



East Silver Spring Citizens' Association, Inc.

May 2019

EAST SILVER SPRING CITIZENS ASSOCIATION (ESSCA) MEETING

MEETING DATE: MONDAY, May 20, 2018

MEETING LOCATION IS THE HISTORIC B&O TRAIN STATION

8100 Georgia Avenue, just south of the Fire Station

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: <https://eastsilverspring.org/> EMAIL CONTACT: esscaprez@gmail.com

WE HAVE A HANDFUL OF ISSUES TO DISCUSS AND TWO IMPORTANT VOTES AT OUR MAY 20TH MEETING

Grove Street Improvements: We devoted two meetings last year and have had several discussions on the list serve about improvements to improve pedestrian, bike and car interactions on Grove. While Montgomery County DOT has agreed to study and propose some experimental short term solutions to improve matters on this tight street, progress has been slow because of turnover with contractors and because of the ongoing PEPCO utility work on Fenton Street. We will try to have someone from DOT present to discuss this further.

Progress Place: A working group has been meeting regularly now for over a year to balance the needs of the clientele with those of neighbors and nearby businesses, attempting to ensure a safe and welcoming environment for all. We'll hear from representatives of this group on how their efforts are going.

VOTE for Board Positions: See write up below on the current slate of candidates.

VOTE on 811 Sligo Avenue Plan Amendment: The developer for the child daycare center proposed for the former veterinary clinic at 811 Sligo Avenue has submitted their application to the county planning department for the plan amendment required for the site's change of use. We will get official notice when the application is accepted. The project will need an exemption from DOT in order to use the alley from the property to Fenton for either entrance or egress. The Planning Staff will make their

recommendation in their report sometime this summer. Planning Staff will request an opinion from ESSCA stating our position, so we will need to vote at the May meeting on whether or not to support this exemption. The developer presented their plans at our March meeting. Please see the meeting recap below for more information.

ALSO AT OUR MAY MEETING: ESSCA BOARD ELECTIONS

The following nominations have been submitted for the ESSCA Board positions for the 2019-2020 term. **Tim Haverland** has been nominated to serve again as President and **Steve Knight** again as Treasurer. **Tracy Vandebroek** has been nominated for Vice President, **Stevan Lieberman** has been nominated for Recording Secretary, and **Gray Kimbrough** for Corresponding Secretary.

A CHANCE TO OFFER YOUR INPUT ON RENOVATION PLANS FOR SILVER SPRING INTERMEDIATE PARK

For a little over a year the Montgomery County Parks Department has been working on plans to renovate and improve the public park bounded by Philadelphia, Chicago and Boston Avenues. The Department will be holding the third in a series of community meetings on Wednesday, May 29, 2019 from 6:30 – 8:30 PM at the Sligo Avenue Neighborhood Park Activity Building located at 500 Sligo Avenue. This will be an opportunity to review and comment on proposed improvements. For more information you can visit: www.montgomeryparks.org/projects/ and then

enter Silver Spring Intermediate Park in the search box in the upper right corner. You may also contact Project Manager Wen Huang at wen.huang@montgomeryparks.org or 301-495-2466.

FROM OUR MARCH MEETING: PLANS FOR A CHILD DAYCARE CENTER ON SLIGO AVENUE

We heard from the developer Grant Gary with the Woodmont Company and operator Chris Camerota with the Kiddie Academy about proposed plans to turn the now-vacant veterinary clinic at 811 Sligo Avenue into a child daycare facility. They have met with county planning staff to determine what will be necessary to change the use of the 13,000 square foot two story building sitting on a half acre lot between the 7 Eleven and the former police station. An initial test fit suggests the facility could accommodate up to 191 children at any one time. Mr. Camerota described Kiddie Academy as a nation-wide franchise with an education-focused program serving children ranging from infants up to kindergarten as well as after school childcare. The center would be operational from 6:30 AM to 6:30 PM Monday through Friday. More information on Kiddie Academy is available on their website: <https://kiddieacademy.com/>.

Site access, parking and traffic impacts generated much discussion at the meeting. The proposal calls for utilizing the L-shaped alley to the north and east of the property: parents traveling by car would enter off of Sligo and use 12 new angled parking spaces for pick up and drop off and exit onto Fenton. Data suggests up to 50% of parents in urban markets do not use cars for pick up and drop

off, 15% of parents in suburban markets. They would expect 70% of enrollment to fall within a 3 mile radius. Initial traffic analyses suggest 25 new trips in and another 25 out of the site would be generated by the center and that only 10 parking spaces would be needed to serve the center. Many parents use the same facility for more than one child, which has been factored into facility program.

Attendees with young children stressed the need for more childcare in the area. Wait times for getting a child into daycare are typically 12 to 18 months and can be as long as three years in the case of twins. In some cases residents have to travel well outside the area to find suitable daycare, in some cases in neighboring Prince George's County.

Because daycare center means a change of use, the developer and operator will be required to seek approval from the County Planning Board. This means first filing a Preliminary Plan Amendment, which will then trigger a 4 to 6 month review process with staff before there is a public hearing with the Planning Board. A more in depth multi-modal traffic study will be required as part of this review process. The applicants hope to have the new center operational by next spring and will start taking applications from parents as soon as they obtain a building permit. ESSCA will share project updates as they become available.

DEVELOPMENT UPDATES

Amendment Proposed for Ongoing Development Moratorium: The County has issued a moratorium on new residential development in certain school clusters to prevent further student over-crowding. East Silver Spring is one of the areas affected. Council Members Craig Rice and Hans Reimer introduced last month an amendment to provide a work-around for some cases. Specifically, the amendment would allow projects that would add no more than 10 students to the given individual school service area and that would either:

- 1) replace or remediate an uninhabited, blighted or condemned property within or adjacent to a state-designated Opportunity Zone; or
- 2) have more than 50% affordable housing units for families earning 60% or less of the area median income.

The proposed amendment has generated lots of questions and discussion. The Council plans to take up the matter with a public hearing scheduled for June 11th. Additional information on the amendment can be found here:

20190423_3B.pdf. To our knowledge, the only current project in our area that is affected by either the moratorium or the proposed amendment is the redevelopment of the office building at 850 Sligo Avenue at the corner with Fenton Street.

Artspace: The project to turn the former police station on Sligo Avenue into housing and work and gallery space for artists is nearing the end of the building permit review and approval process. Artspace has installed a fence around the property and is starting construction. Interested neighbors met last week with representatives from Bozzuto, the Construction Manager for the project. Bozzuto will start first with the studios and live/work multi-family units. They haven't finalized the contract for the townhouses that will face Grove Street, but they expect all the construction to take about 18 months.

NOLTE PARK COMMUNITY GARDEN UPDATE

The Nolte Park Activity Building has been demolished and will be replaced soon by a community garden. The County's Community Garden Program will be scheduling a meeting for May or June to present initial designs and get input from the community. For more information you can contact: communitygardens@montgomeryparks.org.

ESSCAFEST VII WAS A SUCCESS!

The seventh installment of our hyper-local annual community block party featuring neighborhood musicians was a huge success. Thank you to Tim Haverland for organizing and volunteers Eric Mendelsson, Amy Bernath, Brent Ache, Bernie Van Leer, Stevan Lieberman and Jonah Witte for helping with set up and sound and clean up. We also want to extend our appreciation to our wonderful hosts, Chad Rector and Sarah Bromeland for their gracious hospitality in sharing their home. And of course thank you to all of the wonderful musicians who

turned out to perform this year! The line-up included: Blair HS Jazz Combo (Abi and Alex Koehler, Max Massiah, Anna Fisher Lopez, Fiona Harrington, Mira Barnouin-Jha), Rick Kanton, Blair HS InToneNation (too many to mention, but thanks to Marlena Tyldesley for organizing), Fire in the River (Dahna Goldstein, Sumner McRae, and Abby Martin), Kittel, Parker & the Clicks (Matt Kittel, Remi Parker, Lillian Pinte and Jeff Rohe), Ethiozema (Firehiwot Wakeyo and Marta Samuel), and The Brill Bros. (John Brill, Clark Brill, and Mike Hurley "Brill").

TASTE THE WORLD OF FENTON VILLAGE

The successful neighborhood restaurant crawl celebrating the many independent restaurants of Fenton Village will be back for its ninth year on Sunday May 19th from 1 to 5 PM. Plans are still in the works and the event will again feature live music, a raffle and other entertainment. More information will follow soon on the ESSCA Listserve.



FROM REEMBERTO RODRIGUEZ, SILVER SPRING REGIONAL AREA DIRECTOR FOR MONTGOMERY COUNTY:

If you are interested in what is going on in our broader Silver Spring Regional Area (including Takoma Park) you are invited to subscribe to the Regional Area's eNewsletter from the link at www.MontgomeryCountyMD.gov/SilverSpring



PLEASE JOIN OR RENEW 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!