

Olney Town Center

ADVISORY COMMITTEE

MINUTES

Olney Town Center Advisory Committee
Tuesday, October 28, 2008 – 7:30 p.m.
Olney Library, Large Meeting Room, Olney, Maryland

Olney Town Center Advisory Committee (OTCAC) members in attendance: Jim Smith-Chair, Bob Beard, Eileen Cahill, Mark Feinroth, Joe Fritsch, Paula Kahla, Walter Lee, Helene Rosenheim, Joe Buffington, Nancy DeLalio.

Staff present: Khalid Afzal, Crystal Myers, Community Planners for Olney.

Others present:

Phil Wilk, Olney Lions
Tom Frampton, Greater Olney Toastmasters
David Schumor, Olney Big Band
Rip G. Rice, Olney Big Band
Kathleen Brooks, Olney Concert Band
Noreen B. Friedman, Olney Concert Band
Rich Sonnenschein, Olney Concert Band/Big Band
Jim Haddow, Hallowell HOA
Virginia Mauk, Olney Chamber of Commerce
Halsey Smith, Sandy Spring Lions Club
Janet Terry, Olney Farmers & Artists Market
Matt Zaborsky, GOCA & Farmers Market
Fred Donodeo, Hallowell HOA

Call to Order/Acceptance of Agenda/Approval of Minutes/Announcements

Chair Jim Smith called the regular meeting of the OTCAC to order at 7:36 pm. The agenda was accepted. The minutes of the September, 2008 meeting was distributed for review. Modifications are to be sent to Nancy.

Member/Public Comments – Olney farmers Market will be operating for two more Sundays.

Facility needs for local groups

Germantown municipal building is an example that Jim toured of a town commons building. Invitations were sent to 15 organizations to attend tonight's meeting to discuss needs within the town center to better serve the organizations.

- Greater Olney Toast Masters – a room for 20-30 people with a lectern and flexible seating. They meet on the first and third Tuesdays of the month from 7:30-9 pm. They prefer a facility without a use fee. Walter Lee suggested a coat closet for the room.
- Olney Big Band and Concert Band – Noreen Freedman shared a power point presentation outlining their needs. The group consists of 50-60 musicians for the concert band

founded in 1985. The Concert Band plays at local and community events. The Big Band was founded in 2002 and consists of 18 instruments and 2 vocalists. They have played at Blues Alley, the Swiss Jazz festival in Montreaux and have produced a CD. They would enjoy a band shell, concert pavilion in town center to be a permanent covered venue that would accommodate the size of the two groups. Elements of the Gaithersburg pavilion were reviewed; acoustics, storage, lighting, and a curtain were all desired features. Olney bands are prepared to assist in the fund raising and planning for a permanent pavilion.

Discussion of elements:

Audience seating – will they bring their own?

Who would pay for it? It would most probably go on Freeman property.

What should they anticipate for using etc? Freeman has built other band shells to honor Josh Freeman. Corporate sponsorship with naming rights was suggested.

What type of signage would be for events – mounted, directional, marquis? What has Olney Band done before? They don't currently have a permanent space.

How large a lot for audience – National Night Out and the Freeman Summer Concert Series for example, would require a couple of acres.

The buildings around the shell in Gaithersburg are the City hall, train station etc. What would be anticipated for Olney? Use of the hill between the two Freeman properties could be similar to the Hollywood Bowl, acoustics.

Other examples to review are the Frederick pavilion, Huntington Arts Council pavilion in NY (Long Island), Gaithersburg pavilion, University of Maryland amphitheater.

- Olney Lions Club – National Night Out event. Currently meet at the Brookeville Inn. Identified the big issues; where is the money coming from? Where is land coming from? These answers are not found on the OTCAC website. The question was asked about where a property owner would find information on development requirements. The answer is through the Park and Planning offices.
- Sandy Spring Lions Club – The club does not require any space in the Olney Town Center. They have 70 members and currently meet at a church. Spring Lake Farm is 20 acres in Sandy Spring, prior owner envisioned community venue on the land, like townhouses for public servants, police. The property was willed to the 4-H club. This property is not within the Olney Town Center boundary area.
- Olney Farmers Market – space planning for 35 vendors, approximately 4,000 sf, and future growth is expected. Favor the pavilion for the Band. A small storage facility and location near the municipal building for use of public restrooms. Exterior perimeter parking would be good, possibly a fountain and or a children's garden where kids may plant their own plants and herbs could be a nice addition.

General discussion of development or open space:

Wheaton revitalization, Silver Spring town commons has county participation. Has Montgomery County been approached on purchasing a portion of the town commons area? Public private partnership approach has been discussed but Montgomery County has not been approached yet. The open space requirement of a 14 acre parcel is 2+ acres. The possibility of consolidating all open space parcels into one area was questioned. The issues with this are timing, not all properties will be redeveloped at the same time. Monetary offset to open space for Freeman to get more space. Paula expressed interested in getting County support for the Municipal building as in the past with Freeman fields, the Olney Skate Park and the satellite Police station.

Joe Buffington asked if the 20% open space was inclusive of the residential requirement. Khalid responded that the 20% is a public use requirement and residential has its own requirements separate from the public use space.

Eileen questioned if the County owned Library could accommodate County/ Community services located within the new library renovation. Khalid indicated the library site is not large enough to accommodate these services. Perhaps a land swap of the Library with an equal portion on the Freeman properties could be envisioned. The current Library renovations now will not preclude land swap discussions.

Virginia asked who would oversee the Municipal building. Khalid responded it would depend on the nature of the civic center.

SUBCOMMITTEE REPORTS

Executive Report – Jim discussed the future meeting locations during the library renovations. Joe Buffington will review the community room schedule, Mark Feinroth will review the Olney Elementary multipurpose room schedule, and Helene will confirm the Sandy Spring Bank community room schedule. Paula will coordinate these efforts.

The Redevelopment Proposal Review Committee is to be headed by Mark Feinroth. This committee will review proposed redevelopment for consistency with the guidelines and concept illustration.

Earlier this month Jim, Nancy, Helene, Mark, Dorothy met with Mike Reilly of Freeman Properties to discuss the public commons and use components of the concept illustration.

The public use building could be an anchor for development. The Policy Mobility Review, where intersections are reviewed for passing or failing performance, was shared.

Muncaster Road and Route 108, Volunteer and Route 108, Route 108 and Route 97, Village Center Drive and Route 108, Route 97 and Owens Road, Route 97 and Morningwood Drive, Route 97 and King William Drive, Spartan Road and Route 108 were all reviewed. All can be mitigated except Route 108 and Route 97 as there is insufficient right of way. The Annual Growth Policy is a law that states requirements. Khalid stated that Park and Planning had some discussions. The mitigation requirement may need to be raised to make the Town Center more pedestrian friendly. Trip reduction and trip mitigation possibilities will need to be discussed and explored. Helene questioned if the review is inclusive of the network of roads and their impact on the reviewed intersections. The local area transportation review includes each intersection around the property.

Illustrative Concept Plan Subcommittee – Nancy requested that all comments should be sent to her for incorporation into final version.

Rules Subcommittee – Eileen indicated she forwarded a draft to the Rules Committee. Jim said that the Rules Committee would meet in the intervening month and that a draft will be sent to the full committee for review at the November meeting.

Outreach Subcommittee – Bob Beard requested clarity from Jim for December with GOCA.

Website Subcommittee – Nothing to report.

High Priority Pedestrian Crossings Subcommittee – Helene Rosenheim would like to invite the new county pedestrian safety coordinator for November or December to review intersections prior to going to state level and for advice on how to deal with the state. Olney Shopping Center group met with State Highway Administration (SHA). A joint letter is in being developed for understanding of SHA view and what is still desired.

Capital Improvement Program (CIP)- Eileen contacted Mike Knapp for input on the Capital Improvement Projects budget process.

Property Owners Group – Joe Buffington has contacted all but 14 members. 6-12 were concerned about land being taken by the rotary option for Route 108 and Route 97 concept. Joe questioned if the rotary element would be best located someplace else in the Concept Illustration.

NEW BUSINESS/ANNOUNCEMENTS

Park and Planning 2009 Annual Growth Policy (AGP). The AGP is updated every 2 years, Khalid suggested that OTCAC be in attendance at public discussions scheduled for November and early December. Jim will send out schedule and venues to coordinate attendance.

The meeting was adjourned at 9:40 PM

Submitted by Nancy DeLalio