# Clarion

September 2018

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Greater Colesville Citizens Association, PO Box 4087, Colesville, MD 20914

#### www.GreaterColesville.org

#### **President's Message**

I trust all have had a great summer. For newcomers to Colesville, a big welcome!

The Greater Colesville Citizens Association (GCCA) works to make Colesville a better place to live, work and enjoy activities. Since many issues affect a wider area and can't be addressed solely within GCCA boundaries, we also work on issues with others that affect the broader Eastern Montgomery County area. Please read the articles in this Clarion that identify some of our efforts, first within GCCA and then outside our boundaries.

The larger efforts discussed elsewhere in this Clarion take years, and sometimes a decade or more, to get completed. We are entering the stage where we are having a groundbreaking and three ribbon cuttings before the end of this year. A groundbreaking is currently scheduled for October 22 for the Viva White Oak project. Ribbon cutting ceremonies include the new Good Hope Rec Center on Oct 6, the Landing of Silver Spring senior housing project in Colesville, and the new Hilton Hotel in Hillandale, both in the Nov/Dec timeframe.

I often walk around my local neighborhood, sometimes at night. From time to time, I find street lights that no longer work and report them. Did you know that it is easy to report a street light that needs to be fixed? If the light is on a wood pole, go online to PEPCO at <a href="mailto:forms.pepco.com/pages/connectwithus/outages/street-lightoutage.aspx">for other poles</a>, contact Montgomery County: <a href="https://www2.montgomerycountymd.gov/dot-streetlight/Index.aspx">https://www2.montgomerycountymd.gov/dot-streetlight/Index.aspx</a>.

Looking ahead to winter, when it snows and the county clears our residential streets, plows often must go around vehicles parked in the street. If we all park our vehicles in our driveways if possible, plowing is faster and more effective.

Some of us recall the last major snow storm and the difficulty getting out of the neighborhood by the Post Office. At that time, we contacted the county about changing the priority, especially for Kara Lane and Wolf Dr. We were told that the change couldn't be made because the roads were all classified as secondary residential roads.

Continued on page 3

GCCA Officers and Chairs: President Dan Wilhelm, Vice President Sharon Brown, Treasurer Marguerite Raaen, Recording Secretary David Michaels, Clarion Editor Nancy Laich

# Upcoming Events Calendar

#### **October**

- 6 New Good Hope Rec Center Ribbon Cutting, 10:00 am
- 9 GCCA Board Mtg., 7:30 pm (see directions below)
- 31 Halloween



#### **November**

- 4 Daylight Savings Time Ends
  Turn clocks back one hour
- General Election Day,No School, Mo. Co. Pub. School
- 11 Veterans' Day
- **13 GCCA Board Mtg,.** 7:30 pm (see directions below)
- 22 Thanksgiving

#### **December**

- **11 GCCA Board Mtg**,. 7:30 pm (see directions below)
- 24 Jan 2 Winter Break,
  No School, Mo. Co. Public School

Upcoming GCCA Board meetings will be held at 7:30 pm at the Episcopal Church of the Transfiguration, 13925 New Hampshire Ave. Meetings are in the room under the sanctuary and are open to the public. For information contact GCCA President Dan Wilhelm 301-384-2698 or email address djwilhelm@verizon.net

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## President's Message (continued)

Since then, we have discovered that the County has three plowing designations or priorities that don't relate to road classifications but with similar labels: Emergency/Primary, Secondary, and Residential. MCDOT implemented a new policy some years back that changed all streets used by Ride-On bus to the Emergency/Primary plowing designation. This change apparently occurred after the last major snow. As a result, the route from Wolf Drive to Tamarack Road now has the emergency designation. The other route from Springtree Drive via Springloch/Shaw to New Hampshire Ave is now secondary. Most residential roads are in the last plowing priority.

Our monthly GCCA meetings are open to everyone. They provide a means to learn what is going on, how you can help in our community, and express you opinion on issues we discuss. I encourage you to attend.

We have been striving for several years to reduce the amount of funds we have on hand, since we don't anticipate any extraordinary expenditures. In looking at the projected reduction this year, it has shifted from a slow descent to a rapid one. There are several reasons for this. We have not raised our requested \$10 per person dues for as long as I can remember. The number of households volunteering to pay that small amount has fallen off, our costs have increased and the number of ads has fallen off. We have only three sources of income: number of people contributing, dues amount and ad revenue. We need to get back to four pages of ads and maybe even increase our rates. It is too late this year to increase our dues or increase the ad rate and we would prefer not to take either of those actions. We ask more of you to pay the voluntary dues, and if possible contribute something extra.

Dan Wilhelm, President, GCCA

# **Update on Development Projects in Colesville**

**Landing of Silver Spring** This senior living facility on New Hampshire Ave on the north side of the Cambodian Temple will have 79 assisted living apartments and 59 memory care apartments. The sales office is currently located in the Courtyard Marriott motel on Prosperity Drive (by appointment only). They are projecting a ribbon cutting/open house event in November/December 2018.

**Silver Spring Retirement Residence** This senior housing is under construction. It is on the south side of the Cambodian Temple and will have 150 independent living units.

**Vien An Buddhist Temple** Ground has been broken for this 13,000 square foot place of worship. It will have 40 parking spaces. It is located on the eastern side of New Hampshire Avenue between Hobbs Drive and Orchard Way, abuts the Transfiguration Parish, and is across the road from the Landing of Silver Spring.

**Burger King Restaurant in Cloverly** After resolving a number of issues related to parking at Safe way, plans have been submitted to the Planning Board for this new restaurant. It will be next to the Safeway on the vacant lot along New Hampshire Ave.

**Good Hope Recreation Center** This 14,000 square foot building replaces the old 6620 square foot building at 14715 Good Hope Road. The project is designed to qualify for a Silver rating of the US Green Building Council for New Construction. The Montgomery County Department of Recreation and Strathmore have formed a partnership to provide Art/Music and educational activities at the center. This is the first time this innovative program is initiated in relation to recreation center activities and accordingly, the gym has been specially designed to accommodate the acoustics and seating required for the arts program. The ribbon cutting is scheduled for Oct 6. Pictures and more information can be found at: <a href="https://www.montgomerycountymd.gov/dgs-bdc/emc/720918.html">www.montgomerycountymd.gov/dgs-bdc/emc/720918.html</a>.

## Water Main Replacement Projects in Colesville

The Washington Suburban Sanitary Commission (WSSC) provides new water mains by two techniques, relocation and replacement. In relocation, the existing main remains in place and a new pipe is installed. When complete, water service is switched from the old to new and the old pipe is abandoned. With replacement, the new pipe goes in the same location as the old pipe.

**Tamarack Water Main Replacement (WMR)** WSSC has been working this year on the north side of E Randolph Road in the Tamarack Citizens Association area. The contractor is nearing completion of that section, except for repaying, and is expected to start work in GCCA area in October.

The work within the GCCA area will be replacement, except for Kilgore Road, which will be relocation. The contract is scheduled to be complete in April, 2020. WSSC does not want the water supply to be above ground when the temperatures drop (replacement technique), and as such, we could see very little activity between November and March. However, the relocation work could continue in the winter.

Once all the new mains are in place, the road will be repaved curb to curb. Until the repaving occurs, a permanent patch is installed where they have dug. The paving is a separate contract from the pipe installation work.

**Theresa Dr (WMR)** WSSC has restructured the project from five phases to two phases. Phase 1 includes Springloch and Davan. The other roads are in Phase 2. Phase 1 will be complete this year, with road repaving likely in the spring. Phase 2 will be undertaken next year. After Springloch Road is repaved, we will have MCDOT install the remaining speed humps.

**Doncaster WMR** WSSC has started the preliminary design for replacing the water mains along 16 roads centered on Doncaster Lane. The design is expected to occur thru 2019 and into 2020. Construction is estimated to start in 2020 or 2021. See the WSSC web site for the road segments:

# Plans for New Trails in the Upper Paint Branch

The Parks Department had been developing a plan for new trails in the Upper Paint Branch area north of Fairland Road. A total of 11 new trails were identified. They indicated that two trails between Good Hope Road and Briggs Chaney just east of New Hampshire Avenue could be built this year since they would require minimal trail work plus additional signage and way-finding. The other trails followed the stream north of Fairland Road. The third path would extend the existing path from south of Fairland Road 1.6 miles to the neighborhood park along the east side of the right fork. They indicated it and four others north of that could be built in 2-5 years.

The problem concerns the trail that would cross Briggs Chaney Road. That section is needed to provide a connection for the trails between Briggs Chaney and MD198 and the trails south of that. The Parks Department wanted the existing culvert under Briggs Chaney to be replaced with a bridge so people could walk under the road. Because this would be very costly and take many years, we suggested an at-grade crossing with a signal that could be activated when walkers want to cross.

The Planning Board shared our desire that the trail crossing Briggs Chaney occur sooner rather than later. The Board asked the Parks Department to talk with MCDOT about what could be done sooner and at a lower cost, including our idea.

## **Montgomery County Deer Management Program**

At our annual meeting in May, George Timko filled us in about the overpopulation of deer and the alternatives to bring the population to a level where the environment could support them. Mr. Timko is with the Maryland Department of National Resources and has served as the Assistant Deer Project Leader/ Urban Deer Biologist and has been dealing with this issue for over 20 years.

The deer population has increased 50 to 60 times since 1900. Biologists generally agree that statewide deer population is over ten times the number that the environment can sustain (more in suburban area and less in rural areas). The overabundance of deer results in automobile accidents, excessive damage to the environment, damage to private landscapes and agriculture, and increased concerns over disease. The environmental damage includes a significant loss of forest undergrowth, including newly sprouting plants and tree saplings, which then impacts streams, increasing storm run-off and flooding.

Over the years, biologists have tried many non-lethal methods for controlling deer population, but they are expensive and largely ineffective. Regulated hunting is the most effective method to reduce the deer population. A longer summary of the annual meeting can be found on our web site.

Montgomery County Parks has announced its program for this deer hunting session, which runs from September through March 2019. An addi-

# Message From Police About Preventing Thefts From Vehicles

Thefts from vehicles continue to be the #1 crime in Silver Spring. Often this crime is preventable. A lot of these criminals are opportunists looking for an easy grab. Please follow these tips to reduce the chances of your car from being next: Roll up windows and lock all doors, park in well-lit areas and do not keep valuables in your vehicle. This includes GPS units, loose change, charger cords, cell phones, laptops, purses, grocery bags, etc. As always, look out for one another. If you see something that doesn't 'seem right', call the police.

tional four parks have been added to the effort this year, for a total of 46 parks where archery and shotgun managed deer hunting and Park Police-based sharpshooting operations will take place. All the resultant deer meat is utilized and/or donated by managed hunting participants or, in the case of Park Police-based sharpshooting, donated to the Capital Area Food Bank. Information about this program can be found at <a href="https://www.montgomeryparks.org/montgomery-parks-announces-2018-2019-annual-deer-population-management-operations-and-seasonal-park-closures/">https://www.montgomery-parks-announces-2018-2019-annual-deer-population-management-operations-and-seasonal-park-closures/</a>.

The parks in our area where hunting will occur are Martin Luther King Jr. Recreational Park, North Branch Stream Valley Park Units 2, 3 & 4, and Paint Branch Stream Valley Units 5&6 ( Paint Branch Neighborhood Park, Pilgrim Hills Local Park, Tamarack Neighborhood Park and Valley Mill Special Park).

There is also a group of local private bow deer hunters who hunt in suitable areas. In Montgomery County, bow hunters must have written permission from all homeowners within 50 yards of where the hunting takes place, as long as the hunter is shooting downwards from an elevated position. That usually means tree stands, but they can now shoot from decks or even down a steep natural slope. It is good to garner permission (for track and recovery) from homes within 100-200 yards of the hunting area since most deer run less than 100 yards after being shot. If you and your neighbors wish to consider this option, contact either Dan Wilhelm or Pat Corey for more details. You will need to collect the signed permission forms from your neighbors.

The next issue of the Clarion will be mailed in January 2019. The deadline for submitting news and photographs is Thursday, December 27, 2018.

Contact Editor Nancy Laich at 301-412-5301, or <a href="mailto:nmkurgan@aol.com">nmkurgan@aol.com</a>

For inquiries about advertising in the Clarion, please email Dave Michaels at emailbits@gmail.com



The Global LifeSci Development Corp (GLDC) submitted its initial preliminary plan to the Planning Board in July after obtaining sketch plan approval in November. The 280 acre new town project will provide 12M square feet of mixed use development. Access to the new town will be via FDA Blvd off of Cherry Hill Road and the extension of Industrial Blvd off of US29. The initial preliminary plan defines 13 large lots, 3 outlots and one parcel. In addition, it will address the three master planned roads and forest conservation. Because of its size and anticipated changes in market

needs over the 10-15 years needed to build-out the project, preliminary plan amendments and site plans will be submitted for each lot or part of a lot as they are ready to be built.

The current schedule shows that the Planning Board will approve the initial preliminary plan on Oct 11 and GLDC will hold a widely-attended ground breaking ceremony on October 22. Since this project is a partnership with Montgomery County, the County Executive is expected to sign control of the 115 acre Site II to GLDC on October 30. According to the General Development Agreement, the preliminary plan must first be approved before that document can be signed.

The County still has the responsibility for the demolition of the old WSSC Site II composting facility. The County issued a notice to proceed on their contract in July and things have been underway since then. We have not seen any activity on the site but we were told that demolition involves a series of unnoticeable events including site prep and hazmat remediation before the "wrecking ball starts swinging". The demolition will surely not be complete by the end of October ,so it will become a requirement for the County to complete it in the document that will be signed in October.

#### **Projects in Hillandale**

The new 100 room Hilton Home2 Suites Hotel is located on Elton Road just off of New Hampshire Ave and the Beltway. The ribbon cutting event is expected to occur in Nov/Dec 2018.

The Council approved a new process several years ago for White Oak to provide local transportation improvements. This process is called the Local Area Transportation Improvement Program (LATIP). The problem had become that a number of improvements are so expensive that no single development can afford them. Rather than each developer being required to make improvements, the idea was that each developer would pay a fee per vehicle trip and the county would make the improvements. The Council approved 27 road, transit and bikeway projects at an estimated cost of \$101.8M. As an alternative to paying both the LATIP fee and Transportation Impact Tax (another large charge), the developer could make the improvements, once approved by MCDOT, and receive a credit.

Duffie Inc. decided to make improvements in Hillandale at Hew Hampshire Ave and Powder Mill/Elton Rd that would use fees/taxes required for both the hotel and the Hillandale Gateway Projects. The approval process for the proposed changes has lasted a year and is still months away from being completed. One problem was the slow review by State Highway Administration, which has now occurred. A second problem was discovered in July with the language in the law not allowing all the credits as everyone thought when the law was enacted. A bill has been introduced and a hearing will occur in September to address that second problem. The third problem related to DOT not obtaining

Continued on page 7

### Project in Hillandale continued

community input in a timely manner, and the community reacting to hear-say solutions that were only partly correct. The community's primary concern that they have had for well over a decade is cut-thru traffic on Elton Road between Riggs Road and New Hampshire Ave. All but 2-4 houses along that route are in Prince George's County. Duffie has proposed two raised sidewalks (acting as speed humps) by the Hilton Hotel, and PG County is installing speed humps along their section of the road. A big part of the problem is the stop-and-go traffic along Riggs Road and at the traffic signal at the entrance to Adelphi Labs (Powder Mill and Floral Dr), which PG County needs to address.

Duffie has proposed five changes on or near New Hampshire Ave that will go a long way to address congestion along New Hampshire Ave and reduce the cut-thru traffic on Elton Rd. The sixth improvement would be the addition of Bus Rapid Transit (BRT) on New Hampshire (Colesville to Langley Park and then to Ft Totten Metrorail station). The detailed design for BRT on New Hampshire Ave is now in the Capital Improvements Program (CIP) for 2022. The Duffie design has identified their proposed location for the BRT station in Hillandale.

#### **White Oak Medical Center Update**

Five major projects have been underway at White Oak Medical Center over this summer; the main hospital building, parking garage, adjacent medical office building, central utility building, and the surrounding roadways. The new hospital on Plum Orchard Dr behind the Target store is expected to be complete in the spring, 2019. At that point the Adventist Hospital staff will start moving in and getting acquainted with the new hospital. They will have a ribbon cutting ceremony somewhere in the June 2019 timeframe, and then shortly afterward on a Sunday, move patients from the old facility in Takoma Park to the new one. At that point the name will change.

#### White Oak Town Center Update

Preliminary and Site Plans for White Oak Town Center have been submitted to the Planning Board for a mixed use development at the corner of Industrial Parkway and Old Columbia Pike. It will replace the abandoned building that is across Industrial Blvd from the MVA Vehicle Emissions testing station and Progressive Insurance. The application is for 275 multifamily units and 75,000 square feet of retail/office. The plan calls for two buildings: a two-story retail building and a five-story building. The five-story building will have retail and a grocery store on the first level and residences above. Surface parking will be provided between the buildings for the non-residential use and a parking structure will be provided on the north side for residential use.

#### **Bus Rapid Transit Update**

Bus Rapid Transit (BRT) is targeted to be operational in 2020 on US29, the Silver Spring Metro Station, and Burtonsville. The last word we have is that the design will be complete this fall and then MCDOT can award the contracts to purchase the vehicles and build the stations. In addition, MCDOT had a number of sessions with the Citizens Advisory Committee concerning the restructuring and expansion of local bus to take people from their home, work, or activity center to a BRT station. That effort is continuing.

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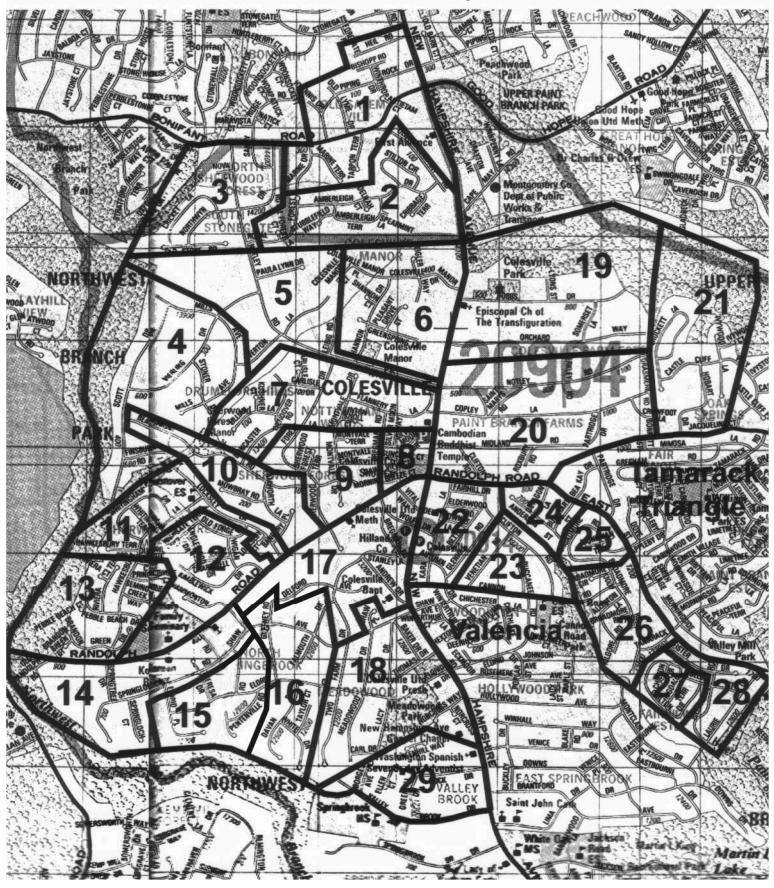
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