



East Silver Spring Citizens' Association, Inc.

SEPTEMBER 2017

Astrolabe Brewing will be the main topic of our next

EAST SILVER SPRING CITIZENS ASSOCIATION (ESSCA) MEETING • MEETING DATE: MONDAY, September 18, 2017 at 7:00 PM
MEETING LOCATION IS THE HISTORIC B&O TRAIN STATION

8100 Georgia Avenue, just south of the Fire Station

NEW REGULAR MEETING TIME: Third Monday of every other month (Sept - May) Doors open 6:45 PM, Meeting starts 7:00 PM

JOIN ESSCA'S LIST-SERVE: <http://groups.yahoo.com/group/eastsilverspringcivic>

(Include your name and street name when you send your "join request")

JOIN ESSCA'S Facebook Group: East Silver Spring Citizens' Association

VISIT ESSCA'S NEW WEBSITE: www.eastsilverspring.org EMAIL CONTACT: esscaprez@gmail.com

LEARN MORE ABOUT ASTROLABE BREWING AT OUR SEPTEMBER MEETING

Co-Owner Emma Whelan from Astrolabe Brewing will be the guest speaker at our meeting. They intend to open a new microbrewery on the west side of Georgia Avenue in the 8200 block in the space formerly occupied by Joe's Record Paradise. According to a recent article in the *Silver Spring Patch*, they intend to have a tap room, patio and production brewery in the 5,800 square foot space. They also hope to serve cheese, appetizers and snacks. In addition to learning more about this new business we will also have a broader discussion on county and state regulations for alcohol production and consumption.

REPORT FROM OUR MAY MEETING WITH REPRESENTATIVES FROM MONTGOMERY COLLEGE

Representatives from Montgomery College, Susan Madden, Brad Stewart, and Marvin Mills, introduced the College's campus modernization plan to the attendees. The College's academic plan calls for a more integrated math/science learning. In response, they are designing a new building to replace the Science South and Falcon Hall buildings, which are on the order of 40-50 years old. The new math/science building will

be three floors instead of four, with the frontage along Takoma Ave. at one story. The new building will not include a pool or gym; rather, its design will focus on state-of-the-art lab and teaching space. Once funding is secured, the design of the building will take two years and construction another two.

The College also presented expansion plans, such as building north on Fenton St. where the self-storage buildings are. These plans, however, are not likely to be implemented at this time due to financial constraints.

Attendees were generally positive about the modernization plan but lamented the loss of the pool and gym facilities. A few close neighbors to the College recalled issues with vehicles during previous construction periods. The College assured attendees that a construction manager would be on call to address these issues.

UPDATE ON 850 SLIGO AVENUE

This includes the 8-story office building and surface parking lot at the southeast corner of Sligo Avenue and Fenton Street. It was recently purchased by new owners. They have taken steps to secure broken windows and doors of this long-neglected property, have removed the shipping containers from the parking lot and appear to be providing routine landscape maintenance and trash removal. We are

actively working to build a relationship with the new owners in an effort to share the community's concerns and views regarding any development plans. We will keep you posted as we learn more.

SIDEWALKS IN THE NEIGHBORHOOD

There has been a lot of discussion recently on local list serves regarding the addition of sidewalks on Grove Street and Queen Annes Drive. This is not a new issue in the case of Grove Street. From previous discussions with the County DOT we understand:

- Sidewalks, required to be a minimum of 4 feet in width, will not fit in the existing right of way.
- The County will not purchase additional right of way from property owners, citing that doing so is too expensive.
- If sidewalks are added, they will need to be installed (at least partially) in the existing roadway.
- Doing so means there is no way to install sidewalks without shrinking the available driving space on Grove. There are various options for shrinking Grove, including but not limited to making Grove one-way, to which many residents object.

ESSCA favors having the residents of Grove and Twin Holly decide which

option works best for the majority of them and then present it to the broader community which is more interested in getting a sidewalk then in which option accomplishes it. Any option would need to be researched by County engineers to see if it will fit and also accommodate emergency vehicles. While pedestrian safety and accommodation are important, ESSCA's previous exposure tells us this is a very nuanced issue and that it will be much easier to push the County to fund sidewalks if the immediate residents affected have a united option in mind and we are actively working with these folks to secure that.

PEPCO UTILITY WORK ON FENTON STREET HAS BEGUN

ESSCA participated in a meeting with PEPCO to learn more about plans to install high voltage transmission lines under Fenton Street. PEPCO states the added capacity is necessary because of increased demand in southern Montgomery County as well as the District. These are basically through lines that carry power to substations where it is then stepped down to a lower voltage and distributed via more traditional power lines, normally seen overhead in our area but now more commonly located underground. Because of the increased capacity and space required in our already-established neighborhood, the lines are planned to go underground in vaulted duct banks. The scope of the project will run from Cameron Street downtown and south into the District. Work has already started north of Cameron Street and PEPCO intends to complete it in segments of about 1 to 2 blocks in length each. Work will take approximately 4 to 6 weeks for each block or about 2 years total to complete. The plan is to run the lines down the middle of the street: excavation work will take the middle turning lane plus portions of the travel lanes and occur during the day only, and the parking lanes will be taken as needed in each block to allow vehicular travel to continue. The excavated areas will be covered over during nights and

weekends. Many are concerned about disruption to travel patterns as well as the business along Fenton Street. Fenton Village Inc., our non-profit that advocates for local businesses, will be assisting to coordinate and notify affected businesses so they can make alternate arrangements for deliveries and service. Some asked if it would be possible to underground the existing power lines along Fenton Street; however, as these are local service lines and a different part of the system the ones we currently see cannot be undergrounded. The County, though, has mandated that these lines be placed underground by developers of adjacent new construction projects.

ARTSPACE ON SLIGO AVENUE

Project Update

We understand the developers for this project have completed the entitlements phase of the project and are now working to secure a building permit and finalize some of the project funding. They tell us they are targeting early spring of 2018 to begin construction the project.

Background

For those not familiar, Artspace of Minneapolis plans to redevelop the old police station on Sligo Avenue with a combination of housing and arts-oriented uses, including exhibition and work space for local artists. Artspace's history and track record includes numerous projects around the country. Founded as a private non-profit corporation in 1979, Artspace (<http://www.artspace.org>) has completed 37 projects in 15 states and the District, including housing and studio facilities for artists in nearby Brookland in the District and another in Mount Rainier, MD. Also on the project team are BKV Architecture and JDC Construction, who will serve as owner's representative and project manager.

The project budget is slated at approximately \$22 million and plans call for adaptive reuse of the existing station to accommodate exhibition space and artist's studios. The project will

include a new-construction building for apartments fashioned as live-work units for artists. These units will be affordable, with qualifying residents earning approximately 60% of the area's median annual income. Also included in the project will be some market-rate town houses along Grove Street. The plan includes some surface as well as below-grade parking, a plaza and other landscape open areas. Construction will take approximately 18 months.

PLEASE JOIN OR RENEW YOUR MEMBERSHIP WITH ESSCA!

How much is community worth to you?

ESSCA has calculated community can be improved with just \$10 per household per year. Seriously that's it! Your \$10 enables ESSCA to print and distribute The Advocate newsletter, maintain a website, and host 5 public meetings a year. And don't forget ESSCA Fest, our annual block party with free music and refreshments! If everyone chips in, we can do even more together! We have an amazing community and if you invest in it; together we can become even more effective!!!

★

Give to ESSCA in any of these three ways:

1. Give at the ESSCA Meeting
2. Go to the website at: www.eastsilverspring.org and pay via PayPal
3. Write a check payable to ESSCA and send it to:
Steve Knight
808 Violet Place
Silver Spring, MD 20910

Please note that ESSCA is a 501(c)(4) non-profit corporation and that member dues are not tax-deductible. Thank you!