



HCA General Public Meeting Minutes Thursday, April 25, 2024

Location: CHI / WE Achieve Center, 10501 New Hampshire Silver Spring, MD 20903

Community Meet & Greet: 7:00 PM – 7:20 PM

Neighbors, Board members, and community speakers signed in, grabbed snacks, greeted each other, and viewed the information provided, including voter's guides from the organization of League of Women Voters. There were approximately **80** neighbors, including 4 presenters and 15 HCA Board members

Call to Order / Welcome: 7:25 PM

Eileen Finnegan (Zoning and Planning Committee) began by setting the stage for the event by describing this presentation as focused on "*getting educated*" regarding Hillandale-specific-growth. The ongoing projects that would not be discussed would be:

- Hillandale Gateway – done – approved under construction Owned and operated by Montgomery County (MoCo) Housing Opportunities Commission (HOC)
- Hillandale shopping center – participate in the facade program – county pays 50% and owners pay 50%
- ATU (old Labor College)-under purchase contract NO Official Plans yet

The focus of this program would be on Hillandale development as follows:

- Discussion about the development process
- Discussion about transportation: Local Areas Transportation Improvement Plan (LATIP) and Bus Rapid Transit (BRT)

Four speakers made presentations, aided by PowerPoint slides:

- Luis Estrada – Montgomery County Department of Planning, MidCounty Planning Division
- Matt Folden – Montgomery County Department of Planning, MidCounty Planning Division
- Andrew Bossi – Montgomery County Department of Transportation
- Corey Betts – Montgomery County Department of Transportation

**The presentation, which includes the speakers' contact information and the projects, is available in a separate document.*

Luis Estrada, planner, the Midcounty Planning Committee spoke of the planning process from a macro perspective. The White Oak Science Gateway (WOSG) Master Plan governs the development process in Hillandale. Zoning creates a mixed-use community, residential, townhomes, apartments (high-density housing), and commercial retail. The WOSG Master Plan directs redevelopment to be “compatible” with existing neighborhoods and preserves the tree buffers.

Matt Folden, AICP, Regulatory Supervisor, Midcounty Planning Division, provided a more detailed view. Development Review Process: A developer submits the appropriate plan (Preliminary or Site) to Planning for approvals. The documentation covers specifics including buildings, roadways, etc, and must show that the project meets the zoning, Master Plan, and County code. To that end, Planning coordinates all appropriate agencies in a commenting process, which may require modifications to the proposal. Once finalized, the developer’s approval is scheduled for Planning Board approval. Matt encouraged residents to participate in this process and offered to return to HCA during this process when/if any development applications are submitted in Hillandale.

Andrew Bossi, P.E., Senior Engineer, Transportation Policy, Office of the Director explained the Local Areas Transportation Improvement Plan (LATIP) process which is specific to the WOSG area. This “pay-and-go policy” allows a developer to pay the county a fee based on the number of peak hour trips and proceed, or the developer may build a LATIP approved project and have that cost credited against the fee. If a developer wants a non-listed improvement to be credited, that improvement must be vetted through DOT with a DOT-public hearing process.

Corey Pitts, BRT Unit Manager, (DOT) spoke about the **Bus Rapid Transit (BRT) service** on major county roads, both present and future. The goal of the BRT is to facilitate commuting, hopefully by persuading people to exchange their automobiles for these buses. The first-BRT service began on Colesville Road (Highway 29). Expanded service includes funding for Veirs Mill Road and 355. Planning for the New Hampshire Ave BRT is underway, but has not yet reached the stage of construction funding. The New Hampshire BRT begins at a the Colesville park-and-ride near the intersection of New Hampshire Ave and Randolph Road, and terminates at the Fort Totten Metro station.

Several options (in mixed traffic, dedicated lanes, etc.) for the New Hampshire Ave BRT are being studied and cost estimated. Public meetings on the proposals will happen in the coming months and residents are encouraged to participate.

Question and Answer session

The Q&A covered many topics. There are concerns regarding a proposal to “open” Royal Road to access the undeveloped portion of the ATU property. The impact this may have on Chalmers and New Hampshire intersection was also noted. The BRT discussion included questioning need and ridership. One person asked if HCA should advocate for a dedicated lane or lanes. Expressions of support for more retail and restaurants were expressed.

HCA Business

HCA President Jeremiah Pope conducted a short **HCA Business Meeting** as follows:

- The HCA President confirmed with the audience that they had received the minutes from the previous general meeting.
- Membership committee, chairperson Margie Goergen-Rood mentioned membership can be paid through paypal on the website or via check. Additionally, she mentioned the preliminary results of the fund-raising drive: \$5,400 of the \$7000 goal has been met. (Another \$100 was received by check during the meeting.)
- Vice President for Programs, Paul Rood, provided a brief mention of the next public meeting, on June 13th, which will be a forum of the three legislators who represent Hillandale in the Maryland State House of Delegates
- The HCA President invited the audience to send emails if they have questions or want to be put on the email list.

Adjournment: 8:53 PM

Next Meetings

- Executive Board – May 8, 2024, at 7:00 PM
- General Public – June 13, 2024, at 7:00 PM

APPENDIX

Status of Development Projects in Hillandale (as of April 2024)

- **Hillandale Gateway – approved**
 - 463 Mixed-Income Units (46% Market Rate)
 - 155 Age-Restricted 100% “Affordable”
 - 308 Non-Age-Restricted 30% “Affordable”
 - 634-space parking garage
 - 10k – 16k square feet of retail
 - Drive-through Starbucks
 - HOC (Housing Opportunity Commission) owned and managed
- **Hillandale Shopping Center:** Montgomery County Façade Improvement (50% county funding; 50% private funding)
 - FY 2025 – Phases 1 & 2 - \$1.7m total
 - FY 2026 – Phase 3 - \$539k total
- **ATU/Old Labor College** No official plan yet
 - WRS Real Estate holds a purchase contract, pending approvals
 - WRS to submit plans to the county in the late summer or fall
 - Big Box Retail; Jr. Anchors; small retail
 - Residential: multi-family; townhomes
 - In-ground parking