



Join Us --

NEXT MEETING:
Wed. May 26, 2010
7:30 – 9:00 p.m.,
at the
Silver Spring Library

AGENDA

- Election of SOECA Officers
- Sale and Development of Chelsea School property
- SS Library property

Business Meeting:

- Old Business:
- Approval of Minutes
- Treasurers Report
- New Business

Adjourn by 9:30 p.m.

Next SOECA Meeting:
September 2010
Date to be announced.

SOECA Officers:
President: Mark Gabriele
1st VP: Kathleen Samiy
2nd VP: Jonathan Jay
Secretary: Jean Cavanaugh
Treasurer: Bill Kaupert

SEVEN OAKS –EVANSWOOD CITIZENS ASSOCIATION

of Silver Spring, Maryland

May 2010

Last meeting of the Season

Election of SOECA Officers
7:30 pm, Wednesday, May 26, 2010
See Page 5 for candidate list.

Chelsea School to Develop Property

We will continue discussion May 26 on development of SOECA property with presentations and Q&A from EYA, Chelsea School president, and community members.

TWO WAYS TO JOIN SOECA'S LISTSERV:

(1) Via email

- Send an e-mail to: soeca-subscribe@yahogroups.com with the word "subscribe" in the subject line.
- The ListServ moderator will email you asking for your name and address by response email, adding you after you respond.
- You will then receive a confirmation e-mail from "Yahoo Groups."

(2) Via Yahoo Groups at <http://groups.yahoo.com/> (if you already have or set up)

- Find SOECA and click "Join this Group."
- Fill in the form, including the email address you wish to use, adding a comment about yourself and why you would like to join the group. Click on "Join."
- The ListServ moderator will email you asking for your name and address by a personal response email adding you after you respond.
- You will then receive a confirmation e-mail from "Yahoo Groups."

Post messages to the community by sending an e-mail to:

soeca@egroups.com or soeca@yahogroups.com

SOECA Meeting Minutes April 20, 2010

Meeting was called to order by Mark Gabriele at 7:40 p.m.

Silver Spring Library

Friends of the Library Bob representative discussed the new Silver Spring Library, its location and access issues. The new library will be at the corner of Wayne Ave. and Fenton St. The County has already purchased the land, selected the design and is ready to go. The new library is three times larger than the current library, which is the third busiest but smallest facility in the county. The new library includes a disabilities resource center.

The library will occupy the 3rd through 5th floors of a six story building. The Purple Line is supposed come across a corner of the library, which creates access and parking challenges. Pyramid Atlantic Art Center will occupy the first two floors. There is no on site parking, but patrons can use the parking garage across the street, and utilize five ADA compliant spaces if necessary. Various elements of the County are discussing whether to allow a bridge from the parking garage across Wayne to the library. Such a bridge is currently prohibited in the County's development plan. Ultimately, the parking garage and bridge will save the County millions of dollars, as they won't have to build an underground parking garage in the bedrock under the new library. The bridge will cost \$745K; creating five new ADA parking spaces will cost \$3.5 million, if under the library.

Friends of the Library asks SOECA to support building the bridge between the garage and the new library. FOL asked for SOECA support to build the bridge. Those present gave a unanimous show of consent to support SOECA Board contacting County Councilmember Valerie Ervin to express the community's support.

Silver Spring Library Parcels

The current Silver Spring Library occupies two parcels. SOECA member David Friedman proposes passing a resolution to send to County authorities community support for transforming these parcels into recreational use space.

It was pointed out that SOECA worked extensively with the County to modify the traffic plan to prevent cut through traffic on Ellsworth Ave from Dale Dr. A modification of the traffic configuration at the library entrance has not worked; the gate is not functioning and signs have disappeared; there is cut through traffic. It was suggested to include a reminder in the resolution that access to downtown Silver Spring via Ellsworth will be closed again.

There was a discussion about replacing green space lost from Civic Center property and "non-organized" versus "organized" activities in the language of the resolution. Apparently Councilmember Valerie Ervin has indicated the County will not keep the current SS library parcels, and the decision on what will become of these two land parcels will be announced soon. It is important to get SOECA's preference on the record, even if the County has already made up its mind.

After further discussion, all present unanimously agreed to adopt the following resolution with changes as recommended, as written below.

The Seven Oaks-Evanswood Citizens Association (SOECA) is in favor of the following happening with respect to reuse of the parcels containing the current Silver Spring Library and parking lot behind it (both in Parcel P959) and the overflow parking lot next to the Library (Parcel P933) when the new Silver Spring Library is built at Wayne Avenue and Fenton Street:

SOECA asks that the Library building (Parcel P959) remain as a public building to be reused as a community building for the use of

residents through Silver Spring, with possible uses being for youth and senior activities. We are concerned that the community would be deprived of a valuable human resource oriented asset if the County does not retain that parcel for County uses but sells it to private developers. We ask that the parking lot behind the Library, also part of that parcel, be reconfigured so as to yield additional parking to satisfy the needs of those using the building and to facilitate what we are proposing below for the overflow parking lot next to the Library.

We urge that the overflow parking lot parcel next to the Library (Parcel P933) be deemed parkland and transferred to MNCPP and added to Ellsworth Urban Park. Our inspection of the tax document for that property suggests that parkland was the original intention for that property. This new part of the park could be a field for all of Silver Spring to use for a variety of activities and go a long way toward meeting the increasing need in Silver Spring for green space.

Update: Purple Line Station at Dale & Wayne:

Background: The Governor announced locally preferred alternative for the Purple Line last August. The following day, Mark Gabriele, Alan Bowser (ESS) and a few others received a note from Maryland Transportation Authority (MTA) Mike Madden regarding working with community on Purple Line implementation. A month later, civic associations found out that MTA had completed a study of a fixed station at Dale Dr. without talking to the community or civic associations. Mark Gabriele met with MTA Secretary Beverly Swain-Daly in January and presented her with list of concerns regarding the Dale Dr. station study and inaccurate, questionable points in the study, including the environmental impact statement and rider estimates.

MTA's Mr. Kay followed up on Mark's concerns, and responded with a letter in later March saying the MTA continues to favor building a fixed station at Dale and Wayne during the initial construction phase of the PL.

This station would be elevated about 12" from the roadbed in the center of Dale Dr near Wayne Ave. The area around the station will be subject to favorable consideration for rezoning to high density based on County's smart growth principles. There are many questions to be worked out, including how this affects the school parking lot.

Chelsea Property: Potential Sale & Development

The owners of Chelsea School have decided to sell the property and move to Prince George's County. They have been speaking with EYA developers (<http://www.eya.com/>) the President of EYA, Bob Youngentob, a vice president and their zoning attorney spoke to the community about their plans.

Chelsea has occupied their property since 1990 and purchased it in 2001. It is a special needs school for about 90 students. The student population has shifted dramatically over the years. Most students now are from PG County and the District. In general, these jurisdictions pay Chelsea to teach their special needs students.

Chelsea school has a special exception to accommodate 200 students. The property could accommodate more than 400 students, if it were able to obtain additional special exceptions. Schools that have religious affiliation don't need a special exception to have a large number of students.

Chelsea approached developer EYA to see if they would be interested in buying the property. EYA has a good reputation in Montgomery County. They have been in business for 17 years. They are specialists in urban and green development. They have developed 3,000 homes in the Washington area in 35 different communities. Their tag line is "Life is within walking distance."

EYA developed the National Park Seminary, townhouses on Cameron and Second St in Silver Spring, and Clarendon Park among others. They don't use "cookie cutter" designs.

They try to find compatible architecture that goes with the neighborhood.

EYA would demolish the non-historic structures on the Chelsea property. They would give the Riggs Thompson house breathing room and free up new green space, providing passive recreation, benches, walkways. They discussed various options for additional green space in the community.

If re-zoned from R60 (single family) to RT15 (townhouses), EYA could put 15 townhouses per acre on the property for a total of 75 townhouses at a price point of \$600K to \$800K, fee simple. The topography is difficult to work with; townhouses would be of different heights but 2 ½ to 3 stories tall. They would have garages and streets wide enough for parking. EYA envisions three potential access points: Opposite existing library entrance (EYA would work with community and county to limit traffic in and out of neighborhood); Springvale Road; and existing driveway by the Riggs Thompson house. This would not be a gated community. Residents would pay an association fee to maintain streets and common property.

Questions: What is the setback? 20 feet from road. What about the trees? Many may have to come down. Will there be community green space? EYA will consider. How will the historic house be used? It has to be self sustaining so could be used as office space, possibly as moderately priced dwelling units; EYA has already met with historic preservation experts at County Park and Planning, will have about one acre setback.

Process and timing. EYA needs to discuss issues including traffic, scale and architectural compatibility, environmental concerns, construction impact, and timing.

Chelsea plans to operate the school through the spring of 2012. EYA, once they decide to move forward, must work their way through rezoning and approval processes, site plans should be filed with the Planning Department by the end of the summer. Construction could

hypothetically start mid to late 2012 and last two years. EYA will control the construction impact with strict language in subcontracting agreements, parking, work hours, storing materials, etc.

There was a suggestion to form smaller meetings with representatives of SOECA and as well as close by neighbors. People interested should send their contact information to SOECA_board@gmail.com.

For questions, feel free to contact EYA: bob@eya.com

Business meeting

There was a correction of the minutes from the 2/28/2010 meeting: as of 2/28 we had \$2,222.65 in our CD account. The minutes were unanimously approved with correction. Treasurer's report. Checking account: \$5,480. CD: \$2222.65 as of 2/28/2010. Maturity 5/21/2010. Interest rate.1%. One new household: Jane Fowler and Anne Stineley on Caroline Ave. 32 households renewed memberships since March 4. The Treasurer's Report was unanimously accepted.

New Business. Elections of new officers. May 26. Jonathan Jay is on the nominating committee along with Kathy Hilton Russo. There was a comment made on the April 2010 newsletter where the headline "SOECA 'NEEDS' officers" to something more representative of the honor and privilege it is to serve one's community, and have a voice in our community. The phrase "Get in line to be officer of SOECA" was suggested. VP Kathleen Samiy put on the table for SOECA to consider: How can we recognize the people who lead the association for long periods of time, to recognize their commitment and contribution.

The meeting adjourned at 9:52 pm.

SOECA Officer Elections: The following officer candidates were submitted by the nominating committee

SOECA Officer Elections: The following candidate biographies, were presented by the nominating committee:

President: Kathleen Samiy: Kathleen represents the third generation of her family to reside in SOECA. Her professional career includes work as a museum art director, and designer with healthcare organizations. She has been a volunteer with many organizations, including Friends of Sligo Creek. She chaired the SOECA Purple Line Task Force and the Pedestrian Safety Committees, and most recently served as SOECA VP for 2 years

Vice President: Carolyn Michell: Carolyn has lived in the neighborhood for almost twenty years. She has served on the SOECA nominating committee for several years and is active in the school community.

Second Vice President: Vicki Warren. Vicki lives on Pershing Drive. She represented SOECA in the Safe Silver Spring Summer a year ago and volunteers with local organizations including Shepherds Table. She is president of the board of Ghandi Brigade.

Secretary: Tom Armstrong. Tom and his wife Anne Spielberg have lived in the neighborhood since 1993. They met many of their neighbors during SOECA's resistance to the late unlamented Megamall and have been delivering newsletters ever since. Tom has also been active in coaching girls' softball and is an astronomer at the Naval Research Laboratory.

Treasurer: Bill Kaupert: Bill Kaupert and his wife Ruth bought their Silver Spring home in 1968. Mr. Kaupert is retired from a 34-year career as a secondary level English and ESL teacher with the DC Public Schools. When Bill and Ruth moved into their home, they found a SOECA membership form in the mailbox. When he responded, he was captured and recruited by the officers. Bill has served as Vice President in the 1960's, two terms as President in the 1970's, and two more terms in the 1980's. Bill has been a delegate to the Allied Civic Group and the Montgomery County Civic Federation (MCCF).

TO BECOME A MEMBER OF SOECA
Send this slip plus \$10 annual household dues (\$5 for senior citizens and single members) to: Bill Kaupert, SOECA Treasurer, 9222 Manchester Road, Silver Spring, MD 20901
Name: _____
Address: _____
Telephone: _____
E-mail: _____
Would you like to receive this newsletter by email? Yes No <i>(please circle one)</i>
<i>If yes, please print email address here:</i> _____

Civic Building Tour May 1, 2010, 2 pm

Elected officials on tour: Jamie Raskin, Sheila Hixson

Tour guide: SS Regional Services Center Director (SSRSC) Reemberto Rodriguez and Susan Hoffmann

Civics represented: SS Citizens Advisory Board, Woodside, Woodside Park, Seven Oaks/Evanswood, Indian Spring, Prezco (President's Council of Civics in downtown SS area)
SOECA VP Kathleen Samiy and Secretary Jean Cavanaugh attended the tour.

Opening Date: July 8, Fabulous Belairs on Veterans Plaza

Civic Building and complex cost about \$20 million to build, and will cost about \$200,000 to operate (light, HVAC, ect). Lot behind Civic Building is currently empty (except for random parked cars, trash, etc), in full view of meeting rooms. Development Team PFA (The Peterson Companies, Foulger Pratt and Argo Investment Company) owns the undeveloped lot.

The Civic Building tour included the first floor (Great Hall, Atrium, gallery space, meeting room which can be split in half, and Round House Room); second floor (two meeting rooms, SSRSC office space); Basement.

The meeting rooms will have the latest technology, wifi for high speed internet, smartboard, large flat screen monitors (no projectors or pull down screens), and mobi.

SSRSC will manage the use and rental of the building, ice skating rink and Veterans Plaza. Events may include community events sponsored by County; events and meetings for community and nonprofit organizations; events and meetings for personal celebrations and for-profit concerns. SSRSC envisions use by Silver Spring Citizens Advisory Board, weddings, exhibits in flexible gallery space, and lots of other activities. Round House Room will be used by Round House Theatre about 18 times a year for rehearsals. Round House Theatre use is free to them, promised by former County Executive Doug Duncan. Round House Theatre headquarters will be in basement of Civic Building as part of Silver Spring as arts and entertainment district.

Montgomery County has a fee schedule for use of public facilities. SSRSC will monitor use closely, keep usage statistics transparent, and work with County to price according to what non profits and community groups can afford. They will also working with youth groups to support the Civic Center in return for usage.

There is a Silver Spring Town Center Inc which is a nonprofit board composed of local citizens and a few business representatives. They will play a role in organizing community use of Civic Center and plaza.

The Veterans Plaza will be a hard scaped public square. It will feature a glass memorial with etchings to honor veterans, grass edging, seating space, tables perhaps with chess boards, trees, other flora. The ice skating rink will be open 4 months of the year starting Saturday before Thanksgiving. Rink will be run by business during those months, but will be run by SSRSC and used as open seating or to hold events, exhibits the other 8 months. The pavilion over head can have lights that can change color. The Plaza is the only public square in an urban setting being built today.

The Great Hall of the Civic Building can hold 1,200 people standing max, or 360 people seated at round tables. It has a sprung wood floor, portable stage, can broadcast Channel 6 (MoCo TV channel). The Great Hall can compete with other local spaces for national-level events.