



### **SOECA's January 21, 2025 Meeting**

At our January meeting, we will hear from the Seabury at Springvale Terrace redevelopment team about the status of their plans to replace the existing facility at 8505 Springvale Road with a new apartment complex for active seniors. We will meet on Tuesday, January 21 at 7 pm at the Zinnia Restaurant. You can also join us via Zoom. Note that we might not have the equipment set up right at 7, so please be patient if Zooming in.

Join Zoom Meeting

<https://us02web.zoom.us/j/86493900644?pwd=SMam8juGAgwMmN5FMcaHJkizymgJ22.1>

Meeting ID: 864 9390 0644

Passcode: SOECA

One tap mobile

+13017158592,,86493900644#,,, \*157560# US (Washington DC)

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Dial by your location

• +1 301 715 8592 US (Washington DC)

Meeting ID: 864 9390 0644

Passcode: 157560

### **SOECA Membership**

SOECA uses SimpliDues for paying dues and managing membership. We would like as many neighbors as possible to become members to help support our activities. We are also seeking donations to enhance our use of technology.

To check the status of your membership, to join now, or to support our technology go to [www.soeca.org/about-us/join-soeca](http://www.soeca.org/about-us/join-soeca). Scroll to the Join Now button, which will take you to the SimpliDues website.

**Upcoming Meeting: SOECA will hold a meeting on Tuesday, January 21, 2025 at 7pm at the Zinnia Restaurant and via Zoom.**

Next SOECA meeting: TENTATIVE DATE is March 18 at 7pm at Zinnia and via Zoom.

### **SOECA Officers**

Chris Reynolds, President

Elicia John, Vice President

Matthew Murawski, Vice President

Cody Uhing, Treasurer

Charlie Demma, Secretary

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### **SOECA Boundaries**

Colesville Road on the West; Cedar and Fenton Streets on the South; Bonifant Street and Wayne Avenue on the East; Franklin and Caroline Avenues on the North.

### **Listserv Signup Instructions**

SOECA does not sponsor the SOECA email list, but we advertise it as a helpful resource. To join go to <https://groups.io/g/SOECA/join> and fill in your email address; OR email [SOECA+subscribe@groups.io](mailto:SOECA+subscribe@groups.io) and include your name and address in the email.

### **Highlights from SOECA Meeting on November 12, 2024**

**Traffic flow – Seabury at Springvale Terrace**  
Members present voted to authorize a request to the County to amend the Neighborhood

Traffic Protection Plan to allow two-way traffic on a very short stretch of Cloverfield Road. If the County approves this change, trucks using the loading dock will have to use Wayne Avenue for ingress and egress. The membership also voted to ask Seabury to add signage indicating that trucks should exit the facility toward Wayne Avenue.

Update from Chris Reynolds: Seabury agreed to add signage to their loading dock and to paint a “right turn only” arrow on the roadway exiting their loading dock. Chris also asked about the possibility of adding additional signage along Cloverfield Road to make the traffic restrictions on that road clear to trucks using the loading dock. Seabury’s engineer had no objections but warned additional signs might contribute to visual clutter. If neighbors have thoughts about this, please contact Chris Reynolds at [urban.economist@gmail.com](mailto:urban.economist@gmail.com).

### **Mo Co Planning Board Attainable Housing Strategies Initiative**

Lisa Govoni from the Montgomery County Planning Department discussed the Attainable Housing Strategies Initiative (“the AHSI”). Among other things, the AHSI describes zoning changes needed to permit duplexes, triplexes, townhomes and small apartment buildings in residential areas of the County not currently zoned for multi-family buildings. The goal of the AHSI is to help current and future residents find housing that fits their needs. If the County Council adopts the ideas contained in the AHSI report, our neighborhood could see construction of multi-unit buildings.

Update from Montgomery County Council: The Council received a briefing from Planning Staff on the AHSI, which included community feedback. According to Council President Kate Stewart, no legislation has been introduced for Council consideration/action.

Here are some helpful links if you would like to know more about the AHSI:

1. <https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/>
2. <https://montgomerycomd.blogspot.com/2024/10/message-from-county-executive-marc.html>
3. <https://www.washingtonpost.com/dc-md-va/2024/10/18/montgomery-county-missing-middle-housing>

### ***Sidewalks are Coming to a Street Near You***

The [2021 Purple Line Station Access Study](#) (“the Study”) contains information about the many new sidewalks that the County intends to build within a half mile of each Purple Line Station. The full study can be found here: [www.montgomerycountymd.gov/dot-dte/projects/PurpleLineStudy](http://www.montgomerycountymd.gov/dot-dte/projects/PurpleLineStudy) Once there, click the Project Documents tab to open the Study.

Roads within SOECA’s boundaries that will get sidewalks are covered in the Section entitled “Dale Drive Station”—Ashford Road, Bennington Drive, Bonifant Street, Cloverfield Road, Dale Drive, Dartmouth Avenue, Ellsworth Drive, Greenbrier Drive, Mansfield Road, Pershing Drive, and Woodside Parkway. The Dale Drive Station chapter begins on page 187 of the Study.

The County hopes to start the process for installing these sidewalks in 2025 or 2026. Here is how the process works and how the County will keep you informed:

1. Residents on both sides of the street slated for a sidewalk will receive a proposal with an invitation to a Public Information Workshop to learn about the proposed sidewalk and to give feedback. After the comment period, an engineer will draft an installation plan.
2. A public hearing notice will be sent out to residents, which provides another

opportunity to weigh in on the plan. After the comment period, a Hearing Officer will prepare a report for the Director of Montgomery County's Department of Transportation, who will make the final decision about the sidewalks. Residents will receive the full report.

The sidewalks will be made of concrete and will be 5' wide (unless there are circumstances that warrant a different treatment). The addition of sidewalks will impact our homes in several ways:

**Driveways**—The county will remove all of each driveway in the sidewalk's path from the curb to the property line and replace it with concrete aprons. The sidewalk will be differentiated within the new apron. Since sidewalks cannot be blocked, homeowners may lose the ability to park multiple cars in their driveways.

**Lead walks**—The County will remove as much of an existing lead walk (i.e., from the curb to your door) as it needs to allow the construction of the sidewalk through it.

**Placement of the sidewalk**—The County's strong preference is to have a 3' buffer of grass along the curb, then the 5' wide sidewalk, but the County will consider other arrangements, provided such arrangements fit within the design of the sidewalk system and meet ADA and other requirements.

**Replacement of right-of-way trees**—The County's Sidewalk Program tries to preserve most potentially impacted public right-of-way trees. If such a tree cannot be preserved, the County will plant a replacement tree. However, there is no guarantee that the replacement tree will be planted where the original tree stood.

**Land- and hardscaping**—Anything current homeowners have planted/built in the right-of-

way that blocks the new sidewalk will have to be moved by the homeowner at his/her expense.

**Other**—The sidewalk will be either in front of or behind permanent obstructions (i.e., utility poles, electric boxes), but the County may need to move, and then reinstall, signs, mailboxes, etc.

**Obligations of homeowners**—Sidewalks impose ongoing maintenance obligations on homeowners: keep them clear of debris; ensure they are not blocked by cars/other obstructions; clear them of snow and ice; and keep landscaping from encroaching on the edges of the sidewalk.

If you have questions about this process, you can contact Lori Main, Planning Specialist in the County's Sidewalk Program, DOT at 240-777-7271 or via email at [lori.main@montgomerycountymd.gov](mailto:lori.main@montgomerycountymd.gov).

### ***SOECA Needs Your Help***

SOECA works when you do! We are looking to fill open leadership positions and for people to serve on existing committees and projects. If interested, please send an email to Chris Reynolds at [urban.economist@gmail.com](mailto:urban.economist@gmail.com).

Environment Committee – Anne Vorce  
Land Use Committee – Chris Reynolds  
Membership Committee – **Open**  
Neighbors Help – Michael Gurwitz  
Public Safety Committee – **Open**  
Social Committee – Angela and Matt Hood  
Technology Committee – Jonathan Bernstein  
Purple Line Community Advisory Team -- **Open**

### ***SOECA Environment Committee***

In 2024 SOECA was selected to host the pilot project for the County's Department of Environmental Protection's (DEP) **Green Ambassador Program**. Partnering with DEP and Friends of Sligo Creek, the Environment Committee helped residents learn about

managing storm water runoff and helped with a native plant giveaway during the Block Party

**Championing our Trees**—In mid-December, many residents received notice that PEPCO is planning to prune trees in the right-of-way – or possibly even on their property. Anyone who got this notice is encouraged to call the arborist listed in the notice to understand what work they plan to do because their “light pruning” is often far more radical than is necessary. No one wants to affect the power grid, but no one wants their trees butchered either.

**Salt Management.** Salt testing has returned to Sligo Creek via Friends of Sligo Creek’s Annual Salt Monitoring Team. If you see excessive salt on an impervious surface, take a photo and send it with the date, time and location to salt@fosc.org. Also, please try to minimize your own use of salt as a deicing agent. Here is a useful website:

[https://www2.montgomerycountymd.gov/mcgp\\_ortalapps/Press\\_Detail.aspx?Item\\_ID=44569](https://www2.montgomerycountymd.gov/mcgp_ortalapps/Press_Detail.aspx?Item_ID=44569)

The Environment Committee welcomes your suggestions for activities and projects in 2025. Send your ideas to Anne Vorce at avorce@aol.com.

### **Stay Informed/Get Involved**

There are many ways to get involved in important work that is going on in and around our neighborhood. Helping SOECA is one of them, but here are two other groups to check out:

#### **Silver Spring Citizens’ Advisory Board (SSCAB)**

SSCAB provides advice to the County government on issues affecting Silver Spring and Takoma Park. The next 3 meeting dates and topics are:

1. Monday, February 10: Silver Spring Development

2. Monday, March 10: Community Health Needs Assessment Findings
3. Monday, April 7: Purple Line Economic Impacts

All meetings are open to the public. Meetings start at 7pm. You need to register on the group’s website to attend:

<https://www.montgomerycountymd.gov/silverspring/boardscommittees/cab/index.html>

#### **Safe Silver Spring**

Safe Silver Spring meets quarterly with the Police and other representatives from the County government; the meetings are open to all. Questions about Safe Silver Spring can be sent to Alan Bowser at Alan.Bowser@gmail.com or visit their website at <https://safesilverspring.org>.

#### **See Something – Do Something**

1. Go here to report a burned-out streetlight: <https://pepco.streetlightoutages.com/public/default.html>
2. If you see a discharge into Sligo Creek, send an email with pictures and details to ReportSligoPollution@fosc.org.
3. If you see an illegally parked car during the daytime, call the Division of Parking Management: 240-777-8740. If you see one at night, call the Police non-emergency number: 301-279-8000.

#### **Upcoming Purple Line Traffic Changes**

Here are some new traffic patterns to be implemented by the PL in the first quarter of 2025:

1. Cedar Street—Month of January—No left turn from Cedar Street onto Wayne Avenue.
2. Sligo Creek Parkway – March 15 to May 15—Closed in both directions from Wayne Avenue to Piney Branch Road. Note: the pedestrian/bike trail will remain open.

Visit [www.purplelinemd.com](http://www.purplelinemd.com) to learn more.