



# NORTHWOOD NEWS

PUBLISHED BIMONTHLY BY THE NORTHWOOD-FOUR CORNERS CIVIC ASSOCIATION ■ DECEMBER 2003

## Burnt Mills in 'Final Negotiations' with Trader Joe's

By Jacquie Bokow

It just *looks* as if nothing's happening at the property at 10715 Colesville Road (the long-vacant furniture store on the east side of the road north of the Northwest Branch) where the Burnt Mills Shopping Center is supposed to be built, but progress is being made. Marc Solomon, a co-owner of property manager Finmarc Management (Bethesda, Md.), confirmed that Trader Joe's will probably be the flagship store of the 32,000-square-foot shopping

center to be built there.

"No tenants have been signed, but we're in final negotiations with Trader Joe's and a coffee shop," said Solomon.

When questioned, Solomon admitted that the coffee shop is Starbucks. Apparently, the Starbucks store in Woodmoor is so busy, the company feels it can open another location close by. A coffee shop is definitely in Finmarc's plans for the property; if Starbucks doesn't work out, they will look to Caribou Coffee or some other local chain.

Solomon also mentioned Finmarc was in preliminary negotiations with a "nice restaurant" which is not yet signed, and, "potentially, a photo store." A stoplight will be erected on Route 29 at the southern entrance to the property next to the gas station.

Solomon said his company "would like to hear suggestions" about what stores the community would like to have on the property. It is due to NFCCA input that a Trader Joe's may be signed, and Solomon knows our informal poll also requested an ice cream parlor. If you would like to add your input as to

what businesses you would like to see at the Burnt Mills Shopping Center, please call Jacquie Bokow, 301.593.8566, and she will pass them on to Finmarc.

We still have time to influence Finmarc's direction. "We plan to break ground this spring and open in the fall," Solomon said.

By the way, both Solomon and co-owner David Fink are local boys. Solomon grew up on Irwin Street, graduating from the Northwood class of 1974, and Fink's parents are still in the neighborhood. ■

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Nontoxic construction materials, energy efficiency, and salvage lead the day.

## Next Meeting on December 10

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 10 December 2003 at 7:30 p.m. at the North Four Corners Rec Center. The Rec Center is located at the end of Southwood Rd., just off Edgewood Drive.

All residents of the Northwood-Four Corners area are invited to attend and express their views. Please note that only paid members of the NFCCA are eligible to vote. (Dues of \$10 per household may be paid at the meeting.) ■

## PRESIDENT'S MESSAGE

For the past year it has been my pleasure to serve as your President. With a considerable degree of regret, I now feel it is time to take your leave and pass the baton to a successor. In closing, I would like to thank those who have made this past year an enriching one.

To Charlie Pritchard, thank you for being a model community activist. You are truly an inspiration and a major motivating force in this community.

To my predecessor, Ken Hawkins, thank you for showing me how to run the organization at a time when I did not have a clue.

To Maggie Hawkins, thank you for not letting me forget that we have a budget.

To Carol Barth and Jim Zepp, thank you for keeping our collective noses to the grindstone on environmental concerns.

To Heather and Matt Maurano, thank you for your youthful energy to keep us going when we get discouraged.

To Jacquie Bokow, thank you for the terrific newsletter.

To everyone else who has made my tenure such a rewarding experience (you know who you are), thank you for your efforts.

God bless you all.

—Vince Jankoski

[Vince will be leaving our neighborhood. Anyone interested in running for president should attend the 10 December meeting. —Ed.]

## Park Update

By Jim Zepp

The NFCCA's adoption of the Alternative C facilities design for the six-acre addition to the North Four Corners Park at the annual meeting in October was communicated to the Montgomery County Parks Department planning staff. We will be seeking the support of the civic associations in the surrounding communities as well as presenting our proposed alternative to other public officials.

For more information on this issue or to help with this effort, you can contact Carole Barth at 301.593.7863 or [cbarth@mindspring.com](mailto:cbarth@mindspring.com). ■

## NORTHWOOD NEWS

*Northwood News* is published by the Northwood-Four Corners Civic Association. The NFCCA represents the 1,485 households in the area bounded by Colesville Rd. (Rte. 29), University Blvd. (Rte. 193), Caddington Ave., and the Northwest Branch.

Any resident of this area is eligible to join the NFCCA. Annual dues are \$10 per household and may be paid at any Association meeting or mailed to the treasurer.

*Northwood 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

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## Volunteer Fire, Rescue Services

By Charlie Pritchard

An issue raised at the latest meeting of the Executive Board of our civic association is the future of volunteer fire and rescue services in our county. Bill 3603 has been introduced in the County Council calling for the virtual abolition of county-based volunteer fire and rescue companies and their integration into the overall Montgomery County Fire and Rescue Service under a single chief.

Much of the rationale for the bill is the aftermath of the 9/11 terrorist attacks on the Pentagon and World Trade Center in New York. The bill proponents argue that a uni-

fied single command structure is needed. This bill, however, is being strongly resisted by many of the volunteer units. The volunteers argue that local units are well motivated to serve their own communities, know the local terrain, and provide significant tax payer savings since the units own their own stations and finance purchase and maintenance of their own equipment (fire engines, etc.). Our civic association has not yet taken a position on the issue but recognizes that its effects are not totally predictable.

The bill comes up for a vote on 18 November. ■

# Neighbors of the Northwest Branch

By *Charlie Pritchard*

Montgomery County has benefited from the existence of several nonprofit environmental organizations that augment and cooperate with the Maryland State and Montgomery County Departments of Environmental Protection. Examples include the Friends of Sligo Creek, Eyes of Paint Branch, and the Anacostia Watershed Society. These organizations save county taxpayers significant amounts of money by conducting volunteer programs to rid our stream valley parks of invasive alien plants, clean up trash, carry out reforestation, and do monitoring work on water and air quality in our park systems.

With the encouragement of the National Capital Council of Governments, a similar group dedicated to the Northwest Branch Stream Valley Park, which we share with Prince George's County,

is being formed. Known as the Neighbors of Northwest Branch, it will depend on volunteers to perform its support missions. We will report on the structure and mission of the new group after it is formally established. Further information can be obtained by calling Charles Pritchard on 301-593-1781.

One of the first events planned for the new organization is a stream walk of segments of the park on 22 November 2003, starting at 9:00 a.m. at the West Burnt Mills Park on Colesville Road (Route 29) just north of the Burnt Mills dam and bridge to view the "Great Gorge of the Anacostia" and then cross over to the east side of Colesville Road to walk on the newly designated "Rachel Carson" loop trail on both sides of the Northwest Branch. The complete Rachel Carson trail is six miles long, taking in natural surface trails on both sides of the Branch and connected by the Burnt Mills bridge at Rte. 29 and a maintenance bridge near the present terminus of the trail opposite the equestrian stable of Wheaton Regional Park on Kemp Mill Drive. The stream walk will not attempt the full six-mile circuit.

MNCPPC has plans to extend the Northwest Trail north to reach Patuxent State Park and join the Greenway Trail of Seneca State Park, which extends to Riley's Lock on the C&O Canal, providing an overall nature trail some 90 to 100 miles long, connecting the Potomac and Anacostia rivers. ■

## NFCCA BOARD

The Board of Directors for the Northwood-Four Corners Civic Association meets five times a year, in October, December, February, April, and June. All Board meetings are open to the public.

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## Upcoming NFCCA Meetings

Please mark these dates on your calendar for the next cycle of meetings of the Northwood-Four Corners Civic Association:

**10 December 2003**

**11 February 2004**

**14 April 2004**

**9 June 2004**

## Northwood Real Estate Market Report



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### Greater Northwood Settled Properties

September 1, 2003-November 15, 2003

Address	Sold Price	Style	BR	BA	DOM
10608 GLENWILD RD	\$427,500	Rambler	5	2/1	9
311 PINWOOD AVE	\$415,000	Colonial	4	2/1	9
10804 LOMBARDY RD	\$366,108	Bilevel	3	2	3
417 BELTON RD	\$327,500	Rambler	3	2	7
1122 CADDINGTON AVE	\$310,000	Split Level	4	1/1	6
703 UNIV. BLVD W	\$306,000	Split Level	5	2/1	29
901 CADDINGTON AVE	\$300,000	Split Level	4	2/1	55
11209 LOMBARDY RD	\$300,000	Rambler	4	3	7
209 THISTLE DR	\$300,000	Split Level	4	2	29
402 KERWIN RD	\$280,000	Rambler	3	2	8
111 HANNES ST	\$275,000	Rambler	4	2	2
10615 EASTWOOD AVE	\$275,000	Cape Cod	3	1	12
419 BELTON RD	\$269,900	Rambler	6	2	110

### Silver Spring Subdivision Sales

(September 1, 2003 – November 15, 2003)

(DOM - Days on Market from List Date to Contract Date)

SUBDIVISION	# Units Settled	Avg. Sale Price	Avg. DOM
AMERICANA FINMARK	3	\$175,167	4
ARCOLA	2	\$372,500	81
BALLANTRAE	2	\$286,938	33
BURNT MILLS	10	\$252,390	26
CONN AVE ESTATES	31	\$257,490	33
CONN AVE PARK	17	\$295,082	33
DUMONT OAKS	5	\$361,760	41
FAIRWAY	16	\$221,900	27
FAIRWAYS	9	\$151,944	29
FOREST ESTATES	4	\$326,263	10
<b>FOREST KNOLLS</b>	<b>2</b>	<b>\$305,000</b>	<b>31</b>
INDIAN SPRING	9	\$352,889	46
KEMP MILL	13	\$342,573	26
LAYHILL SOUTH	2	\$389,975	12
LAYHILL VIEW	3	\$448,967	22
LEISURE WORLD	3	\$189,048	52
LONGMEAD	6	\$164,667	11
MCDONALD KNOLLS	2	\$353,500	4
NORTH WOODSIDE	2	\$480,000	15
<b>NORTHWOOD</b>	<b>11</b>	<b>\$322,001</b>	<b>20</b>
ORANGES	1	\$370,900	39
ROSEWOOD	1	\$307,000	3
ROSSMOOR LEISURE	45	\$193,875	24
SLIGO PARK	10	\$368,398	28
SPRINGBROOK FOREST	1	\$770,000	224
TAKOMA PARK	2	\$367,500	74
TIVOLI	17	\$336,765	11
UNIVERSITY TOWERS	10	\$150,890	16
VEIRS MILL	16	\$240,994	27
WESTCHESTER	2	\$180,000	28
WHEATON HILLS	10	\$271,060	35
WOODMOOR	9	\$374,722	30
WOODSIDE	23	\$405,107	15
WOODSIDE FOREST	3	\$377,333	45
WOODSIDE PARK	4	\$464,738	9

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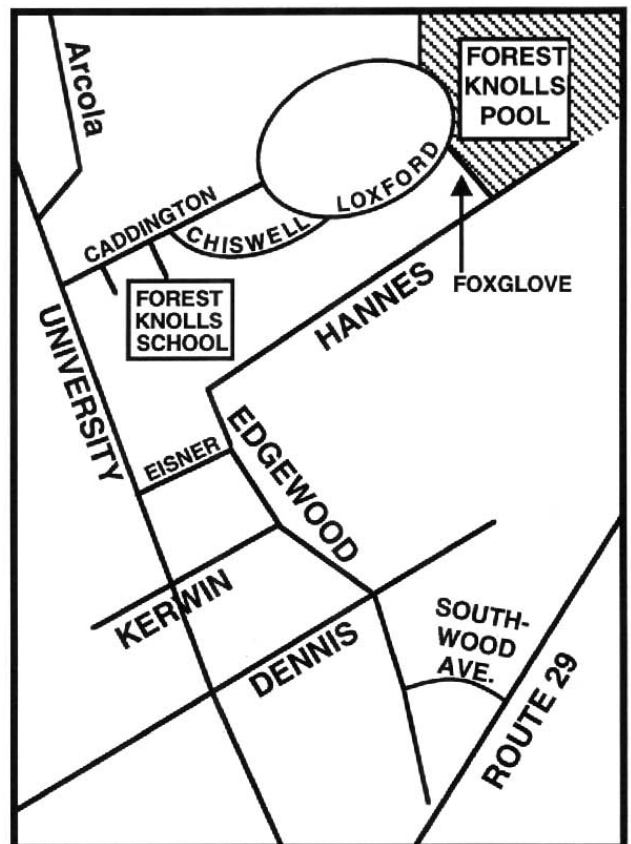
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# 'Green Construction' at Northwood High School

By Charlie Pritchard

The Northwood-Four Corners Civic Association has a long history of concern over Northwood High School. We were concerned when Montgomery County Public Schools decided to close the high school in the late 1980s as part of the program to create a new Blair High School in the down county. The future role of the Northwood facility and property was questioned at that time. There were rumors that it would be sold and razed to make room for an apartment complex. Another suggestion was that the facility would become an "incubator" for various commercial enterprises. Finally, MCPS decided to use Northwood

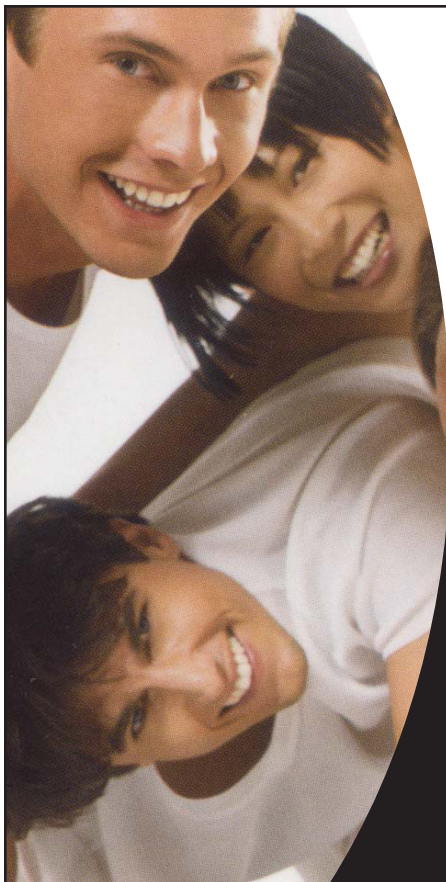
as a "holding school," that is, a temporary home for the student bodies of other high schools slated for significant renovation. This function has been completed.

An increase in student population, combined with an ailing local economy and reduced tax base, has led MCPS to plan reuse of Northwood as part of the "down county consortium" of high schools. Concerns still exist in the communities that made up the original Northwood cluster on the suitability of the Northwood facility, which was originally closed because of its age and deterioration. A full renovation of Northwood has not been considered because of budgetary shortages. The

key words here are "reopening" and "additions."

Stepping up to the problem of suitability has been a team of three residents of the down county: Leah V. Hapgood, Edward Murtagh, and Kathleen Michels. All have experience in facility suitability design and construction, particularly LEED [Leadership in Environmental and Energy Design]. LEED involves the application of guidelines in construction that provide high standards of air and lighting qualities, use of nontoxic construction materials, mitigation of storm water runoff, use of efficient electrical and electronic appliances, and salvage of dispos-

*(continued on page 7)*



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## Dues Update: 50 Households Have Joined So Far

*By Margaret Hawkins*

Thanks to all in the neighborhood who have paid their dues this year. To date, 50 households (out of 1,485) have now paid their dues for this fiscal year. This brings us closer to our goal of seeing 10 percent of households pay dues (148 households total with the recent expansion).

Four households from the new expansion area have paid their dues, with the 46 remaining households falling within the original NFCCA boundaries. In the next issue of our newsletter, we will provide a street-by-street breakdown of the number of dues paying households.

Dues are \$10 per house-

hold and are good for one fiscal year (this year, October 2003 through September 2004). Please send cash or checks payable to the "NFC-CA" to Margaret Hawkins, NFCCA Treasurer, 10205 Lo-

rain Ave., Silver Spring, MD 20901. Dues are deposited once or twice a month. ■

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## 'Green Construction' at NHS

*(continued from page 6)*  
able trash. All of this requires extra money in initial construction costs but pays off in longer life of the facility and reduced costs in operation.

The team advises MCPS and an architectural firm on LEED application, provides public input, and was recently honored by the Civic Federation of Montgomery County by awards based on

their uncompensated cooperation. The recommendations for the awards originated in our community, which is a member of the Federation. It is interesting to note that the reopened Northwood High School will be the home of an "Environmental Academy," which will provide academic preparation for careers in environmental science and management. ■

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