

April 2017

# WOSGateway NEWS

White Oak Science Gateway



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## 4th Edition

*The White Oak Science Gateway Master Plan seeks to leverage the many assets located in the White Oak area and establish the foundation upon which the area may evolve into a community that offers more opportunities to learn, live, work and play. The Plan also envisions that the commercial centers will evolve from conventional, auto-dependent suburban shopping retail centers, business parks and light industrial areas into vibrant, mixed-use, transit-served nodes.*

During the month of March, MCDOT held three interactive open houses at locations along the US 29 corridor, and received a superb level of community involvement. Participants provided valuable feedback, completing nearly 100 comment cards with insights and ideas for the project; learned about the **GetOnBoard BRT** educational outreach program; explored informational boards with details of the US 29 BRT project; and helped direct the vision of BRT station design details.

## BUS RAPID TRANSIT ON US 29 OPEN HOUSE

### RECAP



If you missed the open house, we invite you to explore the US 29 project virtual open house online at <http://getonboardbrt.com/us-29-virtual-open-house/>. There are a number of ways to provide input and stay involved with this project. Look for updates on the website at [www.GetOnBoardBRT.com](http://www.GetOnBoardBRT.com), follow on Facebook and Twitter, volunteer to help get the word out; or request a community meeting or employee focus group in your area.

Thank you for your interest in this project. The County is excited to become the home of the first BRT project in the state of Maryland – and to have YOU involved in the process.

Joana Conklin is Rapid Transit System Development Manager for the Montgomery County Department of Transportation. For more information on her work and the BRT, please visit: <http://getonboardbrt.com/>.



## Celebration in Hillandale Local Park

Proposed Plans for the renewed Hillandale Local Park, located adjacent to the FDA Headquarters along New Hampshire Avenue, are scheduled to be completed in spring 2021. A neighborhood gathering will take place at the park (10615 New Hampshire Avenue) on Saturday, May 6th from 12:30pm to 2:30pm to celebrate the completed pavilion and share the proposed plans for the park (see below).



Hillandale Local Park 2021

## 2017 AAHP Community Day “Building Bridges”

Saturday, April 15th from 10am to 3pm  
East County Community Center  
3310 Gateshead Manor Way, Silver Spring, MD 20904

- Health Information and Screenings
- Fitness Demonstrations for all ages
- Fun Activities and much more

[WWW.AAHPMONTGOMERYCOUNTY.ORG](http://WWW.AAHPMONTGOMERYCOUNTY.ORG)



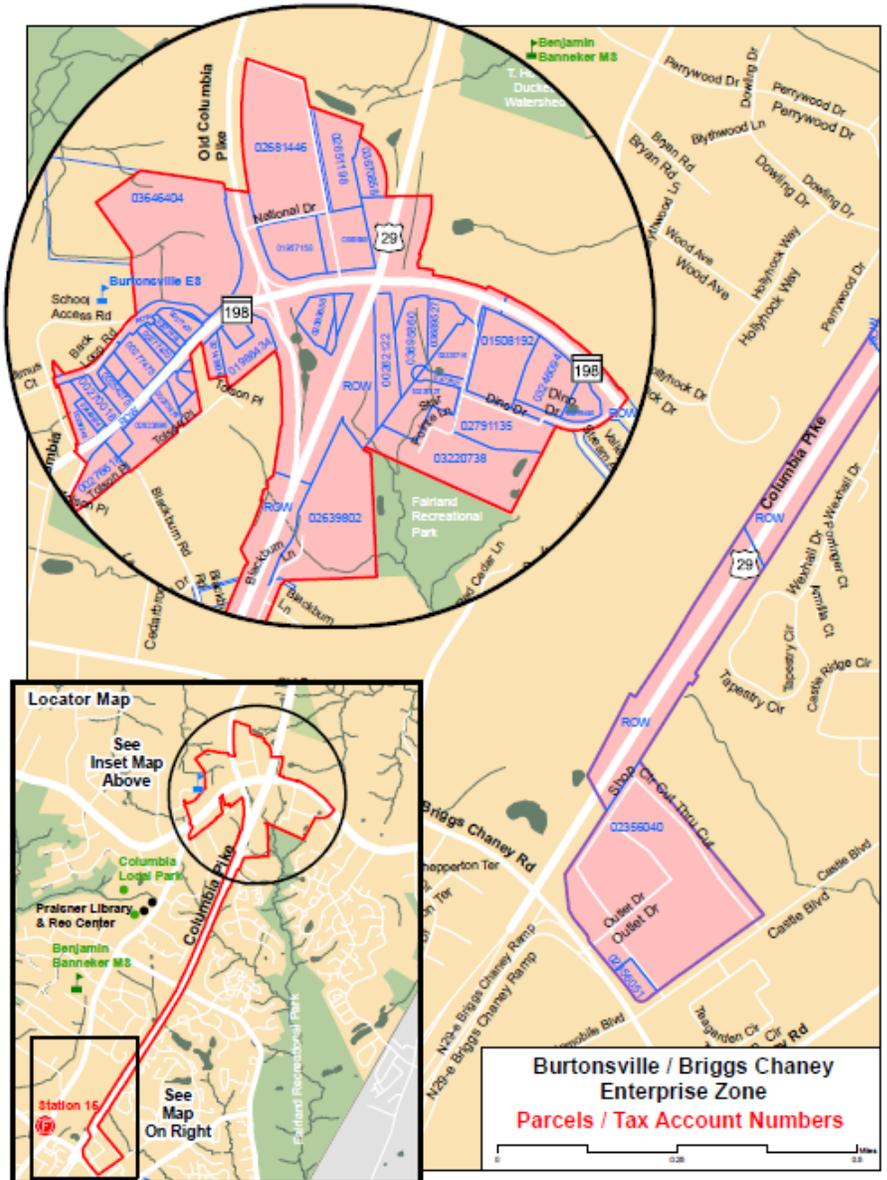
Terrence Dupree  
Anthony Morrison  
Co-Chairs  
[terrencedupree@gmail.com](mailto:terrencedupree@gmail.com)  
[morrisona2015@gmail.com](mailto:morrisona2015@gmail.com)

## WOSG Corner cont'

### Burtonsville-Briggs Chaney Application to Become an Enterprise Zone

Montgomery County has applied with the State of Maryland to designate an area of Burtonsville and Briggs Chaney, just north of White Oak, as an Enterprise Zone (EZ). A public hearing was advertised and held on March 16th.

The EZ program provides real property and state income tax credits for businesses located in a zone in return for job creation and investments. Income tax credits for businesses in an Enterprise Zone may include a one-time \$1,000 tax credit for each qualified new employee filing a newly created position in an enterprise zone. There is also a credit for economically disadvantaged employees. And a ten-year tax credit against local real property taxes on a portion of real property expansion, renovation or capital improvement.



### Wireless Telecommunications Community Meeting

Wednesday April 26, 2017  
6 PM Equipment Open House; 7 PM – 8:30 PM Community Meeting  
Executive Office Building Cafeteria & Outdoor Plaza  
101 Monroe Street, Rockville MD 20850

Montgomery County will host a Wireless Telecommunications Community Meeting to discuss proposed changes to the County Zoning Ordinance and process for regulatory review of wireless telecommunications structures, to address new deployment and densification of lower-height (17' to 30') wireless technology in residential and commercial areas. Equipment manufacturers were invited to display so-called "stealth" equipment that disguises wireless antennas as streetlights and similar fixtures from 6 pm to 7 pm in the Outdoor Plaza. From 7 pm to 8:30 pm, the County will host a discussion regarding potential changes to the zoning ordinance and regulatory review process. A summary and text of the potential changes will be made available at [www.montgomerycountymd.gov/towers](http://www.montgomerycountymd.gov/towers) one week prior to the Community meeting.



## WOSG Corner cont'

### Development Updates in the Gateway? Adventist Hospital

March was an extensive month for Adventist HealthCare's hospital replacement project in White Oak as the design and engineering team completed the 14-month process and finalized the plans for the hospital. The plans have now been officially turned over to the construction team to build the hospital. In terms of construction activity, the two tower cranes have been active with concrete work to deliver the foundation footers, columns, walls and floor slab. The foundation is expected to be completed by the conclusion of April and Adventist will commence construction of the first floor slab. Concrete work will remain functioning through summer into fall when "topping out" is expected to occur. In addition to the hospital building, plans are progressing for the parking garage and medical office building, with construction expected to launch at the end of 2017.

Photos taken from one of the construction site cranes:



FDA Campus expansion



Viva White Oak



Adventist Hospital



Hillendale Gateway



Hilton Home 2 Suites

## WOSG Corner cont'

### County Continues to Move Forward on Viva White Oak Redevelopment Project

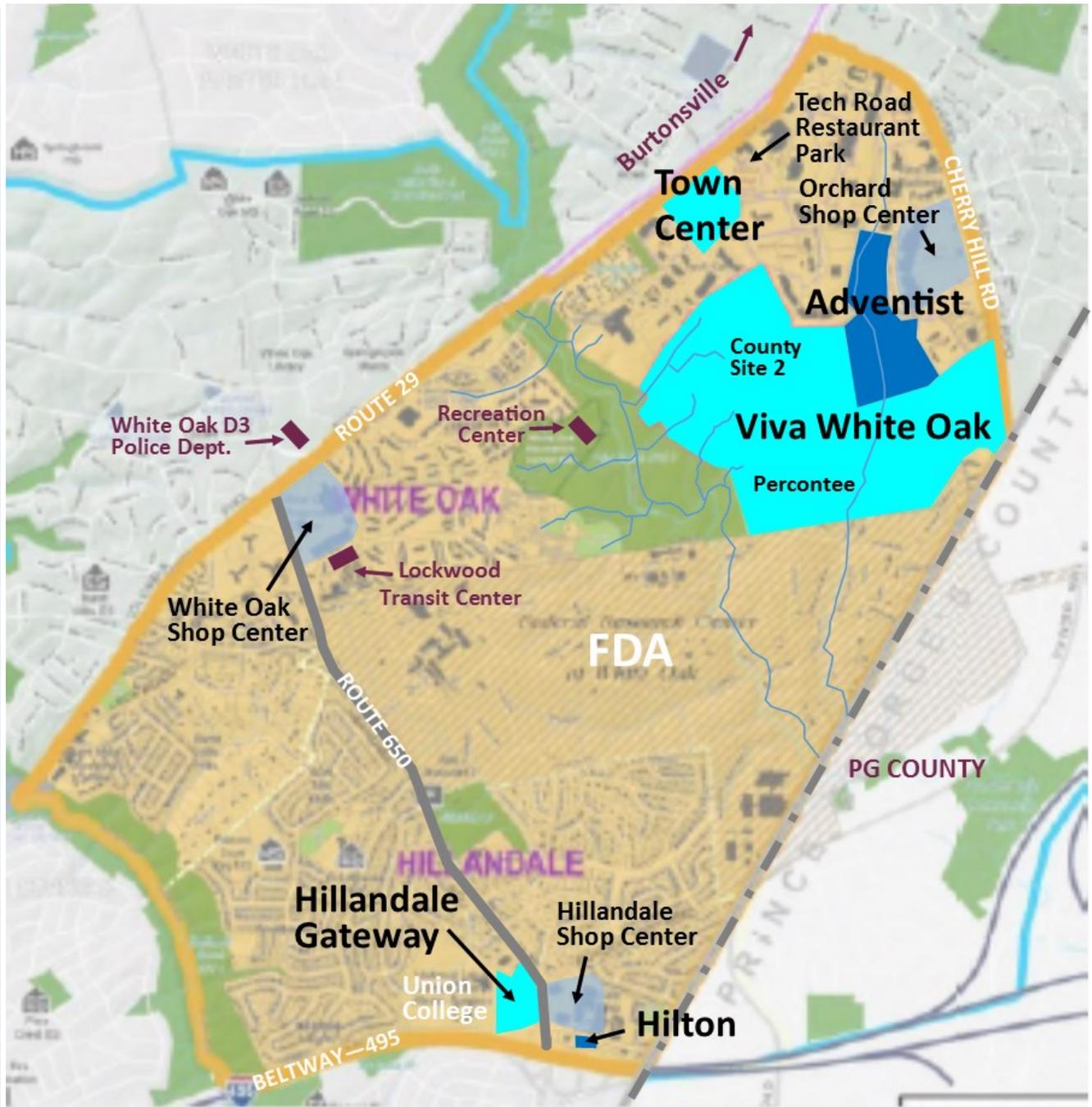
Last spring, the County took some important steps to implement redevelopment plans for its 110-acre property on Industrial Parkway known as “Site II.” The County Executive signed a General Development Agreement (GDA) with Global LifeSci Development Corporation (“GLDC”), an offshoot of Percontee Inc., providing for the combined development of Site II and Percontee’s adjacent 170-acre property; forming the proposed Viva White Oak community. This was a crucial agreement, setting the parameters for mixed-use development intended to encourage employment, community revitalization, and economic development with an emphasis on the biomedical and biotechnology industries, while also allowing for a variety of residential development.

In September 2016, the County retained Françoise Carrier of the law firm of Bregman, Berbert, Schwartz & Gilday, LLC as outside counsel to assist the County in implementing the development agreement with GLDC. Ms. Carrier, as a former Chair of the Montgomery County Planning Board, brings significant expertise in connection with obtaining the necessary development approvals from the Planning Board. Under the GDA, the County is obligated to cooperate with GLDC in obtaining these development approvals. Ms. Carrier’s legal expertise has already been of assistance to the County in the early stages of implementation, and will continue to be valuable as GLDC’s development applications move closer to completion. Ms. Carrier will also work to ensure all efforts are coordinated so the public interest is being served.

In February 2017, the County Council took the significant step of approving a supplemental capital budget appropriation of \$47.2 million for the White Oak Science Gateway Redevelopment Project. This appropriation fulfills the County’s obligation under the GDA to fund initial development preparation steps including demolition and clean-up of existing structures on Site II, revisions to easements between the County and WSSC, and designing and constructing roadway infrastructure. Without this appropriation, the project could not move forward.

By signing a General Development Agreement, retaining highly experienced outside counsel to help implement it, and appropriating necessary capital funding, the County Executive and County Council have demonstrated a commitment to bringing significant new jobs and economic development to White Oak and the East County. Stay tuned for reports about future steps in this exciting project!





 = Permitting/Under Construction     = Planning     = Future Dev

Isiah Leggett, County Executive  
Executive Office Building  
101 Monroe Street, 2nd Floor  
Rockville, MD 20850

**Editor:** Peter Fosselman, Implementation Coordinator  
White Oak Science Gateway Master Plan; Office of the County Executive  
**Contact:** peter.fosselman@montgomerycountymd.gov or (240) 997-6989

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