

WECA Events

Fall General Meeting 🍂

Thursday, Oct. 10, 7 pm

Rockville Presbyterian Church

Speaker: Stormwater Solutions

Heather Gewandter, Stormwater
Manager, Environmental Mgt. Division,
City of Rockville

GET INVOLVED!

Become a Block Captain

Block captains connect with their micro-community and vote on motions that affect the West End. Contact us at wecaoutreach@gmail.com to learn more. This newsletter was delivered by your WECA Block Captain.

Attend a meeting

WECA neighborhood meetings happen on the second Thursday evening of most months from September through May. They're posted here: www.westendrockvillemd.org Check it out and join your neighbors!

View the newsletter online

Para ver este boletín en Español
中文新闻



Sign up for WECA Emails!



All West End Residents Welcome at Oct 10 WECA General Meeting

As we all prepare for the cooler weather, it's important to note that the past winter was one of the wettest on record in this region, and our area continues to experience numerous flash flood warnings due to heavy rainfall events throughout the year. Concerns about stormwater runoff and property flooding are often raised in WECA neighborhood meetings and surveys.

At the October 10 WECA meeting, in response to neighborhood concerns, **guest speaker Heather Gewandter, Stormwater Manager at the City of Rockville Environmental Management Division, will discuss residential stormwater issues and solutions**, and City programs to help homeowners minimize the impact of water and runoff on their property and the surrounding environment.

The meeting will take place on Thursday, October 10 at 7 p.m. in the Calvin Meeting Room of the Rockville Presbyterian Church, with parking and meeting entry at 210 Harrison Street. All West End residents are welcome!



Neighborhood resident Gabriel Duncan, 16 months old, checking out a new Free Library on Forest Avenue – one of many outside West End homes.

A Note from the President, Margaret Magner westend.pres@gmail.com



Fall! The end of heatwaves. Crisp air. Crunching leaves. Halloween.

Of all the great fall traditions in my family, my favorite may be the annual NFL football survival pool. (Riches not involved; only family bragging rights.) For 12 glorious hours this year, I was a proud member of that pool, until I picked the Bengals to beat New England in week one. Now, the remaining fall Sunday afternoons are my own, to clean gutters and get basement sump pumps ready for seasonal storms, without football pool distraction.

If you're also preparing for winter and have concerns about stormwater, we invite you to take advantage of hearing information from Rockville Stormwater Manager Heather Gewandter, speaker at the WECA General Meeting on October 10. And make sure you have all the information about the plans for the future of Town Center. See our article on page 3; read the new Town Center Plan draft, and let the Mayor and Council know what you think! This is also a great season for meeting new friends at a gathering of the West End Women's Group or supporting the Rainbow Place shelter (page 6).

All West End residents are always welcome at monthly WECA neighborhood meetings. We meet at 7 p.m. on the second Thursday of most months from September through May. Check out our website at www.westendrockville.org and see what's going on. Have a safe and beautiful fall season in the neighborhood!

A real estate advertisement for Larry Giammo. It features a portrait of Larry Giammo, a man with short grey hair wearing a light blue button-down shirt, set against a background of green foliage. To the right of the portrait is a grey box with white text: "Trusted Real Estate Agent. Licensed in MD, DC and VA. Longtime West End Resident." Below the portrait is a larger grey box with white text: "Experience, Insight, Integrity, Results. Larry Giammo Associate Broker & Realtor® 301-213-5678 | larry@larrygiammo.com larrygiammo.com Taylor Properties (301-970-2447)". The background of the entire advertisement is a blurred image of a window looking out onto green trees.

With mortgage rates easing (now just above 6% and may fall further), the housing market appears to be moving toward more of a balance, with demand and supply more closely aligned. It's still a good time to sell, though, to take advantage of the roughly 35% to 40% rise in house prices over the last five years. If you're thinking of selling or buying, I'd be happy to discuss with you how to achieve your best possible result in the current market. I look forward to hearing from you. Thank you! — Larry Giammo

Make Your Voice Heard on Town Center's Future

Have you ever watched children ice skating on the Town Center rink, or skated there yourself? Have you grabbed lunch from a Town Center restaurant and eaten at one of the outside tables? Or enjoyed happy hour with friends or a workout at Town Square?

"Yes" to even one of these questions means you have experienced Rockville Town Center (RTC). In multiple surveys of our neighborhood dating back to 1986, a top reason cited by West End residents for settling and staying here is the proximity to RTC. Many West End residents support local small businesses and want Town Center to succeed, but also know the frustration of losing another favorite RTC merchant or restaurant to permanent closure.

The City is currently updating its Master Plan for Town Center as the roadmap for developing RTC into a premier regional destination for housing, retail and jobs. The new plan calls for adding 2,000 more housing units in RTC by 2044 to bring in more shoppers, diners and residents. It also spells out policies for parking, building heights, green space, public facilities such as schools, and retaining RTC's historic resources to provide a sense of place and promote heritage tourism.

Here are two policies to note in the current plan draft as we go to press:

- It calls for elimination of the city's requirement that new developments include a minimum number of parking spaces. The recommendation in the plan is to allow developers who build in RTC to decide how many, if any, spaces they will provide.
- It carves out a special zone on the west side of Washington Street, between Jefferson and Beall Avenue, with bonus building heights of up to 125 feet, or 13 stories, at the edge of our neighborhood. (The height limit there today is 45 feet.)

The Mayor and Council will decide whether to pass the draft plan as is, or make any changes before it becomes official. A public hearing is scheduled for their meeting on October 28 at 7 p.m. at City Hall.

YOUR VOICE MATTERS!

Whether you support the plan as is or have any concerns, tell the Mayor and Council what you think about enacting this plan for Town Center's future!

See the current plan draft by going to engagerockville.com, selecting "Town Center Master Plan", and selecting the most recent draft under "Reports and Documents" box.

Share your feedback by:

- completing the Draft Plan Feedback Form on engagerockville.com
- emailing your comments to mayorandcouncil@rockvillemd.gov no later than 10 a.m. on the date of the public hearing
- speaking directly to the Mayor and Council at the public hearing. For instructions watch our website at www.westendrockvillemd.gov or sign up for our community emails there



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Meet Your Neighbors: Dante and Jenny Ramarui



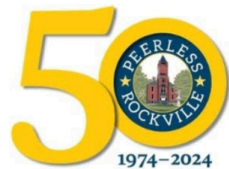
The Ramaruis have been steadfast residents of the West End since 2002. After meeting in DC and starting their journey together, they tied the knot and moved to Twinbrook. As their family grew, they sought more space and a social community. They found a charming historic home on a cozy block in the West End, reflecting the essence of their close-knit relationships with neighbors.

Jenny, a nonprofit executive, and Dante, a skilled carpenter and Project Manager, infuse their warmth, enthusiasm, knowledge, and creativity into everything they do—whether at work, at home, or in the community.

Besides a few updates, they haven't made many changes to the historic structure of their house. Dante creates custom furniture and art to fit the layout and to preserve the style. Perhaps this is why their house has been included in a few Peerless Rockville house tours in the past. Jenny works from an upstairs room overlooking the street and waves to familiar faces that walk by. Their backyard serves as a serene retreat where neighbors often join them for impromptu happy hours. The neighborhood dogs also view their yard as a second house. In the front yard, they've had decades worth of Halloween decorations and parties before trick-or-treating.

The Ramaruis—Jenny's compassion combined with Dante's Palauan hospitality—creates an inviting atmosphere that makes everyone feel at home. You always leave feeling uplifted and connected.

Peerless Rockville is



Celebrate with Us!



There's a Lot Happening at Peerless Rockville this Fall!

Celebrate with us at a happy hour, take a tour of the city, learn the story of a civil rights leader, or find out about Indigenous peoples.

Visit our website at PeerlessRockville.org to learn more and see our upcoming Fall Events!





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News from the Neighborhood

West End Women's Group

The West End Women's Group is all about fun, friendship, and support for women in the West End neighborhood. With 75 fabulous members already on board, we have enjoyed Cardio Dance in Town Square and happy hours at World of Beer. New members and other organizers/ideas for events welcome! Stay tuned to the Facebook group for fun local meetups happening once a month. Join the Facebook group at <https://www.facebook.com/groups/westendwomen> or email Julia Beyer with questions at julianbeyer2@gmail.com. Come and join the excitement and be part of the West End Women's Group!

Rainbow Place Annual "Raffle for Rainbow"

Rainbow Place Shelter, located in the West End, opened in 1982 when a group of women recognized the issue of women in need of shelter during the hypothermia season. Today, Rainbow Place is a respected part of the Montgomery County Continuum of Care and has received a 4-star rating from Charity Navigator. The Shelter's 5th annual "Raffle for Rainbow" runs through October 20, raising vital funds for Rainbow Place. Dozens of amazing raffle prizes await, at many price points. Go ahead and see what you can win, while providing community support for Rainbow Place, at <https://rainbowplaceshelter.basketraffle.org>.

Hard Times Café is Back and Booming

It's back! Hard Times has been a local favorite since 1984, and since its reopening on July 5th, customers have been hitting it hard. The space has new refinished surfaces, a fresh coat of paint, and a new floor. The menu is largely the same as before recent renovations. Our plated food was beautifully presented, fresh, and plentiful. Hard Times Café is located on Nelson St. in the Woodley Gardens Shopping Center.

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An Active Year for WECA

Here are some highlights of the work of the West End Civic Association in the past year:

- Advancing traffic and pedestrian safety in our community. Example: WECA petitioned the City's Traffic and Transportation Division for traffic calming actions on Forest Avenue and Harrison Street, and got visible speed limit and no-truck signage, as well as pedestrian crosswalks, added to the area.
- Formally requesting the City take humane action to address Rockville's overpopulation of deer. When the deer issue came up at multiple WECA meeting open forums, we brought in a speaker from the City's Animal Control team to our September meeting and requested the City to fund **humane** deer population control in its FY26 budget. WECA will testify to support this request in the City's budget hearings.
- Continued focus on Town Center, with speakers from local government, support for retailers, and email news blasts to help keep up with changes to the Town Center Master Plan and how residents can be heard.
- Providing opportunities for neighbors to socialize together with two community picnics at Monument Park and several neighborhood happy hours in Town Center.
- Secured replacement by the City of three damaged and worn "Welcome to the Neighborhood" signs.
- We also worked hard to hear and be inclusive of all the voices in our neighborhood:
 - o Residents voted to change WECA's full name from the West End Citizens to the West End Civic Association, emphasizing the welcome to all West End residents, regardless of citizenship.
 - o We've begun doing outreach in multiple languages, using yard signs in English, Chinese and Spanish to publicize meetings, and making this newsletter available (on website) in Spanish and Chinese.

Thank you to all the WECA block captains, donors, volunteers, and newsletter advertisers, who enable and carry out this work. Check out page one for ways you can get connected and involved!



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