

From Road Improvements and Local Gardens to Proposed Office Construction – We're Growing

- **Call for volunteers: one hour per month**
- **Flower Avenue traffic calming construction set to begin late in October**
- **WAH's proposed development at Arliss Street and Flower Avenue**
- **Group votes to become 'Priority Place'**
- **Speaker offers gardening tips for this area**

Approximately 50 Sligo Branview community members, including several new residents, came to the first meeting of the 2005-06 season. Mary Cogan welcomed all those in attendance to the meeting, and emphasized the association's ongoing commitment to building community.

Call for Volunteers

A number of neighborhood improvements have been completed, are underway, or are planned in the future; these activities portend positive things ahead for our community. However, crime and poverty continue to be issues in and around the area, and combating these problems will require the ongoing commitment and active involvement of every resident. Mary encouraged everyone to think about giving one hour a month to the SBCA. Volunteer your time at one of the upcoming community events, attend community action meetings, or contribute your talent or resources. To get involved, contact a member of the board, (contact information on page 6) or just come to the next community meeting!

Treasurer's Report

Treasurer Joanne Weiss reported that the association had \$300 in net income last year. Of approximately 900 residents in the community, about 190 households paid dues last year. Dues help fund activities like the Halloween Parade and the Holiday Party, as well as the newsletter. To pay your dues, use the form on page 6 of the newsletter, or

use PayPal through the listserv (see address on page 1 under the masthead).

Flower Traffic Calming

Mary gave an update on the upcoming traffic calming construction on Flower Avenue. Construction is scheduled to begin in late October and should last about 2 weeks; construction will not occur during morning or evening rush hours. The sections of Flower that intersect East Melbourne and East Hamilton will be modified with traffic chokers on the east side of the street. This will shorten crossing distance for pedestrians and will improve sight distance for cars pulling out onto Flower.

Flower/Arliss Development

Joe Fisher and Carol Richardson urged community members to attend a special meeting on Wednesday, October 26 with the president of Washington Adventist Hospital to discuss plans to construct an office building on the corner of Flower Avenue and Arliss Street. This proposed building may set the tone for future development in the area, and it is imperative that our voices are heard. Carol asked everyone to become a "person of record" in this process. Please visit the listserv to learn about why this is important and how to register.

Priority Place

Meeting attendees agreed to support a Department of Housing and Community Affairs "priority place" request on behalf of the Sligo Branview community.

This is a government designation that will help prioritize state funding and provide access to planners for future development efforts. Joe will draft a letter for Mary's signature to be sent to the department, stating our interest in being declared a priority place.

Gardening in our Area

Susan Harris, Master Gardener and President of the Takoma Park Horticultural Club, was the guest speaker. She brought a number of handouts and shared valuable tips and information about gardening in our area. Susan explained some of the mistakes gardeners might make, like choosing small plants before large ones (larger plantings are needed to provide structure for a garden), planting only one of everything, and crowding plants in the garden.

Susan also shared some low maintenance tips:

- Water deeply, not frequently,
- Plant in the fall, while plants have time to establish their root system,
- Choose drought-tolerant plants,
- Don't plant in pots—these require too much watering,
- Commit to weeding for one-half hour every week.

If you are interested in joining the Takoma Park Horticultural Club, visit www.takomahort.org or send a \$12 check made out to THC to Wendy Bell, 7211 Willow Avenue, Takoma Park, MD, 20901.

SBCA minutes by Stephanie Singer

Opinions Needed

We want to know what you think!

- Give us feedback about our Sligo Branview community events
- Suggest speaker topics for the 2005-06 calendar year
- Share anything else that's on your mind

Please write to us at marycogan@adp.org

WAH Medical Building

Continued from page 1

decided. WAH wants to buy a 25-30 acre site for its new campus which will have space for a 300-bed acute hospital and about 250,000 square feet of office space. Morgan said WAH's goal is to complete the new hospital by 2010.

Why not use other Adventist-owned land in Takoma Park or at Carroll Avenue and University Boulevard?

Morgan said WAH does not own either property.

Will there be any government subsidy for this building?

Morgan said that funds have been requested from the county but that he "couldn't speak to that."

What is an urgent care center? What would its hours be?

According to Morgan, an urgent care center is a free-standing clinic that sees patients that a doctor's office can't handle but that are not at the level of an emergency room visit, such as simple fractures (fingers) and sutures.

Urgent care centers have longer hours than most doctors' offices, but no decision has yet been made about hours for the proposed center. Morgan said this center could be open 16 to 24 hours depending on community need.

Why has WAH not come to Sligo Branview to discuss their plans?

Morgan said the project was approved by Adventist Health Care "only a month ago." An audience member pointed out that the date shown on the preliminary site plan was August 17, 2005, and there had to have been some time before that when architects and others were working on the plan. Morgan agreed that WAH has been working closely with the developer for some time. He said WAH welcomed SBCA's invitation to speak.

Morgan also stated that the president of WAH had met with the Long Branch Task Force and received their endorsement. However, Sligo Branview members, who had been members of the Long Branch Task Force, pointed out that that "meeting" was a short presentation during which WAH merely said it would like to locate an office building "somewhere" in the Long Branch service area. SBCA members also said there was no substantive discussion about a specific site or details about the building and its services beyond providing "medical offices." Long Branch Task force members also pointed out that the Long Branch Task Force was a county-appointed body

composed of many different stakeholders; not a substitute for direct outreach to the community.

If approved, when would the office building at Flower and Arliss be built? In about two years.

Why not include this office space in the new hospital?

It might take longer than 2010 to get the new hospital built, Morgan said, and WAH wants this space sooner.

Why is the building located so close to the street where it would be intrusive to homes across the street?

Building location is dictated by the site. There is no other feasible location for it on this site.

The 2000 Master Plan indicates this area has an existing traffic problem, and the current volume has necessi-

tated "traffic calming" on Flower. How much might traffic increase as a result of this new project?

Fernebok said his independent traffic consultant [Symmetra Design] conducted a study of "Critical Lane Volume" during peak-hour turning movements and found that the roads can handle the traffic that might be generated.

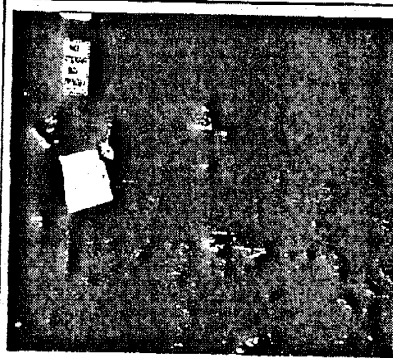
Will the proposed two levels of underground parking simply create a new haven for the people who hang out drinking, sleeping, etc. on shopping center property now? And will it be safe?

Fernebok said the parking lot would be equipped with a monitored gate that will be locked when the building is closed.

Will it be paid parking?

"That isn't decided yet," Fernebok said.

Compiled by Marilyn Piety, Carol Richardson, and Joe Fisher



Pictured above, Park Clean-up Day chair Joanne Weiss (left), Regina Thomas, and others braved the rain to collect trash. At right, costumed kids from the neighborhood played at Fire Engine Park following their parade.



Twenty Bags of Trash, Dozens of Hobgoblins—October Was a Scary Month for Long Branch

It was hard to tell which was scarier in October—Sligo Branview's ghosts and goblins in the Halloween parade or the 20 bags of trash that neighborhood volunteers pulled out of Long Branch Creek and the surrounding park.

On Saturday, October 22, a group of Park Clean-Up Day volunteers that included Michael Cohen, David Cohen, Cathy Shields, Cindy Stock, Regina Thomas, Ed Weber, Bruce and Joanne Weiss worked despite the dis-

mal rainy weather to clean up the area around Long Branch Library.

"I do believe the litter is increasing," Ed Weber, a Clean-Up day veteran, commented on the SBCA listserv. "If we were to shorten the time between pick ups maybe the end result would be less litter and a cleaner park."

Thanks to Joanne Weiss for organizing this year's effort.

A week later, on Sunday, Oct. 30, nearly 300 neighborhood kids, adults and dogs gathered in Upper Long Branch (Fire Engine) Park for the annual SBCA Halloween Parade and Party.

"It's grown every year," said Sarah Neally, who organized the first two Halloween parades in 2001 and 2002.

Thanks to this year's party and parade organizers Cori Vanchieri and Debra Wall. Great job!

Sidewalk on Flower Avenue; One Family's Success Story

If you catch the #19 bus from the Silver Spring metro, you may have noticed a change in your evening commute—the bus stop at the intersection of Wayne and Flower now has a sidewalk!

The Montgomery County Department of Public Works and Transportation (DPWT) installed a sidewalk on the east side of the 8900 and 9000 blocks of Flower Avenue last month. The project came about as the result of residents'

petitions and actions in support of sidewalks on their street.

Mara Youdelman and her husband, Brian Hopkins, are two of the Flower Avenue residents who were instrumental in securing the sidewalk on Flower between Wayne Avenue and Schuyler Road.

"We had been concerned about the safety of pedestrians on the east side of Flower for some time," says Mara. "Anyone walking on that side of the street was taking their life into their own hands."

In fall 2004, as they were distributing flyers about the proposed speed table project on Flower, Brian and Mara began conducting a poll to assess their neighbors' interest in a new sidewalk. In the end, everyone on their block (9000) signed a petition in support of the sidewalk.

Armed with unanimous block agreement and a letter of support from the Sligo Branview Community Association, they approached the Division of Capital



Photo by Beth Martin

Mara Youdelman and Brian Hopkin's efforts to get a sidewalk along Flower Avenue paid off. Now they feel safe walking Jacob in front of their house.

Development (the section within DPWT that oversees sidewalk construction). Thanks to the earlier efforts of residents on the 8900 block of Flower, DPWT had already scheduled sidewalk construction on that section of Flower between Arliss Street and Wayne Avenue so DPWT agreed to continue the sidewalk to Schuyler Road.

"We feel safe walking in front of our house now," Mara says. "I can take my son outside for a stroll and not have to worry about being run over by a wayward car."

Or the Metro bus, for that matter.

Stephanie Singer

Sidewalks, Street Lights, Speed Tables
How to Get What You Want

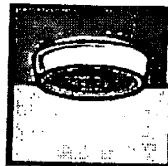
Montgomery County Department of Public Works (DPWT) has a new website to help you get what you want. The website is located at www.dpwt.org. You can find information on various subjects listed alphabetically. If you don't have access to the internet, you can contact the various divisions of DPWT by phone or mail.

- For information on street light maintenance and road bumps, call the DPWT Division of Operations Central Office at (240) 772-6000.
- For sidewalks, contact Division of Capital Development, 10500 Montgomery Street, EQB, 11th Floor, Rockville, MD 20850-2540. Attn: Sidewalks Program. Or call (301) 671-7270.
- For a guide to County services, call the DPWT hotline at (240) 772-7165 and ask for a copy of a brochure called "Residents' Guide to Services."

Forethought Now Can Keep Your Family and House Safe from Cold-Weather Fire Hazards

With cold weather here, now is the most important time of year for a home safety check up.

- Be sure to change the batteries, vacuum the dust and test your smoke detector monthly. If it is more than 10 years old, seriously consider replacing it. There should be a working smoke detector on every level of your home!



- Make sure your chimney has been properly cleaned before use and have a working Carbon Monoxide (CO) de-

tor in your home.

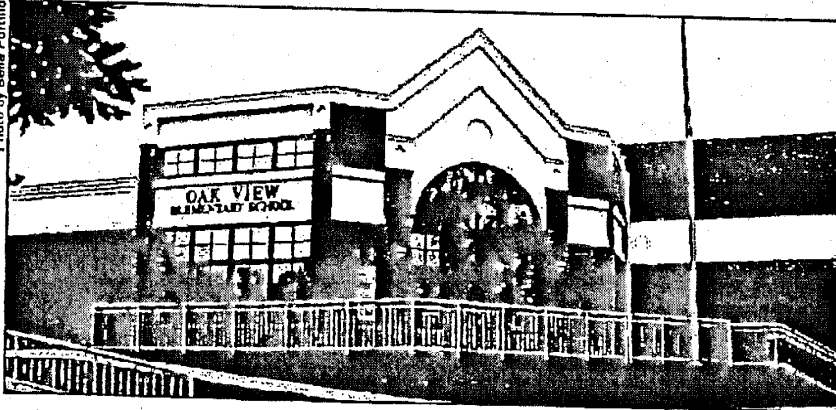
- Make sure any space heating device has adequate room in front so as not to ignite anything. Follow all of the manufacturer's recommendations for use.

Every year, people in Montgomery County are seriously injured because these simple steps are not followed!

Go to www.mcofs.org and click on "Safety in our Neighborhood" for more information or contact Brock Cline at 301-920-0402.

Brock Cline

Photo by Bella Portillo



A year-long renovation of Oak View Elementary School has given students a new sense of pride in their school and a healthier learning environment, according to Principal Peggy Salazar. The renovation includes:

- enough classroom space to move the music, ESOL and Special Ed classes inside the building and get rid of the portables;
- an enlarged kitchen and cafeteria, a new computer lab, four new classrooms, and offices for resource personnel;
- new administrative offices, staff lounge and health room.

Oak View Students and Staff Return to a Larger, More Healthful Building Following \$5-million Renovation

When students and teachers returned to Oak View Elementary School this fall after a year-long hiatus in temporary quarters, they walked into a building that was familiar, yet significantly different. Built in 1948, the Oak View building had not undergone any major improvements since 1985. It was badly in need of work when the student body moved out after the 2003-04 school year. Students were bused to temporary quarters at Fairland Elementary School off U.S. 29 for the 2004-05 school year.

Now the building has a new entrance and administrative offices, updated ventilation, sprinkler and security systems, enough new classrooms so that no classes have to meet in portables, and an enlarged kitchen, cafeteria and computer lab.

"Montgomery County was also very generous with money for furniture and equipment," says Principal Peggy Salazar, who has been at the school since 2001. The school has been outfitted with new equipment in every room, she explains, adding, "This boosts the morale of the teachers and students. They really do deserve to have nice, new things."

And the students have responded, Salazar continues. "The kids very well respect their new space. There really is a new atmosphere in the building, an air of 'we're really serious now, we're getting down to business and we have to take care of our nice new building.'"

That new atmosphere extends beyond the students' attitudes, however, to a healthier environment for the building's

inhabitants. One of the major goals of the work was to abate a mold and mildew problem that plagued the school. When workers dug up the outside walls to waterproof the ground floor they discovered that each classroom had an open pipe leading to the outside, part of an abandoned ventilation system that had never been capped. And when they stripped the inside walls to add a new heating system, they discovered damp, moldy insulation that had never dried after a roof problem was fixed several years ago. "We had

wondered why the building was making us all sick," says Salazar, adding that this year the incidence of colds and absenteeism is definitely down.

"As a small school in a neighborhood, we were very lucky," observes Salazar. "A lot more work was done than originally planned."

Still to be done are a renovation of the playground, landscaping in front and a clean-up of the back end of the property where woods have attracted dumping.

Beth Martin

Bring a Dessert to Share

You're Invited—Holiday Plans Feature Two Groups of Neighborhood Musicians

Music will set the mood at the SBCA's fourth annual holiday party on Dec. 9th, 7:30 to 10 p.m. at Highland View Elementary School. Two local groups of musicians will perform: Five-n-Time, acappella singers, and Whitney-Wire, who play instrumental folk music. Those who wish to folk dance are welcome!

"This party is a great way to meet neighbors without an agenda," says Joanne Weiss, who is organizing this year's celebration.

Everyone in the neighborhood is invited to attend the party. Bring a

dessert to share. Cookies and other "portable" foods are the preferred items. Drinks will be provided.



Please volunteer to help with set up (starting at 6:30 on the night of the event), clean-up (from 10-10:30 p.m.)

decorating, or hospitality. E-mail Joanne Weiss at jbw78@1977.usna.com or call her at (301) 587-9233.

Concerned About Gangs and Violence? Attend Nov.5th Forum

The SBCA is looking for six to 10 volunteers interested in learning more about youth violence and gangs in the Long Branch area to attend a community forum on the topic. The forum is scheduled for Saturday, Nov. 5th at Sligo Middle School on Dennis Avenue from 9:30 a.m. to 1 p.m. and will feature



a variety of local and national officials. A light lunch will be included.

Sponsored by

Tom Perez, Montgomery County Council President, the forum will include presentations by the county Department of Health and Human Services, the police department and the public schools. County Executive Doug Duncan and Chief Tom Manger of the Montgomery County Police Department will be on hand, as will Congressman Chris Van Hollen, who has been asked to discuss the federal government's role in responding to gang violence and securing federal funds for the Crossroads Youth Opportunities Center.

County officials will examine the Joint Task Force report on gangs and youth violence and discuss the underlying

causes of the problem. They will also cover the impact of youth violence on public safety and recommend solutions. The Montgomery County Schools will explain their prevention and intervention strategies to safeguard students.

Facilitated break out sessions will be led by Montgomery County Public School Study Circles.

The forum is open to anyone concerned about gang prevention and youth

violence. If you can attend on behalf of SBCA, contact Mary Cogan at (301) 588-7771 or via e-mail at mary.cogan@verizon.net.

You can pre-register by e-mailing caltoaction2005@yahoo.com.

For more information about the forum, contact Victor B. Salazar at (240) 603-3238, or via e-mail at either cptvictor03@netzero.com or at vsalazar@fandhlaw.com.

2005-2006

How to Contact SBCA Officers

The SBA Board consists of four trustees, two elected each year to serve two-year terms.

Brock Cline, Wire Avenue, brockcline@starpower.net
Becky Lavash, East Schuyler Avenue, becky58a@yahoo.com
Jeremy Schreifels, Flower Avenue

Officers serve one-year terms. The 2005-2006 officers include:

Mary Cogan, President, Mintwood Street, mary.cogan@verizon.net
Joe Fisher, Vice President, Wilmer Street
Joanne Weiss, Treasurer, Whitney Street
Carol Richardson, Recording Secretary, Flower Avenue, crichardson_2000@yahoo.com
Cathy Washington, Corresponding Secretary, Wilmer Street

Support your community—Pay your \$10 annual dues *now!*

Name: _____ Address: _____

Phone: _____ e-mail: _____

Make your check to "Sligo Branview Community Association." Mail your dues along with this form to: Joanne Weiss, 9222 Whitney St., Silver Spring, MD, 20901. Annual dues (Sept. through August) are \$10 per household. Dues may be paid at any time. Additional donations are gratefully accepted.

Comments: _____



CHECKLIST Site Plan / Project Plan Review

Plan # 820060080 Name: Long Branch Medical Bldgs.

Zone: C-1/cr02 Tract Area: .91 ac. Proposed Use: med. ofc.

Number of Units: - Square Footage: 55,800 sf

Development Method: _____ Other: _____

Referral Comments:

M-NCPPC	Staff	Date	Other Agencies	Staff	Date
Transportation	✓	2.16.06	MTA	MTA	12.22.05
Environmental	✓	12.1.05	DPS (SWM)	✓	7.13.05
Community Planning	✓	2.16.06	DPS (Traffic)	✓	9.12.05
Historic Planning	NA		Public School	NA	
Park Planning	NA		Utility		
Research/Housing	NA		Fire & Rescue	✓	1.20.06
			DPW & T		

Development Standards / Requirements

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

Prior Approvals

- Development Plan
 - Record Plat
 - Preliminary Plan
 - Prior Site Plan Approvals
- concurrent*

Community Input

- Civic Association _____
- Individuals _____

Supervisor Review PAE 2.24.06

Chief Review _____