

HCA General Membership Meeting
Wednesday, March 22nd, 2017 at 7:30 pm

In the all purpose room at The Center for the Handicapped
10501 New Hampshire Ave, Silver Spring, MD

Doors open at 7:00pm

Meeting called to order at 7:32pm

1. Introduction & Agenda from Margie Goergen-Rood

2. Guest Speaker - Shane Pollin Director of Development for Duffie Companies
 - Mr. Pollin provided some background on the Duffie Companies existing properties in Hillandale, spoke briefly about the White Oak Science Gateway Master Plan, and then presented information on the two upcoming development projects -- a Home2Suites hotel on Elton and the Hillandale Gateway redevelopment of the Holly Hall property.
 - i. Duffie companies are both developers and owner/operators of a number of properties around the Hillandale corner (at the intersection of New Hampshire Avenue with Powder Mill and Elton Roads). These include the Hillandale Shopping Center, the LEED certified office building at 10001 New Hampshire Avenue, the Avenal Gardens Townhomes, and their home offices at 1701 Elton Road.

 - ii. The county's WOSG Master Plan is striving to leverage the positive influence of the FDA buildout to increase amenities in the surrounding areas. In the plan, the centers at Viva, White Oak, and Hillandale are slated to be primary, mixed-use nodes that combine residential, commercial and transit development in an urban style.

 - iii. The 100-room Home2Suites by Hilton Hotel will replace the Duffie offices at 1701 Elton road. The hotel is designed around extended stay patrons, with a small kitchen in each room, and amenities on the first floor of the five story hotel. The office building demolition is slated to begin this summer, and the build out of the hotel is expected to take 12-18 months. Some of the anticipated hotel features noted, include:
 1. LEED gold standard building (a measure of green/energy efficiency)

2. EV charging stations, lobby, fitness room, breakfast area, laundry, indoor saline pool, and large meeting room.
3. Mix of 1-bed studios, 1-bedroom, and 2-bed studio rooms
4. ~80 onsite parking spots

In response to questions and concerns from neighbors he also added some additional detail on:

- Overnight parking on Elton and big-rigs: Mr. Pollin indicated they are looking at options to bring back overnight parking, but do not want to see a return of the overnight truck parking. Duffie is working on a plan to use the curbing to prevent large trucks from being able to use the spaces.

- iv. The Hillandale Gateway Project is a collaboration between the Duffie Companies and the Housing Opportunities Commission (HOC) of Montgomery County that currently owns the Holly Hall property (the large brick building visible across NH Ave from the Hillandale Shopping center). The project is in the early planning stages and would demolish Holly Hall, which contains 96 low-income elderly residences (called age-restricted affordable units). The new development would have two apartment buildings: one that would continue to be age-restricted and include at least 96 affordable units alongside market rate homes; while the second building of around 300 apartments would be market rate without any age-limitations. Retail shops would line the ground floor below the apartments and on the adjacent property along NH Avenue. Mr. Pollin's presentation included renderings and discussion of:

1. the multi-height apartment structures and garage (current plans have it about 3-stories higher than the 10001 Elton office building at the highest point)
2. an "urban-lite" retail street down the center at ground level
3. a free standing retail unit along NH Ave

In response to questions and concerns from neighbors he also added some additional detail on:

4. The under-developed strip mall on the north side of Powder Mill is not owned by the Duffie companies, but they too would like to see increased investment and/or redevelopment of that area, and hope that the Hillandale Gateway plans may spur that.

3. Geoff Morgan, Vice President of Washington Adventist Hospital
 - Mr. Morgan provided some history of Washington Adventist Hospital and then presented the plan for the new campus on a nearly 50 acre parcel off of Cherry Hill Road near the new Viva White Oak planned community.
 - i. Washington Adventist is a bi-county health care provider serving Prince George's and Montgomery counties. It started in Takoma Park in 1907. The old Takoma Park campus will stay open as a walk-in clinic and physician offices. The acute rehab hospital and behavioral health will also stay in Takoma Park.
 - ii. The new campus features:
 1. 48 acres, 26 of which are buildable
 2. A storm water management “lake” will be preserved and highlighted with additional landscaping and walking path
 3. A LEED Gold standard hospital with 170 beds in all-private rooms
 4. A more centralized location within the service area, with increased access to public transportation through the Metro bus.
 - iii. The project is staged in three phases:
 1. The first phase of the project is underway and includes the hospital, medical office building, and parking garage, as well as surface parking. It is expected to be completed by May 2019.
 2. The second phase (which would require additional approvals) would build out 2 additional conference centers, another parking garage, and a faith center.
 3. Planning for the remaining 10 buildable acres is still being worked.
 - iv. In response to questions and concerns from neighbors Mr. Morgan also added some additional detail on:
 1. Jobs: Economic analysis of the project shows upwards of 5500 jobs attached to the development. The net employment increase from the hospital is closer to 500.
 2. Traffic: It is expected that access to the hospital would primarily use Cherry Hill Road
 3. Local access: The lake & walking paths would be open to community uses.
 4. Hospital features: There is a surface level helipad planned, but the hospital is slated to be a cardiac center, not a trauma center.
4. HCA Announcements & Updates
 - Nominating Committee is being headed up by Kimberly Pfirrmann, Hillandale Citizens Association. Please consider serving on the board.

- HCA is planning a neighborhood gathering at our new local Park Pavilion on May 6th. We're hoping the Montgomery County Parks & Planning will be available to talk informally about the planned overhaul of the Hillandale Local Park. More details to be announced soon.
- The last membership mailing before the 2017 Directory publishing is on the way. Be sure to reply if you would like your listing updated.
- HCA has formed a committee to soliciting for feedback from Hillandale Forest residents on traffic issues. They will be creating an online survey and request a residents consider contributing input. The speed sign campaign is currently underway in Hillandale Forest.
- There are efforts underway by HCA and county representatives to arrange a meeting with the Hillandale Safeway to address ongoing quality issues.
- There will be a test of the emergency system at the Army Labs next to Old Hillandale tomorrow from 1030-1130.

5. Closing Remarks from Margie Goergen-Rood

- As always, anyone wishing to work on an issue for the community is welcome to engage the HCA Board for additional support & resources.

Meeting adjourned at 8:49pm.

Board Members for 2016-17:

Margie Goergen-Rood (President), Shana Davis-Cook (VP), Andrew Harris (VP-Programs), Ken Harringer (Treasurer), Heather Thomas (Secretary/Membership), Luann Spiller (Past-President/Housing), Jeff McNeil (At-Large OH), Virgil Tudor (At-Large WH), Tom Helfand (At-Large WH/Schools), Ava Penny (At-Large HF), Ross Sutton (Bulletin/Garden), Kimberly Pfirrmann-Powell (Historian/Membership), Phyllis Solomon (Nat. Resources), Clay Teunis (Watch), Russ Harris (Web), Kay Taub (Greeter), Eileen Finnegan (Zoning), Bill Thomas (Development)