



Isiah Leggett  
County Executive

Luisa Montero-Diaz  
Mid-County RSC Director

November 17, 2015

The Honorable Isiah Leggett  
County Executive  
101 Monroe Street, 2nd Floor  
Rockville, MD 20850

Dear County Executive Leggett,

For at least the past three Biennial CIP request cycles, the Mid-County Citizens Advisory Board ("MCCAB") requested - on behalf of and for the benefit of the residents of Olney, MD - funding for a multi-function county and community services center and a town commons/green space area in accordance with the 2005 Olney Master Plan. In the latest CIP cycle (FY 2017), MCCAB also specifically requested funding for a professionally researched and prepared study so as to identify the best approach, site location and implementation strategy to fund and deliver this important and deserving community project.

We are pleased that Councilmember Nancy Navarro has joined MCCAB in support of this request as outlined in her October 28, 2015 memo to you entitled "Facility Planning Study for the Olney Civic Center and Town Commons" (copy attached).

With this added support, MCCAB is reiterating its request for the funding of the "Facility Planning Study for the Olney Civic Center and Town Commons" certainly within the FY17-22 Capital Improvements Program, if not sooner.

Thank you in advance for your support.

Respectfully,

Gregory F. Intoccia, Chair  
The Mid-County Citizens Advisory Board



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**NANCY NAVARRO**  
COUNCILMEMBER, DISTRICT 4

**MEMORANDUM**

October 28, 2015

**TO:** Isiah Leggett, County Executive

**FROM:** Nancy Navarro, Councilmember, District 4 *NN*

**SUBJECT:** Facility Planning Study for the Olney Civic Center and Town Commons

Since the approval of the 2005 Olney Master Plan, the Olney Town Center Advisory Committee (OTCAC) has been diligently working on issues pertaining to the Master Plan. One such issue is the creation of an Olney Civic Center and Town Commons.

The 2005 Olney Master Plan includes the following language regarding a proposed civic center and town commons:

*“Olney Town Center needs a major public open space that would serve as town commons, and it needs a civic center that would house the various public services currently located in and around the Town Center. In the best possible scenario, these two functions should be located next to each other, preferably surrounded by, or adjacent to, other retail or mixed-use developments within the Town Center. The town commons would provide an appropriate setting for the civic center functions, provide a focal point for the whole area, and help create a sense of place for the Town Center. Although an open space of approximately one acre would be the appropriate size for a town commons, smaller public spaces should also be provided throughout the Town Center as redevelopment opportunities arise.”*

*“Since there are no publicly owned vacant sites large enough to accommodate a joint civic center/town commons project within the Town Center, the feasibility of a civic center and town commons, either as a zoning amenity through the redevelopment of one of the major properties, or a public/private partnership, should be explored. Opportunities for a joint development or a property swap should also be pursued at the time of redevelopment of any of the shopping centers, especially the 30-acre Freeman property with two shopping centers, to achieve a civic center and a town commons. In addition to a major public open space, an indoor civic center could be an amenity, one of the many types of public spaces allowed under the public use space requirements.”*

I respectfully request that you include funding in the FY17-22 Capital Improvements Program (CIP) for a facility planning study for the Olney Civic Center and Town Commons. The

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purpose of the facility planning study would be to determine the location and scope of the Olney Civic Center and Town Commons as described in the 2005 Olney Master Plan.

As the County actively pursues place-making initiatives, it is important to ensure we include locations in established communities such as Olney, where there is a rich history of community participation. I believe that a facility planning study for the Olney Civic Center and Town Commons will enable the community to better understand where such a facility would be located in advance of pursuing funding from public-private partnerships, as the OTCAC has previously explored.

Thank you for your consideration of this important project. Please do not hesitate to contact me with any questions you may have.

CC: Jim Smith, Olney Town Center Advisory Committee  
John Webster, President, Greater Olney Civic Association  
Jon Hulsizer, Executive Director, Olney Chamber of Commerce  
Greg Intoccia, Chair, Mid-County Citizens Advisory Board  
Jewru Bandeh, Acting Director, Mid-County Regional Services Center