

## MINUTES

Olney Town Center Advisory Committee  
Monday, August 21, 2006 – 7:30pm  
Sandy Spring Bank, Olney Inn Room

Members in attendance—Jim Smith, Dorothy Kane, Walter Lee, Paula Kahla, Tom Gallagher, Helene Rosenheim, Mark Feinroth, and Joe Fritsch. Visitors were Mary Jane Heinbuch from Olney Library, and John Austin Candidate for LD 14 and Sunshine Acres HOA and local businessman. Also in attendance was Khalid Afzal, OTCAC's liaison from Park and Planning.

Call to Order—Meeting was called to order by Chairman Jim Smith at 7:35 pm. Mark Feinroth offered to serve as Recording Secretary and prepare minutes for the August meeting. Chairman Smith asked that Committee members review the minutes from the July meeting and differed discussion of the minutes until the end of the meeting.

### Officer Reports

Chairman Smith called attention to community events in and around the town center including the Olney National Night Out, Concert Series, and the Hospital chicken dinner fundraiser. Mr. Smith noted that the various locales for the summer events in Olney point to the need for a gathering place for such events.

### Subcommittee Reports

Nominations—Dorothy Kane gave the subcommittee report. The Subcommittee has been working to fill the vacancy created by the resignation of Jim Wallace. Sunita Bhatia has contacted Carol McKenzie the Director of Mid County Regional Center to suggest another representative from the Mid County Citizens Advisory Board to replace Mr. Wallace. It is expected that Ms. McKenzie will name a replacement for Mr. Wallace in early September. There was a general discussion among members that the OTCAC should attempt to maintain its current balance and composition among groups. OTCAC members felt that it is desirable to preserve the original OTCAC composition, two business members, four from Olney area home owners associations, four from umbrella groups, and two representatives from the Mid County Services Center/Citizens Advisory Board. However, if no suitable candidates step forward from the desired group a candidate could be considered from a different group.

There was a brief discussion among OTCAC members as to the procedure for filling Committee vacancies. That process will be for the Nominations Subcommittee to recommend a single candidate, and the full Committee will then vote to accept or reject the nominee.

Website—Helene Rosenheim reported for the Subcommittee. The website is now up and running and OTCAC members are encouraged to visit the site and offer any feedback or comments at the September meeting. The website address is [www.olneytowncenter.org](http://www.olneytowncenter.org) or [p9.hostingprod.com/@olneytowncenter.org](http://p9.hostingprod.com/@olneytowncenter.org). It was suggested that the website have links to MNCPPC, the Olney Chamber of Commerce, and GOCA.

There was then a discussion of whether it would be desirable or feasible for OTCAC to sponsor a logo contest. The logo would be used on the website, stationery and press releases. The contest, possibly with support from the Olney Chamber of Commerce, could be targeted to children and would help publicize the existence of the OTCAC as well as generate a logo for the Committee's use. There was general agreement that a more suitable logo might be produced if contestants were high school students residing in the greater Olney area. Format and design issues were discussed as well as issues relating to ownership of any design that would be submitted by contestants. Additional thought and consideration seemed necessary.

Dorothy Kane then asked if it was the appropriate time in the meeting to inquire about the status of the Dunkin Donuts in the Olney Village Shopping Center adjacent to Shoppers Food Warehouse on Route 108. She asked if anyone knew whether the store was being renovated as a drive through. Tom Gallagher advised that he would check but had heard nothing other than the store was being renovated.

### Unfinished Business

Discussion of site visits—Khalid Afzal was asked to present a review of the two sites identified for OTCAC visits earlier in the year.

*Clarendon Market Commons* is approximately a ten-acre parcel that has been developed for multiple uses and is nicely landscaped and attractive. Although there is no place for public gatherings within the project there is a meandering sidewalk, plantings, a fountain and park benches. The project has two levels of commercial development and four levels of residential. The residential levels are above the commercial/retail units. A parcel of undeveloped land across Wilson Boulevard is available for the phase two of the project. Among the interesting design features are building step downs and focal points as well as the design details such as the small playground, benches and railings. Arcades connect to town homes that surround the commercial/residential core. A large parking garage is buried behind and underneath the commercial and residential.

The project is composed of 240,000 sq. ft. of retail, 100,000 sq.ft of office with a commercial FAR of .78. The residential details are 300 apt. units, 78 town homes with a density of 37.8 units/acre.

*Bowie Town Center* is laid out like a mall without a roof. It has streets going through the retail development with a ring road and large traditional parking lot surrounding the retail.

*Pentagon City* is an indoor plaza with nearby residential towers. It is a very flat development with no green space. The retail segment of the development presents a very urban atmosphere. Parking is all surface and accommodates a grocery store. There are athletic fields nearby but not incorporated into the Pentagon City development.

Chairman Smith asked Mr. Afzal what the OTCAC should consider as its next step in the process of developing a community vision for Olney. Mr. Afzal suggested that the Committee conduct a walking audit of the Town Center. There was general discussion about the Safeway property, Spartan Road and when Safeway will come forward with a re design proposal.

Hillcrest Development Recommendation—Chairman Smith summarized the discussion from the July OTCAC meeting regarding the proposed Hillcrest project. It seemed to OTCAC members that the developer is doing everything possible to be compliant with the mixed use zone and master plan. The discussion in July favored recommending the project be approved with a recommendation for on street parking, plantings such as trees and public benches. Walter Lee pointed out that he was not comfortable with the project's proximity to the watershed area and asked that OTCAC also recommend that the developer try to address the problems associated with trash and debris blowing into the watershed area. Mr. Smith said that he would draft a recommendation letter addressed to the Montgomery County Planning Board and that it would be available for discussion at the September OTCAC meeting.

#### New Business

OTCAC Work Plan—Chairman Smith asked committee members to review with him the revised draft OTCAC work plan. He explained the revisions and each section of the plan. A motion was made by Mr. Feinroth to adopt the work plan as revised with corrections for the typographical errors. Ms. Kane seconded the motion and after discussion the Committee approved the motion unanimously.

Approval of July Minutes—Ms. Rosenheim noted that the needed to be corrected to reflect the name of the Mid County Regional Center. With that correction, a motion was made and seconded to adopt the minutes from the July 2006 meeting.

#### Adjournment

A motion was made and seconded to adjourn. The meeting was adjourned at 9:40 pm.