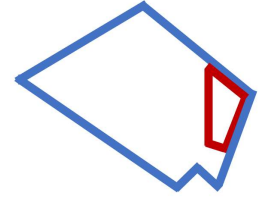




Marc Elrich
County Executive

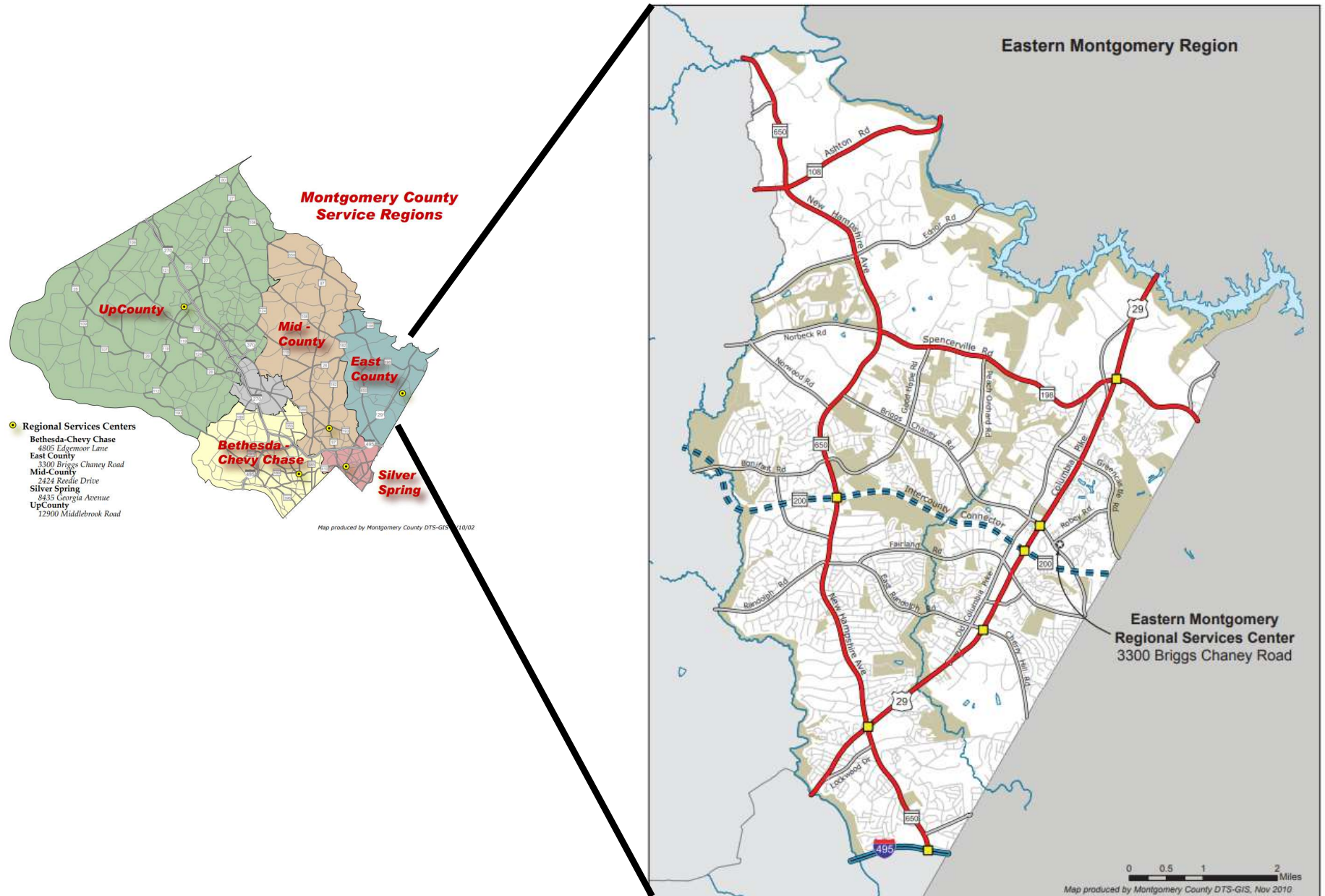


Jewru Bandeh
Eastern Region Director

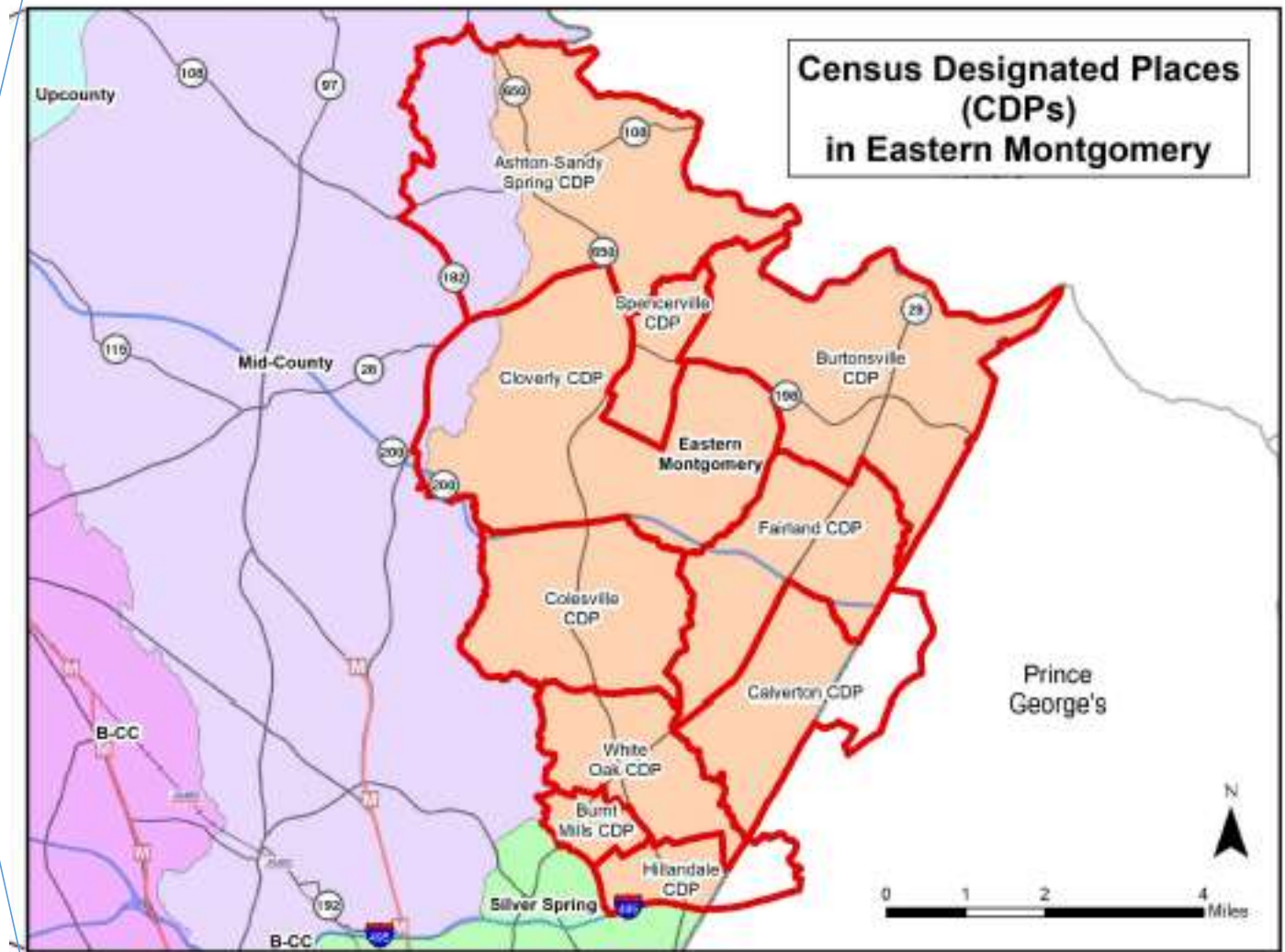
East County Regional Profile & Development Projects

July 2025

Regional Services Centers – East County



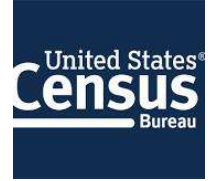
The map displays Montgomery County and its surrounding areas, divided into several regional service centers. The regions are color-coded: Upcounty (light blue), Mid-County (light purple), Eastern Montgomery (orange), Silver Spring (green), and B-CC (pink). Major transportation routes are shown, including highways (e.g., 285, 495, 202, 15, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 8



Demographics

Source:

2016-2020 American Community Survey,
5-Year estimates, U.S. Census Bureau



East County Population

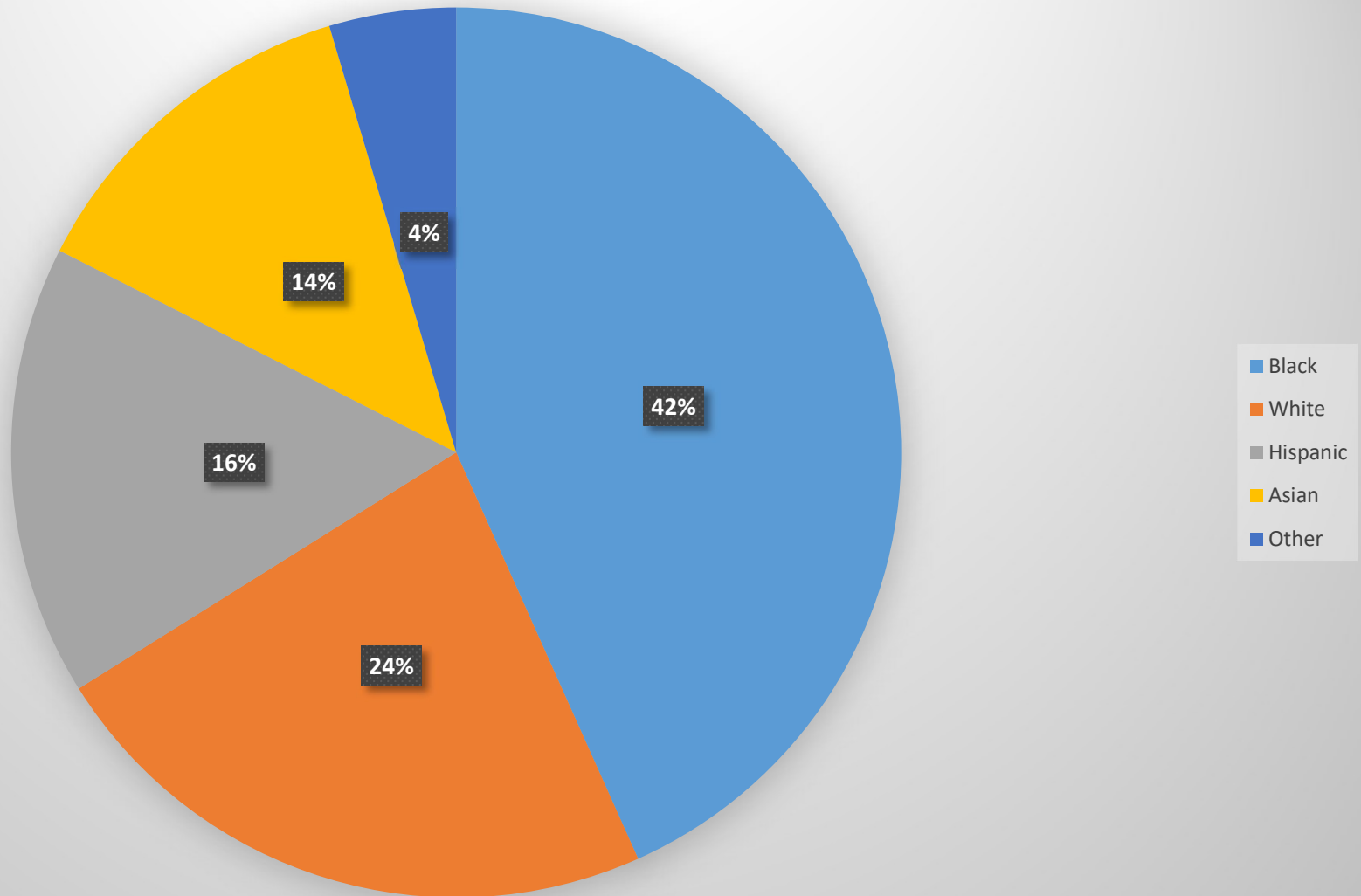
Neighborhood	Population
Ashton-Sandy Spring CDP	6,239
Burnt Mills CDP	4,083
Burtonsville CDP	10,812
Calverton CDP	17,037
Cloverly CDP	15,915
Colesville CDP	14,397
Fairland CDP	25,649
Hillandale CDP	4,737
Spencerville CDP	1,653
White Oak CDP	15,655
Eastern Montgomery County	116,174
Montgomery County	1,047,661

East County Households

Neighborhood	Households
Ashton-Sandy Spring CDP	2,065
Burnt Mills CDP	1,131
Burtonsville CDP	2,801
Calverton CDP	6,051
Cloverly CDP	4,848
Colesville CDP	4,949
Fairland CDP	8,741
Hillandale CDP	1,450
Spencerville CDP	476
White Oak CDP	5,551
Eastern Montgomery County	38,063
Montgomery County	372,825

East County Diversity

East County Racial Composition



East County Median Household Income

Neighborhood	Income (\$)
Ashton-Sandy Spring CDP	\$ 125,215
Burnt Mills CDP	\$ 103,207
Burtonsville CDP	\$ 122,541
Calverton CDP	\$ 98,977
Cloverly CDP	\$ 134,527
Colesville CDP	\$ 126,063
Fairland CDP	\$ 84,087
Hillandale CDP	\$ 118,779
Spencerville CDP	\$ 104,333
White Oak CDP	\$ 68,559
Montgomery County	\$ 111,812

Housing Tenure: Renters

Neighborhood	Renters (%)
Ashton-Sandy Spring CDP	9%
Burnt Mills CDP	22%
Burtonsville CDP	20%
Calverton CDP	31%
Cloverly CDP	11%
Colesville CDP	13%
Fairland CDP	51%
Hillandale CDP	11%
Spencerville CDP	18%
White Oak CDP	74%
Eastern Montgomery County	34%
Montgomery County	34%

Foreign Born Residents

Neighborhood	Foreign Born (%)
Ashton-Sandy Spring CDP	17%
Burnt Mills CDP	55%
Burtonsville CDP	43%
Calverton CDP	41%
Cloverly CDP	26%
Colesville CDP	35%
Fairland CDP	38%
Hillandale CDP	38%
Spencerville CDP	26%
White Oak CDP	45%
Eastern Montgomery County	37%
Montgomery County	32%

East County Projects

Life Sciences / FDA Village Center

1. Viva White Oak
2. Adventist Hospital
3. White Oak Town Center
4. White Oak Apartments
5. MC Education Center

White Oak Center

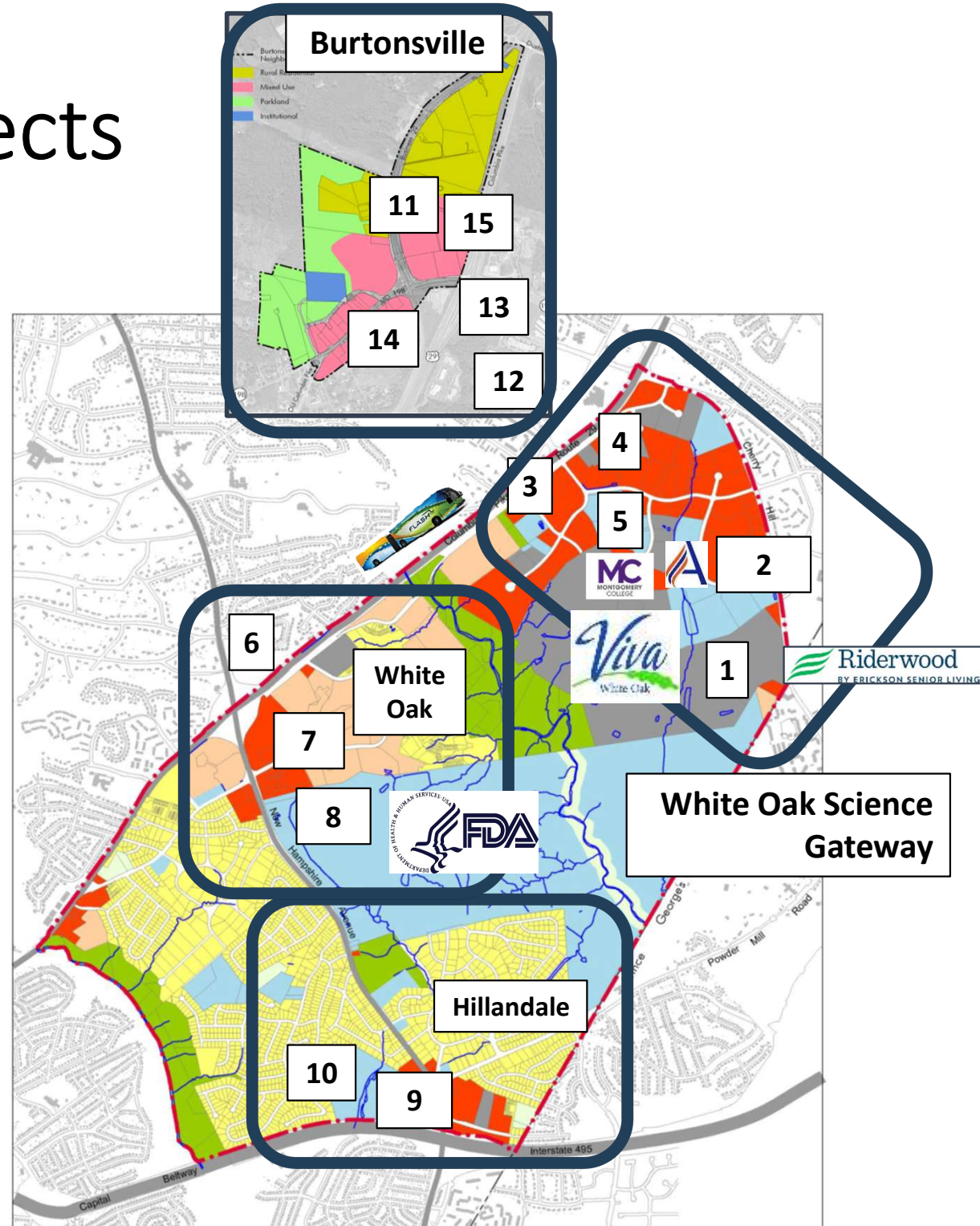
6. Victory Crossing/Willow Manor
7. White Oak Self Storage
8. FDA

Hillandale Community

9. Hillandale Gateway
10. Amalgamated Transit Union

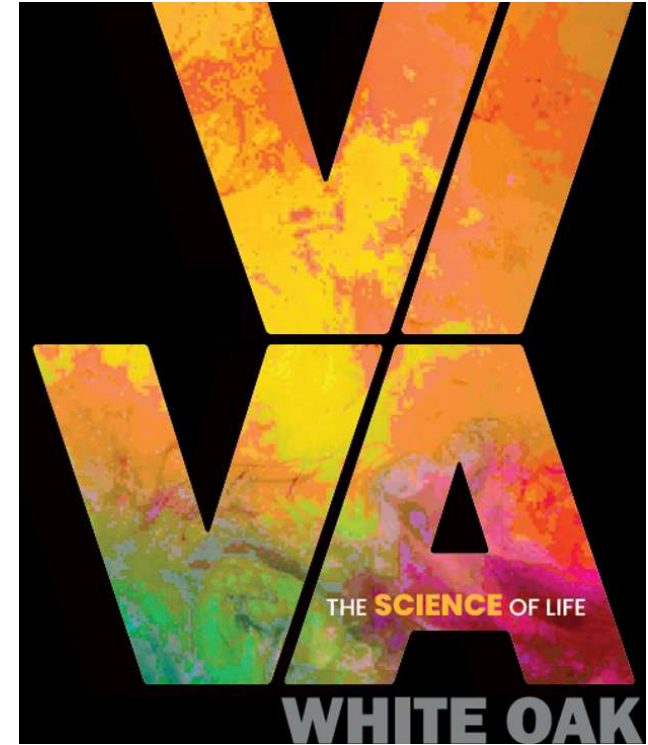
Burtonsville

11. Burtonsville Crossing Shopping Center
12. Burtonsville Elementary School
13. Brookstone Senior Housing
14. WAWA Burtonsville
15. Burtonsville Crossing Housing



1 - Viva White Oak

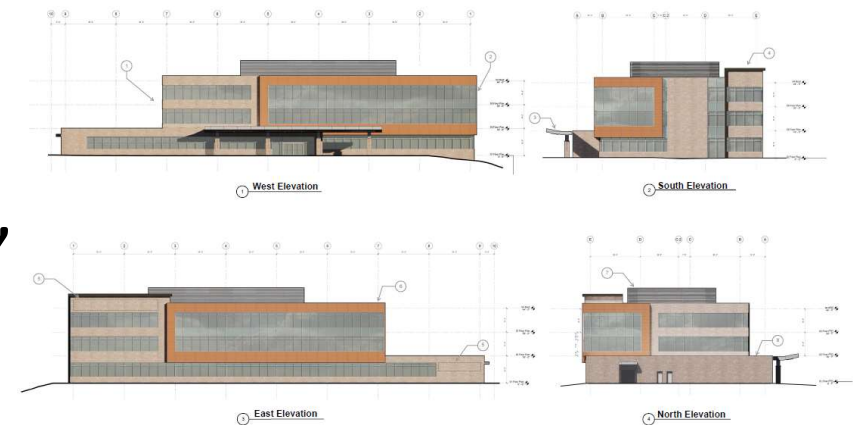
- \$2.8 Billion New Bioscience-focused 280-acre mixed-use community.
- Status: Approved Sketch and Preliminary Plan Revision.
- 12 million square feet of residential and commercial development.
- Public-Private Partnership
- Adjacent to the FDA Headquarters with excellent access to BWI, ICC, I-95 & I-270
- \$40 Million County contribution to assist with infrastructure.
- First ever Tax Increment Financing.



2 - Adventist Health Care White Oak Medical Center



- Completed August 2019.
- State of the Art medical facility with 230 private patient rooms and 1,000 parking spaces.
- 1,900 Permanent Hospital Jobs.
- Approved Site Plan for a new three-story 61,750 square feet Medical Office Building (MOB 3), outpatient surgical center.



3 - White Oak Town Center

- Status: Opened October 2024
- Project: 103,000 SF Mixed-Used development including 41,000 SF Amazon grocery store
- Developers: FINMARC Management Inc. & BMC.



4 - *Logic* White Oak Apartments

- Status: Opened February 2025 (28 2-over-2 units) and May 2025 (359 apartments).
- Project: 387 Total Residential Units
- Developer: The NPR Group



5 - Montgomery College East County Education Center



- Opened April 1, 2024
- 55,000 Square-Foot East County Education Center
- Classes, Programs, and Services
 - Allied Healthcare
 - Small Business/Entrepreneurship
 - Cybersecurity/IT
 - Hospitality Management
 - Raptor Central, the student support services one-stop shop for admissions and enrollment
- Precursor to the East County (fourth) Campus



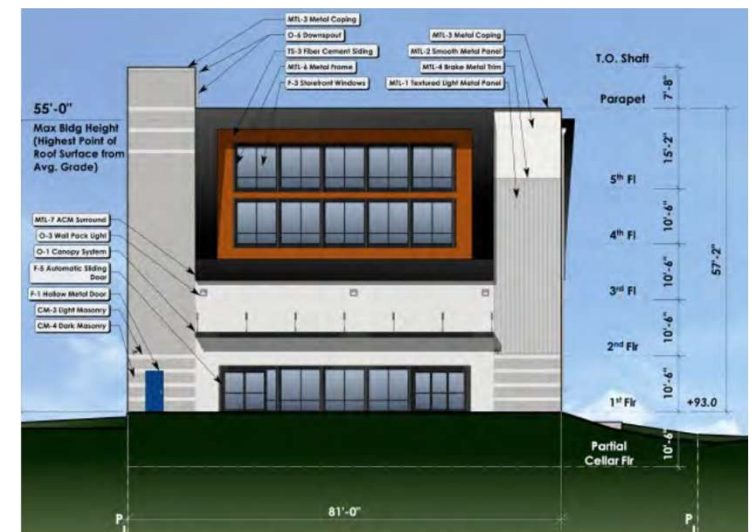
6 - Age Restricted Housing

- Victory Crossing at White Oak
 - Completed 2018
 - Four story building
 - 105 units
 - Senior independent living
- Willow Manor at Fairland
 - Completed in September 2020
 - Three story building
 - 122 units
 - Senior affordable mixed income.



7 - White Oak Self-Storage

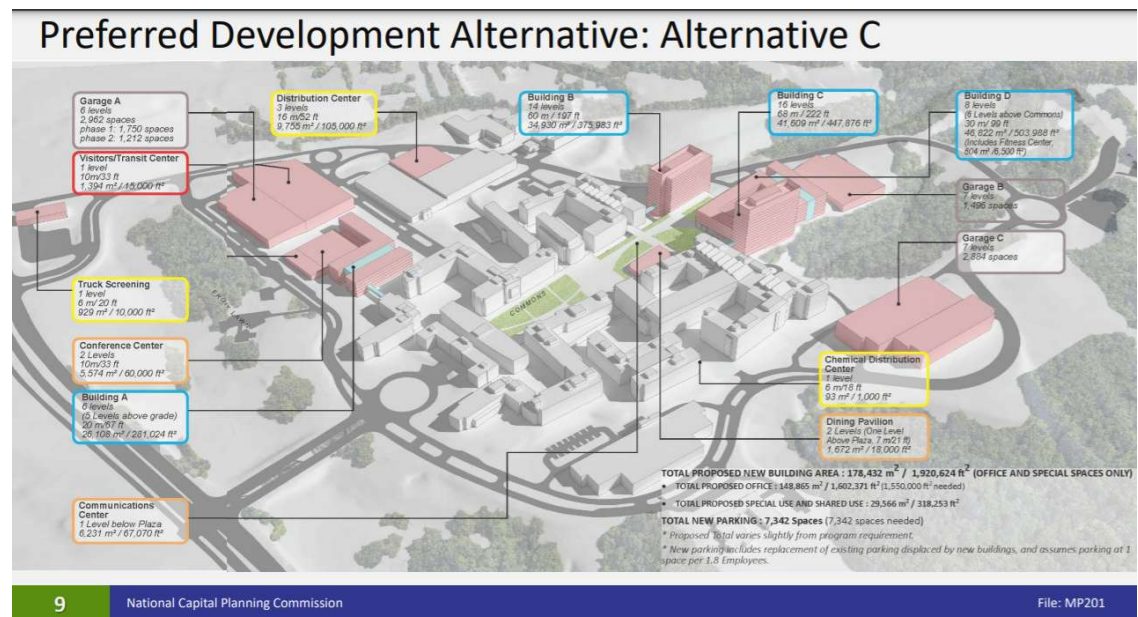
- Status: Local Map Amendment and Conditional Use Application.
- Next steps: Sketch Plan and Site Plan.
- Front Parking area covered by 3,800 SF upper floor addition and new 116,000 SF rear self-storage building.



8 – Food and Drug Administration Headquarters



- 10,500 employees and contractors.
- Existing campus consists of 10 office and 4 laboratory buildings, totaling 3.8 million gross square feet.
- FDA Master Plan envisioned significant growth. However, due to Covid-19, the plans are being reevaluated.



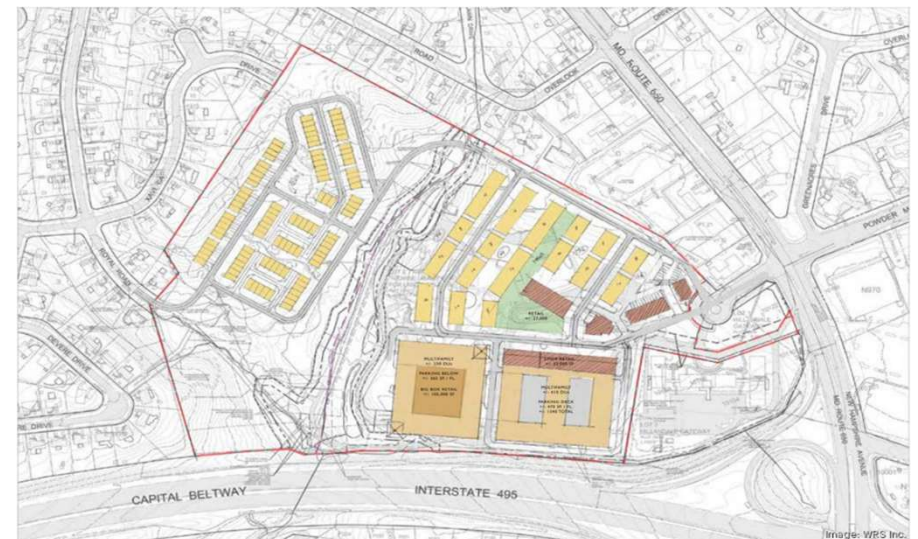
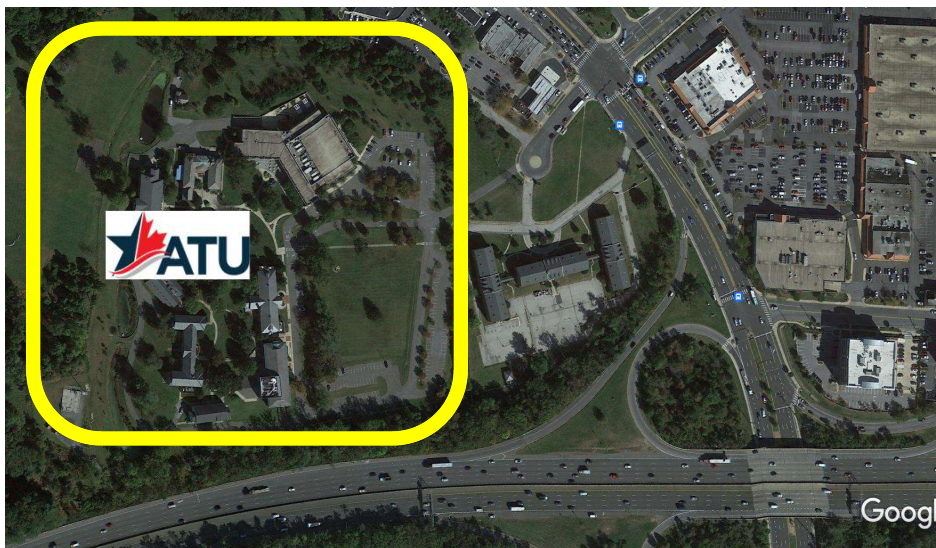
9 - Hillandale Gateway

- Status: Vertical Construction.
- Leadership in Sustainable Design.
- Project: Mixed-Use with 463 Residential Units (155 Age Restricted Homes) and Commercial/Retail.
- Developers: Duffie Companies, PS Ventures, HOC of Montgomery County.



10 - ATU Amalgamated Transit Union (Former AFL-CIO National Labor College)

- 46-acre campus
- 72,000 square feet academic and conference center.
- Hotel quality residence halls.
- WRS Inc. conducting a Feasibility & Due Diligence study for a new mixed-use development.



11 – Burtonsville Crossing

- Opened January 2024
- Project: 130k Redevelopment project with new Community Plaza
- Developer: EDENS
- Adjacent to the Burtonsville Transit Center, accessible through new breezeway.



12 - New Burtonsville Elementary School

- Groundbreaking May 2025.
- Expected completion Summer 2026.
- \$47.7; million investment for the construction of a new 95,000-sf school at Bentley Park neighborhood.
- Capacity increase from 508 to 796 students (currently overcapacity with 610 students).
- Walkable to 85% of Students.
- Includes pre-K, Autism and Learning for Independence programs.
- Features interior courtyard, solar panels, basketball courts, athletic fields and upgraded playgrounds.



13 – Brookstone Senior Center

- Status: Engineering Design & Approval
- 176 Senior Living Units
- Project could open in late 2025 or 2026
- Services and Amenities:
 - Shuttle bus for shopping, dining
 - General store for residents
 - Bistro
 - Beauty salon
 - Swimming pool
 - Game room
 - Trails



Architectural rendering of a Wawa convenience store building. The building features a white upper section with the 'Wawa' logo in red script, and a lower section with large dark windows and brown-framed glass doors. Numbered callouts (1-5) are placed around the building: 1 points to the right side wall, 2 points to the glass doors, 3 points to the upper white facade, 4 points to the roofline, and 5 points to the lower brown-framed section. A red horizontal line is drawn across the middle of the building facade.

-



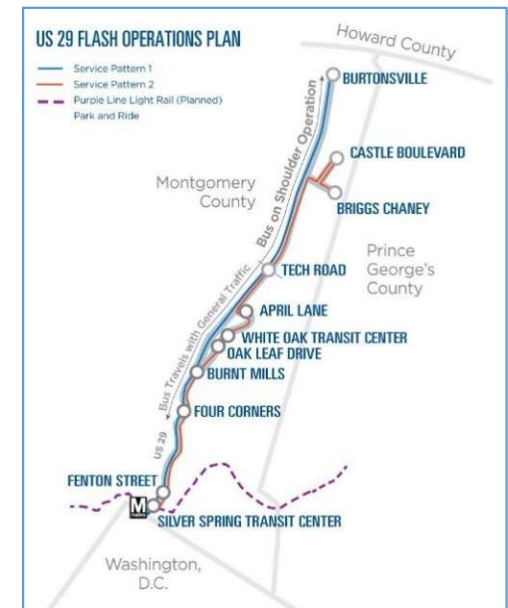
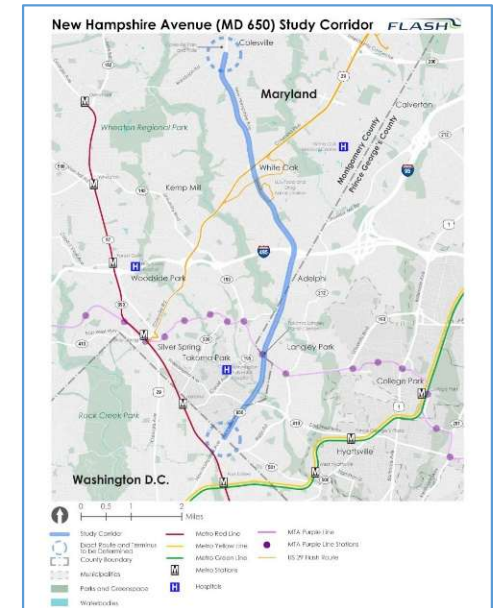
15 - Burtonsville Crossing Housing

- Concept Plan
- 96 Townhouses, 15 MPDU's
- Pedestrian Crossing to New Burtonsville Crossing Breezeway / Gathering Area.
- Parking Garage Structure – 250 spaces.
- Developer: First Equity Holdings Trust Inc



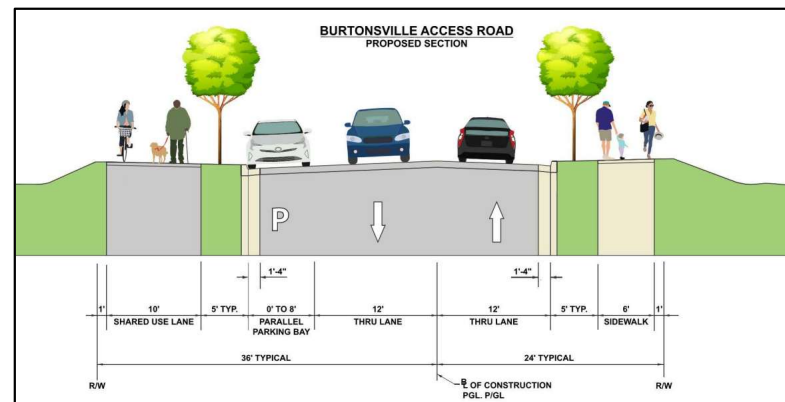
Major Transportation and other County Projects

- Burtonsville Access Road CIP
- US 29 Flash BRT Phase 2 Mobility & Reliability Study
- New Hampshire Flash BRT Planning Study
- Old Columbia Pike/Prospect Drive
- Greencastle Elementary School
- Good Hope Share Use Path
- Columbia Local Park Renovation
- East County Community Center



Burtonsville Access Road

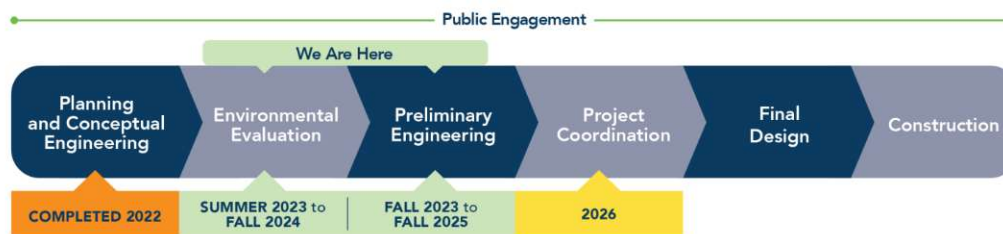
- Construction: May 27, 2025, thru June 2026.
- New 1,000-foot-long roadway connecting MD 198 and the School Access Road.
- Project consists of two 12-foot lanes, eight-foot parking lane, curb and gutter, five-foot sidewalks, landscaping, and street lighting



US 29 FLASH BRT Phase 2

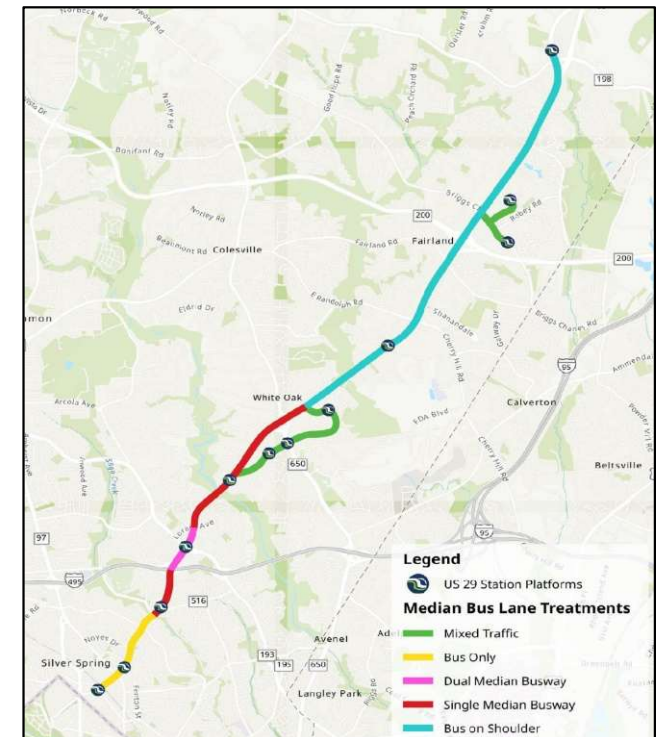
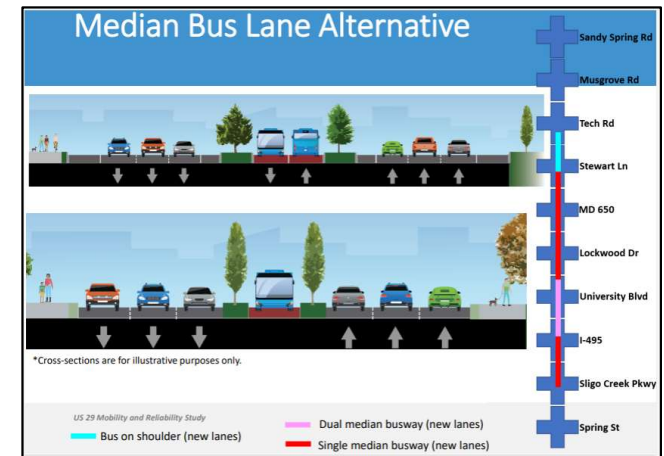
- MCDOT has initiated work to complete preliminary engineering (35% design).
- Task order activities will include community outreach, stakeholder engagement, design development, and cost estimate development.
- CAC & TAC Ongoing meetings.

PROJECT SCHEDULE



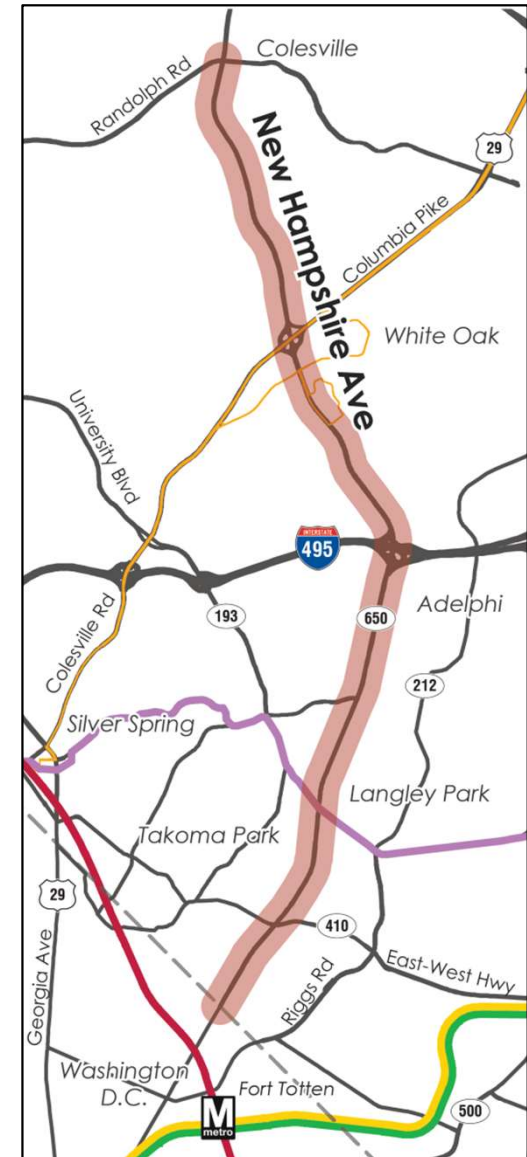
MCDOT

[US29 BRT in Montgomery County, MD](https://montgomerycountymd.gov)
(montgomerycountymd.gov)



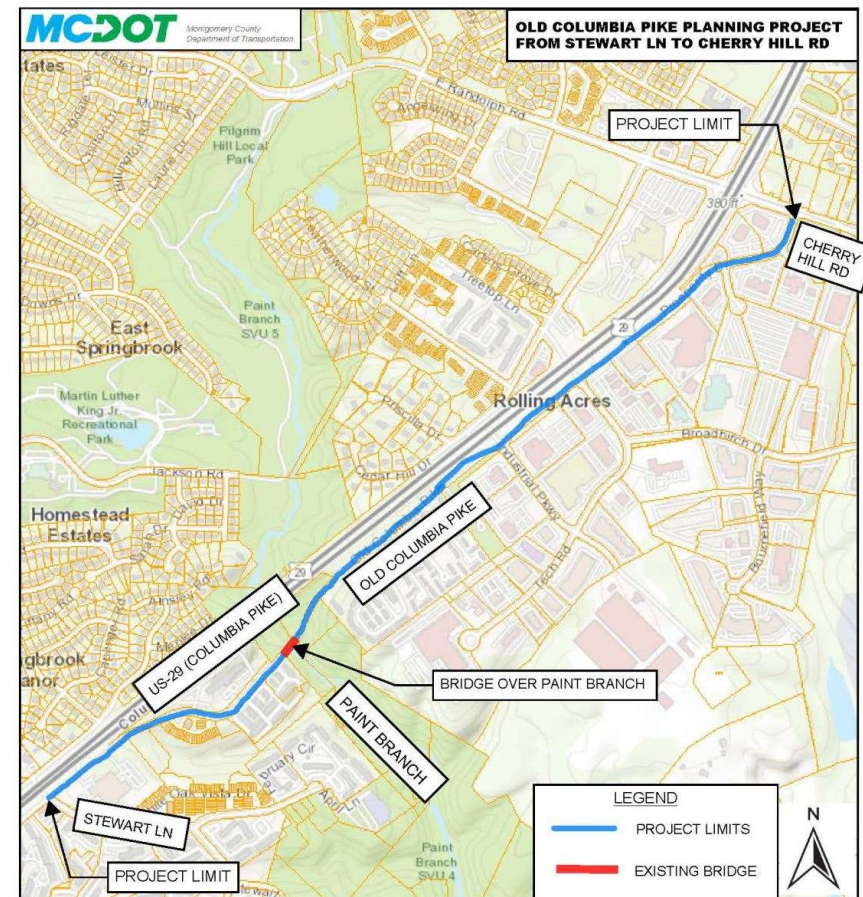
New Hampshire Avenue BRT Study

- Study will engage the public and:
 - Identify locations experiencing bus delay
 - Define route end points
 - Future station locations
 - Evaluate potential improvements to bus service
 - Improve station accessibility
 - Connect with existing transit



Old Columbia Pike/Prosperity Drive Improvements Project

- Improve traffic patterns, operations and geometric deficiencies to resolve intersection safety and capacity issues.
- Includes pedestrian and bicycle safety and connectivity.

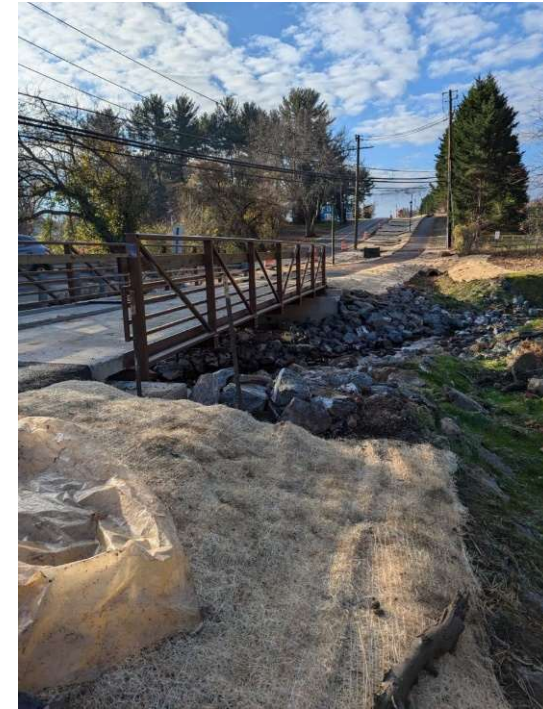
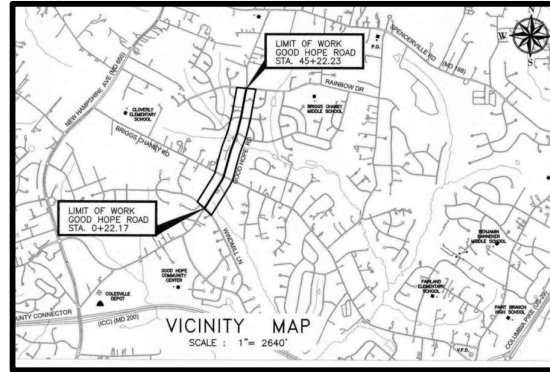


Greencastle Road Safety Improvements



Good Hope Shared Use Path

- Substantially Complete & Open December 2024.
- Project includes the construction of 4,500' of 8-foot-wide shared use path located on the east side of Good Hope Road from Windmill Lane to Briggs Chaney Rd and on the west side from Briggs Chaney Road to Rainbow Drive.



Greencastle Elementary School

- \$9.4 million 13,000 SF school addition.
- Increase total capacity from 582 to 705 students, including Pre-K.
- Eliminate portable classrooms.
- Increase parking from 87 to 104 spaces.



Columbia Local Park Renovation



- Located in Burtonsville and renovated June 2024
- Four dedicated pickleball courts, a tennis court with pickleball overlay lines, soccer court, renovated shelter with picnic tables and grill.



East County Community Recreation Center

- Completed April 2023.
- Repurposing existing basketball courts into three pickleball courts, futsal and walking track.
- Playground replacement Spring 2024.



East County Hub

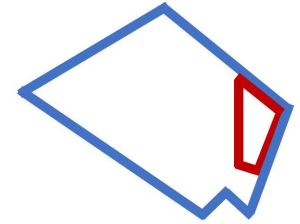
- East County Regional Consolidation Food HUB led by Kingdom FAME, offers free food and home delivery, diapers, basic necessities, case management and connections to community resources to families in need.
- East County Hub Partners include Kingdom FAME, Rainbow CDC, Peoples Community Baptist Church, Kings & Priest and Manna Food Center.
- Over 61,000 households served, with 1.8 million pounds of food, and over 44,000 diapers distributed.







Contact Information



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