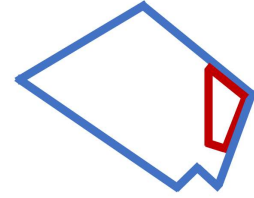




Marc Elrich
County Executive

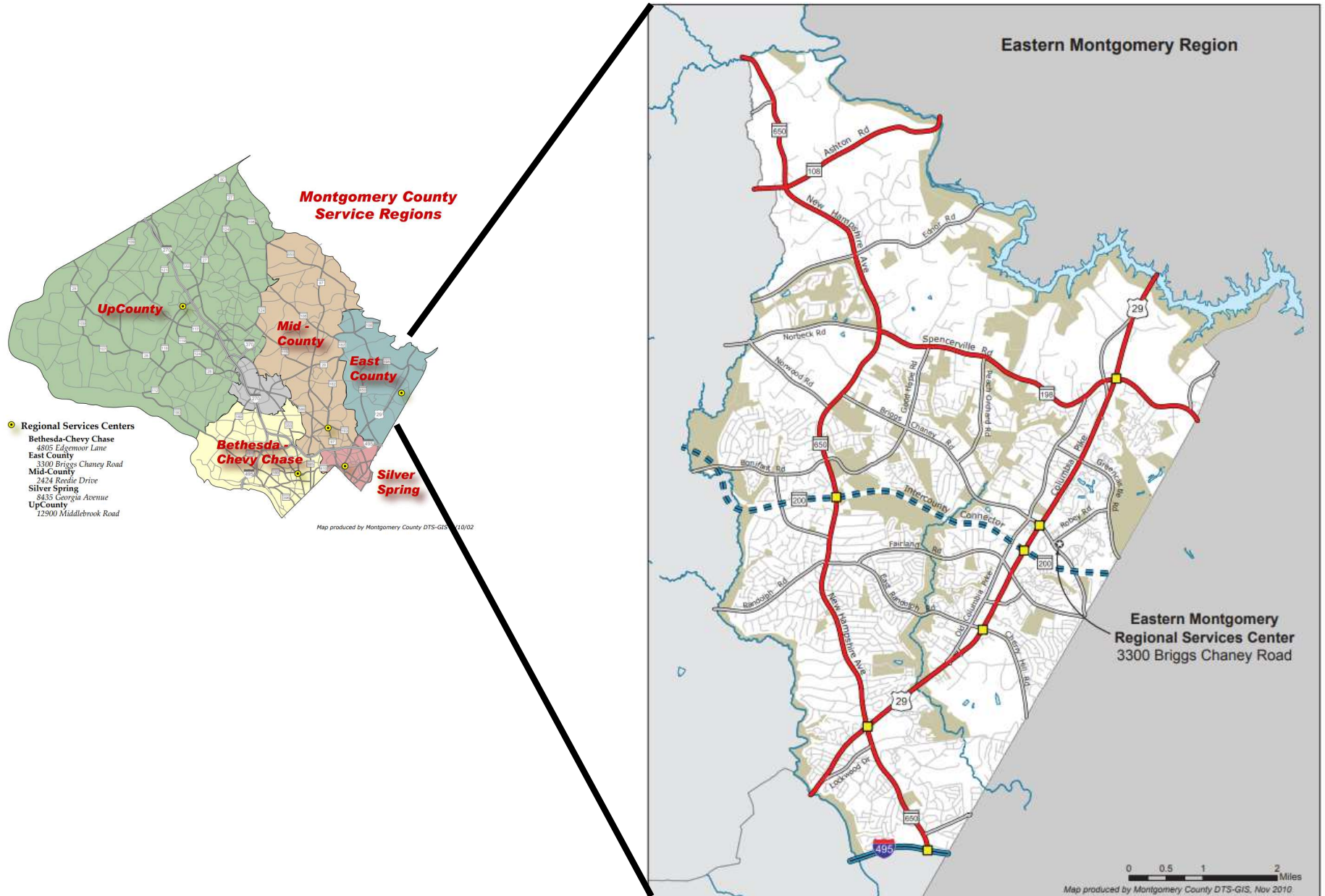


Jewru Bandeh
Eastern Region Director

East County Development Profile

August 2024

Regional Services Centers



East County Projects

VIVA White Oak & Vicinity

1. Viva White Oak
2. Adventist Hospital
3. Adventist WO MOB 3
4. Giant – Orchard Center
5. Tesla Service Center
6. White Oak Town Center
7. White Oak Apartments
8. MC Education Center

White Oak

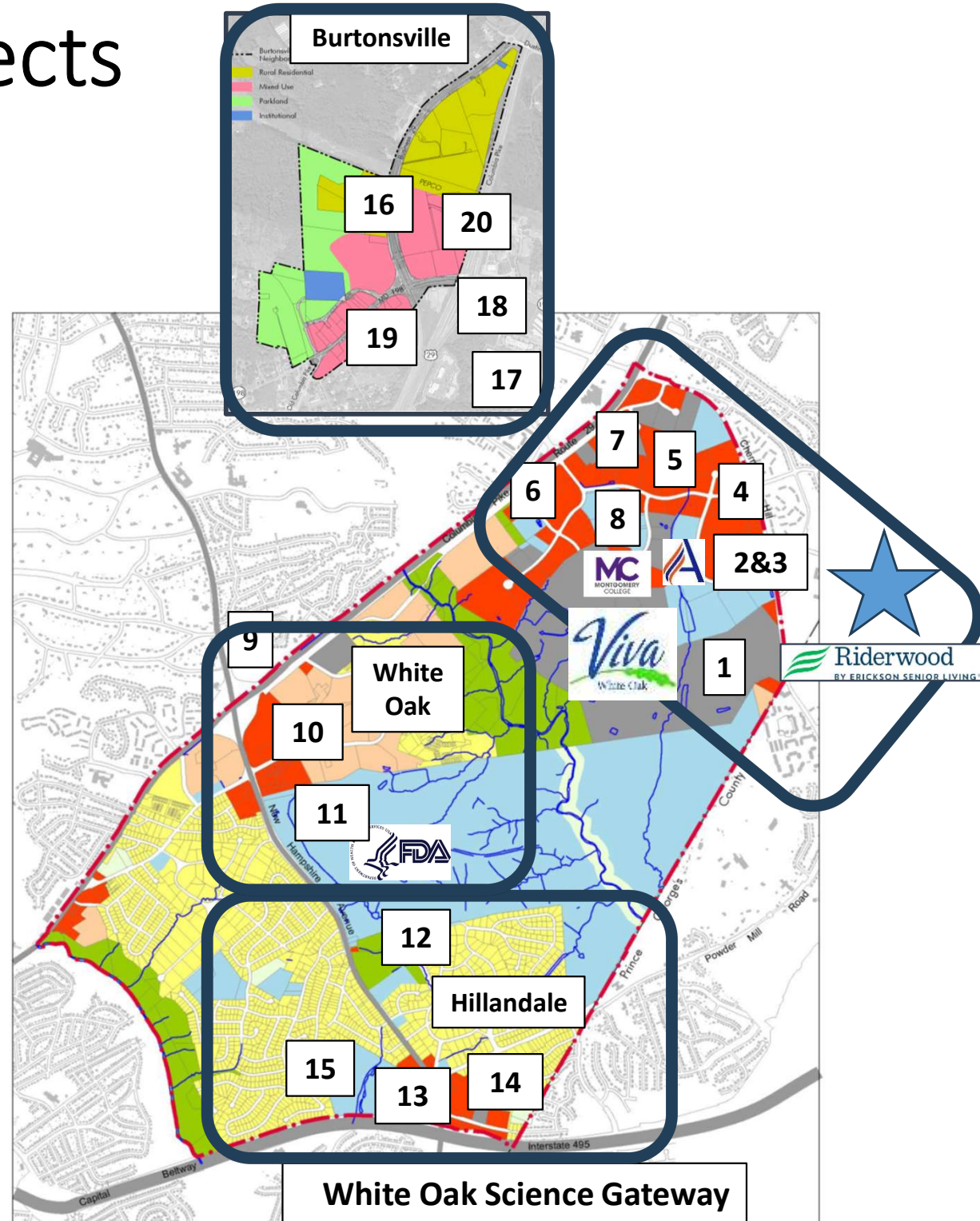
9. Victory Crossing/Willow Manor
10. White Oak Self Storage
11. FDA Truck Screening

Hillandale

12. Hillandale Park
13. Hillandale Gateway
14. Hilton Home2 Suites Hotel
15. Amalgamated Transit Union

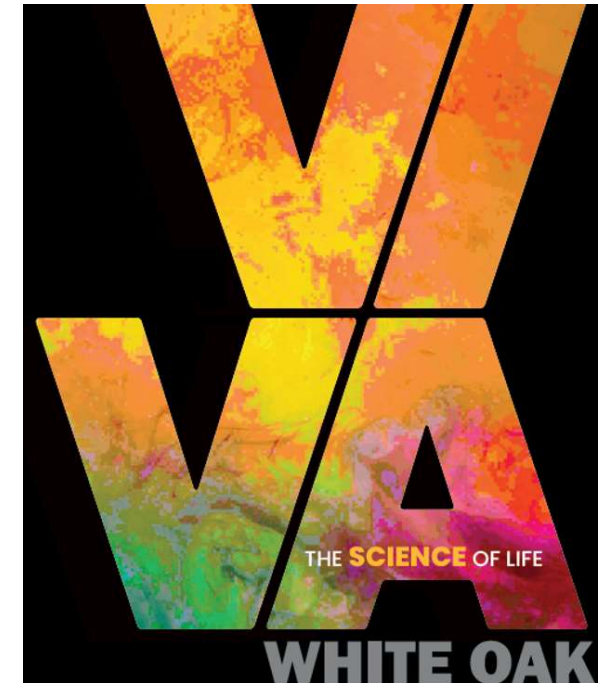
Burtonsville

16. Burtonsville Crossing
17. Burtonsville Elementary School
18. Brookstone Senior Housing
19. WAWA Burtonsville
20. Burtonsville Crossing Apartments



1 - Viva White Oak

- Status: Preliminary Plan Revision and Site Plan.
- New Bioscience-focused 280-acre mixed-use community.
- Adjacent to the FDA Headquarters with excellent access to BWI, ICC & I-270
- Preliminary Plan Approved for 12,180,270 SF Mixed-Use Development.
- \$40 Million County contribution to assist with the construction of necessary infrastructure



2 - Adventist Health Care White Oak Medical Center

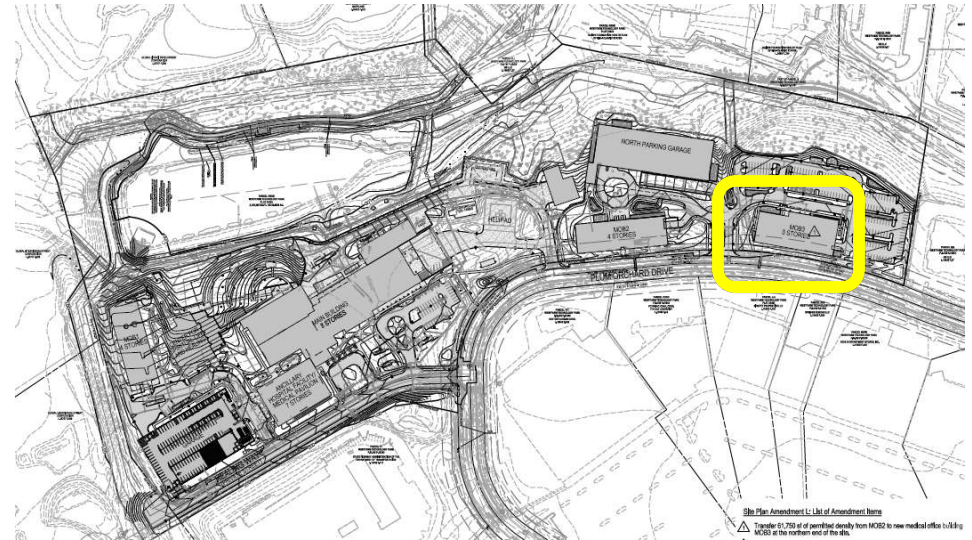
- Completed August 2019.
- State of the Art medical facility with 198 private patient rooms.
- 30 Additional rooms on the eighth floor by December 2024.
- 1,900 Permanent Hospital Jobs.



3 - Adventist WO Medical Center MOB 3



- Status: Site Plan Review
- New three-story Medical Office Building.
- Outpatient surgical center.
- 61,750 square feet.



4 – Orchard Center Giant Food Store #2332



- Opened August 5th, 2022, as a replacement for store #107. The new store has:
 - Full meat and seafood service
 - Expanded gourmet cheese selection and extensive prepared food offerings like smoked meat, freshly made sushi and pizza
 - Equipped with full-service deli and floral departments, a pharmacy and a Starbucks café.
- 27 Stores operating in Montgomery County, with 3,000 associates (full-time and part time).
- 2018-2023 – Invested over \$100M in remodels and new store relocations in Montgomery County.



5 - New Tesla Service Center



- 26,000 SF service center on 2320 Broadbirch Drive



6 - White Oak Town Center

- Status: Tenant Work
- Project: 103,000 SF Mixed-Used development including 41,000 SF grocery store
- Developers: FINMARC Management Inc. & BMC
- Tenants:



7 - White Oak Apartments

- Status: Under Construction
- Project: 387 Residential Units
- Developer: The NPR Group
- 2over2 Unit Deliveries Summer 2024, Final Deliveries Summer 2025



8 - 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
 - Early Childhood Education
 - English for speakers of other languages
 - General Studies
 - Raptor Central, the student support services one-stop shop for admissions and enrollment
- Precursor to the East County (fourth) Campus



9 - Age Restricted Housing

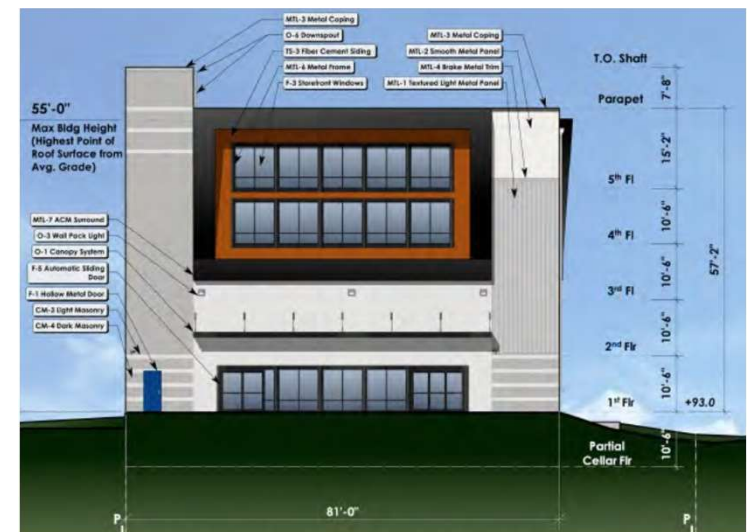
- Victory Crossing at White Oak
 - Completed 2018
 - Four story building
 - 105 units
 - Senior independent living

- Willow Manor at Fairland
 - Completed in September 2020
 - Three story building
 - 122 units
 - Senior affordable mixed income.



10 - White Oak Self-Storage

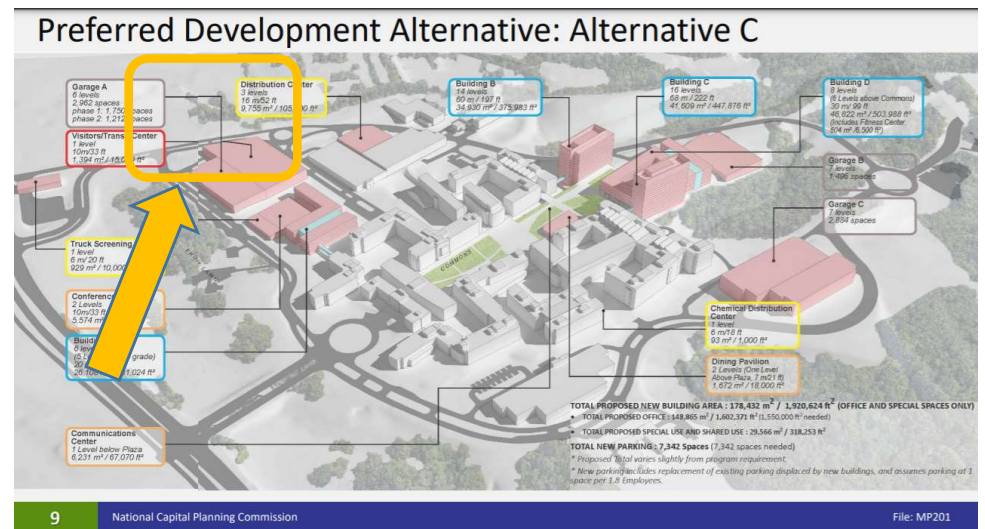
- Status: Local Map Amendment and Conditional Use Application - [Staff recommended approval](#).
- Next steps: Sketch Plan and Site Plan.
- Front Parking area covered by 3,800 SF upper floor addition and new 116,000 SF rear self-storage building.



11 – Food and Drug Administration Headquarters



- 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.



12 - Hillandale Park Renovation



- Opened November 4, 2023
- The park renovation includes new:
 - Restroom, picnic shelter facility & seating areas
 - Reconstruction of the main entrance and parking
 - Multi-age playground, lighted basketball courts
 - High-performance rectangular field with a softball diamond overlay
 - Asphalt loop trail and accessible walkways

MONTGOMERY PARKS

SATURDAY
NOVEMBER
4
1-3 P.M.

YOU'RE INVITED

RIBBON-CUTTING

Join Montgomery Parks to celebrate the re-opening of Hillandale Local Park.

Brief speaking program followed by giveaways and games.

Please help support the St. Camillus Food Pantry by bringing non-perishable food donations

SATURDAY, NOVEMBER 4, 2023 1-3 P.M.
HILLANDALE LOCAL PARK
10615 New Hampshire Avenue
Silver Spring, MD 20903

RAIN DATE
Saturday, November 11, 2023 | 1 - 3 p.m.

MontgomeryParks.org

The logo for Montgomery Parks, featuring a stylized green and white mountain shape above the text "MONTGOMERY PARKS".

13 - Hillandale Gateway

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



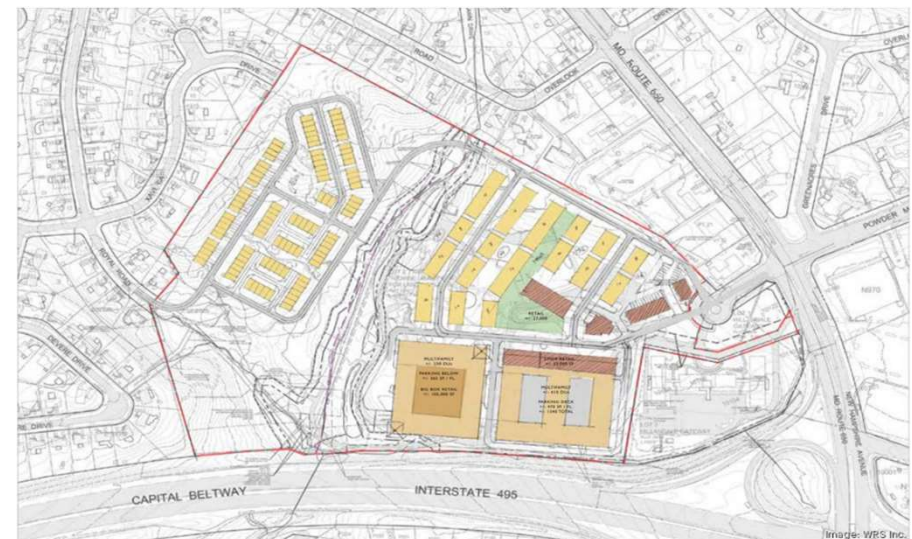
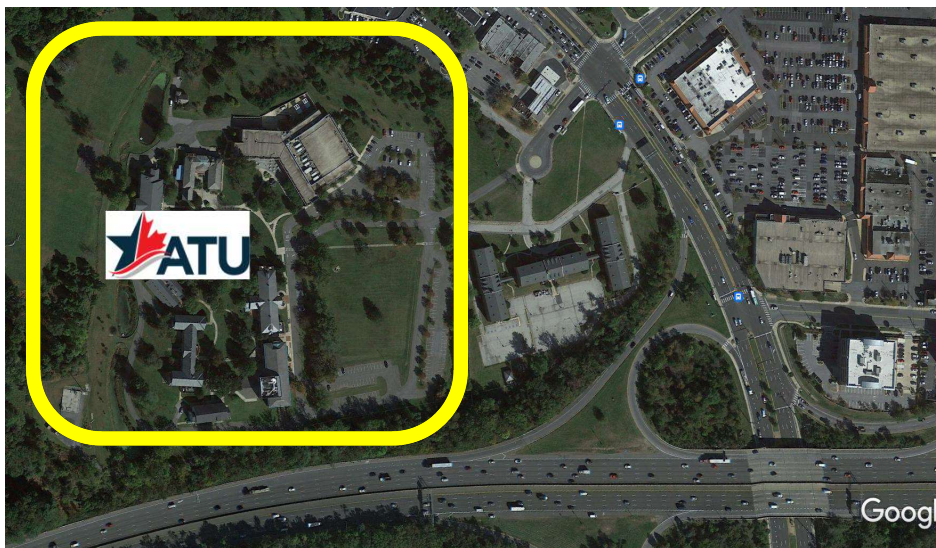
14 - Hilton Home2 Suites Hotel

- Completed 2019
- New Hotel with 100 rooms



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

- 46-acre campus
- 72,000 sf academic and conference center
- Hotel quality residence halls.
- WRS Inc. conducting a Feasibility & Due Diligence study for a new Town Center with 1.3 million square feet of mixed-use development (900 residential units, new shopping and restaurants)



16 – Burtonsville Crossing

- Opened
- New Community Plaza
- Tenants:



17 - New Burtonsville Elementary School

- \$47.7; million investment for the construction of a new 95,000-sf school at Bentley Park neighborhood.
- Construction to begin late 2024.
- Expected completion Summer 2026.
- 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.



18 – Brookstone Senior Center

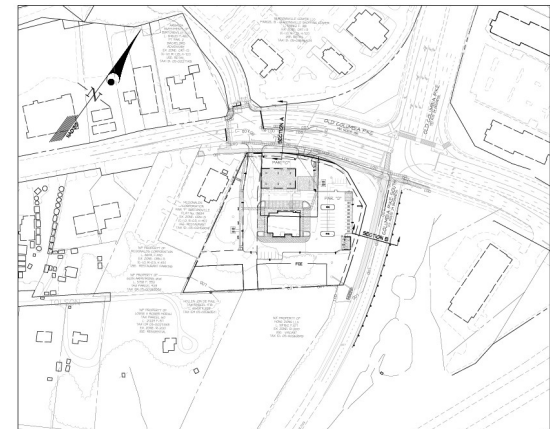
- Status: Engineering Design & Approval
- 176 Senior Living Units
- Project could open in late 2025 or 2026
- Services and Amenities:
 - Shuttle bus for shopping, dining
 - General store for residents
 - Bistro
 - Beauty salon
 - Swimming pool
 - Game room
 - Trails



19 - WAWA

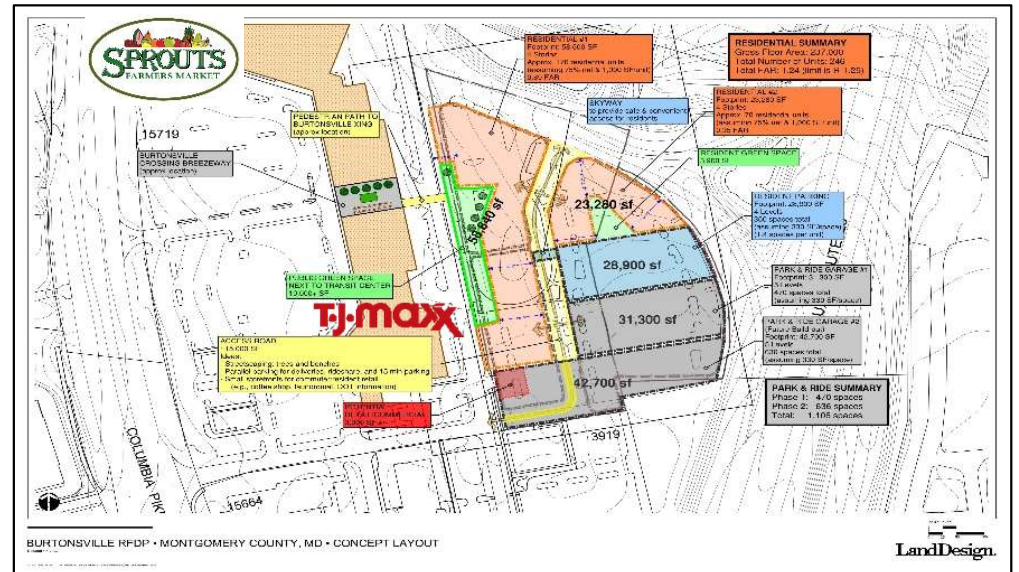


- Special Exception Modification
- Add two fuel dispensers (total of six)
- Transform the site from the existing 2,496 square feet and 8,208 square feet mattress store to a new 5,919 square feet convenience store.



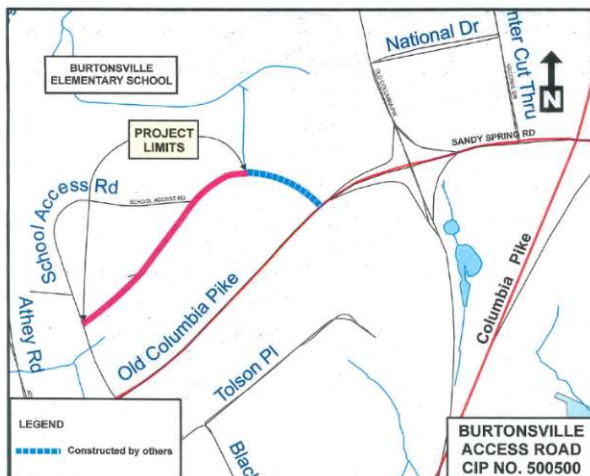
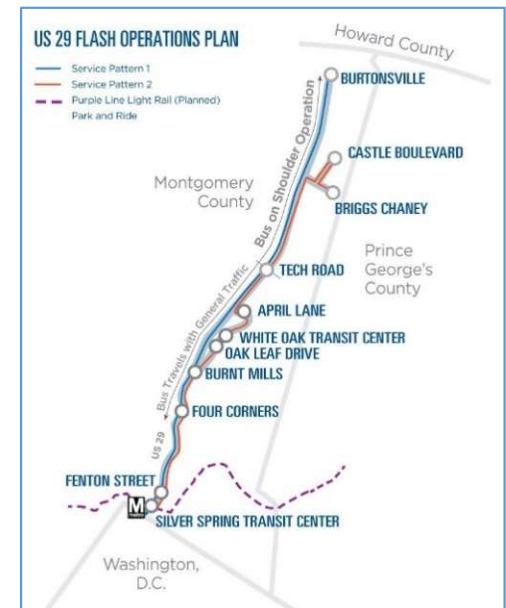
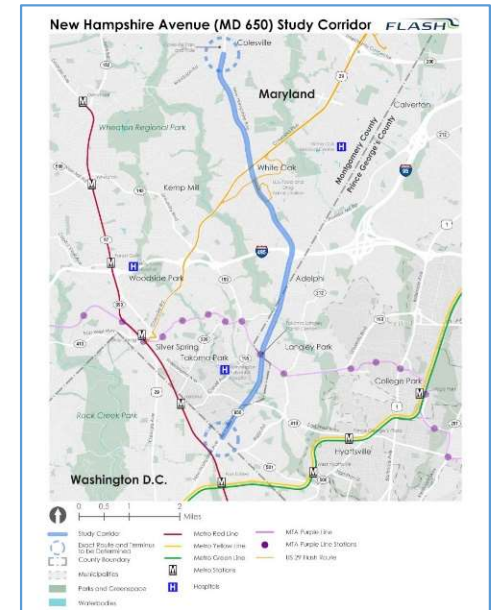
20 - Burtonsville Apartments

- 246 Multifamily Residential Units with Skyway for convenient and safe access.
- Pedestrian Crossing to New Burtonsville Crossing Breezeway / Gathering Area.
- Garage Structure for up to 1,000 spaces.
- First Equity Holdings Trust Inc



Major Transportation Projects & Studies

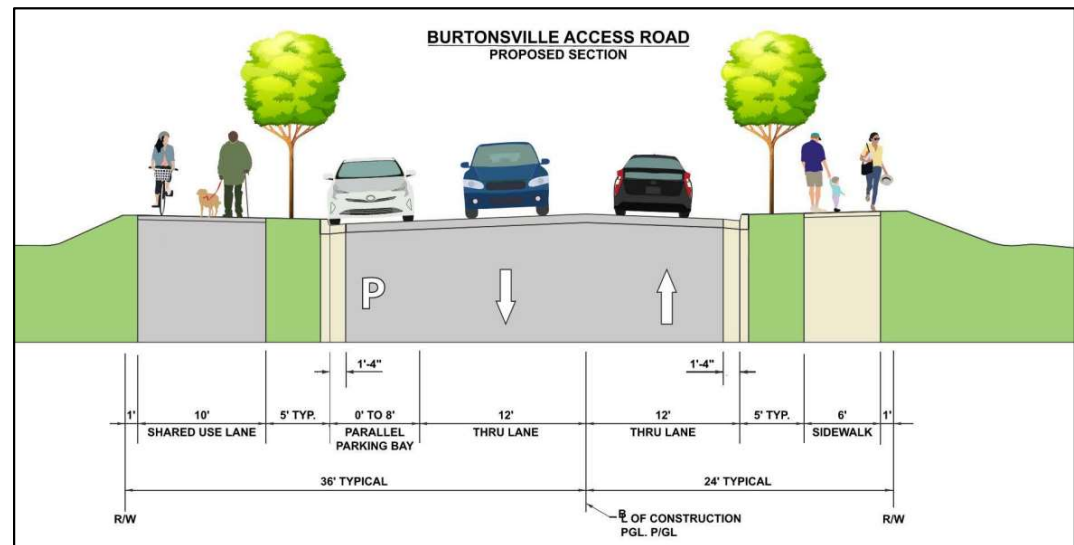
- Burtonsville Access Road CIP
- US 29 Flash BRT Phase 2 Mobility & Reliability Study
- New Hampshire Flash BRT Planning Study
- Old Columbia Pike/Prospect Drive



Burtonsville Access Road

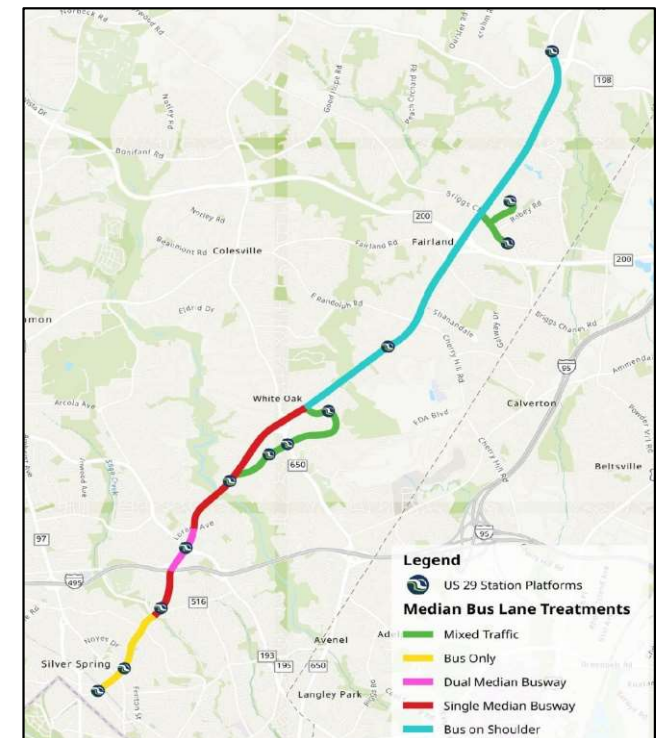
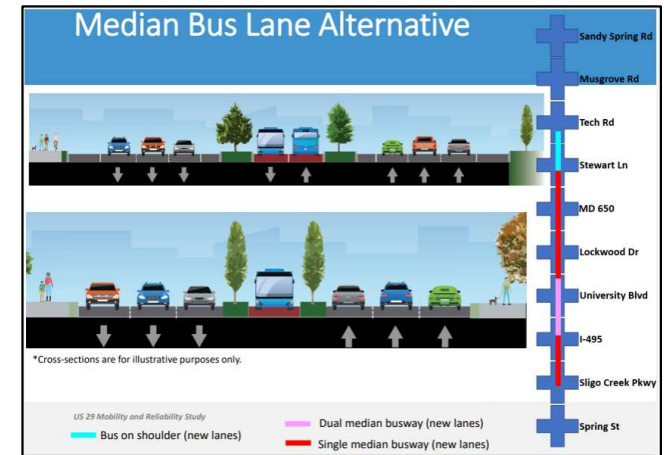
Schedule:

- Final Design complete.
- Property Acquisition: May 2023 to June 2024
- Construction: July 2024 to June 2025



US 29 FLASH BRT Phase 2

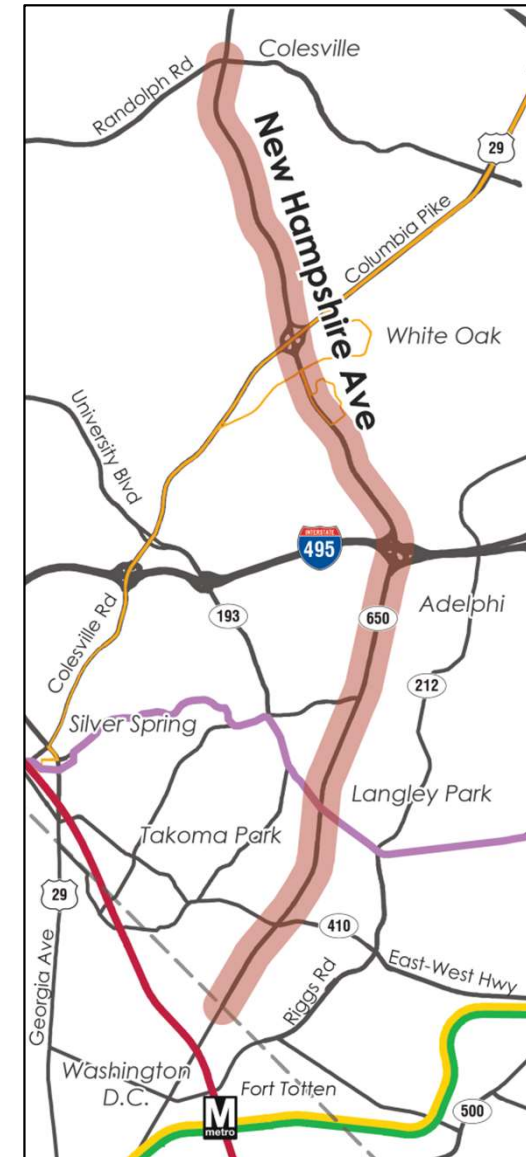
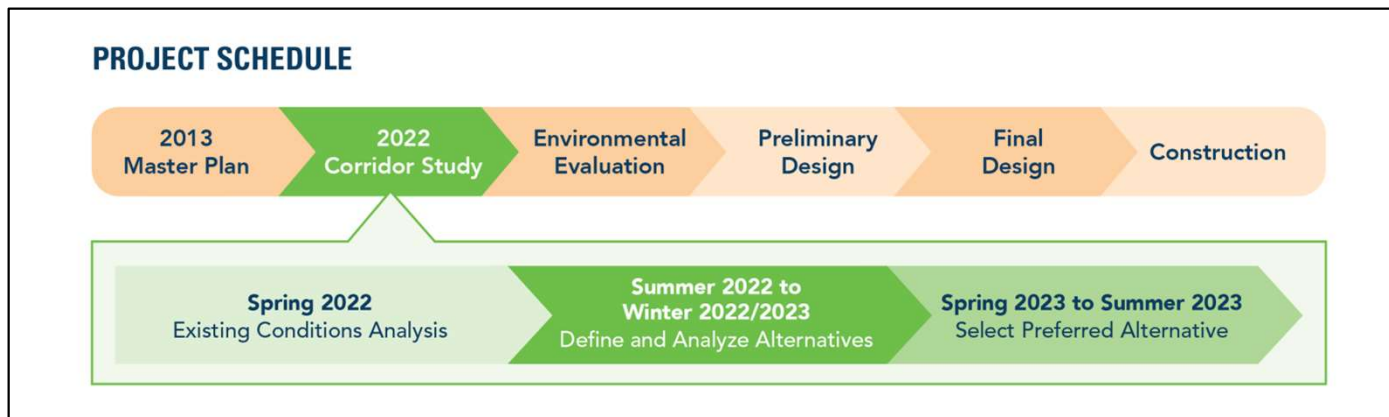
- MCDOT has initiated work to complete preliminary engineering (35% design).
- Task order activities will include community outreach, stakeholder engagement, design development, and cost estimate development.
- Community advocating for the Median Alternative



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

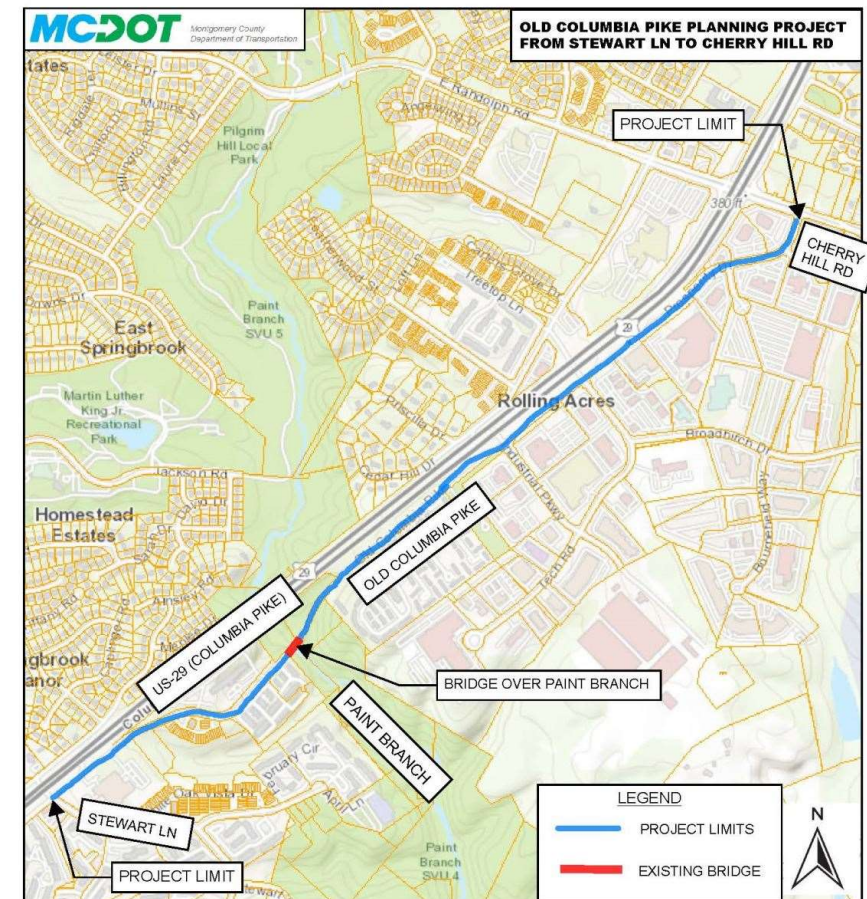
New Hampshire Avenue BRT Study

- 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



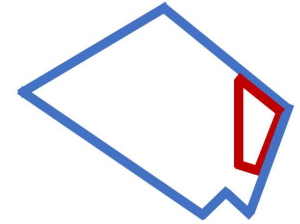
Old Columbia Pike/Prosperity Drive Improvements Project

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





Contact Information



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[Montgomery County Maryland
\(montgomerycountymd.gov\)](http://montgomerycountymd.gov)



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