

Olney Town Center

ADVISORY COMMITTEE

MINUTES

Olney Town Center Advisory Committee
Tuesday, March 24, 2009 – 7:30 p.m.
Olney Community Room, Olney, Maryland

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

Staff – Khalid Afzal

Others present: Pam Saul, Community Representative for Senator Rona Kramer; Jim Haddow, Hallowell HOA; Alan Richardson and Ellen Bogage-Potomac Valley Brick.

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

Chair Jim Smith called the regular meeting of the OTCAC to order at 7:42 pm. The agenda was accepted with changes of no guest presenter. Paula Kahla and Walter Lee had announcements to add to the agenda. The minutes of the December 2008 meeting were approved. February meeting minutes had notes to be revised for spelling.

Alan Richardson and Ellen Bogage of Potomac Valley Brick in Rockville presented an amendment to the proposed resolution for a ban on brick pavers in the county. They are working with the County and County Council to bring an understanding of the differences of products uses and effects to ADA compliance. They gave a PowerPoint presentation which was distributed to the committee and attendees. The Bethesda Urban Partnership, downtown Silver Spring and Friendship Heights are all opposed to the proposed resolution and Clarksburg had contacted the County Council about not eliminating options for streetscape paving.

Cindy Buddington, the chair of the Disabilities Commission went on a wheelchair tour with Alan and Ellen of Potomac Valley Brick and thought pavers are problematic, but brick that was set in the Bethesda Standard was better. Potomac Valley Brick has crafted an amendment to the proposed resolution to clarify and identify problematic materials and not exclude brick pavers from streetscape consideration. The amendment has been presented to Ike Leggett and the Department of Transportation. Alan and Ellen requested the OTCAC communicate with the County Council regarding the committee's preference for streetscape paving options before April 3rd.

Walter Lee - asked what defines the Bethesda Streetscape Standard?

A- The Bethesda Streetscape Standard uses a wire cut straight edge paver, bituminous set and swept, not a sand set. The section is composed of the following layer: Slab, bituminous (asphalt mastic adhesive), swept with sand then set paver.

Paula Kahla – asked do they have any sense on how the council will go about the decision?

A- There are already 5 members on the bill, need 5 to pass. Disabilities Commission weight matters. Amendment makes a good revision to legislation to clarify and identify problematic materials. Council would direct transportation to develop the specifications to define the Bethesda Streetscape Standard method of installing brick pavers.

Eileen Cahill – is it within the OTCAC's purview to weigh in on legislation?

Nancy DeLalio asked if seasonal maintenance issues were discussed with County Council and if the substrate for pavers is the same for brick in the Rockville Town Center where the wheelchair tour occurred.

Russ Holt provides non-profit guidance to the disabled community for accessibility issues. It was suggested OTCAC contact him to discuss other view points on the resolution.

Roger Berliner supports the amendment.

The Building and Industry Commission is not involved with this issue.

Walter Lee feels the resolution is poorly written. Looks at how things are functioning not how it is made. Standards, quality and workmanship should be focused on.

Old Business

Jim Smith reviewed the 2009 work plan item by item:

Activity 1 – *Orient new members to the information resources needed to accomplish out goals.*

This is in progress. Committee members are asked to send email about lectures, presentations, articles of relevant interest to the committee. Park and Planning speaker series, posted on agenda Thursday evenings. Nancy DeLalio suggested the National Building Museum lectures for ongoing info.

Concerns were expressed regarding rushed timeframes for action requested by presenters etc. How to address these issues as they come up, resolution on this issue was deferred for another meeting.

Guidelines for weighing in on legislation are needed.

Activity 2 – *Continue to improve the committee's understanding of development issues required to make informed decisions on upcoming development proposals.* Suggested visiting Pentagon Row, 108 and route 216 - Town of Fulton with the Rotary at Maple Lawn please visit by the May meeting.

Bob Beard would like to visit other committees like ours and see how they handle things. Gaithersburg band shell would be good to talk with about use, funding logistics etc.

Need to develop a review template to use as a guide when reviewing development proposals.

Activity 3 - *Deliver Illustrative Concept of the Master Plan document to the Planning Board.*

Considering planning board member turn over, it is best to wait until June to deliver to the Planning department. Khalid Afzal will speak with board members and determine the time for submission, July may be best. County Council is to be included as well.

Activity 4 – *Create a concept plan for a civic center and town commons that will specify functional requirements and explore opportunities for public/private partnerships.*

Completed as well as can be without development proposal on the table. Requested that Public / Private Partnership representatives come speak with the committee.

OTCAC would like to see Growth Policy issue mitigation discussions with Freeman Properties, County Council and the Planning Board members. How does smart growth policy affect Olney? Khalid Afzal suggests someone from their transportation department come to discuss. Khalid Afzal will get the OTCAC a list for review/mitigation options.

Walter Lee is interested in any special requirements for putting in one-way streets. DOT will get into that with the road code.

Activity 5 – Review of development proposals.

Completed one review, the Moss building is still in process and should be coming back to the committee for review. Development proposal review committee chaired by Mark Feinroth with Joe Buffington as member. Nancy DeLalio mentioned the checklist for requirements for proposals.

Activity 6 – Monitor development proposals. Ongoing.

Activity 7 – Develop recommendations for capital improvements. Eileen Cahill chairs the subcommittee and will contact them, what is schedule when we should request anything. Invite Mike Knapp to meeting in May or June.

Activity 8 – Maintain contact with MD state highway administration. Bob Simpson to return to OTCAC meeting. New road code discussion, Khalid Afzal will get contact information from Planning. OTCAC needs to put a list together of intersections for Mr. Dunkel to review independently of audit review schedule. Nancy DeLalio suggested making a map of intersections before the June meeting, marking the locations of unsafe intersections, develop what to ask for regarding improvements, including bus stop locations.

Activity 9 – Maintain website for current and accurate information for public access. Nancy DeLalio asked if handouts from guest speakers are posted to the website for public view and future committee members. Bob Beard questioned if having an OTCAC Facebook page would be considered as part of the outreach committee. Helene Rosenheim proposed to post digital recordings to the website.

Activity 10 – Develop and implement effective outreach plan for concept plan civic center/town commons and for development guidelines. Nancy DeLalio will develop proposal for finishing the design guidelines for review at the next meeting.

Activity 11 – Develop and implement and effective plan to collect input from and facilitate communication among property owners in town center. Joe Buffington is to set up future meeting of property owners.

Activity 12 – Participate in any county-wide visioning exercises or planning activities. Growth Policy and mitigation.

Subcommittee Reports:

Illustrative Concept Plan Subcommittee – Nancy DeLalio reported that committee items were covered in the work plan discussion.

Outreach Subcommittee – Bob Beard reported that the Subcommittee is becoming more proactive in outreach to community.

Website Subcommittee – Helene Rosenheim reported that items were covered in the work plan discussion.

High Priority Pedestrian Crossings Subcommittee – Helene Rosenheim reported that their subcommittee items were covered in the work plan discussion.

Program of Requirements - No activity to report.

NEW BUSINESS/ANNOUNCEMENTS - Helene Rosenheim reported that GOCA Smart Growth Policy discussion regarding a proposal for shifting growth policy towards what the OTCAC is trying to achieve. Reminded of the Boulevards and Corridors work sessions they had.

Paula Kahla's announcement – Washington Humane Society is having an adoption event from 1-4 Sunday March 29, 2009 at the CVS shopping center.

Walter Lee's announcement – April 2nd from 7-9pm is a public meeting to discuss library renovation. Lukmire Partnership will be there to present and respond to the proposed design.

The meeting was adjourned at 9:39 PM

Submitted by Nancy DeLalio