

# NORTH FOUR CORNERS NEWS

PUBLISHED BIMONTHLY BY THE NORTHWOOD-FOUR CORNERS CIVIC ASSOCIATION ■ OCTOBER 2024

## How the CC's Attainable Housing Strategies Proposal Will Affect Us

By Sharon Canavan

The Montgomery County Planning Board has adopted—and the County Council will be considering—the Attainable Housing Strategies (AHS) report, which recommends zoning changes to increase permissible housing density. The goal of the AHS initiative is to address the county's housing shortage by increasing the options for building “more housing types in the county, particularly along the

county's growth corridors,” which includes both University Blvd. and Colesville Road.

The AHS report recommends allowing development of “small-scale” buildings in single-family neighborhoods “by-right” simply by filing a building permit and without any opportunity for public comment. “Small-scale” buildings include duplexes or triplexes with 2 to 2.5 stories.

The AHS report recommends even greater housing density in Priority Housing Districts, which it defines as areas within one mile of major public transportation (Metro, Purple Line, MARC) or within a 500-foot wide buffer strip abutting any growth corridor. Quadplexes with up to 3 stories could be developed within the 500-foot buffer zone along both Colesville Road and University Boulevard (see illustration on page 4).

Building height, setback, and lot coverage requirements for small-scale housing will remain unchanged, but will need to conform to a “Pattern Book” (yet-to-be developed by the planning agency) intended to ensure house-scale size and form, compatibility, and feasi-

## Next Meeting on Wed., 9 October

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 9 October 2024, at 7:30 p.m. ***The meeting will be held in person at Forest Knolls Elementary School as well as virtually.***

To find the access codes for the online meeting, go to the NFCCA website at [www.nfcca.org](http://www.nfcca.org); the codes will be posted the week of the meeting. Lisa Govoni will speak on the AHS report.

All residents of the Northwood-Four Corners-Forest Knolls area are invited to attend and express their views. Please note that only paid members of the NFCCA are eligible to vote. (Annual dues are \$15 per household and may be paid at the meeting or online.) ■

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### OCTOBER

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[WWW.NFCCA.ORG](http://WWW.NFCCA.ORG)

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## PRESIDENT'S MESSAGE

First, I want to thank everybody for their efforts this past year; our neighborhood volunteers, Board members, and Officers all pitched in to help make this a better community. A lot of folks stepped up to plan social activities: the chili cook-off fundraiser, National Night Out with over 200 attendees, a community yard sale, weekly casual soccer games, and bicycling events including three all-ages outings and Friday bike bus rides to school.

The NFCCA annual election for Officers and Board members takes place at our October meeting. If you are interested in becoming more engaged, offer to run yourself or nominate someone you believe can contribute their expertise. Please contact me at *president AT nfcca DOT org* or call me at 240.281.3911 if you have any questions about serving or suggestions for a nominee.

The Montgomery County Planning agency has been busy this past year working on the University Boulevard Corridor Plan (UBCP). Once the agency finalizes its UBCP recommendations, this effort will move to the end stage with consideration by the County Council. Decisions affecting housing density, public transportation, traffic flow, economic development, and environmental protection will shape our community's future, so pay attention and stay engaged.

Lisa Govoni, the speaker at our 9 October meeting, will cover the agency's Attainable Housing Strategies report, which recommends changing single-family residential zoning county-wide to allow greater density and different residential types, such as duplexes and multiplexes (tri- and quadplexes) within neighborhoods, and small- to medium-scale multifamily development near growth corridors, including our community bordered by major highways (see related story on page 1).

In October, NFCCA will also acknowledge the community spirit that Martha and Rob Silk have contributed with our NFCCA Good Neighbor award. We are shedding a tear as they leave our community after 45 years. The Silks are the quintessential good neighbors and we want to let them know their many acts of kindness have not gone unnoticed!

Finally, October marks the beginning of the next NFCCA dues cycle. Unfortunately, our membership dropped slightly last year from our all-time high of 267 the year before. NFCCA membership comes at the low, low price of \$15. See the story on the next page for easy ways to pay your dues. We also welcome voluntary donations to keep our newsletter going and fund social activities.

The five issues of the *North Four Corners News* are our main expense annually, and those costs have risen. Ad revenue helps cover only part of the printing cost, so dues are key to preserving a printed newsletter. Hosting the *nfcca*.

(CONTINUED ON PAGE 3)

## Communicate!

### NFCCA Listserv

To join:

*nfcca+subscribe@groups.io*

[add "un" to unsubscribe]

To send messages to group:

*nfcca@groups.io*

**Facebook:** [www.facebook.com/nfccamoco](http://www.facebook.com/nfccamoco)

## NFCCA Deals!

**Buy Nothing Forest Knolls/North**

**Four Corners/Woodmoor**

<https://www.facebook.com/groups/517319962826076>

**Compost Crew:** 5-gal. @ \$22, 12-gal. @ \$29, [compostcrew.com](http://compostcrew.com)

**Seasonal Roots:** Sign up @ \$25, [seasonalroots.com/nfcca](http://seasonalroots.com/nfcca)

## NORTH FOUR CORNERS NEWS

The *North Four Corners News* (formerly *Northwood News*) is published by the Northwood-Four Corners Civic Association. The NFCCA represents the 1,607 households in the area bounded by Colesville Road (Rte. 29), University Blvd. (Rte. 193), Caddington Avenue, and the Northwest Branch.

Any resident of this area is eligible to join the NFCCA. Annual dues are \$15 per household and may be paid online, at any Association meeting, or mailed to the treasurer.

The *North Four Corners News* is published five times a year—in October, December, February, April, and June. To place an ad or discuss a story, please contact the editor.

### Editor

Jacquie Bokow  
10603 Cavalier Drive  
Silver Spring, MD 20901  
301.593.8566  
*editor AT nfcca DOT org*

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[www.nfcca.org](http://www.nfcca.org)

## PRESIDENT'S MESSAGE

(CONTINUED FROM PAGE 2)

org website and room rental fees for our general meetings are two other essential expense items. We are scrutinizing expenses to cut. Now that in-person meetings are coming back, we'll drop the Zoom subscription. We are considering cuts to the cost of hosting social activities. And an important source of revenue is NFCCA's Annual Chili

Cook-off, so volunteer to participate as a Chili Master or buy tickets to taste smokin' hot chili!

The NFCCA Officers and Board, along with a fantastic group of neighborhood volunteers, are doing our part to keep expenses as low as possible. Please do your part by paying your NFCCA membership dues.

—Sharon Canavan

## How to Support the NFCCA: Dues

The Northwood-Four Corners Civic Association relies on the residents in our territory to support us in many ways—attending the events we hold, volunteering to help with events (plus sharing ideas for events you'd like us to hold), telling us details of your own events we can print in this newsletter, stepping up to serve on the Board, and, most of all, paying dues! It's only \$15 per home! Here are the myriad ways you can pay.

### Drop It In the Mail

Mail your \$15 annual dues check (payable to "NFCCA") to Treasurer Sondra Katz at 10905 Lombardy Road. Please don't mail cash.

### Take a Walk

No stamps? Hand-deliver your check or cash in the mailbox at the Treasurer's home.

### Bring It To a Meeting

At one of our meetings or events, give your dues pay-

ment to any NFCCA Board member. Either cash or check is fine!

### We'll Pick It Up

Arrange for a Board member to pick up your payment by calling *NFC News* editor Jacquie Bokow (301.593.8566—landline, so no texts). Really, how much easier can we make it?

### Pay Online

Pay online at [nfcca.org](https://nfcca.org) (you can use the QR code below). Online payments via PayPal can be made by debit card, credit card, or a transfer from a PayPal account. ■

PAY DUES HERE



## NFCCA BOARD

The Board of Directors for the Northwood-Four Corners Civic Association serves for one year and meets every month except July and August. Current officers (until October 2024) are:

### President

Sharon Canavan  
10213 Edgewood Avenue  
240.281.3911  
*president AT nfcca DOT org*

### Vice President

Jessica Boback  
10707 Edgewood Avenue  
410.207.5693  
*veep AT nfcca DOT org*

### Treasurer

Sondra Katz  
10905 Lombardy Road  
301.593.4542  
*treasurer AT nfcca DOT org*

### Secretary

Sarah Dye  
10911 Lombardy Road  
703.380.7468  
*secretary AT nfcca DOT org*

### At Large

Brandon Boback  
10707 Edgewood Avenue  
717.873.0665  
*brandon AT nfcca DOT org*

John Prochilo  
114 Southwood Avenue  
978.502.4412  
*john AT nfcca DOT org*

### Vacant

*Perhaps you'd like to get more involved in your neighborhood?*

### Immediate Past President

Mario "Ema" Perez  
10608 Margate Road  
703.400.9560  
*ipp AT nfcca DOT org*

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**[WWW.NFCCA.ORG](https://www.nfcca.org)**

# Local Housing

(CONTINUED FROM PAGE 1)

bility in the neighborhood.

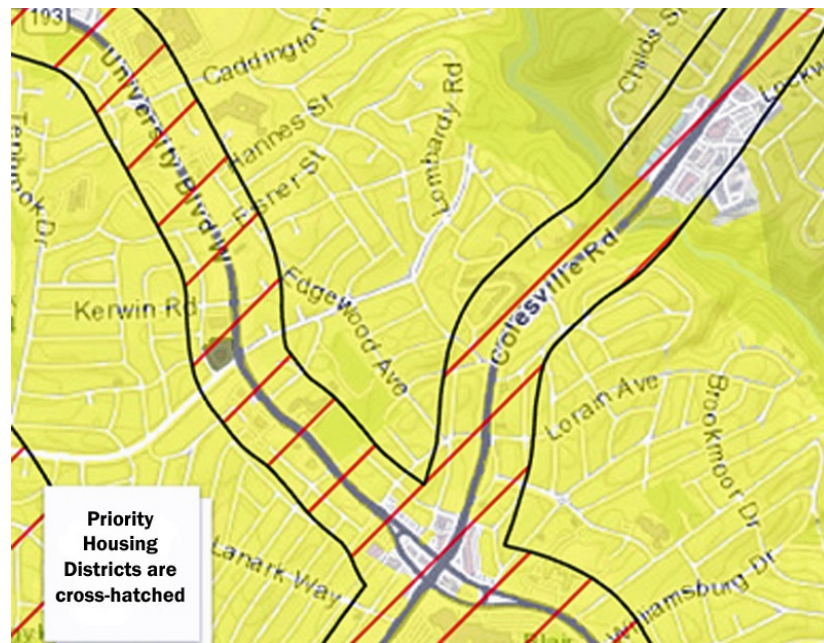
In growth corridor buffer zones, permission to develop “Medium Scale” housing with 3- to 4-story stacked flats, small apartment buildings, and small townhouses will be evaluated under an Attainable Housing Optional Method (AHOM). AHOM development applications will be reviewed under more flexible development standards, allowing increased density, reduced setbacks, and more building types in exchange for site plan review by the Planning Board.

The Planning Board also recommends using a Corridor-Focused Master Plan process to rezone properties along the county’s primary growth corridors for even higher intensity large-scale housing developments with 4 or more story mixed-use live/work buildings, stacked flats, and small apartment buildings.

## Reduced Parking Requirements

Along with allowing greater housing density, the Planning Board recommends reduced minimum parking requirements, with the steepest cuts in parking requirements slated for the Priority Housing Districts—that is, the 500-foot areas bordering University Boulevard and Colesville Road. On-street parking is already tight on many streets in the NFCCA community.

The planners believe that parking requirements add to the high cost of developing housing. As a general rule, the minimum baseline parking requirement is 2 spaces



*AHS recommends increased housing density in Priority Housing Districts, which includes University Blvd. and Colesville Rd.*

for single-family, duplexes, and townhouses. In multi-family housing, parking space requirements range from 1 to 2 spaces depending on the number of bedrooms in units. However, earlier this year the Council enacted zoning changes eliminating parking requirements for areas within a quarter mile of a Bus Rapid Transit station, such as the one in Four Corners (see story in the April 2024 issue.)

The Planning Board recommends reducing the current parking requirement by 50% of the current baseline requirements when there is on-street parking on one or both sides of the street, except in Priority Housing Districts, where required parking would be reduced by 50% in areas with no street parking and by 75% in areas where on-street parking is available. Perhaps recognizing the controversy inherent in this aspect of their recommendations, the Planning Board listed other options for calculat-

ing parking requirements, such as considering street frontage, tying requirements to number of bedrooms, counting tandem parking (two cars in a line.)

## Next Steps

A series of listening sessions in September and early October gathered public feedback. The next step will be consideration by the County Council and, once the AHS recommendations are adopted, the County Council will need to enact zoning text amendments to make changes to current zoning requirements.

In addition to the AHS recommendations that the County Council will be taking up, the University Boulevard Corridor Plan (UBCP) will be moving toward Planning Board review and Council consideration. The UBCP could include recommendations for medium- and large-scale housing density, commercial and mixed-use development, as well as traffic flow proposals. ■

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# Tree Montgomery: Free Shade Trees—Just Ask!

Although there is currently a year-long waiting list, you can request a free shade tree to be planted in your yard by the Montgomery County Department of Environmental Protection. In the meantime, make an appointment with Tree Montgomery staff, who will walk around your yard to identify potential locations to plant a shade tree and recommend species that are suitable. To find out more about how the ordering and planting process works, Tree Montgomery offers a detailed explanation on its website at <https://treemontgomery.org>.



[org/how-it-works](https://treemontgomery.org/how-it-works).

So far, the Tree Montgomery program has planted more than 3,760 shade trees throughout the county. The program is ongoing and funding is available, so you can file an application now; the County advises using the Edge browser at the following website: <https://treemontgomery.org/request-a-tree>. Alternatively, email your

name, address, and the location where you would like a tree planted to [trees@montgomerycountymd.gov](mailto:trees@montgomerycountymd.gov).

Street trees, which are planted in the right-of-way bordering a property, are managed through a different program. To request a street tree, please phone 311 or contact MC311 for the Division of Highway Services Street Tree Maintenance Program at <https://www.montgomery-countymd.gov/mc311>. ■

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## Silent Auction to Benefit Sr. Ctr.

There will be a silent auction at the Margaret Schweinhaut Senior Center, 1000 Forest Glen Road, on Monday, 14 October (Columbus or Indigenous Peoples' Day) from 11 a.m. to 2 p.m. Explore the selection of antiques and contemporary treasures, including jewelry, clothing, stylish housewares, small appliances, unique décor, crafting, linens, and books; many items are from different cultures.

Donations to the auction are welcome until Friday, 11 October, at the Center. Payments are by cash or check.

The event is organized by the Friends of Margaret Schweinhaut Senior Center (FOMSSC), a nonprofit group to raise funds for programs at the Center. ■

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## Mail Service Survey Results

After receiving neighbors' complaints about postal delivery service, NFCCA conducted a listserv poll to drill down on problem areas. One-third of the approximately thirty survey respondents answered that mail delivery is frequently or occasionally skipped by a day. Half of the survey respondents characterized the quality of service from their mail carrier as good or excellent, although one-third noted that a regular mail carrier was not assigned in their area.

The greatest concern was misdelivered mail. Over half responded that mail with a different address was delivered 1 to 5 times in the past year, while one-third responded that misdelivered mail happened more than 5 times in the past year. Several complained that a carrier did not remove misdelivered mail, leaving that task to the recipient.

Respondents also ex-

pressed concern about not receiving a letter or package that was expected. In the past year, 43% reported this problem occurring at least twice, 14% indicated a problem occurred 3 to 5 times, and 43% indicated they did not receive an expected letter at least 5 times.

Survey responses addressing temporary delivery stops were generally favorable. Three-quarters indicated that mail was held and batched mail was delivered on the dates requested. However, other respondents submitted written emails expressing their concern that when the temporary delivery stop requests were not adhered to, it potentially sends a signal to criminals that the homeowners are away.

NFCCA summarized the survey results in a letter to the U.S. Postal Service and our U.S. Senators and Representatives. ■

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SCAN ME

## Fall Activities

### Hallowheel All-Ages Bike Ride

Meet at North Four Corners Local Park for the ever-popular **Hallowheel All-Ages Bike Ride** on **Sunday, 27 October**, at 10 a.m. The ride is an easy four-mile ride to Sligo Creek Parkway and back. Costumes encouraged!

### Halloween Parade

The starting flag for the **NFCCA Halloween Parade** will drop at 4 p.m. on **Sunday, 27 October**. Assemble by 4 p.m. at 10608 Margate Road and we will all strut our costumed stuff down to Lockridge and back. Bring treats to share and party on afterwards. The popular Pumpkin Race and the firepit and s'mores are back! Festivities go until 7 p.m.

Questions about either Halloween event? Contact Ema at 703.400.9560.

### Holiday Social

Get into the holiday spirit at the **NFCCA Winter Wonderland Holiday Social** at 7:30 p.m. on **Wednesday, 11 December**, at the Forest Knolls Elementary school auditorium (10830 Eastwood Avenue). Come meet and mingle with your neighbors! In the giving spirit of the holiday season, there will be a Food Collection Box for Silver Spring-based Manna Food Center.

There will be activities for kids, music, seasonal cookies, and a holiday market with vendors selling their arts and crafts. Sign up to show your wares at the holiday market for a nominal fee of \$10 (contact *president AT nfcca DOT org* for further details). ■

## You Get Time Off to Vote ... Maybe

The Presidential Election is on Tuesday, 5 November 2024, and our polling place is Forest Knolls Elementary School. The polls are open from 7:00 a.m. until 8:00 p.m.

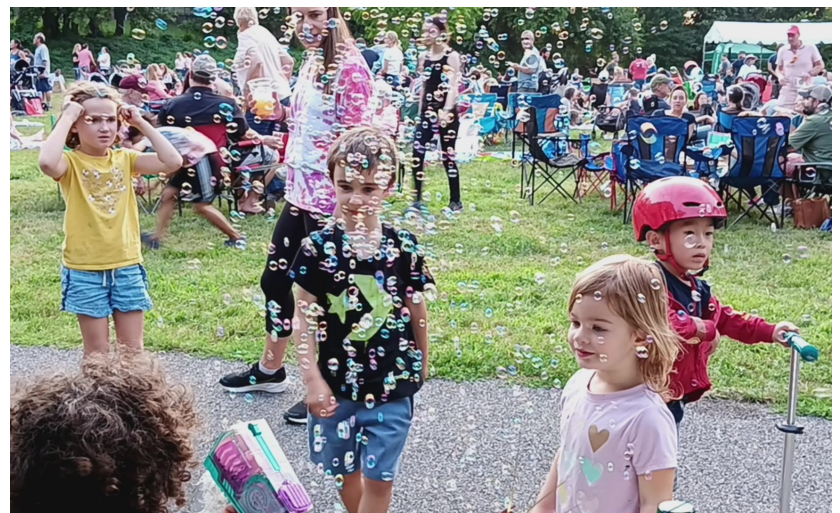
By the way, if you are at work all thirteen of those hours—not a usual occurrence, I'll admit—or do not have two continuous off-duty hours during the time that the polls are open, then your employer is required to give you paid leave for up to two hours

to cast a ballot. It's Maryland law [Md. Election Law Code § 10-315]! However, you'll have to furnish your employer with proof that you voted; you can request a form from a poll worker (which they should sign) which will prove you went to your local polling place to vote.

Go to <https://elections.maryland.gov> to register to vote, look up or update your voter information, or request a ballot. ■

## September's 'Acoustics and Ale'

Hundreds attended the 13 September event at NFC Local Park.



I'm Deren Blessman, here with Kobe and Bader.  
We walk this neighborhood daily and also live here!

As Realtors, my wife and I study the market regularly for our real estate business  
and to monitor the values of our own home on Malta Lane.

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**Jeni | VA | 571-437-5656 | jblessman@kw.com**



**SEE YOU IN THE NEIGHBORHOOD!**

# National Night Out 2024 Was a Huge Success

*By Julie Whitcomb, Co-organizer of NNO 2024*

Wow! Over 200 adults and children joined their neighbors for National Night Out (NNO). Thank you, neighbors, for coming to NNO 2024 hosted by NFCCA at Forest Knolls Pool.

We hope everyone had a great time swimming, enjoying free snow cones, chatting with friends, meeting new neighbors, listening to the band, getting tattoos, mingling with police officers, and being outdoors on a beautiful, hot summer evening!

Special thanks to Jen Ritchotte, FKP President; Melissa Snyder, FKP Secretary; and FKP Board Members Lisa King Cull and Kasha Hayes for all their help. Lots of thanks to the terrific lifeguards who worked during the NNO event; Alex Scott, Peter Coccaro, Quinn Hayes, Sam Miller, and Vickie Vaughan were professional, helpful, friendly, and awesome!

A big thank you to Walter Medrano, who donated use of his sno-cone machine. We all got to enjoy delicious sno-cones thanks to Walter.

Thanks to the band, Philip and the Flatheads, for their terrific tunes, back at NNO for a third year by popular demand.

Thanks to Caitlin Thomas for arranging the Little Lady Grill food truck, and to Glenda and Mo for grilling their delicious Latin Fusion platters and sandwiches.

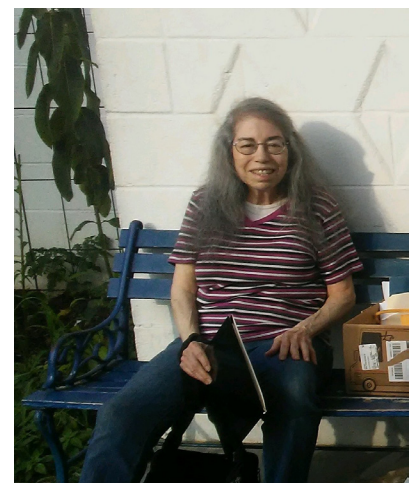
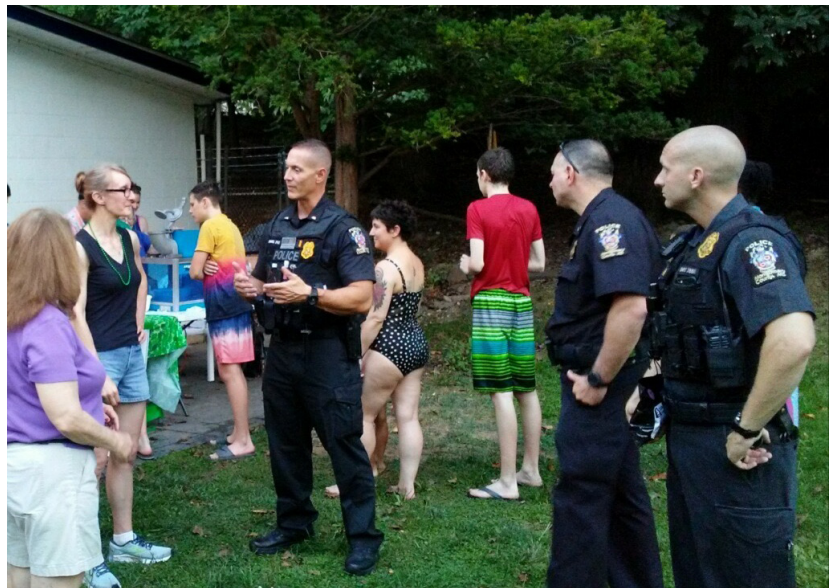
Thanks to Representative Charlotte Crutchfield for stopping by to say hello.

Thank you to the friendly police officers from the 3rd and 4th Districts who came to NNO, posed for photos, and talked with the kids.

Special thanks to Sharon Canavan, co-organizer of NNO 2024 and "Sno-Cone Lady," for all her hard work. Many thanks to Ema Perez,

Jessica Boback, Sondra Katz, Sarah Dye, John Prochilo, Linda Perlman, and Brandon Boback for all their help before and during NNO.

The biggest thanks go to you, all the wonderful people in our great community. See you around the neighborhood! ■



Photos by NFCCA Board Members

## FKES Needs Your Support

By Frances Spiegel

All neighbors are invited to become members of the Forest Knolls Elementary School PTA regardless of whether or not you have a student at the school. Forest Knolls ES is a neighborhood resource for all. The playgrounds are available during nonschool hours and the Forest Knolls PTA puts on awesome family events throughout the year to which all are welcome, even if your kids go to a different school.

The Forest Knolls PTA especially encourages future Forest Knolls parents to join. It is just \$15 to join the PTA as a community member, which goes to support the PTA's community programs, teacher

appreciation, mini-grants, and more! Mark your calendar for these great events:

**October 10, 6:30-8:00 p.m.**  
Hispanic Heritage Celebration

**October 25, 6:30 p.m.**  
Outdoor Movie Night

**January 30, 6:30 p.m.**  
Lunar New Year Celebration

**February 27, 6:30 p.m.**  
Black History Month Celebration

**March 27, 6:30 p.m.**  
This is How We Do It (A Celebration of Cultures)

Go to [fkespta.org](https://fkespta.org) to join the Forest Knolls PTA. Thank you for supporting your neighborhood school! ■

## This Issue's Pix



*Diane Janesko (Eastwood Avenue) shared with the neighborhood listserv this chilly photo of the morning fog billowing from the Northwest Branch on 25 January.*

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Your neighborhood real estate agent,  
*Sarah Dye*

703-380-7468 (m) | 240-497-1700 (o) | [Sarah.Dye@LongandFoster.com](mailto:Sarah.Dye@LongandFoster.com)



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