



**Marc Elrich**  
County Executive

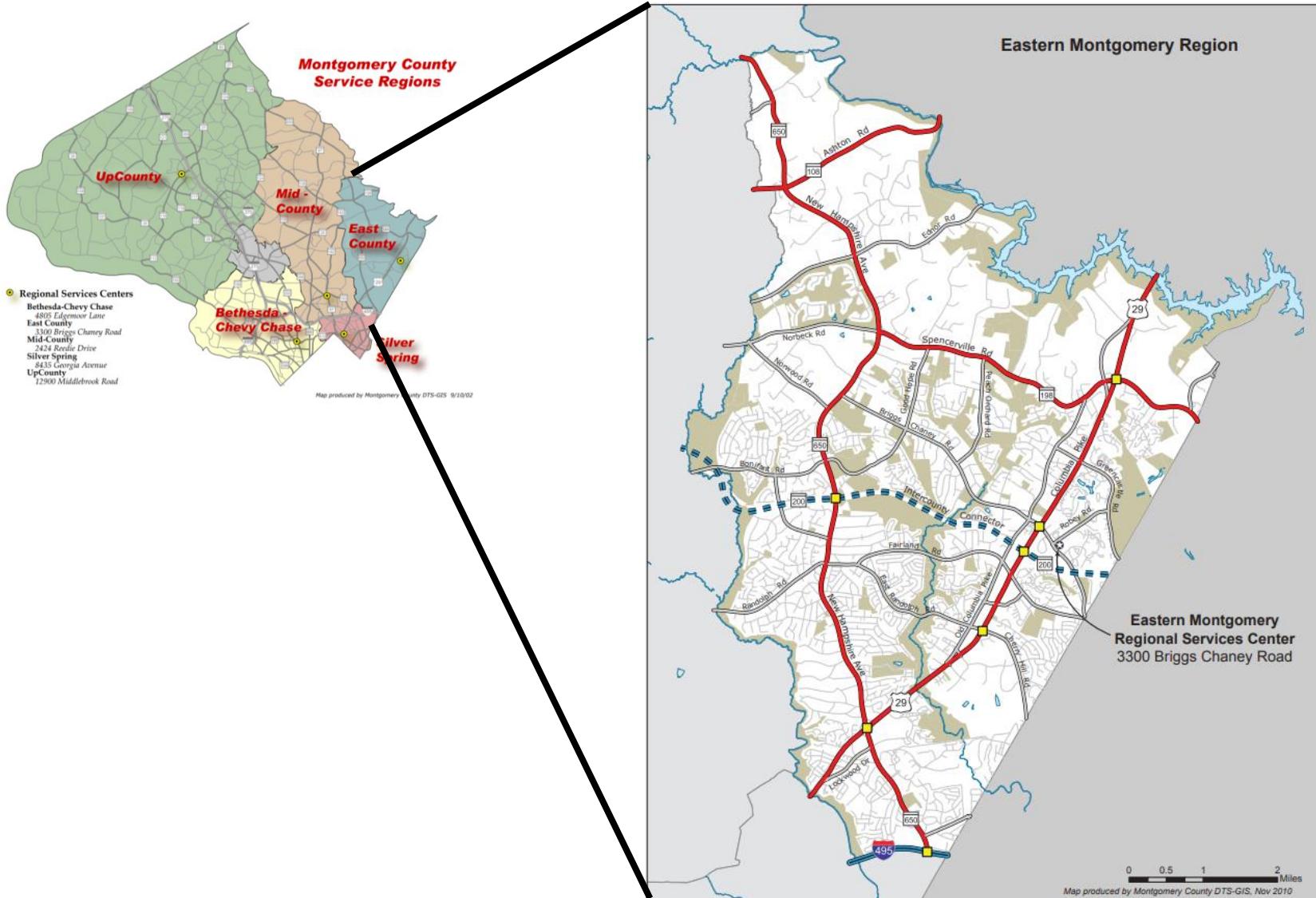


**Jewru Bandeh**  
Eastern Region Director

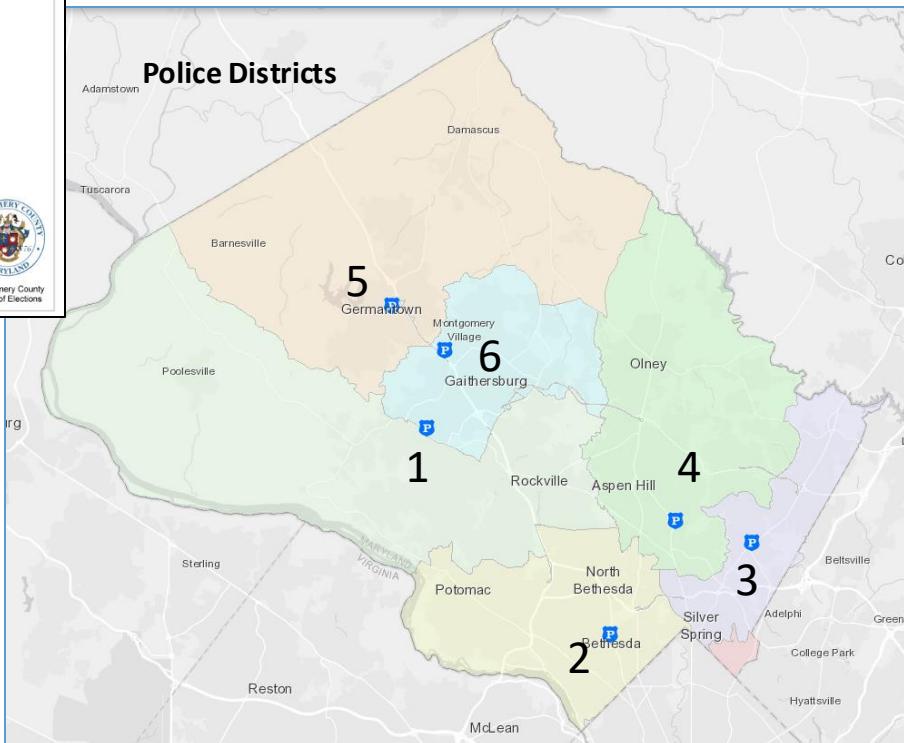
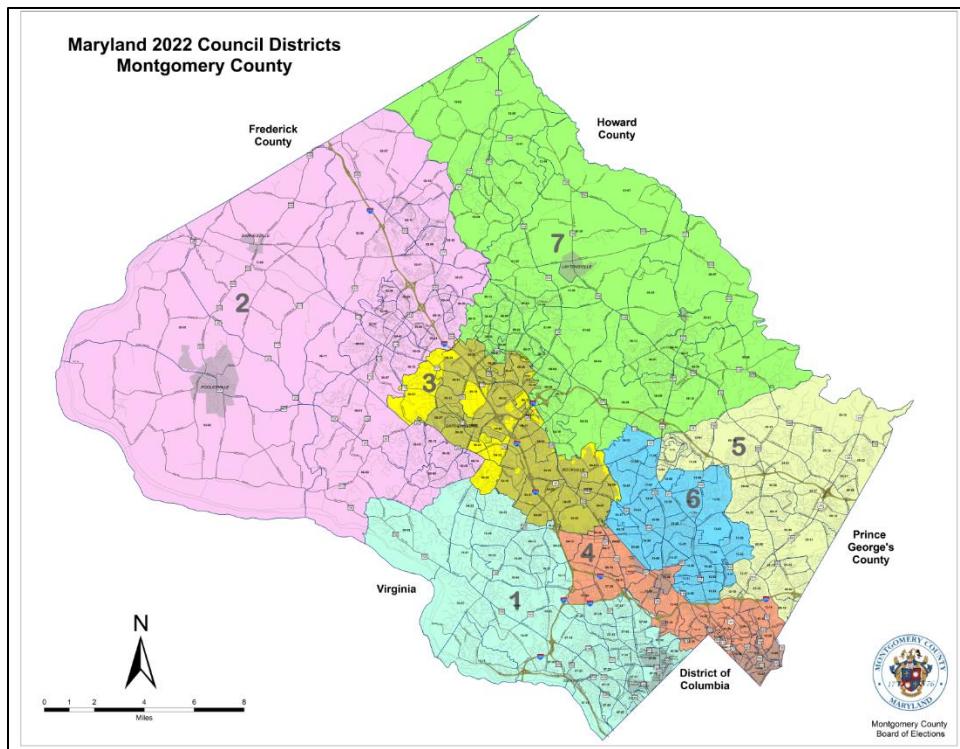
# **East County**

## **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%   |

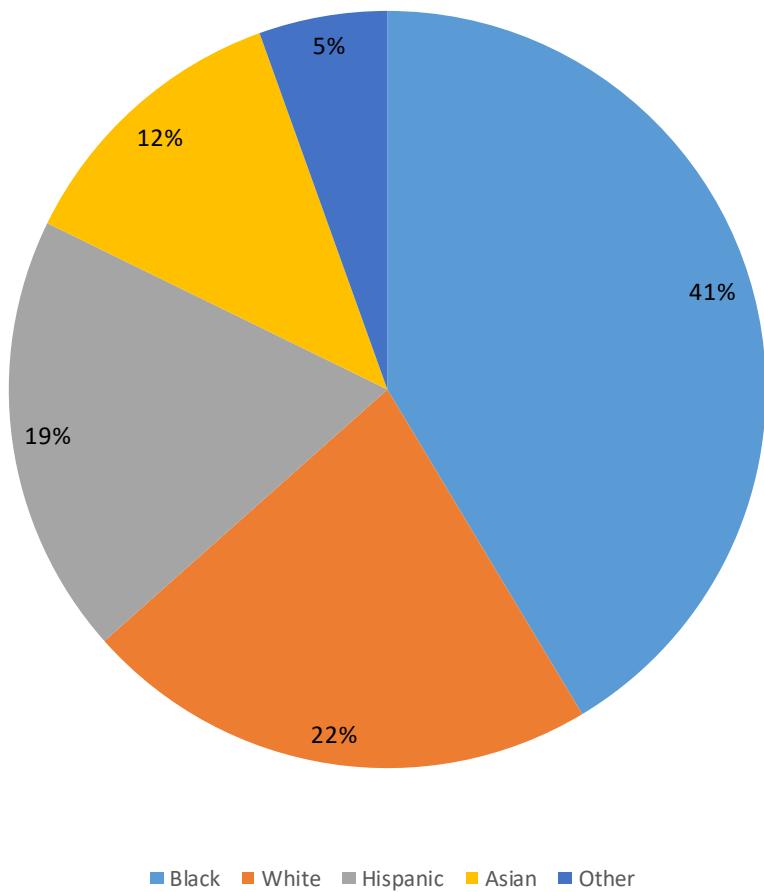
(1) Languages include Germanic, Romance, Slavic, Indo-Iranian (like Hindi, Persian, Pashto), Baltic.

# 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



# 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.



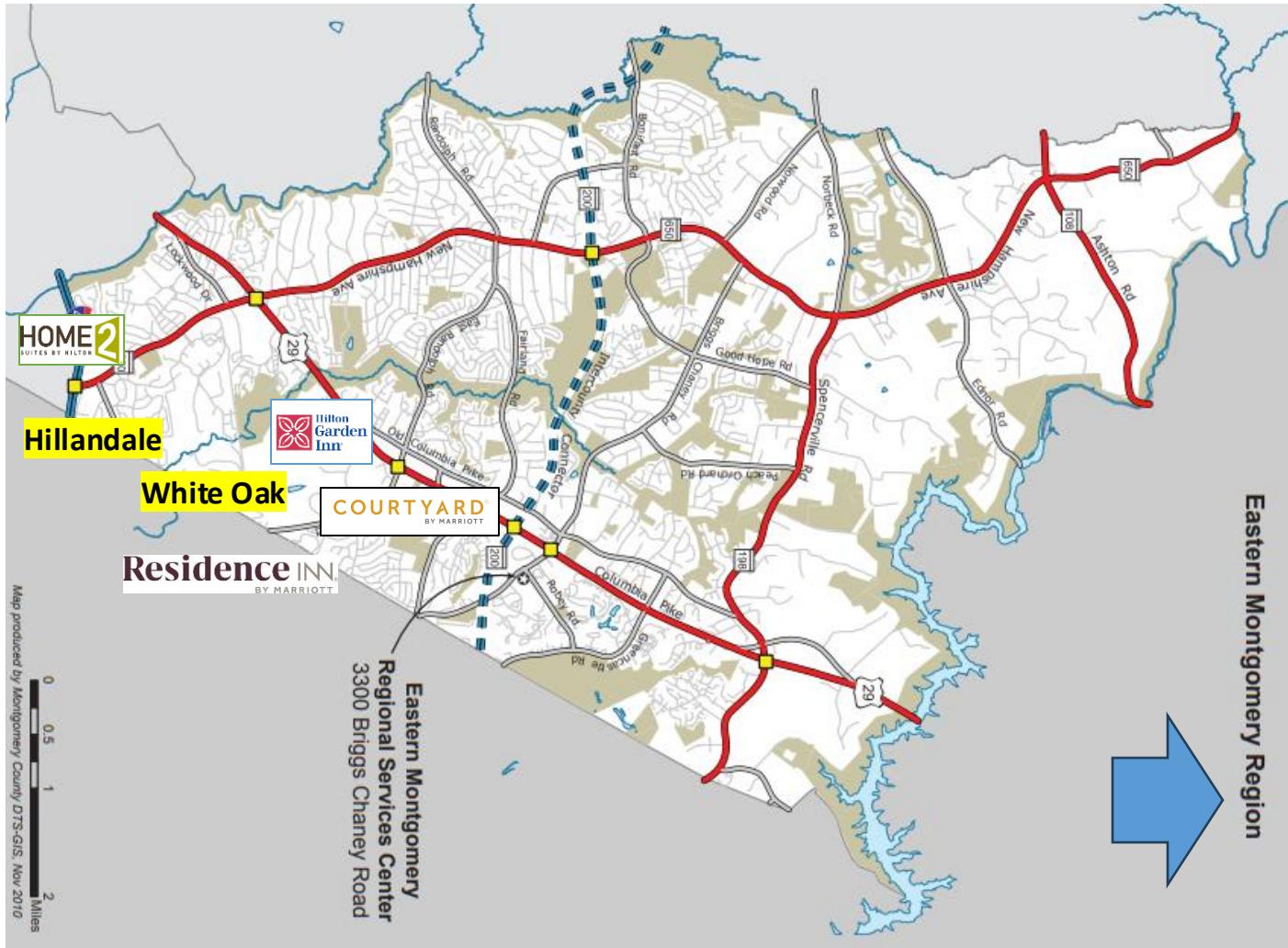
# EAST COUNTY DESTINATION RESTAURANTS



## 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

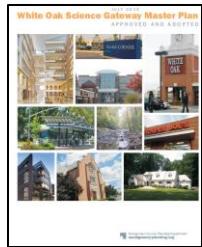


## Hotels:

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



2014

2016

2018

2020

2022

2024

2026

**Beyond**

2017

2019

2021

2023

2025

Adventist White Oak  
Medical Center –  
230 private rooms



Wilshire Estates Senior  
Living – 141 units



Home2 Suites Hotel –  
100 rooms



Columbia Local Park



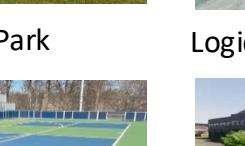
Burtonsville  
Crossing Shopping  
Center – 130,000 SF



White Oak Town  
Center – 103,000 SF



Montgomery College  
East County  
Education Center –  
55,000 SF



Hillandale Park



Logic Apartments – 387 units



East County Rec Playground



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

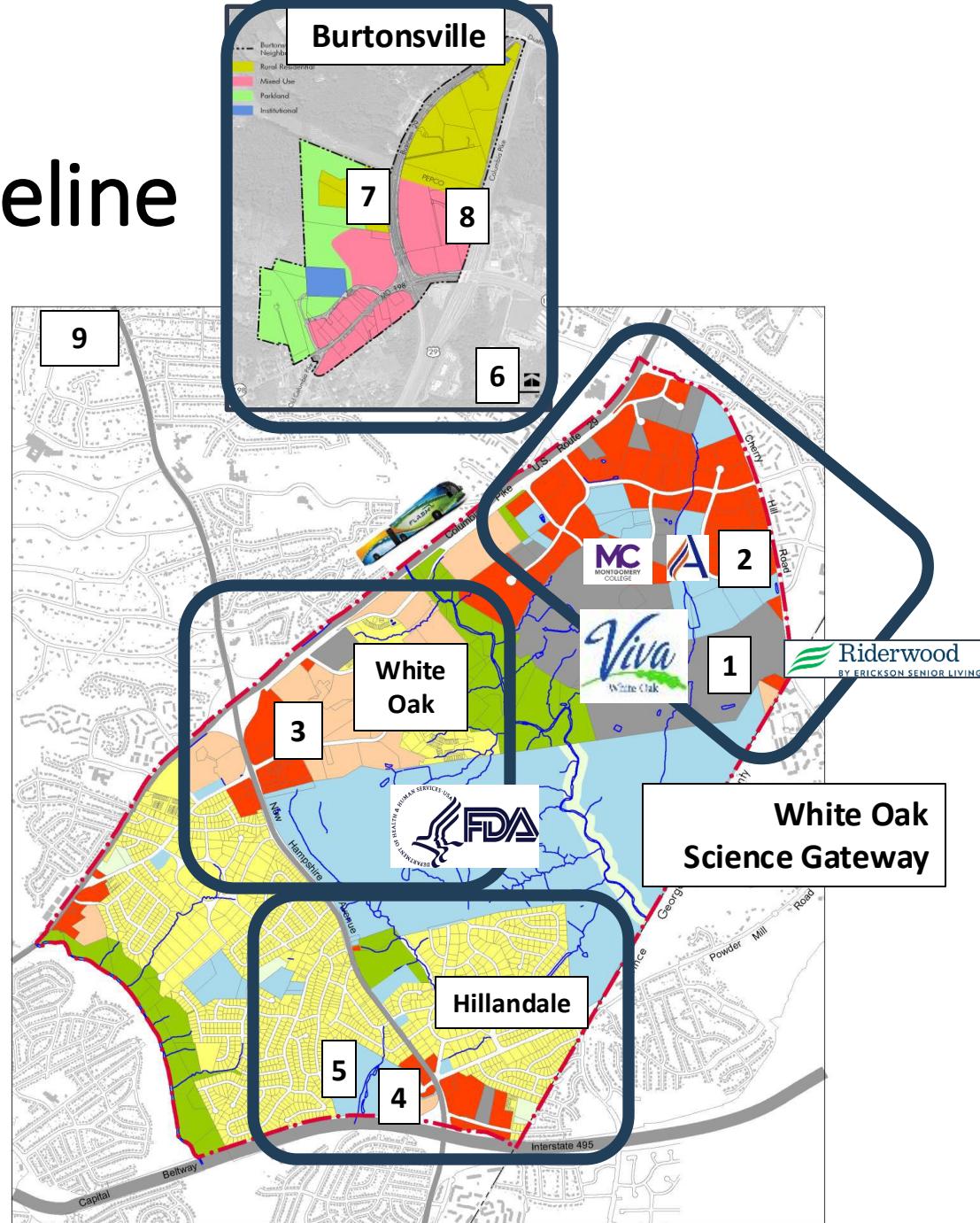
4. Hillandale Gateway
5. Amalgamated Transit Union

## Burtonsville

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

## Colesville

9. Notley Road



# 1 - Viva White Oak

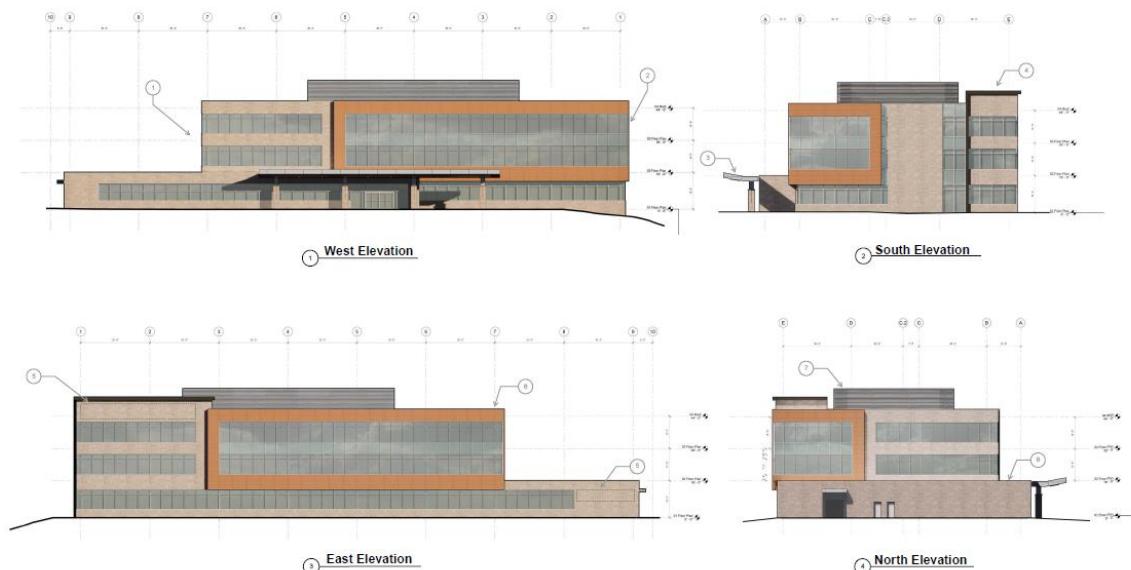
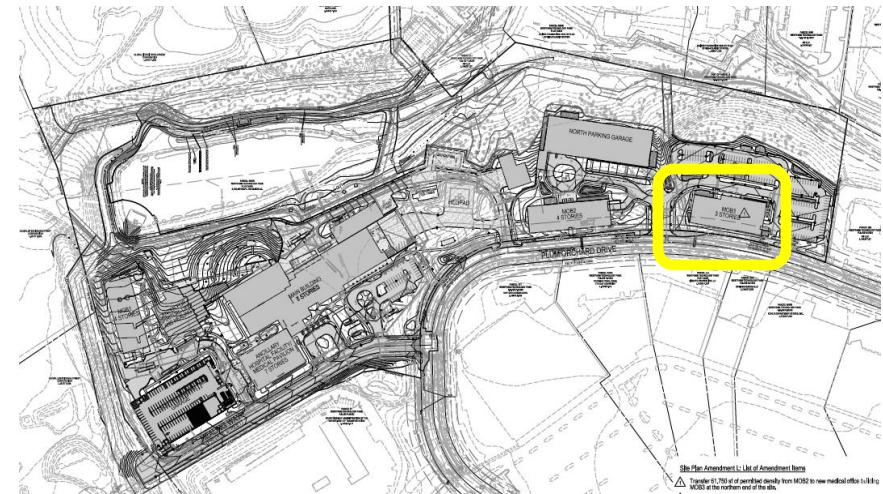
- New Bioscience-focused 280-acre, \$2.8 billion mixed-use development approved for 12.1 million square feet of innovation space, retail and housing.
- Status: Sketch and Preliminary Plan Revision Approved. Phase 1 design.
- Adjacent to the FDA Headquarters with excellent access to BWI,ICC & I-270.
- \$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

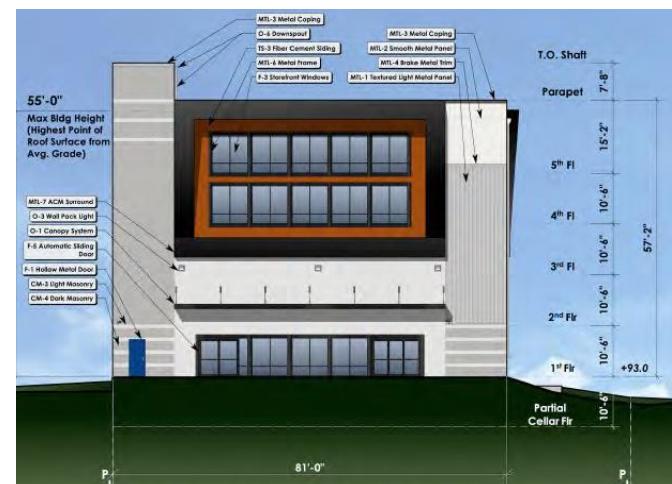


- New three-story 61,750 square feet Medical Office Building.
- Approved Site Plan revision.
- Outpatient surgical center.



# 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

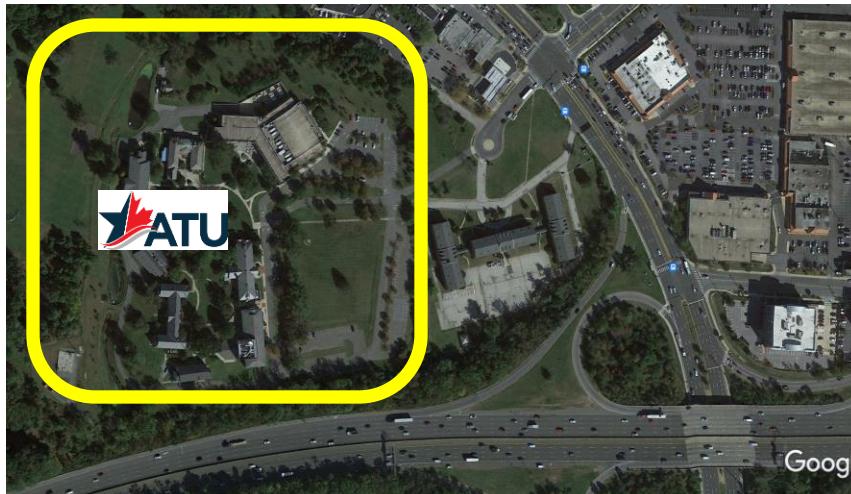
- Status: Vertical Construction.
- Leadership in Sustainable Design.
- Project: Mixed-Use with 463 Residential Units (155 Age Restricted Homes) and Commercial/Retail.
- Developers: Duffie Companies, PS Ventures, HOC of Montgomery County.



# 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

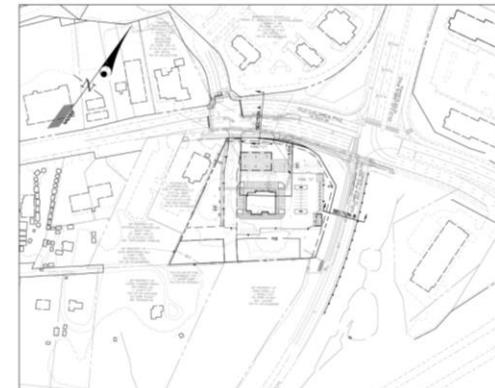
- \$47.7 million investment for the construction of a new 95,000-sf school at Bentley Park neighborhood.
- Expected completion Summer 2026.
- Capacity increase from 508 to 796 students (currently overcapacity with 610 students).
- Walkable to 85% of Students.
- Includes pre-K, Autism and Learning for 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.



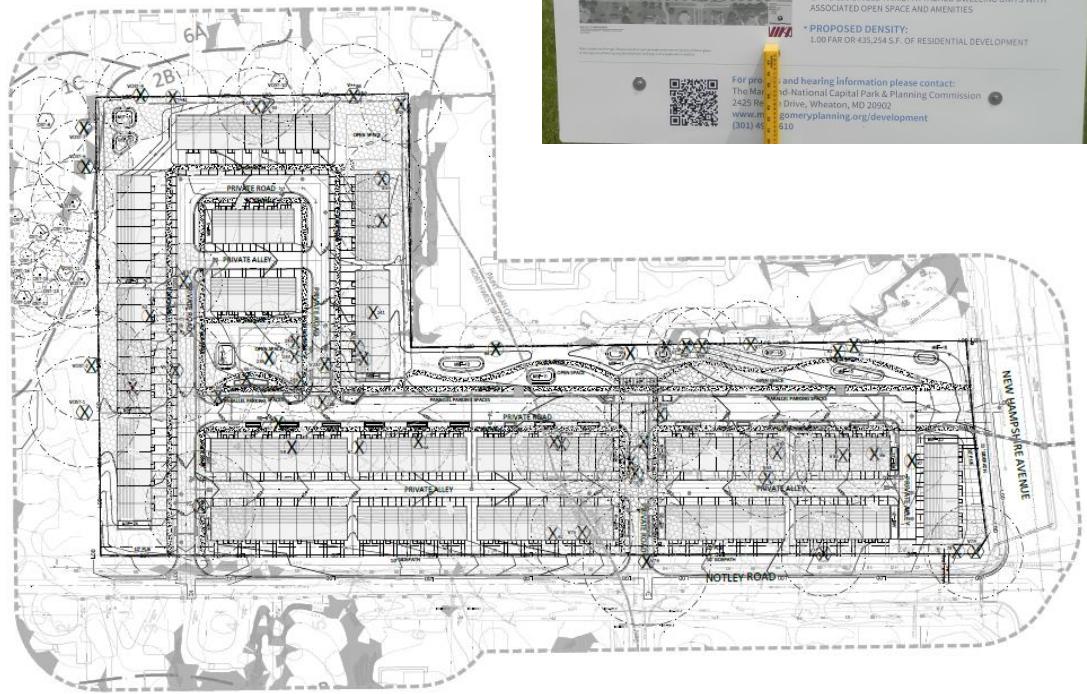
# 8 - Burtonsville Crossing Housing

- 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 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

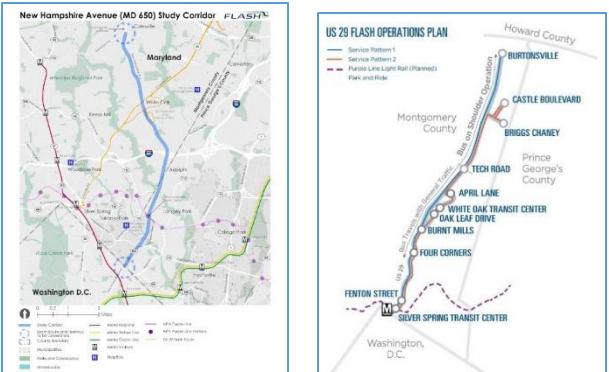


### Years 4-6

- 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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