

ATTACHMENT G



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Marc Elrich
County Executive

Corey A. Smedley
Fire Chief

September 5, 2025

TO: Marc Elrich, County Executive
Richard S. Madaleno, Chief Administrative Officer

THRU: Earl Stoddard, PhD, assistant Chief Administrative Officer
Corey Smedley

FROM: Corey A. Smedley, Fire Chief
Montgomery County Fire & Rescue Services

SUBJECT: Viva White Oak & MCFRS Opportunity

The Montgomery County Fire & Rescue Service (MCFRS) has reviewed the potential impacts of the Viva White Oak project and engaged with the Office of Management and Budget regarding future CIP and facility planning.

While current data does not show an immediate need, we anticipate that over the next 10–15 years, demand from the Viva project and other planned East County developments may increase pressure on nearby stations that are already among the busiest in the system, with limited capacity for additional apparatus or personnel.

MCFRS believes it is in the County's best interest to proactively position resources in areas of significant planned growth. Establishing a presence early can help avoid higher costs and more disruptive measures later. The Viva project offers an opportunity to explore a collaborative public-private partnership to create a non-traditional worksite—modeled after Howard County Fire Station 14—with two bays and space to support eight personnel. Such a facility would require approximately 10,000–15,000 square feet, including apparatus, living quarters, training space, and mechanical systems.

This approach could provide additional capacity at a fraction of the cost of building a traditional fire station, while ensuring MCFRS remains well-positioned to meet the community's future needs.

Office of the Fire Chief

100 Edison Park Drive, 2nd Floor • Gaithersburg, Maryland 20878-3204
240-777-2486 • 240-777-0725 TTY • 240-777-2443 FAX

www.montgomerycountymd.gov

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From: [3DCommander](#)
To: [Tettelbaum, Emily](#); [Phillips, Dale](#); [MCP PolicyandPlanning](#)
Subject: Re: Viva White Oak Development and MC Police Station Needs
Date: Thursday, August 28, 2025 5:59:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi,

Because the third district police station is so close we would not need another facility. The only thing we will need is to add officers to that patrol area with the growth. But those officers can work out of the existing station.

Thanks,

Jason Cokinos

Get [Outlook for iOS](#)

From: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Sent: Monday, August 25, 2025 7:02:18 PM
To: Phillips, Dale <Dale.Phillips@montgomerycountymd.gov>; MCP PolicyandPlanning <MCP.PolicyandPlanning@montgomerycountymd.gov>; 3DCommander <3DCommander@montgomerycountymd.gov>
Subject: Viva White Oak Development and MC Police Station Needs

[EXTERNAL EMAIL]

Hello,

I work at the Planning Department, and I am reaching out to you regarding Viva White Oak, a 10+ million square foot development planned between Washington Adventist Hospital and the FDA campus off of Cherry Hill Road. As you may be aware, the County Council is reviewing a proposal for Tax-Increment Financing (TIF) associated with Viva White Oak (a press release is available [here](#)). As part of the Council's assessment of the TIF proposal, the Planning Board needs to review the Viva White Oak development plans for compliance with Adequate Public Facilities (APF) requirements and provide a list of infrastructure improvements needed to meet the APF requirements.

I understand that there have been past conversations about police department needs associated with Viva White Oak, and it was determined that capital improvements are not necessary because existing facilities, including the White Oak (3rd District) police station, are sufficient to serve this development. **Could the appropriate person from the police department please confirm, by September 5th, that existing police facilities are sufficient to serve Viva White Oak?** We are trying to move the TIF proposal forwarded quickly, but if more time is needed for analysis or discussions, please let me know. I would be happy to answer any questions or arrange a meeting if that would be helpful.

To provide some additional context about the proposed Viva development, the latest density projections from the developer, MCB Real Estate, are listed below and the project website is available [here](#). I have also included a map below that shows the exact location of the future development site.

- Office: 79,200 sf
- Bioscience: 1,730,000 sf
- Retail: 504,000 sf

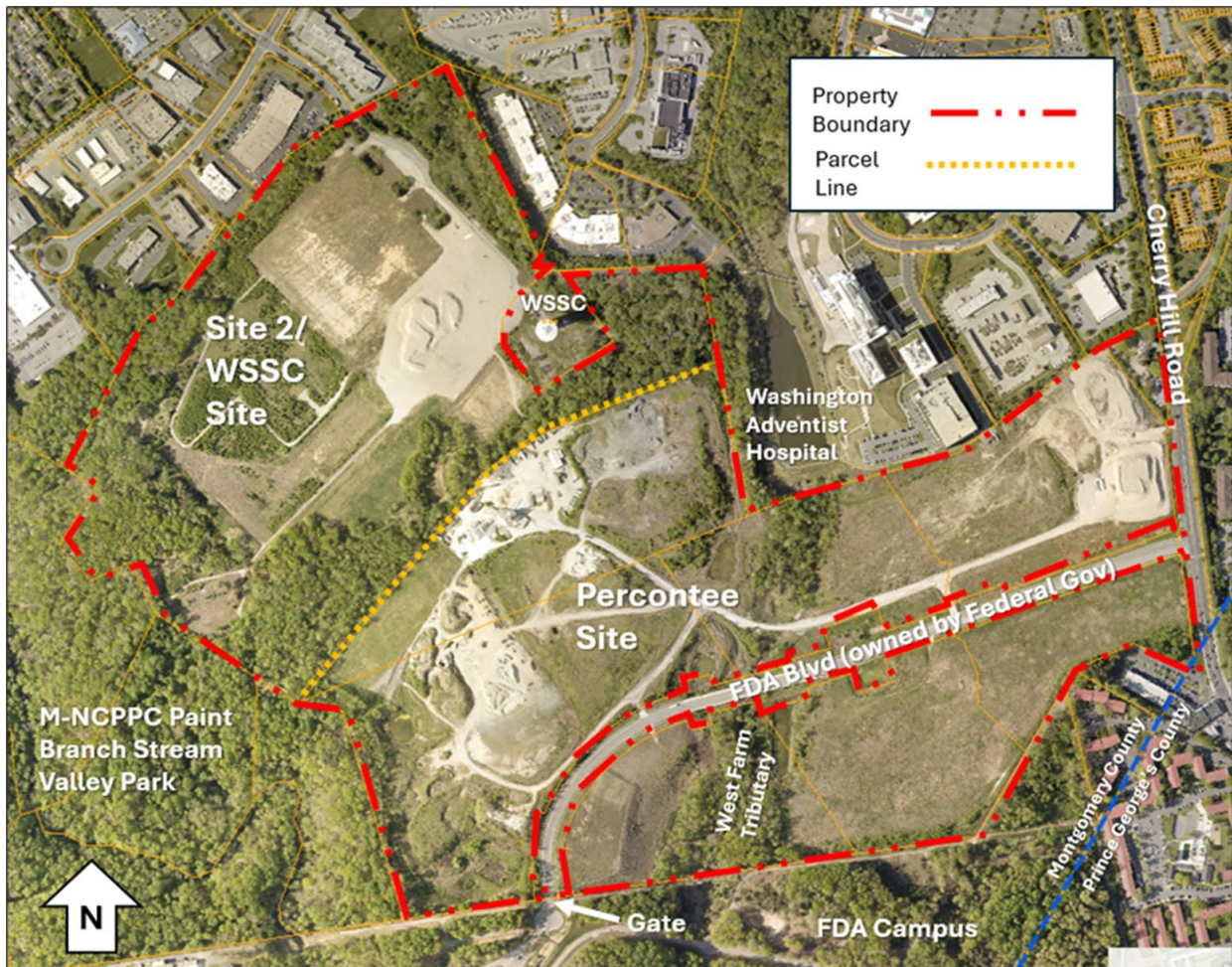
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Other Non-residential use: 175,000 sf

- Townhouses: 938 units
- Multifamily high-rise: 3,470 units
- Multifamily senior living: 300 units

I appreciate your assistance and feel free to contact me with any questions.

Best Regards,
Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569





May 14, 2025

Ms. Emily Tettelbaum, Planner III
Midcounty Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reedie Drive,
Wheaton, MD 20902

RE: Sketch Plan and Preliminary Plan Letter
Sketch Plan No. 320240080:
Preliminary Plan No. 120180024A
Viva White Oak

Dear Ms. Tettelbaum:

This letter supersedes the previous letter dated September 18, 2018, as part of the preliminary plan # 1201800240. We have completed our review of the revised Sketch Plan and Preliminary Plan submitted via ePlans on March 25, 2025, and May 1, 2025, respectively. The Development Review Committee (DRC) reviewed these plans at its December 17, 2024, meeting. The project is scheduled for consideration by the Planning Board on May 29, 2025.

Sketch Plan Comments

The sketch plan is conceptual, and the specific improvements within the County-maintained rights-of-way will be determined during the Preliminary Plan stage. We recommend approval of the sketch plan, subject to the following conditions:

1. The proposed additional access points from Cherry Hill Road, excluding the FDA Boulevard intersection, are not currently approved.
2. Some of the proposed access points along FDA Boulevard and Viva White Oak Way shown in this plan do not match the preliminary plan. The proposed accesses/intersections shown in the preliminary plan (120180024A) are the only ones approved.
3. The traffic circle at the public terminus of the proposed B-5, as depicted in Preliminary Plan No. 120180024A, is not illustrated on the submitted sketch plan. However, since a certified sketch plan will not be provided, the right-of-way (ROW) improvements detailed in the Preliminary Plan (120180024A) letter below will be applicable.

4. Internal Roads other than the Master Plan Roads, Cherry Hill Road frontage improvements, and the access road to the FDA campus:
 - a. The internal roads are conceptual and not approved at this time. They will be reviewed and approved as part of future preliminary plans.
 - b. The roadway's cross-section and ROW width other than those of the master plan roads will be reviewed and approved as part of future preliminary plans.
 - c. All intersections as shown should be perpendicular.

Preliminary Plan Comments

This Preliminary Plan application has been reviewed solely with respect to the following roadways: Cherry Hill Road frontage improvements, Viva White Oak Way, FDA Boulevard, Roundabout, B-5 (including the traffic circle), and the FDA Boulevard extension to the FDA campus (south of the proposed Roundabout). We recommend approval of the Preliminary Plan, subject to the following conditions:

1. Cherry Hill Road:
 - a. Per the Master Plan of Highways and Transitways (MPOHT) and Complete Street Design Guidelines (CSDG), the roadway is classified as a Downtown Boulevard with 4 planned lanes and a minimum ROW of 90 ft. The Bicycle Master Plan specifies separated bike lanes.
 - b. In the certified plans, the applicant shall show the ROW and the land owned by the General Services Administration (GSA) per Liber 40426, folio 425. The proposed sidewalk and bike lane along the roadway must be fully contained within the public ROW or in GSA-owned land. The applicant should provide either a ROW dedication or should be included in the perpetual access and maintenance agreement between GSA and Montgomery County, which is currently in progress. Before the County can close out the ROW permit and release the construction bond for the Cherry Hill Road bike lane and sidewalk, the agreement must be fully executed and recorded in the land records.
 - c. The applicant will be responsible for constructing the frontage improvements as shown in the plan (Sheet # 16 & 17 of 20) and the roadway cross section (Sheet 18 of 20).
 - c. At the time of ROW permit submission, please contact Mr. Khursheed Bilgrami for the details of the Montgomery County—Cherry Hill Road Bike Lane Capital Improvements Project (CIP)-P502314. The bike lanes and frontage improvements proposed as part of this application shall be coordinated and connected with the CIP bike lanes at the north end of the property. Mr. Bilgrami can be reached at 240-777-7266 or at Khursheed.Bilgrami@montgomerycountymd.gov. The written confirmation of this coordination from Mr. Bilgrami must be provided to the Montgomery County Department of Permitting Services (MCDPS) at the time of ROW permit submission.

- d. The design details of the proposed bike lane transition south of the FDA Boulevard intersection shall be coordinated with the Montgomery County Department of Permitting Services (MCDPS) during the permit stage.
2. Viva White Oak Way:
- a. Per the MPOHT and CSDG, the roadway is classified as a Downtown Boulevard with 4 planned lanes and a minimum ROW of 100 feet. The Bicycle Master Plan specifies separated bike lanes.
 - b. The applicant must provide the ROW dedication as shown in the plans.
 - c. The applicant will be responsible for constructing the roadway as shown in the plan (Sheets 8, 9, 10 & 11 of 20) and the roadway cross section (Sheet 19 of 20). Coordination with the MCDPS is required at the ROW permit stage to finalize the design details of the bike lane, including the drainage elements related to the bike lane.
 - d. We agree with the general concept plan shown for the transition of the proposed road section to the existing road section at the north end of the property. The transition details shall be further defined with MCDPS at the ROW permit stage.
 - e. The applicant shall contact MCDPS during the ROW permit stage to evaluate and implement appropriate superelevation at all horizontal curve locations along the proposed roadway, in accordance with applicable design standards and engineering best practices.
3. FDA Boulevard, and FDA Boulevard extension to the FDA campus (south of the roundabout):
- b. Per the MPOHT and CSDG, the roadway is classified as a Downtown Boulevard with 4 planned lanes and a minimum ROW of 100 ft. The Bicycle Master Plan proposes separated bike lanes.
 - c. This roadway is owned by GSA. A perpetual access and maintenance agreement between GSA and Montgomery County is currently in progress. Before the County can close out the ROW permit and release the construction bond for FDA Boulevard and FDA Boulevard extension to the FDA campus (south of the roundabout), the agreement must be fully executed and recorded in the land records.
 - d. The applicant will construct the roadway as shown in the plan (Sheets 11, 12, 13, and 14 of 20) and the roadway cross section (Sheet 19 of 20).
 - e. The proposed driveway access to Lot 1, located on the north side of FDA Boulevard closer to Cherry Hill Road, shall be restricted to right-in only movements.
 - f. We concur with the general concept plan for the transition of FDA Boulevard to both ends of the existing bridge and the proposed extension of FDA Boulevard south of the roundabout connecting to the existing road leading to the FDA campus. The specific details of these transitions will be further coordinated and defined with MCDPS during the ROW permit stage.

4. Proposed B-5:

- a. Per the MPOHT and CSDG, the roadway is classified as a Downtown Street with 4 planned lanes and a minimum ROW of 70 ft. The Bicycle Master Plan proposes separated bike lanes; however, given that the existing portion of B-5 (Healing Way) includes a shared-use path that is privately maintained with public access, it is appropriate to extend the shared-use path to FDA Boulevard for consistency and continuity.
- b. The applicant must provide the ROW dedication as shown in the plans.
- c. The applicant shall be responsible for constructing the roadway in accordance with the layout depicted on Sheet 15 of 20. Prior to certification of the preliminary plan, the roadway cross section shown on Sheet 19 of 20 must be revised to align with the proposed configuration as illustrated in the plans and described herein. The certified plans must incorporate the following roadway section, which has been developed in coordination with the Montgomery County Department of Transportation (MCDOT) and is designed to accommodate a WB-67 design vehicle.
 - i. B-5-Looking North from STA 6+00 to FDA Boulevard:
 - 10-ft wide sidewalk
 - 6-ft wide lawn panel
 - 12-ft wide travel lane
 - 11-ft wide turn lane
 - 13-ft wide travel lane
 - 12-ft wide travel lane
 - 6-ft wide lawn panel
 - 10-ft wide sidewalk
 - ii. B-5-Looking North from the proposed traffic circle to STA 6+00
 - a. 10-ft wide sidewalk
 - b. 18-ft wide lawn panel or 8-ft street parking and 10-ft lawn panel
 - c. 12-ft wide travel lane
 - d. 12-ft wide travel lane
 - e. 18-ft wide lawn panel or 8-ft street parking and 10-ft lawn panel
 - f. 10-ft wide sidewalk

- d. Traffic Circle (Proposed B-5): A traffic circle shall be constructed at the terminus of the existing segment of B-5 and the new portion to be constructed by the applicant. The construction of the traffic circle shall be subject to the following conditions:
 - a. The pavement must drain away from the center of the roundabout toward the outside curb.
 - b. A cross-section of the traffic circle must be provided in the certified preliminary plans.
 - c. The design of the traffic circle must comply with Montgomery County Standard MC-221.02.
- 5. Roundabout (FDA Boulevard/Viva White Oak Way):
 - a. This roadway is owned by GSA. A perpetual access and maintenance agreement between GSA and Montgomery County is currently in progress. Before the County can close out the ROW permit and release the construction bond for FDA Boulevard, the agreement must be fully executed and recorded in the land records.
 - b. The applicant will be responsible for constructing the roadway as shown in the plan (Sheets 11 of 20) and the roadway cross section (Sheet 7 of 20).
 - c. The proposed trees shown in the center island of the roundabout on Sheet 7 of 20 must be revised to ensure the area remains clear of obstructions and provides adequate sight distance for all approaches.
 - d. The proposed pavement should drain away from the center of the roundabout toward the outside curb.
 - e. We agree with the roundabout detail as shown on Sheet 7 of 20 of the plans. Final design details shall be approved by MCDPS during the ROW permit stage. The roundabout shall be constructed per the Maryland State Highway Administration-Roundabout Design Guidelines. Please follow the roundabout detail in the link https://www.roads.maryland.gov/OHD2/MDSHA_Roundabout_Guidelines.pdf and https://www.roads.maryland.gov/mmutcd/2011_Chapters_03C.pdf and the truck apron detail uses the detail in the link: Y:\Land_Development\Web_Standard_Details\Residential_Traffic_Circle.tif
- 6. The travel lane paving section for all roads shown on this plan shall comply with Montgomery County Standard Detail MC-2005.03. The proposed two-way separated bike lanes and the shared-use path on the east side of B-5 shall be constructed of asphalt and must conform to Standard Detail MC-217.04. Additionally, the proposed sidewalk shall be constructed in accordance with Standard Detail MC-111.01, with the width of the sidewalks as shown in the plans.

7. The size and location of the fiber-optic underground utility line along FDA Boulevard and the public road to the FDA campus must receive approval from GSA prior to issuance of the ROW permit. The size and location of the utility lines must be clearly shown on the plans. The applicant must provide a letter from the GSA confirming:
 - a. The size of the utility lines.
 - b. The proposed location, indicating whether the lines are within the ROW or within a Public Utility Easement (PUE).
8. A 2-foot flat buffer (with a slope of $\leq 2\%$) must be provided beyond the proposed sidewalk for all master plan roads before transitioning into existing grades. The PUE is to be graded on a side slope not to exceed 4:1.
9. At the time of the certified preliminary plan submission, the applicant shall provide WB-67 truck turning templates that were developed in coordination with the MCDOT for the proposed B-5 roadway and the Cherry Hill Road intersection at FDA Boulevard. The applicant shall submit final design details—including truck aprons and curb radii—for all protected intersections to the MCDPS for review and approval during the ROW permit stage.
10. Proposed on-street parking along the master-planned roadways shall comply with the applicable Public Rights-of-Way Accessibility Guidelines (PROWAG). Accessible (handicap) parking spaces within the on-street parking areas must be clearly labeled, dimensioned, and detailed in the certified plans to demonstrate compliance with accessibility standards.
11. At the ROW permit stage, the final design and placement of stormwater management (SWM) facilities associated with the master-planned roadways shall adhere to the following criteria:
 - a. SWM facilities shall be located at least 150 feet from any median break, measured from the proposed curb line of the intersecting minor street.
 - b. The design should minimize the encroachment of SWM facilities into the roadway pavement section.
 - c. Access openings to SWM facilities shall be located within the lawn panel area to avoid conflicts with pedestrian or vehicular traffic.
 - d. Final SWM design must be reviewed and approved by the MCDPS.

12. The applicant shall install traffic signal conduits at all intersections/median breaks as part of the initial construction of the roads. At the ROW permit stage, the traffic conduit plans shall be submitted to MCDPS and reviewed and approved by MCDOT. If the proposed development alters or impacts the existing traffic signal at the intersection of Cherry Hill Road and FDA Boulevard—including signal equipment (e.g., traffic signals, signal poles, handboxes, surveillance cameras) or communication components (e.g., traffic signal interconnects, fiber optic lines)—the applicant shall be fully responsible for all associated modifications. Please contact Mr. Kamal Hamud of the Transportation Systems Engineering Team at kamal.hamud@montgomerycountymd.gov or at 240-777-2190 for coordination and execution procedures. All costs associated with such relocations and modifications shall be the responsibility of the applicant.
13. A Traffic Operational Analysis may be required during future preliminary plan amendments, depending on the scope of future development. The analysis shall include, at a minimum:
 - a. A traffic signal warrant analysis at proposed intersections.
 - b. Evaluation of the need for additional turn lanes at intersections.
 - c. Extension of the proposed turn lanes as part of this application.
14. At the ROW permit, all proposed intersection/median break centerlines must be properly aligned, and roads should be designed to intersect as nearly as possible at right angles to ensure safe and efficient traffic flow.
15. The conceptual grade establishment plan for the roadways is approved. The final grade establishment plan shall be submitted to and approved by MCDPS.
16. Sight Distance Study: The sight distance evaluation for all proposed access points and median breaks, including the FDA Boulevard intersection at Cherry Hill Road, as shown on the plans, is approved.
17. Storm Drain Analysis:
 - a. A revised storm drain study shall be submitted to the MCDPS at the time of ROW permit application for review and approval.
 - b. Storm drain easements are required if the proposed public storm drain system extends beyond the public ROW limits. All such easements must comply with the requirements of the Montgomery County Drainage Manual.
 - c. Please refer to the storm drain checklist at the link below:
http://www.montgomerycountymd.gov/dot-dir/dev_review/development_review.html
18. The County has a valid road participation agreement that covers all proposed master plan roadways, including B-5. Please contact Ms. Ronnie Warner of the Montgomery County Department of General Services (MCDGS) at ronnie.warner@montgomerycountymd.gov or at 240-777-6071 for further coordination regarding this participation agreement.
19. Transportation Demand Management (TDM) Plan Requirements

TDM provisions of County Code 42A-26 apply to this development application. An owner or applicant for a development located in a District in an **Orange Policy Area** must submit a **Level 3 Project-based TDM Results Plan** for a project with more than **160,000 gross square feet (gsf)**. The Viva White Oak project, located in the White Oak TMD and Orange Policy Area, proposes mixed-use development of up to approximately 12.2 million square feet (SF), which may include both commercial and residential uses. Hence, the Level 3 TDM Results Plan must be approved by MCDOT and submitted **prior to the issuance of any building permit by MCDPS**.

A Level 3 TDM Results Plan requires a commitment by the owner or applicant to achieve a project Non-Auto Driver Mode Share (NADMS) goal of 40%, which is 10% higher than the base 30% NADMS goal for the White Oak TMD - Life Sciences/FDA Village Center (for residents and employees blended), and related commuting goals for that project.

The Applicant shall coordinate with MCDOT Commuter Services Section (CSS) staff: Samuel Damesa at Samuel.Damesa@montgomerycountymd.gov or (240) 777-8384 and James Carlson at James.Carlson@montgomerycountymd.gov or (240) 777-8382 to implement the aforementioned recommendations of the Transportation Demand Management (TDM) plan for the new development project.

STANDARD COMMENTS:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. The Forest Conservation shall not extend into Slope Easements and the Public Utility Easements.
3. No steps, stoops, retaining walls, or other private structures associated with the development shall be permitted within the County ROW. Additionally, no doors shall be permitted to swing open into the County ROW.
4. Design all driveway access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk/sidepath and roadway.
5. The Forest Conservation Easement is not allowed to overlap any other easement.
6. At this time, the following individuals are working on various projects that may require coordination and further design work during future Preliminary Plan amendments. The applicant shall coordinate with the appropriate contacts listed below and must include the Development Review Team in any written or other correspondence related to these efforts:
 - a. Mr. Justin Willits of our Division of Transportation Engineering for the location and improvements to the BRT bus facilities in the vicinity of this project. Mr. Willits may be contacted at justin.willits@montgomerycountymd.gov or at 240-388-5365

- b. Mr. Matt Johnson of our Transportation Engineering Section at matt.johnson@montgomerycountymd.gov or at 240-777-7237 regarding the proposed bike facilities along the public ROW.
 - c. Mr. Wayne Miller of the Division of Transit Services concerning the location and potential improvements or relocations of Ride On bus facilities in the vicinity. Mr. Miller may be contacted at 240-777-5836 or at wayne.miller2@montgomerycountymd.gov.
 - d. The development is subject to the [White Oak Local Area Transportation Improvement Program \(LATIP\) fee](#) for future preliminary plan amendments. We recommend that the applicant coordinate with Mr. Andrew Bossi of our Office of Transportation Policy at 240-777-7170 or at andrew.bossi@montgomerycountymd.gov regarding the White Oak LATIP Fee and credits for this development.
- 7. The applicant shall contact MDSHA regarding the master-planned interchange at US-29 and Tech Road/Industrial Parkway, including any potential impacts related to the proposed development. Written documentation of this coordination shall be provided to MCDPS/MCDOT at the time of ROW permit submission.
 - 8. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
 - 9. The owner will be required to submit a recorded covenant for the operation and maintenance of any private storm drain systems, and/or open space areas, prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
 - 10. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
 - 11. The applicant shall coordinate and relocate all existing utilities along the existing roadways as necessary to accommodate the proposed roadway improvements.
 - 12. All street trees planted within County ROW shall conform to the applicable MCDOT standards regarding species selection, spacing, and planting specifications. Prior to finalizing and implementing any tree planting plans within the public ROW, coordination with the MCDPS-ROW Plan Review Section is required.
 - 13. A permit and bond will be required as a prerequisite to MCDPS approval of the record plat. No roads can be platted until the bond has been approved. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Street grading, paving, curbs and gutters, a bike lane, concrete sidewalks and handicap ramps, enclosed storm drainage and appurtenances, and street trees along the proposed Viva White Oak Way.
 - b. Street grading, paving, curbs and gutters, a bike lane, concrete sidewalks and handicap ramps, enclosed storm drainage and appurtenances, and street trees along the proposed

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FDA Boulevard, including the roundabout.

- c. Street grading, paving, curbs and gutters, a bike lane, concrete sidewalks and handicap ramps, enclosed storm drainage and appurtenances, and street trees along the proposed FDA Boulevard extension south of the roundabout to the FDA campus.
- d. Street grading, paving, curbs and gutters, concrete sidewalk, bituminous concrete shared use path and handicap ramps, enclosed storm drainage and appurtenances, and street trees along proposed B-5, including the traffic circle.
- * **NOTE: The Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
- e. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- f. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management, where applicable, shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- g. Developer should provide street lights on all public street frontages in accordance with the specifications, requirements, and standards prescribed by the Division of Traffic Engineering and Operations.
- h. The developer shall ensure the final and proper completion and installation of all utility lines underground for all new road construction.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project, at deepak.somarajan@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\ 12018024A-Viva White Oak\
Letter\120180024A-Viva White Oak Prelim Plan ltr

Tettelbaum, Emily

From: Carpio, Karem M. <Karem.Carpio@wsscwater.com>
Sent: Friday, September 5, 2025 9:50 AM
To: Tettelbaum, Emily
Cc: Mejias, Fred; Pramanik, Mahbub; Hall, Bryan
Subject: RE: Viva White Oak
Attachments: Statement of Justification_WSSC_Comments.pdf; WSSC White Oak Water Mains Augmentation CIP W-000113.20.pdf; Developer White Oak CIP W-000113.21_S-000118.09_S-000118.10.pdf; A001-Color-Coded Sketch_WSSC Comments.pdf

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Good morning, Emily,

I've reviewed the CIP projects related to the Viva White Oak development, planned between Washington Adventist Hospital and the FDA campus off Cherry Hill Road, as well as the HPA, which is still under review. Please see WSSC comments below and in the attached Statement of Justification. Let me know if you have any additional questions.

- In addition to the three CIP projects that will be constructed by the developer, WSSC is up-sizing 7,015 feet of an existing water main from 4 inches to 20 inches in diameter. This upgrade spans Cherry Hill Road, Gracefield Road, and Powder Mill Road. This CIP will support three planned projects in the White Oak area: Viva White Oak, Washington Adventist Hospital, and the FDA White Oak Master Plan.
- Comments have been submitted to the HPA, but a response from the applicant has not yet been received. The response of these comments may impact the sizing and length of the planned CIP projects.
- Enclosed is updated information on the CIPs related to this development, approved in July 2025, and published in the *WSSC Adopted Six-Year Capital Improvements Program: Fiscal Years 2026–2031 Book*.

Regards,
Karem



KAREM CARPIO, P.E.

Supervisor, Project Management
Development Services Division
WSSC Satellite Office - Wheaton
301.206.8425 (O)
301.256.2553 (C)
karem.carpio@wsscwater.com

From: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Sent: Thursday, August 28, 2025 10:55 AM
To: Carpio, Karem M. <Karem.Carpio@wsscwater.com>; Mejias, Fred <Fred.Mejias@wsscwater.com>; Hall, Bryan <Bryan.Hall@wsscwater.com>
Subject: Viva White Oak

EXTERNAL EMAIL: This email originated outside WSSC Water. Do not click links or open attachments unless you recognize the **EMAIL ADDRESS** and know the content is safe.

Good morning,

I work at the Montgomery County Planning Department, and I am reaching out to you regarding Viva White Oak, a 12+ million square foot development planned between Washington Adventist Hospital and the FDA campus off of Cherry Hill Road. As you may be aware, the County Council is reviewing a proposal for Tax-Increment Financing (TIF) associated with Viva White Oak (a press release is available [here](#)). As part of the Council's assessment of the TIF proposal, the Planning Board needs to review the Viva White Oak development plans for compliance with Adequate Public Facilities (APF) requirements and provide a list of infrastructure improvements needed to meet the APF requirements. We do not have any new plan drawings to review at this time, we are only assessing the adequate public facilities as required by Chapter 14 of the county code.

For the application currently under review with the Planning Department, the developer, MCB Real Estate, has submitted the following information regarding water and sewer upgrades needed for the project. The referenced exhibits are included in MCB's statement of justification (attached).

...Certain water and sewer upgrades are already included in the WSSC CIP (see Exhibit D), and accordingly those improvements will be constructed by Applicant and reimbursed by WSSC. The three projects include:

- 1. Viva White Oak Water Main, CIP #113.21, 8,900 ft of 16-inch diameter water main running along Viva White Oak Way, Industrial Parkway and FDA Boulevard. The Applicant will receive System Development Charge (SDC) credits for future vertical developments.*
- 2. Viva White Oak Sewer Main, CIP #118.09, 4,175 ft of 15-inch to 24-inch sewer main. The Applicant will receive SDC credits for future vertical developments.*
- 3. Viva White Oak Sewer Augmentation, CIP #118.10, 2,500 ft of 24-inch and 30-inch diameter sewer mains, replacing 21-inch and 27-inch diameter sewer mains in the Paint Branch basin downstream of the West Farm Creek Tributary. The Applicant will be reimbursed per the WSSC Audit Group process.*

The proposed pipe sizes in the CIP are based on a July 2019 Hydraulic Planning (HPA) analysis. The Applicant submitted a revision to this HPA on May 31, 2025 based on the approved Sketch Plan densities (Exhibit E), which amendment will determine final pipe sizes. On-site water and sewer infrastructure is illustrated in Exhibit F.

Could you confirm that the information above is accurate and that the referenced water/sewer projects will provide the necessary upgrades to serve the overall project? If you are unable to confirm, please put me in touch with the appropriate person at WSSC. We are trying to move this application forward as quickly as possible, and I would very much appreciate a response by 9/5. I appreciate your assistance and feel free to contact me with any questions.

Thank you very much,
Emily

ATTACHMENT G

Viva White Oak Water Main

A. Identification and Coding Information			PDF Date	October 1, 2024	Pressure Zones	Montgomery Main 495A
Agency Number	Project Number	Update Code	Date Revised		Drainage Basins	
W - 000113.21	382202	Change			Planning Areas	Colesville-White Oak & Vicinity PA 33; Fairland (MC) PA 34

B. Expenditure Schedule (000's)

Cost Elements	Total	Thru FY'24	Estimate FY'25	Total 6 Years	Year 1 FY'26	Year 2 FY'27	Year 3 FY'28	Year 4 FY'29	Year 5 FY'30	Year 6 FY'31	Beyond 6 Years
Planning, Design & Supervision	411			411	164	103	62	41	21	20	
Land											
Construction	1,379			1,379	551	345	207	138	69	69	
Other	268			268	107	67	40	27	14	13	
Total	2,058			2,058	822	515	309	206	104	102	

C. Funding Schedule (000's)

Contributions/Other	2,058			2,058	822	515	309	206	104	102	
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D. Description & Justification

DESCRIPTION

This project provides for the planning, design, and construction of 8,900 feet of 16-inch diameter water main to serve Viva White Oak and vicinity.

BENEFIT

Economic Development: This growth project supports the economic development goals of the Counties

JUSTIFICATION

Viva White Oak Hydraulic Planning Analysis (July 2019).

COST CHANGE

Not applicable.

OTHER

The project scope has remained the same. The schedule and expenditure projections shown in Block B above are based upon information provided by the developer. The estimated completion date is developer dependent. No WSSC Water rate supported debt will be used for this project.

COORDINATION

Coordinating Agencies: Maryland Department of the Environment; Maryland-National Capital Park & Planning Commission; Montgomery County Department of Public Works and Transportation; Montgomery County Government
Coordinating Projects: S - 000118.09 - Viva White Oak Sewer Main; S - 000118.10 - Viva White Oak Sewer Augmentation; W - 000113.20 - White Oak Water Mains Augmentation

E. Annual Operating Budget Impact (000's)		FY of Impact
Staff & Other		
Maintenance	\$183	
Debt Service		
Total Cost	\$183	
Impact on Water and Sewer Rate		

F. Approval and Expenditure Data (000's)

Date First in Program	FY'22
Date First Approved	FY'22
Initial Cost Estimate	1,780
Cost Estimate Last FY	2,058
Present Cost Estimate	2,058
Approved Request Last FY	822
Total Expense & Encumbrances	
Approval Request Year 1	822

G. Status Information

Land Status	Not Applicable
Project Phase	Planning
Percent Complete	20 %
Estimated Completion Date	Developer Dependent

Growth	100%
System Improvement	
Environmental Regulation	
Population Served	53,300
Capacity	

H. Map



ATTACHMENT G

Viva White Oak Sewer Main

A. Identification and Coding Information			PDF Date	October 1, 2024	Pressure Zones	
Agency Number	Project Number	Update Code	Date Revised		Drainage Basins	Paint Branch 2
S - 000118.09	382203	Change			Planning Areas	Colesville-White Oak & Vicinity PA 33; Fairland (MC) PA 34

B. Expenditure Schedule (000's)

Cost Elements	Total	Thru FY'24	Estimate FY'25	Total 6 Years	Year 1 FY'26	Year 2 FY'27	Year 3 FY'28	Year 4 FY'29	Year 5 FY'30	Year 6 FY'31	Beyond 6 Years
Planning, Design & Supervision	347			347	139	86	52	35	18	17	
Land											
Construction	1,164			1,164	466	291	175	116	58	58	
Other	227			227	91	57	34	23	11	11	
Total	1,738			1,738	696	434	261	174	87	86	

C. Funding Schedule (000's)

Contributions/Other	1,738			1,738	696	434	261	174	87	86	
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D. Description & Justification

DESCRIPTION

This project provides for the planning, design, and construction of 4,175 feet of 15-inch to 24-inch diameter sewer main to serve Viva White Oak and vicinity.

BENEFIT

Economic Development: This growth project supports the economic development goals of the Counties

JUSTIFICATION

Viva White Oak Hydraulic Planning Analysis (July 2019) amended on 8/16/2022.

COST CHANGE

Not applicable.

OTHER

The project scope has remained the same. The schedule and expenditure projections shown in Block B above are based upon information provided by the developer. The estimated completion date is developer dependent. No WSSC Water rate supported debt will be used for this project.

COORDINATION

Coordinating Agencies: Maryland Department of the Environment; Maryland-National Capital Park & Planning Commission; Montgomery County Department of Environmental Protection; Montgomery County Government
Coordinating Projects: S - 000118.10 - Viva White Oak Sewer Augmentation; W - 000113.21 - Viva White Oak Water Main

E. Annual Operating Budget Impact (000's)		FY of Impact
Staff & Other		
Maintenance	\$127	
Debt Service		
Total Cost	\$127	
Impact on Water and Sewer Rate		

F. Approval and Expenditure Data (000's)

Date First in Program	FY'22
Date First Approved	FY'22
Initial Cost Estimate	1,500
Cost Estimate Last FY	1,738
Present Cost Estimate	1,738
Approved Request Last FY	696
Total Expense & Encumbrances	
Approval Request Year 1	696

G. Status Information

Land Status	Not Applicable
Project Phase	Planning
Percent Complete	10 %
Estimated Completion Date	Developer Dependent

Growth	100%
System Improvement	
Environmental Regulation	
Population Served	
Capacity	4.62 MGD

H. Map



ATTACHMENT G

Viva White Oak Sewer Augmentation

A. Identification and Coding Information			PDF Date	October 1, 2024	Pressure Zones	
Agency Number	Project Number	Update Code	Date Revised		Drainage Basins	Paint Branch 2
S - 000118.10		Change			Planning Areas	Colesville-White Oak & Vicinity PA 33; Fairland-Beltsville (PG)

B. Expenditure Schedule (000's)

Cost Elements	Total	Thru FY'24	Estimate FY'25	Total 6 Years	Year 1 FY'26	Year 2 FY'27	Year 3 FY'28	Year 4 FY'29	Year 5 FY'30	Year 6 FY'31	Beyond 6 Years
Planning, Design & Supervision	218			218	87	54	33	22	11	11	
Land											
Construction	872			872	349	218	131	87	44	43	
Other	163			163	65	41	25	16	8	8	
Total	1,253			1,253	501	313	189	125	63	62	

C. Funding Schedule (000's)

Contributions/Other	1,253			1,253	501	313	189	125	63	62	
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D. Description & Justification

DESCRIPTION

This project provides for the planning, design, and construction of 2,500 feet of 24-inch and 30-inch diameter sewer mains. These sewers will replace existing 21-inch and 27-inch diameter sewer mains in the Paint Branch Basin downstream of the West Farm Creek Tributary and terminate at Powder Mill Road.

BENEFIT

Economic Development: This growth project supports the economic development goals of the Counties

JUSTIFICATION

Viva White Oak Hydraulic Planning Analysis (July 2019) amended on 8/16/2022.

COST CHANGE

Not applicable.

OTHER

The project scope has remained the same. The schedule and expenditure projections shown in Block B above are based upon information provided by the developer. The estimated completion date is developer dependent. No WSSC Water rate supported debt will be used for this project.

COORDINATION

Coordinating Agencies: Maryland Department of the Environment; Maryland-National Capital Park & Planning Commission; Prince George's County Department of Environmental Resources; Prince George's County Department of Permitting Inspection and Enforcement
Coordinating Projects: S - 000118.09 - Viva White Oak Sewer Main; W - 000113.21 - Viva White Oak Water Main

E. Annual Operating Budget Impact (000's)	FY of Impact
Staff & Other	
Maintenance	
Debt Service	
Total Cost	
Impact on Water and Sewer Rate	

F. Approval and Expenditure Data (000's)

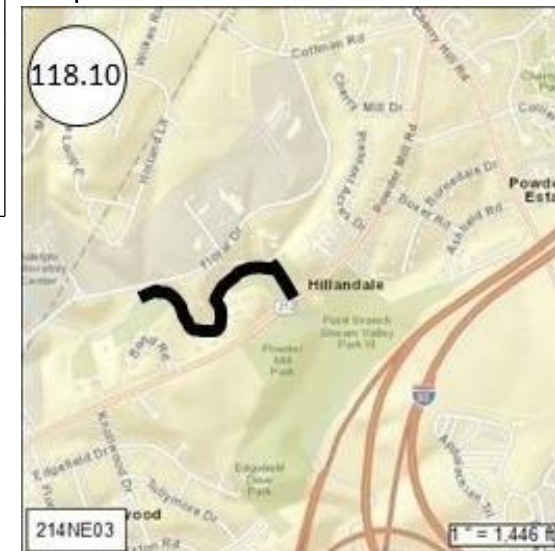
Date First in Program	FY'22
Date First Approved	FY'22
Initial Cost Estimate	1,080
Cost Estimate Last FY	1,253
Present Cost Estimate	1,253
Approved Request Last FY	501
Total Expense & Encumbrances	
Approval Request Year 1	501

G. Status Information

Land Status	Not Applicable
Project Phase	Planning
Percent Complete	20 %
Estimated Completion Date	Developer Dependent

Growth	100%
System Improvement	
Environmental Regulation	
Population Served	
Capacity	11.5 MGD

H. Map



ATTACHMENT G

White Oak Water Mains Augmentation

A. Identification and Coding Information			PDF Date	October 1, 2024	Pressure Zones	Montgomery Main 495A
Agency Number	Project Number	Update Code	Date Revised		Drainage Basins	
W - 000113.20	382001	Change			Planning Areas	Fairland-Beltsville (PG) PA 61; Langley Park & Vicinity PA 65

B. Expenditure Schedule (000's)

Cost Elements	Total	Thru FY'24	Estimate FY'25	Total 6 Years	Year 1 FY'26	Year 2 FY'27	Year 3 FY'28	Year 4 FY'29	Year 5 FY'30	Year 6 FY'31	Beyond 6 Years
Planning, Design & Supervision	641	607	20	14	14						
Land											
Construction	9,383		5,900	3,483	3,390	93					
Other	941		592	349	340	9					
Total	10,965	607	6,512	3,846	3,744	102					

C. Funding Schedule (000's)

SDC	10,965	607	6,512	3,846	3,744	102					
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D. Description & Justification

DESCRIPTION

This project provides for the planning, design, and construction required for the replacement of 7,015 feet of 4-inch to 20-inch diameter water main along Cherry Hill Road, Gracefield Road, and Powder Mill Road to serve three planned projects in the White Oak area: Washington Adventist Hospital, VIVA Global LifeSci Village, and Food & Drug Administration White Oak Master Plan.

BENEFIT

Economic Development: This growth project supports the economic development goals of the Counties; System Capacity: This project will enhance existing infrastructure by building additional capacity in order to meet existing and/or future demand; System Reliability: This project will improve service reliability through fewer and shorter service interruptions

JUSTIFICATION

The existing mains in these areas will be upsized to provide adequate capacity to serve domestic and fire flow needs for the three new developments. The mains will also provide additional looping and redundancy to the 495A Pressure Zone.

MWCOG Round 8.0 growth forecasts; WSSC Memorandum dated November 21, 2017; Capital Needs Process Validation #122 submitted December 4, 2017.

COST CHANGE

Not applicable.

OTHER

The project scope has been revised to remove 635 feet of pipe that was constructed under another project. The schedule and expenditure projections shown in Block B above are preliminary design level estimates and are expected to change based upon site conditions and design constraints. No WSSC Water rate supported debt will be used for this project.

COORDINATION

Coordinating Agencies: Maryland Department of the Environment; Maryland State Highway Administration; Montgomery County Government; Prince George's County Government
Coordinating Projects: W - 000113.21 - Viva White Oak Water Main

E. Annual Operating Budget Impact (000's)		FY of Impact
Staff & Other		
Maintenance	\$145	27
Debt Service		
Total Cost	\$145	27
Impact on Water and Sewer Rate		

F. Approval and Expenditure Data (000's)

Date First in Program	FY'20
Date First Approved	FY'20
Initial Cost Estimate	4,830
Cost Estimate Last FY	11,472
Present Cost Estimate	10,965
Approved Request Last FY	7,502
Total Expense & Encumbrances	607
Approval Request Year 1	3,744

G. Status Information

Land Status	Not Applicable
Project Phase	Design
Percent Complete	98 %
Estimated Completion Date	June 2026

Growth	100%
System Improvement	
Environmental Regulation	
Population Served	
Capacity	

H. Map

