

March 2019

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 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 NOTES

- *Friends of White Oak*—check the White Oak Website for agendas, details, meeting minutes, plans and updates at <http://www.montgomerycountymd.gov/exec/wosq/index.html>.
- Visit the East County Regional Services Center calendar for local clubs, medical clinics, and classes at <https://www.montgomerycountymd.gov/eastcounty/>.
- The Montgomery County Council of Parent-Teacher Associations and MCPS will be hosting a series of community conversations to discuss safety and security in schools; closest location to White Oak will be at Paint Branch High School on March 13th: <https://montgomeryschoolsmd.org/departments/budget/fy2018/live.aspx>.
- The County has been meeting with various members of the community to share ideas for the new White Oak Marketing Plan; the presentation may be found here: https://www.montgomerycountymd.gov/exec/Resources/Files/FoWO%20UPDATED%20Presentation_Business%20Community_low-res.pdf.



“LIKE”THE WHITE OAK FACEBOOK PAGE

<https://www.facebook.com/WhiteOakScienceGatewayMasterPlan/>.

LETTER FROM THE FRIENDS OF WHITE OAK TO EXECUTIVE ELRICH RE: TRAFFIC MITIGATION AND LATIP FOR HILLANDALE

February 25, 2019

Dear Executive Elrich,

Please accept this letter from the Friends of White Oak (FOWO) in support of the Montgomery County Department of Transportation's efforts to further study the traffic mitigation for the Hillandale Community. We ask that attention be paid to potential solutions for addressing problem intersections with New Hampshire Avenue: I-495 interchange, Elton Road, and Powder Mill Road as recently proposed by the Duffie Companies and the Department of Transportation; and approved by the State Highway Administration.

As you know, the County Council supported the Local Area Transportation Improvement Program (LATIP) for White Oak in 2017. Under the LATIP, the traffic solutions may be constructed by the County using developer funds or by the developer directly, receiving credit for their LATIP contribution. At the time of Council approval, the upgrades necessary for the Hillandale Community were not conclusive and therefore Council chose a placeholder in the LATIP to be determined later.

The above-mentioned intersections are by far the worst in White Oak and their mitigation is imperative. In addition to the many residents who use those roads, there are numerous business entities using the roads such as Coca-Cola, Safeway, the Food & Drug Administration, the Amalgamated Transit Union and many small businesses. All these interested parties together generate thousands of trips which navigate the congestion in Hillandale, and several have large trucks that must maneuver the unsafe U-turn at Powder Mill Road.

Meanwhile, the development encouraged and afforded by the Master Plan is moving forward in White Oak. New trips are coming both from within the planning area and trips associated with growth from elsewhere (e.g. Howard County). Specifically, in Hillandale the Duffie Companies is building the new Hilton Home2 Suites Hotel which is to open this spring; and the Hillandale Gateway project (mixed use with HOC affordable housing for seniors) is navigating the Planning Department stages and Duffie will apply for permits by 2020.

As a result of a lack of County funding yet to be established in the LATIP for White Oak and Duffie being the first developer in the County being required to participate in the new program, the Duffie Companies did their own study and suggested improvements for the intersections. Duffie has offered to directly fund these efforts to the extent of and via a crediting of their LATIP fees and Impact Taxes. Both DOT and the SHA concluded the proposed improvements would effectively relieve congestion in Hillandale and thereby meet the need identified by the LATIP. After several meetings with the community, including a formal public hearing held by DOT (letters in support were 52 and in opposition were 7), DOT opted to move ahead with the Powder Mill changes but delay the most impactful improvement (namely the Elton Road and slip ramp modifications) in order to conduct a broader study of the Hillandale area.

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LETTER FROM F.O.W.O. (CONT')

To ensure the success of the White Oak Master Plan, the transportation infrastructure improvements must be made as expeditiously as possible. Efficient and reliable transportation options will increase the economic productivity resulting in long term employment creation and a competitive advantage in Montgomery County. These infrastructure upgrades should be a combination of vehicular routes in conjunction with BRT and new bike lanes for White Oak. It is urgent DOT conclude their expanded study of the Hillandale LATIP in a timely manner to alleviate the worsening traffic.

Thank you for your attention to this important community matter.

Sincerely,

Friends of White Oak

Barry Wides	North White Oak Civic Association
Brian Downie	BF Saul Companies
Chris Gillis	Montgomery Housing Partnership
David Feehan	Gatestone Townhomes
Elisse Wright Barnes	White Hall Square
June Henderson	White Oak Resident
Ken Jones	Burnt Mills
Kim Jones	The Nonprofit Village
Rachael Evans	White Hall Square
Shana Davis-Cook	Hillandale Citizens Association
Shane Pollin	Duffie Companies

Cc: Al Rashdieh, Director of the Department of Transportation
Chris Conklin, Assistant Director of the Department of Transportation
Peter Fosselman, Master Plan Coordinator

FRIENDS OF WHITE OAK MINUTES

February 5, 2019

Members present were Elisse Wright Barnes, Shane Pollin, Dave Feehan, June Henderson, Barry Wides, Shana Davis-Cook, Brian Downie and Pete Fosselman (staff). Kim Jones was necessarily absent.

Pete welcomed everyone. The Agenda and Minutes were made available to the public. Minutes approved by email from December 5, 2018.

From the Public Yvette Piacsek is a new resident of White Oak and inquired about the status of the White Oak Town Center along Route 29. Pete replied the builder is in the planning stages still and hopes to be back at the Planning Board by spring.

Guest speakers Kenneth Nichols and Austin McNamara from the Department of Housing and Community Affairs o Kenneth gave overview of duties.

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FRIENDS OF WHITE OAK MINUTES (CONT')

February 5, 2019

- Touched on the multiple issues (2600) with the Enclave Apartments in White Oak. The County needed a better account of current housing stock. In 2015 the County began ranking violations and increased the number of inspections/inspectors. Approximately 80,000 units in the County. A 2nd reinspection fee has been established to discourage landlords from delaying repairs. Tenants may now make repairs and deduct the cost from their rent. Brian asked if the Enclave was a typical representation of the County's rental units. Kenneth indicated No and the Enclave is unique because of its size and multiple ownership and management turnovers. June inquired about the longevity of smoke detectors? They must be replaced if they are older than 10 years. Shana asked if the County monitored the repair costs being passed onto the tenants in the form of a rent increase? Kenneth said No and noted the effort of the Renters' Alliance on behalf of tenants. Shane reminded the group that the market dictates the rents. Shane commented on the fact that some issues require the cooperation of tenants and can only be solved by both Landlords and Tenants working together. Barry shifted the discussion to single family housing life/safety issues and lots over parked with vehicles. A warrant is mandatory in order to enter a home that does not have a rental license. Shane feels there is a lack of enforcement overall. June asked if the Air B&Bs were being taxed? Yes. Kenneth touched on a program in California called SMART where multiple agencies worked on a problem property at one time to resolve the issues in a timely manner.

Street Banner Program

- Dave researched into various banner programs and how they functioned and were maintained. These banners would be placed along the main roads to help establish a sense of place, as recommended in the marketing concept. Funding would be needed, and sponsors were suggested. In general, the Board supports the concept. It was also suggested by Shana that FOWO investigate County grants which Jewru has knowledge about. Shana believes the Board should wait until the March meeting, where FOWO will prioritize goals, to make any decisions. Board agreed.

Comments from the Board

- Shane opined on his frustration with the County's review and outcome of the Hillandale LATIP proposals; as well as his disappointment with the FOWO for not sending a letter to the County. He has done some research and with 52 letters of support and 7 of opposition, Shane feels the process was polluted. The Board agreed that the process could have been better and had issues, and requested Pete draft a letter to the Executive requesting the follow up study for Hillandale LATIP, determined by DOT to be necessary, be performed immediately.

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FRIENDS OF WHITE OAK MINUTES (CONT')

Comments from Pete

- To save time, Pete is to email his comments on his new duties with White Flint, repairs to the Lockwood Transit Center, tour of the Coca-Cola Plant, February 12th marketing meeting with the business community, and the February 28th meeting with Council Members Navarro and Hucker.

Brian summarized the status of the Sears bankruptcy as it relates to the Sears store at White Oak Shopping Center.

- The principal investor in Sears submitted a bid to continue (post-bankruptcy) the business of Sears and Kmart in 400+ stores around the country, including the Sears store at White Oak. The bankruptcy court tentatively approved the bid, then scheduled a hearing on creditors' objections. Brian indicated that he expects the court to give its final approval to the bid, in which case the Sears store at White Oak will remain open. Many Sears and Kmart stores around the country are closing as a result of this bankruptcy.

Next FOWO meeting will be on March 14th and led by Dave to focus on the direction and priorities of the Board. Meeting adjourned.

Other Friends of White Oak Meeting Minutes may be found here:

<https://www.montgomerycountymd.gov/exec/wosg/index.html>.

PROPOSED BILL CHANGES TRANSPORTATION DEMAND MANAGEMENT

The County Transportation & Environment Committee (T&E) held a session on February 14, 2019 with a briefing from the Dept of Transportation (DOT) proposed bill 36-18 for Transportation Demand Management (TDM) changes.

The presentation is on the Council's website: <https://www.montgomerycountymd.gov/COUNCIL/agenda/cm/2019/20190214TE-video.html>. Starting at minute 92 is an overview of how the current TDM program operates.

Here is the Council packet: https://www.montgomerycountymd.gov/council/Resources/Files/agenda/cm/2019/20190214/20190214_TE3.pdf.

The impact of the bill may affect White Oak's new development projects (not yet approved) such as:

- The Executive proposed revisions to lower the thresholds for which new projects must file a TDM plan – so more projects may need to file a TDM plan. Though most proposals are above the 25K gross square foot minimum proposed under the original bill.
- The Executive revisions would permit the Director of DOT to set the Non Auto Driver Mode Share (NADMS) goal for a new development project up to 5 percent higher or lower than the Council adopted goal for that area.
- Parking management is priority-one for strategies to be adopted if a project is not meeting its TDM goals under the Executive proposed revisions.

PROGRESS SNAPSHOTS FOR ADVENTIST HOSPITAL & HILTON HOTEL

ADVENTIST



2016



2017



2018



2019

HILTON



2017



2018

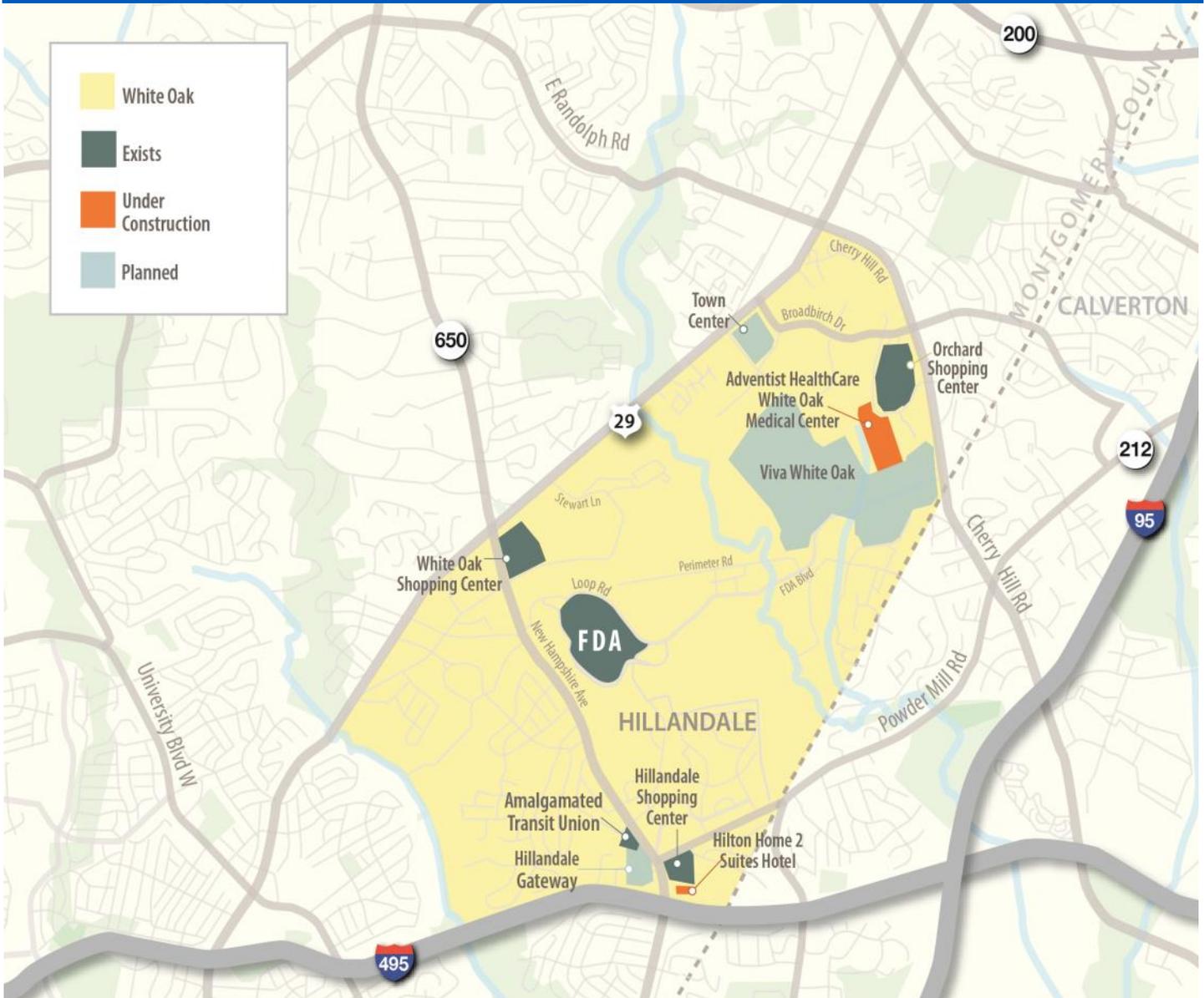


2018



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WHITE OAK DEVELOPMENT PROJECTS



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White Oak Science Gateway Master Plan Facebook Page:
<https://www.facebook.com/WhiteOakScienceGatewayMasterPlan/>

AND

White Oak Science Gateway Website:
<https://www.montgomerycountymd.gov/exec/wosg/index.html>