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June 10, 2025

Council Public Hearing: Resolution to approve the Creation of Development District and Tax Increment Financing District - White Oak [June 10, 2025]

Statement in Support of Proposed (TIF) Legislation for Viva White Oak

By Rachael Evans, Chair of the Board, Friends of White Oak

Good afternoon, President Stewart, and members of the County Council -

My name is Rachael Evans, and I am the Chair of the Board for Friends of White Oak. A little background on me: I am a long-term resident of Silver Spring—first in Downtown Silver Spring and now in White Oak. Over the years, I have witnessed several parts of Montgomery County grow and flourish, including Downtown Silver Spring, Bethesda, and the Pike & Rose section of North Bethesda—all with strong support from the County.

In contrast, very little investment or development has occurred in White Oak, particularly in terms of amenities. For those who know me, they know I value restaurants and entertainment—not just for enjoyment, but because these are essential components of a vibrant, connected community. Restaurants, in particular, serve as gathering spaces, and their absence is felt deeply. Since I moved to White Oak in 2008, only one new sit-down restaurant has opened—just last year at the White Oak Town Center—and it closes at 2 p.m. daily. That is not equitable, especially in a county as prosperous as Montgomery County.

I share this background to say, on behalf of Friends of White Oak, that I am here today to express our strong and unequivocal support for the proposed Tax Increment Financing (TIF) legislation that will help bring the Viva White Oak project to life.

Friends of White Oak was founded in 2017 to promote a vision of inclusive, community-centered growth in East Montgomery County. Since then, we have worked to ensure that White Oak residents have a meaningful voice in shaping a future rooted in opportunity, equity, and access to quality infrastructure. Viva White Oak represents the kind of investment our community has long awaited.

This development has the potential to transform White Oak into a connected, thriving hub—(like other parts of the County) and that fulfills the promise of the White Oak Science Gateway Master Plan, adopted in 2014. Viva White Oak will bring essential infrastructure, housing, amenities, restaurants, and jobs to a part of the county that has not seen this level of coordinated public and private investment.



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The proposed TIF is a smart, proven tool for delivering these public benefits. It leverages projected future tax revenues generated by the development—without drawing on existing County resources—to fund infrastructure improvements that will serve the entire community. This is a fiscally responsible approach that supports equitable development.

We urge you to support this legislation and seize this opportunity to deliver the long-overdue investment that East County deserves. Our community is ready—and waiting. We urge you to support the TIF for Viva White Oak.

Thank you for your time.