

The Hillandale Bulletin

July/August 2012

Contact: newsletter@hillandale-md.org

Ross Sutton, Editor

Hillandale Citizens Association

in cooperation with both neighborhood pools
Hillandale Swim and Tennis Association
West Hillandale Swim Club

Invites you to:

- Meet your friends & neighbors at either, or both pools!
- Take a FREE swim from 5 to 7 p.m.*
- Enjoy = FREE ICE CREAM TREATS =
- Info from DHS' National Cyber-Security Division for parents
- Fun activities for kids, balloons and wristbands
- See Third District Police, K-9 & Motorcycle Units
- See MCFRS Station 12 Firefighters/EMS with their trucks

National Night Out Ice Cream Social
Tuesday, August 7, 5:00 p.m. - 7:00 p.m.

Hillandale Swim & Tennis Association, 10116 Green Forest Drive

West Hillandale Swim Club, 915 Schindler Drive

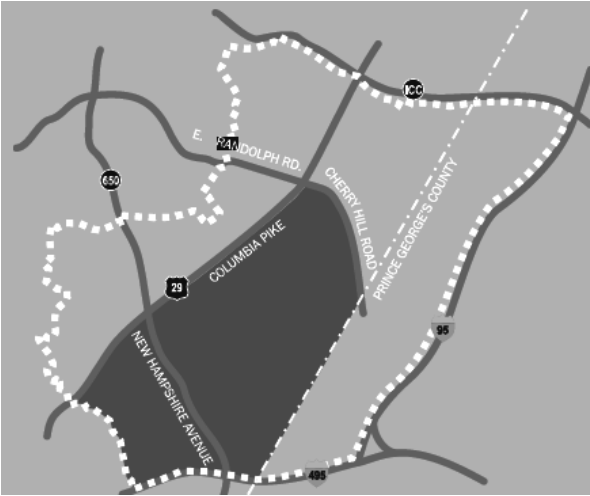
WHSC is also hosting the Flippin' Pizza Truck, selling whole pizzas for \$15, 2 slices & a drink for \$6, or slices for \$3 each, (other menu items available) as a pool fundraiser. Stone Kawala will be playing at 5.



***NOTE TO SWIMMERS:**
A parent must accompany all non-member youth swimmers.

A work in progress ...

The White Oak Science



Montgomery County planners have advanced their initial “preliminary recommendations” for the new Master Plan which will guide the redevelopment of our area for future decades. Basically, this plan covers the rezoning of the non-federal, commercial areas from the Northwest Branch to Cherry Hill Road, and 495/county line to Route 29. This is the darkened area shown on the map to the left.

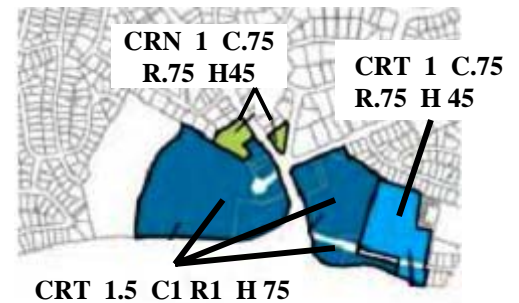
In addition, transportation planners have evaluated the larger “traffic catchment” area, shown outlined in white dots. In order to achieve desired traffic mobility or “balance,” transportation/transit improvements are needed along with other changes. A staging plan is also necessary to have these improvements in place as the development proceeds.

Specific Hillandale Zoning/Land Use Recommendations

Planners have recommended that the commercial and office zoning in effect in Hillandale be changed to the now-popular, “mixed-use” zones to accommodate growth and to be consistent with the pending county-wide zoning re-write effort. The newly-minted Commercial-Residential (CR) categories of Neighborhood (CRN) and Town (CRT) have been chosen for those Hillandale properties. See map

The CR family of zones has specific density, flexibility in uses and maximum height designations. The first number in the description is the maximum amount of building square footage, expressed in “floor-area ratio,” or FAR. When multiplied by the total lot size, the result is the total amount of building square footage allowed on the parcel. This allowable space can then be configured in multiple stories to the height maximum. The H number provides the maximum height of any building on the property. The middle numbers following C and R, designate the maximum amount of the commercial or residential FAR component allowed within the maximum size of the development..

With the Labor College property scheduled to be sold soon, to a yet-to-be-identified buyer, rezoning of this 47-acre land mass is of particular concern to abutting neighbors. The recommendation is to have the western portion of the parcel retain its current, single-family R-90 zoning, with a desire to see public ball fields established by the Parks Department (access via New Hampshire). However being R-90, single-family or townhouse development is also possible for this portion of the property. The currently developed area, is suggested to become mixed-use, CRT.



Extent of Change Possible

Zoning allows development to a particular density, but whether that full density is built, or not, is a business decision made by owners based on the market demand, possible uses, and the cost of construction. Furthermore, any specific project must meet the requirements of the Adequate Public Facilities Ordinance (a test for traffic/transit and school capacity) prior to proceeding to construction.

Along Elton Road (not including 10001 NH or the bank) there are currently 138k ft² of office and 92k ft² of industrial (Coke) uses. With the new CRT zoning, up to 500 k ft² of mixed-use buildings could be possible on these properties.

The Hillandale Shopping Center currently has 190k ft² of retail space. With the mixed-use CRT zoning, planning staff has modeled this site for 835k ft² of retail, office and residential.

Mixed-use for the CRT portion of the College property was modeled to include 500 residential units along with some retail/office components.

Gateway Master Plan

~~ Eileen Finnegan, HCA's CAC Representative

Master plans cover a myriad of issues, from recommending parks and bikeways, evaluating natural and historical resources, and guiding the character of the area through design guidelines. However, central to most plans are the zoning and transportation elements. As such, here are those basics...

Summary of All Development Numbers (note each is a total, do not add columns)				
	Commercial (sq. ft.)	Single-Family Dwellings	Multi-Family Dwellings	Total Dwelling Units
Existing Development	11,187,298	2,260	4,858	7,118
Potential without New Plan	15,854,064	2,404	5,194	7,598
New Plan at Build Out	25,434,851	2,785	12,903	15,688

Percontee's Global LifeSci Village proposed for the WSSC Site II parcel and their quarry property off Cherry Hill Road is accomplished by using the higher density CR designation having a 200' height limit in the core. Those parcels will include approx. 5.5M ft2 of office and retail along with 10.2M ft2 of residential, or 5,360 units. Along with Hillandale, the White Oak Shopping Center will become a mixed-use CRT zone with 2M ft2 of office/retail and .9M residential..

Transportation and Transit: Problems, Solutions, and Management

Roadway congestion, especially during rush hour, is not new to our area. As transportation planners "modeled" the potential growth without the new plan, it became apparent that there are serious transportation problems. In order to begin to accommodate the new plan's recommendations, a number of area improvements are required. These include: (1.) possibly building more grade-separated intersections on Route 29, (2.) reopening the Old Columbia Bridge over the Paint Branch for local traffic, (3.) adding bike lanes to roadways, and most importantly, (4.) implementing a high quality Bus Rapid Transit System (BRT) along the Route 29 and New Hampshire Corridors.

Planners have cautioned that even with these changes to infrastructure, the new plan will not achieve the transportation/mobility "balance" required by law. (The congestion on Powder Mill Road in Prince George's has been identified as a problem still awaiting a solution.) But, two additional non-infrastructure changes must be implemented to "improve" the traffic congestion to be "in balance." These are: (1.) changing the level of service expected on our local roadways to a more congested, urban designation (1600 CLV) and (2.) establish a White Oak Transportation Management District.

Staging Future Development

Given the desire for property owners to move forward, while providing geographical equity and ensuring that transportation infrastructure is built, Planning Staff has proposed a three step "Staging Plan:" to make the WOSG plan evolve in an orderly fashion. During Stage 1, 4M ft2 of new development will be allowed with White Oak and Hillandale allocated up to 1.5M ft2 and the Cherry Hill area allocated 3M ft2-- BUT the total of all must not exceed 4M. If one area does not use all, it can be allocated to another. Stage 2 provides another 5M ft2, and 2,000 dwelling units but requires BRT on 29 or NH to be funded, or other roadway improvements, and requires the changes to the CLV and establishment of the Transportation District. Stage 3 provides for the balance of the development but BRT on 29 must be operational, other improvements in the CIP programmed and a non-single-occupant car mode share of 30% must be reached.

NEXT STEPS

Beginning in September, the Planning Board will begin to work on this plan and the Master Plan for Highways which is integral to the BRT. HCA will participate in these efforts and needs your input to formulate community positions. If you have any questions, or if you believe that this plan will impact you in some way, please contact me, 301-439-2263. HCA will be discussing this at future General Meetings.

FOR MORE INFORMATION: <http://www.montgomeryplanning.org/community/wosg/>

Dog Days of Summer

It is summer time so Hillandale residents and their dogs are spending more time outdoors. A number of dog related issues have come to our attention. Dog lovers in the neighborhood need to understand that there are certain rules of civility (and county law) that need to be followed. The most important and most frequently mentioned issue is dog waste. We really should not have to say it here, but the problem is an ongoing one. You are responsible for cleaning up after your dog and properly disposing of its waste. That does not mean that you can throw it into the woods or down a storm sewer, which is both unsanitary and environmentally unsound. You would be amazed at how many disputes between neighbors arise over dog poop.

It has been noted that there have been incidences of dogs wandering around during the day off leash. We realize that sometimes dogs just get loose but there are a few annoying repeat offenders. Dog lovers sometimes fail to understand that there are many people who don't love dogs or are intimidated by them. Even the friendliest dog poses a nuisance in this case. In addition, the recent heat is a risk to dogs left outdoors. Pets always should have access to water, shade, and shelter. It is your responsibility to know your dog's whereabouts and keep it out of your neighbors' yards.

Lastly, there is the issue of barking dogs. The sound of a dog bark is part of our suburban life. However, if your dog is outdoors and barking all the time then it is considered a public nuisance and against county law. It goes without saying that it is pretty rude as well. You may not leave a barking dog outside unattended-day or night.

Reporting a barking dog or an animal causing a noise disturbance

To report an animal creating a noise disturbance, please notify the Animal Services Division at 240.773.5960. If the disturbance is occurring during late night hours, notify the Police at 301.279.8000.

For further information, or to report an animal bite or a violation of animal control laws, call the Animal Services Division at 240-773-5960 or 240-773-5925.

For after-hours emergencies, call 240-773-5900.

Hillandale Citizens Association
10000 Branch View Ct.
Silver Spring, MD 20903

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