



February 2014

HTCA annual meeting on Thursday, Feb. 27

The Huntington Terrace Citizens' Association will hold its annual meeting on Thursday, Feb. 27, from 7 pm to 9 pm at the multi-purpose room of the Bradley Hills Elementary School.

The first hour will cover an update of the Suburban Hospital expansion situation (see below) and other neighborhood business, with plenty of time for discussion. The second hour will be devoted to election of HTCA board of directors.

Election of board of directors

Four of seven board terms are expiring. Only dues-paying members can vote. Neighbors who are not members will be able to pay their annual dues (\$20) at the meeting. Please consider running for the board. Residents new to the neighborhood are particularly encouraged to run. If you are interested, feel free to contact one of our current board members for more information – Stephen Brown, Keary Cope, Stephen Godwin, Allan Gold, Ed Rock, Amy Royden-Bloom, and Mary Beth Sitrick.

Suburban Hospital background

As many of you know, the Maryland Court of Appeals – the state's highest court -- declined to accept the HTCA case regarding Suburban, opening the way to the hospital's expansion project. Some of you may be disappointed that the neighborhood was unable to prevail in court. However, please recall that the administrative and legal actions taken by the HTCA, at your

behest and with your financial support, delayed the hospital project by at least five years. Also, the administrative process preceding the court challenges resulted in saving 13 homes from demolition and allowing more of a buffer between the hospital and the neighborhood; reducing the height of the proposed new parking garage by forcing more of it underground; and requiring the hospital to maintain existing noise level measurement locations, meaning it can't project more noise into the community than it already does.

The hospital anticipates moving into the construction phase this autumn. No specific timetable is available yet. Meantime, interested residents may wish to reacquaint themselves with the construction conditions set by the Board of Appeals in its decision (full opinion here: <http://htca.net/about-2/suburban-hospital-expansion-case-archive/>) of Oct. 20, 2010. Text of the conditions follows (numbers 20, 25, 26, 27, and 28 are most relevant to the construction process):

1. All of the single family houses owned by Suburban Hospital, except those on the eight lots abutting only Lincoln Street between Old Georgetown Road and Grant Street (if the abandonment of Lincoln Street between Old Georgetown Road and Grant Street is approved by the County Council), and except Lots 7 and 8 on Southwick Street adjacent to the proposed Alternate Garage must be retained.
2. Suburban Hospital must apply for and obtain any variances required to meet the development standards.
3. The two-block area bordered by McKinley Street, Grant Street, Southwick Street and Old Georgetown Road represents the Hospital's maximum expansion limit, unless modified in an approved and adopted master or sector plan.
4. The on-site physician office space will not include space for Family Practice Physicians, Primary Care General Medical Physicians and Primary Care Pediatricians.
5. Only physicians who have privileges to practice at Suburban Hospital may occupy the physician office space approved in this modification.

6. The Applicant shall incorporate the noise mitigation measures recommended by Scott Harvey listed in the conclusion paragraph of Exhibit 216 (letter dated January 28, 2009 from Scott Harvey to Gene Corapi) into the design of the Alternate Garage.
7. The interim parking lot will be removed within 6 months of issuance of the occupancy permit for the Alternate Garage, but no later than 36 months after commencement of construction of the garage structure. Commencement of construction does not include site preparation work.
8. All landscaping must be maintained by the Hospital in accordance with established standards in the horticulture industry for landscaping of the type provided. If requested by Technical Staff at the time of site plan review, the substitution of landscape plantings will be allowed provided the replacement plantings possess equivalent screening characteristics.
9. In addition to the measures outlined in the Hospital's Traffic Mitigation Measures Report [Exhibit 144(b)], Suburban may elect to charge employees a reasonable fee for parking.
10. The applicant shall install emergency pull stations or panic boxes" and add supplemental security cameras at locations determined in conjunction with local police along the trail systems.
11. The on-site gardens and trail system, to the extent that such system can be constructed in light of the requirement for retaining the peripheral houses, shall be open to the public subject to reasonable rules and policies of the applicant for their use.
12. A system shall be implemented by the applicant to allow patients and family members access to any garden areas.
13. The Southwick Street hospital staff entrance and the northern staff entrance to the garage shall be closed between the hours of 8 p.m. and 6 a.m. daily except in the event of an emergency or where life safety issues necessitate its use.
14. The Amended Alternate Garage shall be no more than 36 feet in height. The applicant may extend the parking area at the lowest level by excavating the full floor area. The resulting garage shall not exceed 1,176 spaces.
15. Applicant shall construct a 6-foot wooden fence along its shared property line with the east side of Lot 30.
16. Applicant shall place a Public Improvement Easement ("PIE") along its property line with Old Georgetown Road at a constant 60 feet from the centerline of Old Georgetown Road. As the right-of-way for Old Georgetown Road varies along the Hospital's property line, from approximately 100 to 103 feet (or approximately 50 to 53 feet from the centerline), the PIE varies from 7 to 10 feet in width. The center refuge island of Old Georgetown Road will also be widened to 6 feet, and a crosswalk repainted to provide a perpendicular crossing. Lanes will be repainted to clearly demarcate the through and right turn lanes provided, as shown on Exhibit 73(ppp), subject to final engineering.
17. As shown on Exhibit 73(rrr), applicant shall dedicate an additional 10 feet of right-of-way along the northern side of McKinley Street, between Old Georgetown Road and Grant Street. Between Old Georgetown Road and the hospital entrance, the applicant shall provide widened pavement and an additional right turn lane for traffic entering the hospital. Between the hospital entrance and Grant Street, pavement shall be widened to 26 feet and an island will be installed to direct exiting traffic towards Old Georgetown Road.
18. Applicant shall improve West Cedar Lane as shown on Exhibit 73(ttt), subject to final engineering. However, In the event that improvements to this intersection are constructed by the State Highway Administration (SHA) or others for BRAC, the applicant may elect to participate in the future funding of the improvements to this Intersection based on a pro-rata share of its traffic impact, such election to be made at the time of Preliminary Plan approval.
19. The applicant shall not directly, or through an agent, purchase any lot in the Huntington Terrace Subdivision beyond the boundaries of the Hospital's maximum expansion limits

as established in Condition (3), unless this boundary is modified in an approved or adopted master plan or sector plan. In the future, the Hospital shall retain any single family dwelling it purchases within the boundaries of the hospital's maximum expansion limits.

20. The Community Liaison Committee (CLC) shall continue to meet a minimum of at least four times a year. Invitations shall be extended to homeowners and residents on Lincoln Street, Grant Street, McKinley Street, and Southwick Street adjacent to or opposite the Hospital and a representative of the Bradmoor, Huntington Parkway, Sonoma and Edgewood/Glenwood communities. If the Office of the People's Counsel resumes activity, the People's Counsel will serve as an ex officio member. The CLC is intended to provide a means and mechanism for communication and interact on between the Hospital and its neighbors. A contact person from Suburban Hospital and a contact person from Huntington Terrace Citizens' Association shall be designated to set the dates for the meetings. Minutes shall be taken at each CLC meeting, and the CLC shall prepare an annual report for submission to the Board of Appeals along with copies of the CLC minutes.
21. To the extent that the service drive running from McKinley Street around the west side of the existing hospital, as shown on Exhibit 227, is constructed and includes the paved area located at the terminus of the service drive directly west of the Addition and east of Grant Street, there shall be no vehicular parking on the west side of the paved area. [Service drive configuration may change in light of condition 1].
22. To the extent that the service drive referenced in the preceding condition is constructed, the brick wall along that service drive running parallel to Grant Street as shown on Exhibit 227, to the extent constructed, shall be 6 feet in height, as measured from grade, along the entire north/south length of the service drive. [This wall may not be installed in light of condition 1).
23. Trees required to be installed as part of any approved landscaping plan shall be substantially similar in size and height to the size and installation heights of trees shown on Exhibit 224(a).
24. Incoming vehicles shall not be allowed access to the top level of the garage between the hours of 8 p.m. and 6 a.m. except in the event of emergency or where life safety issues necessitate.
25. The construction contract between the applicant and its general contractor for construction of the Modification will include a provision requiring the contractor to comply with Section 31B-6 of the County Code during construction.
26. The applicant shall direct trucks connected with the construction of the Modification to on-site areas to prevent said trucks from standing and idling on McKinley Street, Grant Street, and Southwick Street to await construction duties.
27. The applicant shall designate a contact or contacts to receive and promptly respond to community questions and concerns regarding noise issues. The contact information shall include applicable phone numbers and e-mail addresses and be provided to the community through the CLC and through a direct mailing by the applicant to all persons required to receive notice of these proceedings prior to commencement of construction of the Modification.
28. The CLC shall act as a forum to seek input to assist the applicant in finalizing a new Transportation Management Plan (TMP), incorporating those measures outlined in Exhibit 144(b), with input from the Maryland-National Capital Park and Planning Commission (M-NCPPC) Staff, to be submitted to the Board of Appeals prior to release of building permits for the proposed hospital and/or any other on-site building, including the garage. The applicant, the M-NCPPC, and the Department of Transportation shall each be a signatory to the TMP. During construction of the Modification, the applicant shall also use the CLC as a forum to discuss issues relating to construction activities.

29. The applicant shall post signs prohibiting vehicles from exiting west at the McKinley Street and Southwick Street access points in conformance with Exhibit 46(ww), and shall construct its exits onto McKinley Street and Southwick Street, as shown on Exhibits 225 and 226, respectively, to restrict westbound turns onto these residential streets.
 30. The applicant shall be limited to the one point of vehicular access from Southwick Street shown on the site plan.
 31. Except as incorporated in this Resolution, previous existing Conditions of Approval for the special exception, as summarized in attachment A to Exhibit 442, are terminated. Conditions listed on attachment B to Exhibit 442 continue in effect except to the extent that they are deleted or modified by conditions set forth in this Opinion.
 32. Petitioner shall maintain the lots, trees, fences and shrubs of the houses it owns along McKinley, Grant and Southwick Streets in good condition.
 34. Petitioner shall submit to the Board revised site and landscape plans consistent with this Opinion prior applying for building permits.
- [Note: Regarding Condition #1 above, the County Council subsequently approved the abandonment of Lincoln Street on July 19, 2011.]

HTCA online address/telephone directory

We have created an online neighborhood address/telephone directory in HT Exchange, our HT Yahoo listserv group (<http://groups.yahoo.com/neo/groups/htcanet/info>). It is a searchable, updatable, password-protected database accessible only if you are registered on the exchange. To subscribe, email Stu Borman at sab2d47@yahoo.com or visit <http://groups.yahoo.com/group/htcanet/> and click the button that says "Join this Group." We currently have 137 members.

Once registered and on the HT Exchange page, click on "More" and then "Database" to find the directory and enter your information. Our last community directory was a print version completed in 2010. We plan to use the on-line database to generate a hard-copy Neighborhood Directory, which we hope to have available for

distribution by May 2014. This directory will be produced by AtoZdirectories.com and we will have information as to an alternate way of providing your information to them in the near future.

The directory will only be as useful as the information provided, so please log in and add your information. MaryBeth Sitrick is available to help if you are having trouble adding or editing a record in the database, and will be sending around more detailed access information in the coming days. Her email is bsitrick@aol.com.

Annual dues

We're still collecting dues, which pay for events such as the ice cream social. Annual dues can be paid by:

- sending a check for \$20, payable to "HTCA" to HTCA Treasurer Stephen Brown at 5504 Hoover Street
- sending funds via Paypal to HTCABethesda@gmail.com
- use a credit card with the link on the Web site <http://htca.net/about-2/htca-membership/>

Digital HTCA

- HTCA Web site – <http://htca.net>
- HTCA email address – HTCABethesda@gmail.com
- HTCA Facebook page – Huntington Terrace, Bethesda Maryland
- HTCA Twitter – @htcabethesda
- Nextdoor Huntington Terrace (registration required) – https://huntingtonterrace.nextdoor.com/news_feed/
- To subscribe to our official announcements-only HTCAnet email list, please visit the Web site and look for email lists page. Fill in the form on that page.
- To subscribe to HT Exchange, our community discussion email group, email Stu Borman at sab2d47@yahoo.com or visit <http://groups.yahoo.com/group/htcanet/> and click the button that says "Join this Group."