

Item 7 - Correspondence

From: [Chris V](#)
To: [MCP-Chair](#)
Subject: MCPB Item 7 Letter of Support for Springvale Terrace
Date: Wednesday, April 17, 2024 10:24:57 AM
Attachments: [MCPB Item 7 Letter of Support for Springvale Terrace.pdf](#)

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Good morning, please find attached my letter of support for Springvale Terrace.

Thank you,
Chris

Chris Van Alstyne
19 Ellsworth Heights St.
Silver Spring, MD 20910
April 17, 2024

Letter of Support for Springvale Terrace

Dear Members of the Board,

I am writing to voice my support for Springvale Terrace (Sketch Plan No. 320240020, Preliminary Plan No. 120240030, Site Plan No. 820240040 & Forest Conservation Plan No. F20240200), a project that will help address the critical need in our community to provide affordable senior housing.

Montgomery County's demographic and economic trends clearly illustrate the need for this development. By 2040, one in five residents will be 65 and older. At the same time, housing affordability is likely to continue to deteriorate. Over the last 30 years, housing costs have outpaced both inflation and income growth as housing demand has consistently far outpaced supply. This unprecedented growth in the senior population and housing costs underscores the urgent need for housing solutions that are both affordable and accessible for all.

Springvale Terrace will also take advantage of the forthcoming Purple Line at the building's front door and proximity to downtown Silver Spring. There are few neighborhoods as walkable and senior-friendly as ours. This will ensure that aging residents can live independent, car-free lives in close proximity to destinations in downtown Silver Spring all while supporting local business.

Nevertheless, I do want to note this neighborhood and residents of downtown silver spring have already faced years of relentless construction. Street closures, construction noise, dangerous trucks and restless nights have become the norm. While we welcome change, we ask construction to be conducted mindfully and respectfully. Moreover, I ask that the Board and our fellow residents beyond Silver Spring do their part to address the housing crisis by accommodating reasonable levels of new housing more broadly – as a countywide problem, the solution should similarly be countywide so that the burden is not so concentrated.

Springvale Terrace reflects a commitment to our community's values of inclusivity and support for its most vulnerable members. By providing affordable housing options for seniors in a location that supports their independence, we are building a stronger, more compassionate community for all.

Thank you for considering my support.

Sincerely,

Chris Van Alstyne
19 Ellsworth Heights St.

From: [Kristen Conte](#)
To: [MCP-Chair](#)
Subject: Springvale Terrace
Date: Monday, April 8, 2024 7:52:26 PM
Attachments: [Conte Comments.Planning Board Meeting.April 18 2024.Agenda Item 7.pdf](#)

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Attached are comments concerning the proposed redevelopment of Springvale Terrace in Silver Spring.

Kristen Conte

TO: Montgomery County Planning Board TODAY'S DATE: April 8, 2024
MEETING DATE: April 18, 2024 AGENDA ITEM: Item 7
RE: Springvale Terrace

We have lived at 615 Pershing Drive since 1982. We are just two houses away from being across the street from the Springvale Terrace site. We ask that you consider our comments as you review the developer's plans for a new Springvale Terrace building.

In the application for this development, much is made of the fact that Springvale Terrace has been a part of this neighborhood for over 60 years. True enough, but the Springvale Terrace that has been our neighbor will not exist when this new building goes up. It (a) is much bigger and will house considerably more residents; (b) will impose greater burdens on public utilities than the current building; (c) significantly reduces green space on the site; (d) drops problems into the laps of current residents that could be impossible to solve in the future; and (e) replaces a low building with a 5-story building along part of Springvale Road and Cloverfield Road.

Parking

The new building presents some thorny parking issues for those of us on Pershing Drive, Springvale Road, and Cloverfield Road.

The building will be promoted as having limited parking and the managers hope that prospective tenants "self-select" for that reality. That was the same argument used when EYA built townhomes on the same block of Pershing Drive and provided what is now known to be inadequate parking for those residents. The townhome residents have approached the County's Transportation Department multiple times to advocate for a change in the SOECA Parking Permit Program so they can park on the surrounding streets. It appears that this area's high "walk-score" does not eliminate the need or desire to have a car.

Another justification for limited parking on site is that the building is for senior citizens at least 62 years old; the thinking seems to be they will be retired, with no need for a car. Most people work beyond age 62; some work beyond age 70 so we question the validity of this line of reasoning. One strategy to deal with an abundance of cars is for car owners to purchase parking in nearby garages. As these will be tenants of limited means, we wonder how well this solution will work.

The rationale for limited parking is based on shaky reasoning, but even if it works as planned the problem for this neighborhood goes deeper. This area's parking permit requirement is only on weekdays from 9am to 5pm. The building's residents could move their cars onto the neighborhood streets after 5pm on Friday and remain there until 9am Monday morning. This will interfere with current residents' plans to entertain guests and use street parking for other purposes during those times. Furthermore, under the parking permit program, they could legally park their cars on neighborhood streets on weekdays as long as they leave for work by 9am and don't return until after 5pm. If

there were a large percentage of still-employed residents, our parking permit program could be rendered useless.

Lastly, the new building will have event space, and, again, the parking lot is probably inadequate for those events. If the events are at night or on weekends/holidays, we foresee considerable parking on adjacent streets.

If the Planning Board is going to approve the plan for this new facility, it must also address the consequences of this large building with inadequate parking. The Planning Board and site developers bear some responsibility for solving foreseeable problems like this. In the applicant's Statement of Justification, we learn: "the Applicant is confident that more than adequate parking will be provided on-site to accommodate all users of the Property, to ensure no adverse impacts to the surrounding neighborhood." What recourse will residents of this neighborhood have when the confidence expressed by the applicant is found to be unwarranted? How can the Planning Board help make sure there are "no adverse impacts to the surrounding neighborhood"?

Lighting

Many years ago, after a crime was committed in their parking lot, Springvale Terrace installed large, bright lights which shine all night long toward Pershing Drive, necessitating the use of black-out shades in the bedrooms that face that road. Those lights are not good for the development's neighbors and contribute to light pollution in this area. We ask that the new development take these concerns into consideration and ensure that lighting that provides for the safety of Springvale Terrace residents not interfere with our enjoyment of our homes.

Green Space/Density

We applaud the part of the plan that helps mitigate the deforestation that has taken place in our neighborhood from the Purple Line, natural causes, and other factors. We also appreciate the efforts by the developer to improve the pedestrian experience along the roads around the facility. We hope the Planning Board requires that those changes remain in the plan. However, the new building has significantly less green space than currently exists. The proposed building will have a large, internal courtyard to provide outdoor space for residents with insignificant green space outside of the building. The proposed building's size and the use of the internal courtyard push the building considerably closer to Cloverfield Road and Springvale Road than the current building is. We ask that the internal courtyard be redistributed, in whole or in part, to the outside of the building. Fences, walls, and landscaping can be used to ensure the safety and comfort of residents of the buildings. It is not acceptable that the comfort and security of residents of the new building be achieved at a high cost to residents of Springvale Road and Cloverfield Road: a 5-story building around 30 feet from their property line. Putting all green space outside the building, where all can benefit from it, is a change that can go a long way to relieving some of the problems and pressures this new building presents. As planned, this is a significantly bigger building than currently exists and it is significantly closer to the homes across the street from it. This combination of factors undermines the appropriateness of the building for this neighborhood.

Neighborhood Traffic Protection Plan

Many years ago this neighborhood put in place a traffic protection plan. The plan, while not uniformly loved by all residents, is highly successful at reducing cut-through traffic, and we would hate to see anything done that would lessen the plan's effectiveness. In fact, we support ideas the development team has presented to the neighborhood to strengthen the protections from cut-through traffic on the roads surrounding the site. We understand that those improvements will be considered separately from this part of the process, but we raise this issue with you now, so you are aware that there is a traffic calming/mitigation plan in place that works extremely well, and it needs to be respected and improved as part of the redevelopment of Springvale Terrace.

Environmental Concerns

The current building contains asbestos and probably lead paint. Other hazardous materials may be discovered during demolition. That is a huge concern for those of us living within "breathing distance" of the building. We know there are federal and state laws the developers will have to follow but is there something you can require of the developers to help protect the citizens in this neighborhood?

Demolition and construction are noisy, dirty, disruptive processes. Active work should be limited to weekdays. Any action that might release hazardous materials into the air must be done after residents are given adequate warning so they can plan accordingly, including leaving the area temporarily if they believe that to be advisable for their own health and the health of their children, elderly parents, visitors, and others.

The work zone, including storage of materials, should be contained on the site, with no overflow allowed onto neighborhood streets. Since this is a residential area, the developers should be required to take all measures available to them to reduce impositions on neighbors and help us protect our health.

In the applicant's Statement of Justification, the applicant says "The proposed development will be served by adequate public services and facilities, including schools, police, and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities." That was asserted when the townhomes on Pershing Drive were built, but, in fact, they overwhelmed the sewer system requiring significant work along Ellsworth Drive to fix the problem.

Kristen and Christopher Conte

Kristen and Christopher Conte
615 Pershing Drive
Silver Spring, MD 20910

From: [Jay Corbalis](#)
To: [MCP-Chair](#)
Cc: [Bossi, Adam](#)
Subject: Letter of Support for Springvale Terrace Project
Date: Friday, April 5, 2024 1:04:10 PM
Attachments: [Letter of Support for Springvale Terrace 4-5-24.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Harris,

I have attached a letter of support for the Springvale Terrace project here for your consideration. Thank you,

Jay Corbalis
705 Dale Drive
Silver Spring, MD

Via email: MCP-Chair@mncppc-mc.org

Artie Harris, Planning Board Chair
& Members of the Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Springvale Terrace: 8505 Springvale Road
Sketch Plan 320240020
Preliminary Plan 120240030
Site Plan 820240040

Dear Chair Harris,

As a nearby resident who walks by this site daily, I am writing to express my strong support for the proposed Springvale Terrace redevelopment. The proposed project will improve conditions for those traveling past the site and add needed housing in an ideal location.

For travelers, the site is located at an important juncture in the neighborhood. Pershing Drive serves as the main pedestrian thoroughfare for the many residents who walk to/from downtown Silver Spring from the Seven Oaks neighborhood. Today the block of Pershing adjacent to the site, where the road narrows and there are no sidewalks, is treacherous. Pedestrians are forced to walk across the middle of the offset intersection with Springvale to access the existing sidewalk on the 700 block of Pershing, where drivers heading west on Springvale routinely fail to observe the stop sign at Pershing and visibility is limited by shrubs (see Exhibit A). I've seen many close calls in this location. Making things worse, many drivers ignore the DO NOT ENTER sign and continue east on Pershing past the site. A new sidewalk on the Springvale Terrace site won't improve driver behavior, but it will give the many pedestrians who need to traverse this stretch a refuge from it. In addition, the relocation of the Pershing Drive crosswalk to the East, at Springvale Road, will also improve visibility for pedestrians using the crosswalk. Improved visibility will also be accomplished by the proposed removal of shrubs adjacent to the roadway.

More broadly, the expanded housing options provided by this project are a benefit to the community. A thriving community requires different types of housing for people at every stage of their life, and this project will help by providing independent living units for those who need them. Moreover, the Springvale site is an excellent location for new housing – near all the shops, amenities, and public transit options that Downtown Silver Spring has to offer.

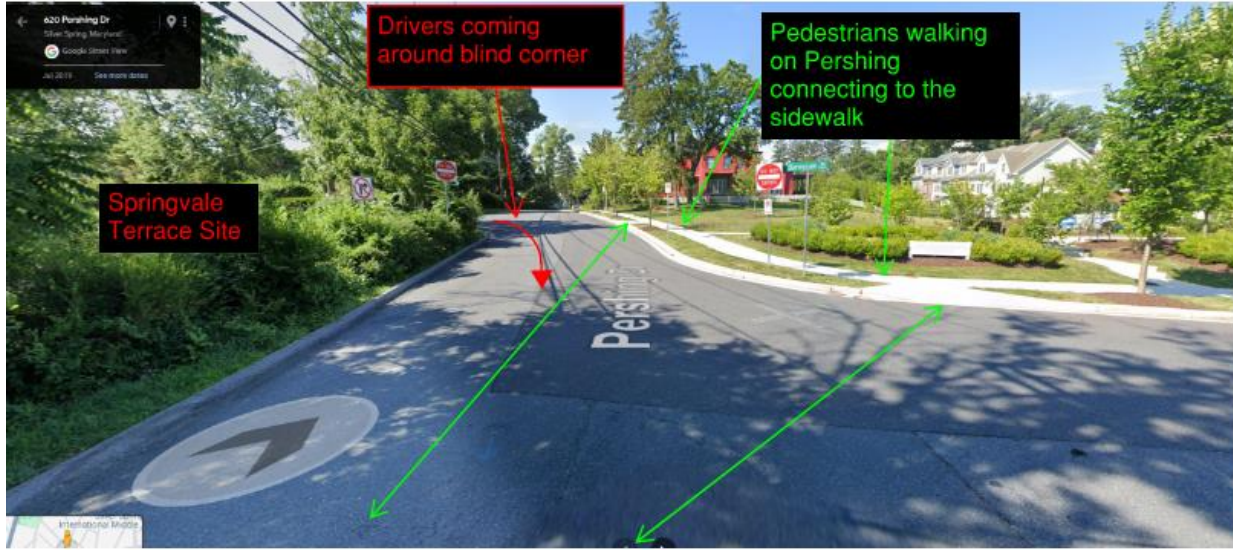
Finally, I'm comfortable with the proposed parking being provided for this community. This type of housing does not generate significant parking demand, there are plenty of transportation options (multiple bus lines, the Purple Line, public garages) nearby, and the existing parking lot is very underutilized in my experience. Forcing the applicant to build more parking than proposed or required would be a mistake.

Thank you for considering my input and I hope you'll join me in supporting this important project.

Sincerely,

Jay Corbalis
705 Dale Drive, Silver Spring MD

EXHIBIT A



From: [Chris Reynolds](#)
To: [MCP-Chair](#)
Cc: [Bossi, Adam](#)
Subject: Letter of Support for Springvale Terrace (Site Plan 820240040)
Date: Friday, April 5, 2024 12:16:11 PM

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To Artie Harris, Planning Board Chair, and the members of the Montgomery County Planning Board:

Re: Springvale Terrace
8505 Springvale Road
Sketch Plan 320240020
Preliminary Plan 120240030
Site Plan 820240040

CC: Adam Bossi, Senior Regulatory Planner, MNCPPC

This letter concerns the proposed redevelopment of the Seabury at Springvale Terrace retirement community located at 8505 Springvale Rd in Silver Spring. The hearing for this project is scheduled for April 18, 2024.

I am the president of the Seven Oaks–Evanswood Citizens Association (SOECA), which is the neighborhood civic organization for the area including the Springvale Terrace site. I write this letter in a personal capacity because the association itself has taken no formal stance regarding the planned redevelopment.

It is a real community benefit to have a retirement community like Seabury at Springvale Terrace within our neighborhood. It is reassuring to know that as we age, we have the ability to find housing for ourselves or for a parent that meets our changing needs and abilities while allowing us to stay connected to the neighborhood we love. Seabury has been a lovely and responsible neighbor for longer than almost all of us have lived in this community, and I am very pleased with their plans to invest in our neighborhood by redeveloping their facilities.

It is clear that the existing building no longer meets the needs or desires of most retirement-age neighbors. It is also true that the site is wonderfully positioned near downtown Silver Spring, along the Purple Line, and with easy access to bike paths, walking trails, and bus routes. This is in many ways an absolutely ideal location for a facility that houses (relatively) active seniors who want to continue participating in the vibrant life of our community. SOECA can't wait to welcome these new neighbors.

Throughout the process of designing the new structure and working with the County to plan the site, the Seabury and ECD teams have kept neighbors well-apprised. I want to commend the leadership of these organizations for taking certain concerns of neighbors seriously and making (not insubstantial) changes to their design in order to reduce disruption to the neighborhood. ECD has proven itself, so far, to be a trustworthy and plain-dealing partner.

While the neighborhood remains cautious about the predictable consequences of a major demolition and reconstruction project—noise, dust, hazardous materials handling, truck

traffic, etc. We are optimistic about working with Seabury/ECD to ensure that this is managed responsibly and responsively. Similarly, while there will likely be "growing pains" and some adaptation once the new facility is completed, we commend the work that has been done around traffic-flow re-configuration and pedestrian safety. We look forward to deepening our relationship with the new facility's leadership and residents over the next several decades.

We trust the expert work of the Planning Board to ensure that standard concerns around infrastructure, landscaping, etc. are appropriately managed—those are not our areas of expertise. That said, I personally support and endorse this project as it has been proposed and communicated to the neighborhood. This seems like the kind of place that I would like to live, someday, if my own home no longer suits my needs. I hope that the Planning Board will, as appropriate, help speed this project along on its path toward completion.

If I can be in any way of service, please feel free to contact me by e-mail (urban.economist@gmail.com) or by phone (817) 975-7823. Thanks again for your good work and service to our county.

Chris Reynolds
SOECA President

From: [Chris Reynolds](#)
To: [MCP-Chair](#)
Subject: Letter of Support for Springvale Terrace (Site Plan 820240040)
Date: Friday, April 5, 2024 12:18:16 PM

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Apologies, I failed to include my mailing address in my previous email.

Chris Reynolds
406 Hamilton Avenue
Silver Spring, MD 20901

All the best,
Chris Reynolds
SOECA President