



EAST COUNTY CITIZENS ADVISORY BOARD (ECCAB)

Wednesday, February 7, 2024 Meeting Summary

Board Members Present: Bill Bentley, LaTonya Brooks, George Brown, II, Radwan Chowdhury, Sheala Durant, Ken Flemmer, Roberta Goldberg, Gertrude Jones, Metassebia Kefelegn, Peter Myo Khin, Dr. Calandra Tate Moore, Len Newman, Mark Pharaoh, Kimberly Price-Evans, Susan Price, and Dan Wilhelm. **Board members absent:** Fisseha Adugna, and Rachel Evans

Guests Present: Councilmember Kristin Mink, Chris Wilhelm, David Lorenzo-Botello, D'ante Traggard, Capt. Gregory Chmiel, Danielle Moxley, Malisa Easterling, Claire Iseli Ed Weiler, Margie Georgen-Rood, Rob Richardson, Eileen Finnegan, Sharon Brown, Ian Swan, Drew Gorman, Carlos Bonner.

County Regional Office Staff Present: Jewru Bandeh, Cicero Salles and Ayanna King

Welcome and Introductions: The meeting was called to order at 7:05 p.m. by Vice Chair Ken Flemmer. Chair Peter Myo Khin came in late and chaired the meeting after the start of the Viva White Oak presentation. Board members, government officials, and public members introduced themselves.

Approval of January 2024 ECCAB Meeting Summary: The meeting summary of the January 6, 2023 meeting was approved with no objections.

Police Update:

Capt. Gregory Chmiel, from District 3, reported that not much had changed since the January meeting. Vehicle thieves are increasing, as are the stealing of air bags and carjacking. He also indicated the following:

- Staffing is still an issue. The county needs to have 80-100 enrolled in their training class for new recruits but they only have some 15-25. To compound the situation, he expects there will be many officers retiring in early 2025.
- There was a robbery in Silver Spring that involved four juveniles. The police used their drone to track them after the incident until officers could arrive to arrest them.
- Councilmember Kristin Mink indicated the council is looking to have social service personnel respond to incidents where an officer is not needed. Those social service personnel don't currently exist but such an approach would reduce the need for more officers. There was a question about how to determine when an officer versus social service person is needed. The county would use criteria that has been in place

elsewhere and worked well for many years.

Viva White Oak Presentation by Carlos Bonner and Drew Gorman, MCB Real Estate

- Global LifeSci Development Corp and MCB Real Estate Partnership have entered into an agreement where MCB will acquire the land and develop the property. The presentation was made by Drew Gorman, MCB Principal and Carlos Bonner, Senior Managing Director who will focus solely on Viva.
- 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.

Drew Gorman, MCB provided examples of other projects:

- Yard 56, a 20-acre mixed-use development across from John Hopkin's in Baltimore with 227 apartments
- The Rotunda mixed-use development in Baltimore
- Askley Landing mixed-use development in Charleston, SC
- Fairway Village mixed-use development in Waldorf, MD

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 estimated to add some 10K direct employees and another 6K indirect employees. They are striving to build a walkable, safe community where people will want to linger.

Viva White Oak at 280 acres is much more complex, largely because its size is some 10 times that of typical developments. Pike & Roads and Downtown Crown would fit in a small area of Viva. MCB spent 6-7 months last year undertaking detailed studies and designs to understand financial and other aspects of what is required to make Viva successful. They have hired 20 consultant teams to address all aspects of the project and the surrounding area. They have met with the key county and state government organizations.

Presenters showed several charts that illustrated the possible layouts of the property. (They have developed many other possible layouts and the layout will change over the expected 15-year development timeframe as tenants decide to come here and their needs determined. One illustration showed:

- Phase 1A (north side) and Phase 1B (south side) mixed use areas are shown on either side of FDA Blvd between Cherry Hill Rd and the existing bridge. Those regions will have retail (including restaurants) and multi-family housing. They are looking at workforce housing that teachers and firemen could afford. This will be the town center.
- Another mixed-use region is shown on the north side of FDA Blvd from the existing bridge to the planned circle, which connects to the back entrance to the Federal Research Center (FRC). This will extend west along Viva White Oak Way (which is

the same as Industrial Pkwy extended). One chart shows 27 acres of this area being used for the Montgomery College Campus.

- The Life Science region is shown on the opposite side of the roads from the previous mixed-use region. This will include medical offices.
- The Master Plan required elementary school is shown across from the college on the western edge.
- The remaining property along Viva White Oak Way will be townhouses and 2-over-2 development. Soil and state environmental regulations will not allow single family detached development in that region.

The near-term focus is on building the three master planned roads: FDA Blvd, Viva White Oak Way, and the extension of Healing Way from the White Oak Medical Center (WOMC) to FDA Blvd. The existing FDA Blvd will be rebuilt and widened to somewhere in the 60-100 ft. range. Improvements will also be required on the existing Industrial Pkwy and Tech Road, to US29, including the addition of traffic signals. The total cost of these roads will be in the ballpark of \$100M, including the \$40M from the county that has already be 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.

Drew indicated they are working with the WOMC on multiple aspects, including providing housing for much of their staff, many of whom presently drive at least an hour to reach the hospital.

Len Newman, ECCAB member, pointed out that congestion exists on Cherry Hill Rd and Boardbirch Drive. Drew indicated they are looking at transportation needs for the entire area around Viva. Note that intersection improvements are part of the 2017/18 Local Area Transportation Improvement Program (LATIP). Improvements to Tech Rd and Industrial Pkwy are also part of that plan.

Old Business: None

New Business:

- Quality of Life Committee Request: The committee wants to hold a forum in the spring on the issue of youth violence. They are in the early stages of planning this timely and important topic that affects our community and all of Montgomery County. The forum would allow a give-and-take session between concerned residents of East County and organizations that create policy, provide policing, and engage youth. This would include East County Regional Services Office, relevant county government agencies, county council and community stakeholders. With board approval an ad hoc committee will be formed to organize the forum. It will decide the size and scope of the forum, the target audience, and goals for the forum. It will report the plans to the board as they develop. They welcome participation and support from ECCAB members. A motion was made and seconded to approve this Quality of Life/Services Committee request. The motion was approved with no objections.
- Montgomery College: Based upon the Viva White Oak presentation, Dan Wilhelm made a motion that the Board recommend that the new East County Campus be sited on Viva White Oak. The motion was approved with no objection. During the discussion, a

question was raised about the site on Broadbirch Dr. It was clarified that the location on Broadbirch is an education center that is separate from the planned East County Campus. Dan Wilhelm and Peter Myo Khin will write the letter.

County Updates:

- David Lorenzo-Botello reported that Councilmember Glass had been appointed to a federal EPA Local Government Advisory Committee as one of its 16 members. The LGAC advises the EPA on climate policies and regulations, with an emphasis on local level impact and implementation, dealing with cost reduction. In 2024, the committee will provide input on the EPA's strategy for reducing plastic pollution, the proposed regulatory updates for reducing lead and copper in drinking water, the efforts to develop a cumulative impact framework and efforts to improve community-level communication and engagement on climate change issues.
- Councilmember Kristin Mink reported that the Council hearings had begun on the Executive Recommended CIP. The CIP includes funding for the new Burtonsville Elementary School and the public safety effort identified earlier in these minutes.
- Danielle Moxley, Recreation Department, reported that the 2024 summer camps are now full.
- Jewru Bandeh, ECRS Office director reported that the ribbon cutting for the Sprouts in Burtonsville was held on January 19. A ribbon cutting is planned for the Montgomery College Education Center later this spring. Jewru will send out a notice closer to that event.

Community Input/Comments: In response to a question from the community, there was discussion about the relationship of calling 911 and 988 (Suicide and Crisis Lifeline). More needs to be done to integrate these two in Montgomery County.

Adjournment: Meeting adjourned at 9:04 p.m.