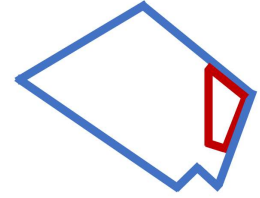




**Marc Elrich**  
County Executive

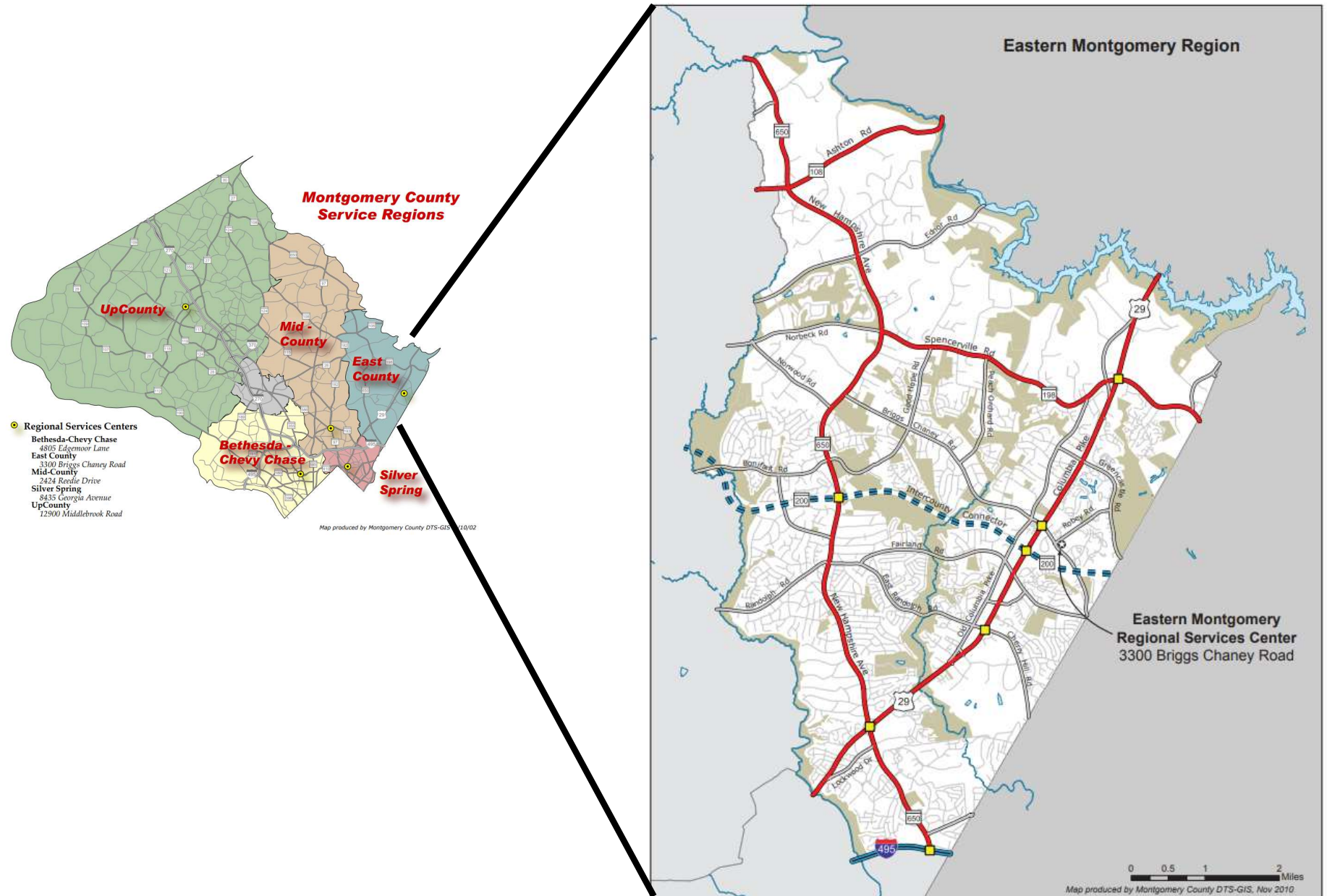


**Jewru Bandeh**  
Eastern Region Director

# **East County Regional Profile & Development Projects**

March 2025

# Regional Services Centers – East County



# Demographics



Source:



2010 Census w/ACS 5-Year Public Use  
Microdata Sample Updates

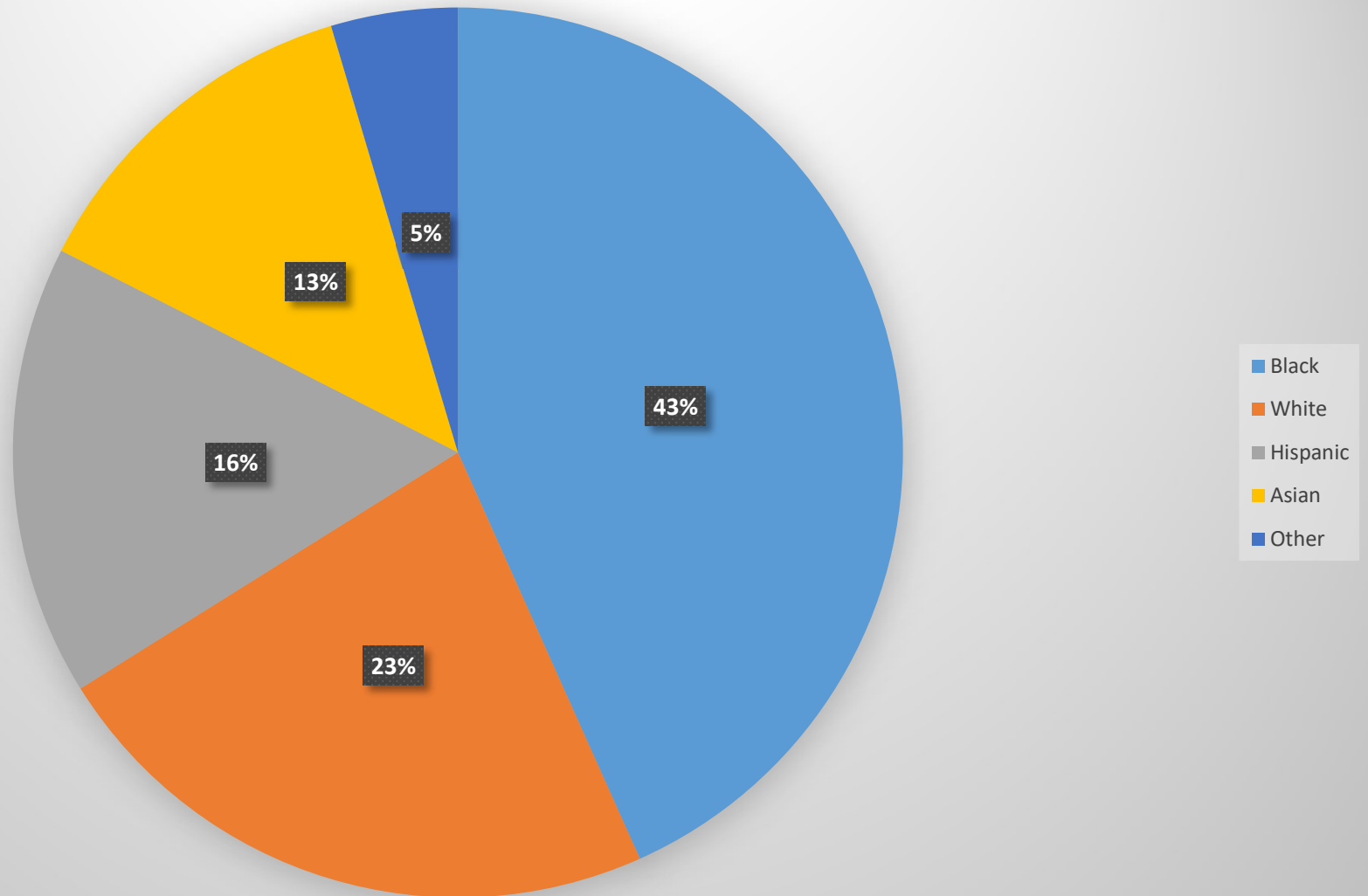


# East County Population

Neighborhood	Population
White Oak & Hillandale	24,823
Calverton	18,429
Colesville	14,233
Fairland	24,201
Cloverly	14,975
Burtonsville & Ashton	21,343
<b>TOTAL EAST COUNTY</b>	<b>118,004</b>

# East County Racial Composition

East County Racial Composition



# East County Households

Neighborhood	Ocupied Households	Renter Occupied	% Renter Occupied
White Oak & Hillandale	8,870	4,874	55%
Calverton	6,783	2,602	38%
Colesville	4,847	433	9%
Fairland	8,787	4,550	52%
Cloverly	4,835	394	8%
Burtonsville & Ashton	6,932	1,233	18%
<b>Total</b>	<b>41,054</b>	<b>14,086</b>	<b>34%</b>

# East County Median Household Income

Neighborhood	Median Household Income
Burtonsville & Ashton-Sandy Spring Area	\$ 112,000
Calverton	\$ 80,223
Cloverly	\$ 118,134
Colesville	\$ 111,368
Fairland	\$ 79,420
White Oak & Hillandale Area	\$ 101,270
<b>County Avg. All Neighborhoods</b>	<b>\$ 111,095</b>

# East County Projects

## Life Sciences / FDA Village Center

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 Center

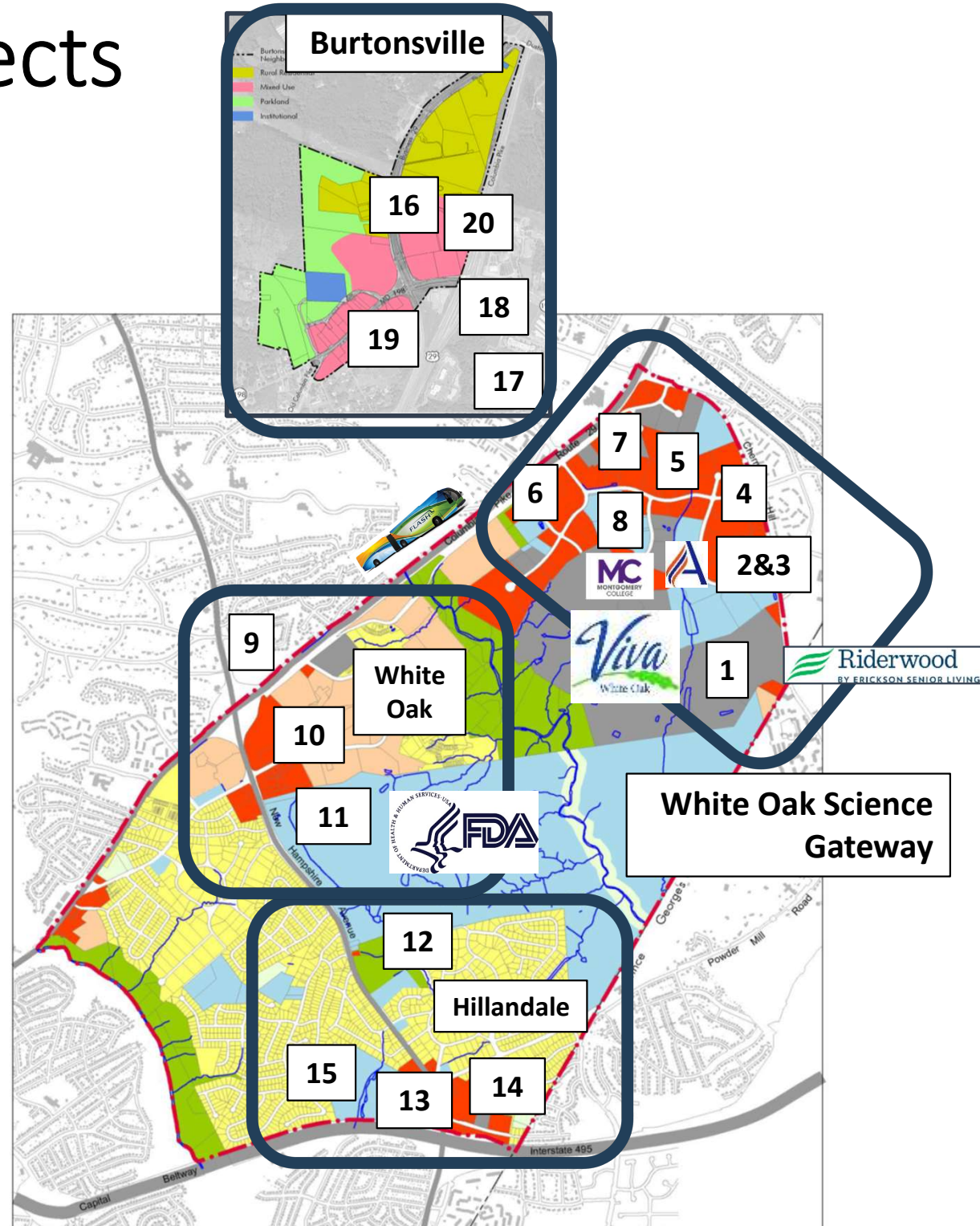
9. Victory Crossing/Willow Manor
10. White Oak Self Storage
11. FDA Truck Screening

## Hillandale Community

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

## Burtonsville

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



# 1 - Viva White Oak



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



# 2 - Adventist Health Care White Oak Medical Center

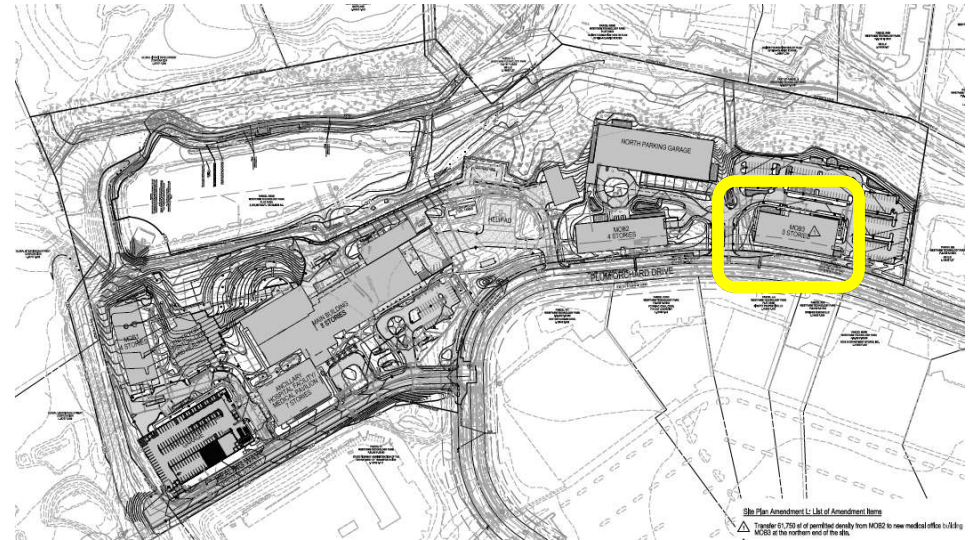
- Completed August 2019.
- State of the Art medical facility with 230 private patient rooms and 1,000 parking spaces.
- 1,900 Permanent Hospital Jobs.



# 3 - Adventist WO Medical Center MOB 3



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



# 4 – Orchard Center Giant Food Store #2332

- Opened August 5<sup>th</sup>, 2022
- New store with Pharmacy, full-service deli, meat and seafood service, expanded gourmet cheese selection, extensive prepared food offerings like smoked meat, freshly made sushi and pizza, floral department 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



- Opened Summer 2022
- New 26,000 SF service center



# 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.



# 7 - *Logic* White Oak Apartments

- Status: Opened February 2025 ( 28 units, 2-over-2).
- Project: 387 Total Residential Units
- Developer: The NPR Group
- Final Deliveries First Semester 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
  - Hospitality Management
  - Raptor Central, the student support services one-stop shop for admissions and enrollment
- Precursor to the East County (fourth) Campus



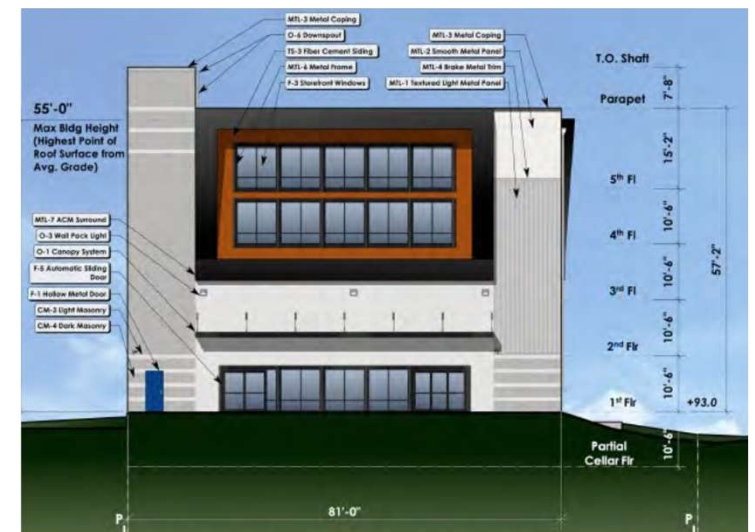
# 9 - Age Restricted Housing

- 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.



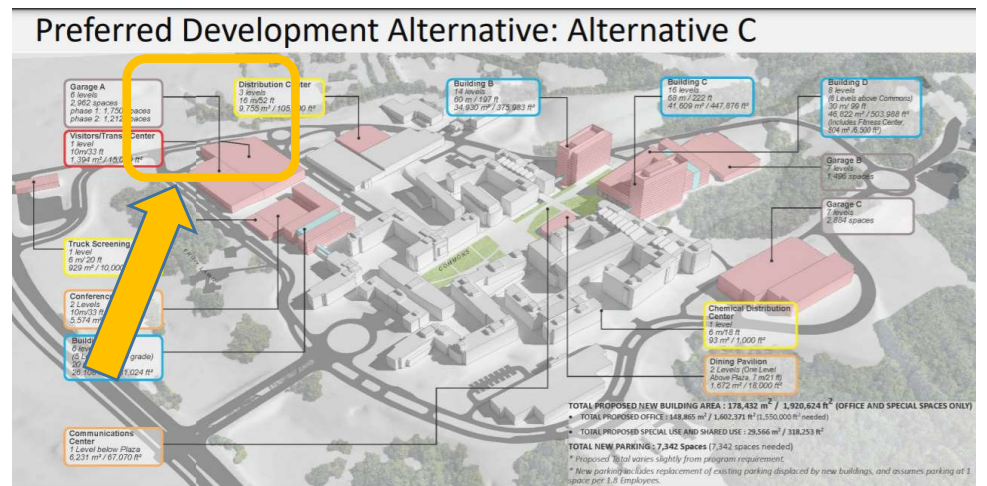
# 10 - White Oak Self-Storage

- Status: Local Map Amendment and Conditional Use Application.
- 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

- 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.



# 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





# 13 - 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.



# 14 - Home2 Suites Hotel



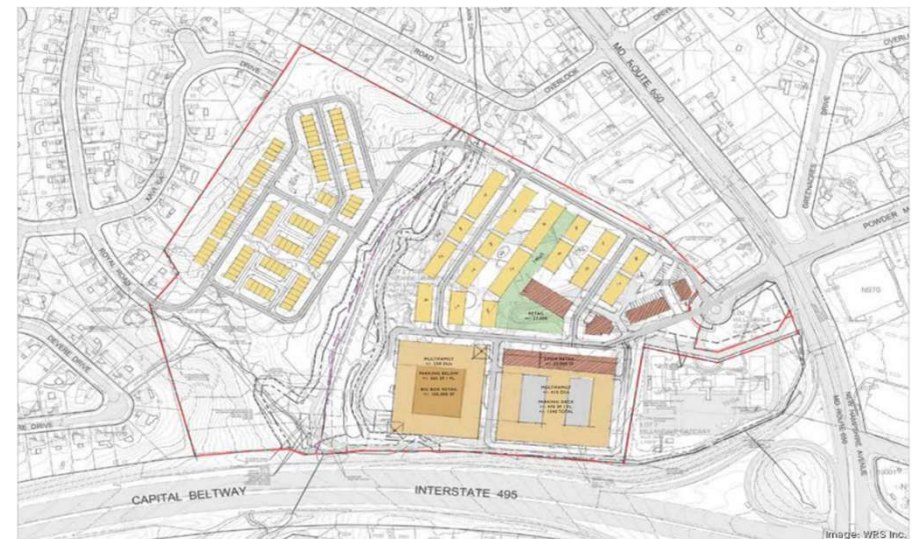
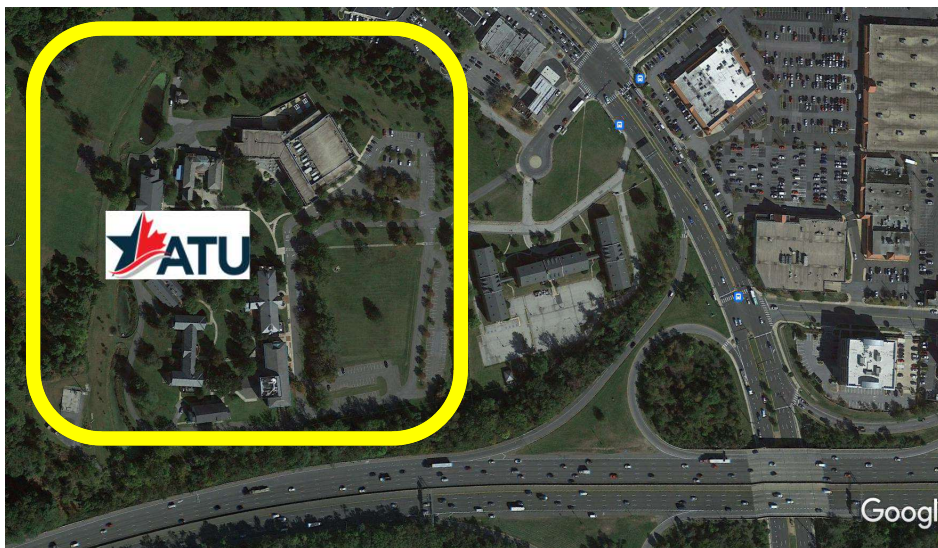
- Completed 2019
- New Hotel with 100 rooms, electric charging stations, and solar energy sources.
- Easily accessible from the Capital Beltway and close to the FDA Headquarters, University of Maryland, National Archives, and Downtown Silver Spring.



# 15 - 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.



# 16 – 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.



# 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

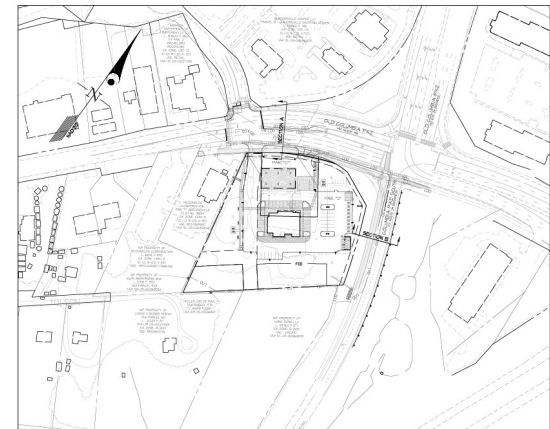
- Status: Engineering Design & Approval
- 176 Senior Living Units
- Project could open in late 2025 or 2026
- Services and Amenities:
  - Shuttle bus for shopping, dining
  - General store for residents
  - Bistro
  - Beauty salon
  - Swimming pool
  - Game room
  - Trails



# 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.



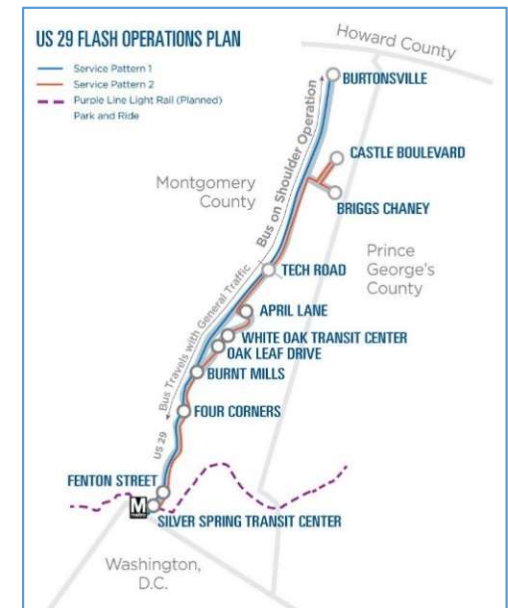
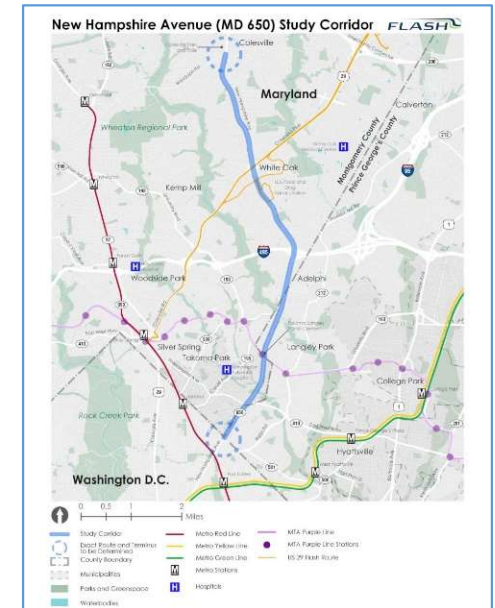
# 20 - Burtonsville Crossing Housing

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



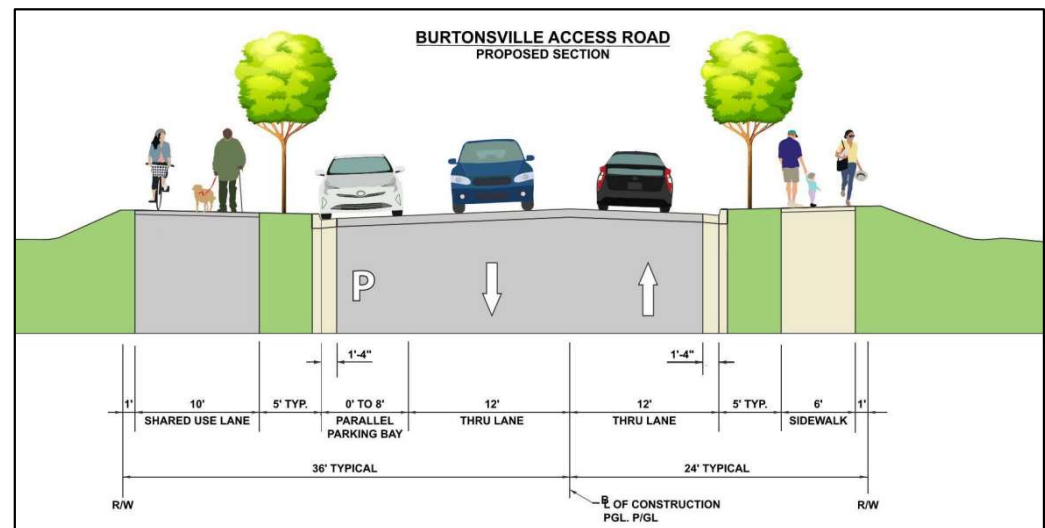
# Major Transportation and other County Projects

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



# Burtonsville Access Road

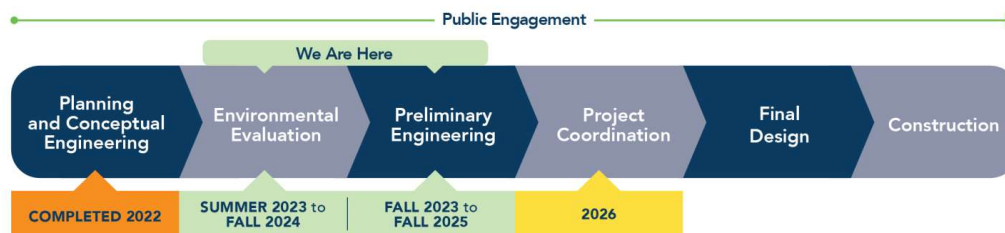
- New 1,000-foot-long roadway connecting MD 198 and the School Access Road.
- Project consists of two 12-foot lanes, eight-foot parking lane, curb and gutter, five-foot sidewalks, landscaping, and street lighting
- Schedule:
  - Final Design complete.
  - Property Acquisition: Complete.
  - Construction: April 2025 thru June 2026.



# US 29 FLASH BRT Phase 2

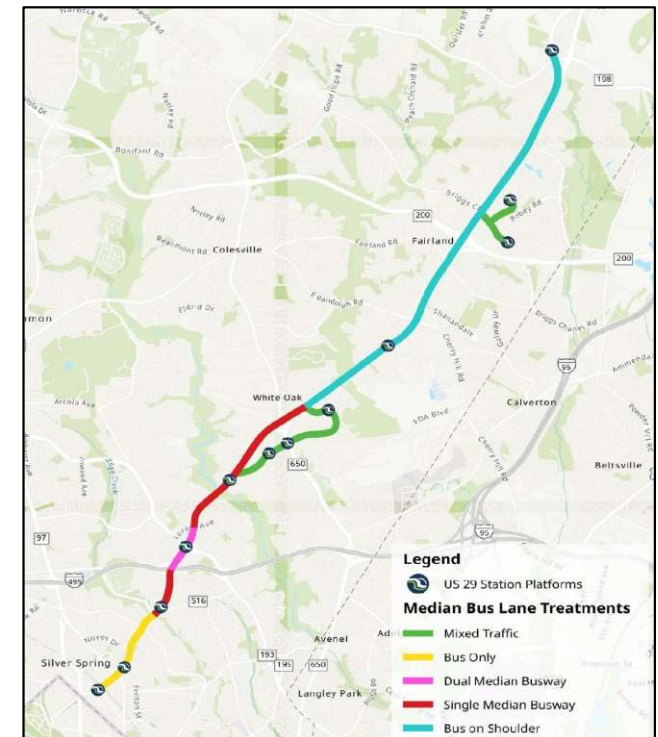
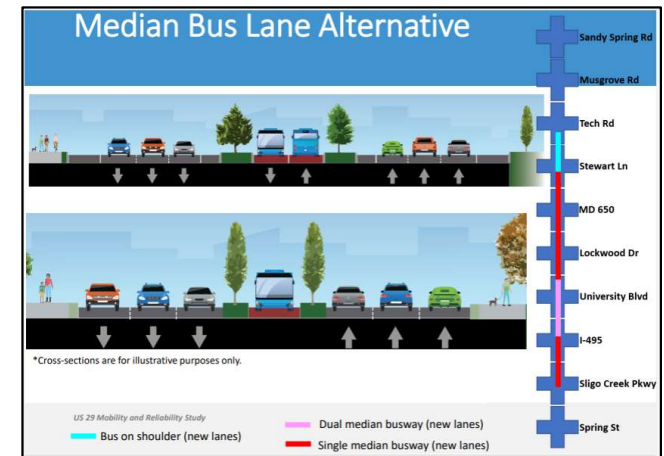
- MCDOT has initiated work to complete preliminary engineering (35% design).
- Task order activities will include community outreach, stakeholder engagement, design development, and cost estimate development.
- CAC & TAC Ongoing meetings.

## PROJECT SCHEDULE



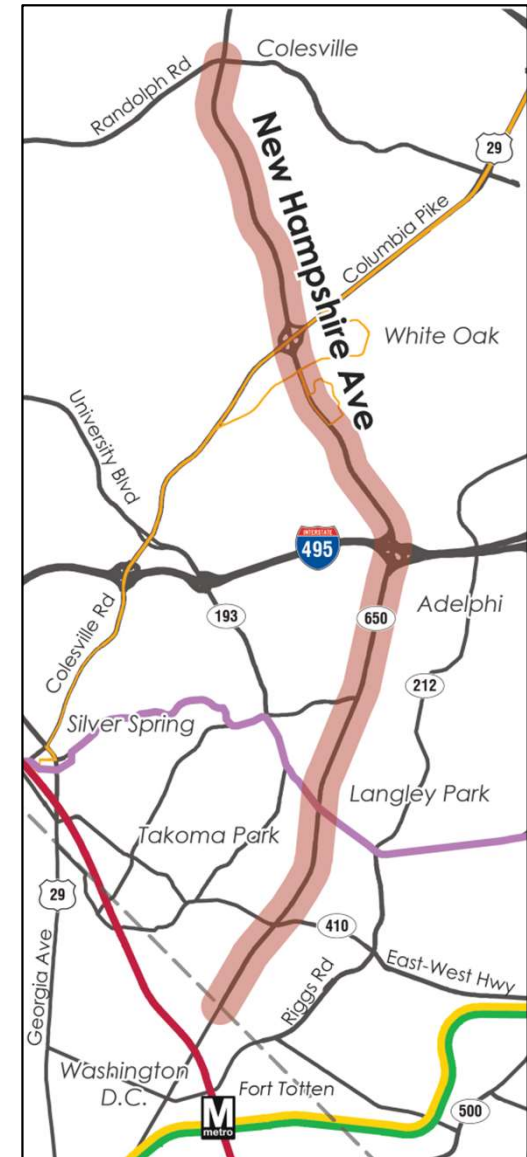
MCDOT

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



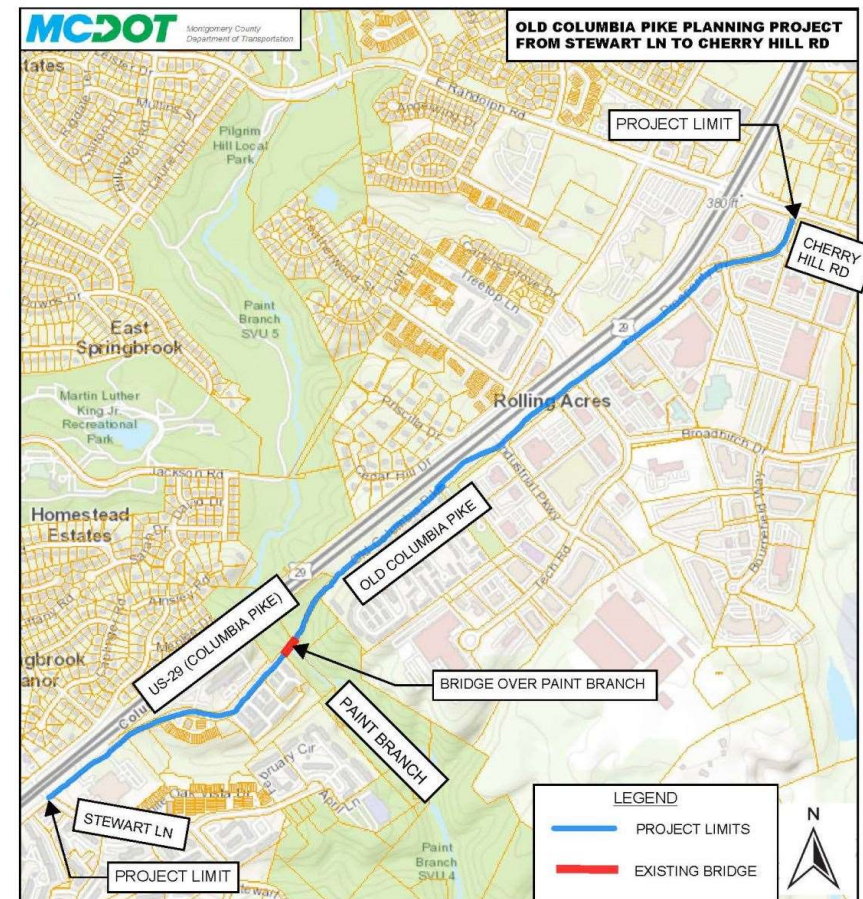
# New Hampshire Avenue BRT Study

- 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



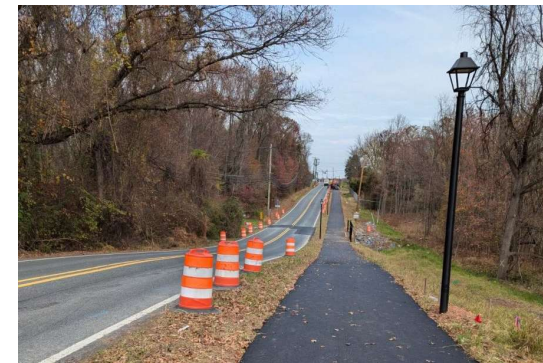
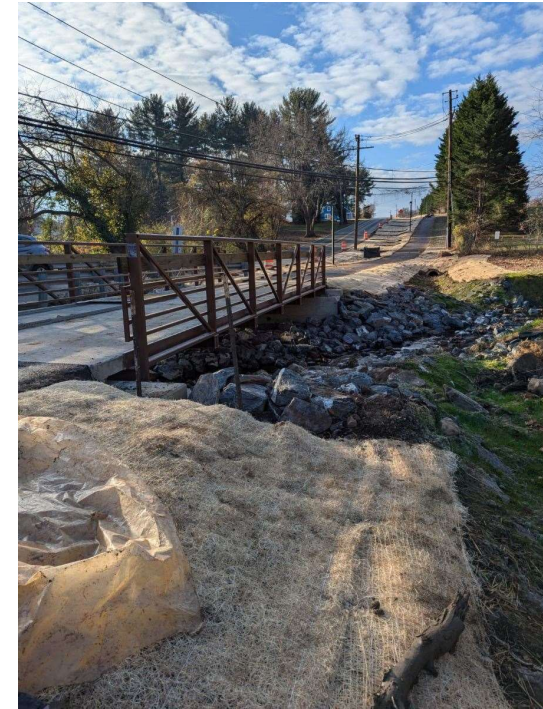
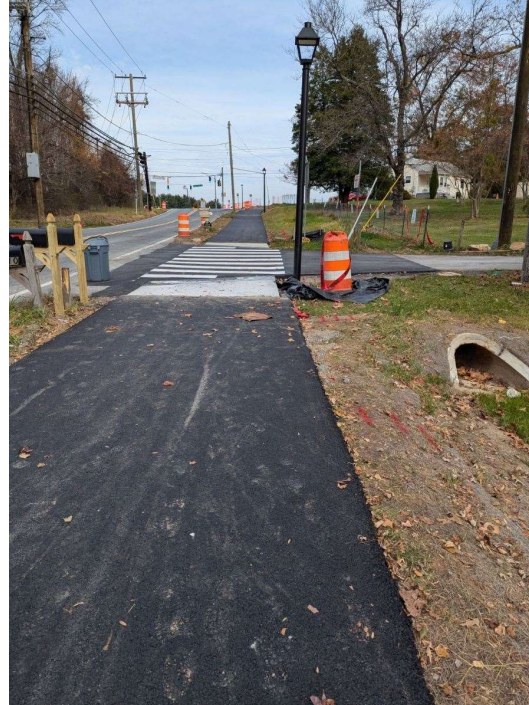
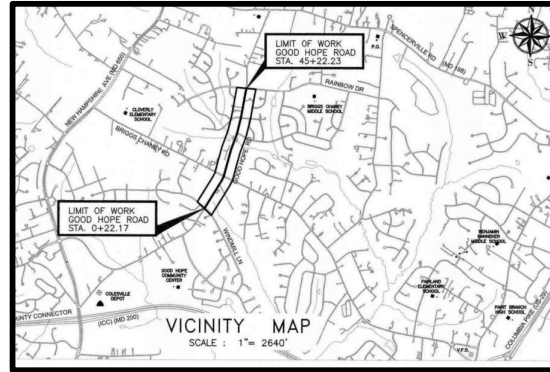
# Old Columbia Pike/Prosperity Drive Improvements Project

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



# Good Hope Shared Use Path

- Substantially Complete & Open December 2024.
- Project includes the construction of 4500' 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.



# 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

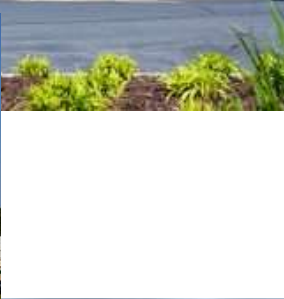
- Completed April 2023.
- Repurposing existing basketball courts into three pickleball courts, futsal and walking track.
- Playground replacement Spring 2024.



# East County Hub

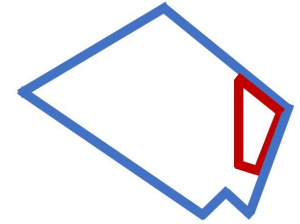
- Partners include Kingdom Global CDC, Rainbow CDC, Manna Food Center, MCPS, MCDHHS, ECRSC, Montgomery County Food Council, Montgomery County Coalition for the Homeless and several others.
- Public-private partnerships that provides Grab&Go food distribution, diaper distribution, snap registration, rental and utilities assistance, health and wellness, education, and employment, services.
- Over 61,000 households served, with 1.8 million pounds of food, and over 44,000 diapers distributed.







# Contact Information



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