

# Clarion

May 2022  
Circulation 3500

Greater Colesville Citizens Association, PO Box 4087, Colesville, MD 20914

[www.GreaterColesville.org](http://www.GreaterColesville.org)

## Upcoming Events Calendar

### GCCA Annual Meeting

Wednesday, May 25, 2022

**Episcopal Church of the Transfiguration Parish**  
**13925 New Hampshire Ave**

#### Agenda

- 7:30 Election of Officers and Business Meeting
- 7:35 Speaker: Dan Wilhelm: LABQUEST Development Proposal (See President's Message on pg. 3)
- 9:00 Adjourn

The nominating committee consisted of Pat Corey, Heather Phelps, and Bob Peters. They present the slate of officers below for the fiscal year that begins in June 2022. Nominations will also be taken from the floor.

President	Dan Wilhelm*
Vice President	Marguerite Raaen*
Treasurer	Noel Gregos*
Recording Sec'ty	Pat Corey
Clarion Editor	Nancy Laich*      *Incumbent

### May

- 25 GCCA Annual Meeting, 7:30 pm  
(see directions below)

### June

- 2 Springbrook HS graduation
- 3 Paint Branch HS graduation
- 13 GCCA Board Mtg., 7:30 pm  
(see telecon instructions below)
- 13 Paint Branch HS graduation

### July

- 12 GCCA Board Mtg., 7:30 pm  
(see telecon instructions below)

Upcoming **GCCA Board meetings** will be held at 7:30 pm at the Episcopal Church of the Transfiguration, 13925 New Hampshire Ave. Meetings are in the room under the sanctuary and are open to the public. For information contact GCCA President Dan Wilhelm 301-384-2698 or email address [djwilhelm@verizon.net](mailto:djwilhelm@verizon.net)

## LAST Mailed Clarion – Please provide your email address.

The equipment our mailer has been using to print the addresses has worn out and the alternatives for printing, addressing and mailing is now too expensive to continue mailing to all 3500 houses within GCCA boundaries. We will continue to share news with the community, primarily using email. However, we can only do that if we have your email address. Please renew your membership (pg. 7) and provide your email on that form. As an alternative, email your address to us at [GCCAColesville@gmail.com](mailto:GCCAColesville@gmail.com). Use this same address for any changes in the future. Please use the subject of "email address" when communicating the change.

To improve our communication with the community, we have started sharing more information on facebook (Greater Colesville Citizens Association) and Nextdoor. We are also updating our web site ([www.GreaterColesville.org](http://www.GreaterColesville.org)) and plan to post more information there.

GCCA Officers and Chairs: President Dan Wilhelm, Vice President Marguerite Raaen, Treasurer, Noel Gregos, Recording Secretary Pat Corey, Clarion Editor Nancy Laich

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# President's Message

I strongly encourage you to provide us with your email address, since that will be the primary way to communicate with you now that we will no longer be using US Mail to deliver the Clarion.

You are welcome and encouraged to attend our monthly business meetings, which are held on the second Tuesday of each month (except in August) at 7:30 PM at the Transfiguration Parish. We have been meeting in person and on Zoom, but it is harder to see and hear on Zoom because a number of attendees are too far from the computer. I encourage you to attend in person.

Our great thanks to two area reps, Bev Roof and Bob Peters, for their active and long-time participation in GCCA. They will soon be moving to independent senior housing. We wish them all the best!

We are in need of more area reps and people who are willing to step up to an elected position since four people have left the Board this year. Please volunteer. I expect there will be a lot of topics that need to be addressed over the next 5 years or so.

I had hoped that I would be reporting that the developer for the 12M sq. ft. Viva White Oak development had received his financing and locked in the first set of tenants. That has not yet happened, but they are getting closer. I still expect that it will happen in the next several months. This project, located off of Cherry Hill Rd and Industrial Parkway extended on the east side of US29, is key to infrastructure projects that many of us view as vital to economic development in east county.

I am also a member of the LABQUEST Community Association. That group is composed of citizens, businesses and government individuals, many of whom worked for almost 30 years to locate FDA to White Oak. Over the last decade the group has focused on development east of US29 and between Cherry Hill Rd and New Hampshire Ave. Since there are so many infrastructure projects needed, LABQUEST put together a 29-page document identifying them and how it thinks they should be integrated (in some cases changed). It uses that document to focus its efforts and also to communicate with county organizations about what projects are needed.

Some of the projects are discussed in this Clarion. The key projects relate to Bus Rapid Transit (BRT) and the proposed configuration as shown in the diagram later in this document. BRT is key to minimizing congestion and global warming, addressing racial equity and social justice needs, and to providing the environment which many younger people want in order to live-work-play in the area. I will brief these and other projects at the May annual meeting and answer your questions. Please join me.

## Candidate Forums

The Primary Election is July 19, 2022. Early voting runs from July 7 thru July 14, 2022 from 7:00 am until 8:00 pm at the Marilyn Praisner and White Oak Recreation Centers. GCCA and 12 other organizations are sponsoring three Candidate Forums, which will be held at the East County Community Recreation Center, 33110 Gateshead Manor Dr, 20904:

1. Councilmanic District 5 (our area in East County) on May 23 at 7:00PM
2. Councilmanic at-Large on June 6 at 7:00 PM
3. County Executive on June 8 at 7:00 PM

# Four Key Transportation Studies in East Co

**MC DOT FLASH Reliability Study.** This ongoing study is striving to provide service from Tech Rd to the Silver Spring Metro station along US29 so the vehicles are not operating in mixed traffic. Travel in mixed traffic results in longer travel times.

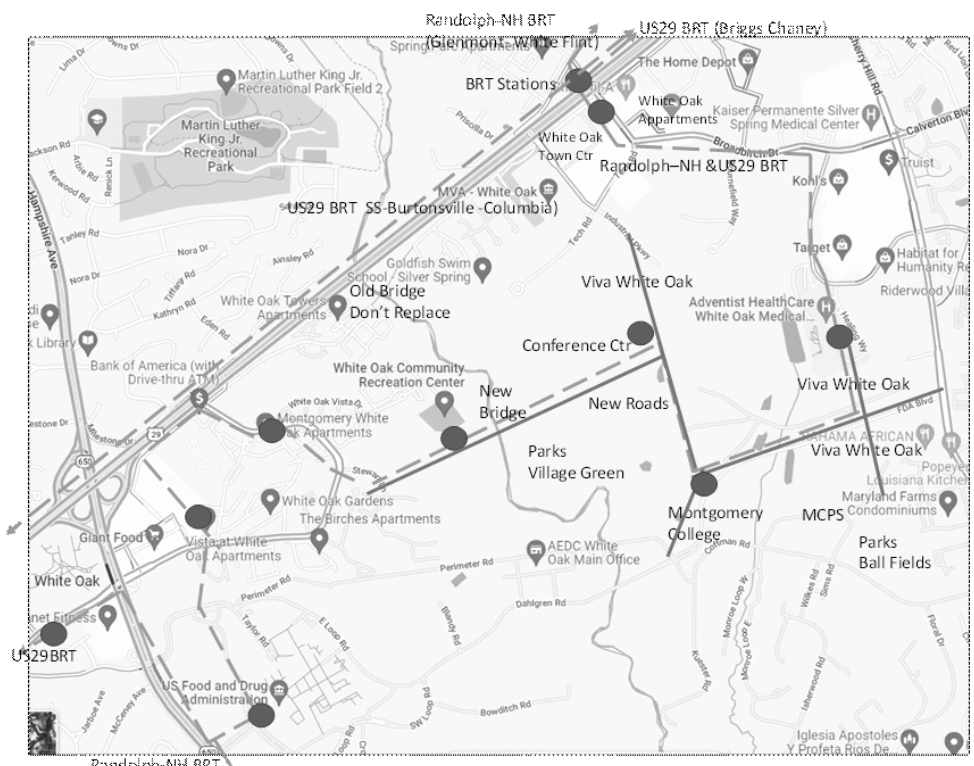
**New Hampshire Ave BRT Study.** MC DOT held the first BRT Corridor Advisory Committee (CAC). The study is to develop a BRT design from Colesville (at Randolph) to Langley Park and maybe to the Ft Totten Metrorail station in DC. LABQUEST met with the MC DOT Director and his four managers working on these studies on April 8. At the meeting, we learned that this study will also investigate a direct connection from the White Oak BRT station on Lockwood Dr to FDA, as LABQUEST suggested. Such a connection will reduce BRT vehicle travel time.

**Old Columbia Pike Study** (east side of US29). MC DOT is studying improvements on Old Columbia Pike and Prosperity Dr. from Stewart Lane to Cherry Hill Rd. The Master Plan calls for a four-lane road and replacement of the long-closed bridge over the Paint Branch Stream. LABQUEST pointed out in its Development Proposal and email to DOT that the closeness of that road to US29 presents many transportation challenges and, even if solved, is a poor location since it is removed from where people live and work.

LABQUEST suggested a different location (see diagram below) for crossing the Paint Branch that would provide much better utility for transit, walking and biking between both the Viva White Oak and White Oak Activity Centers. DOT indicated that if their study reaches the same conclusion as LABQUEST that they would investigate the proposed alternative (since it is the only other alternative). That bridge would allow the BRT routing that LABQUEST proposed (see diagram) and will greatly benefit WOMC, Viva White Oak, White Oak Shopping Center and FDC/FDA. LABQUEST hopes MC DOT will be ready to study that alternative route later this year (LABQUEST suggested that this new route be used by one of the two existing US29 Flash routes as well as the New Hampshire-Randolph Corridor).

Effectively the New Hampshire Ave Corridor and Randolph Rd Corridor would be connected into a single corridor. It would share the segment through the two activity centers with the US29 corridor as illustrated. (The Randolph Rd BRT Corridor study has yet to be funded.)

**Ride On Improvements.** The fourth study concerns improved Ride On: revising routes, increasing vehicle frequency and expanding coverage. DOT indicated at a meeting with LABQUEST that this study is also considering connections into PG County in our area.



# Update on Projects in Greater Colesville Area

**WSSC.** WSSC has postponed indefinitely the Meadowood Drive Area Water Main Replacement Project due to COVID financial losses.

**Hillandale Gateway Project.** The Hillandale Gateway project is a partnership between the Housing Opportunities Commission (HOC) and The Duffie Companies and is located on New Hampshire Ave at the Beltway. It consists of two 11 story buildings with a 691-car parking structure between them. The buildings will have 155 age-restricted units, 288 non-age restricted market-rate dwelling units, and 20 non-age-restricted Moderately Priced Dwelling Units (MPDUs). Of the 155 age-restricted units, 96 are replacements for prior HOC facility. There will also be a stand-alone building near Powder Mill Road and New Hampshire Avenue that we understand will house a Starbucks. The plan calls for a future 59K sq. ft. commercial building near the parking structure. Applications for building permits were filed in December and the developer expects they will be issued by early summer so they can begin earthwork later this year.

**White Oak Town Center.** This project has a two-story retail building along Industrial Parkway (near the MVA) with 20K sq. ft. on each level. A three-section retail building is proposed on the north side of the property, consisting of a small 41,000 sq. ft. grocer; 13,000 sq. ft. retail; and 9,100 sq. ft. restaurant/retail. The grocer is reported to be Amazon Fresh.

**White Oak Apartments.** The application for this 390-unit multifamily development in back of Home Depot at 2220 Broadburch Dr is being reviewed by the planning staff.

**H145.** This rezoning at the intersection of E. Randolph and Old Columbia Pike (west side of US29) would have 114 townhouses, 100 affordable senior units and a 32K sq ft of grocery. This rezoning was endorsed by the Planning Board on April 21. After conducting a formal hearing, the Hearing Examiner who will provide a recommendation to the Council, will make the rezoning decision.

**Montgomery College.** Both operating and capital funding are contained in the budget request, now before the Council, to provide a campus in eastern Montgomery County.

**White Oak Medical Center.** Since the hospital opened, ambulances have often had to divert to other hospitals because the ER was full. Adventist Health Care had originally requested more beds from the state, but that request was denied. Covid only made the situation worse. Even now, when the hospital is typically using at most one bed for COVID patients, the hospital is still often full and ambulance diversion continues to occur. It is hoped that the additional 30 beds on the 8<sup>th</sup> floor will resolve some of these capacity issues. WOMC received a LEED Gold rating for the building, a great accomplishment.

A second pavilion is planned on the north side of the main building, which will include more OR capability and doctor's offices. Another parking structure will also be added to the north side. It is currently hard to find a parking space within the existing structure.

**Parcel K.** There is a Public Buildings Reform Board (PBRB) proposal to excess a 41-acre parcel (called Parcel K) within the White Oak Federal Research Center (FRC) as well as 14 other properties scattered throughout the US. Parcel K is located next to Viva White Oak, which we recommend be used for parks and education purposes. The Parks Department has requested it be transferred to them. Federal OMB returned the request package for all 15 properties back to the PBRB in January for additional

Continued on page 7

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Email: [church@transfig.org](mailto:church@transfig.org)  
Website: [www.transfig.org](http://www.transfig.org)

## Projects Update (continued)

justification. The PBRB can't take action at this time since they no longer have a quorum.

**Burtonsville Access Road.** MC DOT is designing an access road in Burtonsville on the north side on MD 198. It connects to MD 198 near the CVS and Tires Plus. It goes in front of the Burtonsville ES.

**Burtonsville Crossing/Park and Ride.** Good News! After years of prodding, the owner of the largely empty Burtonsville Crossing Center indicates he will have a new grocery store committed to move to the center. After that is finalized, he plans a major revamping of the entire center. A direct pathway will be provided though the building to the BRT station.

The County and State have obtained a separate developer to restructure the Park and Ride lot. Parking for some 1000 vehicles will be provided in a structured facility. The developer will also provide multi-family housing on the remainder of the lot. The BRT and Ride On transit stop will remain.

**BRT to Columbia.** MC DOT has applied for federal funding to purchase four BRT vehicles so the BRT FLASH service can be extended to Columbia in Howard County.

Robert John Coyne

ATTORNEY AT LAW

400 UNIVERSITY BOULEVARD, WEST  
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## GCCA DUES PAYMENT TIME - MEMBERSHIP IS IMPORTANT

**PLEASE JOIN GCCA:** The annual dues are \$10.00 per person per year (May 2022 through May 2023). Contributions are vital to GCCA's mission of improving our Colesville community. Make checks payable to GCCA and mail to P.O. Box 4087, Colesville, MD 20914. Or, go to [greatercolesville.org](http://greatercolesville.org) and pay on-line.

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## **LAST Mailed Clarion – Please provide your email address.**

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