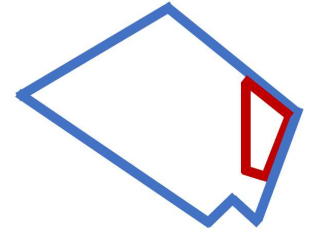




Marc Elrich
County Executive



Jewru Bandeh, Director
Eastern Regional Office

WHITE OAK SCIENCE GATEWAY

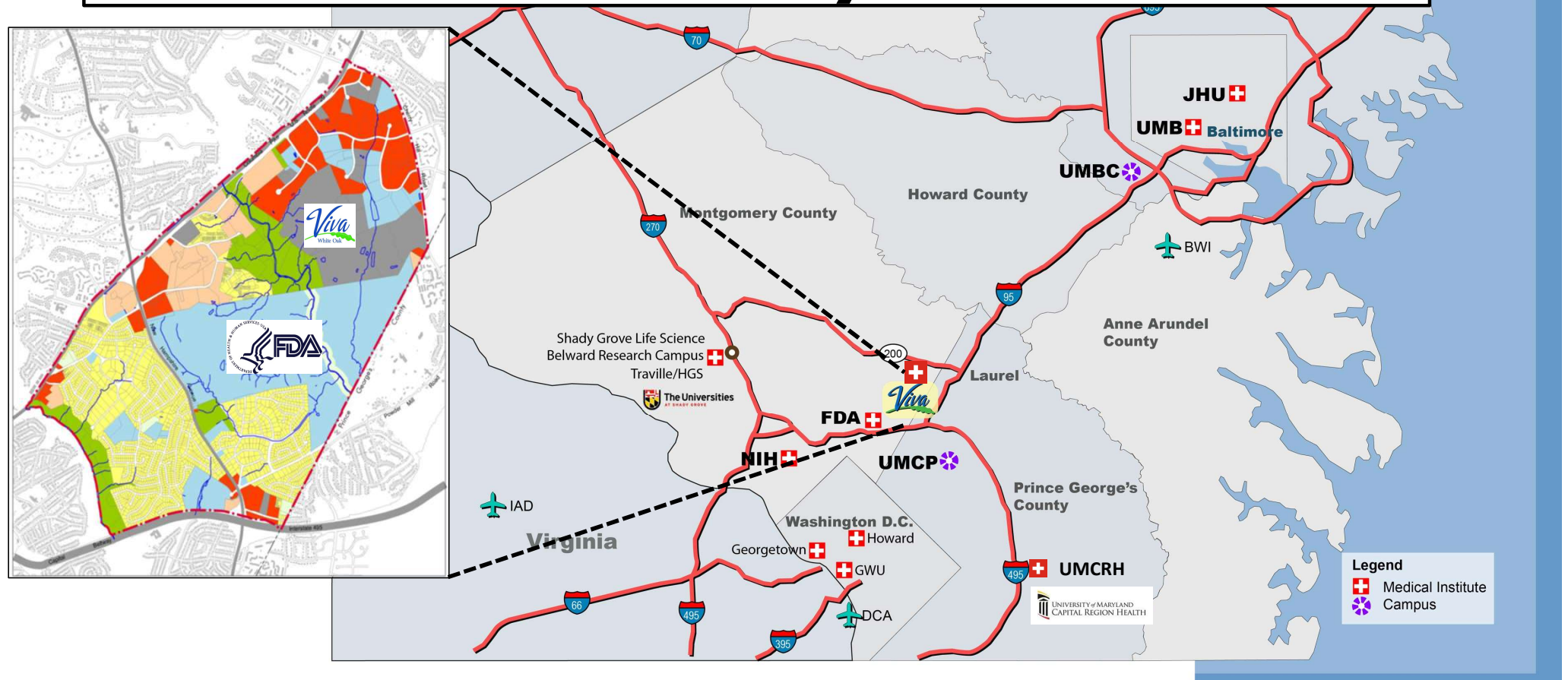
December 2023

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.



White Oak Science Gateway Master Plan Boundary and Location

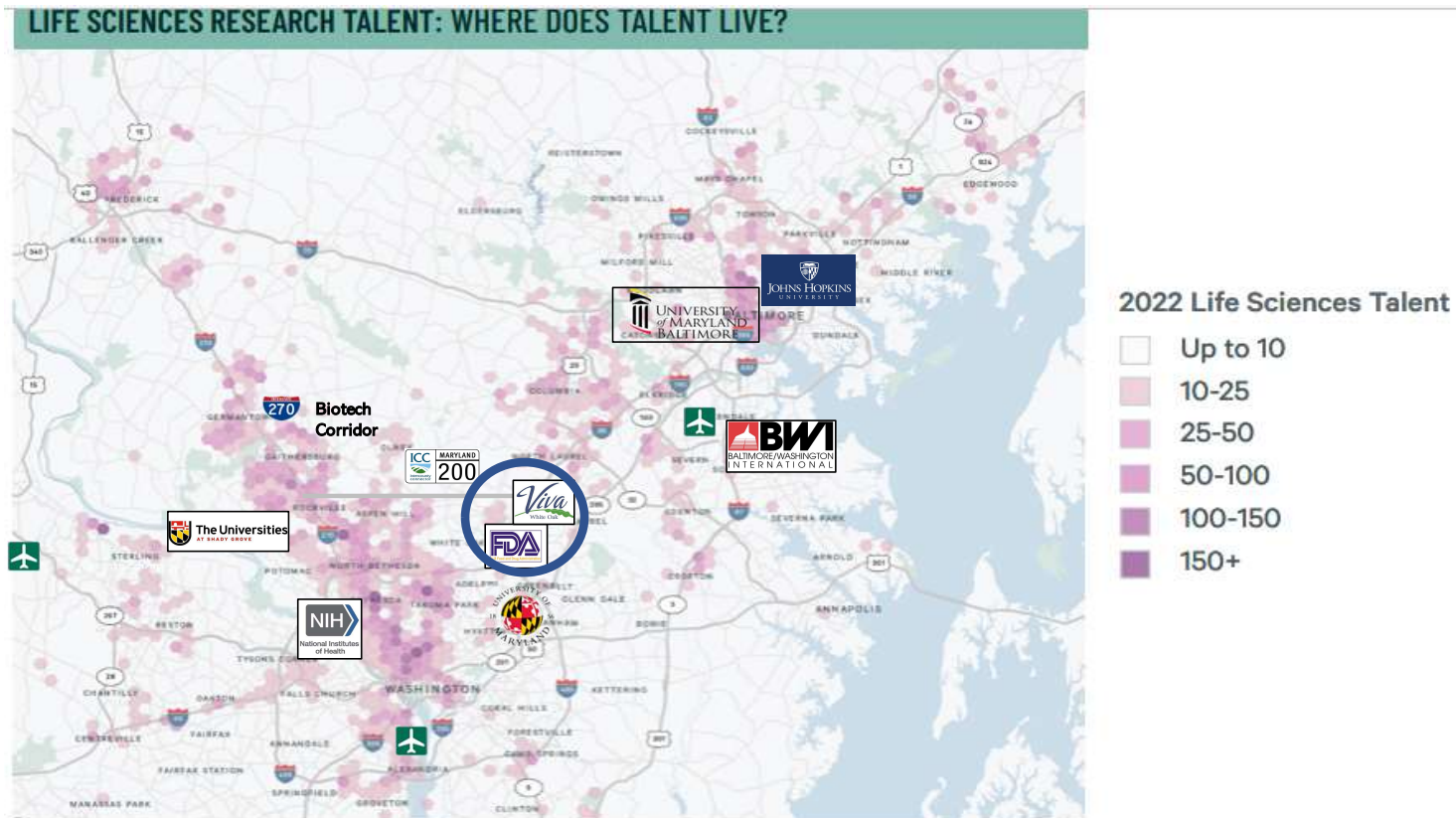


White Oak

- 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, ready to develop as a World Class Bio and Life Science Mixed-Use Community



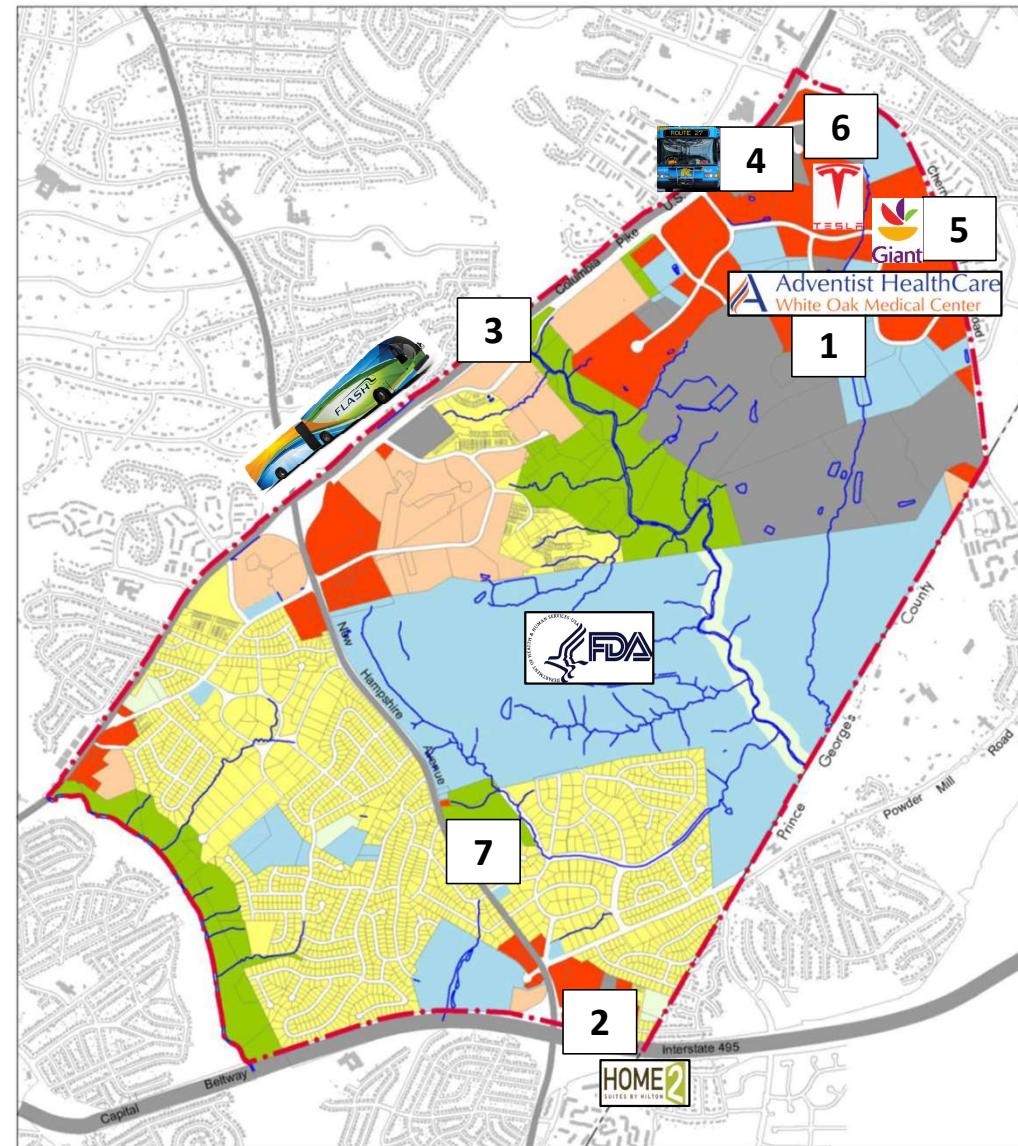
Life Sciences Talent Pool – In the Center of the Washington, D.C./Baltimore Region



Source: CBRE Location Intelligence.

Implemented Projects

1. Adventist Health Care White Oak Medical Center
2. Hilton Homes2 Suites Hotel
3. FLASH Bus Rapid Transit (BRT)
4. Ride On Route 27 – Hillandale Transit Center to Tech Road Park and Ride
5. Giant Orchard Center Store
6. Tesla Service Center
7. Hillandale Park Renovation



1 - Adventist Health Care White Oak Medical Center



- Completed August 2019.
- State of the Art medical facility with 198 private patient rooms and over 1,000 parking spaces.
- 1,900 Permanent Hospital Jobs.
- Seeking expansion to satisfy existing demand.



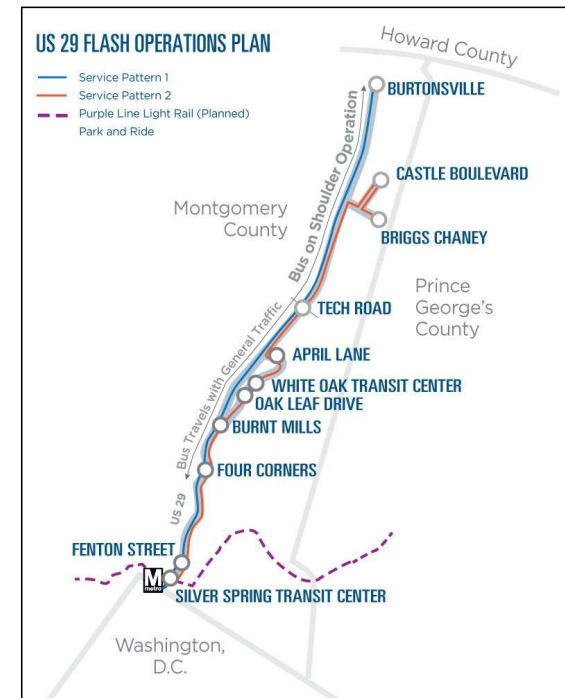
2 - Hilton Home2 Suites Hotel

- New Hotel
- Project: 100 rooms
- Status: Opened 2019



3 - US 29 FLASH - Bus Rapid Transit (BRT)

- New Blue and Orange routes.
- Frequent services with 7.5-minute intervals on US 29, 15 transit priority signals, 40% of the route on exclusive lanes/shoulders during congested periods, queue jumps
- Unique shelters with elevated platforms and pre-pay trips
- Vehicles and shelters with Wi-fi and USB services
- Bikeshare Stations
- Services began October 2020
- New BRT study on New Hampshire Avenue



4 - Ride On Route 27



R New Route Alert!

Starting July 17th, Ride On **ROUTE 27** will provide service between Hillandale Transit Center and the Tech Road Park and Ride Lot via Adventist Healthcare White Oak Medical Center.

Route 27 service runs seven days a week from 5:30am – 8:00pm.

MCDOT Visit RideOnBus.com for more information. **Ride On**

5 – Giant Orchard Center



- Status: Opened August 5th, 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.
- 27th 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.



6 - New Tesla Service Center

- 26,000 SF service center on 2320 Broadbirch Drive



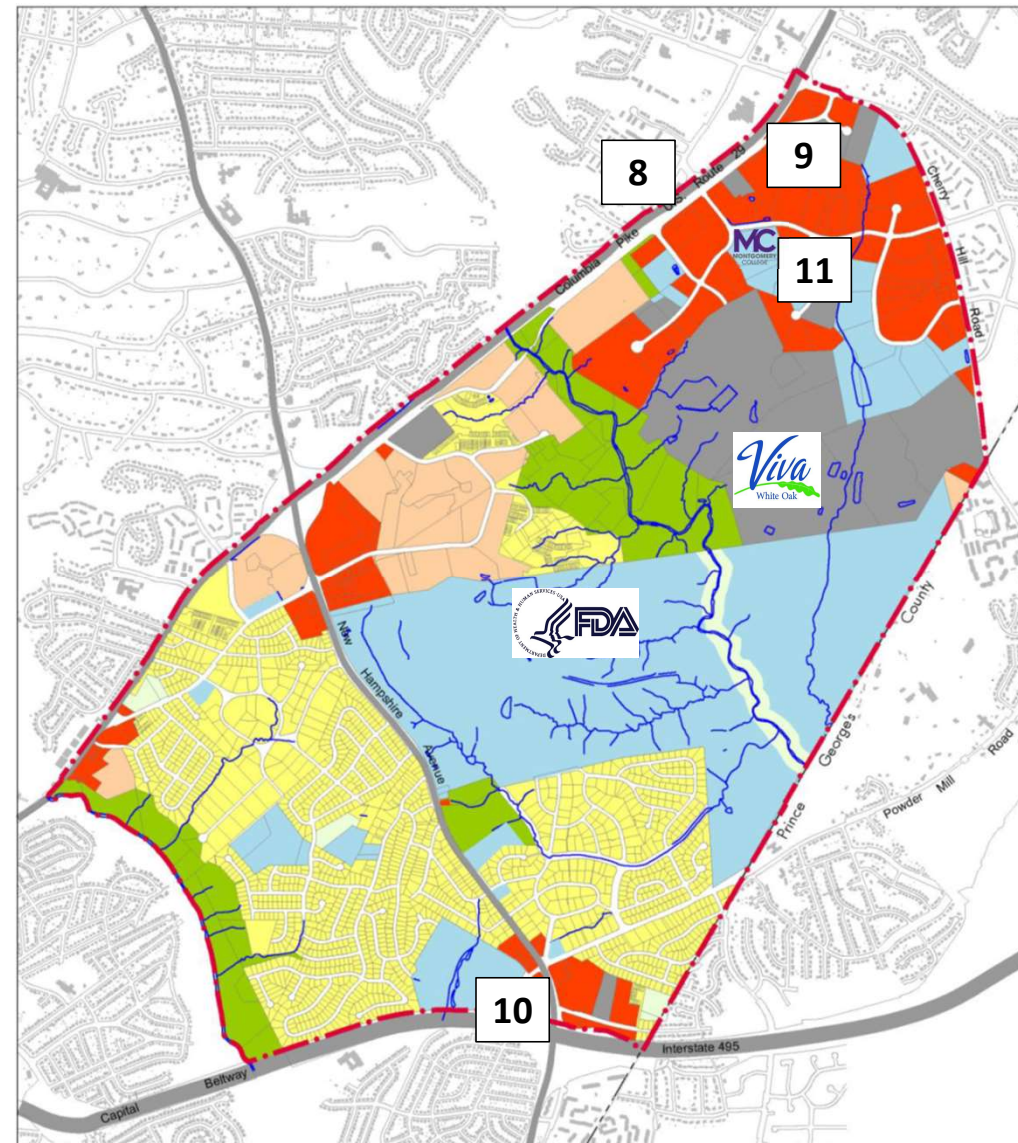
7 - Hillandale Park Renovation

- Status: Ribbon Cutting November 2023
- The park renovation includes new Restrooms & picnic shelter facilities:
 - 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
 - Seating areas, installation of site furnishings
 - Tree preservation, landscape planting and stormwater management facilities.
 - Retention of the recently constructed picnic shelter and associated accessible parking area and the existing tennis courts.



Permitting & Construction

- 8. White Oak Town Center – Construction
- 9. White Oak Apartments – Construction
- 10. Hillandale Gateway – Construction
- 11. Montgomery College East County Education Center – Remodeling



8 - 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



9 - White Oak Apartments

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



10 - Hillandale Gateway

- Status: Under Construction
- Leadership in Sustainable Design (LEED, Energy Star, Passive House Target)
- Project: Mixed-Use with 463 Residential Units (155 Age Restricted Homes) and Commercial Development
- 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%
TOTAL	463	100.0%

11 - Montgomery College Community Education Center

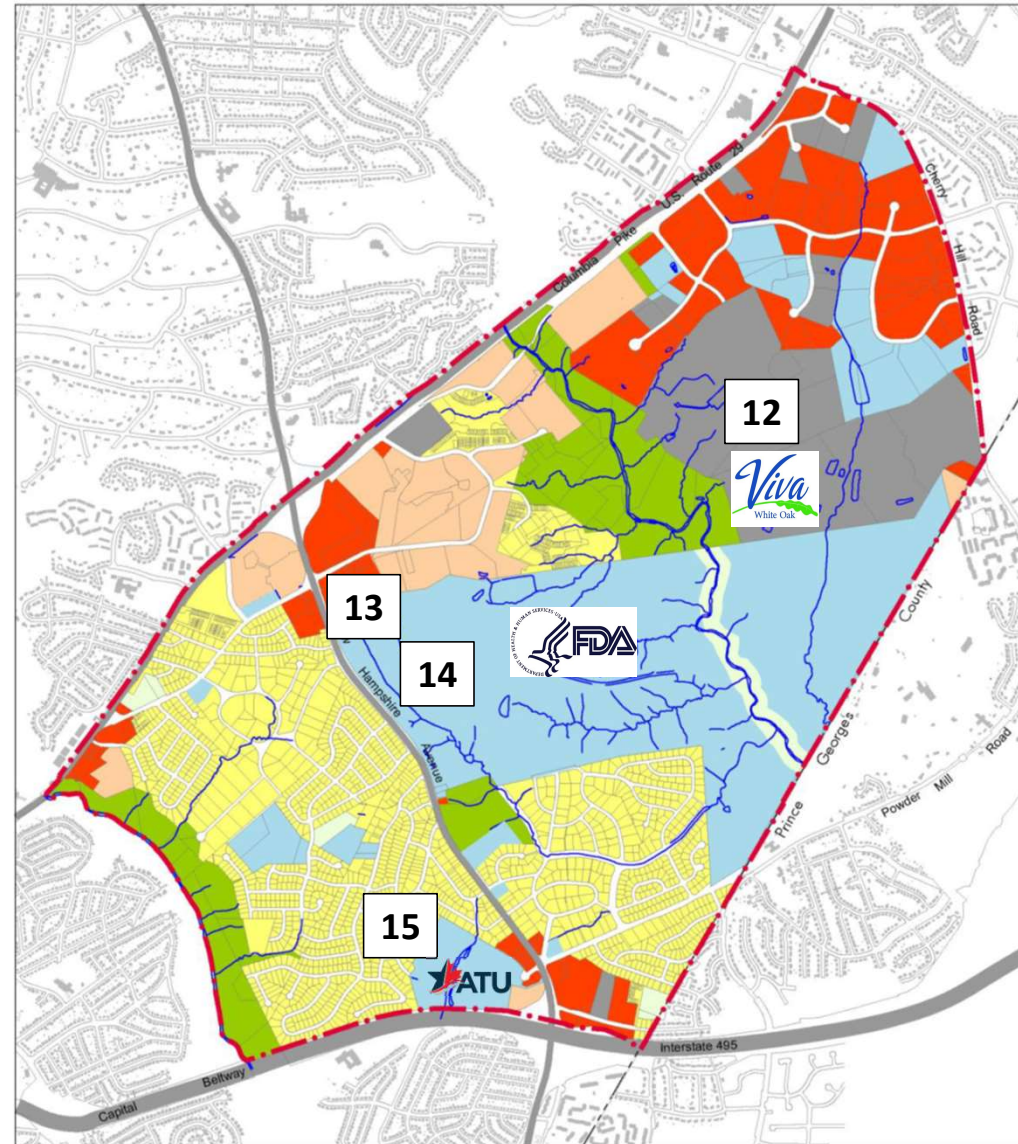


- 55,000 Square-Foot East County Education Center Under Construction
- Precursor to the East County (fourth) Campus
- Opening Fall 2023
- Classes, Programs, and Services Coming to the New Center
- Small Business/Entrepreneurship
- Cybersecurity/IT
- Allied Healthcare
- Early Childhood Education
- General Studies
- English for speakers of other languages
- Raptor Central, the student support services one-stop shop for admissions and enrollment



Planning & Engineering

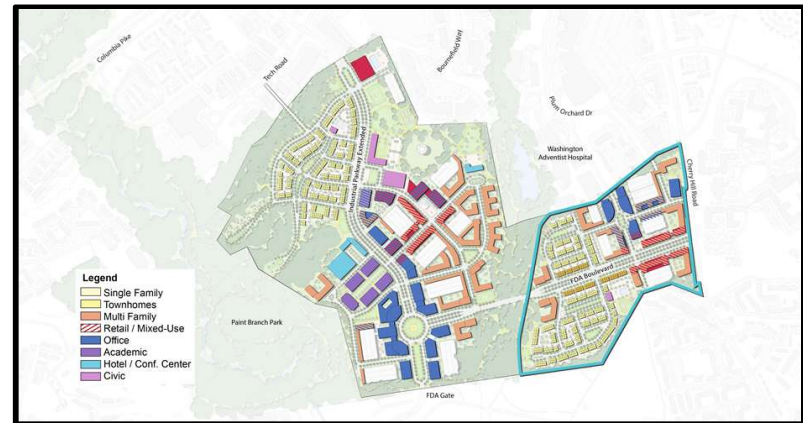
- 12. VIVA White Oak
- 13. White Oak Self Storage
- 14. FDA Truck Screening
- 15. Amalgamated Transit Union



12 - Viva White Oak

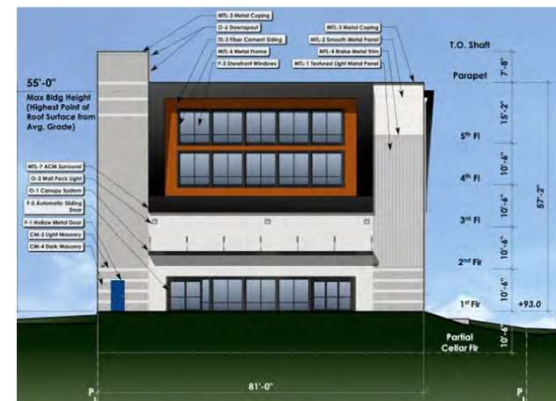


- Public-Private Partnership
- New Bioscience-focused 280-acre mixed-use community where citizens will be able to live, work, learn and play
- Adjacent to the FDA Headquarters with excellent access to BWI international airport and the Intercounty Connector
- Approved for 12.18 million-square-feet of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



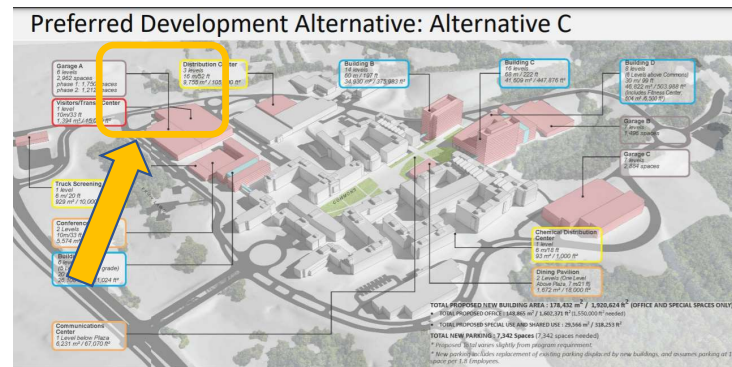
13 - White Oak Self-Storage

- 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.



14 – Food and Drug Administration Truck Screening

- Proposed 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.



15 - Amalgamated Transit Union

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



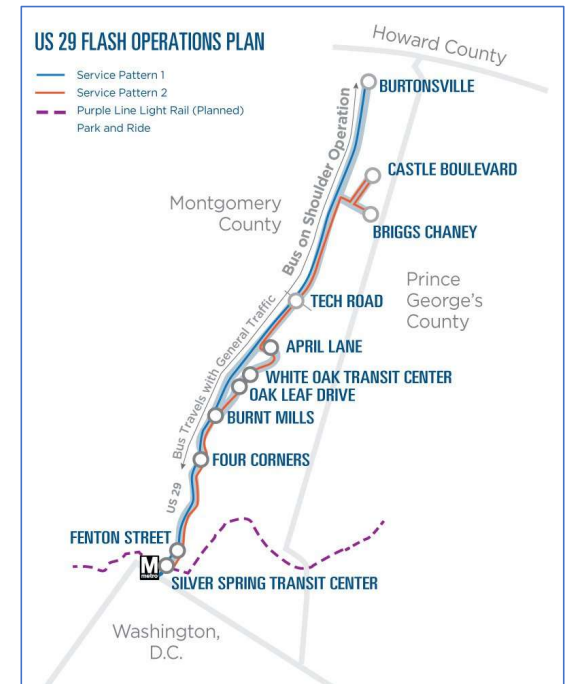
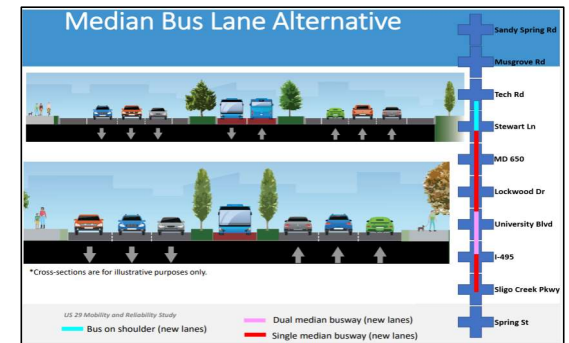
Transportation Investments

- Flash – First Bus Rapid Transit system in Maryland, connecting the WOSG area to Silver Spring Metro.
- White Oak Transit Center – Services from Flash, Ride-On and WMATA.
- Ride-On Route 27 – Hillandale to White Oak/Tech Road BRT – July 17, 2022
- New Hampshire BRT Planning Study
- US 29 Mobility & Reliability Study
- Old Columbia Pike/Prosperity Drive Project



US 29 Mobility & Reliability Study

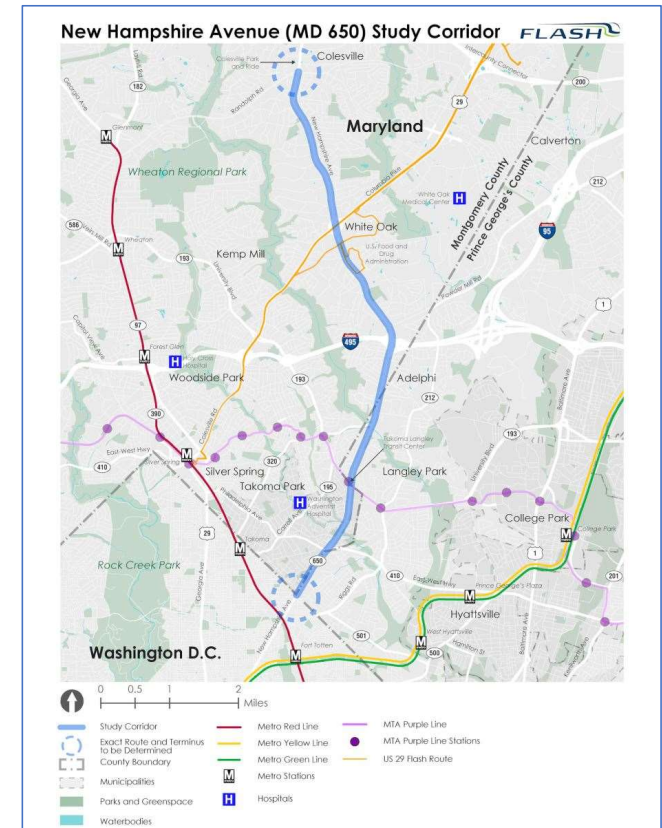
- The US 29 Mobility and Reliability Study will identify improvements on US 29 to complement the investment in US 29 Flash and improve overall corridor travel time and reliability performance for all users.
- Study will develop recommendations to address pedestrian and bicycle access and safety.
- Median Alternative preferred by MCDOT, East County stakeholders, and Council's T&C Committee.



www.montgomerycountymd.gov/dot-dte/projects/US29Study/index.html

New Hampshire Flash Bus Rapid Transit Planning Study

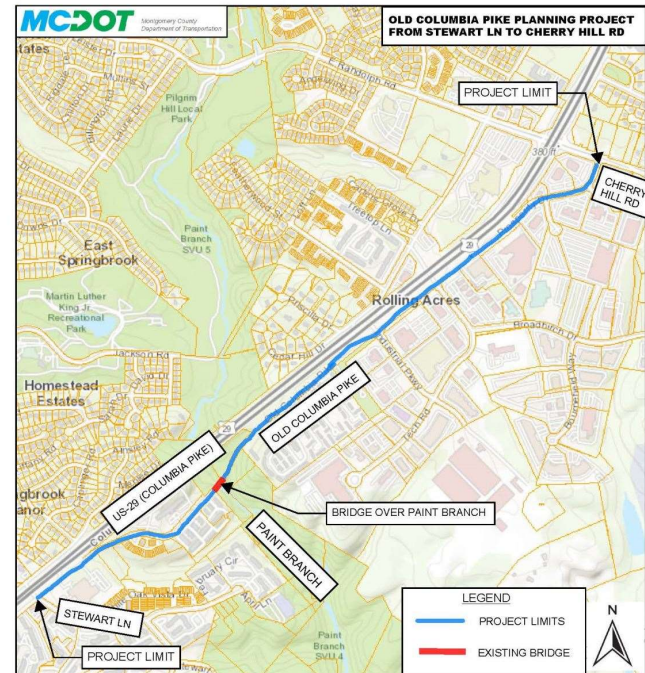
- The New Hampshire Avenue Bus Rapid Transit (BRT) corridor was identified in the 2013 Countywide Transit Corridors Functional Master Plan.
- Service from Fort Totten Metro to Colesville, via Takoma Park, Langley Park, Hillandale and White Oak.



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.



[Old Columbia Pike/Prosperity Dr. Widening \(montgomerycountymd.gov\)](http://montgomerycountymd.gov)

Contact & Information

- Cicero Salles - White Oak Planning Manager – cicero.salles@montgomerycountymd.gov
- [White Oak Science Gateway Website](#)
- [White Oak Science Gateway Master Plan](#)