

Olney Town Center

ADVISORY COMMITTEE

MINUTES

Olney Town Center Advisory Committee
Monday, July 16, 2007 – 7:30 p.m.
Sandy Spring Bank, Olney Inn Room

Olney Town Center Advisory Committee (OTCAC) members in attendance: Jim Smith, Paula Kahla, Tom Gallagher, Helene Rosenheim, Dorothy Kane, Gina Angiola, Walter Lee, and Joe Fritsch. Barbara Falcigno (GOCA), Joe Eagan and Barbara Norland (library), Diana Glazer (writer), Bill Caldwell of RTKL, and Mike Reilly of the Carl M. Freeman Companies Commercial Real Estate Division were present. Khalid Afzal, OTCAC's liaison from Park and Planning, also attended.

Chairman Jim Smith called the meeting to order at 7:30 p.m. The minutes from the March 19th, April 16th and June 18th, 2007 meetings were distributed for review and subsequent approval by OTCAC members via email confirmation to Chairman Smith by July 20th, 2007.

Tom Gallagher recorded the minutes for the meeting currently in progress.

Chairman Smith, with assistance from Tom Gallagher introduced Mike Reilly, Vice President and Division General Manager of the Commercial Real Estate segment of the Carl M. Freeman Companies. Mr. Reilly then spent a few minutes updating the OTCAC on the Freeman Companies activities as relates to the Olney Town Center and Olney Village Center properties.

Mr. Reilly stated that additional concept work was being completed, dialogue was taking place with a number of new tenants that are interested in the redevelopment opportunity [including grocery tenants] and that his hope was he would be returning near the end of the year to hold a planning session with the OTCAC. Mr. Reilly then opened up the discussion for questions. There was discussion regarding the fact that Freeman currently controls approximately 2 acres of the site in fee simple and the balance under a ground lease that runs until 2078. Mr. Reilly stated that absent buying out the fee simple interest from the current ground lessor, it would not be possible to construct for-sale condominiums on the property, thus the residential portion of the redevelopment would consist of rental housing. There was also discussion regarding the type of grocery store that might come to the redevelopment, Mr. Reilly noting that a higher end grocer would be preferable from the Freeman Companies' perspective.

Mr. Reilly then spent a few moments discussing the Madisons parcel, noting that various options were being investigated for that site as well. Mrs. Kane inquired as to whether the Madisons building might be available for temporary use as a teen center use. Mr. Reilly stated that there might be possibilities, however, given the building's age and code issues, the cost might be prohibitive. Based on additional questions from OTCAC members, there was lengthy conversation regarding the Olney Town Center redevelopment,

including discussion regarding open space requirements, phasing, inter-parcel connections, involvement by the Maryland State Highway Administration (“SHA”) and the potential for incorporation of green building design.

Mr. Reilly then departed the meeting and the committee took up a few subcommittee items.

Subcommittee Reports

Executive Subcommittee— It was noted that the next OTCAC meeting would take place at the Rockville library at which time the Mayor of Rockville would give a presentation on the new Rockville Town Center and take the group on a tour of the site. Khalid Afzal noted that the Kirk Farm proposal had been approved by MNCPPC.

Website Subcommittee— Helene Rosenheim noted that the new logo has been incorporated into the website and that additional minutes would be added upon their approval.

Illustrative Concept Plan Subcommittee—Chairman Smith then introduced Bill Caldwell of RTKL who provided an update on the Illustrative Concept plan. Mr. Caldwell noted that the revised version incorporated a number of changes based on input from committee and Illustrative Concept Plan Subcommittee members.

Mr. Caldwell presented the revised plan and stated that changes included a revised Olney town center gateway element and an example of a two-block redevelopment with “wrapper” housing. Based on the presentation there was additional discussion regarding open space in the overall town center area, the need to address light industrial uses, transfer of density issues, when to get SHA involved, green building concerns, signage matters and traffic impact issues.

Khalid Afzal noted that it would be important to begin to look at signage standards for the town center area.

Mr. Caldwell would be making some minor changes to the presentation and forwarding on the plan to the OTCAC.

Tom introduced his friend Diana Glazer a freelance writer. Diana proposes to contribute a series of articles on the work of the committee and the evolution of Olney. The Outreach Subcommittee said that the articles could compliment the work they plan to do and agreed that such articles would be an asset to the committee. Diana provided her email.

The meeting adjourned at 9:35 p.m.