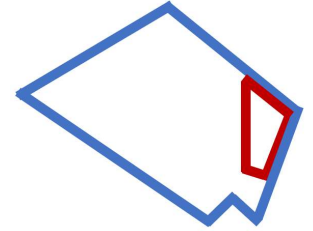




Marc Elrich
County Executive



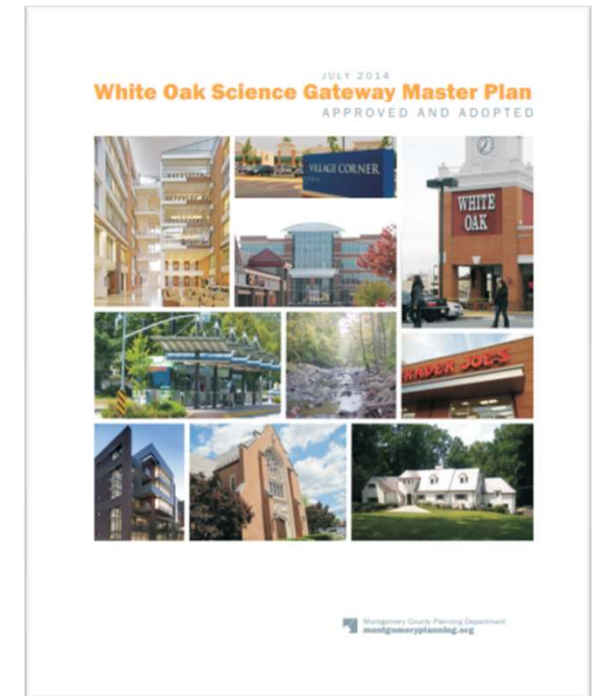
Jewru Bandeh, Director
Eastern Regional Office

WHITE OAK SCIENCE GATEWAY DEVELOPMENT PROFILE

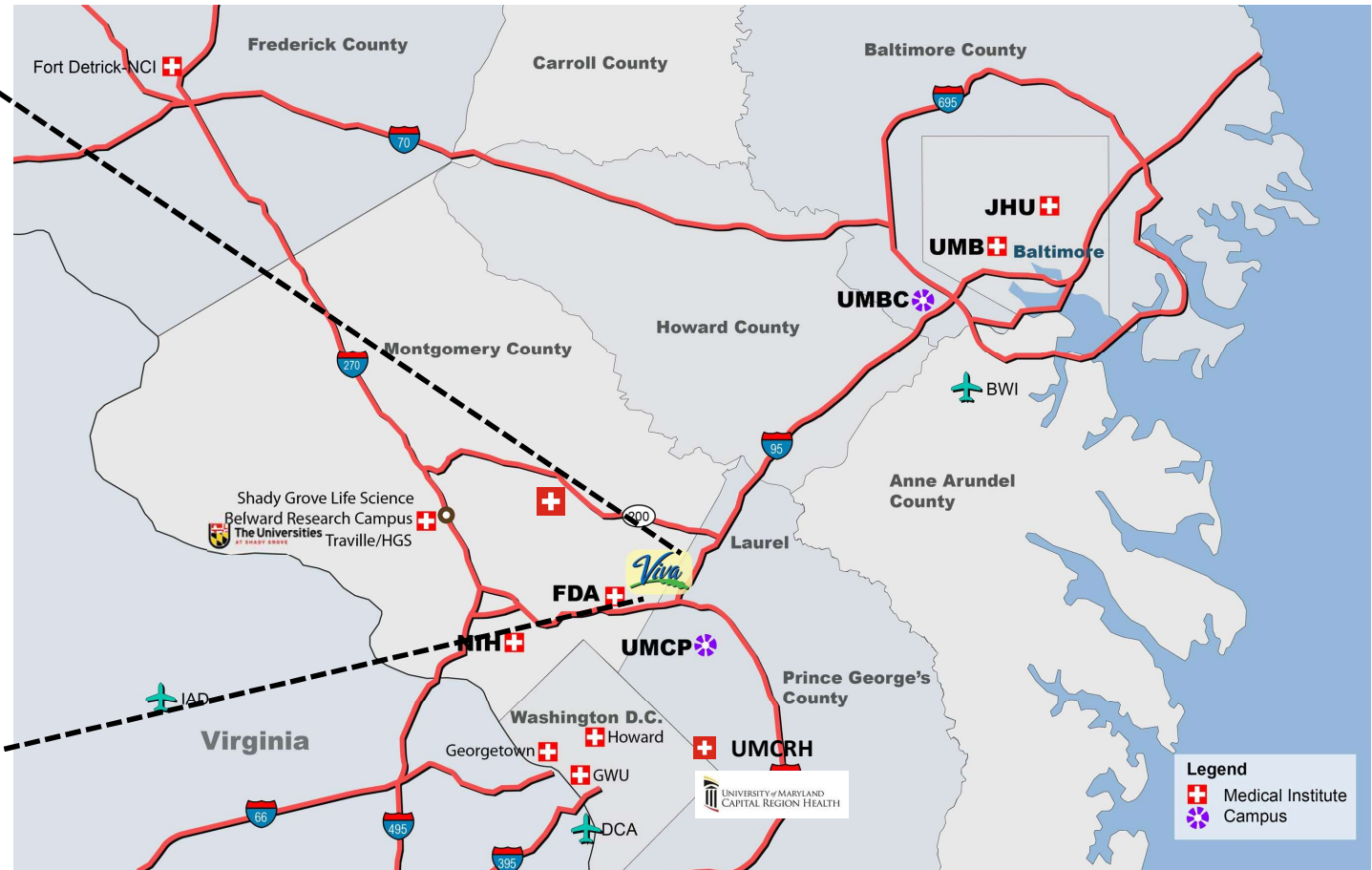
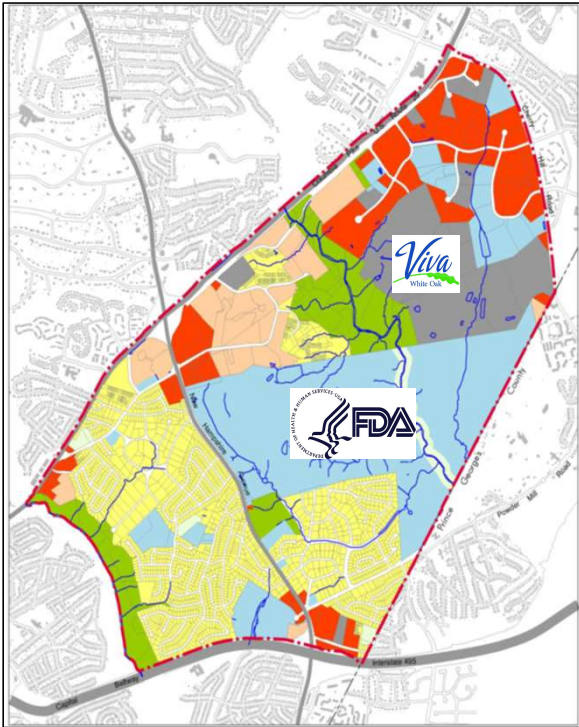
February 2025

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 into vibrant, mixed-use, transit served nodes.



White Oak Science Gateway Master Plan Boundary and Location

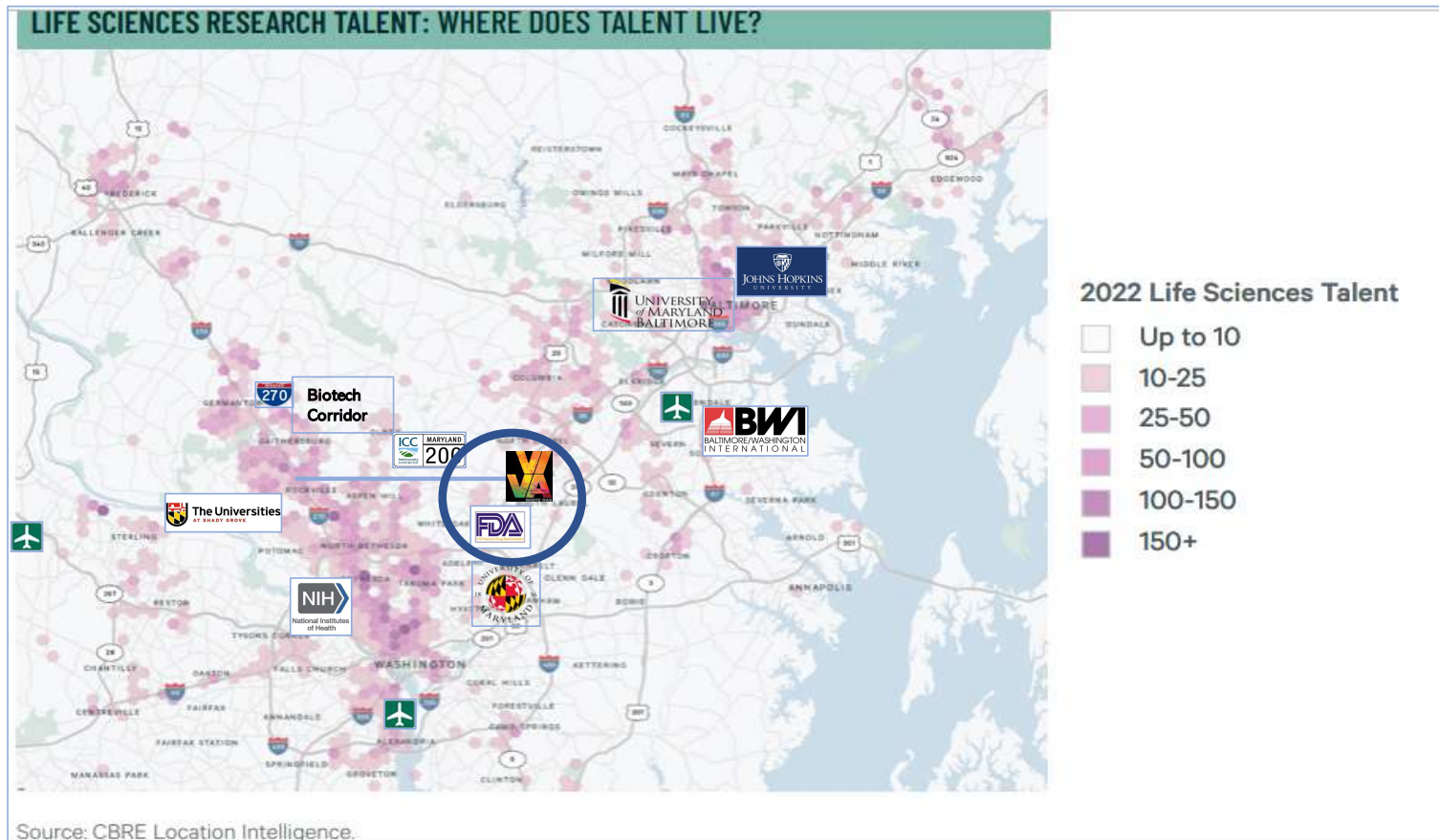


White Oak

- 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 – Approved 280 Acre site, 12 million SF, Bio/Life Science Mixed-Use development.

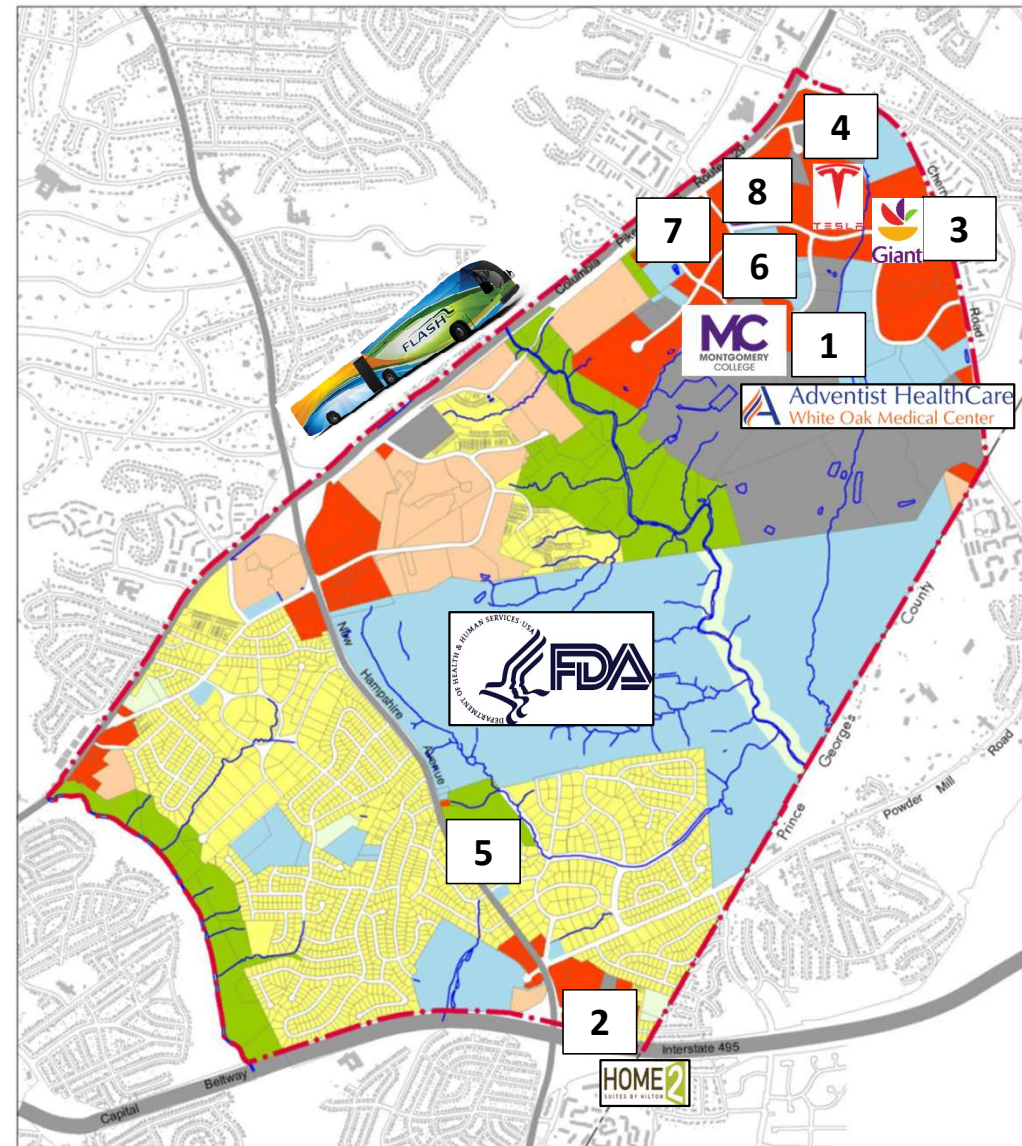


Life Sciences Talent Pool – White Oak at the Center of the DMV/Baltimore Region



Implemented Projects Since Master Plan Approval in 2014

1. Adventist Health Care White Oak Medical Center
2. Hilton Homes2 Suites Hotel
3. Giant Orchard Center Store
4. Tesla Service Center
5. Hillandale Park Renovation
6. Montgomery College East Campus Education Center
7. White Oak Town Center
8. Logic Apartments



1 - Adventist HealthCare White Oak Medical Center

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



2 - HOME2

SUITES BY HILTON

- Completed 2019
- New Hotel in Hillandale with 100 rooms, electric car 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.



3 - Orchard Center

- Opened August 2022
- New store with Pharmacy, full-service deli, meat and seafood, expanded gourmet cheese selection, extensive prepared food offerings, floral department, and 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.



4 - Service Center

- Opened Summer 2022
- New 26,000 SF service center located at 2320 Broadbirch Drive.





5 - Hillandale Park Renovation

- Ribbon Cutting November 2023
- Park renovation includes new Restrooms & picnic shelter facilities:
 - 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.



6 - East County Education Center

- Opened April 2024
- 55,000 Square-Foot East County Education Center
- Precursor to the East County (fourth) Campus
- Classes, Programs, and Services:
 - Allied Healthcare
 - Cybersecurity/IT
 - Hospitality Management
 - Small Business/Entrepreneurship
 - Early Childhood Education
 - English for speakers of other languages
 - Raptor Central, the student support services one-stop shop for admissions and enrollment



7 - White Oak Town Center



- Opened October 2024.
- Project: 103,000 SF Mixed-Used development including 41,000 SF grocery store
- Developers: FINMARC Management Inc. & BMC



8 – *Logic* White Oak Apartments

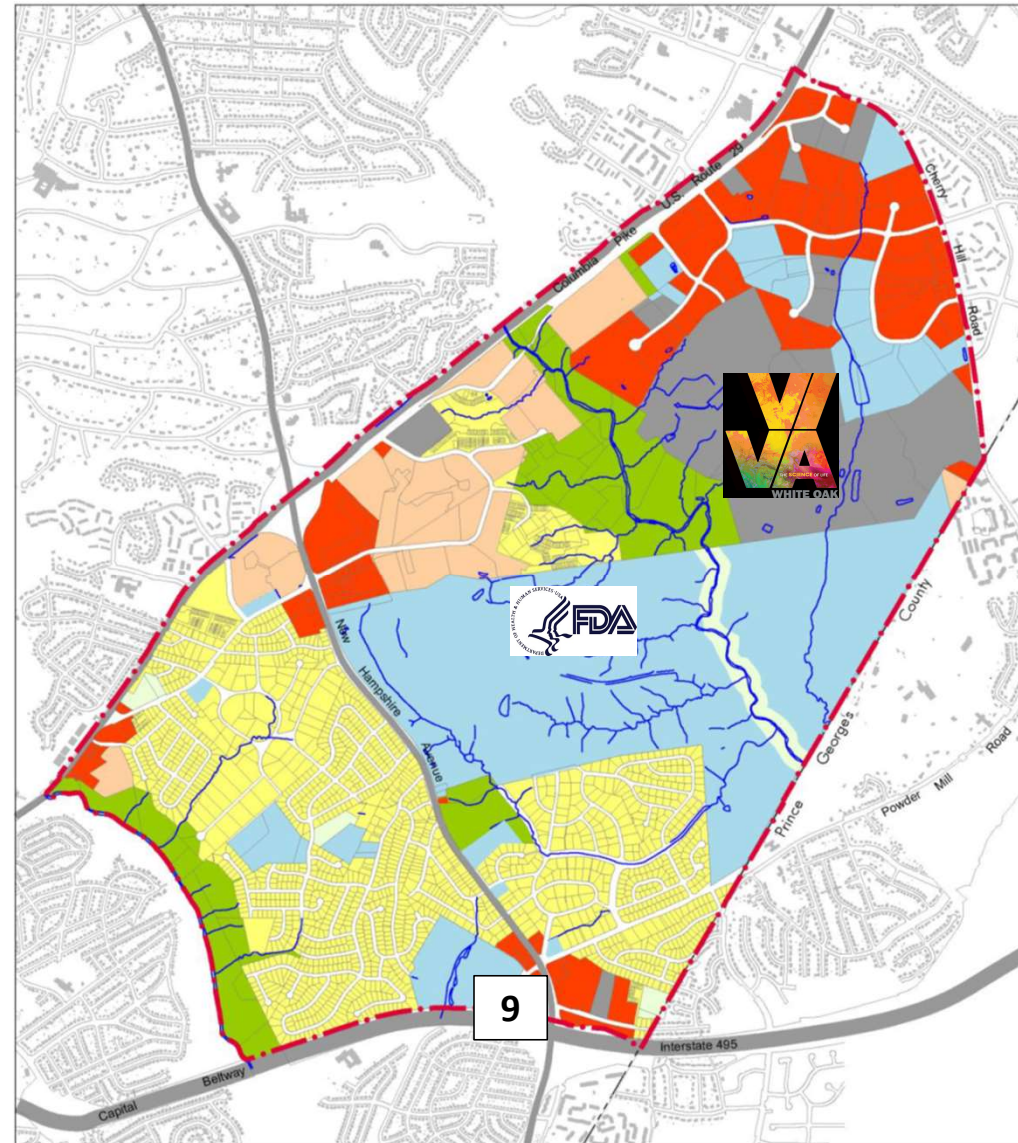


- Opened February 2025 (two over two townhomes)
- Project: 387 Residential Units
- Developer: The NPR Group
- Final Deliveries First Semester 2025.



Permitting & Construction

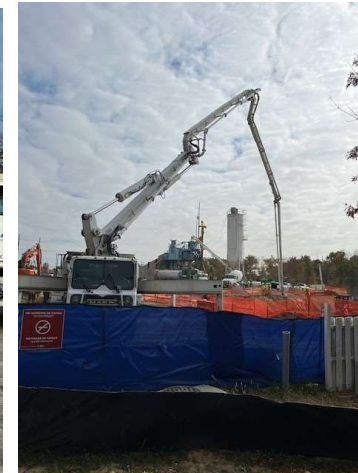
8. Hillandale Gateway



9 - Hillandale Gateway



- Status: Vertical construction.
- Project: Mixed-Use with 463 Residential Units (155 Age Restricted Homes) and Commercial Development.
- Leadership in Sustainable Design (LEED, Energy Star, Passive House Target).
- Developers: Duffie Companies, PS Ventures, HOC of Montgomery County.





Site Program



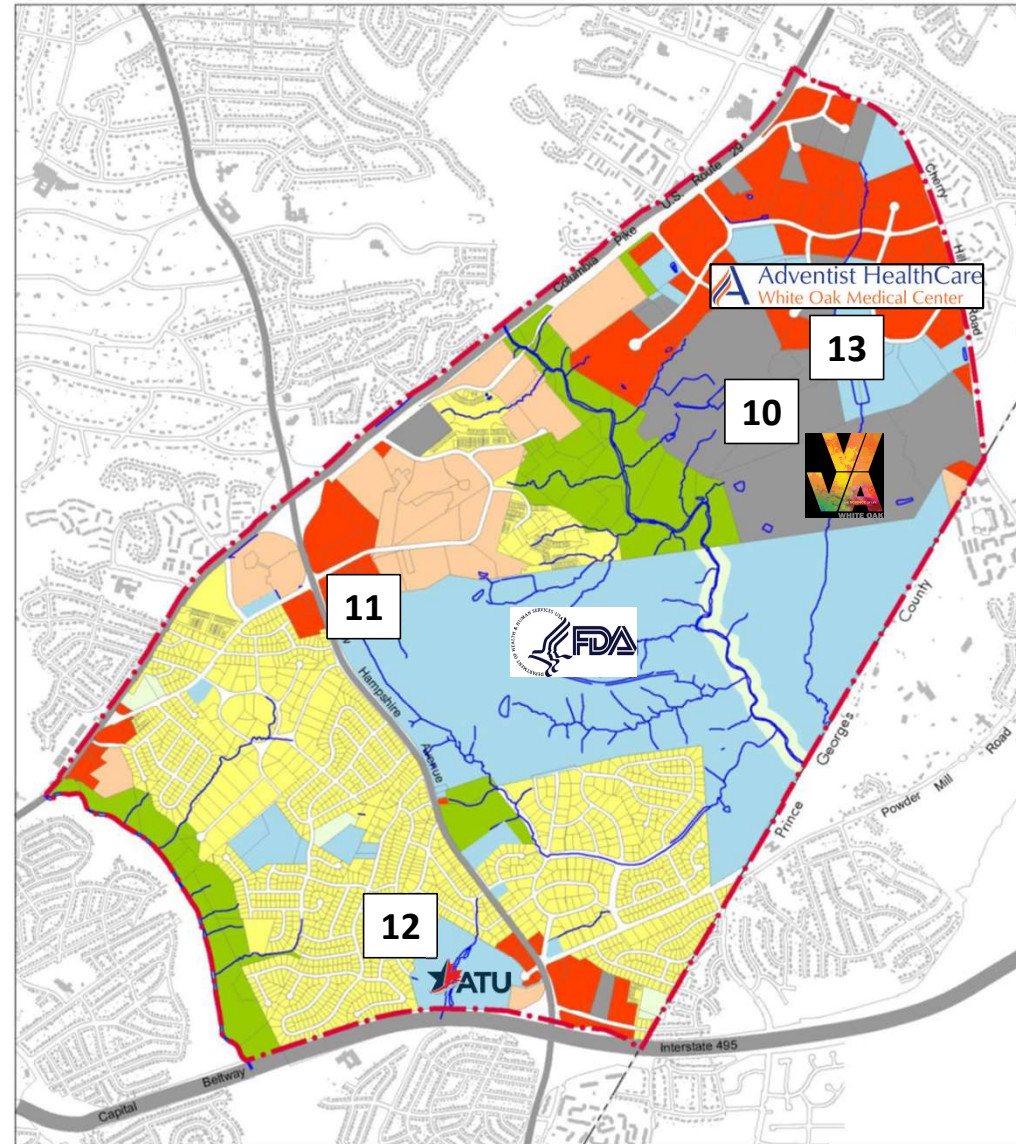
- 463 Total Homes in Two (2) Residential Buildings
- Three (3) Free Standing Retail Buildings.
- Mixed-Use & Mixed Income
- Shared Parking Garage
- Public Site Amenities & Transit Station



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%	

Planning & Engineering

- 10. VIVA White Oak
 - 11. White Oak Self Storage
 - 12. Amalgamated Transit Union
 - 13. Adventist White Oak Medical Center
- MOB 3



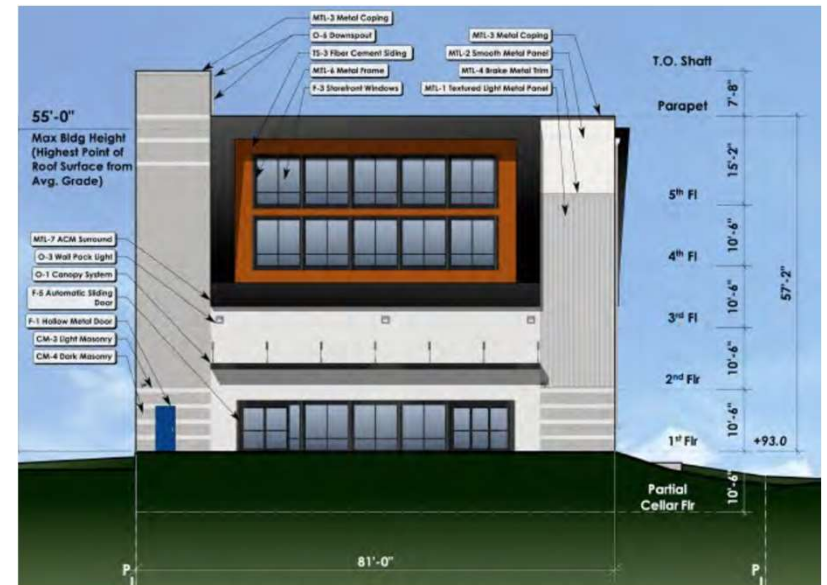
10 – VIVA White Oak

- 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, the Intercounty Connector and I-270.
- Approved for 12.18 million-square-feet of commercial and residential development
- Status: Preliminary Plan being revised and engineering of Master Plan Roads underway.
- \$40 Million County contribution to assist the construction of necessary Master Plan infrastructure



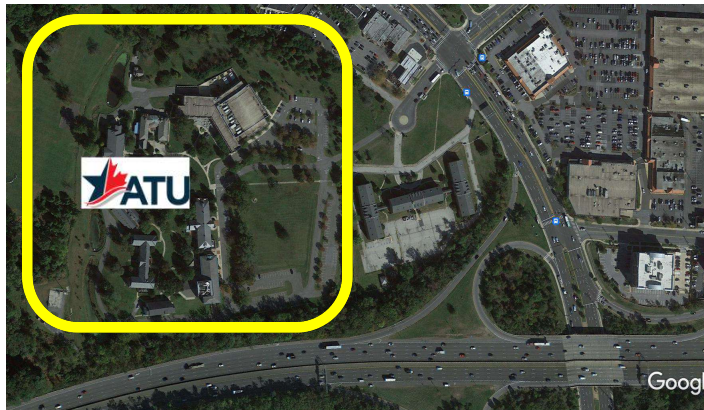
11 - White Oak Self-Storage

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



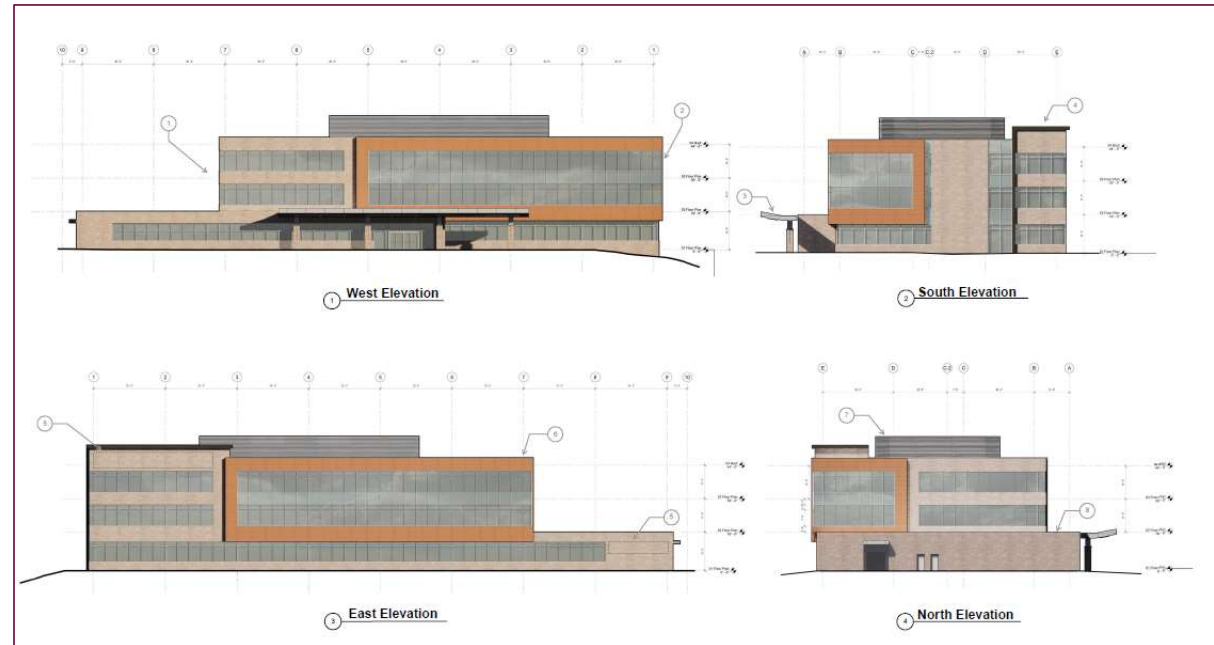
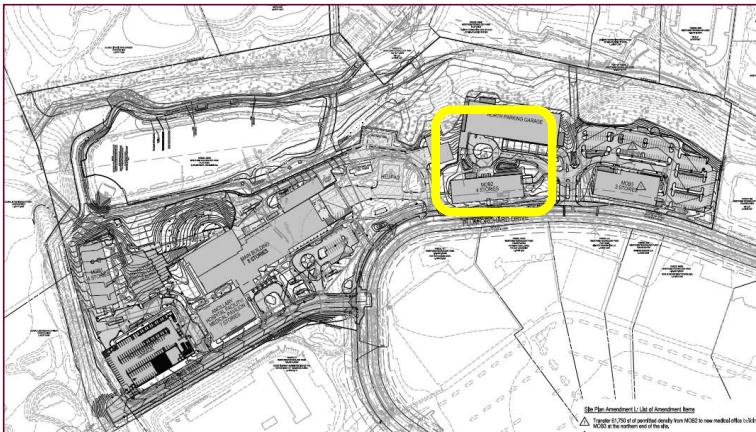
12 - ATU Amalgamated Transit Union (Former AFL-CIO National Labor College)

- 46-acre campus
- 72,000 sf academic and conference center
- Hotel quality residence halls.
- WRS Inc. conducting a Feasibility & Due Diligence study for a new mixed-use development.



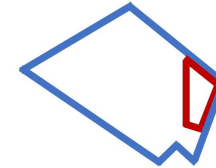
13 - Adventist HealthCare White Oak Medical Center MOB 3

- New three-story Medical Office Building, MOB 3.
- Outpatient surgical center.
- 61,750 square feet.





Contact Information



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[Montgomery County Maryland
\(montgomerycountymd.gov\)](http://montgomerycountymd.gov)



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