

Clarion

May 2024
Circulation 3500

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

www.GreaterColesville.org

Upcoming Events Calendar

Annual Meeting May 14, 2024

Transfiguration Parish
13925 New Hampshire Ave

Agenda

- 7:30 Election of Officers and Business Meeting
- 7:35 **Speakers: Councilmember Kristin Mink and Viva White Oak Developer Carlos Bonner**
- 9:00 Adjourn

Nominations: The slate of officers below is for the fiscal year that begins in June 2024. Nominations will also be taken from the floor.

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

* Incumbent

May

- 14 GCCA Annual Meeting**, 7:30 pm
(see directions below)
- 30 Paint Branch HS graduation**
University of MD Baltimore Co

June

- 7 Springbrook HS graduation**
University of MD Baltimore Co
- 11 GCCA Board Mtg.**, 7:30 pm
(see telecon instructions below)
- 12 James Blake HS graduation**
University of MD Baltimore Co

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

President's Message

by Dan Wilhelm

Do we have your email address? As previously reported, it has become too expensive to mail the Clarion four times a year to all 3500 houses within the GCCA boundaries. During the year, when issues arise that affect our community, we email news to those for whom we have an email address. We are mailing this Clarion to ask people to provide us with an updated email address if we don't already have it. We mail the Clarion once a year in order to reach everyone, including those new to the community.

We ask you to renew your membership and also **provide a donation**. Our largest expense by far is the Clarion. Please renew by using the cut-off form at the end of this Clarion, or renew from our website using Paypal. You can provide us with any updates to your email address during the year by sending it to GCCA-Colesville@gmail.com. Please use the subject of "email address" when communicating the change.

You are welcome and encouraged to attend our monthly business meetings, which are held on the second

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

President’s Message (continued)

Tuesday of each month (except in July and August) at 7:30 pm 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 website concerning how the next meeting is being held.

At the GCCA annual meeting last year, Jewru Bandeh, the East County Government Center Director, gave a presentation on development in the area. An update to the presentation can be found on the GCCA web site. Information on several of the more significant projects is included in this Clarion.

A ribbon cutting for Sprouts in Burtonsville was held on January 19. More stores will be opening soon, including Domain Fitness & Performance, Moby Dick Kabob, Ulta, TJ Maxx, Eggspectation and Chipotle. Updates are also coming to the Calverton Shopping Center- see [Calverton Shopping Center - 11601-11735 Beltsville Dr., Beltsville, MD - Retail, Office, Industrial For Sale and For Lease at KLNb \(propertycapsule.com\)](#).

Viva White Oak

The Global LifeSci Development Corp and MCB Real Estate Partnership have entered into an agreement where MCB will acquire the land and develop the property known as Viva White Oak (see the map below). MCB Real Estate is an institutional investment management firm with a diverse portfolio of operating assets and development projects. They invest in industrial, office, retail, multifamily, mixed-use properties and select special use assets. They are headquartered in Baltimore and have projects centered in the Mid-Atlantic region. Their projects span all major asset classes – industrial, medical + life science, mixed-use, multifamily, office and retail.

Viva White Oak is approved by the county to have up to 12M sq ft of development with at least half non-residential. The exact mix of uses will be driven by the market and what major tenants desire. As an estimate, some 3000 housing units are envisioned (the County years ago had estimated 5000) and non-residential is estimated to add some 10K direct employees and another 6K indirect employees.

Comprising 280 acres, Viva is much more complex than most developments, largely because its size is some ten times that of typical development. They have hired 20 consultant teams to address all aspects of the project and the surrounding area. They have also met with key county and state government organizations. MCB has developed many possible layouts, any of which will change over the expected 15-year development timeframe as tenants decide to come and their needs are made known. One illustration is shown below (Note: Viva White Oak Way is an extension of Industrial Parkway, off of US29).

The near-term focus is on 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. Improvements will also be required on the existing Industrial Pkwy and Tech Road, to US29. The total cost of these roads will be in the ballpark of \$100M, including the \$40M from the county that has already been appropriated. MCB hopes to start building the roads in the second quarter 2025. They must maintain access to the back entrance of FDA during this construction.



Montgomery College (MC) In East County

Montgomery College held a ribbon cutting event to open their East County Education Center on April 20. The center is located on 2221 Broadbirch Drive and information about the site and classes can be found at <https://www.montgomerycollege.edu/about-mc/campuses-and-locations/east-county-education-center/index.html>. The initial programs include the following:

KEY: C= Credit, NC= Noncredit, ICP=Industry Certification Preparation

- Allied Health/Health Sciences (NC, ICP)
- Career Starter Series (NC, some ICP)
- Criminal Justice (C)
- Customized Contract Training for Local Business/Government/Nonprofits (NC, ICP)
- Cybersecurity/IT (C, NC, ICP)
- Early Childhood Education (C, NC, ICP)
- ESOL/ESL (C, NC)
- General Education Distribution Courses (top 20 courses except lab sciences) (C)
- Hospitality Management (C, NC, ICP)
- Industry Certification Preparation Courses (C, NC, ICP)
- Lifelong Learning (NC)
- Maryland Integrated Basic Education and Skills Training (MI-BEST) (NC, ICP)
- Small Business/Entrepreneurship (C, NC, ICP)
- Workforce Development and Continuing Education Offerings (NC, ICP)

In addition to the Education Center, Montgomery College has decided to add an East County Campus. They are currently working to select a site. The Viva White Oak team proposed it be located as part of their 280-acre campus. The county six-year Capital Improvements Program (CIP) includes \$60M for this campus, of which half would be state funding.

White Oak Medical Center

White Oak Medical Center (WOMC) is in the process of constructing, outfitting and staffing space for 30 additional beds on the 8th floor of the hospital. They hope to have it completed by the end of 2024. With those beds, the hospital will have grown from 170 when it opened in 2019 to 222 (22 were added during the pandemic.) In addition, they added 42 rehab beds.

Even with all that expansion, there is still a need for more beds to meet current demand and there will be an increased need to support Viva and Montgomery College.

In addition, they have submitted plans to the Planning Board to add a second medical office building (MOB). The MOB will house doctor’s offices and an outpatient surgical center.

WOMC will have a concert at the Lake on June 21.

Public Transportation

Tamarack Triangle Civic Assn., LABQUEST Community Assn. and GCCA developed a concept for providing greatly improved BRT /Flash service for Eastern Montgomery County, with focus on the east side of Old Columbia Pike/US29. We asked the County Council and County Executive to include funding in the CIP to study the concept.

It would include: BRT across Randolph Rd (including through Colesville), the integration with BRT on New Hampshire Ave (under study) at White Oak, and change to the existing US29 Orange Flash route to run along Old Columbia Pike from Briggs Chaney Rd to Tech Road. It would be routed past the MC Education Center, WOMC, Viva White Oak, MC Campus, and cross the Paint Branch on a new bridge to access the White Oak Rec Center, White Oak Shopping Center and FDA. Details and a map can be found on the GCCA web site. The East County Citizens Advisory Board recently supported this study.



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

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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 2024 through May 2025). 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 and pay online.

NAME(S): _____ **Area # (if known)** _____

ADDRESS: _____ **PHONE** _____

Dues _____ **GCCA Donation** _____ **EMAIL ADDRESS** _____

