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**East Silver Spring Citizens' Association, Inc.**

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October 2012

**Alan Pultyniewicz from the Division of Solid Waste  
will speak at our next**

**EAST SILVER SPRING CITIZENS ASSOCIATION (ESSCA) MEETING  
MEETING DATE: MONDAY, OCTOBER 15, 2012**

REGULAR MEETING PLACE--SLIGO URBAN RECREATION BUILDING  
500 Sligo Avenue, at corner of Piney Branch Road; parking lot entrance is on Valley Street  
REGULAR MEETING DATE: Third Monday of month (September – May)

Doors open 7:00 pm—Meeting starts 7:30 pm

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

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

Be sure to attend our meeting on October 15. Alan Pultyniewicz from the Division of Solid Waste will be available to answer all your questions about the County's Solid Waste Program.

**AGENDA FOR OCT. 15 MEETING:** 7:30-7:45: introductions/news items; 7:45-8:30: Alan Pultyniewicz, Division of Solid Waste, followed by questions/answers; 8:30-8:45: new business/issues; 8:45: adjournment.

**LAST MONTH WE HEARD ABOUT DEVELOPMENT PLANS** for the Fenton Village area. Our speakers were Karen Roper, Chair of ESSCA's Committee on Planning, Zoning and Public Works, and Steve Knight, ESSCA's Treasurer. Karen said once a project is approved, developers have 25 months to build, but the county can give an extension. Karen and Steve discussed 14 projects in various stages of development:

A. First Baptist Church, east side of Fenton Street between Wayne Avenue and Bonifant Street. The project is a 6-story building with 220 apartment units, below-grade structured parking, 20,000 sq. ft. of street-level retail, demolition of the current church and construction of a new church on the east side of the site. Developers filed a site plan in August 2012. Karen said ESSCA and the Seven Oaks-Evanswood Citizens Association teamed up and got the site's developers to “push the height” toward the corner of Wayne and Fenton, away from the homes to the east.

B. Senior housing on the northwest corner of Bonifant and Fenton Sts., next to the new library. This project features 110 affordable apartments for seniors in an 8-story building with street level retail. The project is in early planning stages and has received no approvals yet.

C. Bonifant Plaza, north side of 900-block Bonifant St. between Kefa Café and Roger Miller restaurant. This project, approved a few years ago, has 72 apartments in a 9-story building with a street-level gym.

D. The Adele, SW corner of Fenton and Thayer (site occupied by vacant service station). The 8-story building would have 96 apartments, 18,000 sq. ft. of street-level retail, and 15,000 sq. ft. of office space. Steve described the project's “long and torturous path.” Though the planning board approved the project plan in December 2008, developers in early 2012 put the property up for auction; a bank now holds title to the land.

E. Studio Plaza, on County Parking Lot 3, bounded by Fenton St., Silver Spring Ave., Mayor Lane, Thayer Ave., the access road to Lot 3 from Thayer Ave., and the access road from Lot 3 to Fenton St. Phase I of Studio Plaza has an 11-story U-shaped building with underground parking (accessible from Silver Spring Ave.) for residents plus

**PRESIDENT: BOB COLVIN, VICE PRESIDENT: RUSSELL SHEW, TREASURER: STEVE KNIGHT,**

**RECORDING SECRETARY: NANCY GURGANUS, CORRESPONDING SECRETARY: JANE**

**GORBATY, CHAIR FOR PLANNING, ZONING & PUBLIC WORKS COMMITTEE: KAREN ROPER**

152 parking spaces for the public, and street-level retail on Thayer Ave. The board approved the Phase I project plan, and developers hoped to submit a site plan in September 2012. Phase II of the project is not finalized, but the board approved the project plan. Phase II will likely have six stories in a narrow building facing Fenton, plus 11 stories closer to the site center with about 100 more residential units. *F. 814 Thayer Ave.*, across Thayer Ave. from Silver Spring Towers, will be a 5-story, 52-unit apartment building that includes “workforce” (moderate-income tenant) housing. Drivers will access parking from the alley connecting Fenton and Grove Sts. Truck access from the alley to Grove St. will be prohibited. Site plan won approval in May 2012. *G. Silver Spring Park*, southeast corner of Silver Spring Ave. and Fenton St., includes a 110-unit hotel, 58 residential (including affordable) units, and street-level retail near the intersection. Developers will refurbish the existing 3-story office building on Fenton and tear down two houses on Silver Spring Ave. east of the project site. The project will have “significant public space delineating the commercial from the residential” neighborhood to the east. The project won county approval, but no start date for construction has been set. *H. “Eagle Bank building”* at southeast corner of Sligo Ave. and Fenton St. Developers plan to convert the existing 8-story building to apartments and construct a mid-rise, 6-story building with an entrance plaza and some surface parking on the existing lot. The project is still in the early stages and has received no approvals. *I. Police station*, 805 Sligo Ave., will relocate in about two years to White Oak. The county will issue a request for proposals for the site later this fall. Local civic groups seek an arts center and community gardens, while some county officials want housing there. *J. National Dry Cleaning Institute*, northeast corner of Georgia and Burlington Aves. Now under construction, this project is an adaptive reuse of an existing building, with a 10-story residential building on the east (back) side. It will have 210 residential units and two levels of underground parking. *K. Safeway*, 909 Thayer Ave., could become a high-rise residential building with the store on lower levels, but Karen and Steve know of no specific plans for the site. *L. The Solaire*, 1150 Ripley St., is under construction. It will be a 200-ft tall building with 295 apartments, nine live-work units, and four levels of underground parking. *M. 1155 and 1015 Ripley St.*, a 2-building residential project now being built. 1155 Ripley will be 200 ft. tall, with townhouses and flats wrapping around a garage, with a multi-family tower above. 1015 Ripley will be 80 ft. tall with 5,500 sq. ft. of street-level retail. *N. Progress Place*, now at Colonial La. and Silver Spring Ave., will get to a new home behind the new Fire Station/Police Substation. We thank Steve and Karen for an excellent presentation.

**ABOUT YOUR ESSCA MEMBERSHIP.** We will no longer be issuing membership cards. We do keep an accurate and up-to-date roll of members. If your canceled check is not sufficient for you as a receipt, please let our treasurer Steve Knight know and he will gladly provide you with one. **HAVE YOU PAID YOUR DUES?** Annual ESSCA dues are \$10/family. Please pay at our next meeting, or send a check (payable to ESSCA) to Steve Knight, ESSCA Treasurer, 808 Violet Place, Silver Spring MD 20910. Thanks very much!

**EAST SILVER SPRING NOW IN ONE CONGRESSIONAL DISTRICT.** For the past ten years, our neighborhood was split between two Congressional districts: the 4<sup>th</sup>, currently represented by Rep. Donna Edwards (D), and the 8<sup>th</sup>, now held by Rep. Chris Van Hollen (D). We will be in a redrawn 8<sup>th</sup> District. General election candidates are Ken Timmerman (R), Chris Van Hollen (D), Mark Grannis (Libertarian) and George Gluck (Green). **DON'T FORGET TO VOTE – EARLY-VOTING OPTIONS ARE AVAILABLE, AND ELECTION DAY IS TUESDAY, NOVEMBER 6.**

**THE PROPOSED ROUTING OF THE METROPOLITAN BRANCH TRAIL** will be parallel to and east of the Metrorail/railroad tracks south of the Metro station. It will run under the new headquarters of Progress Place and past the historic B&O rail station. We don't know the routing at or near the rail station.

**THE HISTORIC HOUSE IN JESUP BLAIR PARK** is supposed to be put back in original condition, after being used as temporary housing. But we don't know if this is happening, and we haven't seen any signs of rehabilitation work there.