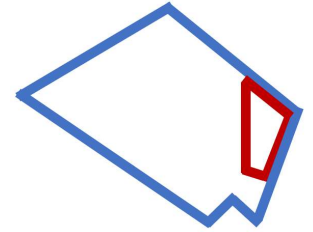




Marc Elrich  
County Executive



Jewru Bandeh, Director  
Eastern Regional Office

# WHITE OAK SCIENCE GATEWAY

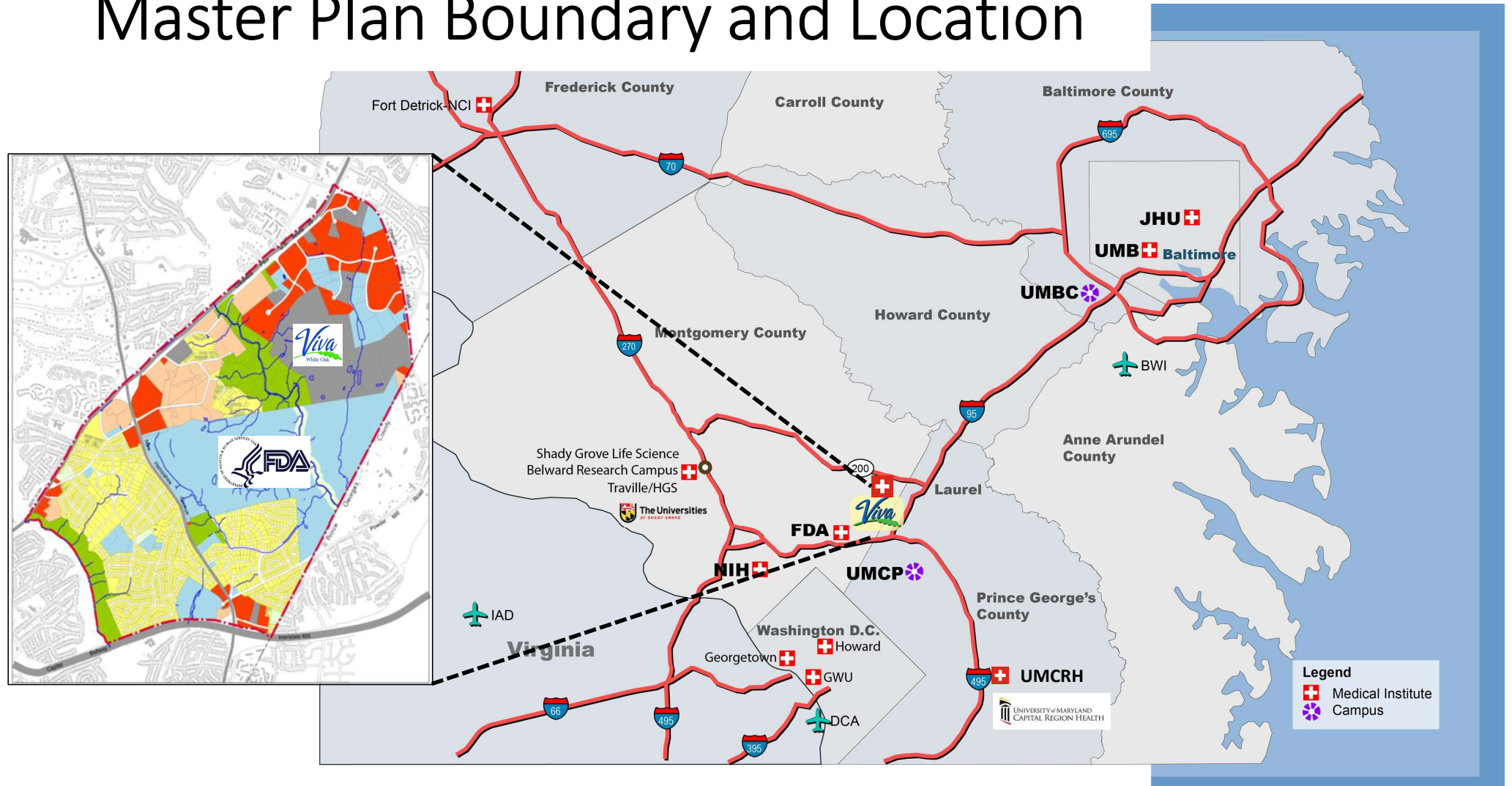
April 2024

# White Oak Science Gateway Master Plan Vision

- Leverage the consolidated headquarters of the Food and Drug Administration (FDA) at the White Oak Federal Research Center (FRC) to establish life-sciences focused communities that offer more opportunities to live-learn-work-play.
- Redevelop to transform White Oak's major centers from conventional auto dependent suburban shopping centers, business parks and light industrial areas into vibrant, mixed-use, transit served nodes.



# Master Plan Boundary and Location

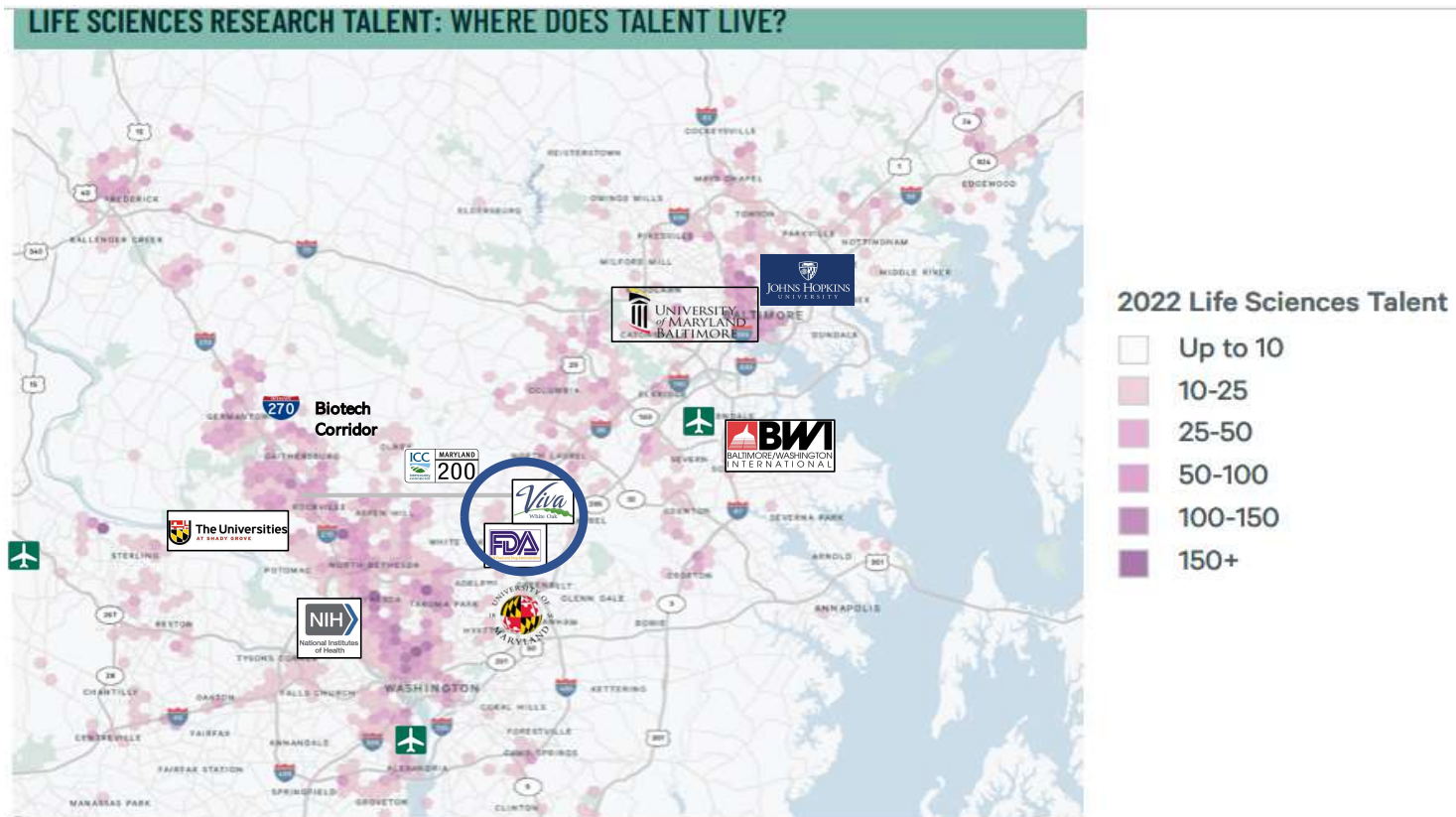


# White Oak

- Home of the FDA Headquarters
- Excellent Location and Access:
  - 20 Minutes from Baltimore-Washington International Airport
  - Fast and reliable access to I-95 and I-270 via the Intercounty Connector (MD-200) - Maryland's most modern freeway
  - FLASH - Maryland's first Bus Rapid Transit system.
- VIVA White Oak - 280 Acre site, with 12 million SF of approved Bio and Life Science Mixed-Use development.



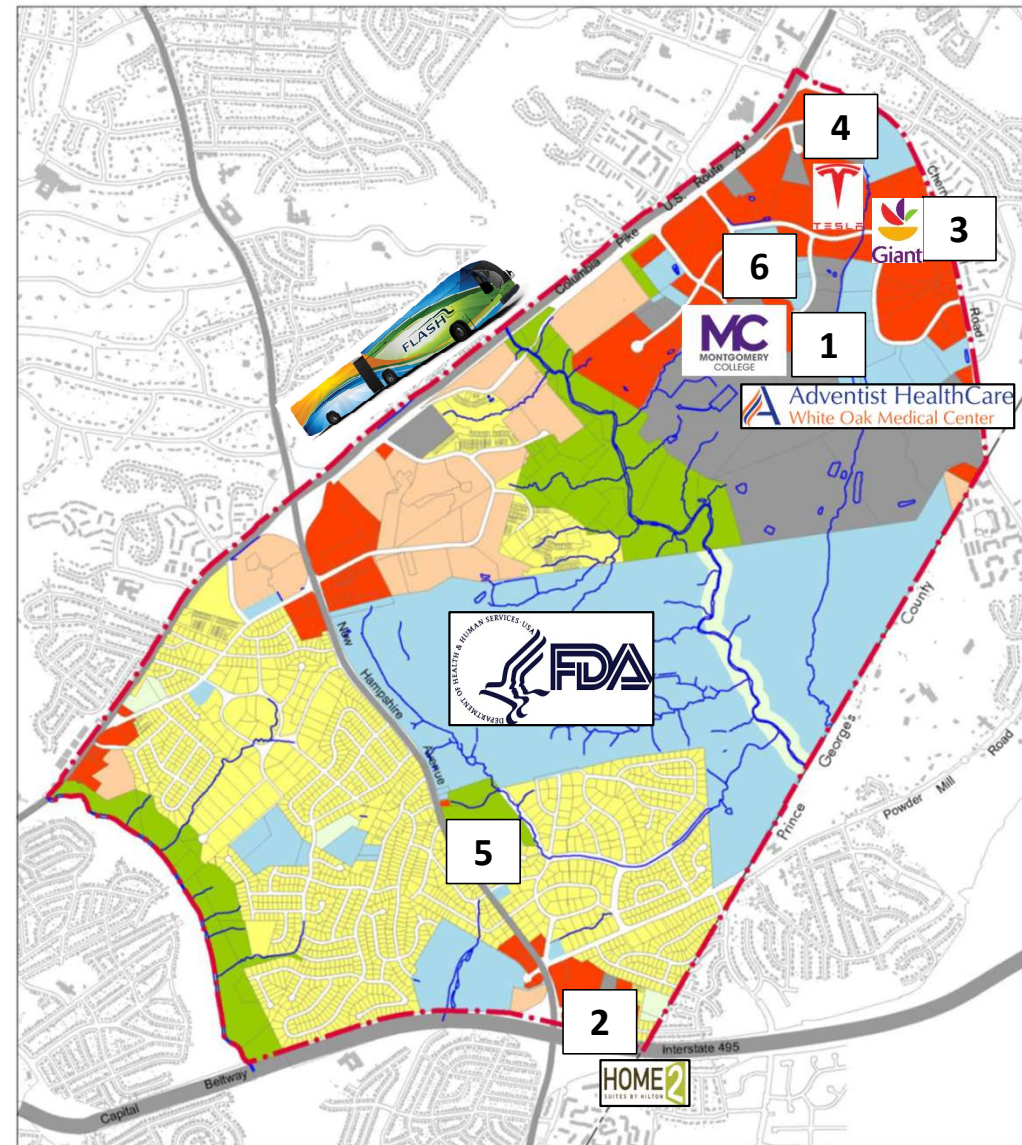
# Life Sciences Talent Pool – At the Center of the DMV/Baltimore Region



Source: CBRE Location Intelligence.

# Implemented Projects

1. Adventist Health Care White Oak Medical Center
2. Hilton Homes2 Suites Hotel
3. Giant Orchard Center Store
4. Tesla Service Center
5. Hillandale Park Renovation
6. Montgomery College East Campus Education Center



# 1 Adventist HealthCare White Oak Medical Center

- Completed August 2019.
- State of the Art medical facility with 198 private patient rooms and over 1,000 parking spaces.
- 30 additional private rooms to be delivered in December 2024.
- 1,900 Permanent Hospital Jobs.



# 2 HOME 2 SUITES BY HILTON

- Completed 2019
- New Hotel in Hillandale with 100 rooms, electric car charging stations, and solar energy sources.
- Easily accessible from the Capital Beltway and close to the FDA Headquarters, University of Maryland, National Archives, and Downtown Silver Spring.





3



## Orchard Center

- Opened August 5<sup>th</sup>, 2022
- New store:
  - Full meat and seafood service
  - Expanded gourmet cheese selection and extensive prepared food offerings
  - Equipped with full-service deli and floral departments, a pharmacy and a Starbucks café.
- 27<sup>th</sup> Store operating in Montgomery County, with 3,000 associates (full-time and part time) working in Montgomery County
- 2018-2023 – Invested over \$100M in remodels and new store relocations in Montgomery County.



# 4 Service Center

TESLA

- Opened Summer 2022
- New 26,000 SF service center located at 2320 Broadbirch Drive.



# 5



## Hillandale Park Renovation

- Ribbon Cutting November 2023
- Park renovation includes new Restrooms & picnic shelter facilities:
  - Multi-age playground, lighted basketball courts
  - High-performance rectangular field with a softball diamond overlay
  - Asphalt loop trail and accessible walkways
  - Seating areas, installation of site furnishings
  - Tree preservation, landscape planting and stormwater management facilities.



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

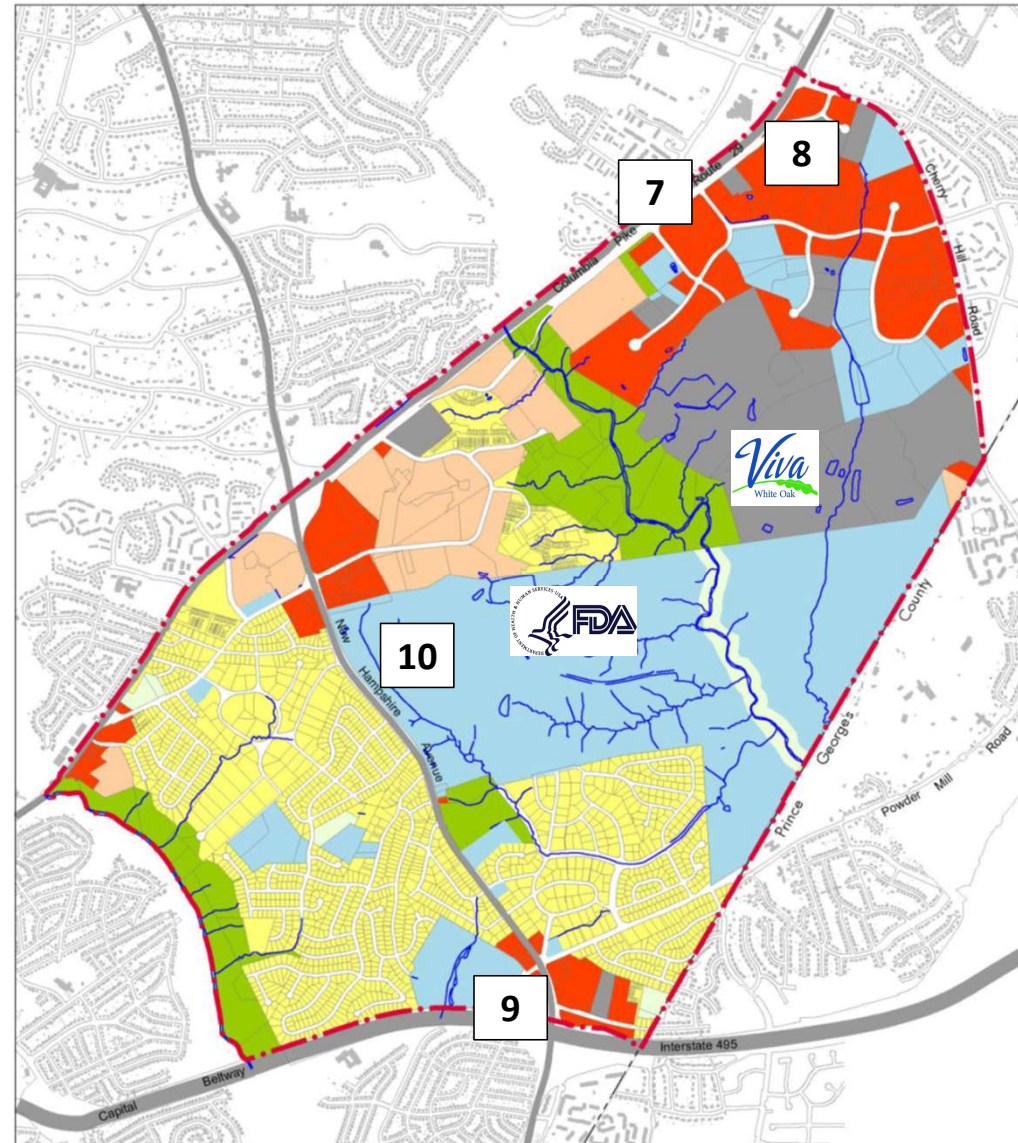
# 6 East County Education Center

- Opened April 1, 2024
- 55,000 Square-Foot East County Education Center Finalizing Construction
- Precursor to the East County (fourth) Campus
- Classes, Programs, and Services:
  - Small Business/Entrepreneurship
  - Cybersecurity/IT
  - Allied Healthcare
  - Early Childhood Education
  - General Studies
  - English for speakers of other languages
  - Raptor Central, the student support services one-stop shop for admissions and enrollment



# Permitting & Construction

- 7. White Oak Town Center – Construction
- 8. White Oak Apartments – Construction
- 9. Hillandale Gateway – Construction
- 10. FDA Truck Screening



# 7 - White Oak Town Center



- Status: Substantially Complete
- Project: 103,000 SF Mixed-Used development including 41,000 SF grocery store
- Developers: FINMARC Management Inc. & BMC
- Tenants will include Jersey Mikes, Starbucks, Dave's Hot Chicken, Inspire Nail Salon, Oak Barrel & Vine ABS, First Watch, Associates in Family Medicine.



# 8 - White Oak Apartments



- Status: Under Construction
- Project: 387 Residential Units
- Developer: The NPR Group
- Initial Unit Deliveries Summer 2024 (two over twos), Final Deliveries Q1 2025.



# 9 - Hillandale Gateway



- Status: Under Construction – Grading and Utilities substantially complete.
- Project: Mixed-Use with 463 Residential Units (155 Age Restricted Homes) and Commercial Development.
- Leadership in Sustainable Design (LEED, Energy Star, Passive House Target).
- Developers: Duffie Companies, PS Ventures, HOC of Montgomery County.







# Site Program



- 463 Total Homes in Two (2) Residential Buildings
- Three (3) Free Standing Retail Buildings.
- Mixed-Use & Mixed Income
- Shared Parking Garage
- Public Site Amenities & Transit Station



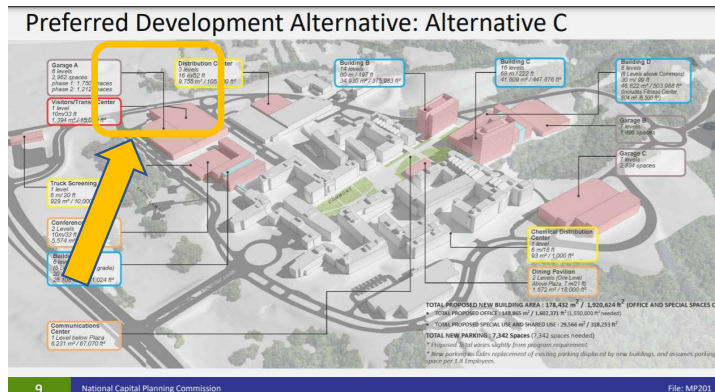
Hillandale Gateway Affordability (Sitewide)			
30%	25	5.40%	
40%	25	5.40%	
50%	67	14.47%	
60%	50	10.80%	
70%	25	5.40%	
80%	56	12.10%	
Market	215	46.44%	
<b>TOTAL</b>	<b>463</b>	<b>100.0%</b>	

# 10



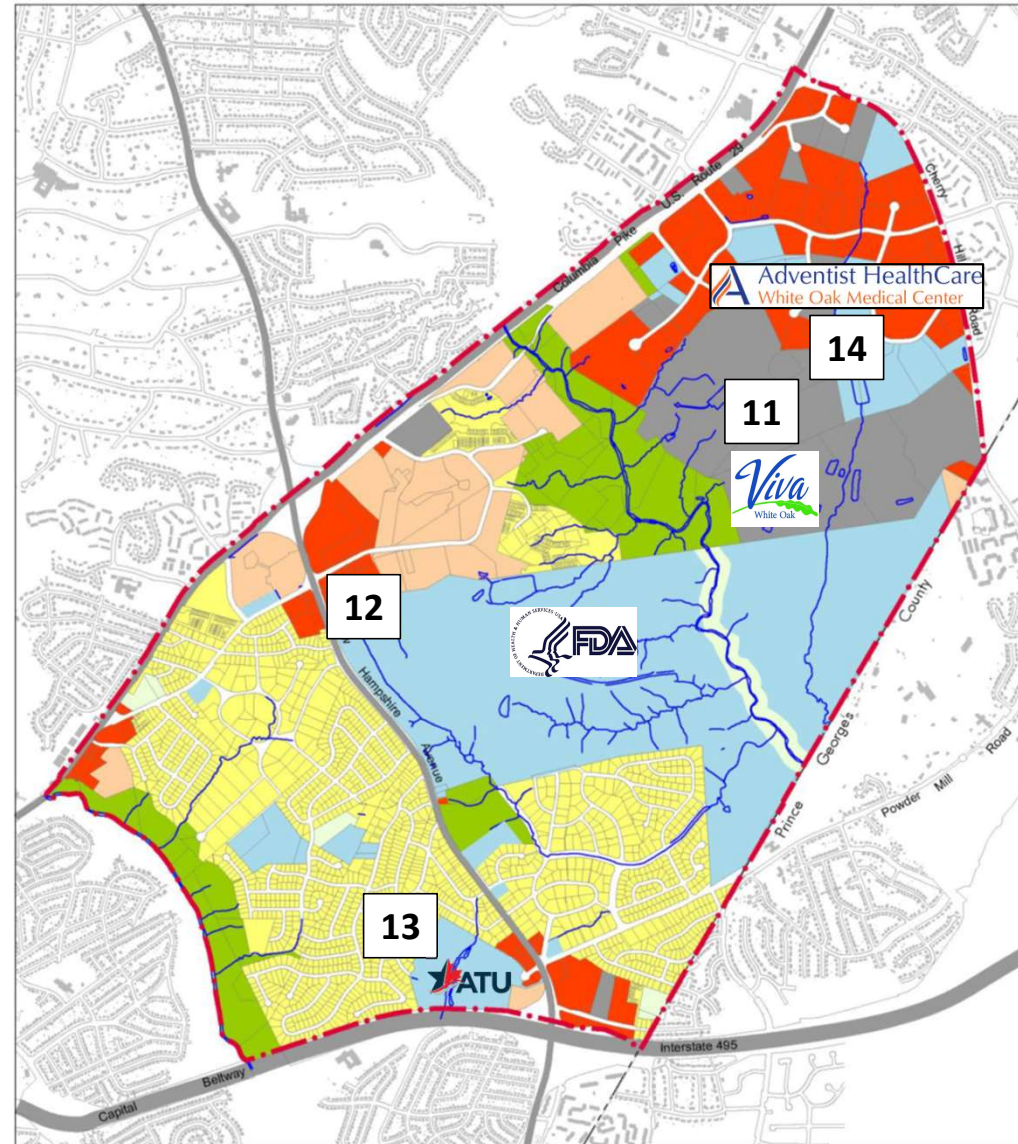
# Truck Screening

- Truck Screening Facility, consistent with 2018 FDA FRC Master Plan, first new building to be implemented.
- Existing campus consists of 10 office and 4 laboratory buildings, totaling 3.8 million gross square feet.



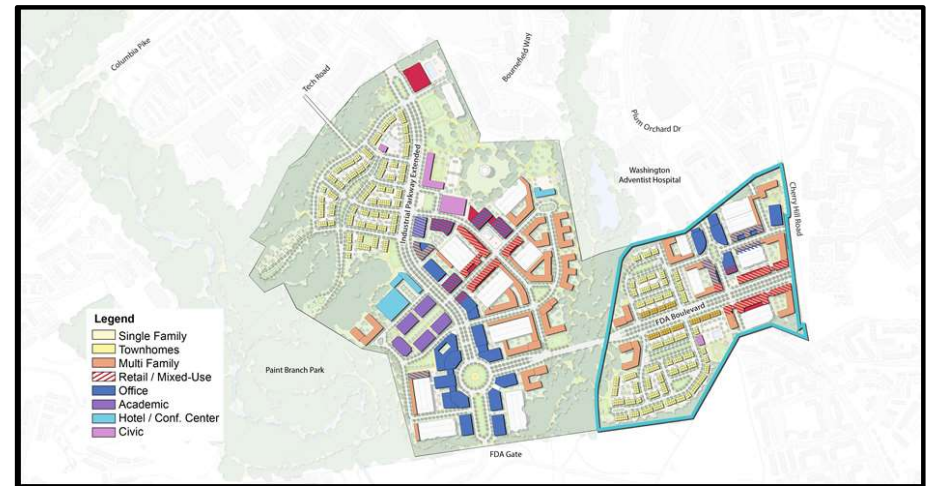
# Planning & Engineering

- 11. VIVA White Oak
  - 12. White Oak Self Storage
  - 13. Amalgamated Transit Union
  - 14. Adventist White Oak Medical Center
- MOB 3



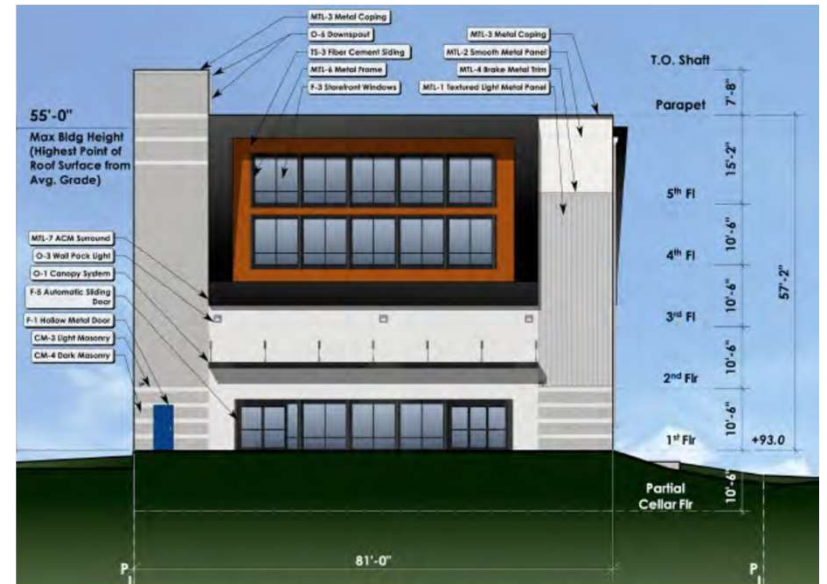


- Public-Private Partnership
- New Bioscience-focused 280-acre mixed-use community where citizens will be able to live, work, learn and play
- Adjacent to the FDA Headquarters with excellent access to BWI international airport and the Intercounty Connector
- Approved for 12.18 million-square-feet of commercial and residential development
- Status: Preliminary Plan being revised and engineering of Master Plan Roads underway.
- \$40 Million County contribution to assist the construction of necessary infrastructure



# 12 - 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.



# 13 - Amalgamated Transit Union Redevelopment

- Developer – WRS Inc., South Carolina
- Feasibility for a Town Center with 1.3 million square feet of mixed-use (900 residential units, new shopping and restaurant offerings) on the 46-acre site.



# 14 Adventist HealthCare MOB 3 White Oak Medical Center

- New three-story Medical Office Building, MOB 3.
- Outpatient surgical center.
- 61,750 square feet.

