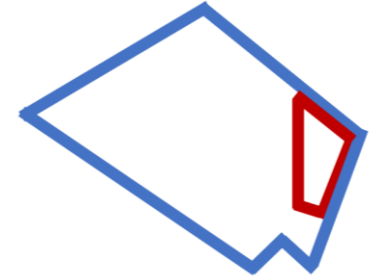




Marc Elrich
County Executive



Jewru Bandeh, Director
Eastern Regional Office

WHITE OAK SCIENCE GATEWAY

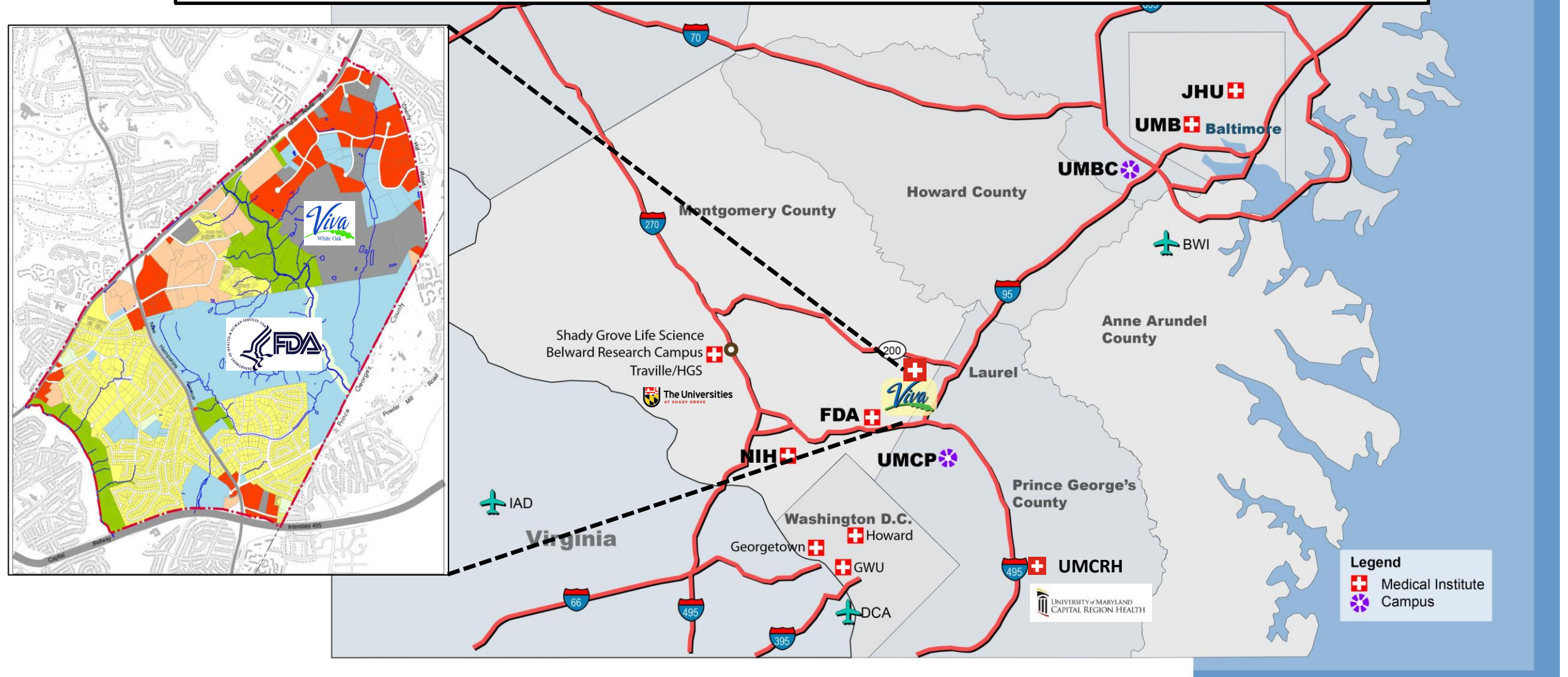
May 2022

Why 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



White Oak Science Gateway Master Plan Boundary and Location



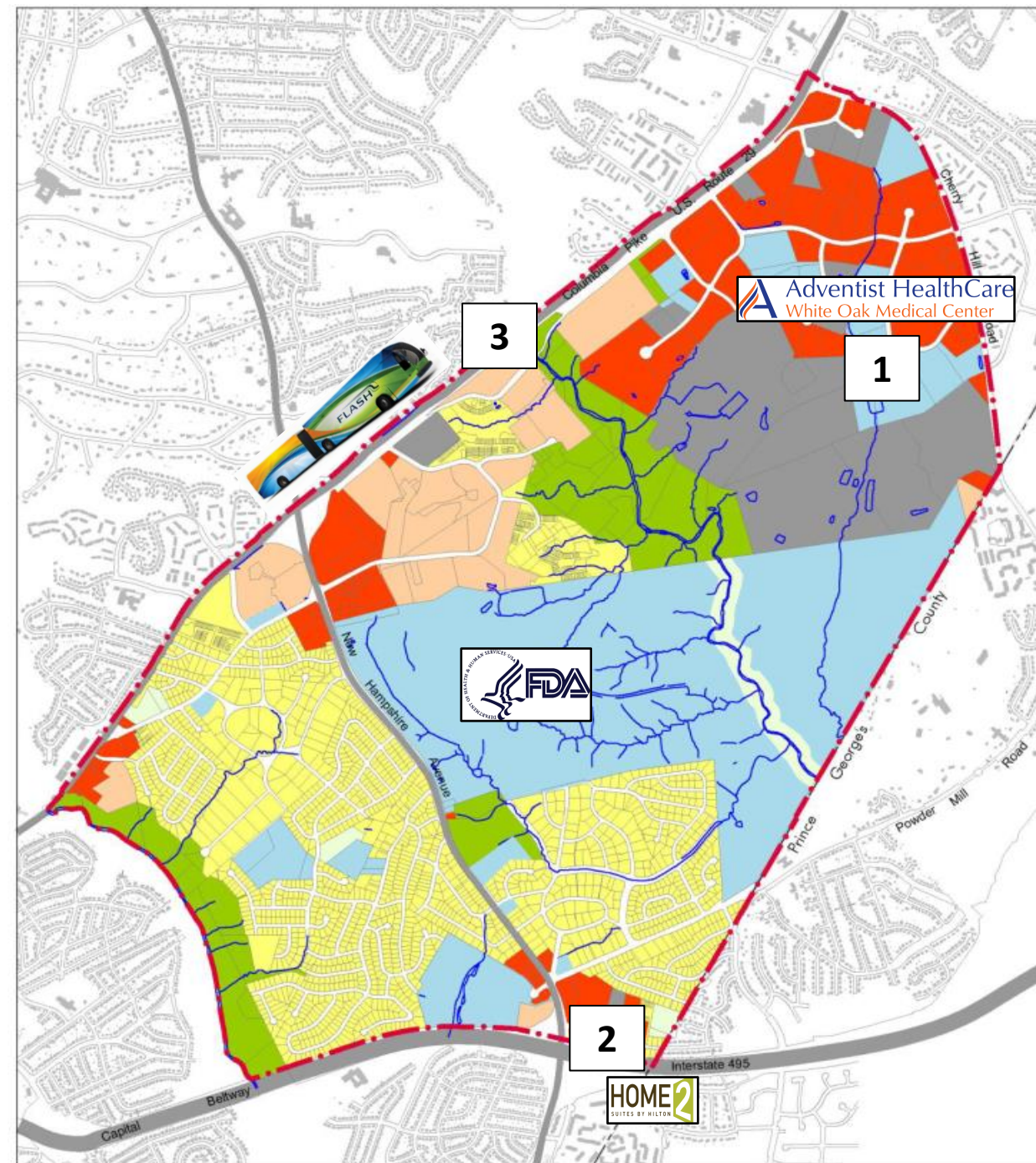
White Oak Science Gateway Master Plan Vision

- 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 in vibrant, mixed-use, transit served nodes.



Implemented Major Projects

1. Adventist Health Care White Oak Medical Center
2. Hilton Homes2 Suites Hotel
3. FLASH Bus Rapid Transit (BRT)



1 - Adventist Health Care White Oak Medical Center

- Project: State of the Art medical facility with 198 private patient rooms
- Status: Opened August 2019



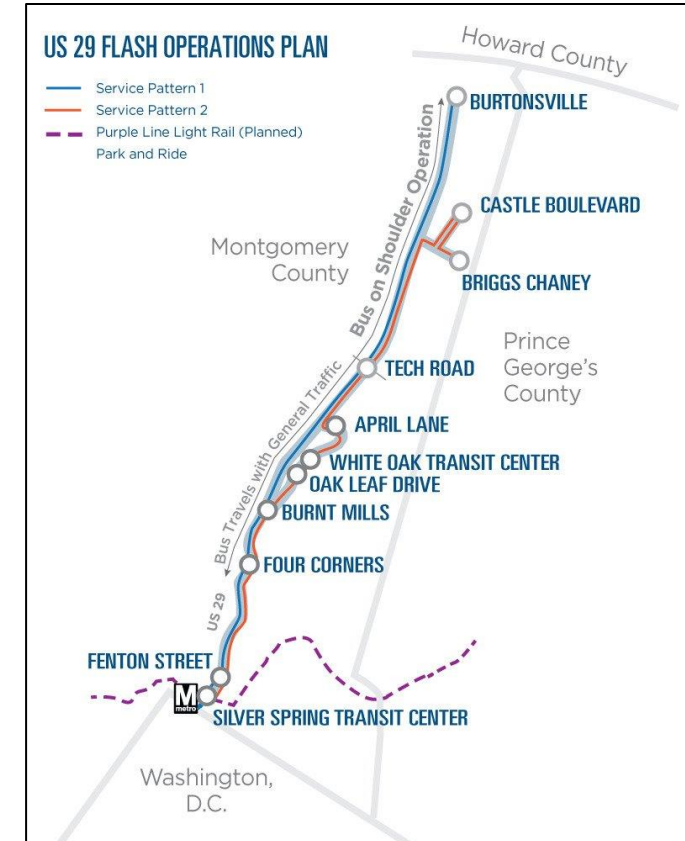
2 - Hilton Home2 Suites Hotel

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



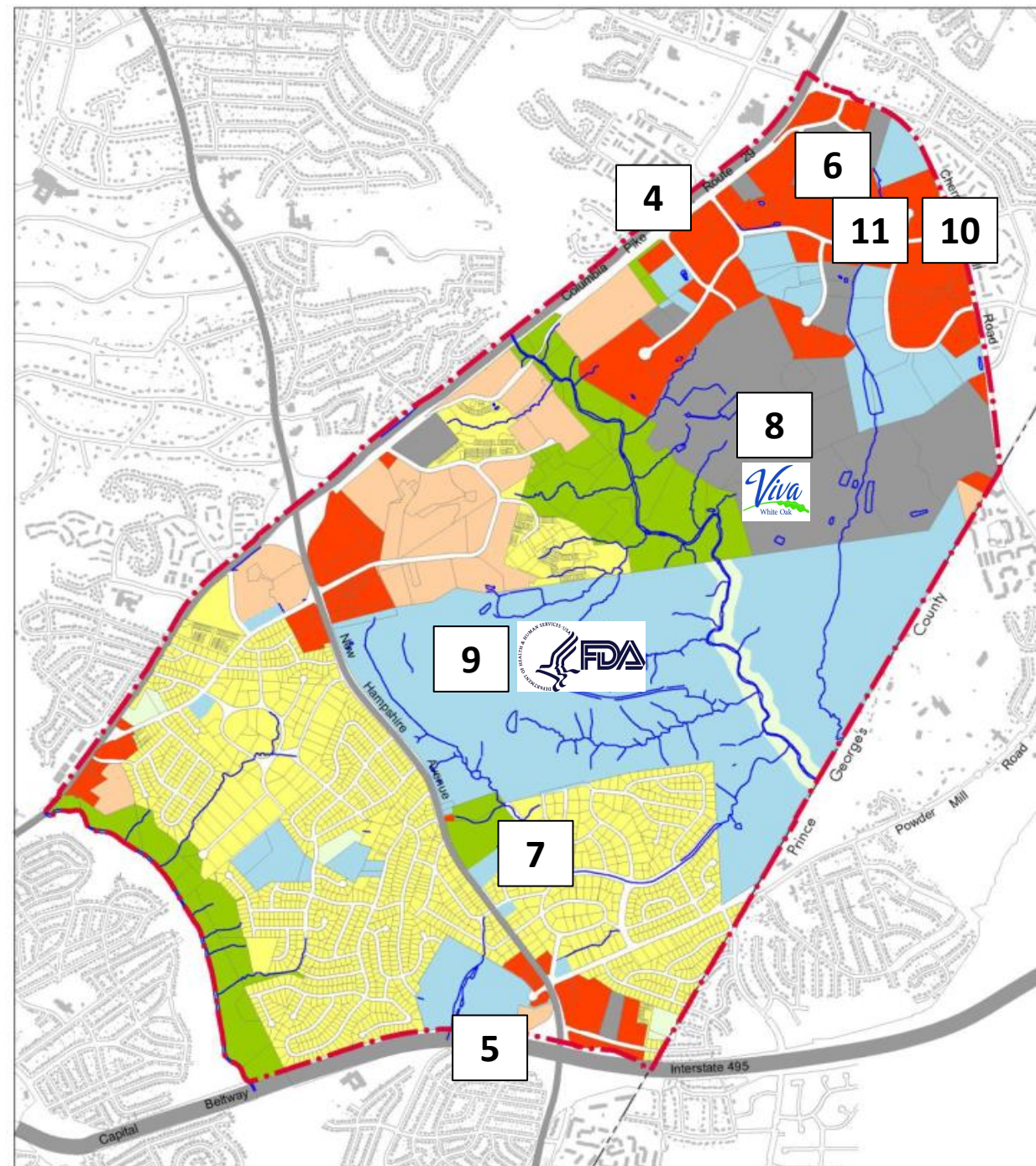
3 - US 29 FLASH - Bus Rapid Transit (BRT)

- 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



Ongoing & New Projects

4. White Oak Town Center – Under Construction
5. Hillandale Gateway – Design & Permitting
6. White Oak Apartments – Design & Approval
7. Hillandale Park – Under Construction
8. VIVA White Oak – Preliminary Design Approved
9. FDA Expansion – Ongoing Project
10. Ride On Route 27
11. Tesla Service Center



4 - White Oak Town Center

- Project: 103,000 SF Mixed-Used development (Phase 1), including 41,000 SF Grocery Company
- Status: Under Construction
- Developers: FINMARC Management Inc. & BMC



5 - Hillandale Gateway

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



6 - White Oak Apartments

- Project: 387 Residential Units
- Status: Planning and Design
- Developer: The NPR Group



7 - Hillandale Park Renovation



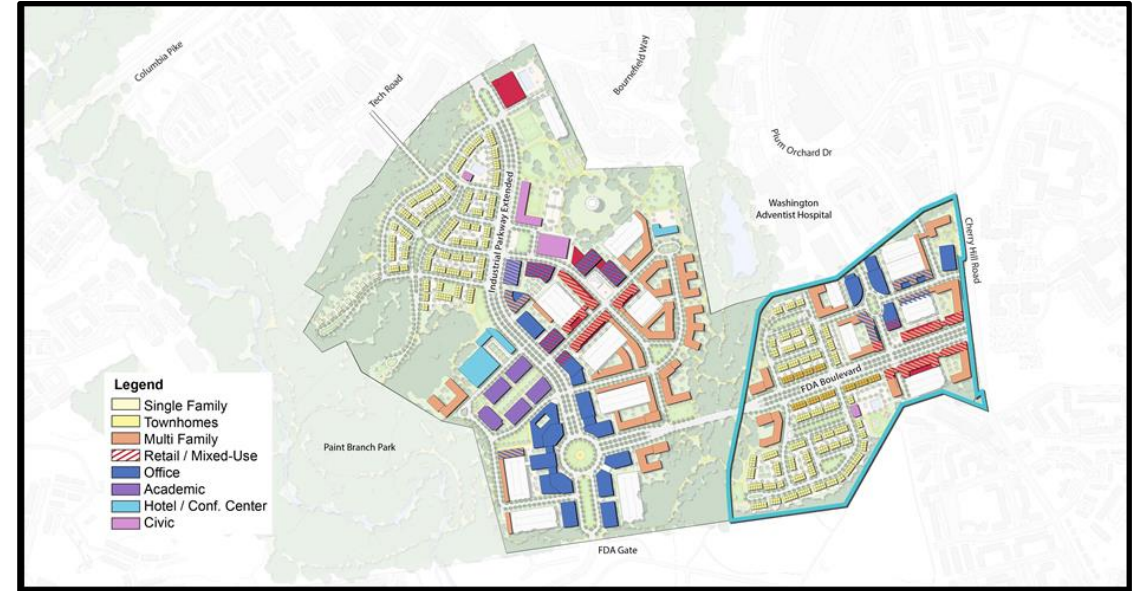
The park renovation includes new:

- Restroom & picnic shelter facility
- 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.
- Expected completion Fall 2023



8 - Viva White Oak

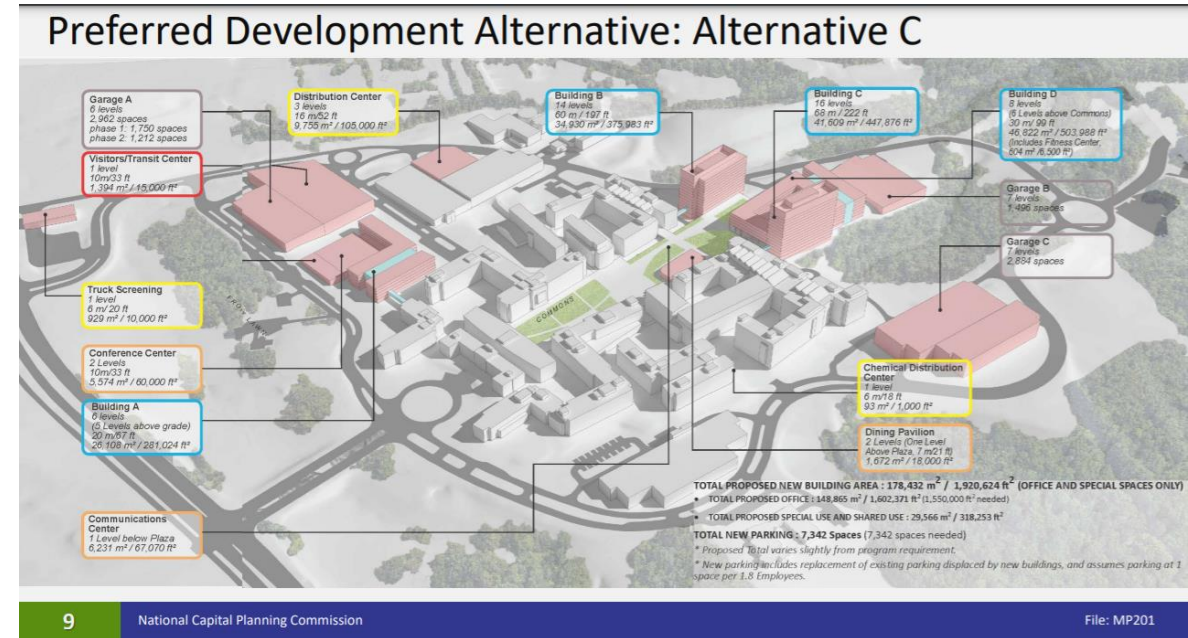
- Public-Private Partnership
- New Bioscience-focused 280-acre mixed-use community where citizens will be able to live, work, learn and play
- Adjacent to the FDA Headquarters with excellent access to BWI international airport and the Intercounty Connector
- 7 million-square-feet of commercial development
- 5,000 residential units
- Preliminary Plan approved
- \$40 Million County contribution to assist the construction of necessary infrastructure



vivawhiteoak.com

9 - FDA Headquarters

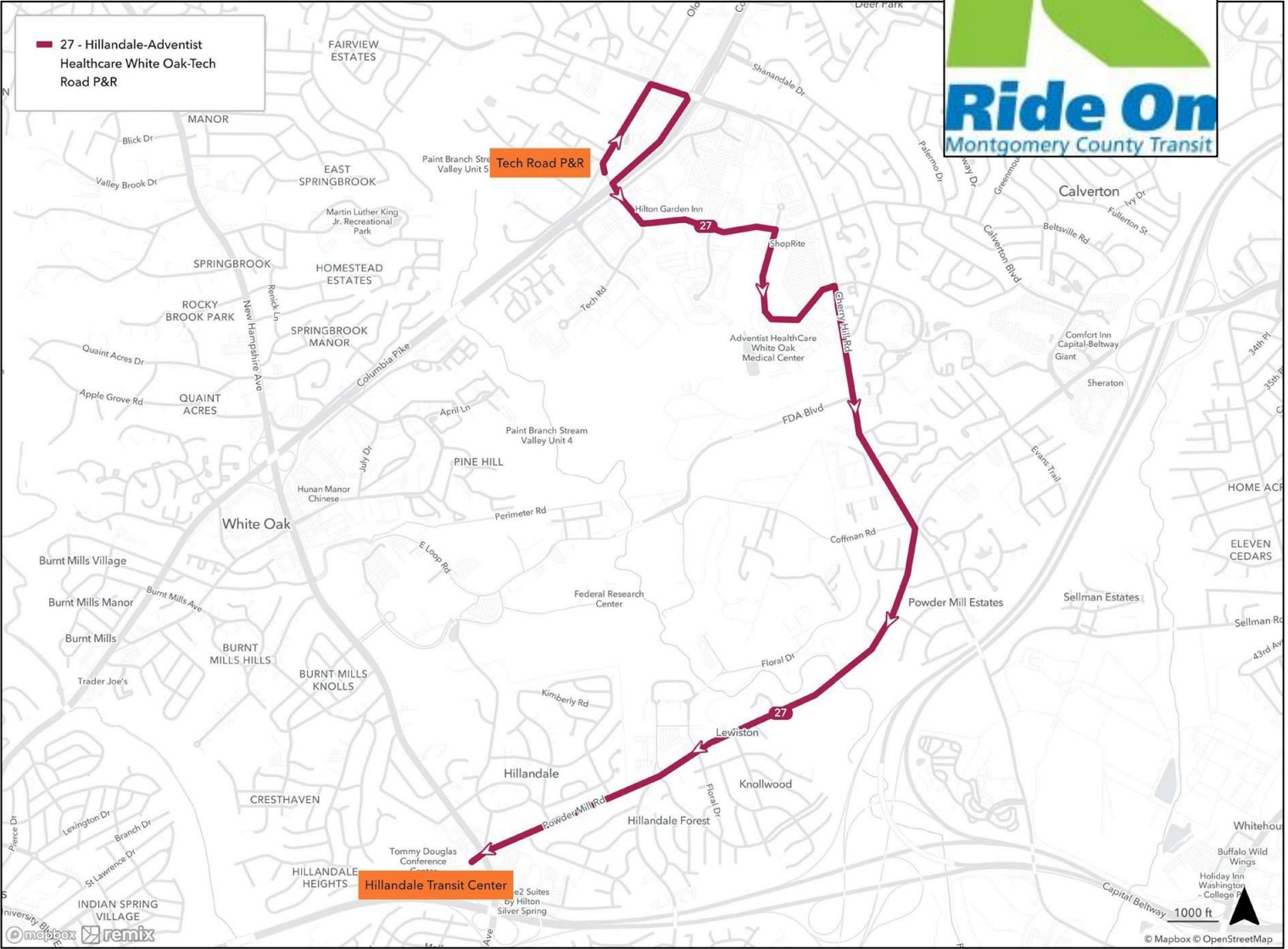
- Existing campus consists of 10 office and 4 laboratory buildings, totaling 3.8 million gross square feet.
- FDA White Oak Master Plan proposes to accommodate an additional 7,000 additional employees by 2035, totaling 18,000 employees.
- New construction of 1.9 million gsf of office space and special/shared use space.



10 - Ride On – Route 27



Route 4			Proposed
From			Hillandale Transit Center
To			Tech Road Park and Ride Lot via Adventist Healthcare White Oak Medical Center
Span	Weekday		5:30 am – 8:00 pm
	Saturday		5:30 am – 8:00 pm
	Sunday		5:30 am – 8:00 pm
Headway (Minutes)	Weekday	AM Peak	25 min
		Midday	25 min
		PM Peak	25 min
		Evening	25 min
		Late Night	-
	Saturday		25 min
	Sunday		25 min
	Description of Proposal		
Justification for Proposal			Provide a direct connection to Adventist Healthcare White Oak Medical Center.



11 - New Tesla Service Center



Tesla has plans for a new 26,000 SF service center on 2320 Broadbirch Drive In the White Oak area, east of Columbia Pike, immediately south of the Home Depot and just north of the Adventist HealthCare White Oak Medical Center.



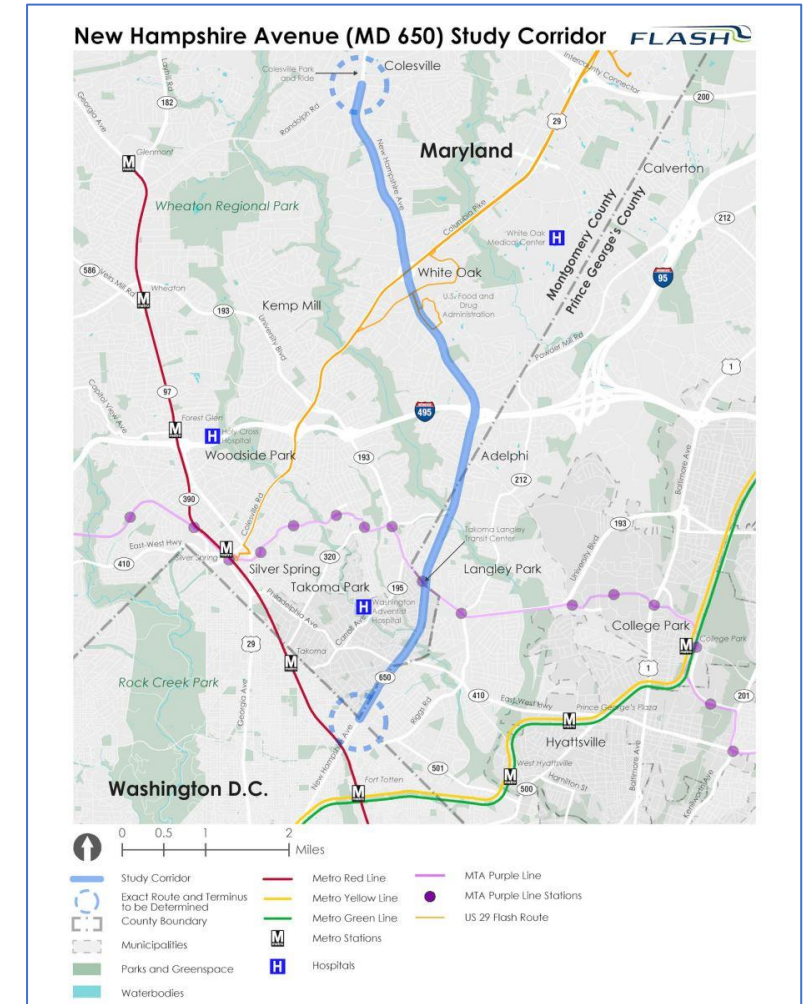
Transportation Investments

- 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 2022
- New Hampshire BRT Planning Study
- US 29 Mobility & Reliability Study



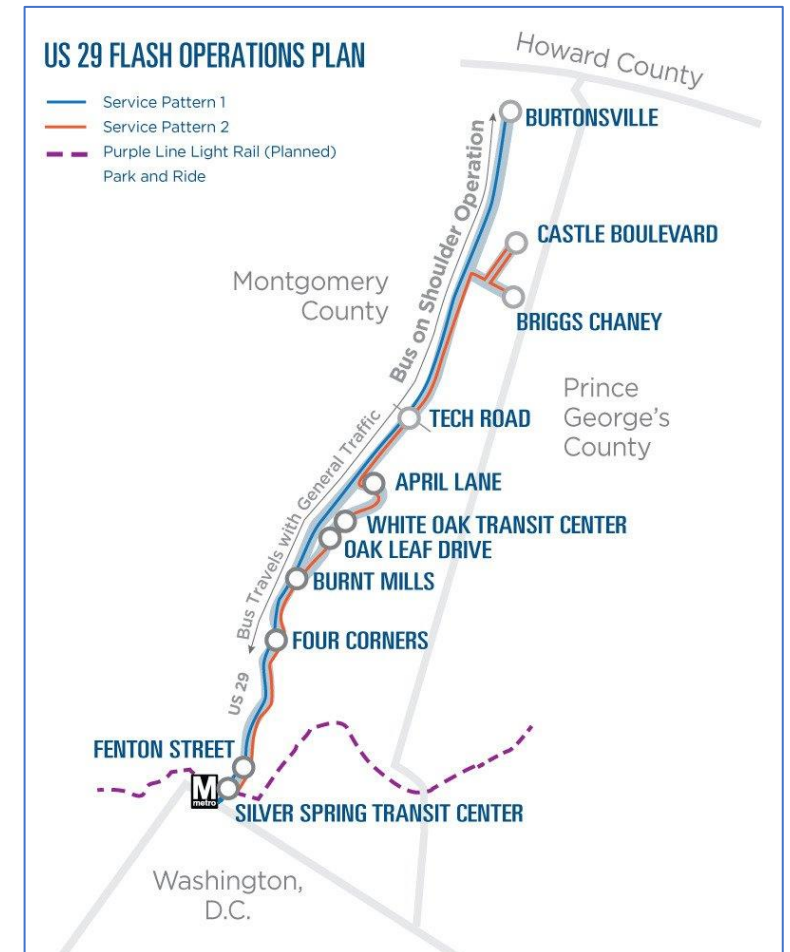
New Hampshire Flash Bus Rapid Transit Planning Study

- The New Hampshire Avenue Bus Rapid Transit (BRT) corridor was identified in the 2013 Countywide Transit Corridors Functional Master Plan. The BRT would serve areas such as Takoma Park, Langley Park, and the emerging mixed-use center at White Oak. This planning study will refine the Master Plan recommendation and determine station locations, BRT configuration and corridor termini.
- Master Plan Corridor recommendations, from north to south:
 - From Colesville park-and-ride to Lockwood Drive, BRT will operate in general traffic lanes.
 - From Lockwood Drive to the District line, BRT will operate in dedicated lane(s).



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. In addition, the study will develop recommendations to address pedestrian and bicycle access and safety for the stations between the Silver Spring Transit Center and Tech Road.



Contact & Information

- Cicero Salles – cicero.salles@montgomerycountymd.gov
- White Oak Science Gateway -
www.montgomerycountymd.gov/exec/wosg/index.html
- White Oak Science Gateway Master Plan -
montgomeryplanning.org/planning/communities/midcounty/white-oak-science-gateway/