 24 single-family detached market-rate units in the first phase, and 24 WFH units, 10 MPDUs, and 24 single-family detached market-rate units in the second phase. They are initially proposing to put the detached units near the abutting existing detached housing units, and the townhouses closer to the stream buffer with a walkway to the gymnasium. Elizabeth Deal, Executive Director, OBGC stated how pleased they were that Jeff Kirby had joined them in making this proposal. In the past few years, they have gone from serving 3,500 children to over 7,000 children and with their growing program there is a critical need for the kind of space this gymnasium would provide. There are over 100 children they must turn away every winter now.

The following points were made during the discussion of this proposal:

- The primary goal of the gymnasium is to meet a need within the broader community, but clearly as the closed development, their residents will certainly have access to the facility. The County will decide who should operate the gym. OBGC is prepared to do so, but would step aside if the County chose to operate it.
- They do not anticipate any different traffic needs here than any other site. They do not anticipate there being public transportation on Bowie Mill, but noted that the Ride-On office is proactive in assessing need and establishing new routes where needed. They will need to mitigate traffic generated by the project. They do have a traffic plan, and are budgeting for some improvements on Bowie Mill Rd.
- The gymnasium will be built on a slab. They do not know yet if the residential units will have basements. That will be determined later when they do more detailed environmental analysis.
- The MPDUs will likely be 1,700-1,800 sq. ft. with 2-car garages. The WFH program is still an emerging definition, so they are not sure what these units will be like, but expect they will be 2-over-2 units or townhouses with space for one car. The 2-over-2 units will likely be 1,700-2,800 sq. ft., but with no rear yards, and the townhouses would be 1,400 or 1,500 – 2,500 sq. ft. The market-rate single-family detached units will be 3,100-3,600 sq. ft. and would be priced around \$900,000+. The market-rate townhouses would be about 2,600 sq. ft and would be priced from about \$600,000.
- They would grade the whole property and would phase the areas that they open to construction to limit dealing with large run-off areas. The gymnasium would be built towards the end of the second construction phase. The timing of the phases would be based on the pace of sales.
- Once a developer is selected, they anticipate it would take 2-3 years to begin construction.

Discussion of the 2 Bowie Mill Site Proposals Presented:

- John Lyons noted that the community is not the decision-maker in this process, and there are three other proposals we have not seen yet.
- The PD-3 development will yield more units than the 78 the base zoning would yield and will have more impact on traffic and schools.
- Manor Oaks residents are concerned about impacts on traffic from growth on either side of their area. They are concerned about the 22-unit project (2 single-family, 19 townhouses on 13 acres) being proposed along Owens Rd off Georgia Avenue, particularly since the access is at a crest on Owens Rd. The project has been through the development review committee, but no hearing date has been set yet. They would like GOCA to look into this, and take a position on it. They also feel that a light may be warranted now at Owens Rd and Georgia Ave. John Lyons noted that GOCA would try to keep on top of this and asked the Manor Oaks representatives to keep in touch with GOCA. He will look into inviting the developer to the May meeting.

Correspondence Report – Art Brodsky reported that there was no significant correspondence besides the membership dues received.

Civic Federation Report– No report.

Membership Committee – Art Brodsky reported that the 2006 GOCA membership forms have been emailed to all the 2005 associations he had email addresses for, and the responses are beginning to trickle in. The form is still available for downloading on the GOCA website at www.goca.org; and he had copies of the form with him if anyone wanted one.

President's /Land Use Report – Susan Petrocci noted that the County Council's Planning, Housing, and Economic Development Committee had voted to support Bill 06-04, and it will go to the full Council on April 18th. The legislation relating to the sand mount alternative to septic systems had died because Councilmember Leventhal was not present to break the tie on the vote. However, he later decided to set up a study group to look into this technology, but Susan did not know if a group had been set up yet.

OLD BUSINESS

Candidates Debates – Art Brodsky noted that there have not been any changes in the schedule and locations for the 3 candidates debates GOCA and the Chamber are co-sponsoring. He did note that the Friends of the Library had sponsored a debate with the District 4 County Council candidates.

Olney Town Center Advisory Committee (OTCAC) – Helene Rosenheim reported that the Olney Town Center Advisory Committee seems to be working very well. Khalid Afzal has made it clear that he is really just support staff for the Committee and that the Committee should really self-manage itself – electing its own leaders, establishing its own set of rules and procedures, and determining its own work plan. At its second meeting on April 3rd, Jim Smith was elected Chair, and Sunita Bhatia was elected Vice Chair. A Rules and Procedures Subcommittee was formed to recommend the rules and procedures the Committee will operate under including such things as how decisions will be made. The Subcommittee will meet on April 23rd and the Committee will meet on May 1st. On May 4th the OTCAC will be presented to the Planning Board at which time they will outline the basic work plan they put together as of the May 1st meeting. The Committee represents a good cross-section of the community with representation from the business community through the Chamber of Commerce, the civic community – both local associations in the town center area and from the greater Olney area and GOCA, the development community through Carl M. Freeman Associates, and government agencies through the Mid-County Regional Services Center, recreation needs through PROJECT CHANGE and OBGC. One member is an architect and one is a planner, so there is some professional expertise that may be useful to the Committee. So far, the Committee is working well together.

Olney Days 2006 – Helene Rosenheim noted that the Planning Committee has hit a snag on the location for the events on Friday night. They had recently learned that the historic main stage at the Olney Theatre would not be available after all. Apparently someone else had booked the space, but had not put it into their computer system, so when we met with our contact at the Theatre, she was not aware the space was not available. The gymnasium at St. John's that we had used the past two years is not available because the Sandy Spring Theater Group is performing there that evening. We are currently looking at the availability of the gyms at Rosa Parks and Farquhar Middle Schools. Helene also noted that she had been contacted by the new music store in the Olney Village Center who is interested in holding a concert in their shopping center that weekend. They are in the process of checking with the Freeman Associates staff to see if they would agree to that. If so, they are looking at doing something either Saturday afternoon between Joe's Ride and Stride and the activities at Olney Manor Park that begin at 4:00 pm; or Sunday after the Parade. The next planning meeting is the last Thursday in April at Roni Septoff's house at 8:00 pm. Helene encouraged anyone interested in helping with the planning or with the event to contact her at 301 774-6774 or at helener@pressroom.com.

Following a few announcements, the meeting was adjourned.

Respectfully Submitted,

Danny Benn

Danny Benn
Recording Secretary

People in attendance:

Khalid Afzal, Ron Berger, Art Brodsky, Joe Buffington, Steve Cohen, Dominique D'Anna, Vincent Dell'Orto, Sharon Dooley, Brenda Egeland, Dave Eskenazi, Tom Hall, Terri Hogan (Gazette), Jeff Kirby, Walter M.Lee, Jim Long, Peter Monge, Lynne Myers, Deborah Masclean, Roy Peck, Susan Petrocci, Harold Pickett, Helene Rosenheim, Stephen Smet, Robert Sigilitio, Del Herman Taylor,(Dist 14), and Scott Wolford.