

SSCAB Meeting Summary
April 8, 2013

1. *Welcome, Introductions & Announcements:* Chair Evan Glass called the meeting to order at 7:05pm. Introduction of SSCAB members and community attendees. Discussion regarding County plans for Northwood Four Corners Park.
2. *Acceptance of summary of prior meeting:* March 11, 2013 meeting minutes accepted.
3. *Food, Nutrition and Hunger in Montgomery County, Panel Discussion Hosted by Councilmember Valerie Ervin, Featuring Representatives of Share our Strength, MNCPPC Community Gardens, MCPS Food Services & UMD Food Recovery Network:*
 - Growing number of children are on free/reduced meals; need to feed them during summer months.
 - County-wide work group on food recovery, report to County Council due shortly.
 - UMD Food Recovery Network is now national, 18 chapters.
 - Currently, County has 11 community gardens; working on three other sites.
 - MCPS: potential for school garden; looking to partner more, expand walk-in sites.
 - Share our Strength: in Montgomery County, more kids are on free/reduced meals than there are children in the entire DC school system.
 - Standard cost for family of four to live in Montgomery County: ~\$82,000.
 - Discussions regarding programs available to feed children, challenges in programs such as Food Recovery Network, and characteristics of community gardens.
 - Councilmember Ervin promoted two budget items: \$200,000 for initial implementation of a County-wide food recovery network and approximately \$30,000 to expand access for SNAP participants at farmers markets.
4. *Councilmember(s)' Comments/Reports:*
 - Debbie Spielberg (Marc Elrich): County Council budget hearings in April. Council to hold open session regarding Silver Spring Transit Center.
5. *Committee Reports:*
 - TREE: Recycling meeting was well attended, hopeful it will lead to good results.
 - Neighborhoods/CED: April 22nd meeting will feature presentation of The Blairs' redevelopment plan.
6. *Update from the TMD & UDAC:*
 - Urban District Update: focusing on center of city, upcoming developments and advocating for park space. Police indicated assaults/robberies were **down**.
7. *Chair's Report:* Board retreat was a success. 2 spots are open on the Board.
8. *Director's Report:* See packet for extended list of events. SSCAB Member bios are up.
9. *New Business:*
 - Northwood Four Corners Park: Board supported maintaining park as-is in 2008; majority voted to re-issue previous letter with updated statement in support of protecting the park's natural area.
 - Council budget items referenced by Councilmember Valerie Ervin: majority of Board voted to issue letter in support of these items.
10. *Adjourn:* 9:00pm

Meeting Minutes for Neighborhoods Committee Meeting
April 22, 2013
North Four Corners Park
Presenter- Mike Riley, Deputy Director of Parks

The Four Corners Park is 14 acre "L" shaped parcel off of University Boulevard in North Four Corners, Silver Spring. In 1996, the County Parks Department produced a master plan for the park recommending that an adjacent 6 acre parcel be purchased. The original park of 8 acres is a rectangular shaped piece of land with a soccer field on it that expanded into the current "L" shape when in 1998 the County purchased the 6 acre parcel extending the park to University Boulevard.

Between 2002 and 2005 ongoing operational problems were identified, including, adult soccer games, noise, invasive plants, security and lack parking. The Parks department responded with Facility Planning culminating in the Planning Board approving a two field plan; improving the existing field in the old park and a new field in the new parcel. Other operational problems in the existing park were also addressed with a recommendation for a "life cycle rehabilitation".

In 2006, the County Council rejected the budget request and asked for more alternative designs. In 2008 the Planning Board approved a facility plan for a one field option in the 6 acre portion while converting the existing field into a common area lawn. They also proposed adding a fifty car parking area to be accessed from University Boulevard. The 6-3 vote approved the plan to cost \$5.3 million dollars to begin in FY 14. The county is in the process of obtaining the necessary permits.

Since then the community has obtained 600 signatures to ask that the current field location be maintained and the proposed field location also be maintained as it is currently being used by the community and also has an almost 200 year old Tree that they would like to maintain. The county's position is that the security and public asses would be improved with the proposed plan because access and views would improve by shifting the soccer field closer to University Boulevard. The counties' final deliberation is scheduled for May 6th.

CED Committee Meeting of April 22, 2013

The proposed Blairs Master Plan was presented by Edward Murn, representing the owner of the property, the Tower Companies. Also in attendants were Eric Posner (Tower Companies) and William Kominers (Attorney with Learch Early & Brewer representing the Tower Companies), several SSCAB members as well as Chris Conroy, Karen Roper and Jessica Simon. In general, the proposal was well received and a letter from the CED in support of the project was requested. Tower Companies expects to go the Planning Board in September to gain approval for the project plan. Some of the details presented included:

- Tower Companies has about 45 employees. They are LEED certified (a voluntary program that provides third-party verification of green buildings) and have a Chief Sustainable Officer.
- Currently, the Blairs have just under 1400 residential units, about 155K square feet of office space and sits on about 27 acres. All the buildings were built by the Tower companies with first construction beginning in 1957.

- Proposed plan includes about 2x more residential units and about 4x more office space.
- Design of Master Plan employed Bing Thom Architects (designed the new Arena Stage) and urban designer/landscaper Alan Ward a principal at Sasaki (work includes Lincoln reflecting pool, US Capital Visitors Center).
- In developing the Master Plan, they had 6 guiding principles:
 1. Integrated Community: make property more accessible for pedestrians – e.g., provide better layout of walkways from surrounding community to the metro
 2. Urban Edges: took into account nature of the surrounding community – proposal has more commercial/office space facing E&W highway and more residential and great setbacks facing residential Eastern avenue
 3. Parking/Open Space: parking is all internal to the site, much underground so could provide park/open space
 4. Sustainability
 5. Harmonious relationship with existing structures
 6. Phasing – incremental & minimal impact – expect to be a 15-20 year project, but many factors including Giant lease that expires in 2024 - First phase would likely include demolishing 4 older buildings along Eastern Avenue and building new structures over 10 year period - construction staging area will be internal to the site to minimize impact

If want to read more, recommend the following article:

<http://www.gazette.net/article/20130214/NEWS/130219386/0/gazette&template=gazette>