



September 9, 2025

Dear Chair Harris and Planning Board Members,

As the Board prepares to review the first-of-its-kind Adequate Public Facilities application for the Viva White Oak Tax Increment Financing District plan, I am writing to request that you include several important factors in your analysis to help frame the decisions before us.

First, as you know, projects within the White Oak Science Gateway Master Plan are exempt from the County's Local Area Transportation Review guidelines, and instead fall under the Local Area Transportation Improvement Program (LATIP). The Viva White Oak developer, MCB Realty, has proposed several improvements to intersections that will count as credits toward their LATIP fees that they will eventually pay as pieces of their development come online.

- In your review, please list clearly for the public what these proposed improvements are, how much the developer will eventually pay in LATIP fees/credited projects, and what key improvements will not be completed by MCB - but which would be beneficial for the functioning of the transportation system within and near the master plan area.
- Please include improvements that are mentioned in the LATIP program, as well as other possibilities, such as an access ramp from Cherry Hill Road onto I-95, which has been suggested by some residents as a way to relieve traffic pressure on US29 heading towards I-495.

Second, while the current development agreement sets aside space for a future MCPS elementary school, it is silent on how secondary school capacity will be impacted by the project.

- Please comment on how the proposed residential development plan is likely to impact enrollment at nearby secondary schools such as Paint Branch, Springbrook, and Blake High Schools.

And finally, the development agreement sets aside space for a public park, but does not provide funding to construct the park.

- Please comment on the feasibility of including the construction of the public park in the TIF proposal such that residents of the planned residential units would have access to this critical public amenity as soon as the residential units are occupied.

ATTACHMENT I

Thank you for your hard work on this development district application and the Viva White Oak project in general. This project is an incredible opportunity that East County residents have been awaiting for a decade; I appreciate your thoughtful analysis to help ensure that we deliver a project that current and future residents will be proud of.

Sincerely,



Kristin Mink
Councilmember - District 5