

The Hillandale Bulletin

May 2012

See us at: www.hillandale-md.org or Contact us at: newsletter@hillandale-md.org
Join the HCA Bulletin Yahoo Group! **Ross Sutton, Editor**

Hillandale Community Meeting Wednesday, May 23, 7:30-9:00 p.m. CHI, 10501 New Hampshire Ave.

The Montgomery County Parks Department will be our guests for a discussion about the Hillandale Local Park at the May General Meeting. The Hillandale Park is scheduled for renewal through the facility planning process. The first step of this process is to engage the community on the process and resolve the disposition of the Park Activity Buildings (the green recreation buildings). Representatives from the Park Stewardship Division including Planning Supervisor Brooke Farquhar, Park Maintenance Manager, Dave McGrady, and Park Police will provide details on the early thinking regarding a re-working of the park facilities to best suit the needs of our neighborhoods and the wider community.

Following the Park presentation and discussion, we will take a position on proposals regarding accessory apartments (see inside). The HCA business meeting will include nominations and elections of HCA officers.

All residents of Hillandale are invited to attend and provide input to issues discussed. If you have any detailed questions or requests, please call HCA President Eileen Finnegan at 301-439-2263 or by e-mail to finnegan20903@yahoo.com

More on Hillandale Local Park....

Parks has long planned to raze the Park Activity Buildings, but are willing to keep the one building in service until the septic permit expires in 2014.

Reworking of vehicle circulation and parking will be considered during facility planning.

The question of restroom facilities or improved port-a-potties is unresolved. HCA has requested facilities due to high usage of the fields and courts.

Play equipment location must be more public and accessible. What would make the park inviting?

What would you like to see in the Park? How could all neighbors better utilize the park and have an improved park experience?

Neighborhood Crime Watch Be Aware and Take Care

With the summer holidays about to start, please take the opportunity to keep your family, home and vehicles safe. Here are just a few tips to remember:

- DO NOT LEAVE VALUABLES IN YOUR VEHICLES! Take all electronics, or gadgets in at night. Don't make our neighborhood a target for those who steal from cars.
- Get a FREE home safety check by the Police Department. An officer will advise you about the safety of your locks, and provide suggestions for making your home secure. Call 301-565-7740
- DO install exterior lighting and make sure that your house address is visible from the street, day and night.
- Take care not to leave doors open or unlocked when working outside, out of sight. Don't make it easy for someone to enter your home undetected.

Thanks to Lynda

Unfortunately Lynda Williams is relinquishing her position at the head of our Neighborhood Watch. She has been a strong proponent of the effort to get neighbors to look out for each other and worked hard to make our community safe over the past years. Her enthusiasm for all things Hillandale will be greatly missed. Thank you Lynda for your service to Hillandale.

Crime Watch Chair Needed

If interested, call Eileen Finnegan 301-439-2263.

A note from MoCo Police Officer Considine:

"FYI--especially if you still don't wear a seat belt:

The 2012 Click-it or Ticket (CIOT) and Commander's Challenge campaigns have officially started. ALL persons under 16 years old must be restrained by a seatbelt or a child safety seat (CSS). CSS are required for children who are under 8-years old, weigh less than 65 pounds and/or are less than 4'8" in height. For adults & over 16 years old, the operator and front outboard passenger must be belted.

The tickets carry fines as follows:

Failing to secure a child under 8 in a CSS: \$60.00
For an unbelted driver or front passenger: \$25.00

Proposal to Change to Montgomery County Accessory Apartment Laws

By Eileen Finnegan

For the past decade, or longer, there have been efforts in Montgomery County to make the process to have an accessory apartment in a single-family home “by right,” instead of being approved through the special exception process. Making this change is seen as an important way to increase the number of accessory apartments with the goal of easing the much-discussed “affordable housing crisis” in the County. Additionally, having rental units within homes is seen as a financial benefit to many first-time homeowners, or the elderly on fixed incomes.

Recently, during the not-yet-finished zoning rewrite project, affordable housing advocates once again advanced this proposal. Planning Staff and the Planning Board decided that instead of complicating the zoning rewrite, an independent Zoning Text Amendment (ZTA) would be crafted so this issue could be independently reviewed and sent to Council for legislative action.

For many years, the Hillandale Citizen Association has maintained the position that all accessory apartments should continue to be granted through the special exception process. This procedure has helped to make for-rent apartments comport with the neighborhood more easily. And, the special exception formal hearing has positively resolved conflicts with improvements in neighbor-to-neighbor relations.

Current County law does allow for Registered Living Units “by right.” These are apartments within a single-family home that are occupied by family members, or caregivers without compensation. These units are approved administratively and are not subject to the same process as accessory apartments. These units have had mixed success in for neighbors.

The proposed ZTA has two classifications of accessory apartments for our R-90 zone: small and large. The small apartment would be limited to 800 square feet and would be granted by right through an administrative procedure. The large would be limited to 800-1200 square feet and would retain the requirement for a Special Exception.

Planning Staff is holding a public outreach session on Monday, May 21 at Park and Planning, 8787 GA Ave., Silver Spring, from 7 to 9 p.m. In June, The Planning Board will have one or more worksessions with the goal of sending the ZTA legislation to Council over the summer. Public hearings and action by Council could be sometime in the fall.

Please see the Planning Staff’s information on-line including the full text of the preliminary ZTA at: http://www.montgomeryplanning.org/functional/accessory_apartments.shtm

Hillandale Home and Garden Awards SPRING 2012

Our judges have given the award to three homes for this beautiful and early spring.

- 1004 LaGrande Rd. Lovely front flowerbeds.
- 10545 Sweetbriar Pkwy. Beautiful yard with appreciation to Roland for all he has done for our community over the many years.
- 10511 Rodney Rd. A beautiful garden facing New Hampshire Ave.

If you have a nomination for the Hillandale Home and Garden Award, please send it to Ross Sutton at newsletter@hillandale-md.org



Hillandale Swim and Tennis Association
10116 Green Forest Drive
www.Hillandalepool.com

The Hillandale Swim and Tennis Association (HSTA) sits on five acres of rolling hills nestled beneath a canopy of tall, mature trees. It features a shaded BBQ picnic area, a 25-meter, L-shaped pool with a three-meter high dive, and a separate fenced-in baby pool. In addition to the lighted tennis courts, there is basketball, volleyball, and ping-pong. The Hellcat Swim Team competes in the Montgomery County Swim League and is open to ages 5-18.

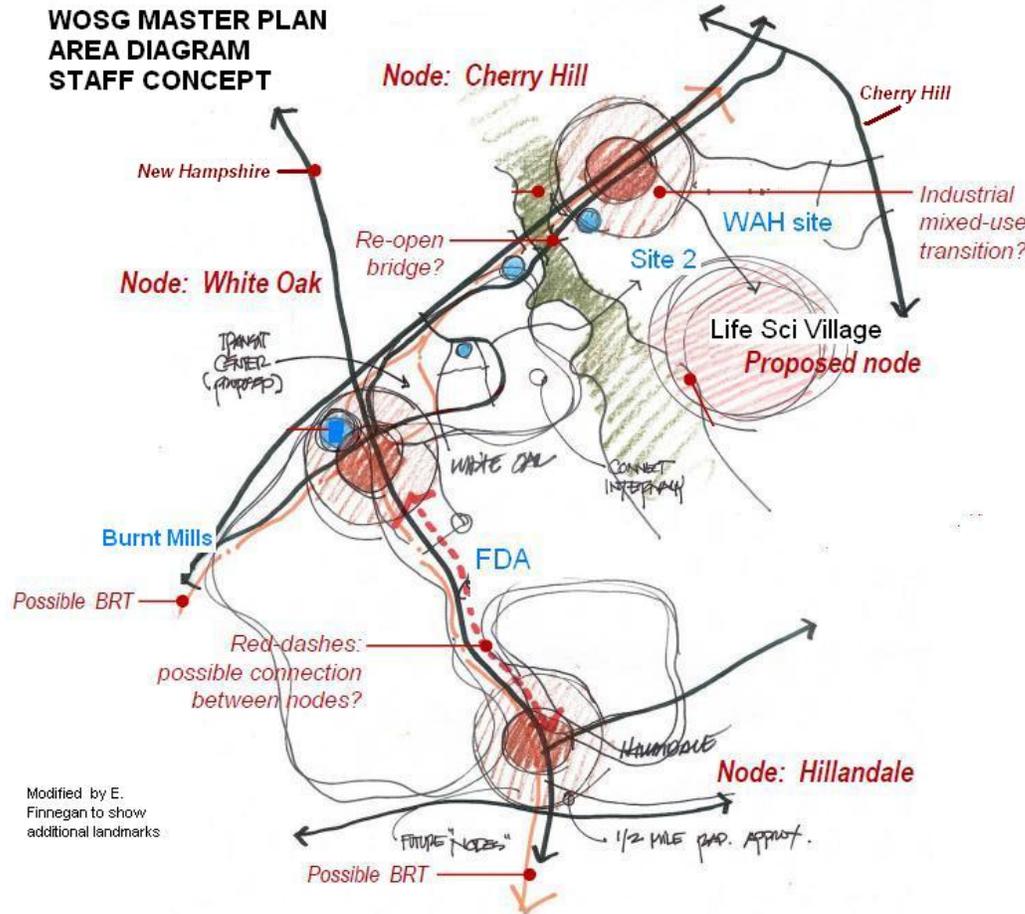
New members are welcome and are entitled to a \$50 rebate on the following rates: family \$450, couple \$375, single + child \$375, single \$300. There is no initiation fee.

Don't miss out on fun events like “dive-in” movies, the annual crab fest, and teen night. To join, contact HSTA Membership Chair Hope Halleck at 703-599-7338, or at HSTAmembership@gmail.com.

UPDATE: WHITE OAK SCIENCE GATEWAY MASTER PLAN

By Eileen Finnegan

The planning effort for our area is moving forward with Planning Staff working to mesh the requests for higher density from commercial property owners and the transportation network constraints. The goal is to develop a plan that will concentrate future mixed-use development and redevelopment around transit, and improve connectivity between area while maintaining an acceptable level of highway mobility.



Preliminary Densities Under Study For Major Sites at Nodes

Hillandale Shopping Center:

Retail: 225,218 sq ft
Residential: 599,782 sq ft

White Oak Shopping Center

Retail: 827,805 sq ft
Office: 1,160,647 sq ft
Residential: 869,522 sq ft

Life Sci Village Proposed Node

Retail: 800,000 sq ft
Office: 4,650,000 sq ft
Residential: 10,218,750 sq ft

National Labor College Property: not quantified to date

In the approved pipeline:

Washington Adventist Hospital
(Pending MD Certificate of Need)
800,000 sq ft

For more detail see the April 24 staff concept & staging presentations at:
www.montgomeryplanning.org/community/wosg/

Evaluating the transportation network is currently under evaluation by Planning Staff. The current road conditions, the estimated traffic from the densities under study are being “modeled” by traffic engineers to determine if the area road network and proposed transit improvements can sustain the level of growth being proposed. There will be a range of possible outcomes from this modeling, such as a number of roadway capacity improvements, or intersection modifications, or possibly a proposal to simply permit more congestion by changing the roadway mobility standards for the area.

FUTURE MILESTONES

Now-August 2012: Community outreach and plan development

September 2012: Staff draft to the Planning Board

October 2012: Planning Board public hearing

November 2012-February 2013: Planning Board work sessions

March 2013: Planning Board approves draft

April-May 2013: Executive agencies review and prepare fiscal impact analysis

July 2013: County Council public hearing

July-November 2013: County Council work sessions and approval

December 2013-April 2014: Final actions

Shortly, Planning Staff will be making their professional recommendations on how the area should develop over the coming decades. Although much of the planning process emphasizes density, now is the time to also consider other community improvements that will make our neighborhoods stronger in the future. If you have ideas, please contact the HCA representative to the Master Plan Citizen Advisory Committee (CAC), Eileen Finnegan at 301-439-2263 or finnegan20903@yahoo.com

The next meeting of the WOSC Master Plan Citizen Advisory Committee will cover the results of the transportation modeling. This meeting is open to the public and community members are encouraged to attend. **The meeting is at the Labor College, New Hampshire at Powder Mill Rd at 7p.m on Tuesday May 22.**

Please plan to attend to understand this important issue to the future of Hillandale.

West Hillandale Swim Club

915 Schindler Drive in Silver Spring

www.westhillandaleswimclub.org

Are you looking for summer activities for your family? Would you like to meet people in your community in a relaxed setting? Would you like to swim in a pool that is not overcrowded?

If so, you should join the West Hillandale Swim Club!

What the West Hillandale Swim Club has to offer:

- A large main pool and separate, fenced-in, wading pool;
- Volleyball and basketball courts, ping-pong tables;
- Tree-covered patio/picnic area complete with grills for barbecuing;
- Located on a 5-acre wooded lot at 915 Schindler Dr. in Silver Spring
- **New Member Special: Between now and June 30, join and pay your annual dues and the initiation fee is included — a savings of \$260!**

What makes the West Hillandale Swim Club unique:

- One of the nicest community pools in Montgomery County;
- Located in a quiet area and lined with tall trees;
- Because of the neighborhood location, there is no traffic noise;
- The only community pool in Montgomery County designed with a spacious shallow area that gradually changes from 2-foot to 3½-feet deep. This feature makes West Hillandale a favorite of families with young children.
- Charter member of the Montgomery County Swim League with an active youth swim team,
- Run, managed, and maintained by member, volunteers.

The West Hillandale Swim Club is currently accepting new members and we have several new member specials. Visit our website www.westhillandaleswimclub.org!

If you are interested in joining the **West Hillandale Swim Club**, please contact the membership chair, Deanna Garner at 301-439-9722. All other questions can be directed to the president of the swim club, Judith Harrison at president@westhillandaleswimclub.org

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

Pre-sorted STD
US Postage
PAID
Silver Spring, MD
Permit No. 2116