

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Comments re Sonina Properties Appartements
Date: Tuesday, May 13, 2025 10:57:25 AM

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

Dear Montgomery County Planning Board,

I would like to comment on the vehicular plan for the proposed apartments at Carroll and University. I am concerned deeply about the increased flow of traffic through the Rolling Terrace neighborhood. The main problem is that they want to have an entrance off of Forsten, right at Glenville. Right now Glenville is a quiet street and lots of people park on it so there's only a single lane that can get through at any time. The road is not built for two-way traffic and certainly not heavy traffic. If there is an increase in people driving to and from the new apartments it's just going to create a lot of chaos.

Additionally, it will cause more traffic around where the school is and already there are frustrating bottlenecks and it's already difficult in the mornings and after school times, again because the roads are not wide enough for two-way traffic. I fear that adding a huge apartment complex will amplify the problems that already exist.

The second thing I'm concerned about is in the building design itself. There doesn't seem to be enough parking for all of the units. This means that people may have to park outside of the newly built parking structure and park on our already overcrowded neighborhood streets. We already have a stressful parking situation and again not building adequate parking to a new condo building is going to make things worse. I would like to propose that if these apartments are going to be built that they include more garage parking and the entrance can be off of Carol or University, not Glenville and Forston.

I appreciate your attention,

[REDACTED]
(Glenville Rd)

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Concern Regarding Vehicular Access for Sonina Properties Apartments
Date: Tuesday, May 13, 2025 11:02:00 AM

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Dear Planning Board,

I am a community member residing at 713 Gilbert Street, near the proposed Sonina Properties Apartments project.

Although I haven't been able to engage sooner, I wanted to express a concern about the proposed vehicular access point. If access is routed through Glenville Road rather than University Boulevard, it will direct traffic into a quiet, family-centered neighborhood, potentially compromising the safety of children who regularly play and walk in the area.

Please consider the impact on our community's safety and quality of life when reviewing the site plan. I support more detailed comments being submitted but wanted to ensure my concern is registered before today's noon deadline.

Thank you for your consideration.

Sincerely,

[REDACTED]

Resident – 713 Gilbert Street

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Street entrance for new apartments
Date: Tuesday, May 13, 2025 11:48:14 AM

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Good morning,

As my neighbors and I have looked over your plans for the new apartments, we all agree on the following:

1) please do not make an entrance to the apartment complex on forston and glenville. Please make the entrance on University or carol. Our neighborhood streets are not made for two-way traffic when people are parked on both sides and so the increased traffic through Glenville Road would cause major issues.

There are already bottlenecks at the school and increase traffic in the neighborhood would be aggravating to the already stressful situation.

University and Carroll are wide streets meant for heavy vehicular traffic. They are there for more suitable as an entrance for this apartment complex.

2) there is not enough parking planned into the design of the apartment complex. As there are not enough parking spots for each apartment to have a spot, the overflow will end up in our neighborhood streets and we already have a parking issue as it is.

Please think of us who already live here and are already having trouble with parking when making your decision to increase the housing. Thank you for your time.

Best,

[REDACTED]

[Yahoo Mail: Search, Organize, Conquer](#)

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Sonina Properties Apartments - on Carroll Ave Takoma Park MD
Date: Tuesday, May 13, 2025 11:50:46 AM

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Hello,

I am writing to register concern about the planned Sonina Properties Apartments entry and access to the property. The proposed access is via Glenville Rd and Forston St which is already heavy traffic.

Forston Street is the used frequently by those of us who live in the Rolling Terrace neighborhood to access University Blvd. It is also used frequently by rush hour travelers as a cut through to University from Piney Branch Road.

Once the county turns on all the stop lights on University Blvd for the Purple line train, there will be even more traffic cutting through to get to University Blvd and avoid the multiple stop lights.

Building a 148 unit apartment building with the only access out to very narrow and already heavily trafficked streets will be a nightmare for those of us living in the Rolling Terrace neighborhood. On school mornings, it is already very difficult to get out to University Blvd. on Forston because of the school traffic.

Please ask the company building the property to consider having two points of access, one out to Glenville and one out to Carroll Avenue.

Thank you for considering this request.

[REDACTED]
709 Ludlow Street
Takoma Park MD 20912

From: [REDACTED]
To: [MCP-Chair; Bossi, Adam](#)
Subject: Sonina Properties Apartments - Community Feedback
Date: Tuesday, May 13, 2025 11:55:04 AM

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Dear Mr. Bossi and Members of the Planning Board,

I am writing as a resident of the neighborhood surrounding Forston Street and Glenville Road to share my concerns about the proposed new apartment complex and to respectfully urge you to reconsider the proposed access points to the "Sonina Properties" development at 831 University Blvd East.

Specifically, I ask that the Board not allow an entrance or exit to the apartment complex on Forston Street or Glenville Road. These are narrow, residential streets not designed to handle two-way traffic—especially when cars are parked on both sides, which is often the case. Increased traffic from a high-density development would cause significant congestion and safety concerns for residents, pedestrians, and schoolchildren alike. This area sees a high volume of pedestrians, including families with young children walking to and from local schools, parks, and transit stops. More vehicles on these small roads pose a serious risk to their safety.

As it stands, our neighborhood already experiences long delays and frequent bottlenecks, particularly during school drop-off and pick-up times. Adding a major traffic source would only exacerbate these problems. As there are only two entrances and exits into this neighborhood (at Forston/University or at Barron/Piney Branch), we experience significant delays when trying to exit "Rolling Terrace" by car from Forston Street.

In contrast, Carroll Avenue and University Boulevard are large, state-maintained roads specifically designed to handle higher volumes of traffic. They are far better suited for use as primary access points to the proposed apartment complex and would minimize the disruption to the surrounding residential community.

Additionally, I am concerned about the insufficient parking planned for this development. As currently designed, there are not enough parking spaces to accommodate all residents. Inevitably, overflow parking will spill into our neighborhood, where space is already limited and parking is difficult. This will further burden local residents and add to traffic and safety concerns.

Our neighborhood is a vibrant, hardworking, and diverse community, home to many immigrant families. It is common for multiple generations or extended family members to share a single household, which often means several vehicles per address. Many residents also work in construction and other trades, and they rely on work vans, trucks, and other larger vehicles to make a living. The current plans for parking and traffic do not reflect the lived reality of this community. Future development must take into account the demographics of the area and work to preserve the dignity, livelihood, and way of life of the people who live here.

I applaud the County's efforts to encourage the use of public transportation, and I share that

vision for a more sustainable future. However, the reality today is that most residents still rely on cars for work, school, and daily life. Until the public transit infrastructure can truly support a car-free lifestyle, new developments must plan realistically for current needs—including adequate parking.

Thank you for your time and for considering the concerns of residents who will be directly affected by this project. I respectfully urge you to prioritize safety, accessibility, and the long-term health of our neighborhood as you evaluate the access points and parking plans for this development.

Sincerely,

[REDACTED]

704 Forston Street

From: [REDACTED]
To: [MCP-Chair](#)
Cc: [REDACTED]
Subject: RE: planning board hearing for Sonina Properties Apartments
Date: Tuesday, May 13, 2025 11:58:24 AM

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Dear Sir or Madam,

We are writing to you regarding the proposed construction of Sonina Properties Apartments (going forward "SPA") that will take place at 831 University Boulevard East, Silver Spring, MD.

As home-owners and resident living half a block away from where the SPA complex will be located, we'd like to express our concerns following a presentation the developer/owners made last winter:

1. SPA will have only one main entrance/access road via Glenville Road. This is concerning because this section of Glenville Road (Glenville and Forston) is only a few feet long and serves as the exit road for a private and gated parking lot that belongs to either Takoma Academy Preparatory School (8300 Carroll Ave, Takoma Park MD) or Takoma Academy (8120 Carroll Ave, Takoma Park, MD). This stretch of Glenville Road already creates traffic bottlenecks during school drop off/pick up hours, and using this section of Glenville Road as the only planned entrance to SPA will result in increased traffic jams, noise, and a risk for residents living within close proximity.

Please do not make an entrance to SPA on Forston St and Glenville Road. Please make the entrance on University Blvd. or Carroll Avenue. Our neighborhood streets aren't made for 2-way traffic. Our residential streets aren't wide enough and when people are parked on both sides, traffic backs up.

Also, if you look at the map of our neighborhood, the number of street access is limited since the Long Branch runs parallel to the neighborhood and there isn't traffic access to Carroll Avenue. Building the entrance to SPA on Carroll Avenue or University is the better choice.

University Blvd. and Carroll Avenue are wider roads and can handle heavy vehicular traffic. They are more suitable for an entrance for this complex. Perhaps the SPA developers/owners can negotiate with the school(s) mentioned above to find a solution that allows for the parking entrance to be on Carroll Avenue.

2. There isn't enough parking planned into the design of SPA. As there aren't enough parking spots for each apartment to have/rent a spot, the overflow will end up in our neighborhood streets which is already an issue for current residents. I invite you to drive around our neighborhood Rolling Terrace past 7pm and you'll see that we don't have enough parking.

3. I also have a concern about asbestos. The developer/owner didn't have answers about how this will manage this when the old building is demolished? What about any contaminants in

the air, noise pollution, and what toolkits/information will be shared with residents living within close proximity?

4. Possible damages to house structures. What plans or considerations are there to prevent wall cracks and other possible damages to our homes?

5. Timeline for completion of the project and times of construction. We have already endured years of purple Metro construction and would like to know that there will be an end to major constructions around us!

We are happy to see that corner of the neighborhood improve, but want to make sure that our concerns are taken into consideration.

Thank you for reading this message and your consideration.

Best regards,

[REDACTED]

808 Forston St., Takoma Park, MD

From: [REDACTED]
To: [MCP-Chair](#)
Subject: Comments re: Sonina Properties Apartments
Date: Tuesday, May 13, 2025 11:58:52 AM

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

From:

[REDACTED]

[8509 Glenville Rd](#)

[Takoma Park, MD 20912](#)

To:

Montgomery Planning Board

Comments re: Sonina Properties Apartments

Dear Chair Harris,

I am writing to express my overall **support** for the Sonina Properties Apartments project (Sketch Plan Number 320250010), *however* that support is qualified by serious concerns regarding the proposal to relocate and consolidate vehicular access from University Boulevard and Carroll Ave to Glenville Rd.

The proposed vehicular access route would have a significant negative impact on the adjacent Rolling Terrace neighborhood by inducing significantly more vehicles to travel on secondary neighborhood streets, notably Glenville Rd, Forston St, Bayfield St, and Barron St.

I have resided on Glenville Rd, within a block of the Sonina Apartments property since 2012 and have been highly active within the Rolling Terrace community. While we have no formal neighborhood association, neighbors connect via email and WhatsApp groups that I currently manage and many also organize through the Rolling Terrace ES PTA, where I am a past President and the current Health and Wellness Chair (with a purview that includes Safe Routes to School). While this letter is being submitted in my personal capacity, I can confirm that it reflects deep familiarity with neighborhood and the concerns of many in the community with

whom I have spoken.

I, along with many neighbors, attended the Pre-Submission Public Meeting on December 18, 2024 and have reviewed the affidavit filed by the applicant. The affidavit fails to adequately capture the nature of concerns raised at the meeting by residents, where discussion most prominently revolved around relocation of vehicular access to Glenville Rd. The applicants empathized with residents, stating that while they had initially intended to keep the current access, Montgomery Planning would not allow them retain the current driveway access via University Boulevard and that secondary access to Carroll Ave via an easement from the abutting Seventh-Day Adventist church property would not be available, despite the longstanding connection between the two properties.

It was explained to us that Montgomery Planning's rationale for prohibiting the current driveway configuration was due to the two crossings of the new University Blvd bike lane that would exist given its close proximity to Forston St.

As a bicycle commuter who passes through the subject property daily on my way to Carroll Ave, I am perhaps more familiar than anyone with the traffic patterns at this complex intersection of University, Carroll, Forston and the medical building and their impact on cyclists. While I am well aware of and sensitive to the need to minimize zones of conflict between vehicles and pedestrians (my goal is to get home alive each day!), I do not esteem that maintaining the driveway on University Blvd presents an added risk that is sufficient to outweigh the negative neighborhood impacts of shifting more vehicular traffic onto narrow neighborhood roads. If anything, I find that drivers entering and exiting a driveway are likely to do so at a lower speed and more cautiously than if they are turning onto a road. As such, I would argue that diverting apartment traffic into neighborhood streets presents added risks to cyclists in the bike lanes as well as those circulating within the neighborhood.

Neighborhood Circulation

Most streets with Rolling Terrace are 25 feet wide, which permits only one lane of vehicular traffic to proceed when vehicles are parked on both sides of the street, which is common in most places. Particularly during peak times (such as school pick-up and drop-off), this creates back-ups and difficult circulation, particularly along Barron St and Bayfield St near Rolling Terrace ES. Additionally, Takoma Academy Prep (elementary school) opens their gate for drop-off traffic to exit their large parking lot during morning hours, sending more cars up Glenville and onto Forston St.

The effect of moving vehicular access for the proposed apartments is that the 115 drivers will add traffic to neighborhood streets rather than entering and exiting directly from major arterials as at present. This stands in direct violation of the objective in the Long Branch Sector Plan that states that *"The Plan also seeks to protect the character of surrounding single-family neighborhoods by: .. design guidelines that will be applied to protect and preserve the character, quality, and integrity of existing single-family neighborhoods"* (Long Branch Sector Plan, November 2013, p. 33)

I have searched for similar examples of large apartments such as this diverting access onto narrow neighborhood streets in Long Branch, Silver Spring, Wheaton, Bethesda and Hyattsville and have not seen similar examples. Rather, the dominant pattern is to provide as direct access as possible to major arterials or wider roads.

As such, I ask the Planning Board to please require the sketch plan to be modified to support the original proposal from the developer to retain driveway access with University Blvd, and further that options be explored for maintaining an easement for access to Carroll Ave.

I have long advocated for smart growth as well as transit and pedestrian and bicycle facilities in our region. As an avowed YIMBY, I am pleased to see this proposal to convert the underutilized medical building into much-needed housing. While there are tradeoffs with any project, on balance, I believe that current and future residents of both the Sonina Apartments and Rolling Terrace will be better served by a design that preserves vehicular access directly to and from University Boulevard, as well as an easement via Carroll Ave.

Respectfully,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [MCP-Chair; Bossi, Adam](#)
Subject: comment re: Sonina Properties apartment, Rolling Terrace neighborhood
Date: Tuesday, May 13, 2025 12:37:32 PM

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Dear all,

With apologies for being 30 min late in sending this, I want to express my support for the Sonina Properties apartment sketch plan, with the caveat that the planned entrance and limited planned parking will cause significant problems for our neighborhood that is already seriously challenged by traffic and parking issues.

Our group of neighbors strongly requests that you place the entrance to the parking accessible directly from University Blvd or Carroll Ave. Our streets do not allow two-way traffic due to having few homes with driveways, and most, already narrow, streets in use with parking on both sides. It is a high traffic area with already restricted access, and is made challenging during school dropoff and pickup times.

Without building in a plan for adequate parking for our new neighbors, and for accessibility from University or Carroll, our neighborhood parking and traffic situation will be further compromised.

Our sense from observing Purple Line traffic modifications is that few city planners are taking our neighborhood into consideration - it has become untenable. If sufficient parking is not built into the plan for these apartments, and if the access is not thoughtfully considered (and remains outside the neighborhood streets), it will become even worse.

Respectfully,

[REDACTED]
8406 Barron St

[REDACTED]

From: [REDACTED]
To: [MCP-Chair](#)
Cc: [REDACTED]
Subject: Sonina Apartments sketch plan meeting
Date: Tuesday, May 13, 2025 12:47:04 PM

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Dear Planning Board Members

Regarding the primary entrance to the Sonina Apartments on Glenville and Forston Roads rather than University boulevard:

While I appreciate the overall safety concern that the board has expressed for cyclists and motorists on University Boulevard, there are equal or greater risks to children and pedestrians on Forston and Glenville roads. Local children play on the street and there are no sidewalks on Glenville road that would accommodate pedestrians.

The level of traffic required for an entrance to such a large apartment complex is greater than the capacity of the two adjoining roads adjacent to the rear apartment entrance. It's only by allowing traffic to and from University boulevard to the apartment complex that would accommodate such traffic.

As for general safety concern, it appears that the board is simply trading one risk for another. While there is risk in either direction the board takes, local residents believe that the risk is greater and harder to manage on the side streets than on the main streets.

Finally, Glenville road in particular is too small for any amount of additional traffic and parking that would be associated with a rear entrance. Currently there is little or no additional parking to what is already being used by local residents. Putting the entrance at the back would encourage friends and family of residents to use street parking rather than any apartment parking.

[REDACTED]

8507 Glenville Rd, Takoma Park, MD 20912

[REDACTED]

[REDACTED]
Takoma Park MD