

# Clarion

October 2019  
Circulation 3500

Greater Colesville Citizens Association, PO Box 4087, Colesville, MD 20914

[www.GreaterColesville.org](http://www.GreaterColesville.org)

## President's Message

If you are new to Colesville, a big welcome. I trust everyone had a great summer, ignoring the hot and dry weather.

The Greater Colesville Citizens Association (GCCA) works to make Colesville a better place to live, work and enjoy activities. Since many issues affect a wider area, and can't be addressed solely within GCCA boundaries, we also work on issues with others that affect the broader Eastern Montgomery County area. Please read the articles in this Clarion that identify some of our efforts. Since it is not always obvious how the projects will benefit us, there is also an article that identifies the benefit that we think these projects will provide on page 6.

Our monthly GCCA meetings are open to everyone. They provide a means to learn what is going on, how you can help in our community, and express your opinion on issues we discuss. I encourage you to attend.

The process that was put in place last spring by the Post Office to address service issues appears to be largely working since I have heard of few service complaints, and those that do occur, appear to be addressed (See the March 2019 Clarion).

Our efforts with the outside appearance of the Colesville post office have largely been successful. Generally, the grass was cut this summer and trash picked up in a timely manner. They have promised to trim the hedges and clean out the vines and stray trees. We are staying on top of this issue.

Looking ahead to winter we need to think in terms of snow plowing. When it snows and the county clears our residential streets, plows often must go around vehicles parked in the street. If we all park our vehicles in our driveways, where possible, plowing is faster and more effective.

Last September I reported that the GCCA was spending much more than we were taking in. I asked if more people could become paid members, and if you were already a member, to contribute a little something extra. Many of you did – a big thanks! I ask that you do the same this year.

Continued on page 3

GCCA Officers and Chairs: President Dan Wilhelm, Vice President Marguerite Raaen, Treasurer Mark Pankow, Recording Secretary David Michaels, Clarion Editor Nancy Laich

## Upcoming Events Calendar

### October

24 **Grand Opening, The Landing**  
4:00-8:00 pm, (see pg. 11)

31 **Halloween**

### November

3 **Daylight Savings Time Ends**  
Turn clocks 1 hour back

5 **GCCA Board Mtg., 7:30 pm**  
(see directions below)

11 **Veterans Day**

28 **Thanksgiving**

### December

10 **GCCA Board Mtg., 7:30 pm**  
(see directions below)

22 **Hannukah**

25 **Christmas**

26 **Kwanzaa**



Upcoming **GCCA Board meetings** will be held at 7:30 pm at the Episcopal Church of the Transfiguration, 13925 New Hampshire Ave. Meetings are in the room under the sanctuary and are open to the public. For information contact GCCA President Dan Wilhelm 301-384-2698 or email address [djwilhelm@verizon.net](mailto:djwilhelm@verizon.net)

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## President's Message - Cont.

The other area of our budget is the revenue from ads. We strive for about equal pages of information and ads – four each. We however have fallen behind in the number of pages used for ads and have made an effort to increase the number. Two ads were added since the May Clarion, but we also lost two. Therefore, we need more ads. If anyone wants to place an ad or knows of someone who might, please contact Dave Michaels (emailbits@gmail.com). The cost is low – only \$375 annually for a quarter page for the four Clarions we publish each year.

## White Oak Medical Center

Do you realize the Adventist HealthCare (WOMC) opened on August 25? Previously it was called the Washington Adventist Hospital when it was located in Takoma Park. The Takoma facility closed with the transfer of the 76 patients to WOMC, which was completed by late afternoon on the 25th. This hospital is on the back side of Orchard Shopping Center where Target is located. The address is 11890 Healing Way. Access is from Cherry Hill Rd and Plum Orchard Dr.

We have been looking forward to the coming of this asset to the community for the better part of a decade. We understand the new facility has been busy, with the first birth there by early afternoon of August 25. The Bagelry restaurant recently opened, which adds to the other adjacent dining area in the hospital.

A separate building next to the hospital is under construction to house doctors' offices, but that will not be open until next spring. Construction will start soon to add two additional floors to the five story area of the hospital to house the rehab beds. The web site is <https://www.adventisthealthcare.com/locations/profile/white-oak-medical-center/>.

## Water Main Replacement In Colesville Area

I'm sure many of you have seen the WSSC work in the area to replace water mains. There are two projects: Tamarack Road and Theresa Drive. There are three stages to the construction; install new pipes, placement of eight inches of asphalt where they have dug up the road, and then resurfacing the road curb to curb with two inches of asphalt.

The pipes have been replaced on the Theresa Drive project, which includes Springloch Road, Eldrid Drive, and most of the roads south of those two roads. The installation of the eight inches of asphalt has been completed. They still need to repave the road curb to curb, but they have indicated that Washington Gas plans to do some pipe replacement in that area. The gas company has completed its work, so WSSC can repave the roads.

The work on the Tamarack Road project is in one of three stages of construction, depending on location. On the north side of East Randolph Rd, the pipes and eight inches of asphalt have been done. The curb-to-curb repaving has started and will likely be completed by the time you read this. The other two sections are south of East Randolph. The pipes have been replaced in the area between Tamarack Road and Cannon Road and they have started installing the eight inches of asphalt. We are urging them to then complete the curb-to curb repaving, hopefully before the weather gets too cold.

They started in early September with the water main replacement in the third section - east of Tamarack Road to Laurie Drive. The WSSC contract requires they complete the project by April 2020, but we think that is unlikely unless they can work through the winter or add more crews. They normally don't replace water mains in the winter due to freezing temperatures.



Viva White Oak is the planned 280 acre mixed use development project that is accessible today from Cherry Hill Rd and FDA Blvd. As reported in January, Global LifeSci Development Corp (GLDC) has been in contact with a number of companies. The objective is to get a firm commitment from the first set of companies to locate here.

The most promising organizations are a biotech enterprise, hotel, and grocer. Discussions are also underway with universities. We hope those agreements can be reached soon so the construction can get underway. We believe that once the first tenants commit, many others will follow. Even so, it would take 10-15 years to complete the build-out.

As reported in January, GLDC obtained title to what had been the old WSSC Site II composting facility at the end of Industrial Parkway (from US29). The County still had the responsibility to demolish the buildings and clean up the site. That effort was complete in the June/July timeframe, an obvious improvement since the buildings had been vacant for almost 20 years.

During the County Budget deliberation in April/May, there was an issue concerning the availability of the County's \$40M contribution to construction of the three master planned roads. (GLDC will be spending a similar amount). It appeared that the County funds would not all be available until a number of years in the future, rather than in the near future. The Council clarified that the funds would be available when requested, and that the time-line in the budget is just the Executive's expectation of when they would be needed. The Council also unanimously passed a strong resolution supporting this project and others within the White Oak Science Gateway Master Plan.

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## **Bus Rapid Transit Construction Underway US 29 Service Will Be First in the County**

You probably wondered about construction alongside US29 at different points between Burtonsville and the Silver Spring Metro-station. Those are the pull-off and platforms for the new BRT service, which the county decided to call Flash.

The service along US29 will open on May 3, 2020 and be the first in the County. The County is designing two more BRT corridors: MD 355 and Veirs Mill Rd. The County is slated to start evaluating alternatives for the New Hampshire Ave BRT (Colesville to DC) in 2022. We keep encouraging the Council to fund evaluation of alternatives for Randolph Rd (east of US29, including WOMC and FDA/Viva White Oak to White Flint), but without success so far.

Along with the US29 BRT, a number of local Ride On and Metrobus routes will change to avoid duplication with the BRT. Montgomery County Department of Transportation (DOT) has been considering various changes, including expanded hours and more frequent service. DOT has told us that they will present their ideas to the public in late October or November to collect the public's ideas for improvements.

**The next issue of the Clarion will be mailed in January 2020. The deadline for submitting news and photographs is Friday, December 27, 2019**

**Contact Editor Nancy Laich at 301-412-5301, or [nmkurgan@aol.com](mailto:nmkurgan@aol.com)**

**For inquiries about advertising in the Clarion, please email Dave Michaels at [emailbits@gmail.com](mailto:emailbits@gmail.com)**



# Update on Projects in Hillanddale

**Home2 Suites by Hilton Hotel** This new hotel in Hillanddale, on Elton Road by the Beltway, opened last April. It is doing well, particularly relative to the regional hotel industry which is in a downturn. Many days, all 100 rooms are rented and the conference rooms are heavily used. Duffie Companies, the developer, recently received its LEED Platinum certification for a hotel. As best Duffie can determine, its hotel is only the seventh in North American to earn the LEED Platinum certification. Among other things, the award certifies that the building is efficient in terms of energy (about 70% less) and water usage.

**10001 Eldon Rd (next to the hotel)** The Duffie Companies won the bid from GSA to continue leasing this building for FDA employees for the next 15 years. The prior lease was for 10 years. The original plan was for Duffie to use the top floor of this building as their headquarters, but because they were able to lease it to GSA, they built a new building in Colesville and have since moved in.

**Hillanddale Gateway** The preliminary site plans for the Hillanddale Gateway project are at the Planning Board for review and approval. This is located across New Hampshire Avenue from the Hillanddale Shopping center. It is a partnership with the Housing Opportunities Commission to replace the 96 age-restricted affordable units in the 52 year old Holly Hall. The new property will consist of four buildings and an 872 space parking structure. The 11 story age-restricted building will contain the 96 replacement units for the existing building, 59 additional age-restricted market rate units and 10K sq. ft. of retail on the first floor. The non-age-restricted 11 store building will have 288 market rate units and another 20 moderately priced dwelling units (MPDUs). Between the two 11 story buildings there will be a 59K sq. ft. commercial building. The last building is a 2600 sq. ft. retail space that is slated to be a Starbucks. Approval of these plans has slowed because the Department of Transportation is changing the design that they previously approved for Powder Mill Rd at New Hampshire

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## Federal Research Center (FRC) News

The former golf course clubhouse has been demolished by GSA and a new building will replace it by Jan 2020 to house the Federal Protective Service personnel.

The FDA Master Plan, approved last November, calls for approximately \$1 billion in construction to locate some 7,000 additional FDA employees on the White Oak campus. Since it is unlikely that Congress would approve anything close to that amount in the near future, other options are to locate the employees in government-owned or leased space. Some current 3,000 FDA employees who cannot be accommodated at White Oak are currently working off campus.

A request has been submitted to the Office of Management and Budget (OMB) to lease space that would accommodate 1,400 employees. FDA

currently has some 11,000 employees assigned to the campus but less than 9000 are on campus at any given time.

The Air Force Wind Tunnel on the Federal Research Center (FRC) has been extremely busy due mainly to the great interest in hypersonics by the Defense Department and other agencies. The Wind Tunnel will need to double its testing capacity next year and increase its capacity by another 50 percent in 2021.

They are in the process of adding staff so that testing can be supported more hours of the day. They also recently completed the upgrade to support a top speed of Mach 18 (18 times the speed of sound). By comparison, commercial air travel is less than the speed of sound.

# ***How Will the Area Development Help All of Us?***

You might have wondered why we are strong supporters of the development projects covered in the Clarion. There are many reasons as follows:

**Jobs** The expected development will add thousands of jobs with varying skill levels in different industries: education - a university satellite campus with studies related to life science and a new public elementary school; life science research; restaurant workers; hotel and conference center workers; retail workers; and general office employees. There will also be a large number of construction jobs. The hospital has already added nursing and doctor jobs to the area, but the expected development could add some more.

**Congestion** The planned development will provide a destination so that fewer people will need to drive south of New Hampshire Ave on US 29 in the morning. Having more jobs here will mean that fewer people will need to drive to jobs on I-270, thus reducing congestion on a number of these roads. People driving here will use roads that are largely uncongested in their direction of travel. Three BRT corridors and improved local bus enhancements will provide an alternative to driving, by providing expanded and more frequent transit routes that speed past the auto congestion. Viva White Oak and Hillandale Gateway will provide a good amount of the funds needed for road, local bus and bike transportation improvements. Those improvements will support the new development plus reduce existing congestion.

**Amenities** A wider range of additional restaurants and entertainment for the entire eastern part of the county will be provided.

**Lifestyle** Many young adults want to be able to live, work and play with no or limited need to drive. They want to take an elevator down from their condo and take a short walk to retail stores and also walk or take transit to nearby jobs. Seniors will use public transit that is handicapped-accessible to reach retail and entertainment venues.

**Environment** The reduced driving and reduced idling in congestion will reduce air and water pollution and also be a tool in addressing global warming.

**Taxes and Services** The county is already facing the choice of increased taxes, reduced services, or both. Non-residential development provides much more in taxes than they receive in services. Taxes from non-residential uses will help pay for services residents demand and/or help slow the rate of growth in taxes to residents.

**Improved Medical Care** The WOMC is a state of the art facility, including a helicopter landing pad. FDA and WOMC have entered into agreements to allow FDA doctors to use the hospital to maintain their clinical skills. They also have an agreement to utilize devices FDA is evaluating to ensure they are designed for easy use by nurses/doctors and to minimize accidents. FDA no longer waits for companies to ask for approval to sell a new drug or device, but rather FDA works with the companies during the development process so that the product cost and the time to market can be reduced. Many companies will want a presence close to FDA to facilitate that process. The result will be new drugs and devices coming to market faster and in some cases with better design.

## **New Planning Efforts Recently Started**

One effort is to create the first ever functional master plan dealing with pedestrian needs. A similar master plan was approved earlier this year dealing with bikeways.

The second plan is the Subdivision Stage Policy (SSP) that is updated every four years. That document updates policies that the county uses to ensure that essential public facilities keep pace with development. The two primary areas being considered are transportation and schools. The Montgomery County Planning Staff has public work groups in both of these areas to participate in the development of the SSP. (Dan Wilhelm is a member of both of these work groups.) The Planning Board will complete its work by July 2020 since the Council must approve some version of it by November 2020.

The third plan is the general plan that will consider countywide policies. The last complete revision of this document was in 1969, fifty years ago. An update to the goals and objectives part of the plan was done in 1993. Most of those statements were "motherhood and apple pie" type of statements. It is not clear what form the new plan will take. Legally, area master plans, sector plans and functional plans are an update to the general plan.

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## GCCA Membership Areas



# GCCA Area Representatives

(3 representatives per area)

1 Fred Pulliam	144 Bonifant Rd.	602-0825	19 Mark Pankow	908 Hobbs Dr.	703-851-1315
1 Deborah Pulliam	144 Bonifant Rd.	240-440-1758	20 Chris Naughten	800 Midland Rd	758-3633
2 Open			21 Jay Hagler	1325 Crockett Ln	240-994-8993
3 Marguerite Raaen	14404 Sandy Ridge	240-938-0523	21 Benedict Eng	1205 Crockett Ln	240-388-6263
3 Fred Stichnoth	14105 Cricket Ln	706-6828	22 Open		
4 Henry Morrow	13812 Mills Avenue	384-0827	23 Dan Wilhelm	904 Cannon Rd.	384-2698
5 Open			24 Open		
6 Bill Backof	13814 Shannon Drive	384-7354	25 Ed Weiler	1008 Mondrian Terr.	236-5956
7 Open			26 Beverly Roof	12928 Allerton Lane	384-7247
8 Open			26 Bob Peters	1010 Cannon Rd.	384-4410
9 Michael Persh	208 Montvale Terr	879-4560	27 Open		
10 Open			28 Otto E. Lewis	12617 Billington Rd.	384-0567
11 David Michaels	508 Hawkesbury Ln	240-271-4951	28 George Ezikpe	1310 Leister Dr.	717-0625
12 Open			29 Alcira Groomes	204 Valley Brook Dr.	625-8919
13 Open					
14 Robert Bartol	224 Springloch Road	622-5879			
15 Ken Himes	12704 Hammonton Rd.	622-3690			
16 Sharon Brown					
17 Pat Corey	41 Shaw Ave	622-5339			
18 Ray Rye	12820 Baker Dr.	622-2276			

## AREA REPRESENTATIVES NEEDED

Support your neighborhood & community  
For more information, contact your Area  
representative

## GCCA DUES PAYMENT TIME - MEMBERSHIP IS IMPORTANT

**Note: Dues paid in May 2019 will be applied to the 2019 - 2020 fiscal year.**

**PLEASE JOIN GCCA:** The **annual dues** are **\$10.00 per person** per year (June 2019 through May 2020). Contributions are vital to GCCA's mission of improving our Colesville community. **Make checks payable to GCCA and mail to P.O. Box 4087, Colesville, MD 20914.** Or, go to [greatercolesville.org](http://greatercolesville.org) and pay online.

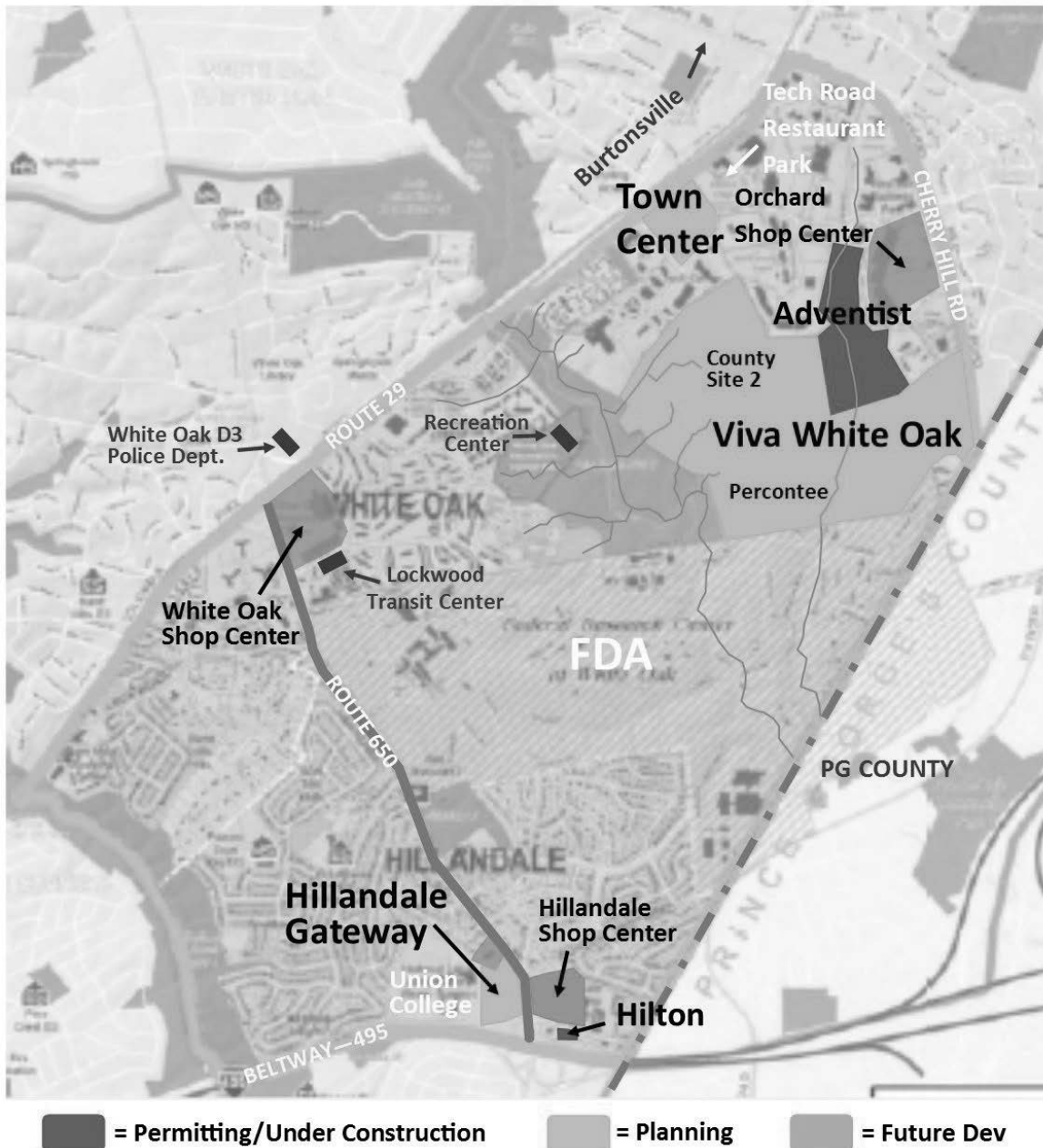
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# White Oak Science Gateway (WOSG) Master Plan



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