



### **SOECA's March 18, 2025, Meeting at 7pm**

Inspired by conversations with neighbors about Seabury at Springvale Terrace's redevelopment into an active senior living community, we will be discussing Silver Spring Village. Our speaker will be Doug Gaddis, the Executive Director of Silver Spring Village, which supports independent and engaged aging for folks fifty and over. Doug will be happy to answer questions about getting older in our community.

Here is the Zoom info and dial-in info:

- <https://us02web.zoom.us/j/84742970847?pwd=WuEgRbHsNXzyUHN9r8cAO6basa9KyO.1> Meeting ID: 847 4297 0847  
Passcode: SOECA
- 301-751-8592  
Meeting ID 847 4297 0847  
Passcode 951017

### **SOECA 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 join, check the status of your membership, or donate, go to [www.soeca.org](http://www.soeca.org). Scroll to the Join Now button, which will take you to the secure SimpliDues website. SimpliDues is the system SOECA uses for collecting dues and managing membership.

**March Meeting Date: SOECA will hold a meeting on Tuesday, March 18, 2025, at 7pm at the Zinnia Restaurant and via Zoom.**

May meeting date: TENTATIVE DATE is May 20 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

### **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.



### **SOECA Leadership Opportunities**

If interested in either of the open positions listed below, 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 Neighbors Committee – Michael Gurwitz
- Public Safety Committee – **Open**
- Purple Line Community Advisory Team – Robert Samors
- Social Committee – Angela and Matt Hood
- Technology Committee – Jonathan Bernstein

## ***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 and include your name and address in the email.

## ***In this Newsletter***

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## ***Highlights of Membership Meeting on January 21, 2025***

The meeting focused on the redevelopment of the Seabury at Springvale Terrace project. The redevelopment team discussed several aspects of the project and answered questions about control of hazardous materials during demolition; plans for staff, visitor and resident parking; proposed changes to surrounding streets to increase pedestrian safety and slow traffic; among other things. It was noted that demolition would start this year, and construction would probably take two years.

Two SOECA committees provided updates:

- The Social Committee announced an upcoming happy hour on February 3rd at Third Hill Brewing.

- The Environment Committee offered to coordinate applications for free trees for the neighborhood.

## ***SOECA Elections in May***

Every May SOECA holds elections for its officers – a President, Vice President(s), a Secretary and a Treasurer. Serving as an officer is rewarding and the work is interesting. If you would like to know what is involved in serving in any of these positions, or if you want to raise your hand to serve, please contact Chris Reynolds at [urban.economist@gmail.com](mailto:urban.economist@gmail.com).

## ***With Thanks to All (and apologies to anyone we missed)***

Kindness and generosity are evident in our neighborhood every day, and it is much appreciated:

- Thanks to those who helped during our January snowstorm: Aaron W, who quietly shoveled not only the sidewalk in front of his own house but also sidewalks that lead to Sligo Creek Elementary School. And to Ed G, a neighbor that cleared sidewalks/driveways for others and cleared parts of the Sligo Creek Trail. Also, Sarah Kutner and several other neighbors responded to the Neighbors Help Neighbors Committee's call to shovel sidewalks for those that needed help with that task.
- After long-time resident Mark Holzle passed away on January 17, Matt Hood and other neighbors created the Mark Holzle Memorial Charitable Fund and many neighbors supported it. Proceeds went to the Montgomery County Humane Society in Mark's memory.
- Meg Ahern and others set up a GoFundMe page for the owners of Ertters Market on Dale Drive after an armed robbery at the store; many neighbors contributed. There was additional support after a second

robbery, including from Dave Giacomini who offered to outfit them with visible cameras and ensure they have adequate lighting around the building.

- Anne Vorce and the Environment Committee organized a grant application for free canopy trees in our neighborhood.
- Robert Samors volunteered to be SOECA's representative on the Purple Line's Silver Spring Citizens Advisory Team.

### **More Housing N.O.W. Bill**

The County Council is considering legislation that would, among other things:

1. make zoning changes to allow duplexes, triplexes, townhomes and modest-sized apartment buildings (40' maximum height) along the following road types: boulevards, downtown boulevards, downtown streets, town center boulevards or controlled major highways. (In our area, this seems to apply to Georgia Avenue and Colesville Road.) Fifteen percent of the units must qualify as "workforce housing," and
2. provide \$8 million in funding to be split between a new Workforce Housing Opportunity Fund and the County's Housing Initiative Fund, and
3. put expedited approvals in place to convert high-vacancy commercial properties to housing, and
4. permit payment in lieu of taxes for commercial-to-housing conversions with affordability requirements.

The legislation is responsive to many ideas put forth by the Montgomery County Civic Federation over the past many months. But, in a recent email to residents, County Executive Elrich noted that more analysis needs to be done to determine if the legislation would increase affordable housing and how the necessary infra-

structure to support additional residents would be put in place. Another concern is that the legislation replaces "the longtime approach of master plans that ... have engaged the affected communities." However, Council President Kate Stewart points out that "all projects would have to go to the Planning Department and before the Planning Board for review and would include public comment. They are not allowed by right." Public hearings are scheduled for 1:30pm and 7pm on March 11.

### **County Council Passes "Bring Your Own Bag" Bill**

The County Council passed a bill that bans single-use plastic bags and that implements a 10-cent point-of-sale charge for paper bags; the legislation is effective on January 1, 2026. Some businesses and groups are exempted from the 10-cent charge. Proceeds from the fee will fund water quality protection projects. Go here to see the staff report:

[https://montgomerycountymd.granicus.com/MetaViewer.php?view\\_id=&event\\_id=16394&meta\\_id=189152](https://montgomerycountymd.granicus.com/MetaViewer.php?view_id=&event_id=16394&meta_id=189152)

### **Gas-Powered Leaf Blowers and Leaf Vacuums Cannot be Used in Montgomery County after June 30, 2025**

Montgomery County banned the sale of gas-powered leaf blowers and leaf vacuums in 2024. Now, effective July 1, 2025, the use of gas-powered leaf removal equipment is banned to address environmental and health concerns related to use of this equipment. After July 1, 2025, the penalty for use of banned equipment is \$500 per violation.

### **It's Car Washing Season**

The County's Department of Environment Protection (DEP) reminds us that our car's wash water contains oil, grease, paint chips and other things that can contaminate our groundwater. DEP suggests you use a commercial carwash

facility, which sends wash water to a sanitary sewer, or wash your car on your lawn, so the water can soak into the soil where it will be filtered before it enters the groundwater.

### ***Purple Line Art-In-Transit***

Things will eventually get better on Wayne Avenue. One improvement to look forward to is the artwork incorporated into the design of each Purple Line Station. The Dale Drive Station will feature artwork designed by Susan Zoccola who used Sligo Creek and local trees as her inspiration. Martha Jackson Jarvis' art was selected for the Silver Spring Metro Station, and Andrea Dezsö's work, entitled Journey with Books, will be featured at the Silver Spring Library Station.

### ***Purple Line Road Closures in our Area***

There are two road closures to be aware of in our neighborhood:

1. On or about March 15, 2025, the PL will close **Manchester Road** south of Wayne Avenue for approximately six weeks. Local access to Bradford Road, Reading Road, and Green Road will be available from Piney Branch Road and Manchester Road.
2. On or about March 15 through May 15, 2025, **Sligo Creek Parkway** will be closed between Wayne Avenue and Piney Branch Road.

### ***More About the County's Sidewalk Plan for Our Neighborhood***

The County plans to propose sidewalks in our neighborhood this Fall or in the Spring of 2026. It can take 6 months to a year for the installation of sidewalks to begin, so construction probably won't start before next year. If you live on a street where a sidewalk is proposed, the County will contact you, and you will have opportunities to comment on the sidewalk plan. Go here for more information:

<https://www.montgomerycountymd.gov/dot->

[dte/Resources/Files/PurpleLine/2021\\_October-PPL-Station-Access-Study-Rpt-rev2\\_rsz.pdf](#)

### ***Environment Committee Update***

**Improving our Tree Canopy.** Thanks to the many SOECA residents who responded to the recent Environment Committee's survey on tree canopy planting priorities. Shade trees contribute immensely to our quality of life — besides being beautiful, these trees can reduce temperatures by as much as 20 degrees due to the shade they provide and through a cooling process called transpiration.

Many people supported adding shade trees around playgrounds and parking lots, but our community's overwhelming favorite project was planting canopy trees along Wayne Avenue. Based on this priority, we submitted a proposal for a Maryland Department of Transportation grant for canopy trees to be planted along Wayne on the Whole Foods block, the lot bordered by Cloverfield Road and Greenbrier Drive, and the stretch around Silver Spring International Middle School. While we made a strong proposal, it raised several issues that would need to be worked out, including the timing of any planting versus the completion of the Purple Line and the availability of appropriate spots for planting.

**Salt Management.** Many SOECA residents participate on the Friends of Sligo Creek's (FOSC) Salt Monitoring Team, which tests chloride levels in Sligo Creek. January results were worrisome: levels were well above what is considered acutely toxic to aquatic life for several weeks. FOSC wrote letters to key players, proposing improvements, and asking them to figure out how to do better. If you see excessive salt, please report it ASAP with a photo, the location, date and time to Montgomery County's 311 (online or via phone) if it is a county-maintained area or to the State Highway Administration if it is a state road.