

LABQUEST Community Association
3156 Gracefield Rd, Apt 505
Silver Spring, MD 20904
&
Greater Colesville Citizens Association (GCCA)
PO Box 4087
Colesville, MD 20904
October 8, 2025

Hon. Kate Stewart, President
Montgomery County Councilmembers
100 Maryland Avenue
Rockville, MD 20850

Re: ZTA 25-06 Vehicle Service-Filling Station

Dear President Stewart and Members of the Montgomery County Council:

The Greater Colesville Citizens Association supports ZTA 25-06, which will clarify how the 500 feet separation from sensitive areas is measured for service-filling stations dispensing at least 3.6M gallons of fuel per year. It would also ensure that the use would not become nonconforming if adjacent conditions change. Both of these clarifications are needed to support a possible tenant who is considering locating to Viva White Oak.

Using the locations where gas could be spilled is reasonable for measuring the separation from sensitive areas. The locations where spills reasonably would occur are at the gas pumps and any underground storage tanks (which typically is under or near the pumps.) Note that 500 feet is almost a tenth of a mile.

Sincerely

Daniel L. Wilhelm
LABQUEST Director and Secretary
GCCA President

LABQUEST Community Association
3156 Gracefield Rd, Apt 505
Silver Spring, MD 20904
&
Greater Colesville Citizens Association (GCCA)
PO Box 4087
Colesville, MD 20904
June 8, 2025

Hon. Kate Stewart, President
Montgomery County Councilmembers
100 Maryland Avenue
Rockville, MD 20850

RE: LABQUEST and GCCA Strongly Support Tax Increment Financing Legislation for VIVA White Oak™

Dear President Stewart and Members of the Montgomery County Council:

Both the LABQUEST Community Association and the Greater Colesville Citizens Association (GCCA) appreciate County Executive Marc Elrich and the County's Department of Finance for transmitting to the Montgomery County Council the proposed Tax Increment Financing (TIF) legislation to support MCB Real Estate's (MCB) planned development of VIVA White Oak™ (VWO).

Both LABQUEST and GCCA enthusiastically support and strongly urge the County Council to enact the proposed TIF legislation to create a Development District and TIF district. We also strongly support the concept to use future tax revenue from VWO to finance the infrastructure required to develop it quickly. Under existing procedures, the county would fund and build the needed infrastructure, but funding such an expenditure is not currently practical. The TIF will allow investors to purchase bonds which will be used to finance the cost of the infrastructure.

As we understand the proposed TIF program, it (a) is not dependent upon County appropriations, (b) will not constitute debt of the County, (c) will use the incremental value created by MCB's development efforts as the funding source to pay back the bond purchasers, and (d) has been thoroughly analyzed and critiqued by Montgomery County's specially engaged TIF expert, MuniCap. Our understanding is that the public finance community concluded that the TIF proposal is "a no-brainer" It will result in a very broad spectrum of high-quality employment opportunities and small entrepreneur, generational wealth-building opportunities to East County.

VWO is Critical to achieving the vision of the White Oak Science Gateway (WOSG) Master Plan Area. VWO will leverage the FDA Headquarters and Adventist White Oak Medical Center

to become a thriving world-class bio-innovation epicenter. It will also create a vibrant live, work, play community with shops, restaurants, entertainment venues, parks, and open spaces. These amenities have been lacking in east county for many decades.

VWO is critically important for Montgomery County as a whole in that it will fulfill the objectives of the County's Thrive 2050 General Plan. Unlike most development projects in the County's pipeline, VWO is explicitly identified as the only new strategically important "Large Activity Center" in Thrive 2050 General Plan. VWO can uniquely fulfill not only the Thrive 2050 objectives but also the County's official public policy of Racial Equity and Social Justice. Obviously, these benefits will be focused on East Montgomery County, not just VWO or WOSG Master Plan, and some of the benefit will extend to other parts of the county. VWO will provide some 4500-5000 much needed housing units. Some of the units will be easy walking distance of the WOMC, where today many of nurses drive over an hour to reach the hospital. It will also provide a wide range of new jobs in east county, which today has too few jobs.

For at least the foregoing reasons, LABQUEST and GCCA urge the County Council to approve the TIF district and work to define the legislative details to approve and administer the infrastructure financing needed to build VWO in a timely manner.

We fully look forward to offering additional comments as more details are publicly available. It appears that the county is considering projects needed to support the Adequate Public Facilities Ordinance (APFO) other than those internal to the VWO that MCB has identified (first priority). Assuming that understanding is accurate, we propose other infrastructure projects we feel are needed for the immediate area. This includes select projects from within the LATIP and those that would be part of the normal CIP process, such as BRT.

Respectfully Submitted

Daniel L. Wilhelm
LABQUEST Director and Secretary
GCCA President

CC: Hon. Marc Elrich, County Executive
Michael J. Coveyou, Director, Department of Finance