

# Clarion

May 2025  
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Greater Colesville Citizens Association, PO Box 4087, Colesville, MD 20914

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

**Annual Meeting May 28, 2025**  
**Transfiguration Parish**  
**13925 New Hampshire Ave**

## Agenda

7:30 Election of Officers and Business Meeting  
7:35 **Speakers: Councilmember Kristin Mink**  
9:00 Adjourn

**Nominations:** The nominations committee consisted of Mark Pankow, Ron Leung and Ben Eng. They present the slate of officers below for the fiscal year that will begin in June 2025. Nominations will also be taken from the floor.

<b>President:</b>	<b>Dan Wilhelm*</b>
<b>Vice President:</b>	<b>Marguerite Raaen*</b>
<b>Treasurer:</b>	<b>Mark Pankow*</b>
<b>Recording Sec'y</b>	<b>Pat Corey*</b>
<b>Clarion Editor:</b>	<b>Nancy Laich*</b>

\* Incumbent

## Upcoming Events Calendar

### May

**28 GCCA Annual Meeting, 7:30 pm**  
(see directions below)

### June

**10 GCCA Board Mtg., 7:30 pm**  
(see telecon instructions below)

**11 James Blake HS graduation**  
University of MD Baltimore Co  
**Springbrook HS graduation**  
University of MD Baltimore Co

**12 Paint Branch HS graduation**  
University of MD Baltimore Co

## President's Message

by Dan Wilhelm

Do we have your email address? As previously reported, it is too expensive to mail the Clarion more than once a year to all 3500 houses within the GCCA boundaries. When issues arise that affect our community, we email news to those for whom we have an email address. If we don't have your email or you have changed it in the last year, please provide us with it. You can either use the paper membership form at the end of this Clarion or email it to [GCCAColesville@gmail.com](mailto:GCCAColesville@gmail.com). Please use the subject of "email address" when communicating the change.

Even a single mailing is a challenge financially. Thus, we encourage you to renew your membership of only \$10 per person, and also make an extra donation as you are able. Our largest expense by far is mailing the Clarion. Please renew by using the cut-off form at the end of this Clarion or renew from our Web site using Paypal.

You are welcome and encouraged to attend our monthly business meetings, which are held on the second Tuesday of each month (except in July and August) at 7:30 at Transfiguration Parish. We often meet in person and on Zoom, but when the church is not available or other situations arise, we only use Zoom. Look for messages on Facebook and our web site concerning how the next meeting is being held.

## President's Message (continued)

The state approved a budget in early April and the Montgomery County Council is slated to formally approve our local budget on May 20. Come hear Councilmember Kristin Mink at the GCCA May 28 meeting to learn what decisions the Council has made. And you are encouraged to ask her questions on any subject! There is much confusion and abrupt change occurring at the federal level, including furloughs, tariffs, and canceling of grants and programs. Every day something new is occurring. As of this writing in late April, those changes have not had a massive effect on either the state or local budget. However, that could very well change.

# Viva White Oak

Viva White Oak is approved by the county for up to 12M sq ft of mixed-use development with at least half non-residential. The exact mix of uses will be driven by the market and what major tenants' desire. One illustration is shown

below (Note: Viva White Oak Way is an extension of Industrial Parkway, off of US29).



MCB Real Estate (the developer) expects the Planning Board to approve on May 29 the near-term effort of building the three master planned roads: rebuilding FDA Blvd, building Viva White Oak Way, and building the extension of Healing Way from the White Oak Medical Center (WOMC) to FDA Blvd. In addition to roads, sidewalks and bikeways, they will be installing underground utilities including water and sewer mains, stormwater management facilities and communications/power facilities. They estimate those efforts will cost some \$250M. They estimate the first building will be available to occupy in 2028. MCB is talking with multiple potential tenants (retail, housing, grocery, and fitness).

For development elsewhere in the county, much of that infrastructure already exists, having been installed by the county, but it must be built here. To obtain better financing terms, MCB is working with the County Executive to prepare a Tax Increment Financing (TIF) proposal for submission to the Council who would need to approve it. TIF is a public financing method that is used to subsidize redevelopment,

infrastructure, and other community-improvement projects. The basic principle of TIF is to use the future gains in taxes to finance the current improvements that will create those gains. Bonds are sold to investors. The investors, not the county, would be liable if the project is not successful. We have not seen the package being prepared by the County Executive but expect it will be submitted soon (in May).

## **Transit Projects**

We are very supportive of the Viva White Oak project because it will transform eastern Montgomery County, both directly and as a catalyst for other projects. Viva will bring jobs, restaurants, and other retail establishments. A perceived down-side is it will increase road congestion. To counter that, we are supportive of a number of transportation projects. The US29 BRT (aka Flash) Phase 2 study is underway that will produce a 35% design for providing one or two dedicated BRTlanes (depending upon the segment) south of Industrial Pkwy. Efforts are also underway to expand the US29 BRT to Howard County. A BRT alternatives study is underway for New Hampshire Ave. We have also been pushing for a BRT alternatives study for Randolph Rd, which would include service to Viva White Oak, WOMC, and possibly the new college campus. The reimaging study for RideOn and Metrobus has been completed, and expansion and route changes will be phased in over many years.

## **Cherry Hill Bikeway**

Montgomery County (MC) Department of Transportation (DOT) has a study underway to reconfigure Cherry Hill Rd to add bike lanes that are separated from vehicle lanes. The county has \$4M from the state to build this project but that amount is a little short of the funds needed. Viva White Oak will be building the segment from Gracefield Rd to FDA Blvd. We have suggested that turn lanes be added at the intersection with Broadbirch Dr/Calverton Blvd using a different source of funds but have not heard back from DOT. That addition will provide some additional funds and also add capacity at this most congested intersection along Cherry Hill Rd.

## **Old Columbia Pike**

MCDOT completed an alternatives study of Old Columbia Pike/Prosperity Rd between Cherry Hill Rd and Stewart Ln. The White Oak Science Gateway (WOSG) Master Plan calls for that road to be two lanes initially, eventually expanding to four lanes. The study considered four alternatives which was presented to the Planning Board. It decided to recommend two thru lanes and thus require the decades long-closed bridge over the Paint Branch to be rebuilt.

We supported that alternative but not the proposed intersection improvements at Tech Rd and Industrial Pkwy because it didn't provide the capacity needed to support Viva White Oak or address the long-standing safety issues at those intersections. We pointed out that the Viva White Oak developer has told us that they plan to design and construct the needed improvements using funds they would otherwise need to pay the county. MCB has indicated that this is planned for the future – their current focus is on the tasks identified in the Viva White Oak article.

## **Montgomery College**

The East County Education Center on Broadbirch Rd has now been open for one year. Check their web site out for possible classes. In addition to the Education Center, Montgomery College will be building a new campus somewhere in east county. They are in the early stages of evaluating possible sites.

## **White Oak Medical Center**

Although WOMC added another 30 additional beds on the 8<sup>th</sup> floor of the hospital, they are still operating at over 100% capacity. Even with the 230 beds currently available, they estimate another 70 beds are needed to serve existing demand. More beds will be needed in the future to support the Viva White Oak and other development in the area.

**Greater Colesville Citizens Association**  
**PO Box 4087**  
**Colesville, MD 20904**

**PLEASE JOIN GCCA:** The **annual dues** are **\$10.00 per person** per year (May 2025 through May 2026). 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 online.

NAME(S): \_\_\_\_\_ Area # (if known) \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE \_\_\_\_\_

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