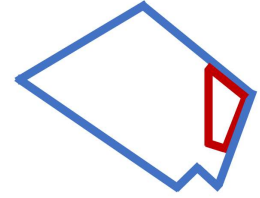




**Marc Elrich**  
County Executive



**Jewru Bandeh**  
Eastern Region Director

# East County Development Projects

January 2024

# East County Projects

## Completed

1. Adventist Hospital
2. Victory Crossing/Willow Manor
3. Hilton Home2 Suites Hotel
4. Giant – Orchard Center
5. Tesla Service Center
6. Hillandale Park

## Permitting & Construction

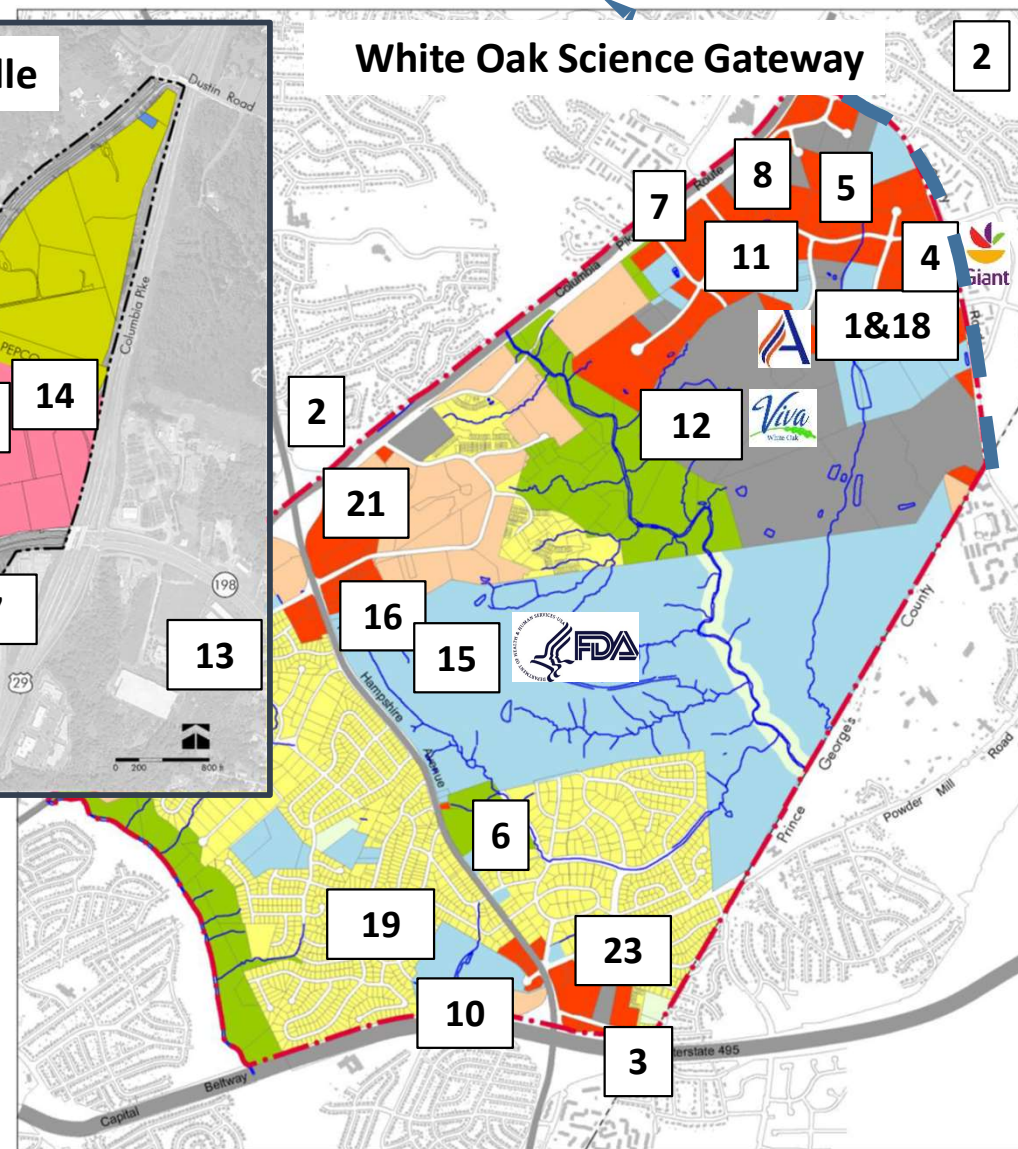
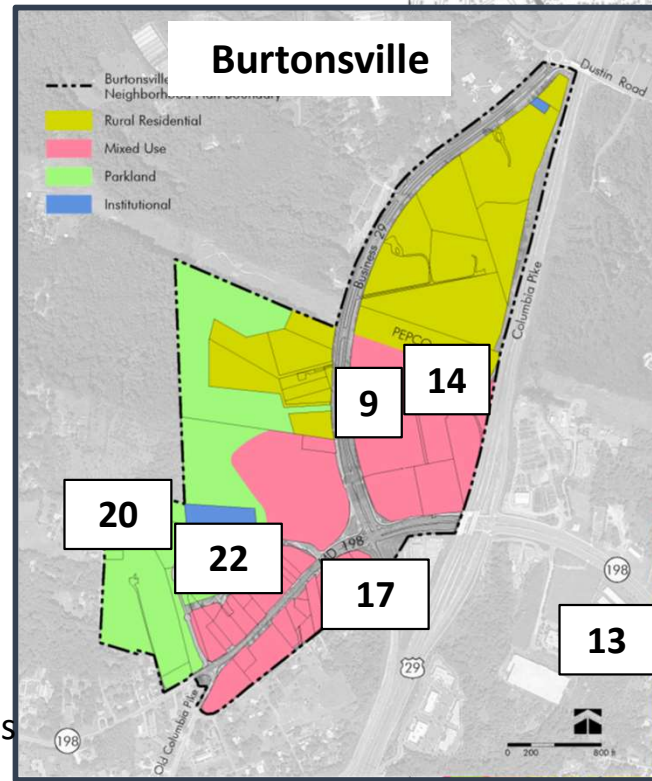
7. White Oak Town Center
8. White Oak Apartments
9. Burtonsville Crossing
10. Hillandale Gateway
11. MC Education Center

## Planning & Engineering

12. Viva White Oak
13. Brookstone Senior Housing
14. Burtonsville Crossing Apartments
15. FDA Truck Screening
16. White Oak Self Storage
17. WAWA Burtonsville
18. Adventist WO Medical Center MOB 3
19. Amalgamated Transit Union
20. Burtonsville Elementary School

## Future Development Opportunities

21. White Oak Shopping Center
22. Burtonsville Commercial Centers
23. Hillandale Shopping Center
24. Fairland & Brigs Chaney
25. Montgomery College East Campus



# 1 - Adventist Health Care White Oak Medical Center

- Completed August 2019.
- Project: State of the Art medical facility with 198 private patient rooms.
- 1,900 Permanent Hospital Jobs.
- Seeking expansion to satisfy existing demand.



## 2 - 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.



# 3 - Hilton Home2 Suites Hotel

- Completed 2019
- New Hotel
- 100 rooms



# 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 - 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



# 7 - White Oak Town Center

- Status: Under Construction
- Project: 103,000 SF Mixed-Used development including 41,000 SF grocery store
- Developers: FINMARC Management Inc. & BMC
- Substantial Completion January 2024



# 8 - White Oak Apartments

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



# 9 – Burtonsville Crossing



- Status: Under Construction
- New Community Plaza
- Grand opening early 2024
- Anchor Tenants:



*Domain Fitness &  
Performance*



# 10 - Hillandale Gateway



- Status: Construction
- Leadership in Sustainable Design
- Project: Mixed-Use with 463 Residential Units and Commercial Development
- Developers: Duffie Companies, PS Ventures, HOC of Montgomery County



# 11 - Montgomery College Education Center

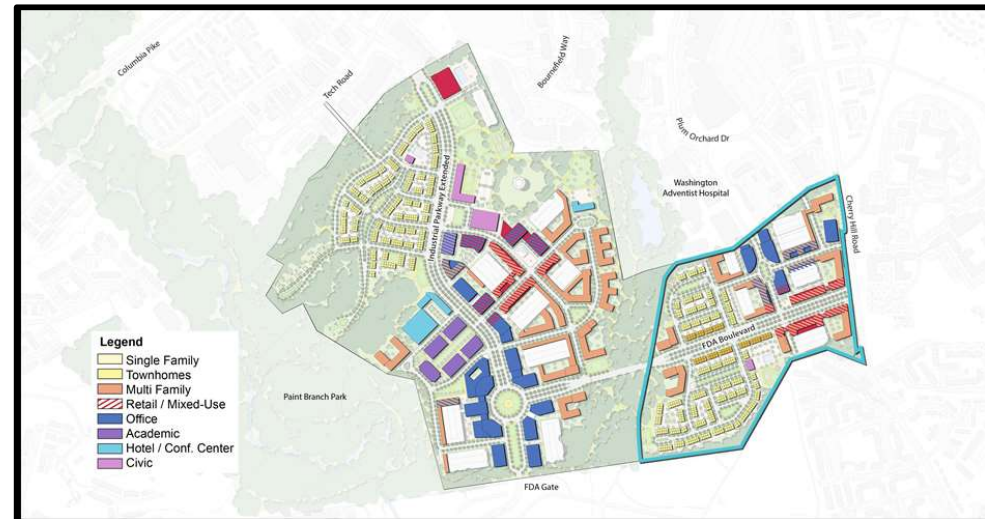


- 55,000 Square-Foot East County Education Center
- Classes, Programs, and Services
  - Small Business/Entrepreneurship
  - Cybersecurity/IT
  - Allied Healthcare
  - Early Childhood Education
  - English for speakers of other languages
  - General Studies
  - Raptor Central, the student support services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



# 12 - Viva White Oak

- 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
- Preliminary Plan Approved for 12,180,270 SF Mixed-Use Development.
- \$40 Million County contribution to assist with the construction of necessary infrastructure



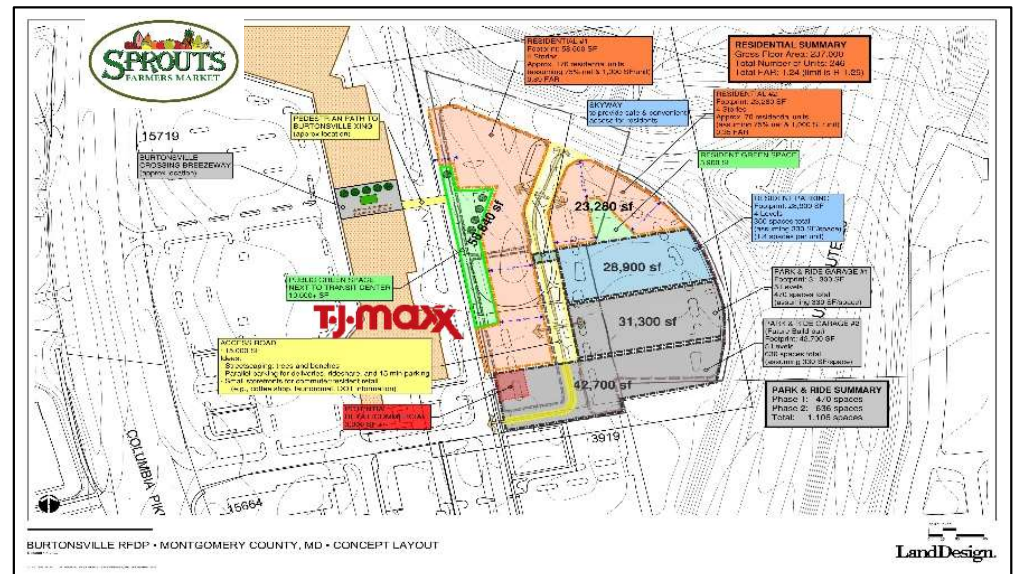
# 13 – Brookstone Senior Center

- 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



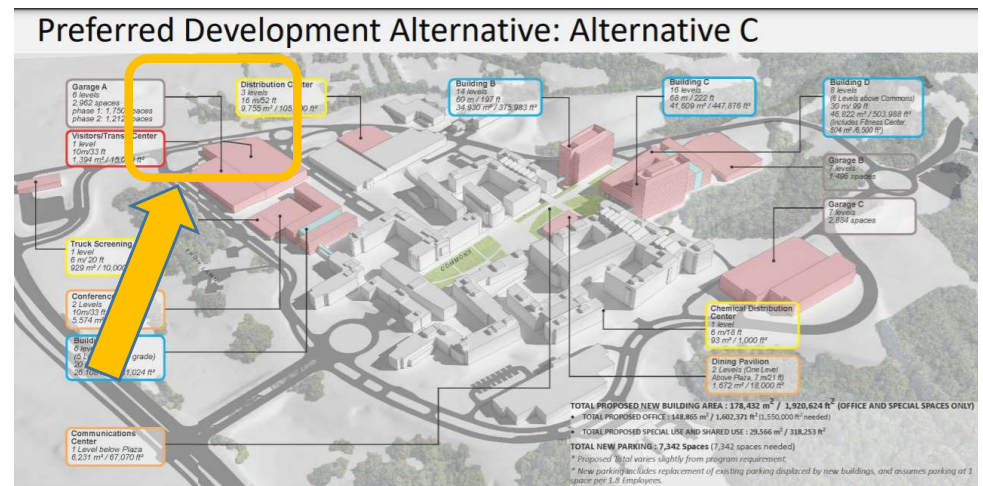
# 14 - Burtonsville Apartments

- 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



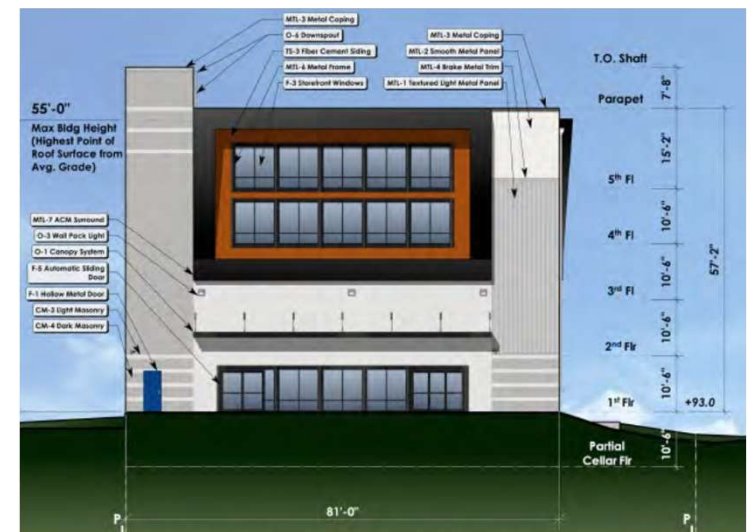
# 15 – Food and Drug Administration Truck Screening

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



# 16 - White Oak Self-Storage

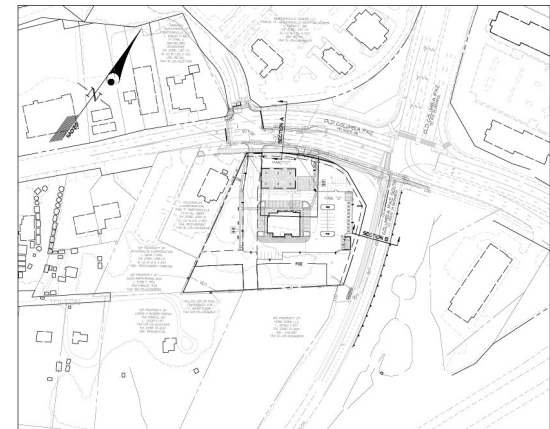
- Status: Local Map Amendment and Conditional Use Application - [Staff recommended approval.](#)
- Next steps: Sketch Plan and Site Plan.
- Front Parking area covered by 3,800 SF upper floor addition and new 116,000 SF rear self-storage building.



# 17 - WAWA



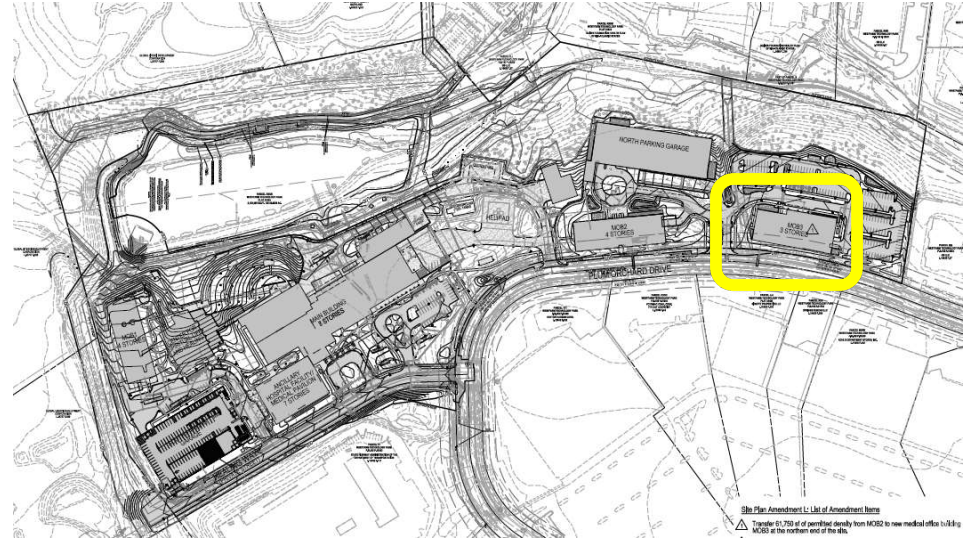
- Special Exception Modification
- Add two fuel dispensers (total of six)
- Transform the site from the existing 2,496 square feet and 8,208 square feet mattress store to a new 5,919 square feet convenience store.



# Adventist WO Medical Center MOB 3



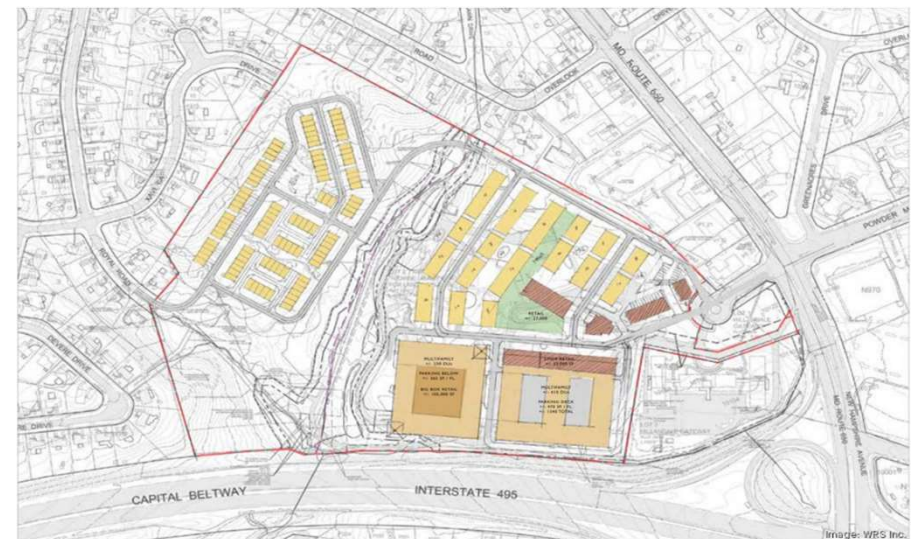
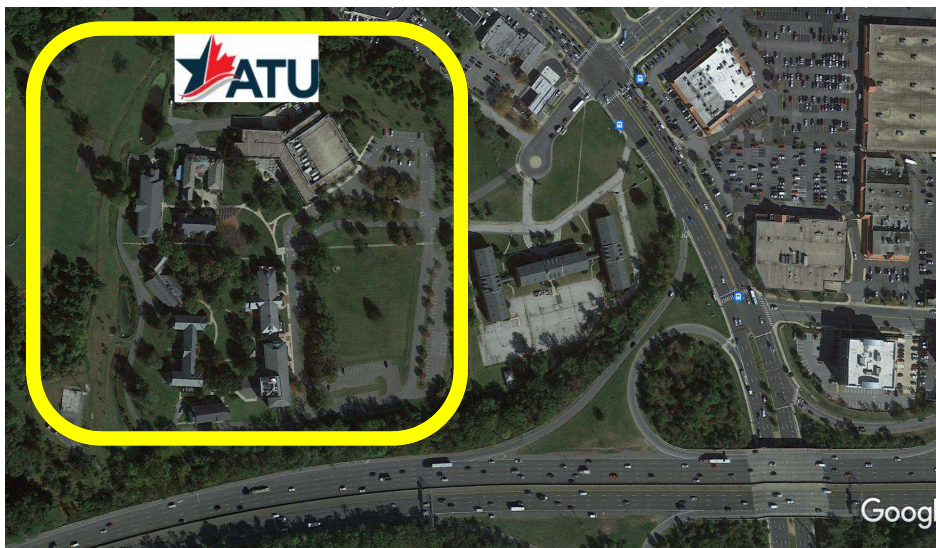
- New three-story Medical Office Building.
- Outpatient surgical center.
- 61,750 square feet.



# 19 - 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., South Carolina is 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 restaurant).



# 20 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.



# 21 - White Oak Shopping Center

- Anchored by Giant Food and Walgreens
- Sears Closed, For Sublease
- Adjacent to the FDA
- Total SF: 480,276
- Land Area: 27.9 acres



# 22 – Burtonsville Commercial Centers

- Master Plan
- Centers with diverse retailers and international restaurants.
- Burtonsville Access Road and the MD 198 (Section D) projects should stimulate the redevelopment of the existing center.
- Opportunity to improve pedestrian access, parking, landscaping and connections between both roadways.



# 23 - Hillandale Shopping Center and Vicinity

- Significant residential FAR has been included in the rezoning to allow for mixed-use development and to create the greatest incentive for redevelopment.
- New Hampshire BRT should provide an additional incentive for redevelopment.



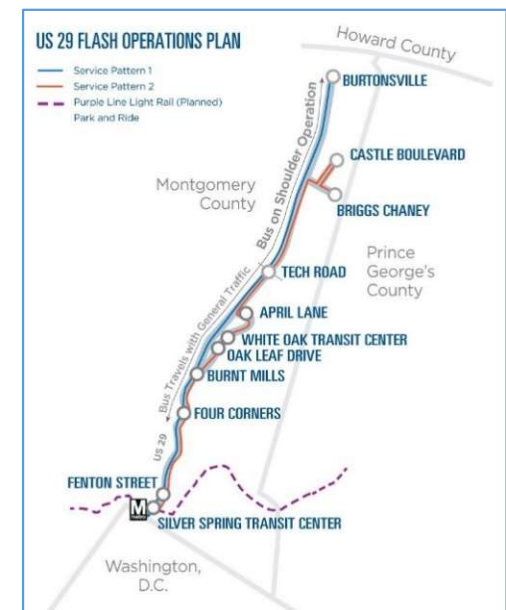
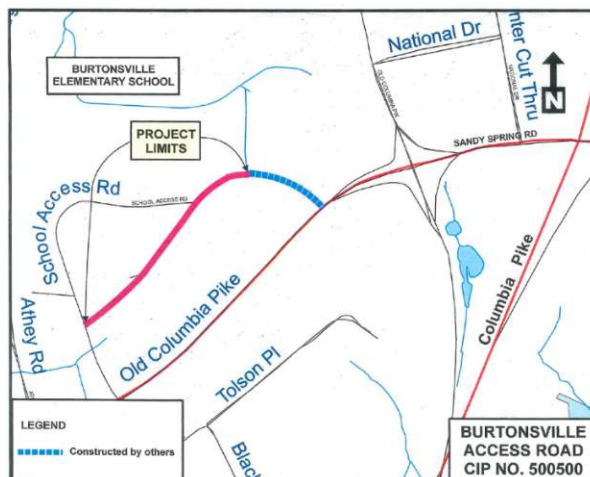
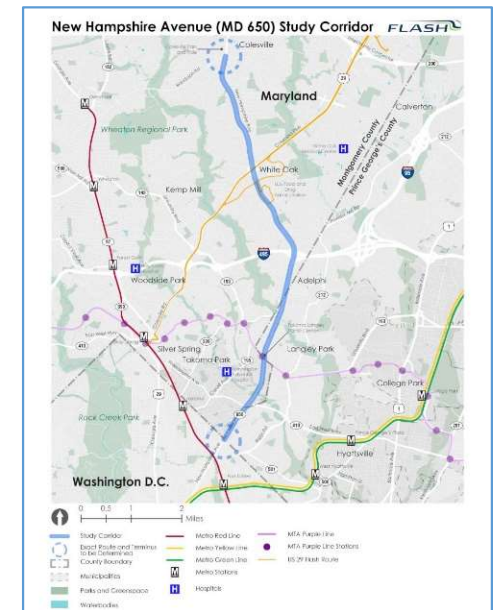
# 24 - Fairland and Briggs Chaney

- Master Plan Main Objectives:
  - Equitable Communities
  - Economic Health
  - Environmental Resilience



# Major Transportation Projects & Studies

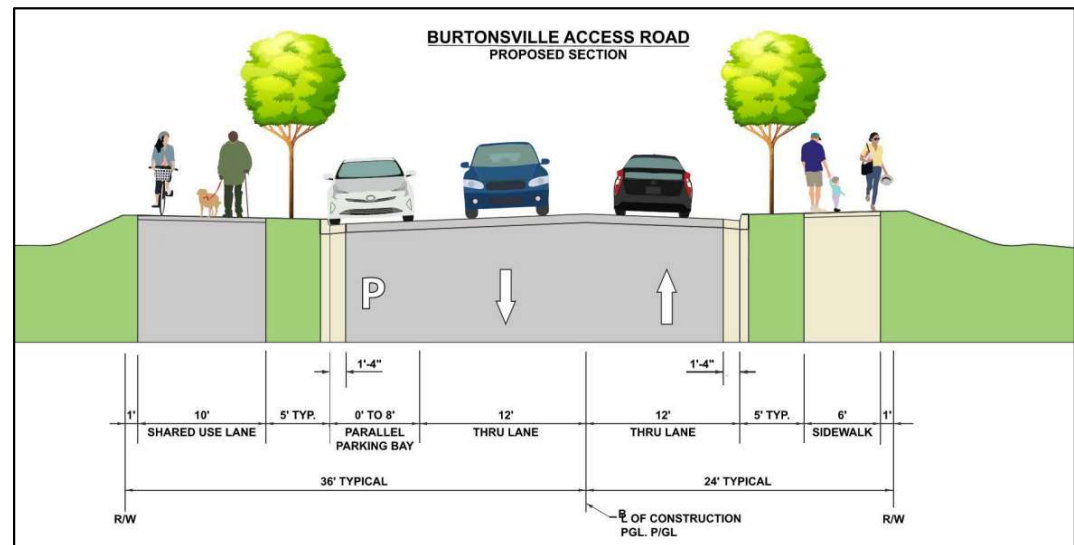
- Burtonsville Access Road CIP
- US 29 Flash BRT Phase 2 Mobility & Reliability Study
- New Hampshire Flash BRT Planning Study
- Old Columbia Pike/Prospect Drive



# Burtonsville Access Road

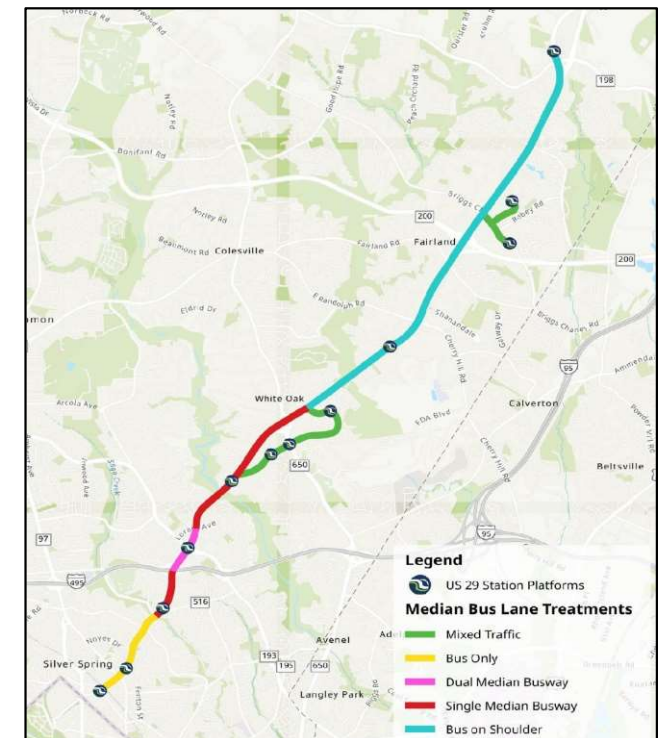
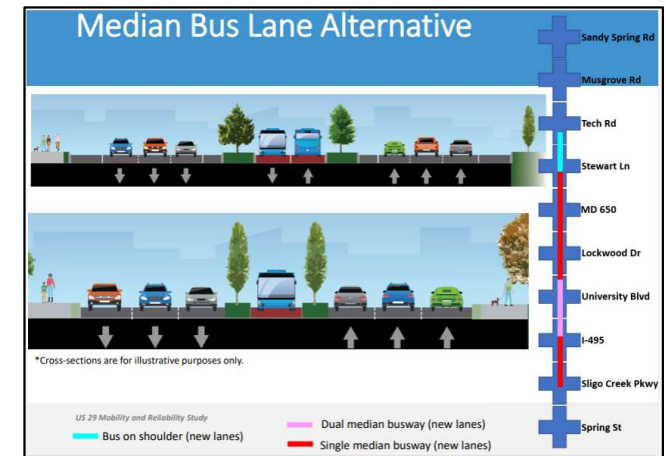
## Schedule:

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



# US 29 FLASH BRT Phase 2

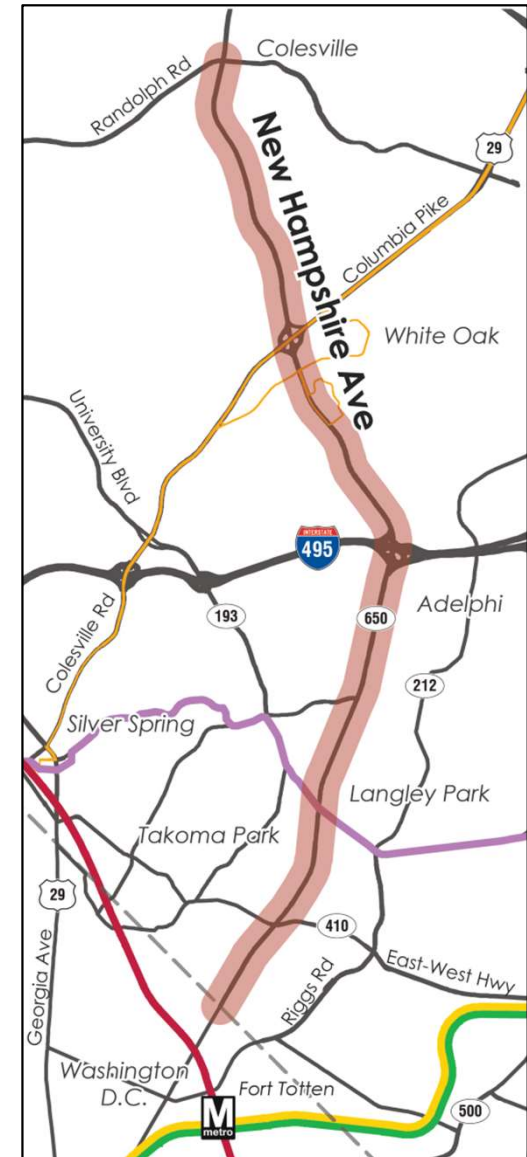
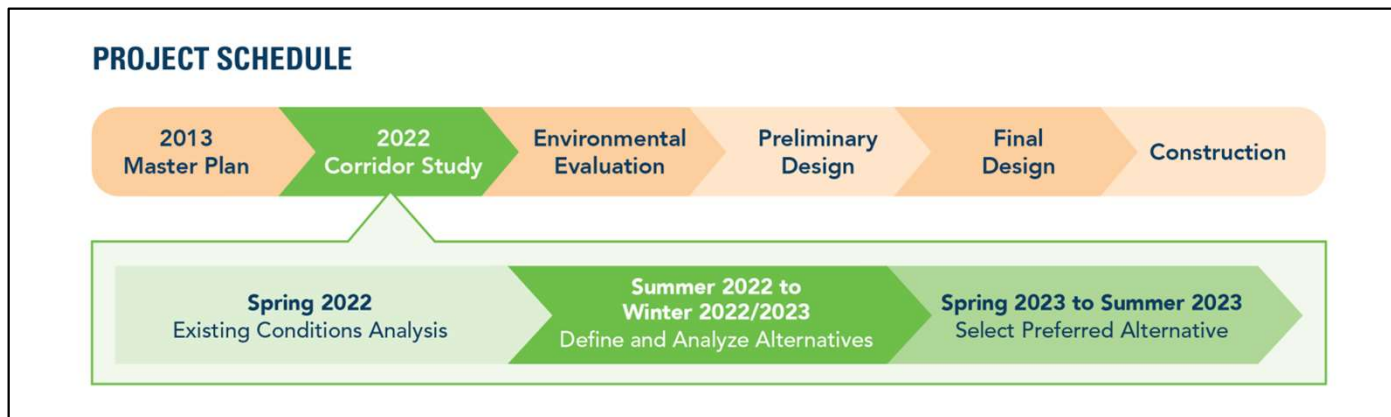
- MCDOT has initiated work to complete preliminary engineering (35% design).
- Task order activities will include community outreach, stakeholder engagement, design development, and cost estimate development.
- Community advocating for the Median Alternative



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

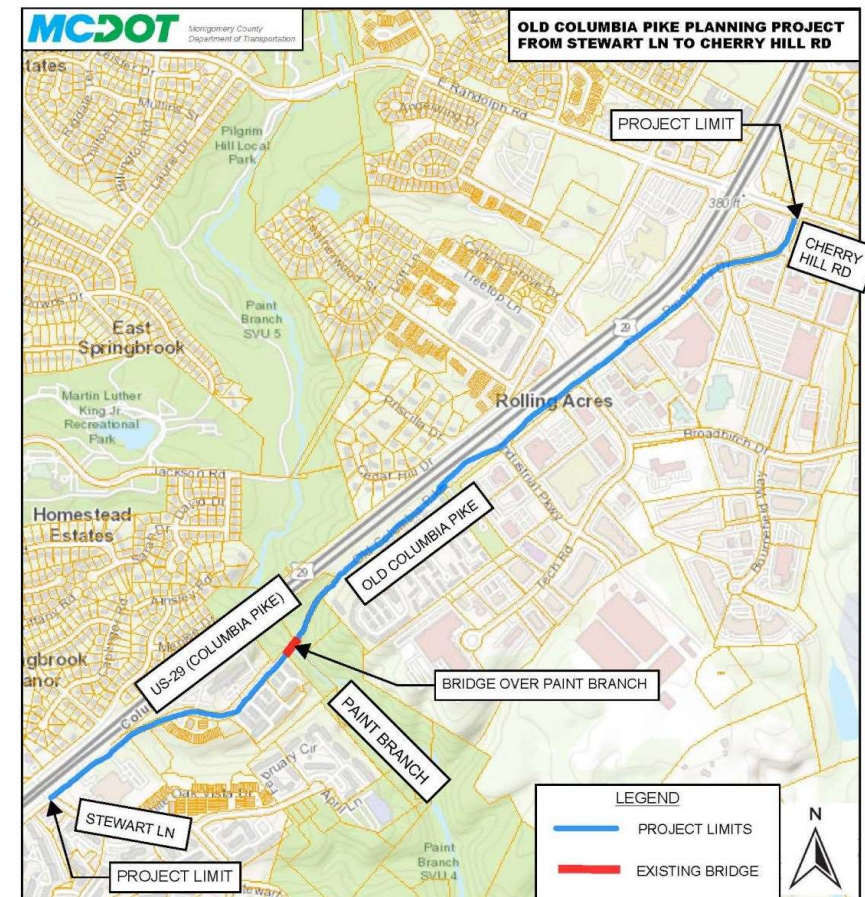
# New Hampshire Avenue BRT Study

- 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



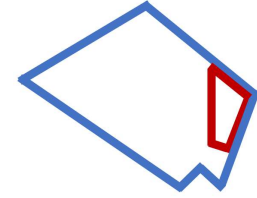
# Old Columbia Pike/Prosperity Drive Improvements Project

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





**Marc Elrich**  
County Executive



**Jewru Bandeh**  
Eastern Region Director

# Montgomery County Government East County Regional Office

**Contacts:**      **Jewru Bandeh, Director**  
Montgomery County, Eastern Regional Office  
3300 Briggs Chaney Road  
Silver Spring, Maryland 20904  
240-777-8414 (office)  
240-304-8075 (cell)

**Ayanna King**  
Community Projects Manager  
3300 Briggs Chaney Road  
Silver Spring, MD 20904  
240 408-0033 (cell)

**Cicero Salles**  
White Oak Planning Manager  
3300 Briggs Chaney Road  
Silver Spring, MD 20904  
240 777-8417 (office)  
202 993-6951 (cell)