

June 2018

# WHITE OAK NEWS

## White Oak Science Gateway



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*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.*

## COMMUNITY NOTICES

- National Night Out is Tuesday, August 7th from 5:30pm to 8:30pm at the East County Regional Services Center Parking Lot (3300 Briggs Chaney Road, Silver Spring).
- Check the White Oak Website for agendas, details, meeting minutes, plans and updates at <http://www.montgomerycountymd.gov/exec/wosq/index.html>.
- Check the East County Regional Services Center calendar for local clubs, medical clinics, and classes at <https://www.montgomerycountymd.gov/Eastcounty/>

## DEVELOPMENT UPDATES

- Adventist HealthCare White Oak Medical Center: A minor amendment to the Adventist site plan has been filed to add 2 floors to the south tower, modify windows, utility locations, ambulance driveway change, exterior utility plant changes, modify transformer/switchgear plan and add entry gates to parking lot. More information may be found on the White Oak website <http://www.montgomerycountymd.gov/exec/wosq/index.html>.
- The preliminary plan update for the new Town Center, located at Route 29 and Industrial Pkwy, will be on the Planning Board's agenda in the early fall 2018. See the agenda website page for any updates at <http://montgomeryplanningboard.org/agendas/>. The plan proposes multi-family units as well as office & retail sites including a new grocery store.

## THE WHITE OAK FACEBOOK PAGE

“Like” the White Oak Facebook Page at <https://www.facebook.com/WhiteOakScienceGatewayMasterPlan/>.



## **LEGGETT HAILS “OPPORTUNITY ZONES” FOR ECONOMIC DEVELOPMENT**

The U.S. Treasury Department has approved 14 designated areas of land in Montgomery County for the nationwide Opportunity Zone program, which provides federal tax incentives to spur investment in underserved communities by attracting investment. These incentives can spur further economic development in the form of job creation and revitalization, providing new opportunities for business, housing, and retail growth.

“This is good news for economic development,” said Montgomery County Executive Ike Leggett. “These 14 zones are located across Montgomery County, from Germantown to Wheaton, and we are planning an outreach program along with the Montgomery County Economic Development Corporation to make sure investors know about these federal tax incentives.”

Created under the 2017 Tax Cuts and Jobs Act passed, the Opportunity Zone program is a new initiative to incentivize investment in underserved communities by providing significant federal tax incentives. The program offers three tax incentives for capital gains that are reinvested into designated census tracts, known as Opportunity Zones. Investors may defer paying taxes by investing in a qualified fund and receive increasing discounts on any capital gains taxes due on that money. If they leave their investment in the Opportunity Fund for 10 years, any new gains are free of capital gains taxes.

Full implementation of the Opportunity Zone program is expected to begin in the fourth quarter of 2018.

Some of the 14 tracts in Montgomery County are located near the Metro’s Red Line and the future Purple Line:

- Montgomery College’s Germantown Campus
- Four census tracts in Gaithersburg
- Rockville Pike in-between Rockville Town Center and the Twinbrook Metro Station
- Downtown Wheaton
- Two census tracts in Downtown Silver Spring
- Two census tracts in White Oak
- Three census tracts in Long Branch along the future Purple Line

For more information about Maryland’s opportunity zones, visit the state’s website at <http://dhcd.maryland.gov/Pages/OpportunityZones.aspx>.



## THE FRIENDS OF WHITE OAK

The Friends of White Oak met on May 1st and June 4th, 2018. The minutes for both meetings may be found at <https://www.montgomerycountymd.gov/exec/wosq/index.html>. Topics discussed included:

- Hillandale Park
- Marketing Contract
  - Curb Appeal
- Marketing Contract
- Powder Mill Road – Slip Ramp Meeting Follow-up
  - Pulte lot clean-up
  - Summer meeting dates
- Adventist Minor Site Plan Amendment

## POWDER MILL ROAD, NEW HAMPSHIRE AVE & I-495 SLIP RAMP UPDATE

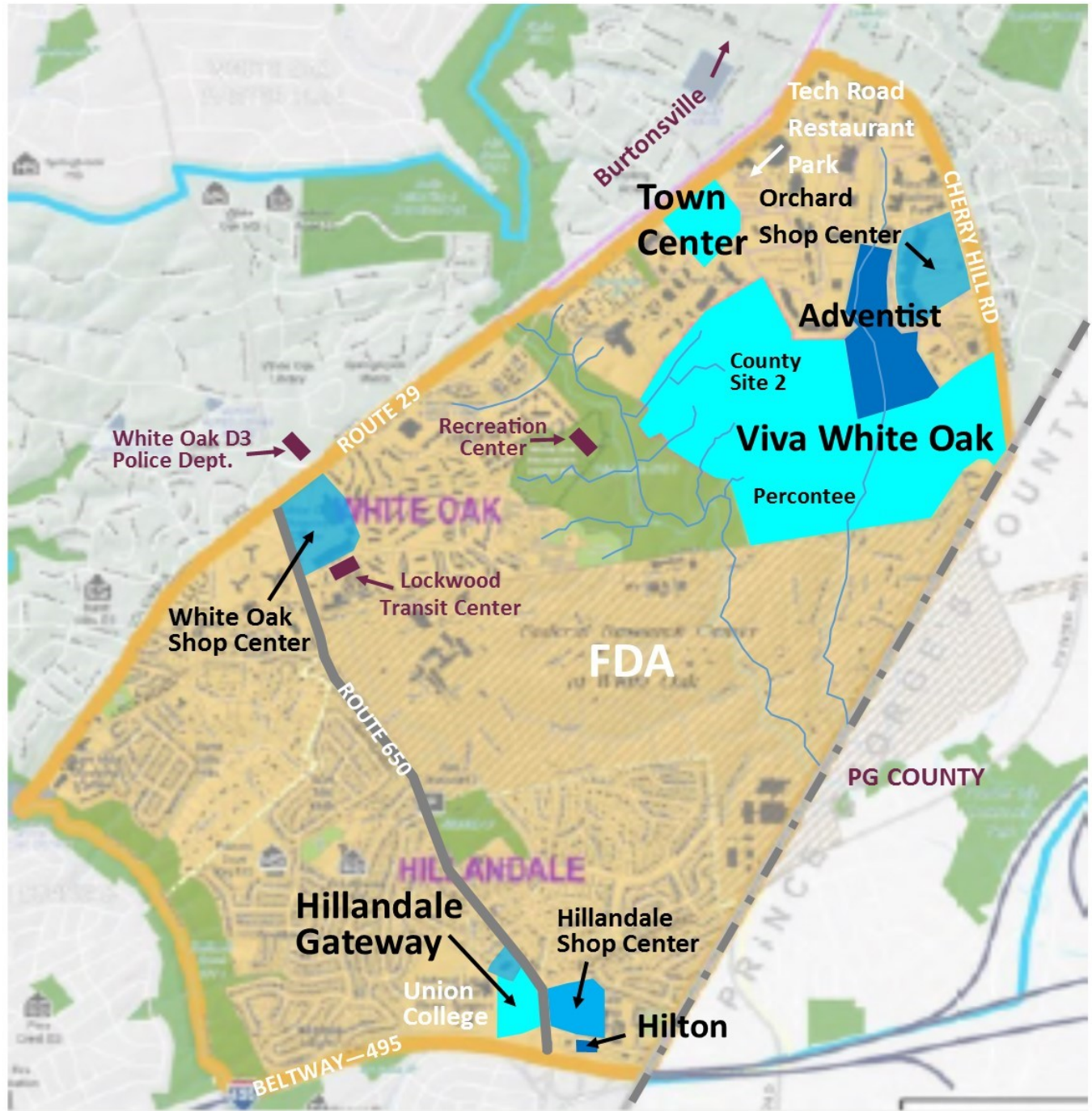
To aid with implementation of the White Oak Science Gateway Master Plan, the County Council adopted the Local Area Transportation Improvement Program (LATIP). This program identified needed transportation improvements within the Master Plan Area to be addressed through either payment of an LATIP fee or through direct developer implementation of the recommended projects. The LATIP does not comprehensively include all of the transportation needs in White Oak, but has identified those with a strong nexus to the County's Subdivision Staging Policy adequacy requirements for new development. The intersection of Powder Mill Road and New Hampshire Avenue (MD 650) is one project within the LATIP. At this location, there was disagreement by the Council about the specific improvement to be implemented and as a result, the County Council inserted a placeholder value of \$5,000,000 for this location.

In the last several months, a local land owner has indicated their desire to directly implement improvements to address the needs at this intersection. The land owner prepared a preliminary analysis of the proposed improvements and developed a concept plan. The Department of Transportation reviewed the proposal and finds it a viable option for traffic mitigation. As these recommendations are a substitute for the placeholder project in the LATIP, a meeting was held with the community in May to introduce the concept and hear concerns about the proposal. Specifics were shared on the plan to construct a slip-ramp connecting Elton Road to the Outer Loop of I-495 with the understanding any such project would include either traffic calming or traffic restrictions along Elton Road and Wooded Way to mitigate or eliminate cut-through traffic. It is important to note the proposed improvements are intended to address the LATIP-identified deficiency at the Powder Mill Road/New Hampshire Avenue (MD 650) intersection; and they are not intended to fully address wider transportation issues and concerns in this portion of the County. However, it is also imperative to make sure the proposed improvements do not exacerbate other transportation issues in the area.

At the May meeting the community raised concerns about the proposal. One of the more immediate action items resulting is to consider alternatives that only modify the intersection of Powder Mill Road and New Hampshire Ave (MD 650) and to provide more specific information about how cut-through traffic could be mitigated if the slip-ramp is pursued. Data for such an analysis is currently being collected, and we will continue to share updates with the community. Further public meetings will be scheduled to share the new analyses' findings.



**WHITE OAK DEVELOPMENT PROJECTS**



**Dark Blue** = Permitting/Under Construction      **Cyan** = Planning      **Light Blue** = Future Dev

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Check out the White Oak Science Gateway Master Plan [Facebook Page](https://www.facebook.com/WhiteOakScienceGatewayMasterPlan/):  
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