

MINUTES – May 9, 2006

The meeting was called to order by President John Lyons. The April 2006 minutes were approved with no corrections or additions. The agenda was approved with two additions and no corrections.

PUBLIC COMMENTS

- Arnie Gordon noted that the Norbeck Meadows Civic Association was hosting a District 19 State Delegate Candidates Debate on June 8th, 7 pm, at Cashell Elem.

SPECIAL PRESENTATIONS

Bowie Mill 32-Acre Site Development Proposals- John Lyons noted that three of the five development teams who submitted proposals for the development of the 32-acre site on Bowie Mill Road would be presenting overviews of their proposals. He noted as well that Jeff Kirby along with a representative of the Olney Boys and Girls Community Sports Association and a representative from Winchester Homes both presented overviews of their proposals at the April meeting. He added that GOCA was not the decision maker in the selection process for developer of the site. And, since GOCA would not have access to all of the financial aspects of the proposals that are a part of the decision-making process, he did not feel that GOCA should take any position on any of the proposals. So, the presentations were strictly informational.

(1) **Porten Developments** – Nancy Porten noted that their company had developed 27 subdivisions in Montgomery County including Norbeck Farms and a site on Batchellors Forest Road. They have produced everything from condominiums to estate homes. She noted that the Bowie Mill site is zoned PD-3 with a maximum of 118 units. They are proposing a mix of single-family units along the borders of the property adjacent to the existing single-family homes and townhouses in the interior of the property. The single-family units are similar in size to the abutting units with some lots being 80 ft. wide. The townhouses are a mix of 18 ft and 20 ft. wide. Townhouses are placed on both sides of the stream buffer running through the site with no crossing through the buffer. There will be 50 18 ft townhouse units sold as Moderately-Priced Dwelling Units (MPDUs) and 24 20 ft units sold as Workforce Housing units (WFH). There will be 44 single-family units sold as market-priced units.

(2) **Mid-City Urban Developers** – Vickie Davies introduced the development team for Mid-City Urban, noting that they had developed a number of public/private partnership projects. They are Fannie Mae equity partners. They provide residents with downpayment and credit counseling. They generally finance their MPDU and WFH developments through financing techniques, so all of their units are essentially market-rate quality. She noted that they were aware that the site had been controversial and outlined their assessment of the community's concerns about the environmental, and traffic impact of the site; and amenities for the surrounding community, especially south of Bowie Mill Rd. Their proposal is just a concept plan that they will refine after working with the community and the Park and Planning staff. They are proposing 60 MPDUs – 40 townhouses, 15 small lot single-family, and 5 large lot single-family units, and 47 WFH units – 17 townhouses, 20 small lot single-family, and 10 large lot single-family units. The small lot single-family units will be above the buffer. The rest will be on the other side of the buffer. The large lot single-family units would be around the edges of the property to be compatible with the existing development. The townhouses will be arranged in a grid pattern with 2 cul-de-sacs. There would be paths into the adjoining developments and the housing styles will match the surrounding properties, with street-orientation and small front yards. There are several connections they can tie into without much environmental impact and without further crossings of the buffer. There are good sites for stormwater management throughout the site that will allow them to maintain the current flow of the stream. A pool and clubhouse are envisioned for recreation.

(3) **Montgomery Housing Partnership/Elm Street Developers** – Robert Goldman with Montgomery Housing Partnership (MHP) and David Flanagan with Elm Street Developers noted that they plan to bring a mix of affordable and market-rate housing to this project and will work with the community as they develop the final design of the project. As with the other projects MHP has been involved with, they will

sustain a relationship with the owners of the units. MHP has been in Montgomery County for 25 years and are experienced with getting through the development process. They build single-family, townhouse and condominium units. They produce 500-1,000 units per year in 19 counties, but mostly in Montgomery County. They have a good financial track record. They have built new units and purchased apartment developments that they have converted. They realize they are trying to create communities so they offer lots of programs for the residents and training and credit counseling to help renters become homeowners. Mr. Flanagan noted that they work with 2 developers, Craftstar and Craftmark Homes. They built about 2/3 of the units in Norbeck Grove.

They will construct the market-rate units and will work with MHP to construct the affordable units. This will be a mixed use project with MPDUs, WFH, and market-rate units. The single-family market rate units would be around the edges of the property priced at about \$1 million. The new traditional single-family units would be on new streets with alleys behind. There would be rear-loaded townhouses with alley and garage parking behind the houses. The products will be mixed together. There will not be any stream buffer crossing. They are proposing 117 units with 2 parking spaces per unit for the single-family and WFH. The townhouses will have 3 bedrooms, and the single-family 4-5 bedrooms. There will be 24 MPDUs and 50 WFH units, all townhouses, and 43 market-rate single-family units. This would be more MPDUs and WFH units than called for in the RFP. The MHP will incorporate community input, will create civic associations, will own the rental units and will have a long-term stake in the development. They will work with the residents in this development and the surrounding communities. They will identify specific recreation uses in the site plan process including open play areas, tot lots, and trails. They expect the details of the arrangement of the units may change, but do not expect much change in housing styles or the number of units.

Lisa Rother with the County Executive's Development office noted that the committee reviewing the applications will make their recommendation to the County Executive by May 31st.

OFFICERS/COMMITTEE REPORTS

Treasurer's Report – Roy Peck reported that the current balance is \$1,095.12 as a result of an Olney Days donation from the Fletchers of \$2,500. He located an insurance company that will provide \$5,000 of fireworks insurance in the event we have to cancel the fireworks for a premium of \$566.12. He recommended purchasing the insurance and the officers were going to discuss the matter following the adjournment of the meeting.

Correspondence Report – Jackie Benn reported that the correspondence included an invitation to the groundbreaking for Shaare Tefilah Synagogue on June 4th at their site on Georgia Avenue just north of Emory Lane; and announcement of hearings on May 11th on Montgomery General Hospital signage, and July 28th on Aunt Hattie's Place before the Board of Appeals.

Olney Chamber of Commerce Report – Joe Buffington reported that on June 1st the Chamber will hold its Installation and Awards Dinner; on June 3rd, the 25th Strawberry Festival will take place from 10 am – 5 pm with 40 crafters; and on June 10th – 11th the Relay for Life will take place at Sherwood High School to raise funds for breast cancer research. He also noted that Carolyn Snowden was the recipient of the first Athena Award presented in Olney by the Chamber and Brooke Grove Foundation. The luncheon was a very nice event.

Civic Federation Report– Jackie Benn reported that Marty Klauber, the People's Counsel for the County spoke at the last Civic Federation meeting.

Membership Committee – Art Brodsky reported that to date, we have received dues payments from 12 associations and he encouraged the remaining associations to submit their dues. The 2006 GOCA membership forms are available for downloading on the GOCA website at www.goca.org; and copies of the form were also available at this meeting.

Land Use Report – Barbara Falcigno reported that: (1) Construction at the Verizon building on Georgia Avenue was going to begin this summer. They will only be building to about 1/3 of their capacity. The zoning text amendment (ZTA) tightening the language of the Rural Neighborhood Cluster Zone was approved, but the site plan for the Reserve at Fair Hill development was approved prior passage of the ZTA. If the Planning Board reconsiders that plan by May 28th, the petition for administrative review that has been filed will become mute. David Troutner is trying to get Greater Sandy Spring Green Space to

take on the open space, but the developer is opposed to that. (2) The developers Miller and Smith have applied for subdivision of the property near Owens Rd and Georgia Avenue, but it is not clear what the status of the application is. (3) Derick Berlage is not reapplying for the position of Chair of the Planning Board. (4) The Olney Town Center Advisory Committee was presented to the Planning Board, but it was so late in the evening that most of the members who had been there from around 2 pm had already left. The Committee is now setting up the procedures and rules they will follow as they move forward. (5) The Selection Committee for the Bowie Mill site will make its recommendations by May 31st.

Bob Tworkowski gave a brief overview of the status of several projects in the southeast quadrant of Olney. (1) Mrs. Pollinger is currently involved with a court case with the developer trying to purchase her property in order to get more money. (2) There are approximately 100 parcels that are still in contention. (3) The Washington Christian Academy is quietly moving forward. (4) The development proposal for the Hyde property adjacent to the Good Counsel HS site is for 31-32 units. The project will go before the Planning Board concerning the developers application for a sewer category change to public sewer. The developer had submitted a pre-preliminary plan some time ago and will be submitting their preliminary plan within the next few weeks. They presented their plan to SEROCA the previous week. (5) Leslie Cronin noted that there were some problems with the Northwest development proposal on the Casey property. Khalid Afzal added that their staff had concerns with their preliminary plan and the developer is redoing it. They are currently scheduled to go before the Planning Board on July 7th, but they still need to update their traffic study.

John Lyons asked Bob to let GOCA know when SEROCA would like GOCA to get more involved.

OLD BUSINESS

ICC Update – John Kramer and Anthony Watkins noted that it seems that the crossing of the ICC at Georgia Avenue will be an underpass. The issue now is the elevation of the roadway. If you were to stand at Georgia and look east and west, with the proposed elevation, the ICC would be at the same level as Georgia Avenue. This does not seem to meet the community's desire to reduce the visual impact of the crossing. Now they need to work with the State to ensure that the design of the interchange does not have a negative impact on the abutting residents. They have a meeting set up with the State Highway Administration to discuss the issue, but they are not certain they currently have the most current plan. Del. Karen Montgomery offered to attend the meeting.

Candidates Debates – Art Brodsky reported that the debates are set for May 18th, 22nd, and 24th. He noted that Brenda Egeland had designed an attractive flyer to send to the Chamber to distribute to their members and to post on the GOCA website. There was also going to be a Gazette article about the debates.

Olney Town Center Advisory Committee (OTCAC) – Jim Smith, Chair of the OTCAC, noted that the Advisory Committee understands the opportunities available in a mixed use zone. They will be visiting some other areas that have been designed using the mixed-use concept, and they are developing a work plan for the next couple of years. The Committee will be developing an illustrative concept plan for the town center and will then review development proposals against that concept plan that will include plans for a community center and green space for community events. He noted that the meetings are open to the public and they will be creating a website as a part of the Park and Planning Commission's website to distribute information to the public.

Olney Days 2006 – Helene Rosenheim noted that plans are nearly complete for the weekend. She reviewed the schedule of events for the weekend, and noted that Mama Lucia's is going to provide pasta for the new food event at Olney Manor Park, so trophies will be present to the adult and youth who are the first to finish eating a plate of pasta. She thanked all the various sponsors for the weekend, especially Bobby and Sandy Fletcher for their very generous donation towards the fireworks; and the planning committee. She also noted that she still needed volunteers, primarily in the staging area for the parade and along the parade route as parade marshals. Anyone interested in helping was asked to contact her.

NEW BUSINESS

Kirby Assisted Living Project on Georgia Avenue – Del Karen Montgomery noted that while Mr. Kirby had indicated that there would be ample parking for their project, she felt there was not enough parking. As a result, people are parking on the street which she felt caused some difficulties with circulation there.

She also noted that he had indicated cars would not be able to make lefts to go south on Georgia, but they do seem to be able to do so which is dangerous. She suggested that GOCA write to him to bring the parking issues to his attention and to remind him about the left turn situation. John Lyons agreed to contact him about these issues.

Following a reminder about the Relay for Life at Sherwood High School on June 10th -11th, and a notation that there are 78 teams walking in the Relay that has already raised over \$100,000, the meeting was adjourned

Respectfully Submitted,

Danny Benn

Danny Benn
Recording Secretary

People in attendance:

Khalid Afzal, Jason Alexander, John Austin, Jackie & Danny Benn, Ron Berger, Art Brodsky, Joe Buffington, Clare Cahill, Dominique D'Anna, Vicki Davis, Mark & Ryan Deputy, Brenda Egeland, Dave Eskenazi, Veronica M. Everett, Barbara Falcigno, Jay Feinberg, Mary Fertig, David Flanagan, Lois Fried, Greg Fury, Robert Goldman, Arnold Gordon, Sharon Grinnfill, Thomas Hall, Terri Hogan (Gazette), John Kramer, Susan & James Kerrick, Jeff Kirby, Dan Kittzen, Hank Lieberman, Diana Littlefield, John Lyons, Greg & Joseph Matyes, Duffy Cahill McDonald, Del Karen Montgomery, Jon Morrison, Steve Norcid, Roy Peck, Nancy Porten, Helene Rosenheim, Lisa Rother, Michael Schlegel, Robin Shea, Stephen Simpson, Jim Smith, Roy Sorbino, Wilson Stone, Del. Herman Taylor, Robert Tworkowski, Peter Verity, L. Anthony Watkins, and Ed Weisel.