

DRAFT MINUTES – October 9, 2007

The meeting was called to order by President Barbara Falcigno. Approval of the September 2007 minutes was tabled until a later meeting. The agenda was accepted with one change moving the presentation on the Relay to Life Program earlier in the agenda.

SPECIAL PRESENTATIONS

Relay for Life – Cynthia Halper, chair for the Relay for Life 2008 gave a brief overview of the Relay for Life event. It is a nationwide fundraising event for the American Cancer Society that is a tribute both to friends and family members lost to cancer and to cancer survivors. It was brought to Olney 2 years ago by Susie Iaquina and the American Cancer Society has been amazed at the response the event has received from the greater Olney community and the amount the community raised, last year as a first time event and again this year. Both years they raised over \$300,000 raised by 85 teams and 1,200 participants last year and 100 teams with 1,500 participants this year. Susie has now turned it over to Cynthia to chair. Cynthia introduced Mike Moriarity who is co-chairing the event. In 2008, the event will take place over the May 31st/June 1st weekend at Sherwood High School again. And, on June 21st, Delmas Wood will be doing his one-man Franklin Delano Roosevelt Show at Olney Theatre as an additional fundraising event.

Development Proposals for the Bowie Mill Site – Barbara Falcigno gave a brief background on the identification of this site for affordable housing, noted the environmental issues on the site, and the Department of Housing and Community Affairs (DHCA) process for selecting a developer for this site. She explained that the selection had been narrowed down to a 2 developers who will be presenting concept plans for the site with and without a gymnasium. Later in the process the developer who is selected will do more detailed environmental studies, so the final design will likely look different. She noted that questions and comments should address how reasonable the plans are, how realistic they are, and the approach of the developers for how they see it being developed.

Barbara introduced Scott Reilly with DHCA who noted that he was there to listen to the comments on program compatibility with the surrounding community, and the capability of the developers to meet the goals for the site. He added that anyone can comment to the County or ask GOCA to provide comments to DHCA. He noted that Rick Nelson, the director of DHCA will make the final decision on the selection of the developer and whether to select the plan with or without a gym. The community does not vote, but can provide comments on the choices. He noted that DHCA had heard the comments from those interested in having a gym on the site and about the concerns about traffic a gym would generate. But those comments are not a vote and it is not a numbers game. What matters is the relevance of the comments to what Mr. Nelson must consider in making the decision about the concepts presented by the developers.

Before introducing the presenters, Barbara noted that GOCA's role is to be balanced and look at an overview of the community's position on the presentations. She outlined the process of using the comment cards that had been distributed to everyone.

Mid-City Urban, Inc – Vickie Davis, a planner with Mid-City introduced the project manager for this proposal. He identified the other companies that will work with Mid-City. They are working with local companies that they have worked with before on mixed income communities and mixed lot sizes. They listen to their stakeholders. Their lead environmental engineer has worked on 5-6 projects in Olney, including Cherrywood early in her career. She noted that they did their design so they did not have to cross the stream valley buffer, they will finish the sidewalk along the front of this property to Daly Manor Dr. They will need to look at nearby intersections including Norbeck and Cashell. Their stormwater management system is more linear and mirrors the stream. Their general contractor will be the Bozzuto Company.

The housing types they are proposing include estate lot single family 3-story units with 4 bedrooms, 3 baths, and 2-car garages; 2-story duplex units, small lot 3-story single-family units with 4 bedrooms, 3 bathrooms and 2-car garages; and 3-story townhomes with 3 bedrooms, 2 bathrooms and 1-car garages. Both options include a residential community center and one includes a gym. The option without the gym consists of 117 units of which

36 are MPDUs, 36 work force units, and 45 market rate units, with a mix of housing types in each category. The option with the gym or funding for a gym consists of 96 units including 29 MPDUs, 30 workforce units, and 37 market-rate units, with a mix of housing types in each category. In their plan with the gym, they have large lots along the edges of the site, and smaller single-family lots and townhome lots in the center. There are no cul-de-sacs, and there are sidewalks, street parking, and pedestrian access to the gymnasium. The number of parking spaces is what the County asked for. They will work with the community as they go through the development process. The percentage of market-rate, work force, and MPDU units was prescribed by the County.

The following are some of the points made during the question and answer period with Mid-City Urban:

- No traffic analysis has been done yet. It is normally done as part of the preliminary plan process.
- They do not have a specific plan for assisting the elderly or those without cars to get to shopping. But, they would consider such things as underwriting some type of flex-car or zip-car and designating parking spaces for them around the development.
- They will work with the County on the dimensions of the path to the gymnasium to balance the need to minimize impervious surface with the need for a useful path.
- Ms. Davies preferred the plan with the gym because she felt it would be a good asset for the community.
- There is only one entrance to the larger area because of the wetlands constraints on the site.

Elm Street Developers/Montgomery Housing Partnership – Rob Goldman, with Montgomery Housing Partnership (MHP) introduced their development team. He noted this was a joint venture between one of the leading residential developers in the DC area and their organization which is the largest provider of low-income housing in the County. Their goal is to address the concerns of the community while meeting the County's goals. David Flanagan, who noted he had been with Elm Street Developers for 30 years introduced their development team. Their company has done more development in the County than any other developer with 180 communities in the County. So, they are very familiar with the development process in the County. They have had a three-pronged approach to their development work throughout the County – building affordable housing, revitalizing older neighborhoods, and providing community life programs to help build community leaders among the residents in their communities. They provide things like after-school programs, math, reading, ESOL, and computer training. MHP would own the MPDU's and would rent them to low-income and work force eligible individuals. They, therefore, have a long-term stake in maintaining the development. Mr. Flanagan described their two options, noting that this just a concept, but a good concept based on his 30 years of experience, and stressing that this was in no way the final design for the project.

In general, they ringed the site with market-rate single-family units and have a number of different housing types in the center including 2-over-2 units, townhouses with 2 car garages, small single-family units with rear-loaded garages, and larger single-family units with a side garage. Most of the units have 2-car garages, and the others have on-street parking. The housing on the larger portion of the site is the same in both options. They have just eliminated a small section of housing on the smaller portion and replaced it with the gym for the second option. Mr. Flanagan noted that there would be many opportunities for community input throughout the process. Their goal is to build a sense of community. Their units will be built by Craftstar/Craftmark and Ryan Homes. The proposal without the gym consists of 117 units in the 30% MPDUs, 30% workforce units, and 40% market rate prescribed in the RFP. The option with the gym or funds towards the construction of a gym consists of 97 units following the same percentage of MPDU's, workforce units and market-rate units in a mix of single-family and townhomes.

The following are some of the points made during the questions and answer period with Elm Street/MHP:

- Scott Reilly noted that the County is still considering whether to have the gym on this site or off-site. They will consider how much the developer will put towards the cost. Also, the Recreation Department is identifying other sites in the area that might be appropriate for a gym.
- The Master Plan says the land is to be used for affordable housing and the gym will take about 20 units out of the project.
- No decision will be made at this meeting about whether to go with a plan with or without a gym. What the County is doing is collecting input from the community that will be considered by the selection committee and the Director of DHCA as they make their decision on which developer to use.
- Normally 15% of a project of this size would be affordable housing, but because this is County-owned land, the County can require a larger percentage.

The following are some of the points made during the questions and answer period with both Elm Street/MHP and Mid-City Urban present:

- There was some disappointment in the fact that both had proposed the maximum density allowed rather than trying to make the development more palatable to the community. Ms. Davies noted that the number had been dictated by the County in the RFP. It was also noted that with the physical limits on the site, it is doubtful that either developer would be able to build the maximum number of units allowable.
- No decisions were being made that night, so there is still opportunity to provide input to the County.
- LEEDS design aspects will be a part of the design for both developers. The industry has already changed dramatically and by the time this development is built these aspects of design will be integrated even more.
- With respect to parking, neither developer indicated the number of parking spaces they would provide. The developers both agreed that the state of the art now is to balance between 2 spaces per unit and some street parking. People can assume 1 more parking space on the street. Some will have room for 2 cars on their driveways. But, with units with rear loading garages, the driveways are only 4 ft. long, so only 1 will fit.
- Neither developer had calculated the minimum number of units that would be viable economically, but Ms. Davies did not think that the R-200 density would be sustainable and Mr. Flanagan noted that he would not do the project for 30-40 units.
- If this property is developed under the PD3 option, the final number of units is negotiated through the development process, particularly since this is a public/private partnership. That means there is more opportunity for community input into the decision than in a project that is developed privately.
- There are new regulations and techniques used for stormwater management, so this project will use techniques that look different than the dry ponds seen a lot now.

PUBLIC COMMENTS – None

OFFICERS/COMMITTEE REPORTS

President's Report - Barbara Falcigno noted that:

Montgomery General Hospital has decided to merge with the MedStar corporation.

State Highway Administration would be holding a public forum on the ICC at Earle B. Wood Middle School the next evening.

- There were some problems in the neighborhoods around Good Counsel High School after their first Friday night football game, especially in the Arden Woods community. Students were drinking and left a lot of empty beer bottles. The school is working with the community to avoid the problem at future games.
- The Olney Farmers' and Artists Market Committee send letters thanking the Carl M. Freeman Companies and the community for its support of the Market.
- The County is looking for volunteers to assist with emergency situations. They are looking for people to train.
- The Literacy Council is looking for volunteers to train to help adults learn to read.
- The Friends of the Olney Library is holding the Library's Fall Festival on October 27th.
- There will be a workshop on October 24th in Silver Spring for treasurers of civic and homeowners associations on the new filing requirements for 501(c)4 organizations.
- There is a website, www.purpleline.org with information on the proposed Metro Purple Line.
- The County's Community Service Day is on October 27th.
- There will be an Upper Rock Creek Trail discussion on October 23rd.
- Someone needs a metal detector to fix rebar in their lot. If anyone has one they will lend or knows someone that does, contact Barbara Falcigno.

Arnie Gordon noted that he did not think it was appropriate to give some much agenda time to a charitable organization. That kind of presentation would be better done more briefly as a public comment. There was a consensus that in the future requests from similar organizations would be asked to speak during the Public Comment period.

Treasurer's Report – Roy Peck reported that the current balance is \$5,838.21.

Correspondence Report – No report.

Olney Chamber of Commerce Report – No report.

Olney Town Center Advisory (OTCAC) Committee Report – No report

Civic Federation Report– No report.

Membership Committee – Bob Beard reported that a few more memberships checks are coming in.

Transportation Report – No report.

OLD BUSINESS

Olney Farmers and Artists Market – Sharon Dooley noted that the Market opened on Sunday and was a resounding success. They estimated that there were over 2,000 people in attendance. Several vendors sold out midway through the day and will bring more merchandise next week. The Freeman Company is thrilled with the way things went. The Committee needs more volunteers to help them set up, take down and during the hours they are operating. They are also looking for a storage space to be volunteered to store equipment they need to use each week. Their website is being set up for volunteers to sign up. The one negative they have had so far has been with dogs. Next year they will have more farmers and they are looking at the hours of operation considering the heat later in the morning. It was suggested that they find more vendors to sell food and beverages.

Traffic Relief Plan for the Inter-County Connector (ICC) – Barbara Falcigno noted that the first phase of the ICC construction will end at Georgia Ave. The State Highway Administration (SHA) is proposing a temporary road closer to Rte. 28, but north of the Rte. 28 to carry traffic over to Norbeck Rd. She has invited several staff members from SHA to the November meeting to discuss why the ICC is not going across Georgia Avenue to Rte. 28, and to discuss the Rte. 28/97 intersection. She noted that she and several others toured the Olney area with Daryl Mobley, the SHA District 3 District Engineer and one of his staff members. Mr. Mobley will also be at the November meeting.

The issue of the interim ICC road was raised again since it had not been discussed much at the previous meeting. There continue to be concerns that it will not help the traffic situation on Georgia Avenue and adds another light so close to Rte. 28 that it may create more problems than it will solve. There was concern that the lack of discussion at the last meeting was interpreted as a lack of concern by the community. The feeling was expressed that the community should continue to press for the improvements to the Rte. 28/97 intersection instead of this interim solution. Sharon Dooley noted that the County had moved that intersection improvement down on its priority list of State road improvements, so at this point, they do not see it as a priority. But, if something isn't done, things will be a mess on Georgia Ave.

Paul noted that the improvement to the Rte. 28/97 intersection needed to be done with or without the ICC, and added his concern that if money is spent on this interim solution, it is likely the funding for the intersection improvement will never happen. Arnie Gordon felt that GOCA needed to correct the impression the County officials have that the community accepts the idea of the interim solution. Roy Peck noted a copy of a letter he received from Neal Petersen to Carol Petzold and the Council saying that the ICC will improve this intersection. However, the data on the traffic counts show that there is only an improvement in one direction and the other three get worse. Dave Eskenazi noted that we had indicated to Mr. Mobley during the tour that the community prefers having the intersection improved over the interim solution. There was a consensus that we need to communicate to the County Council that we are concerned about the lowering of the priority status of this improvement, but there was some feeling that it would be better to wait until after the November meeting to take a position. Paul Jarosinski did not feel we needed to wait, so he moved that:

GOCA OPPOSE THAT THE RTE 28 INTERIM PROPOSAL PRESENTED AT THE SEPTEMBER 2007 GOCA MEETING.

The motion was seconded by Arnie Gordon. In the discussion of the motion it was noted that GOCA did not need to present alternative solutions, necessarily, just convey that this is not a good solution because it will likely make traffic worse and jeopardize getting funding for the Rte. 28/97 intersection improvements. Art Brodsky and Bob Beard suggested that we wait till next month to take a position after hearing from the representatives from SHA, but make it clear at the beginning of that meeting that the community does not like the interim plan. Art Brodsky moved that:

THE MOTION TO TAKE A POSITION ON THE ICC/RTE 97 INTERIM SOLUTION BE TABLED UNTIL THE NOVEMBER MEETING.

The motion was seconded by Bob Beard and passed.

Following the vote on this motion, the meeting was adjourned.

Respectfully Submitted,

Danny Benn

Danny Benn, Recording Secretary

People in attendance:

Wendy Abramson (Brookeville Knolls), Barbara Barry (Perspective Woods), Eddie Bayer (Olney Oaks), Bob Beard (Homeland Village), Don Beeson (Olney Oaks), Jackie & Danny Benn (Fairhill Farm), Ron Berger (Norbeck Meadows), Christina Berman, Catherine & John Boulden (OBGC), Ken Bradford (Brookeville Knolls), Art Brodsky (Cherrywood), Ken Brown, Taylor Call (Bozzuto Construction Co.), Keith Carlson (Hallowell), Regan Crump (Victoria Springs), Dominique D'Anna (Olney Mill), Vickie Davis (Mid-City Urban), Ray Day III (Bozzuto Construction Co.), Elisabeth Deal (Tanterra/OBGC), Arthur Delormier (Olney Oaks), Sharon Dooley (James Creek), Linda Dunn (Norbeck Grove), Dave Eskenazi (Norbeck Meadows), Marge Fait (Perspective Woods), Barbara Falcigno (Olney Oaks), Jason Feakes (Olney Oaks), Jay Feinberg (Olney Oaks), Kathy & Brian Finan (Olney Oaks), David Flanagan (Elm Street Development), Mike Frye (Olney Oaks), Greg Fury, Alan Goldkind (Norbeck Grove), Rob Goldman (Montgomery Housing Partnership), Arnie Gordon (Norbeck Meadows), David Green (Olney Square), Greg Greseth (Briars Acres), Grace & Robert Grohs (Briars Acres), Cynthia Halper (Relay for Life), Marianne Hamerski (Olney Oaks), Terri Hogan (Gazette), Greg Intucia (Ashley Manor), Paul Jarosinski (Cherrywood), Rose Jenkins, Juideh Kamoure (Olney Square), Brad & Don Katzen (Olney Oaks), Michael Keitiag, Mike Knapp (County Council, Dist 2), Rich Koski (Olney Oaks), Walter Lee (Environ/OTCAC), Maryland Lehmaur (Olney Mill), Heidi & Steve Leineweber (Olney Square), Laura & Max Levin (Olney Acres), Marc Lilley (Rec Dept.), Diana Littlefield (Olney Acres), Jaspinder Maun (Community Outreach for Del Roger Manno), Adam McAdam (Homeland Village), Karen Montgomery (State Delegate, Dist 14), Robert Morell (Olney Mill); Michael Moriarity (Relay for Life), Cathy & Rich Murphy (Olney Oaks), Will Paul (Olney Mill), Roy Peck (Norbeck Meadows), Ross Porter (Homeland Village), Dave Rada (Rockville), Harvey Reich (Arden Woods), Scott Reilly (Helene Rosenheim (MCRSC), Roger Segonish (Briars Acres), Robin Shea (Oatland Farm), Jerone Simon (Olney Oaks), Mark Singer (Briars Acres), Steve Smet (Norbeck Meadows), Edna & Jordan Smith (Briars Acres), Jim Smith (Oatland Farm), Lisa Stancik (Homeland Village), Ann Stretch (Cherrywood, Lisa & Herb Sutcliffe (Briars Acres), Herman Taylor (State Delegate, District 14), Elizabeth Thalka (Olney Oaks), Richard Theimes (Briars Acres), Ruth, Lowell, & Curtis Toliver (Olney Acres), Peter Tsai (Briars Acres), Freddy Turim (Olney Oaks), Dennis Twombly (Olney Mill), Deborah Vale (Olney Oaks), Vaughn Williams (Ivy Lane), Todd Wilson (Olney Mill), Basile Whitaker (Bancroft), Chuck Young (Olney Acres), and Matt Zaborsky (Norbeck Meadows)