

MINUTES

Olney Town Center Advisory Committee (OTCAC)

Monday, December 18, 2006 – 7:30 PM

Sandy Spring Bank, Olney Inn Room

MEMBERS IN ATTENDANCE: Jim Smith, Dorothy Kane, Paula Kahla, Nancy Delalio, Tom Gallagher, Helene Rosenheim, Joe Fritsch and Walter Lee.

GUESTS: Mary Jane Heinbuch, Olney Library

STAFF: Khalid Afzal, Maryland-National Capital Park and Planning Commission.

The meeting was called to order by Chairman, Jim Smith. The minutes of the November 20, 2006 meeting were approved.

TOWN CENTER DEVELOPMENT PRESENTATION

Miche Booz, Architect; Joe Harris, Associate; Robert Boras, Senior Vice President, Carl M. Freeman, Associates; Michael Rouse, Associate, BCT (Brown, Craig, Turner)

Miche Booz led a presentation on the first phase of the “Olney Town Center” (Architectural Vernacular) study commissioned by Carl M. Freeman Associates for the planning of the redevelopment of the Olney Town Center shopping center. Miche Booz began the presentation by expressing the local feeling of the town by an analysis of various existing structures within a 6-mile radius of the town center. The committee was shown photographs of homes, commercial building, churches and other structures, past and present. Also included were architectural drawings of portions of the structures to illustrate a variety of building styles and the way their design can be included in the future development. The second phase, “Olney Town Center” (Local Village Development) will be ready in a couple of weeks. The third phase, “Olney Town Center” (A Vision for the Future) will be documented in April.

Miche Booz said he would like to get input on the redevelopment of the town center from the community at a later date in the form of a Charrette. He also expressed his hope that future development by other landowners would be influenced by the examples of the new development in the town center. Robert Boras urged the OTCAC to develop a “pattern book” as soon as possible to offer guidelines for future development. Khalid Afzal expressed a concern with this idea of have something “set in stone”, preferring to allow more flexibility in future development. He asked if there was consideration of an open space concept. Miche Booz suggested it would be helpful if the OTCAC provide a non-detailed conceptual drawing of the town center as soon as possible.

Mary Jane Heinbuch expressed concern with the traffic patterns in the new development. Khalid Afzal said since it’s a 20-year plan; not all development happens at once and people would adapt and adjust as new development occurs.

NOMINATION SUB-COMMITTEE

Jim Wallace will remain our representative from the Mid-County Advisory Committee (MCAC) until April. The MCAC will seek someone from Olney to be represented on our committee.

WEB SITE COMMITTEE

Helene Rosenheim uploaded the mission statement and the minutes onto the web site and is working on adding a tab for “Background Documents/Products”.

HILLCREST DEVELOPMENT

Khalid Afzal reported meeting with the Sayags, owners of the Hillcrest property, and their engineers to discuss the request by the Department of Public Works and Transportation (DPTW) to move the entrance of the property to the left side, instead of the right. Khalid Afzal said he did not agree with this request and would be willing to go to the Planning Board to defend the original site plan for the property development. It was suggested we invite a representative from DPTW to speak to us regarding our concerns about development issues. Helene will make contact with DPTW.

LOGO CONTEST

Paula Kahla reported that Sandy Spring Friends School was sent information regarding the logo contest. Contest information has been published several times in the Olney Gazette and a Sherwood H.S. student called for information. No submissions have been received as yet. Regarding payment for the OTCAC PO box, Khalid Afzal said Park and Planning would not agree to pay for it. Paula suggested since the County requested the formation of this committee that they pay for it. Helene said she would look into this.

PUBLIC COMMENT

Helene mentioned that at the last GOCA meeting, Dave Eskanazi expressed concern that many people don't know the OTCAC exists and we should make the public aware of what our mission is. Helene suggested we contact the Gazette to do a story and publish our meeting dates. Jim Smith said he would create a fact sheet to be distributed at public meetings and the Olney library. He will contact Judy Hruz of the Olney Gazette.

Khalid Afzal deferred his planned presentation until the next meeting. Due to holidays occurring in January and February on our regular meeting dates, Jim Smith has tentatively scheduled the January meeting on Monday, January 22, 2007 and the February meeting on Monday, February 26, 2007.

The meeting was adjourned at 9:35 pm.