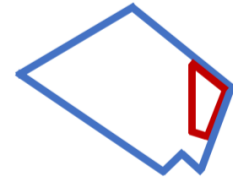




**Marc Elrich**  
County Executive

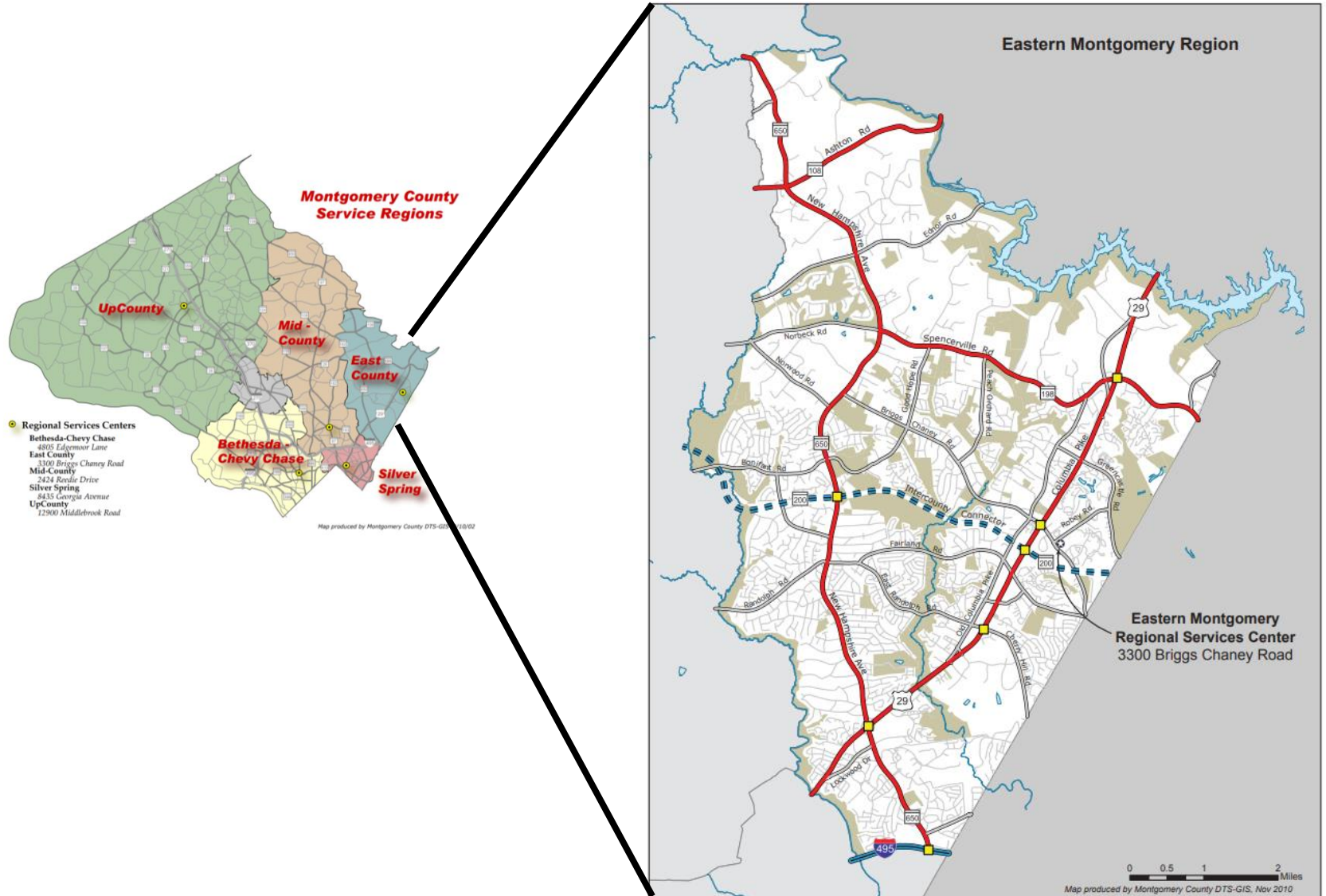


**Jewru Bandeh**  
Eastern Region Director

# East County Development Profile

November 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

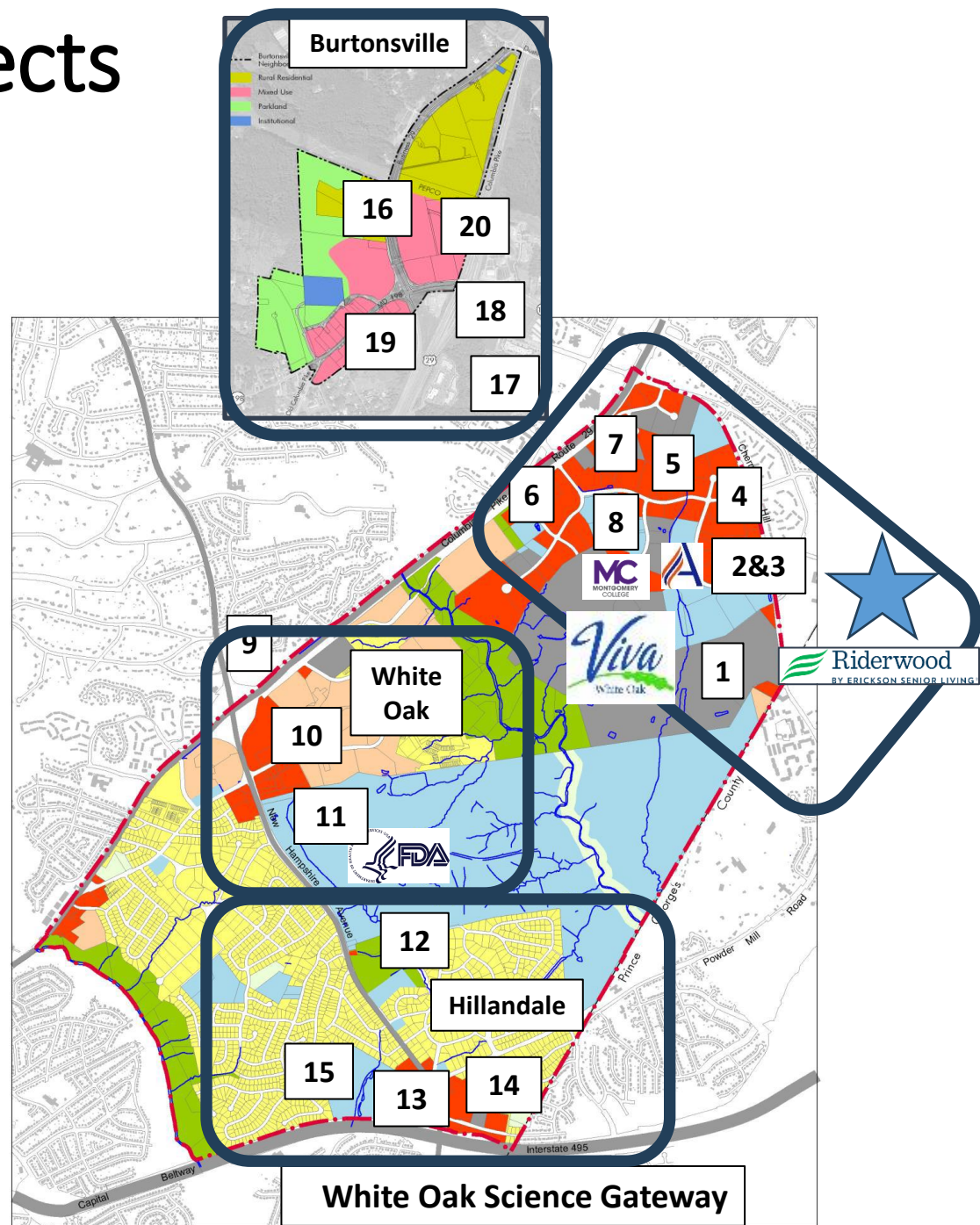
9. Victory Crossing/Willow Manor
10. White Oak Self Storage
11. FDA Truck Screening

## Hillandale

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

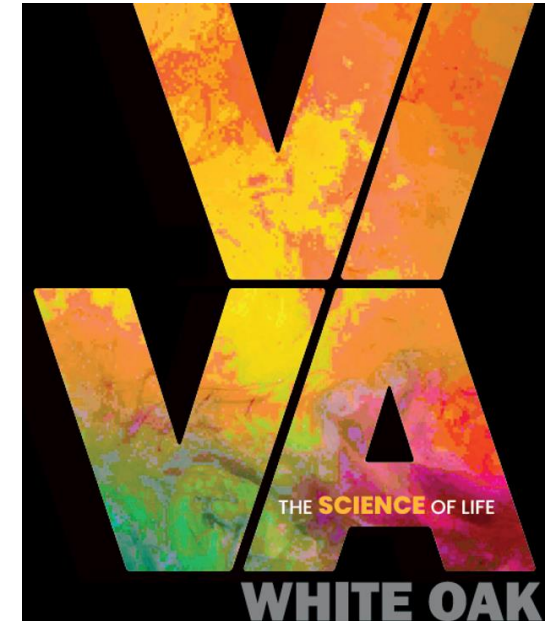
## Burtonsville

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



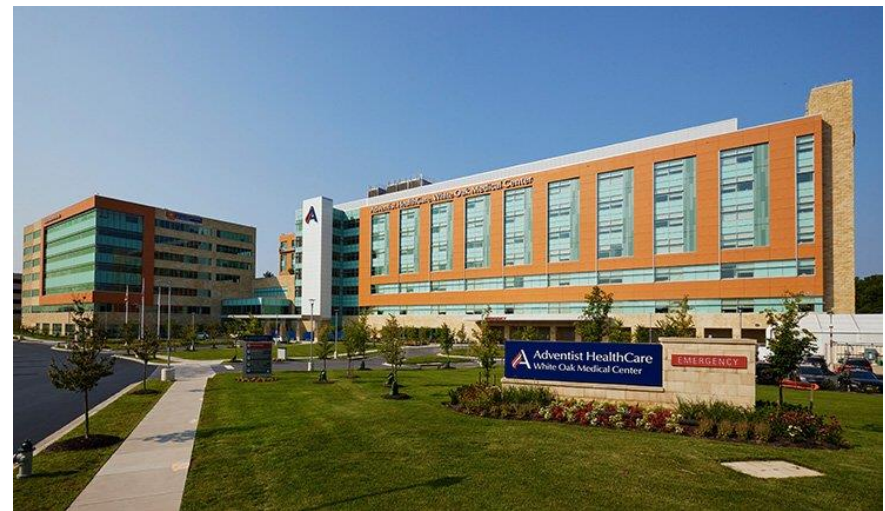
# 1 - Viva White Oak

- Status: Sketch and Preliminary Plan Revision.
- 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

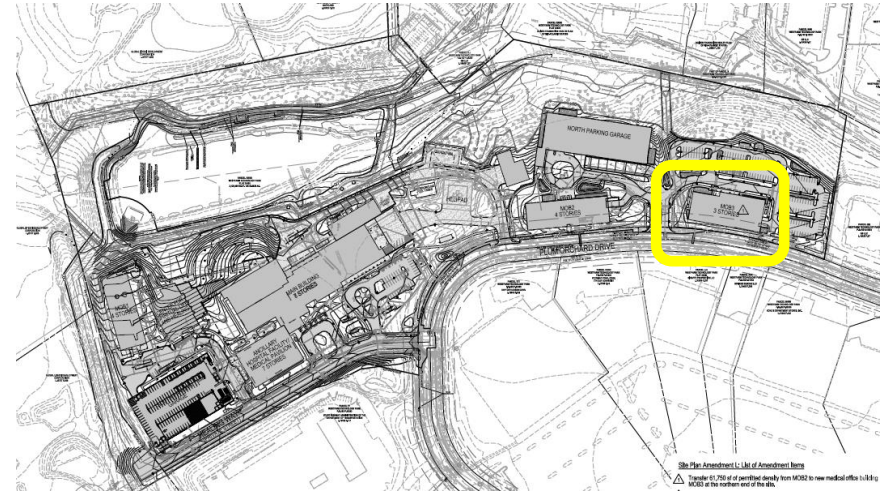
- Completed August 2019.
- State of the Art medical facility with 198 private patient rooms.
- 30 Additional rooms on the eighth floor by December 2024.
- 1,900 Permanent Hospital Jobs.



# 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 5<sup>th</sup>, 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: Opened October 2024
- Project: 103,000 SF Mixed-Used development including 41,000 SF grocery store
- Developers: FINMARC Management Inc. & BMC
- Tenants:



# 7 - *Logic* White Oak Apartments

- Status: Under Construction, Initial Deliveries Fall 2024
- Project: 387 Residential Units
- Developer: The NPR Group
- 2over2 Unit Deliveries Fall 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.



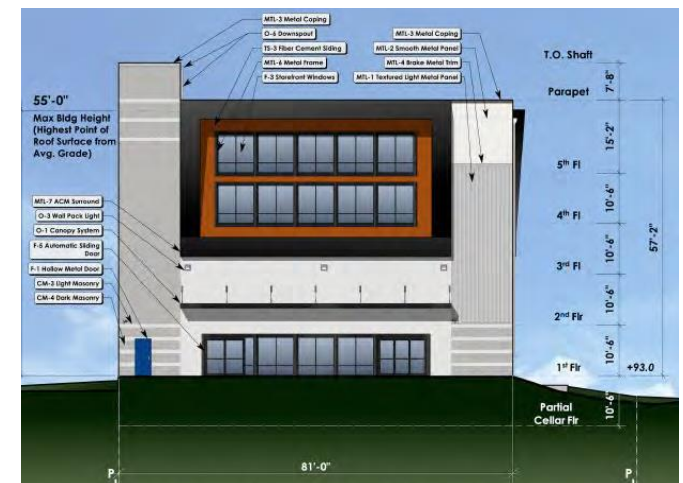
Victory Crossing



Willow Manor at Fairland

# 10 - White Oak Self-Storage

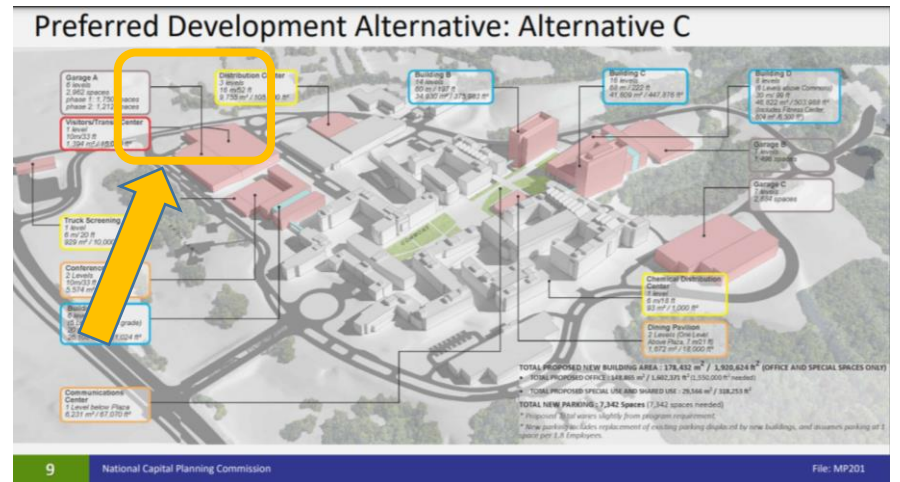
- Status: Local Map Amendment and Conditional Use Application - [Staff recommended approval.](#)
- Next steps: Sketch Plan and Site Plan.
- Front Parking area covered by 3,800 SF upper floor addition and new 116,000 SF rear self-storage building.



# 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.

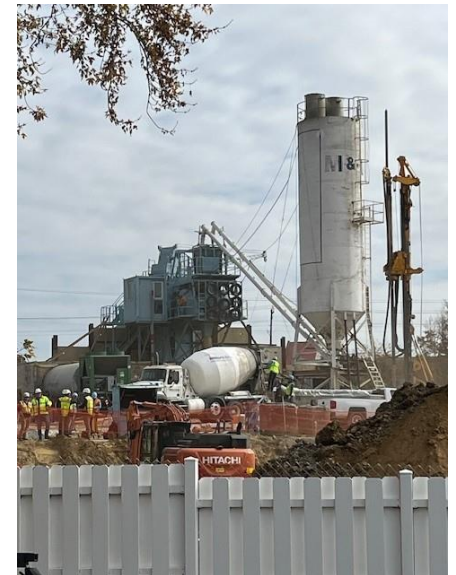
MontgomeryParks.org

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



# 13 - Hillandale Gateway

- Status: Vertical Construction.
- 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.





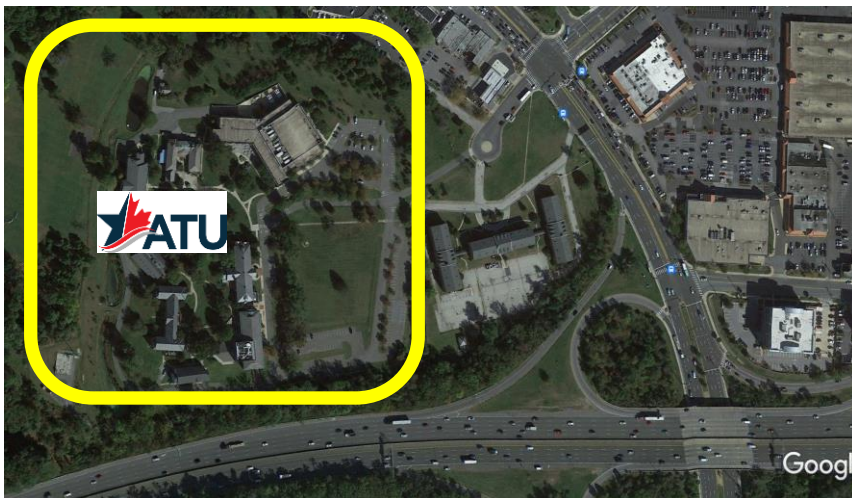
# 14 - Hilton Home2 Suites Hotel

- 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 January 2024
- Project: 130k Redevelopment project with new Community Plaza
- Developer: Edens
- 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

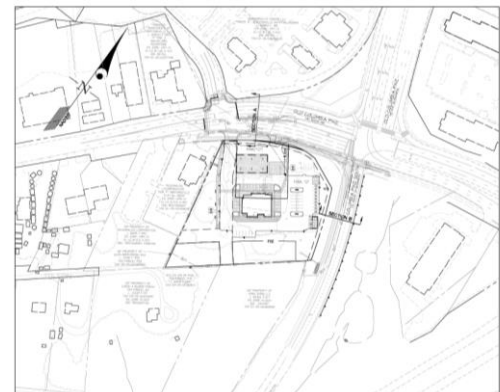
- Status: Engineering Design & Approval
- 176 Senior Living Units
- Project could open in late 2025 or 2026
- Services and Amenities:
  - Shuttle bus for shopping, dining
  - General store for residents
  - Bistro
  - Beauty salon
  - Swimming pool
  - Game room
  - Trails



# 19 - WAWA

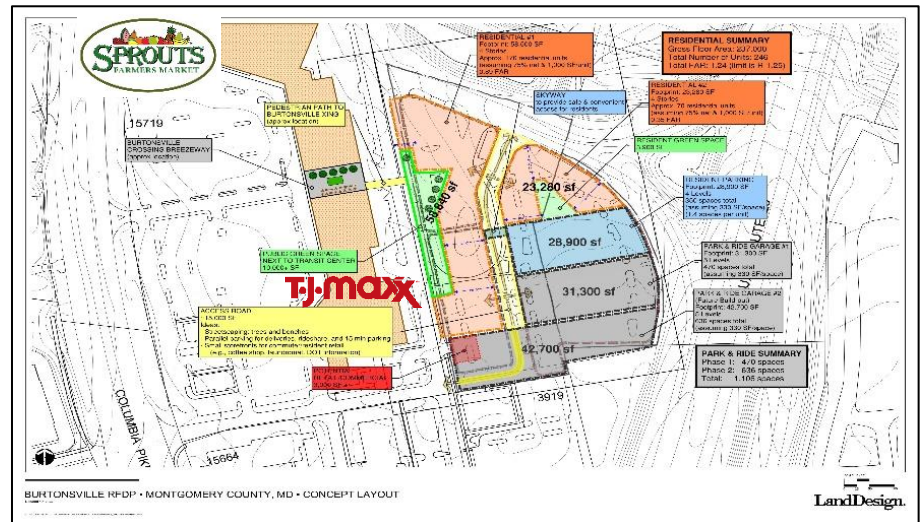


- Special Exception Modification
- Add two fuel dispensers (total of six)
- Transform the site from the existing 2,496 square feet and 8,208 square feet mattress store to a new 5,919 square feet convenience store.



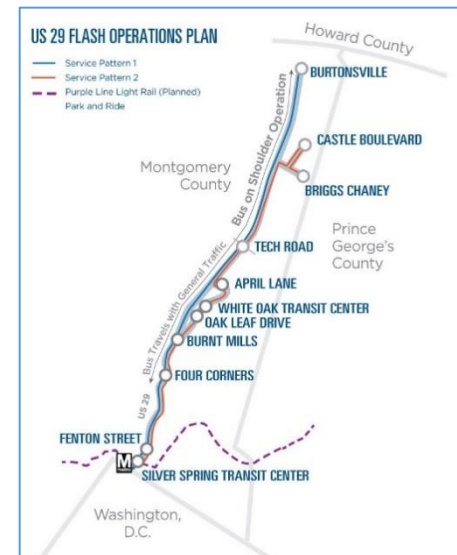
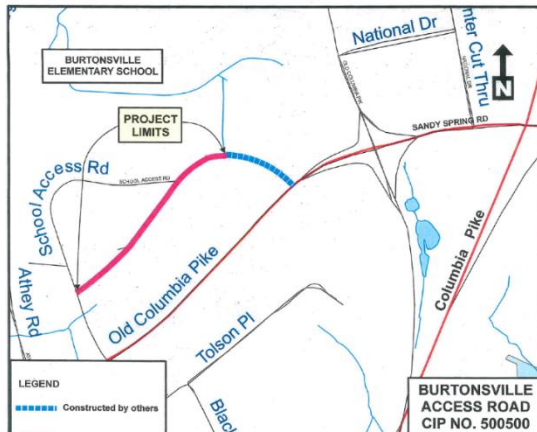
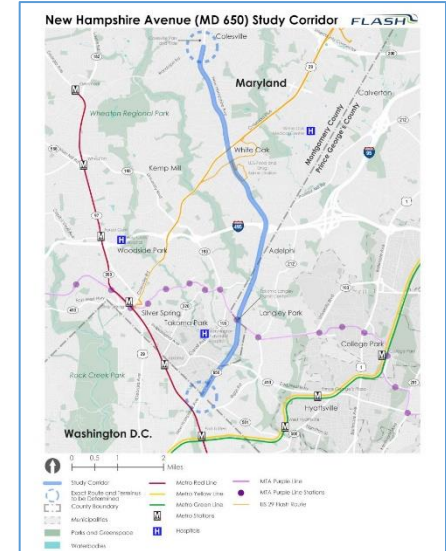
# 20 - Burtonsville Apartments

- 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

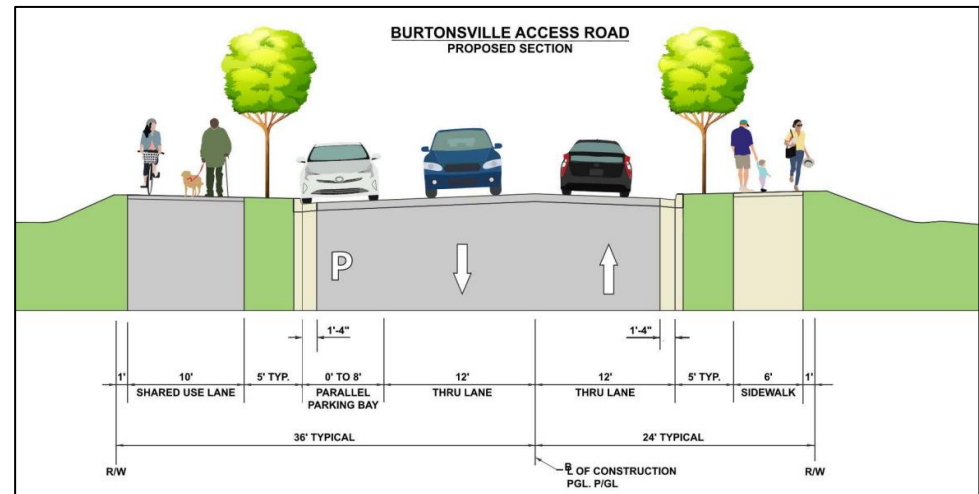




# Burtonsville Access Road

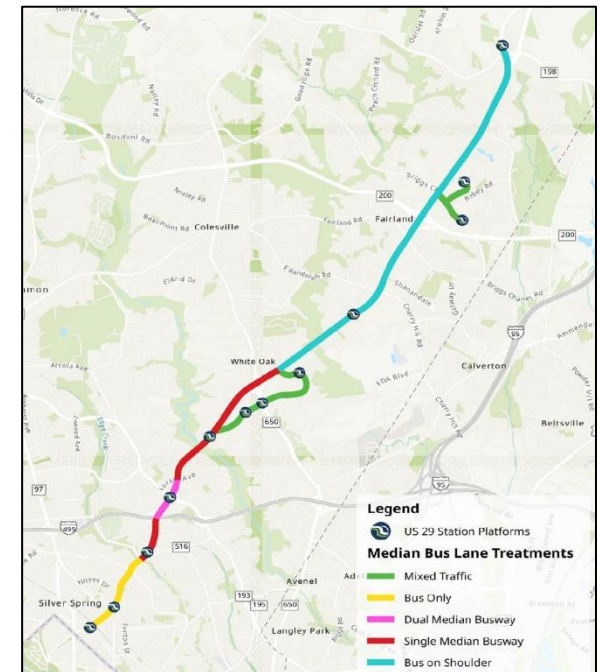
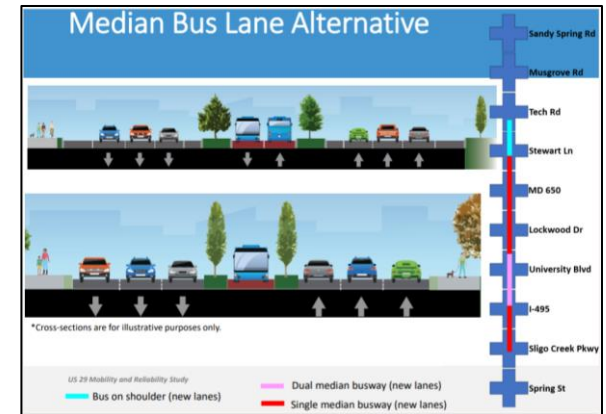
## Schedule:

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



# US 29 FLASH BRT Phase 2

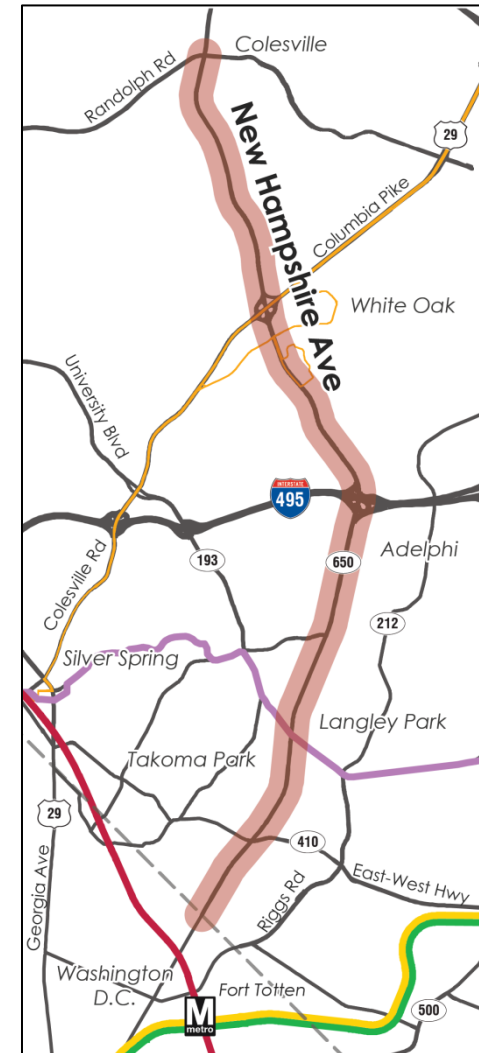
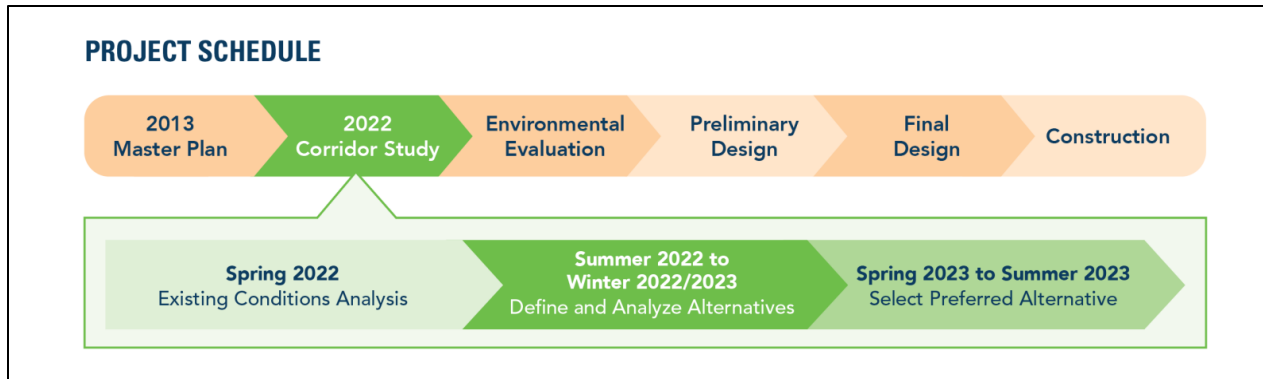
- MCDOT has initiated work to complete preliminary engineering (35% design).
- Task order activities will include community outreach, stakeholder engagement, design development, and cost estimate development.
- Community advocating for the Median Alternative



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

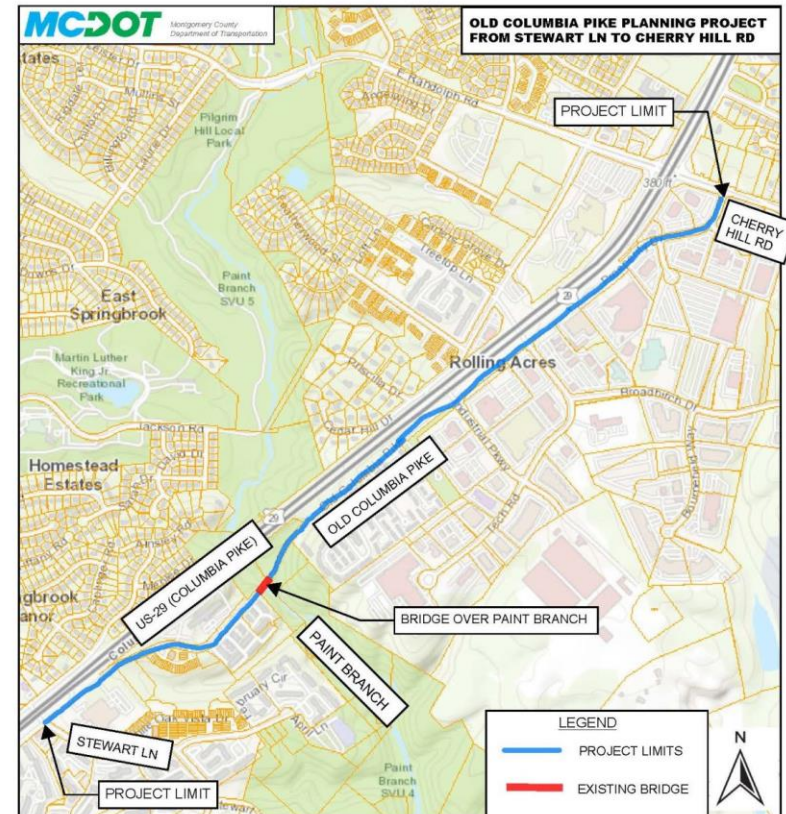
# New Hampshire Avenue BRT Study

- 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



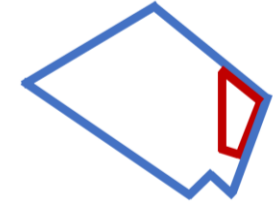
# Old Columbia Pike/Prosperity Drive Improvements Project

- 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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