

**Pre-Submission Community Meeting
Regarding VIVA White Oak Sketch Plan**

May 7, 2024

Galway Elementary School, 12612 Galway Drive, Silver Spring, MD 20904

Minutes

Applicant Team: The following members of the applicant team were in attendance at the meeting and available to answer questions:

Drey Gorman, MCB White Oak Developer, LLC (Applicant)
Dori Farley, MCB White Oak Developer, LLC (Applicant)
Carlos Bonner, MCB White Oak Developer, LLC (Applicant)
Nick Over, Potomac Development Group (Project Consultant)
Scott Wallace, Esq., Miles & Stockbridge P.C. (Attorney)

Introduction

The meeting was called to order at 7:35 p.m. by Scott Wallace. Mr. Wallace explained that this is a pre-submission community meeting for the VIVA White Oak Sketch Plan. He explained that the meeting's purpose was to provide the community with information about the project and the approval process and answer any questions the community members may have.

Applicant's Presentation

Scott Wallace of Miles & Stockbridge introduced himself as land use counsel for the Applicant. Mr. Wallace stated that this is a pre-submission community meeting to discuss the VIVA White Oak Sketch Plan. He noted that representatives of the developer and MCB White Oak Developer, LLC were present and available to answer questions.

Mr. Wallace introduced Carlos Bonner, Drew Gorman, Dori Farley, and Nick Over, who presented a slide presentation that provided information about the project. A copy of the slide presentation is attached.

Questions and Comments

During and after the presentation, the attendees asked several questions which were answered by the Applicant's team.

Questions from Community Members Included:

Question: What types of housing will be offered?

Applicant's Answer: Multi-family, townhouse and two-over-two buildings.

Question: Will a convention center be included in the project?

Applicant's Answer: The mix of uses proposed in the Sketch Plan would allow a convention center to be constructed if supported by the market.

Question: What is the project schedule?

Applicant's Answer: Construction of the Master Plan roads is expected to start in the first half of 2025, and construction of the first phase commercial and residential areas is expected to start in 2025 as well.

Question: Will the road connecting to the hospital be public or private?

Applicant's Answer: Although shown as a public road in the White Oak Master Plan, agency staff requested the road be private.

Question: Are you doing anything to address traffic issues on Old Columbia Pike?

Applicant's Answer: Although traffic issues on Old Columbia Pike are unrelated to the project, the Applicant supports the community and County's efforts to improve traffic and pedestrian safety on Old Columbia Pike and the road network surrounding the project, and will assist with these efforts as best they can.

Question: Will the residential units be rental or for sale?

Applicant's Answer: The residential units are expected to be a mix of rental apartment units and for-sale condominium townhouses and two-over-two's.

Question: Will MCB be long-term owners of the portions of the project they build?

Applicant's Answer: Yes, MCB expects to be a long-term owner of the commercial center and potentially other components of the project.

Question: What is the trigger for MCB purchasing the project from the owner?

Applicant's Answer: Approval of plans and permits for construction of the Master Plan roads.

Question: What are the changes from the original Sketch Plan?

Applicant's Answer: There are no significant changes from the original Sketch Plan. The Applicant is proposing a minor shift of the location of the co-located

public school and park site and relatively minor changes to the design of the public roads in the project.

Question: What is the status of reclamation?

Applicant's Answer: MCB is coordinating with GLDC as to the best options to complete reclamation.

Question: Will Montgomery College locate at the project?

Applicant's Answer: MCB and MC are exploring the feasibility of locating a facility on the project, but there are no definitive plans at this point.

Question: What is the timeframe for the retail to open?

Applicant's Answer: 2027-2028

Question: Will there be any improvements to Industrial Parkway?

Applicant's Answer: Industrial Parkway will be expanded to four travel lanes

Question: Will BRT run through the project?

Applicant's Answer: The project accommodates a dedicated lane for BRT, and the final determination as to whether BRT will run through the project will be made by the County.

Question: Will the project be called "VIVA"?

Applicant's Answer: Alternative names for the project are under consideration.

Question: How will this project benefit Prince George's County?

Applicant's Answer: The applicant team has taken into account the proximity of the site to Prince George's County in the project's planning. The project will provide employment, retail, and entertainment opportunities for County residents. The team is connecting with representatives from the County and will continue engaging with interested parties throughout the project.

Conclusion of Meeting

There being no further questions, the project team thanked the attendees for coming and for their input. The meeting ended at 8:55 p.m.

These minutes were taken by Scott Wallace of Miles & Stockbridge P.C. during the May 7, 2024 meeting.

List of Attendees from the Community:

Jewru Bandeh
Bill Bentley
Donnella Bryant
Anand K. Chavakula
Shana Davis-Cook
Charlene Douglas-Flynn
Rachael Evans
Cheryl Federline
Eileen Finnegan
Don Gilchrist
Tonya Gilchrist
Tom Hickey
Ken Jones
Bernie Karns
Karl Krchma
Phyllis Krchma
Peter Myokhin
John Peterson
V. P. Rood
Claire Rupert
Jerry Rupert
Gina Stephens
Terrence Stephens
Robert Tinsley
Dan Wilhelm
Chris Wilhelm