

**East County Citizens Advisory Board (ECCAB)**  
Eastern Montgomery Regional Center  
3300 Briggs Chaney Road, Silver Spring, MD 20904

**Wednesday, April 3, 2019**

**MEETING SUMMARY**

**Members Present:** Fisseha Adugna, Elisse Barnes, William Bentley, Samantha Blizzard, Christopher Bolton, Sharon Brown, Wendy Johnson, Kristina McConnell, Richard Romer, Pamela Ruiz, Jerold Samet

**Guests Present:** Patti Alexander, Ed Weiler, Luis Salgado, mark Doore, Dan Wilhelm, Robert Duncan, Daniel Koroma, Mensah Adjogah, Mark Pharaoh, David Lorenzo, Gene Gooden, Shana Davis-Cook, Margie Goergen-Rood, Harriet Quinn, Fatmata Barrie

**Staff Present:** Jewru Bandeh, Linda Cooper

**Welcome:** The meeting was called to order at 7:13 p.m.

**Community Introductions:** Guests and members of the community introduced themselves and made a few made comments on community issues.

**Approval of the March 6, 2019 Meeting Summary:** A motion was made to approve the March 6, 2019 summary. The motion was seconded and unanimously approved.

**Presentation by Special Guests:** Presentations were made by Jonathan Genn, Executive Vice President & General Counsel, Percontee Inc., & Global LifeSci Development Corporation and **Shane Pollin**, Director of Development, The Duffie Companies.

Topic: An Overview/Update on Viva White Oak and Hillandale Gateway Development Plans.

Jonathan Genn provided an overview of the proposed Viva White Development Plan, included the following:

- Proposed overall site plan (~280 acres) around Washington Adventist Hospital
- 6-7 million square ft of non-residential has been approved
- Showed illustrative renderings of uses (e.g. Hotel/Conference Center, R&D Labs, offices, shops, restaurants, entertainment, residences, etc.)
- Federal Drug Administration parkway and boulevard slated to have greenery, 2-directional bike lanes, ample lanes, circle
- Viva White Oak is larger than downtown Silver Spring, Bethesda, and Rockville
- Actively engaged with community for over 10 years and listened for over 2 years including public hearings and land use entitlements
- Have done everything they can do to maximize the benefits and minimize the impacts
- Benefits:
  - Silver Spring hasn't had an injection of new development/revitalization in 25-30 years
  - Creation of jobs – projected to bring over 10,000 full time direct new jobs spanning entire spectrum of job levels
  - Projected to be a stimulus for over 6,000 full time indirect jobs
  - 5,000 part time jobs – employed over the duration of the entire project
  - Will generate over \$1 billion of net revenue for the county

- Will generate community benefits and lifestyles with nice restaurants and amenities
- Impacts
  - Transportation: The Bus Rapid Transit system would not be happening were it not for Viva White Oak
  - Schools: New elementary school will be built and could be a net importer, Jr. High and High Schools will see an increase
  - Environment and Tree Canopy: There are hardly any trees where they are currently developing—trees are actually being added
  - Gentrification: There will not be residents displaced because they don't have residents (except one employee on Cherry Hill Rd. who will be taken care of). There is one small business on FDA Blvd who will be taken care of—no other small businesses will be displaced.
  - Construction Disruption: No one drives through the property except for the people who are going to the FDA so no one will be affected by decreased lanes, etc.

Shane Pollin provided an overview of the proposed Hillandale plan, including:

- The Duffie Companies are a third-generation family business
- Commercial and Multi-Family (Developer/GC/Owner)
- Long Term Holders
- Focused on Quality and Durability
- High Performance Green Building Specialists
- Owners and Managers of the Hillandale Shopping Center
- FDA wanted the LEED building they built, now General Services Administration occupies 100% of the building
- Built Frederick's first energy star certified homes (also Gold Energy Star Certified)
- Went to Colesville to build themselves a LEED Platinum building
- Old building in Hillandale lead to opening of Home2Suites by Hilton – Targeting LEED NC Platinum (among 1<sup>st</sup> in 10 in US)
- Operate by the "Triple Bottom Line", not to minimum code
- Attended 2017-2019 Learning Tour – Believe things are headed towards ZNE/Net Zero – Buildings that produce as much energy as they consume
- Hillandale Gateway was made possible by Viva White Oak master plan
  - Formed partnership with neighbors Housing Opportunities Commission of Montgomery County to redevelop Holly Hall in Hillandale
  - Built a team to get close to zero net energy and passive energy goals
  - Currently in site planning phase – shooting for 25% affordability for two buildings
  - There will be a solar wall seen by over 200,000 cars a day
  - Amenity-rich locations with dog run, indoor pool, etc.
  - 11-stories
  - Shooting to attract a 6,000 sq. ft. restaurant
  - Age restricted building (150) units, non-age restricted (310) units
  - Will include commercial space
- Next project will be partnering with HOC again in Wheaton

Questions/comments followed:

- When is construction starting?
  - The goal is to get site plan approval in 2019, building in 2021-22, and opening in 2023
- The phases of development and tree canopy?

- 1<sup>st</sup> thing they are doing is building roads – 2022-23; some buildings may go up at the same time. 1<sup>st</sup> phase is a 5-6 year timeline. It is a 15+-year process. There aren't tree canopies that will be disrupted.

#### **Updates/Reports:**

##### **ECCAB Chair, Christopher Bolton**

- Lost Ms. McCabe last month
- Council budget testimony is coming up April 9, 2019 if anyone would like to speak

##### **East County Regional Services Office Director, Jewru Bandeh**

- Requested Board members make sure to stay on top of emails and notices sent out with important information
- Refresh/renovation start-date for the Burtonsville Library announced, April 13, 2019
- Daniel Koroma, Montgomery County Business Liaison announced the 4Business listening sessions with the County Executive and Councilmember Sidney Katz; a task force is being put together to look at business regulatory regulations, policies and processes in the county.

##### **Chairs of the Planning and Economic Development and Quality of Life/Services Committees, Bill Bentley**

- The two committees did not meet in and instead members were encouraged to attend the County-wide public meeting on Social Justice/Racial Equity Meeting
  - Samantha Blizzard reported out – There were over 200 people in attendance at the meeting. The County Executive was extremely pleased with the results. Many stories were shared, and the takeaway was that there is a certain level of hatred that has been tolerated over the past few years—need to focus on coming together. All of the council members were in the room and law enforcement was also in attendance.

##### **Police 3D/4D, Commander William Montgomery, MCPD 3<sup>rd</sup> District:**

Commander William Montgomery addressed health concerns of people on the force and introduced Lt. Bruce Cole (will become the face of 3D moving forward), Sgt. Matthews, and Officer Fernandez Valdez (who serves the 4D).

##### **County Council Offices:**

###### **Brian Anleu – Councilmember Tom Hucker's Office**

- MCPS is moving forward with remediation for lead in drinking water
- 198 Update – SHA recently announced that they are looking at several state roads in the county and lowering speed limits as well as narrowing lane widths including Georgia Ave and 198. A few questions/comments followed:
  - What is the timing? Speed limits should be updated fairly soon; lane widths will probably not happen for another year.
  - Is there an update on the Stewart Lane and US 29 intersection? – This intersection will be redesigned.
  - Is there standardized lead testing? – It is required for schools and will report back for residential, etc.

###### **Craig Wilson – Councilmember Nancy Navarro's Office**

- Speed limit changes were achieved in large part to the Council.

- Budget hearings are next week, there is a meeting tomorrow, and the transportation committee is coming up to get people into more mass transit
- Part of the idea of the Racial Equity/Social Justice is to have the conversations in our community—tools are online

**Fatmata Barrie – Councilmember Will Jawando’s Office**

- On March 5 there was a meeting on the law enforcement-related (LETT) Act
- On March 25 there was a public safety committee meeting—they decided to meet on April 12 to iron out language – all are welcome to attend
- A statement was issued on the death of Robert White—the Councilmember Jawando is not happy with the decision. There will be a press conference and he is open to hearing the community’s comments.
- A letter was written by Councilmember Jawando to perform a nation-wide search for the Montgomery County Police Chief replacement

**David Lorenzo – Councilmember Evan Glass’ Office**

- They are expanding free MCPS transit for students under 18 years old
- All faucets and water sources over the lead limit have been removed

**New Business:**

Samantha Blizzard – Several people have commented that they feel the Board committees should meet regularly

**Old Business/Additional Community Comments/Input:**

**Community Member** – Any progress on the homicide that took place in Burtonsville? According to the 3District Police, the pizza delivery homicide is still open. The shooting of Tyshon Jones and 2 others? One of the victims is deceased, unsure of the outcome of the other.

**Brian Anleu** – County Executive is looking to respond to Will Jawando’s letter by June.

**Shane Pollin** – Introduced coworker Gayer Roberts, PMP, Development Manager for The Duffie Companies who assisted Pollin with his presentation.

**Pamela Ruiz** – Introduced her son.

**Adjournment:** A motion was made to adjourn the meeting at 8:59 p.m. The motion was seconded and unanimously approved.