



**Marc Elrich**  
County Executive

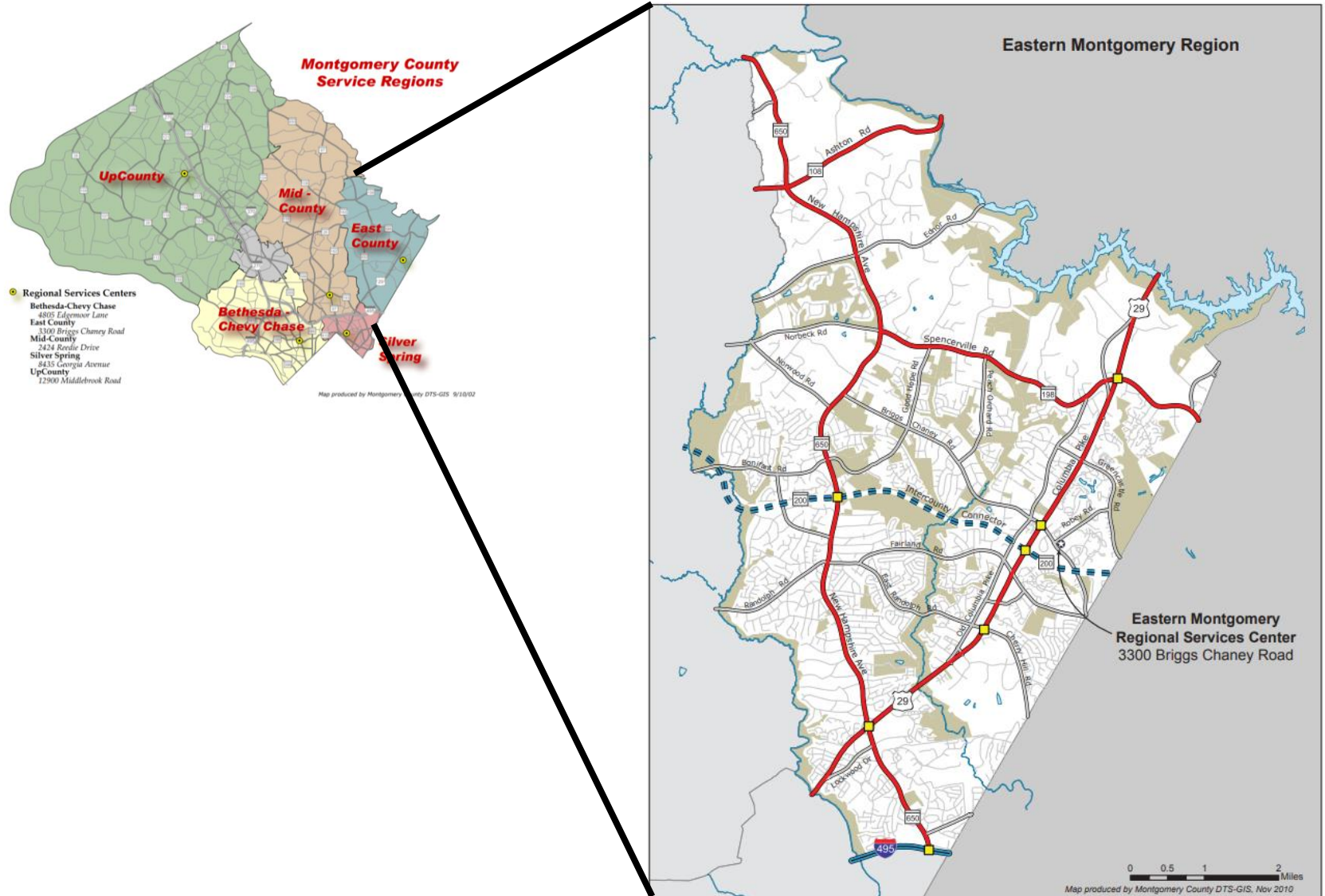


**Jewru Bandeh**  
Eastern Region Director

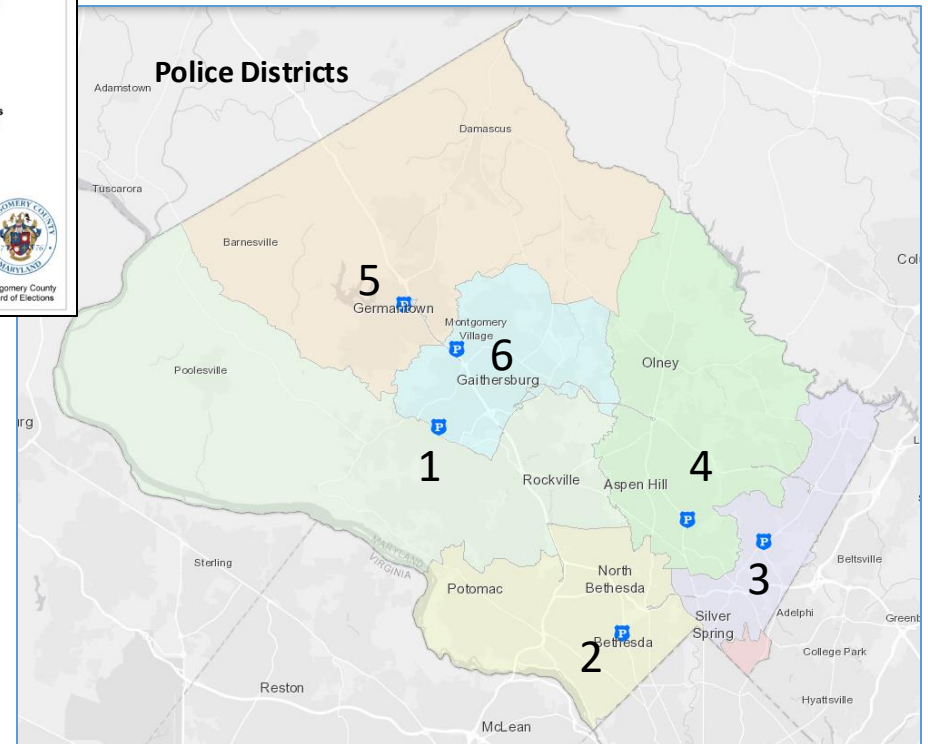
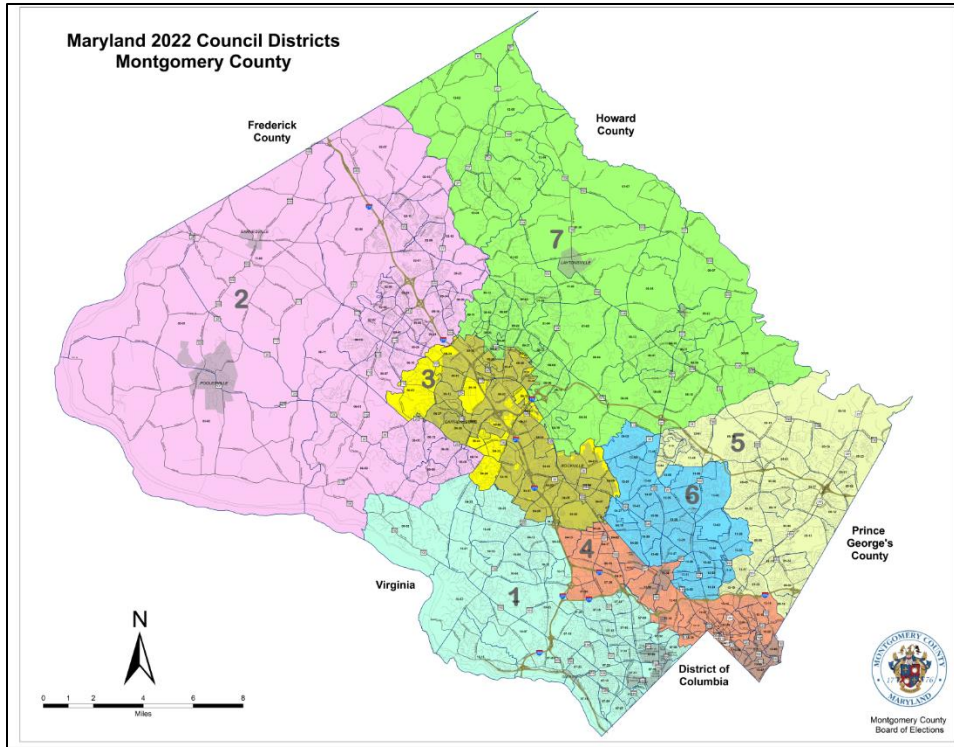
# **East County**

## **January 2026**

# Regional Services Centers – East County



# Montgomery County Overview





# Demographics

Source:

2019-2023 American Community Survey,  
5-Year estimates, U.S. Census Bureau



# East County Population

Neighborhood	Population
Ashton-Sandy Spring CDP	5,418
Burnt Mills CDP	4,111
Burtonsville CDP	10,063
Calverton CDP	17,721
Cloverly CDP	16,726
Colesville CDP	14,075
Fairland CDP	26,183
Hillandale CDP	4,901
Spencerville CDP	1,433
White Oak CDP	16,458
<b>Eastern Montgomery County</b>	<b>117,089</b>
<b>Montgomery County</b>	<b>1,057,586</b>

**11.1% of Total  
County Population**

# Origin of Foreign Born – Top 10

Country	Population	% Total East County Pop.
Ethiopia	5,825	5.0%
El Salvador	5,249	4.5%
Cameroon	3,036	2.6%
India	2,651	2.3%
Vietnam	1,953	1.7%
Guatemala	1,673	1.4%
Ghana	1,326	1.1%
Haiti	1,235	1.1%
Dominican Republic	998	0.9%
Jamaica	998	0.9%
<b>Total</b>	<b>117,089</b>	<b>21.3%</b>

# Language Spoken at Home

Language	Percent
English	54.0%
Spanish	16.4%
Other Indo-European <sup>(1)</sup>	12.0%
Asian and Pacific Islander	6.2%
Other	11.3%

(1) Languages include Germanic, Romance, Slavic, Indo-Iranian (like Hindi, Persian, Pashto), Baltic.

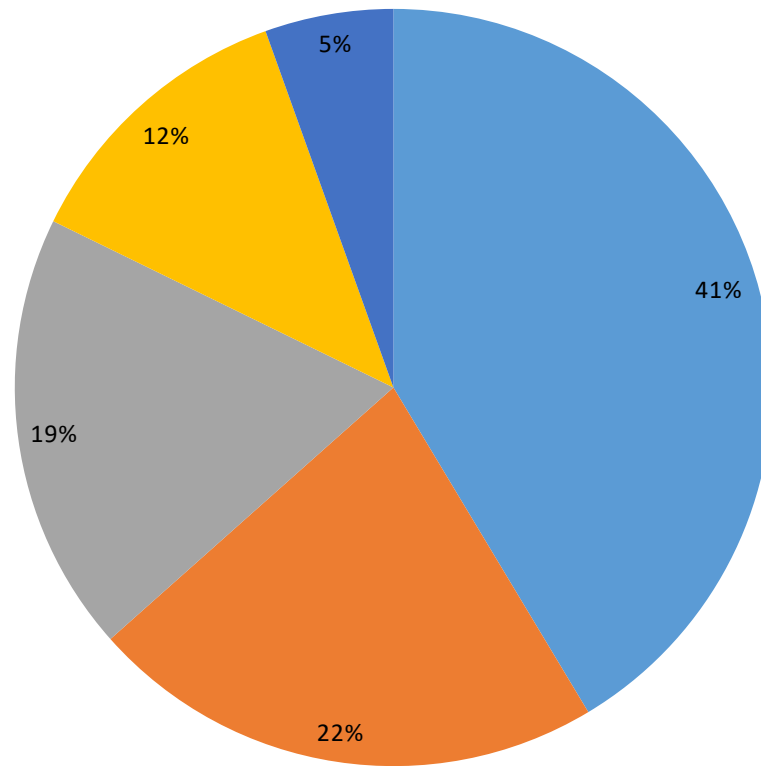
# East County Households

Neighborhood	Households
Ashton-Sandy Spring CDP	1,862
Burnt Mills CDP	1,246
Burtonsville CDP	2,976
Calverton CDP	6,040
Cloverly CDP	5,202
Colesville CDP	4,893
Fairland CDP	9,473
Hillandale CDP	1,498
Spencerville CDP	437
White Oak CDP	6,190
<b>Eastern Montgomery County</b>	<b>39,817</b>
<b>Montgomery County</b>	<b>387,881</b>

**10.2% of Total  
Households**



# East County Racial Composition



■ Black ■ White ■ Hispanic ■ Asian ■ Other

# East County Median Household Income

Neighborhood	Income (\$)
Ashton-Sandy Spring CDP	\$ 178,214
Burnt Mills CDP	\$ 109,402
Burtonsville CDP	\$ 130,000
Calverton CDP	\$ 108,315
Cloverly CDP	\$ 146,316
Colesville CDP	\$ 131,022
Fairland CDP	\$ 87,924
Hillandale CDP	\$ 159,118
Spencerville CDP (*)	\$ 104,333
White Oak CDP	\$ 80,118
<b>Montgomery County</b>	<b>\$ 128,733</b>

# Housing Tenure: Renters

Neighborhood	Renters (%)
Ashton-Sandy Spring CDP	5%
Burnt Mills CDP	16%
Burtonsville CDP	19%
Calverton CDP	32%
Cloverly CDP	13%
Colesville CDP	15%
Fairland CDP	53%
Hillandale CDP	12%
Spencerville CDP	10%
White Oak CDP	73%
<b>Eastern Montgomery County</b>	<b>35%</b>
<b>Montgomery County</b>	<b>35%</b>

# Foreign Born Residents

Neighborhood	Foreign Born (%)
Ashton-Sandy Spring CDP	13%
Burnt Mills CDP	52%
Burtonsville CDP	37%
Calverton CDP	40%
Cloverly CDP	35%
Colesville CDP	31%
Fairland CDP	38%
Hillandale CDP	33%
Spencerville CDP	35%
White Oak CDP	47%
<b>Eastern Montgomery County</b>	<b>37%</b>
<b>Montgomery County</b>	<b>33%</b>

# East County Hub

- East County Regional Consolidated Food HUB led by Kingdom FAME, offers free food and home delivery, diapers, basic necessities, case management and connections to community resources to families in need.
- East County Hub Partners include Kingdom FAME, Rainbow CDC, Peoples Community Baptist Church, Kings & Priest and Manna Food Center.
- Over 61,000 households served, with 1.8 million pounds of food, and over 44,000 diapers distributed.



# EAST COUNTY DESTINATION RESTAURANTS

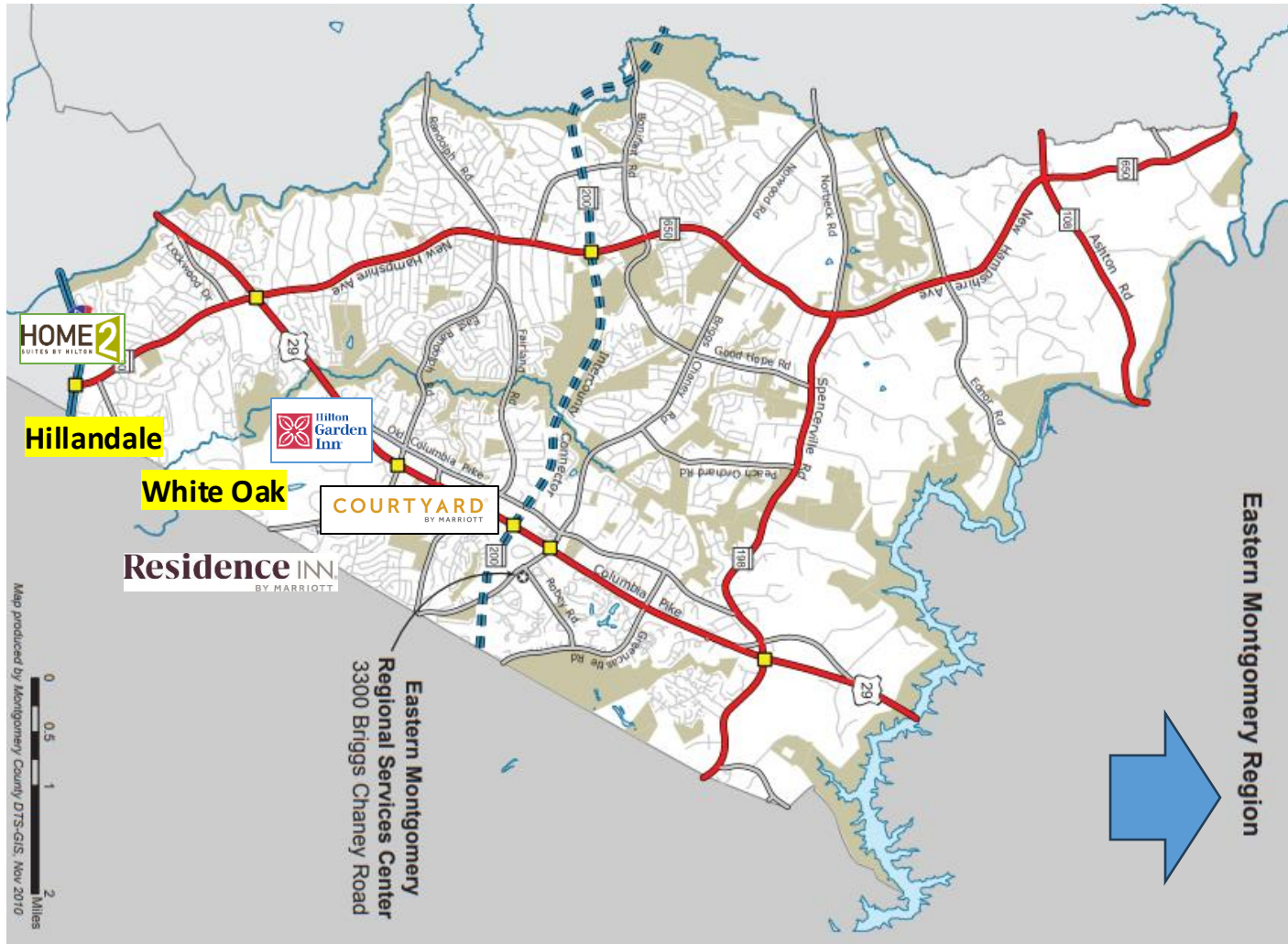


## Destination Restaurants:

1. El Andariego (Mexican & El Salvador)
2. Barra Brava (Peruvian)
3. Cuba de Ayer (Cuban)
4. 198 (American)
5. Centrado Café Shop
6. Squisito (Italian)
7. Zen Asian Grill & Sushi
8. Eggspectation
9. Phowheels (Vietnamese)
10. El Aguila (Tex-Mex)
11. Greek Village
12. Langano (Ethiopian)
13. Jollof Etcetera (Nigerian)
14. Jewel of India
15. Kabob N Karahi (Indian Pakistani)



# EAST COUNTY HOTELS

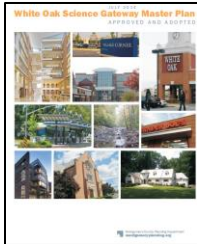


## Hotels:

1. Home 2 Suites, Hillandale
2. Hilton Garden Inn, White Oak
3. Courtyard by Marriott, White Oak
4. Residence Inn by Marriott

# East County Development Timeline

## White Oak Science Gateway Master Plan



Victory Crossing –  
105 units



Willow Manor at  
Fairland – 122 units



Columbia Local Park



Burtonsville  
Crossing Shopping  
Center – 130,000 SF



White Oak Town  
Center – 103,000 SF



Montgomery College  
East County  
Education Center –  
55,000 SF

**Beyond**

2014

2016

2018

2020

2022

2024

2026

2015

2017

2019

2021

2023

2025

Adventist White Oak  
Medical Center –  
230 private rooms



Wilshire Estates Senior  
Living – 141 units



Home2 Suites Hotel –  
100 rooms



Hillendale Park



East County Rec Playground



Logic Apartments – 387 units



Greencastle ES – 13,000 SF



# East County Development Pipeline

## Life Sciences / FDA Village Center

1. Viva White Oak
2. Adventist WO MOB 3

## White Oak Center

3. White Oak Self Storage

## Hillandale Community

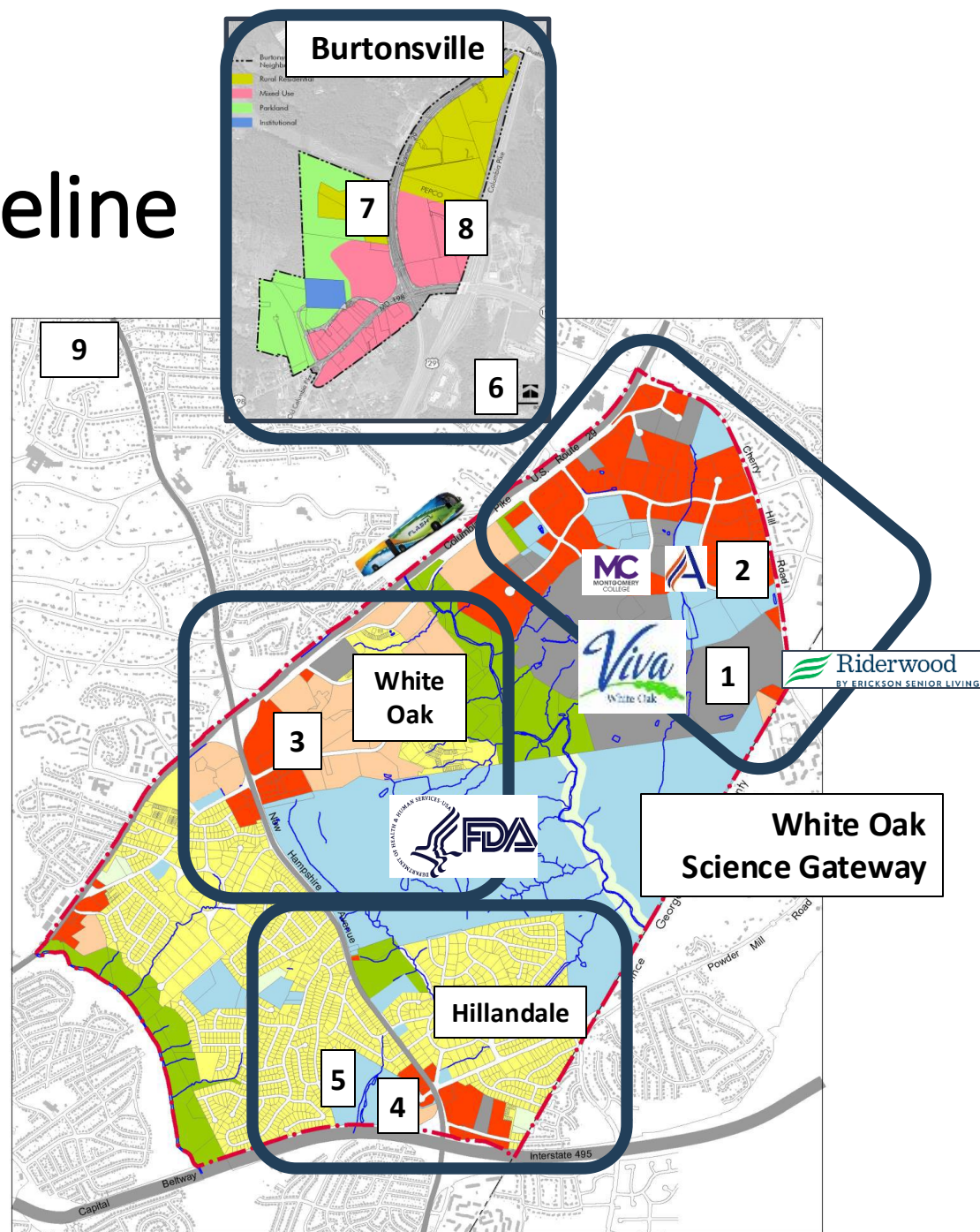
4. Hillandale Gateway
5. Amalgamated Transit Union

## Burtonsville

6. Burtonsville Elementary School
7. WAWA Burtonsville
8. Burtonsville Crossing Housing

## Colesville

9. Notley Road



# 1 - Viva White Oak

- New Bioscience-focused 280-acre, \$2.8 billion mixed-use development approved for 12.1 million square feet of innovation space, retail and housing.
- Status: Sketch and Preliminary Plan Revision Approved. Phase 1 design.
- Adjacent to the FDA Headquarters with excellent access to BWI, ICC & I-270.
- \$40 Million County contribution for the necessary infrastructure and a proposed Tax Increment Financing (TIF).
- 17,000 Construction jobs and 9,000 permanent jobs when complete.



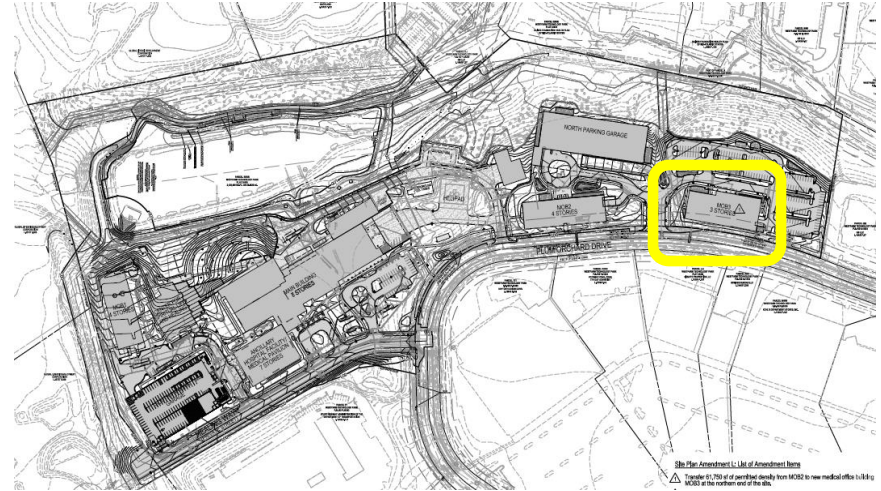


# 2 - Adventist White Oak Medical Center

## MOB 3

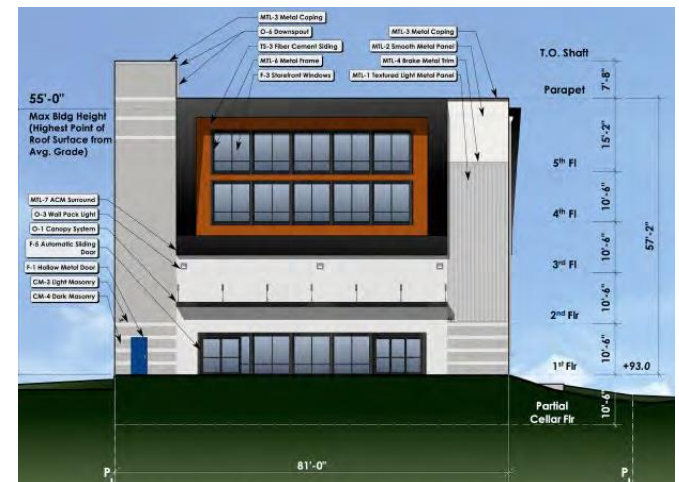


- New three-story 61,750 square feet Medical Office Building.
- Approved Site Plan revision.
- Outpatient surgical center.



# 3 - 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.





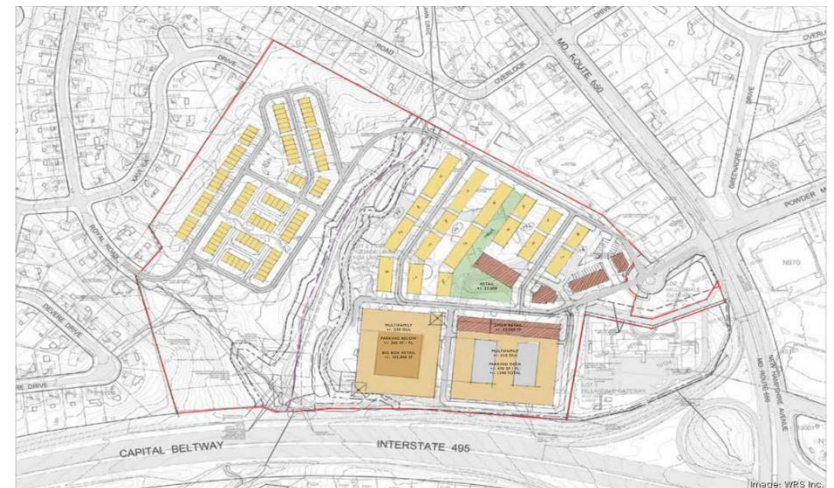
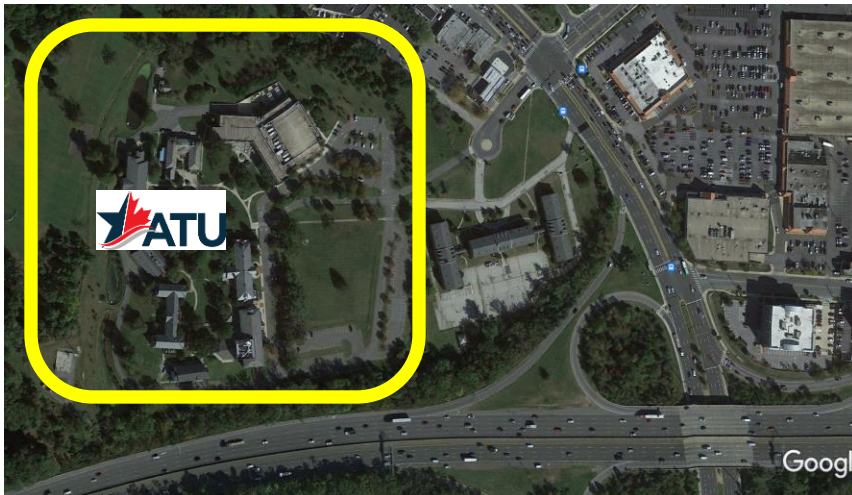
# 4 - Hillandale Gateway

- 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.



# 5 - 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.





# 6 - New Burtonsville Elementary School

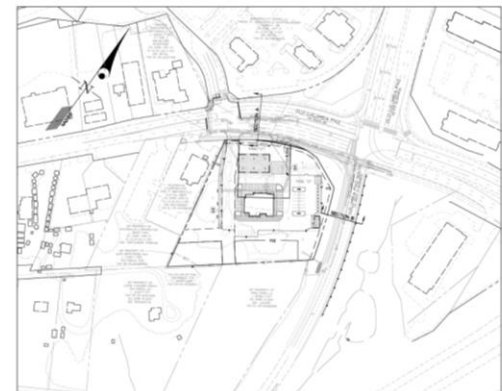
- \$47.7; million investment for the construction of a new 95,000-sf school at Bentley Park neighborhood.
- Expected completion Summer 2026.
- Capacity increase from 508 to 796 students (currently overcapacity with 610 students).
- Walkable to 85% of Students.
- Includes pre-K, Autism and Learning for Independence programs.
- Features interior courtyard, solar panels, basketball courts, athletic fields and upgraded playgrounds.



# 7 - 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.



# 8 - Burtonsville Crossing Housing

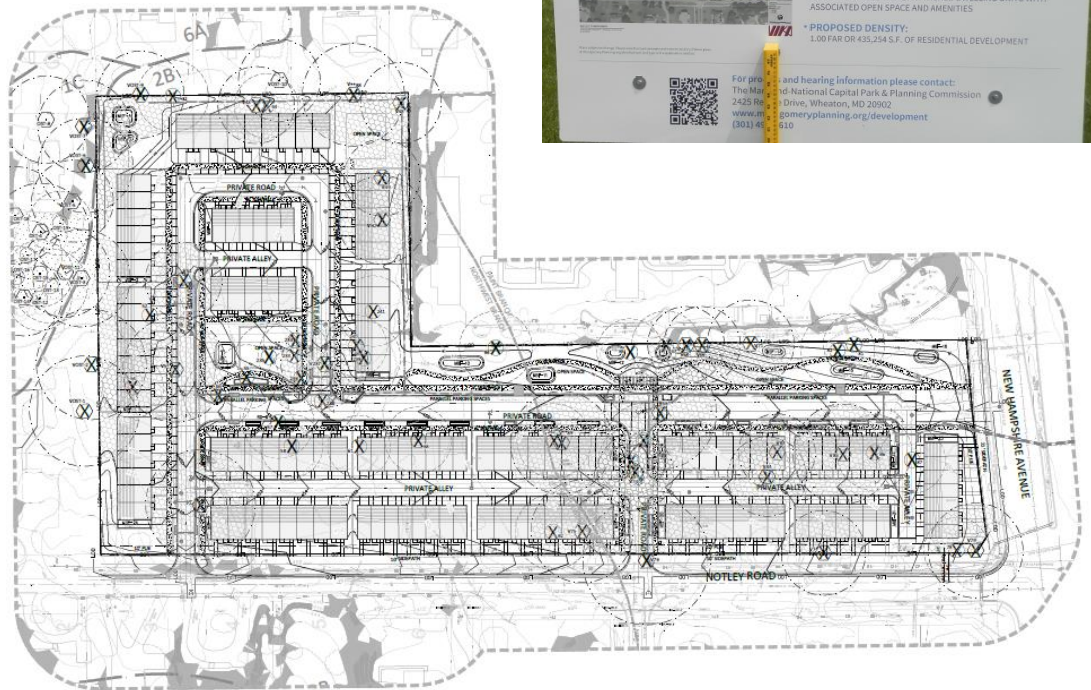
- Concept Plan
- 96 Townhouses, 15 MPDU's
- Pedestrian Crossing to New Burtonsville Crossing Breezeway / Gathering Area.
- Parking Garage Structure
- First Equity Holdings Trust Inc





# 9 – Notley Road

- Rezoning to: CRNF-1.0,
- C-0.0, R-1.0, H-60
- 150 Townhomes
- 8.97 Acres
- Notley Road at New Hampshire Ave.





# Montgomery College East County Fourth Campus



## Preliminary Site Development Timeline

**2025**

### Getting Started

- Request for Proposal (RFP)
- Award of contract to master planning consultant



### Years 2-3

- Secure state approval
- Develop master plan for new campus site



### Years 6+

- Engage with construction to build Phase 1 of plan
- Continue design and build out as budget allows



Developing and refining funding and financing strategies (ex. Capital Budget, Public/Private Funding, State Financing)

### Year 1-2

- Site evaluations w/master planning consultant
- Submit Site Selection application to the state



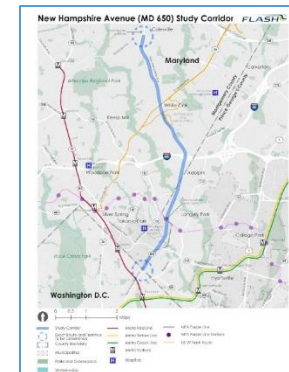
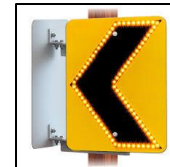
### Years 4-6

- Submit and secure Planning Department approval
- Engage with architect to design 1st phase of master plan



# Major Transportation and other County Projects

- Burtonsville Access Road, May 2025 to June 2026.
- US 29 Flash BRT Phase 2 Mobility & Reliability Study, CAC & TAC Ongoing meetings.
- New Hampshire Flash BRT Planning Study.
- Old Columbia Pike/Prospect Drive Study.
- Good Hope, Notley Road Share Path.
- Road Safety improvements (Randolph Road, Greencastle Road, Old Columbia Road).









# Contact Information



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