

# The ECHO

*The Newsletter of the Randolph Civic Association*

Volume 54, Issue 2

November 2010

## A Beautiful Community Day!

by Laurel Kennedy

This year's Randolph Hills Community Day was a great event with live music, food, and friends. Before you ever got to the park you could hear the music, horses neighing and children laughing. October 2nd was a beautiful sunny day in Randolph Hills Park and there was a great turnout. It's always wonderful to make a new friend and discover they live right down the street and there was plenty of that at this year's community day. Hello to Pat, my neighbor on Creek Shore!

We also discovered two great musicians from the neighborhood. Mark Nensel (our own Echo Editor) played acoustic rock and folk including a

number of old favorites and original songs. Carlos Munhoz, a professional musician who recently relocated to Randolph Hills from New York performed some wonderful Brazilian Jazz. You can hear more of their great music at [www.myspace.com/marknensel](http://www.myspace.com/marknensel) and [www.carlosmunhoz.com/2.0/home.htm](http://www.carlosmunhoz.com/2.0/home.htm).

This year we



*Carlos Munhoz performs*



### *Mounted Park Police and Volunteers*

were also fortunate to have two horses and their riders join the party. The horses were a special treat for all the children at the event, and also for some of us adults as well. There were plenty of hot dogs, bowls of chili, and deserts to go around -- plus a palm tree full of juice boxes. Former State Senator Frank Shore told us about how we all got the playground equipment that is there for enjoyment year round and showed us how to turn on the lights for the basketball court. We're looking forward to dedicating a new picnic shelter at next year's Randolph Hills Community Day.

Thanks to everyone who came out to make the 2010 Randolph Hills Community day a great success! Thanks also to the contributions from the Montgomery County Parks Department, Harris Teeter, Montgomery County Police Mounted Civilian, Carlos Munhoz, Mark Nensel, Dean Evangelista the photographer, and all the RCA volunteers.

## Upcoming Events

### ***RCA Membership Meeting***

#### ***Invited Guest Speaker: PEPCO***

November 4th, 2010 8:00pm-10:00pm, Veirs Mill Recreation Center

### ***RCA Executive Board Meeting***

December 2nd, 2010 8:00pm-10:00pm, Veirs Mill Recreation Center



## RCA Executive Committee and Committee Chairs for 2010-2011

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2nd Vice President  
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Committee  
Matthew Tifford  
11235 Ashley Drive  
301-770-4377

Education Committee  
George Gadbois  
4718 Topping Road  
301-770-5386

Yard Sale Signs  
Lorena Moyer  
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301-770-0119

## President's Message

by Dan Hoffman, RCA President

A new RCA membership year is well underway and it's time for us to start thinking about what our priorities are for 2011. Last fall we started what I hope will become an annual ritual. We dedicated a significant part of our November meeting last year to discussing what the RCA should be focused on during the coming year. We then took that message to our Council members, the Planning Board, and the County Executive to make sure our needs were heard. In the past year we have focused on three primary areas with specific aspects to each: safety, schools, and infrastructure improvements. To address these we've started things like the Neighborhood Watch, we've fought for additional school capacity, and we began working with property owners and other neighborhoods on the initial planning for White Flint Two (a plan that would facilitate the redevelopment of the Randolph Hills Shopping Center and the other industrial property surrounding our neighborhood). What should we focus on this year? That is up to you. Public Safety is something we've heard significant concerns about, also code violations. These items will be discussed, but if you want to help guide the path of the RCA, you need to participate, and this November's meeting is not one to miss.

Also, if you've neglected to do so, please take a moment to renew your RCA membership. One of the many things your contribution makes possible is this newsletter. The membership form can be found on page 15 of this issue. Just tear it out and send it in. It's one small way to contribute to the improvement of our neighborhood. We've past 400 renewals so far and are on track to at least match the total from last year.

A recent message I received from a neighbor questioned the usefulness of her ten dollar membership fee. Her particular concern was an abandoned house next door with high grass. I sympathize with her, but the RCA has absolutely no legal authority to enforcement housing code or other similar activities. This is the role of the County government. What we can do is help you communicate with the

*(continued on page 6)*

**RCA Telephone Number: (240)668-4722.**

**Recorded announcements of community events, 24 hours a day. Callers may leave messages.**

**Membership in the RCA is \$10.00 per year.**

The *Echo* is the official publication of the Randolph Civic Association, Inc., P.O. Box 2202, North Bethesda, Maryland 20852. The *Echo* is published 8 times a year and distributed free to all residents of Franklin Park, Hilltop Square, Montrose Park, Randolph Hills, Randolph Farms, and Westminster. Deadline for submission of articles varies; the next deadline is noted in each issue. If you would like to send an article in for consideration, please email the article to [info@randolphcivic.org](mailto:info@randolphcivic.org).

The Randolph Civic Association was formed in 1955 and incorporated in 1958. As stated in the original Articles of Incorporation, the purposes of the RCA are "to stimulate interest in all community problems and improvements that will better the general welfare of the community [and] to pay strict attention to any attempt to lessen the value of property within its borders..."

**Web site: [www.randolphcivic.org](http://www.randolphcivic.org)**



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## Neighborhood News in Brief

- **RCA-land Road Construction -- Nebel Street to be extended.** This new road will extend Nebel Street north from Randolph Road, through the existing buildings (which will be torn down), along the west side of the CSX railroad tracks, merging with the Nebel Street section in front (east) of Target, and ending at Bou Avenue. The Nebel Street Extension is projected to be completed by summer 2011.
- **Montrose Crossing Shopping Center.** The owner of the old Levitz/Sticks & Stuff furniture warehouse store is tearing it down because it's in the way of the new Nebel Street Extension. The owner plans to build two new big-box type stores: a 66,000 sq. ft. Bob's Furniture; and a 26,000 sq. ft. pet store. Overall footage is reduced 70,732 sq. ft. The existing parking lot will be reconfigured, and will feature landscaped islands of bushes and trees. These plantings will be 'aesthetically pleasing', and will assist in storm water runoff treatment.

Do you have a quick bite of news you'd like to share with the neighborhood? Please feel free to submit a few sentences to [info@randolphcivic.org](mailto:info@randolphcivic.org) by the deadlines posted on page 15 of this issue. Thank you!

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## *Christmas Caroling*

Returns to Randolph Hills! Join us for great fun for young and old!

Mark your calendar:

Mondays, December 6, 13, 20

6:30 – 8:00 p.m.

Contact Christiana Drapkin at [chdrapkin@aol.com](mailto:chdrapkin@aol.com), or at (301) 770-7940. You can join in on any or all of the above dates.

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## Around our Neighborhood: A Walk Along the Creek (Part 1 of 2)

by Christiana Drapkin

*(In our series "Around our Neighborhood" we invite you to highlight points of interest right here in and around Randolph Hills, from stores and schools, to nature spots. The Echo welcomes your contributions to this series, so pick up a pen or fire up that keyboard and send us your own stories about your personal favorites in the neighborhood.)*

My favorite outdoor spot is right here in our neighborhood, my almost daily walk along Rock Creek. Granted, there are more spectacular views to be had, from the cherry blossom promenade in Washington, DC, to the majesty of the Wyoming's Grand Tetons. But they happen to be either too far away or too short lived to sustain my need for fresh air and quiet beauty throughout the year. What makes my hike along the creek so special is the fact that I don't have to jump into a car to get there. Even on a busy day, there's hardly an excuse to not find at least twenty minutes to be alone, walk at a good pace, breathe, look and listen. Even at sunset, there's usually an hour of twilight to make a stroll past the playground and across the empty soccer field as it begins to get heavy with dew.

I love the familiarity that comes with traversing the same area through the seasons, and the small choices you can make along the way. Do I go upstream today and cross back along noisy Randolph Road, or do I add another mile and find the little bridge that gets me back via Franklin Park? Is it too muddy for the foot trail, or do I take the asphalt route? Shall I hop on the bicycle and get a workout all the way down to Knowles and back?

As our outdoors-loving dog walkers know, and as Garrison Keillor's residents of Lake Wobegon say so succinctly, "there is no bad weather, just bad clothing." Any season, and almost any weather, is okay for getting outside -- so no excuses. During our extreme summer heat I was sorely tested by this self-imposed mantra, until I found the hour around sunset to be my favorite time of day. I'll take you along on my walk right here on these pages now. You're welcome to look at the pictures I took on just such a stroll I made in late August (they are posted on the [randolphcivic.org](http://randolphcivic.org) website). I hope to inspire you to do the same; to find your personal spots of beauty and contemplation in your own favorite surroundings.

We start at the corner of Macon

Road and Ashley Drive, where the "Randolph Hills Park" sign greets us. A handful of grade-schoolers zip past me, downhill on their little Razor scooters, with their helmets strapped on and an enviable sense of balance. The parking lot by the playground is half-full. Kids are on the swings and the jungle-gym. A couple of teenagers limber up on the basketball court. Their game won't really be getting serious until dark, when the flood light throws their every move into cool light and shadow. Today there are no soccer players on the meadow -- a big family scene on summer weekends which I always love. It's not just the teams of players on the ground, but the friends and families, the moms, sisters, and sweethearts watching the game, picnicking, enjoying a relaxed social outing on one of those long Sunday afternoons. Earlier in the summer, we had some problems with garbage left behind. But after talking with one of the organizers, Ricardo, we worked things out and had most visitors pitch in at the end of the day and keep that large grassy expanse remarkably tidy after several hundred revelers had spent most of the day there.

Let's continue further down the asphalt path towards the creek and enjoy the view of the large green expanse of grass against the line of tall poplars and hardwood trees that line the bank of Rock Creek. Oftentimes, I see a softball match or some other pickup game going on. This is also a favorite spot for dog walkers in the morning, to give their pooches a good workout. It seems that it's also a nice spot for the dog owners to socialize and shoot the breeze before moving on.

*(Part two of this article will be in the December Echo along with many photos from the park.)*



*The Entrance to Randolph Hills Local Park is the beginning of the walk*



## Guest Contributors: Planning Director Rollin Stanley

### Who is going to live here? Can we pay our future bills?

*Let's cover some important points. First, do we need to grow?*

The question really is "where will the growth occur?" because we don't have a choice about growth. We will grow regardless of current public policy. So while we cannot stop it, we can plan for it. Better to be on the train than watching it pull out of the station without us.

Second point. Having 97.5 % of our residential land dedicated to single-family homes means:

1. Not much is going to change in those areas
2. Property taxes will never be increased enough on low-density development to pay for our infrastructure maintenance and upgrades.

Did you know MoCo is the seventh least dense place of the 10 metro counties? Let's think about where future growth will occur. Only 2.9% of the County land area (this does not include the incorporated areas – Gaithersburg, Rockville, etc.), is zoned for commercial, mixed use and industrial uses. That is very little for a County of 650 square miles. That 2.9% is where the growth will occur, such as

strip malls in Wheaton and White Flint. Peppered into that mix are the sites where we may see some infill development, hopefully along the main thoroughfares.

While the areas with growth potential do not add up to much land, they can be more holistic in terms of services, jobs, etc. and represent the greatest revenue potential. Those areas are where we need to attract Generation Y. Property tax assessments over the last 20 years went up as follows:

- Bethesda – \$9.8 million
- Silver Spring \$4.3 million
- Rest of the county – \$418,000

These numbers highlight how our urban centers hold the key to our future revenue growth. Couple this with the data on ages. In these areas, the change in average age of residents over a 15-year period was as follows:

- Bethesda – dropped 12.1 %
- Silver Spring – dropped 22.5 %
- Rest of the County – increased by 4.5 %

Statistics show that the Gen Y group wants urban lite locations. And the Bethesda and Silver Spring numbers highlight this trend. If we provide more opportunities in White Flint, Takoma Langley, Kensington and Wheaton for example, then we offer an alternative to DC that is more affordable, accessible and diverse.

Sixty-three percent of our seniors live in single family homes. While many seniors will choose to age in place, many others will seek condos or apartments or senior living. In my building, there are lots of seniors because everything is so close for them. But this statistic has big implications because of the future turnover of the housing market.

With family sizes trending smaller, questions arise. With homes averaging four bedrooms and 2,300 square feet, who will be able to afford to maintain much of our housing stock? Our median house price of \$460,000 is unattainable to anyone making the area median income.

And it is not just in home ownership where we are pricing ourselves beyond reach. Since 2000, the number of high-cost rental units increased from 16 percent to 51 percent. This is a serious social and economic development issue. When people cannot gain access to our service sector jobs, then we are not competitive in business.

So, if we are on track to see a drop in the number of working age adults to each senior in the County from 5.5 to 3.4 by 2030, this should be our wake-up call.

The indicators:

1. Our Gen Y graduates want to live in urban 'lite' locations.
2. The only places where we can make significant changes to generate new revenue streams is around metro stations

*(continued on page 12)*

**PLANNING ON SELLING YOUR HOME?**

**KNOW SOMEONE LOOKING TO BUY IN YOUR NEIGHBORHOOD?**

Why not choose someone who knows your neighborhood personally?

My Grandparents were original owners in Randolph Hills. They purchased their home on Topping Rd. in 1955, where I spent extensive amounts of time growing up. Sadly, it was sold in 2009 as part of my Grandmother's estate.

Put my extensive knowledge of your neighborhood to work for you! Contact me today.

**COREY GAQUIN**



3410 N. High St, Olney, MD 20832  
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## President's Message

(continued from page 2)

right people. This past Friday RCA brought a handful of senior county officials (including the Chief of Housing and Code Enforcement) to her home to address her concerns. They inspected the abandoned home and gave her an update on what they were doing to remedy the situation. The wheels of government no doubt turn slowly (especially with recent budget cuts), but they do turn. Thank you to Ken Hartman, Joe Giloley, Dan McHugh, Reginald Jetter, and Susan Scala-Demby from the County for coming out that day and spending so much time with us. I look forward to hearing your priorities on November 4th at the RCA meeting!

### DAVID S. SCHLUTZ, D.M.D.



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## Important Websites

Randolph Civic Association	<a href="http://randolphcivic.org">http://randolphcivic.org</a>
Montgomery County	<a href="http://www.montgomerycountymd.gov">www.montgomerycountymd.gov</a>
Montgomery County Parks	<a href="http://www.montgomeryparks.org">www.montgomeryparks.org</a>
Montgomery County Schools	<a href="http://www.montgomeryschoolsmd.org">www.montgomeryschoolsmd.org</a>
Washington Metro Area Transit Authority	<a href="http://www.wmata.com">www.wmata.com</a>



## Important Phone Numbers

Police: Emergency ONLY	911
Police: Non-Emergency (County-wide)	301-279-8000
Police: Non-Emergency (Rockville Station)	240-773-6070
Park Police: Emergency	301-949-3010
<i>(for Randolph Hills and Waverly-Schuylkill Parks)</i>	

Abandoned Cars (on private property)	240-777-3785
Abandoned Cars (on the street)	240-773-6411
Animal Control	240-773-5960
Building Permits	240-777-6260
Consumer Affairs and Protection	240-777-3636
Crisis Center Hotline (24 hours)	240-777-4000
Department of Natural Resources	877-463-6497

*(wildlife nuisance problems)*

Disability Services	240-777-3000
Fire Marshall (Non-Emergency)	240-777-2457
Housing Code Violations	240-777-3785

*(for calls about tall grass, broken windows, trash in yard, etc.)*

Large Item Pick-up	240-777-6410
Libraries: Locations, Accounts, Etc.	240-777-0001
Metroraail and Metrobus ( <a href="http://wmata.com">wmata.com</a> )	202-637-7000

Montgomery County Humane Society (Non-Emer)	240-773-5960
Montgomery County Humane Society (Emer)	240-773-5900
Motor Vehicle Admin ( <a href="http://mva.maryland.gov">mva.maryland.gov</a> )	800-950-1682

Parking Tickets	240-453-0113
Parks: Information & Permits	301-495-2525
PEPCO: Report Power Outages	877-737-2662

PEPCO: Emergency/Life Threatening	202-872-3432
Pollution Complaint (Dumping, Noise, Burning)	240-777-7700
Post Office: Rollins Ave, Rockville	301-231-5973

Montgomery County Public Schools K-12	301-309-6277
Rat Control Unit (Health Dept)	240-777-1245
RCA Hotline	240-668-4722

Recreation Classes	240-777-6870
Recycling Info	240-777-6410
Senior Programs (55+)	240-777-4925

Street Light Out	240-777-6000
Trash Collection	240-777-6410
Transportation (Highway Services)	240-777-7623

*(to report traffic signals out, street sign damage, potholes, graffiti, etc.)*

Tree Maintenance	240-777-6000
Voter Registration	240-777-8500
Water and Sewer (WSSC)	301-206-4001
Weeds/Rubbish Complaints	240-777-7700

*If any of these websites or phone numbers are incorrect, please email [info@randolphcivic.org](mailto:info@randolphcivic.org) or call the RCA Hotline at 240-668-4722.*



# September General Meeting Minutes

by Christiana Drapkin, Secretary

The first meeting to kick off our season started early, to allow us to host the final debate between Roger Berliner and Ilaya Hopkins, both running in the 9/14 primary elections for the District One County Council. We had a strong audience turnout, 76 attending, not only from Randolph Hills, but also from adjacent neighborhoods and further afield: Garrett Park, Luxmanor, Chevy Chase, and Silver Spring. RCA President Dan Hoffman welcomed the speakers and audience, introduced the panel members asking questions, and laid out some ground rules for the debate. During the evening, audience members were able to write their own questions to the candidates on notecards, which were collected and in condensed form posed as questions to the two candidates by the panel. The presentations by both candidates and the ensuing debates were spirited, substantive, and illuminating. The audience thanked the candidates for their time and presence, and thanked the RCA board members and volunteers for having organized such an important and timely community service.

After the debate was concluded and the two candidates departed, the actual RCA Membership meeting was called to order at 9:07 p.m. to proceed with the evening's business.

The Minutes of June 3, 2010 were approved by unanimous vote.

Treasurer's Report: RCA membership has started, and the first checks had come in. At the meeting, 5 more RCA members submitted their membership checks. We need the ongoing support of the Randolph Hills residents to continue our civic work and fund the printing of the monthly "Echo". There will be no door-to-door membership drive this year, a herculean task that was performed by a group of RCA volunteers a year ago to effectively update our membership rosters. We might hold a phone drive to remind residents to send in their dues and donations. The membership forms are also posted on the RCA website at [www.RCACivic.org](http://www.RCACivic.org)

New Business: RCA had compiled and published in the September "Echo" a Voters Guide for Primary Day on 9/14, which rated the candidates in regard to their previous actions, engagement, and vision for the upcoming legislative period, as it impacts our neighborhood, Randolph Hills. The voters guide is not an endorsement of candidates or parties. More copies of the voters guide will be handed out near the Rocking Horse polling station on Primary Day.

Membership Drive Update: John Kehoe stepped down as the membership chair. The RCA board members thanked John for his dedication and effort in his work boosting our membership and keeping our community vibrant. We are looking for a new membership chair to fill this position. We are also looking into a new software tool, "Campaign Monitor", as a replacement and upgrade

from the old Access software we've been using.

Fall Community Day: The new date is Saturday, October 2, 2010, from noon to 4 p.m. (we have the permit, rain date the following day). All neighbors are welcome, and we'll fire up the grills, have music, a PA system, games, softball, and other activities. We're looking for volunteers to help out, looking for neighborhood musicians, come one come all, bring your instruments. To volunteer, sign up for music, and help in any other way, send an email to: [info@randolphcivic.org](mailto:info@randolphcivic.org).

Community Bazaar will be held on Saturday, October 23rd.

Echo Advertising/ Outreach: We have 2/3 of last year's advertisers continue. Kendra Fletcher has done a great job with getting ads placed. Christiana Drapkin has done some outreach to merchants at the Randolph Hills Shopping Center in the wake of her article on the "Friends of the Library Bookstore". Advertising rates are a great bargain, with our targeted reach of 1,350 homes.

Old Business: Neighborhood Watch Update: David Matera who leads our Public Safety Committee continues to work hard on getting our RCA Neighborhood Watch established. He thanked the new block captains for their efforts, and hopes that more volunteers will join to make this a viable project. Residents can join, simply as "eyes-and-ears" with no formal training required. Volunteers who're enrolling in the actual patrol duties, and block captains will receive formal training, in conjunction with the police department. David Matera will publish the dates of the anticipated training sessions shortly. We continue to need many more volunteers! Maura Greengrass is taking over the coordination duties of the patrols. Please contact the Public Safety Committee at [safety@randolphcivic.org](mailto:safety@randolphcivic.org). The Committee also dispensed our eye-catching stickers and showed the magnetic car signs that will stick to the side of the cars when on patrol.

Crime Report: Matera points out that summertime is always a busy time. One rape was reported on 6/2 at 11:30 p.m. on the northern end of Randolph Hills. 5 robberies were reported; aggravated assault; 20 thefts from vehicles; one theft and resale of a vehicle; one sexual offense; and one strong-arm robbery at Parklawn.

Picnic Shelter: Matt Tifford reported on the picnic shelter design. The work will be done by the County. There is a chance that installation may happen this fall, otherwise in the spring.

Farmers Market: Christiana has not been successful in securing a location. Her latest outreach, to the Montrose Christiana Baptist Church has not yet brought any results, which closes the book on the effort to locate a farmers market at the northern end of RCA-Land at this time. The location with the strongest possibilities emerges to be the Randolph Hills Shopping Center. The next months will prove to be crucial in securing a location and getting the involvement of an experienced non-profit organization that can run a market by next spring.

(continued on page 8)



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## September Meeting Minutes

*(continued from page 7)*

Education: George Gadbois, the Chair of our Education Committee alerted us to Superintendent Wiest's plans to step down at the end of the school year. The board members that are now being voted onto the Board of Education will be the ones searching for and appointing the successive candidate for Superintendent. George urges residents to stay informed and involved.

White Flint area: the three developers of the Mid-Pike property have early site plans in the works. They will come to the next RCA Executive Board Meeting on October 7, 8 p.m., which the RCA public is welcome to attend. Nebel Street is being extended. The road project follows the railroad tracks and will go through to Target.

The meeting was adjourned at 9:50 p.m.

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## October Executive Meeting Minutes

*by Christiana Drapkin, Secretary*

1) Meeting called to order by Dan Hoffman at 8:10 p.m.

2) White Flint Early Sketch Plan Presentations: We had the well-timed opportunity to invite speakers from all three major development companies who are involved in the Mid-Pike Plaza part of the New White Flint development. They are submitting their White Flint Early Sketch Plans to the County Council on October 26, with a subsequent public hearing with opportunity for input by all.

Evan Goldman of Federal Realty, a local Real Estate Investment Trust, which owns Mid-Pike Plaza, spoke first. Their company also develops Bethesda Row, Wildwood shopping center, Rockville Town Square, and other mixed-use developments in the area. Their Mid-Pike development area is bounded by Rockville Pike to the East, Hoya Avenue to the West, Montrose Parkway to the North, and Old Georgetown Road to the South. A northern entrance to the White Flint Metro station is part of their mass transit connectivity. They envision an active, pedestrian-friendly environment that's safe, well-lit, walkable, and lively 18 hours a day. To the north, the plans show a 1-acre "community green" (twice the size of Rockville Town Square) with possibilities for a market, open-air entertainment events, and other outdoors recreation, eating and shopping. Their layout stresses the area as "distinctive, immersive, vibrant" to underscore the fact that Rockville Pike is nationally known as a retail destination, and as a magnet for corporate headquarters and top-tier brands to be located here. Rather than appearing as "anywhere USA" the developers want to increase the Pike's appeal as a destination, with 50-ft wide sidewalks, trees, kiosks, room to move around. The mix of development will be twice as much residential & office than retail: retail will be situated on the ground levels, office and residential above. Higher buildings and more office space is closer to the Pike, while residential mid-rise buildings

step down towards the West.

Such a large project will be built in phases, beginning with the lower buildings at Old Georgetown and the Pike (2010-14), while the existing shopping center is being kept open.

Depending on the economy, the second phase (starting around 2014) will bring the mid-rise buildings, replace the old shopping center, and starts to develop the green space towards Montrose. The latest phase (again, depending on the market) will fill in the rest of the high-rise buildings that are 12- or 13-stories high. Mid- and high rise buildings will be LEED certified; some may have green roofs, and a lot of parking will be underground.

Evan and the other developers are all stressing the need for the (re-)introduction of a Circulator bus which will enhance East-West connection for shoppers, residents, and commuters.

Hilary Goldfarb of ProMark Real Estate Services spoke next. All three developers are local and have long-established ties in the region. ProMark had developed in Bethesda through the 1960s, 70s, and 80s. Hilary stressed how her entire development team is local, how she herself grew up right in the vicinity, and that all the property owners of their development are local: Fitzgerald, Lake Waverly, JWW. ProMark's development lies East of Rockville Pike, is bounded by Nicholson Lane to the North, and the White Flint Mall to the South; the eastern boundary is the property with the Shoppers Food Warehouse. Again, the hallmarks of development are: accessibility, connectivity, mobility. They propose an extension of Executive Boulevard east of the Pike, alongside the existing White Flint Mall, which should reduce car traffic on Nicholson by about 30%. They also propose a pedestrian retail street to cut through from the Pike to the proposed new MARC train station. Enjoying a variety of outdoor shopping and dining, in this safe and lively pedestrian shopping street will greatly enhance the location, which will include a hotel, office buildings with an anchor tenant, and 600-1,100 residential units. The buildings come in a variety of heights, from 17- or 18- story buildings at the Pike, tapering down with the topography towards the East. Again, depending on the market, this development will proceed in phases, with a distribution of about 44% commercial (1 million square feet), 39% dwelling units (600,000 sq ft).

Tony Greenberg of The JBG Companies spoke next. JBG has done business locally for 50 years, building offices, hotels, retail and residential developments here, in Virginia, and DC. Tony himself worked first on JBG's mid-rise 300-apartment development at the Twinbrook Metro Station. Here at White Flint, the JBG development is the smallest site of the three developments, covering the 4 acres, with Executive Boulevard to the North, Rockville Pike to the East, Service Lane to the South, and Woodg-

*(continued on page 9)*



## October Meeting Minutes

(continued from page 8)

len Drive to the West. You may already have seen the brand-new, wedge-shaped high-rise tower that's being finished alongside Rockville Pike. This means, JBG's development is already partly accomplished and is slated to be completed with three more buildings: a mid-rise residential building towards the West, another mid-rise housing Whole Foods, an urban plaza, a smaller retail building, and hi-rise tower to the North. The entire project is called "North Bethesda Market" where again "connectivity, open spaces, and pedestrian-only" areas are the name of the game. The inside circle will be a "multi-mobile" (room for walking, bikes, and cars) active urban plaza suitable for different set of uses. There will be a variety of underground and street-level parking. The North Bethesda I phase consists of the residential and office properties; double-height retail bays on the ground floors and the one above. The North Bethesda II phase will be the last high-rise (about 240 ft, well below the zoned 300 ft height limit). The site design reflects the same step-down approach, with the highest buildings towards the Pike, and the lower buildings tapering off and away from the Pike. As in the other development plans, JBG stresses flexibility, being able to change slated office space into hotel or residential units, depending on future market developments.

We then opened the floor to questions:

What is the final design of Rockville Pike going to look like? We have seen sketches of the "Promenade" approach, with trees, dedicated bike lanes with curved intersection for better visibility, better pedestrian crossings, a midway conduit for either light rail or BRT, a circulator. Who is going to pay for this infrastructure? How long a stretch of Rockville Pike development are we now talking about?

The City of Rockville and Montgomery County must find a comprehensive way to look at this major arterial road, which carries 60,000 cars a day. Traffic studies have shown that a speed limit of 30 mph actually optimizes traffic flow, because it allows better timing of stop lights, and has cars drive more closely together, compared to a higher speed limit. Creating frequent left-turn lanes also improves traffic flow and reduces backup of waiting cars to 4 or 5, compared to only a few left-turn intersections with longer lines of cars waiting for a turn and blocking a through-traffic lane. Today's planners abandon the older traffic model of service lanes on each side of fast-moving traffic, which makes it harder for pedestrians to cross, and is inhospitable for the kind of human activity we're trying to welcome to the area. We are also constrained by space: 116 feet seems to be the maximum width, considering the Metro pedestrian tunnel, or the gas stations flanking Rockville Pike at Nicholson. It will be very important for us to engage the County to look at the entirety of Rockville Pike, in the newer modes of thinking to develop a successful

promenade.

Karen Helfert asked whether the new BRAC development in Bethesda ties into the Promenade design. The expansion at NIH and the Naval Hospital is a major development that came on the map after initial plans for the improvement of Rockville Pike. So this is a very big issue. By now, the entire stretch, from Bethesda, all the way up to the center of Rockville should be taken into account! Ultimately, we need to address the continuous transit all the way up to Clarksburg. The Circulator bus model is an improvement on the Metro link and should be expanded in length, because it can stop much more frequently and ease public transit access. For the same reason, plans are in the works to bring back the old White Flint shuttle bus; and we desire an East-West BRT connection along Randolph Road towards Wheaton.

Financing: Is there money now? Evan Goldman of Federal Realty stated that, as an REIT, they have their own financing and equity. They had been prudent, not over-leverage their holdings and are looking at their own healthy \$800 million credit line.

North Bethesda I financing is already in place and underway with their timeline of 18 to 24 months. Being a smaller project, they do not see their financing as a problem. One caveat, the last office building will only be started in about two years, once they've secured 50% pre-leases.

Hilary of JBG stated that the three phases of development will proceed according to market conditions and tenancy issues as well: the short-term phase to be completed by 2014/15, and then the medium- and long-term.

Our youngest audience member asked an important question about traffic safety for kids, as small children might dart into traffic from a sidewalk. Of course, it's in everyone's interest to see children, pedestrians and shoppers safe, and to have parents be vigilant, there are some features that are designed to reduce accidents. For example, the fact that the Boulevard of a newly designed Rockville Pike will have a row of parked cars, will separate the traffic flow from the sidewalk by 8 to 9 feet. Speed limits of 30mph on the Pike, and 25 pm on the side streets will help. We also have to keep in mind that in our 2,000 residential units we have a majority of senior citizens who should expect better signed crosswalks and intersections.

This concluded our White Flint Early Sketch Plan presentations and discussions. We thanked all our speakers for their comprehensive information and engagement. This was truly a unique opportunity, having all three companies at the table at the same time. Kudos to Dan Hoffman for arranging it.

We then held the rest of the RCA Executive Meeting:

3) Minutes & Treasurer's Report postponed until the next meeting.

4) Old Business:

(continued on page 10)



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## October Meeting Minutes

(continued from page 9)

Membership Renewals: We have 400 renewals so far, and we'll put a renewal form in the new Echo. Last year (after an all-out canvassing effort) we had 550 renewals out of 1,300 homes. We hope more residents will renew, and that we break the 600 mark. We might have to do some phone banking, and reach new neighbors who have moved in.

Community Day was a success, with 50-60 residents attending, 100 hot dogs consumed, and untold quantities of chili. Mark Nensel played beautifully, and so did Carlos Munhoz. The Parks Police brought two horses, which were a great hit with the children. A BIG THANK YOU goes out to Matt Tifford, to Laurel Kennedy, Chad, Dave, Brian, to Dean for taking the photos, for all their great efforts to pull off this great picnic on a picture-perfect day.

Picnic Shelter: the construction will be delayed until next September. Since our initial plans, environmental requirements have changed, and the concrete slab underneath is no longer allowed. We will now have paver stones which mitigate rain runoff. We initially had hoped for pavers rather than concrete, and now we will get them, thanks to the improved environmental guidelines.

### 5) New Business:

Quite a number of complaints have come in about PEPCO, due to the intermittent and localized power outages, sometimes on a sunny day without wind. RCA hasn't taken a position yet or written a letter, and now we're in the process of gathering suggestions from our RCA residents. We need to know: why do certain parts of the neighborhood lose power more frequently than others? One RCA member reported having about 18 incidents of loss of power in the last 3 months. How is our power grid laid out and serviced? We need PEPCO to make the power outage reports public and accessible. What are the guidelines and how are the practices of trimming branches and trees along power lines? Is it actually true, that the weakness of our power supply system is due to the trees? What other factors can be in play here? Of the county-wide "hot spots" slated for improvement by PEPCO, only Park Lawn is one of the few down-county targets. What entails undergrounding of power lines? Who bears the cost? We will invite a PEPCO representative to our next RCA General Membership meeting. In the meantime, we encourage RCA residents to compile their issues, questions, and requests. Cindy Zelaya will take the lead on this initiative, she can be reached at cins1@aol.com

Park utilization: The park fields are being used until December 1, and then they're off limits for recreational use until March 31. A question arose whether the teams playing are restricted to "youth athletics", or whether adult leagues are allowed, as is the current practice. On game days, there can still be quite some traffic obstruction along Ashley drive. But overall, parking, trash,

and changing of clothes issues have improved greatly, compared to two years ago. There have also been no vendors. We continue to monitor the situation, and appreciate the conscientious use by the participating organizers and teams.

Yahoo Email group guidelines:

Our RCA Yahoo email group is a private forum that gets moderated and managed by three RCA volunteers. The RCA Board has unanimously approved the establishment of the following guidelines:

- 1) Messages containing hateful, pornographic or derogatory speech against any person or group of persons;
- 2) Messages that may incite panic, violence, or any criminal action;
- 3) Messages with claims of a criminal incident that are not corroborated with specifics such as police report numbers and dates; or,
- 4) E-mails of a commercial nature which are either unsolicited or posted without prior consent by the RCA Board.

Meeting adjourned at 10:05 p.m.

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## scouting for Food

*Scouting's "Good Turn" to the community*

**Saturday, November 13th, 2010**

Place your non-perishable food on your porch by 9:00 AM

Boy Scout Troop 1083

Girl Scout Troop 1028

Venture Crew 1083

and

Cub Scout Pack 1081

will pick up food

between 9:00 AM and Noon

**A bag for food accompanies this ECHO**

Supported by:

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<http://www.mannafood.org/>



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## Troop 1083 News

*By Ben Pitkin, Assistant Scoutmaster*

Although Troop 1083 is active all year, the outings, activities, and service projects really kick into high gear when the school year begins. After summer break, Troop meetings resumed in early September. To date, meetings have focused on getting reacquainted and on finishing requirements needed to complete merit badges and rank advancements that were begun last spring or at summer camp.

The results of those efforts were formally recognized at the Troop's Fall Court of Honor, which took place on September 25 at Cabin John campground. Scouts compiled a very impressive array of accomplishments: 151 merit badges, 27 special awards, and 16 rank advancements, with Matt Olson and Mateo Streed each advancing two ranks since the last Court of Honor.

The Cabin John campout also gave 17 of the Troop's adult leaders an opportunity to complete the outdoor component of leader training. The BSA provides (and requires) comprehensive leader training to assure youth safety and the productive, effective operation of the Scouting program. Congratulations and thanks to the leaders who dedicated their own time to completing the three-part training.

Many of Boy Scouting's merit badges can be completed in a fairly short time, but others require a sustained long-term effort. An example of the latter is the Cycling merit badge, which takes several months to accomplish. Requirements include demonstrating knowledge of bicycle maintenance and repair, first aid and injury prevention, and traffic safety rules and laws. On separate occasions, Scouts must also complete two 10-mile rides, two 15-mile rides, and two 25-mile rides. Finally they must complete a 50-mile ride in eight hours or less. On October 10th (10/10/10!), an intrepid group of Troop 1083 scouts embarked on their 50-mile trip. Check in next month to see how it went!

The annual Scouting for Food event takes place Saturday, November 13. Please remember to leave nonperishable food donations outside your door that morning.

Troop 1083 holiday tree sales begin the weekend after Thanksgiving. Be the first on your block to buy a 1083 Christmas tree (free delivery, as always)!

If you are a boy who has finished the fifth grade you can join us. We meet Monday nights at 7:30 at Viers Mill ES, or call Scoutmaster Dave Talbott at 301-933-0048. Check out the troop web page at [www.troop1083.org](http://www.troop1083.org).

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## Venture Crew 1083 News

*By Ben Pitkin, Corresponding Secretary*

Venture Crew 1083 is entering its fourth year of operation. The Crew's youth members, now experienced with the Venturing program's goals and rewards, are providing solid, steady leadership. Plus, the Crew has more numerous and more varied activities scheduled for the coming year—activities they selected themselves—than in previous years.

About that leadership...at their first meeting of the year in September, the Crew elected new officers: Emily Grundy is Crew President, Kyle Blakely is Vice President, Adair Irish is Treasurer, Jake Blakely is Event Leader, Olivia Kibbe is Quartermaster, and John Pitkin is Webmaster.

And as for those activities...already this fall, the Crew (and adult advisors) have gathered to enjoy an afternoon of mini-putt golf (September 4 at Gaithersburg's Bohrer Park), an equestrian weekend featuring a campout at Little Bennett Regional Park with day trips for hands-on horse caretaking on Saturday and horseback riding on Sunday (September 11-12), and a day playing Laser Tag (September 19). These three events represented very different kinds of fun, but all provided about the same amount of fun. How much fun, you ask? I believe the precise technical term for that measure is: a boatload!

Activities planned for October include backpacking/hiking campout at Green Ridge State Forest in western Maryland. If you've ever been to Green Ridge, you know the scenery is spectacular even when the leaves aren't turning. If you haven't ever been there, well, you really should go. Crew 1083 will also spend an October evening at the Field of Screams haunted trail (and related attractions) in Olney.

The Crew will participate in Scouting for Food on Saturday November 13th, collecting your generous donations of nonperishable food for distribution to our neighbors in the region who do not have enough to eat. The Crew will also join with Boy Scout Troop 1083 for its annual holiday tree sale, beginning the weekend after Thanksgiving. Please stop by!

If you're a girl or boy aged 14 through 21 and you can keep up with us, why not join us? Crew 1083 is a friendly bunch, always ready to welcome new members. Upcoming Crew meetings will be October 25th, November 8th, and November 22nd (all Mondays), from 6:30–7:30 pm at Viers Mill ES. For more information, contact Crew advisor Greg Skolnik at 301-942-3755.

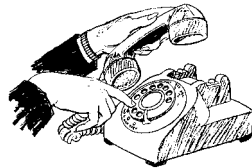


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## The RCA Hotline

240-668-4722 (4RCA)

Calls Received August 12th, 2010  
through October 11th, 2010



*General Note: The RCA gets a lot of calls about code violations (untagged cars, tall grass, etc). Please note that phone numbers for agencies that handle such matters are published on the website. You don't have to leave your name or phone number. The RCA is here to help everyone keep our neighborhood as orderly as possible, so please use these numbers. Please call the RCA as well. We appreciate knowing and learning about our community.*

08-28-10 (Sat) at 1:51pm. Not Anonymous. Caller is calling from Galena Road. Caller understands that the Echo was delivered last week. Caller did not get one. Caller's neighbor did not either. Caller wonders if Caller's street was forgotten.

09-10-10 (Fri) at 4:15pm. Anonymous. Caller is a neighbor near 47xx Red Fox Road where there are two large dogs that bark all day long every day. They are tied up out back. Caller has called and reported them to the Humane Society and it seems like when they checked, they had them do a couple of things and now they're up to standard. They've got a harness on and all. But, some days Caller notices that they kick their bucket of water over so they have no water. If Caller calls the animal people they get there too late and, by then, which is usually that evening or the next day, it's been fixed anyway. Caller has a huge complaint over tying up the dogs and letting them bark all day every day. It's annoying. It's sad for the dogs. It's irritating. If there's anything the RCA can do – Caller has called so many times and the only thing Caller can do now is file an affidavit and take them to court. Caller doesn't

want to do that out of fear of retaliations. So, Caller would very much appreciate it if you could put something in the Echo about dogs barking all day. Thank you.

09-25-10 (Sat) at 5:45pm. Not Anonymous. Caller has a comment on the plantings that were made on Boiling Brook, on both sides of the street to, in theory, make things look better. Caller would estimate that about 70% of the plants that were put out are dead and/or grown over by the natural vegetation. Caller is not really sure who made the decision on what to plant or who is supposed to take care of such plantings. Caller thinks all the rhododendrons are pretty well gone but maybe one or two. So, Caller doesn't think this effort is doing any good if in fact we have inappropriate plants and lack of maintenance of the vegetation that's overgrowing them. Just a concerned citizen letting you know that it's not working.

10-01-10 (Fri) at 2:42pm. Anonymous. Caller was looking online at the people who've reported their cars stolen on September 30/October 1. It's just the police cleaning up the streets of our derelict cars. So, if you'll look for your car at the impound lot up by the license bureau up in Gaithersburg, you'll find it there more than likely. Not stolen - towed by the police because it wasn't properly licensed, it was abandoned. Thank you, bye.

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### Guest Contributor: Rollin Stanley

(continued from page 5)

and strip malls, less than 2.9% of the County.

3. We have a huge supply of housing with more bedrooms than people.

4. Our population is aging fast and we are dropping in the number of working age people paying the bills.

Working with communities, property owners, County Council and the County Executive, a team approach has begun to set the groundwork in places like White Flint and Takoma Langley where we can address each of those indicators. And this teamwork is continuing on the next plans like Wheaton and the East County Science Corridor. Look for more holistic thinking in these plans as everyone starts thinking broadly about how to grow in the most strategic and sustainable manner.

(RCA Note: This contribution was provided and adapted by Mr. Stanley from a post on his blog. The full post along with an accompanying video is available at <http://montgomeryplanning.org/blog-director/>)



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## President's Message

by Matt Tifford

While nothing ever seems to move fast enough in neighborhood affairs, the Foundation has been chugging along at a pretty good pace this fall. We've had a quite a few interesting neighborhood signage proposals from sign companies so far. Later in the year we will present some options to the community and then we'll be ready to move forward.

Along with sponsoring the local Boy Scout and Girl Scout organizations, this year we are proud to sponsor the Viers Mill Elementary School musical production of "Pinocchio". There are 60 students participating, from grades 3 through 5, who meet twice a week to practice. In December, the students will stage two performances: one for the school community, and one for a nearby senior center.

We have also decided that Boiling Brook Parkway will be our choice for the "Adopt-a-Road" program. Hopefully, at some point in the coming months you will see signs go up with the "Randolph Civic Foundation" proudly displayed, and we'll be out there six times a year cleaning up the trash. Let us know if you'd like to help!

As a short-term solution to the messy Schuylkill Road sign area, we contracted with a local landscaping firm to do some basic cleanup and plantings there. Nothing fancy, but it looks a lot better and will buy us some time until we can get a brand new sign put in. Hope you enjoy the improved look, and keep those donations coming! The more we raise, the better and faster we can improve the sign areas.

## RCF Executive Committee for 2010-2011

### OFFICERS

#### President

Matt Tifford  
11235 Ashley Drive  
301-770-4377

#### Vice President

Lindsay Hoffman  
4602 Wilwyn Way  
301-775-9807

#### Secretary

Bob Walker  
11813 Ashley Drive  
amorworks1@aol.com

### Treasurer

Richard Zierdt  
4707 Coachway Drive  
301-881-0283

### Directors

Mike Saunders  
12107 Hunters Lane  
301-468-9268

Karen Helfert  
11429 Ashley Drive  
301-468-0236

George Gadbois  
4718 Topping Road  
301-770-5386

The Randolph Civic Foundation originated in 1996. It was formed to provide educational and charitable services to the Randolph Community.

[www.RandolphCivicFoundation.org](http://www.RandolphCivicFoundation.org) - Phone: 240-389-4723

## News from Girl Scout Troop 1028

by Jennifer Tifford

Troop 1028 has started another exciting year of scouting with 18 girls. There are 5 Daisies, 9 Brownies and 4 Juniors in Troop 1028. We love being a multi-level troop because the older girls and younger ones have a terrific time together. This year we are working on a variety of badges that will help all of the girls to grow and learn about ourselves and the world we live in.

Currently we are working on our Composing badge. We are learning how to compose in different formats, including writing, drawing, painting, and music. We are also working on a Healthy Lifestyle badge and together we're working on a Caring & Sharing badge.

Some of our troop activities this fall will include marching in the Thanksgiving Day parade in Silver Spring. Additionally, we will help out at the community clean-up day, and we'll join the Boy Scouts for the annual "Scouting for Food" drive.

Don't forget to put out a bag of canned goods on Saturday November 13. We will visit every house in Randolph Hills to gather food for the Manna Food Bank. This is a very important food drive for our area. Please don't miss out on your opportunity to make a difference and help those who really need it.

If you have any questions about our troop feel free to contact Jennifer Tifford at [tiffordband@gmail.com](mailto:tiffordband@gmail.com)

## Pro Feed Pet Nutrition Center

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# 2010-2011 RCA Membership

Please use the pre-addressed envelope provided in this edition of the Echo to return this form to:  
The Randolph Civic Association, P.O. Box 2202, North Bethesda, MD 20852

## It is important to fill out this membership form completely and clearly.

As a resident of a home within the boundaries of the Randolph Civic Association (RCA), we request that you renew your membership. Your membership dues allow us to publish the Echo, hold community meetings, beautify, protect and advocate for our community. Please fill out the following form by printing clearly:

<b>Name:</b>	
<b>Address:</b>	
<b>Phone:</b>	
<b>Email:</b>	

All email addresses and all name/contact information are kept entirely private.  
RCA does not rent, lease, sell or divulge any email addresses, names, or phone numbers.

Description	Amount
2010-2011 RCA Membership Dues	10.00
Additional RCA Donation (Supports publication of the Echo, advocacy, community events, the Neighborhood Watch and other civic improvements)	
Additional Randolph Civic Foundation (RCF) Donation (Supports activities such as youth groups, neighborhood beautification, and education - This amount is tax-deductible)	
RCF Sign and Entrance Beautification Fund (A targeted donation for improvements to our neighborhood entrances - This amount is tax-deductible)	
<b>Total:</b>	

☐ Check here if you are paying online rather than with a check

Would you be interested in helping as a volunteer?

☐ Yes, please contact me by email

☐ Yes, please contact me by phone

¿Quisiera tener mas noticias en español?

☐ ¡Sí!

### Want to donate online?

**If you would prefer to pay your membership dues or donation online, just go to [www.randolphcivic.org](http://www.randolphcivic.org) and click on 'Membership'. You will still have to mail in this form, but the money will reach us immediately. If you choose to do this, fill out the form completely, including dollar amounts, and check the box letting us know you paid online. Thank you!**

Please note: Make checks payable to the Randolph Civic Association. Please do not mail cash. If you would like us to come pick up your form or check in-person, please email [info@randolphcivic.org](mailto:info@randolphcivic.org) to schedule a pick up. The RCA will not be coming door-to-door this year, so please renew promptly. Also, the RCA no longer sells flower bulbs or participates in the Sams Club Membership program.

Have you forgotten to renew your RCA membership? New to the neighborhood? If so, please detach the membership renewal form above and mail it in to: The Randolph Civic Association, P.O. Box 2202, North Bethesda, MD 20852. Your membership dues make it possible for us to have the Echo printed and delivered to your home eight times a year! That's a great deal for only \$10! If you have already sent in your dues but your check hasn't cleared, please be patient. Because of the volume of checks, it sometimes takes us 30-45 days to get the checks log the check and deposit it. Thank you for your patience.

## CLASSIFIEDS

The Echo publishes classified ads free for RCA members, to a maximum of one ad per year per household. Additional ads may be purchased for \$5.00. The Echo makes no claims or guarantees regarding the quality of goods or services sold.

**WATERCOLOR CLASSES.** Learn to paint in nearby Garrett Park! Small, informal classes for adults. All levels welcome, including complete beginners. Held in teacher's Victorian home. Martha Seigel, MFA, the American University, 27 years experience. Call 301-946-5388.

**If you don't like raking leaves, let me do it for you!!** Lowest prices. Rake to curb or in leaf bags, your choice. Call Chris 301-770-7264.

**"Meals on Wheels Rockville" is in need of drivers and visitors daily.** The duty takes about 1.5 hours, one day a week, two days a month or an occasional substitute duty. If you can help serve the elderly, infirm, or incapacitated people in our neighborhood to have a hot meal and a cold meal delivered daily five days a week, please call Meals on Wheels at 301-340-1559 for more information or to volunteer.





## ***Randolph Hills, Randolph Farms, Franklin Park and Montrose Park Market Update...***

<u>Address...</u>	<u>List Price</u>	<u>Sold Price</u>	<u>DOM</u>	<u>Subsidy</u>	<u>Date Settled</u>
11503 Ashley Drive	\$369,900	\$374,000	46	\$10,000	11-Jun-10
11448 Schuylkill Road	\$279,900	\$245,000	0	\$0	17-Jun-10
11909 Ashley Drive	\$399,000	\$400,000	5	\$0	18-Jun-10
10908 Troy Road	\$374,500	\$365,000	186	\$4,000	30-Jun-10
11907 Ashley Drive	\$299,000	\$305,500	11	\$0	14-Jul-10
11517 Patapsco Drive	\$249,999	\$265,000	6	\$8,000	16-Jul-10
11104 Schuylkill Road	\$350,000	\$325,000	113	\$0	30-Jul-10
4706 Red Fox Road	\$250,000	\$250,000	114	\$0	16-Aug-10
4626 Creek Shore Drive	\$253,000	\$253,000	42	\$0	20-Aug-10
11203 Schuylkill Road	\$410,000	\$400,000	13	\$2,300	2-Sep-10
4711 Creek Shore Drive	\$369,900	\$365,000	17	\$5,000	3-Sep-10
4905 Macon Road	\$239,000	\$247,000	18	\$0	17-Sep-10
4803 Macon Road	\$375,000	\$360,000	37	\$12,000	8-Oct-10

*If you're thinking of selling or buying a home this year,  
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