

east county science center master plan
DRAFT SCOPE OF WORK

MONTGOMERY COUNTY

PLANNING BOARD

PRESENTATION

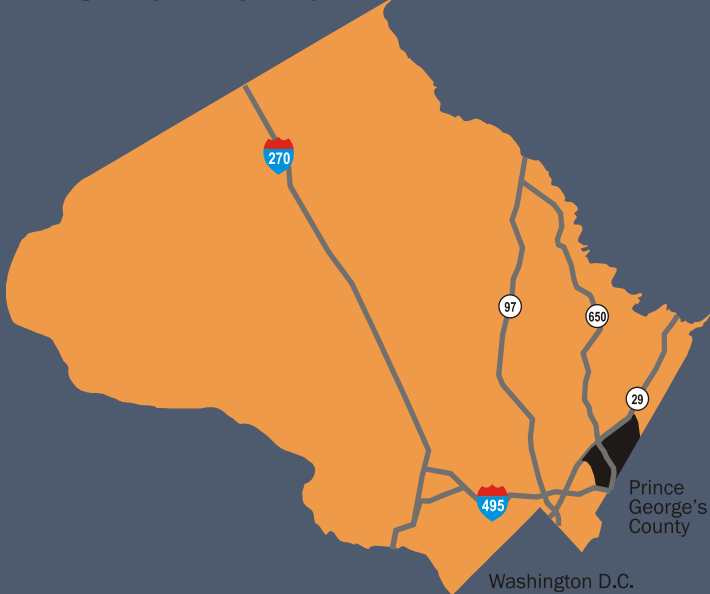
FEBRUARY 3, 2011

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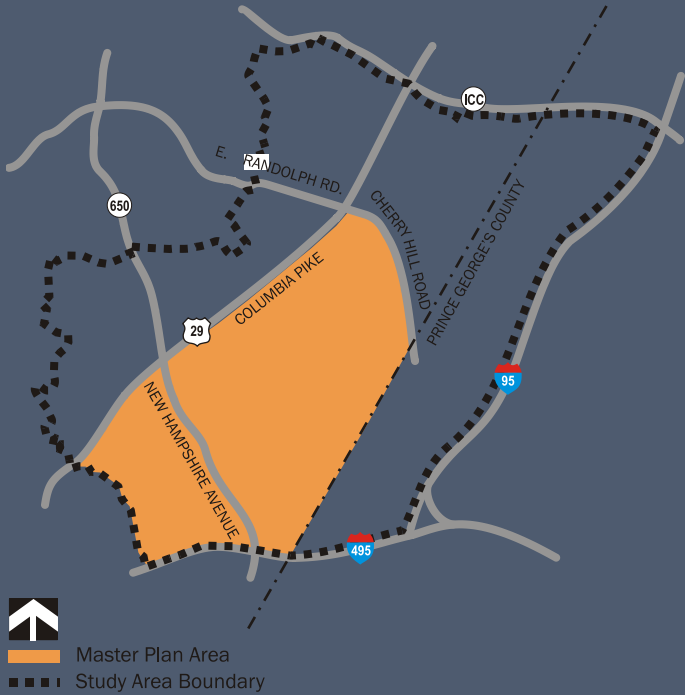
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Location

Montgomery County, Maryland



■ East County Science Center

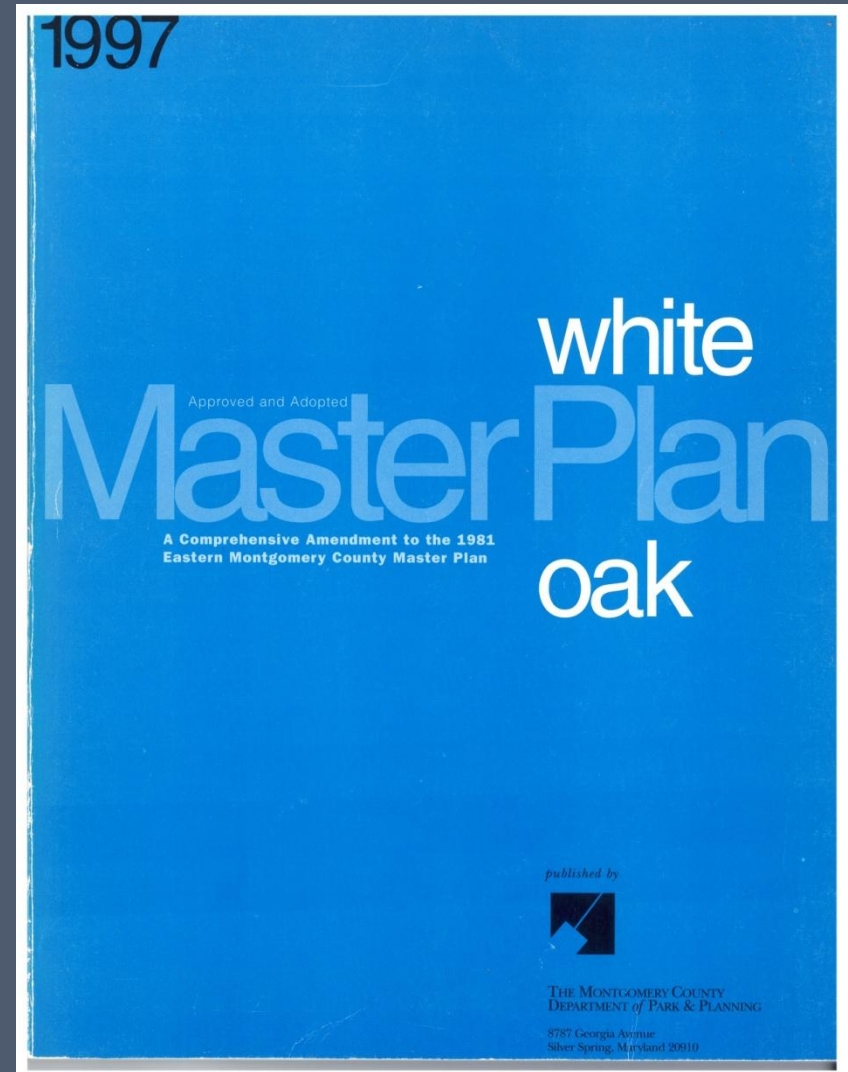
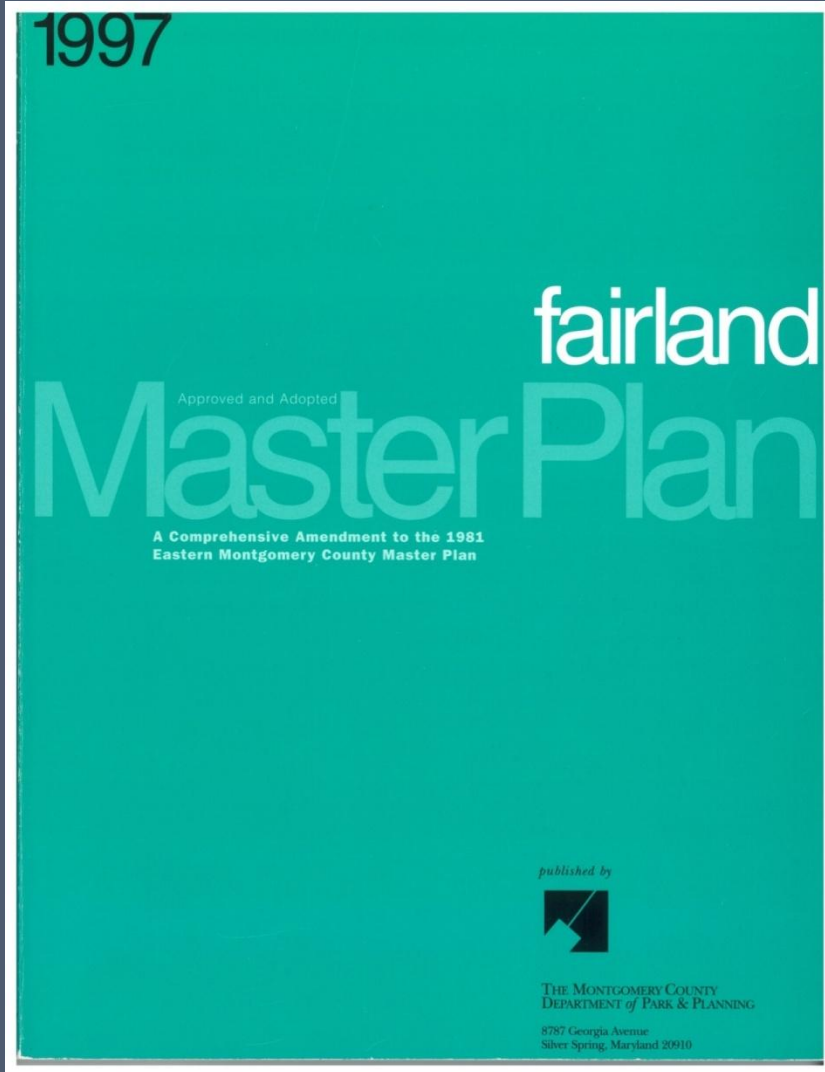


Master Plan Area

Study Area Boundary

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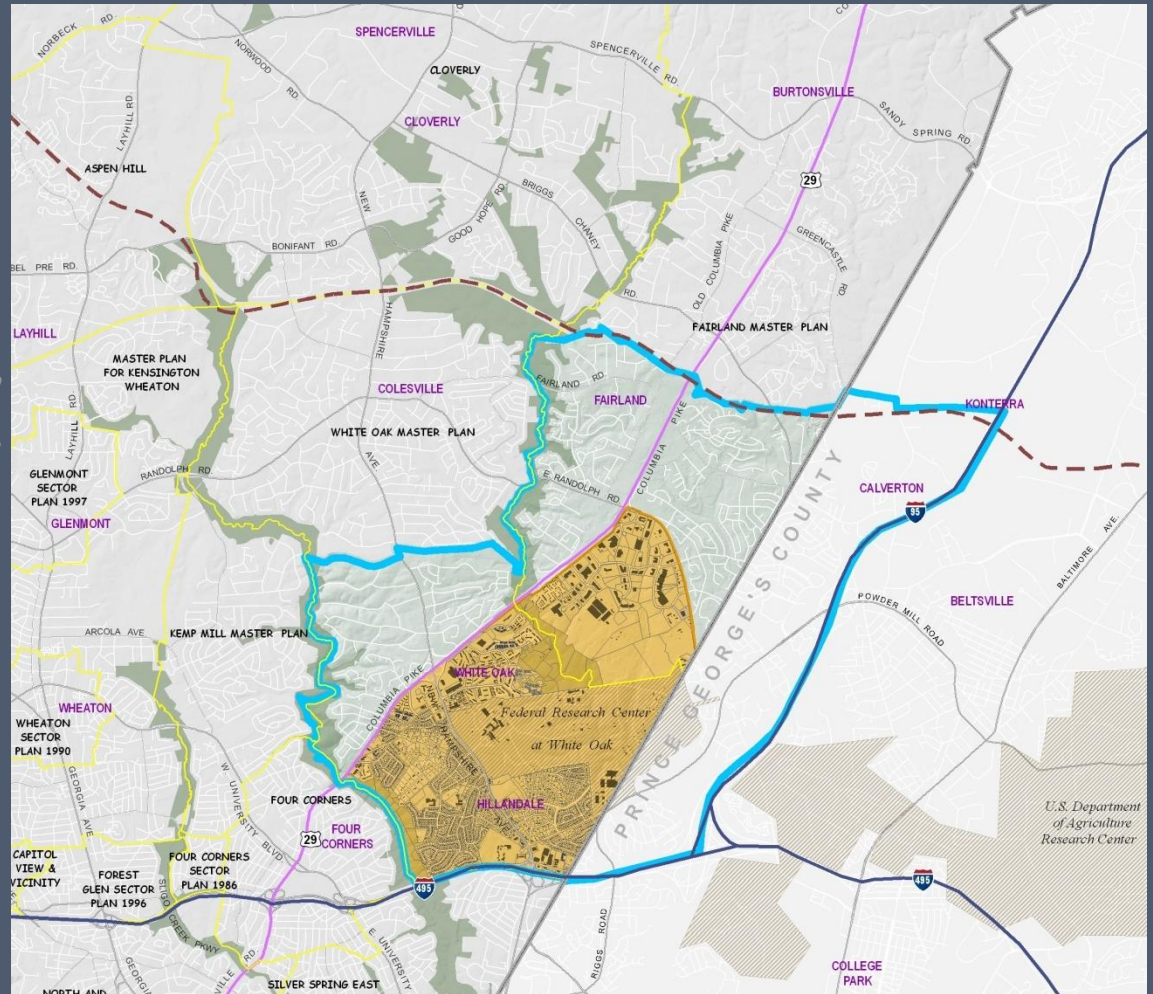
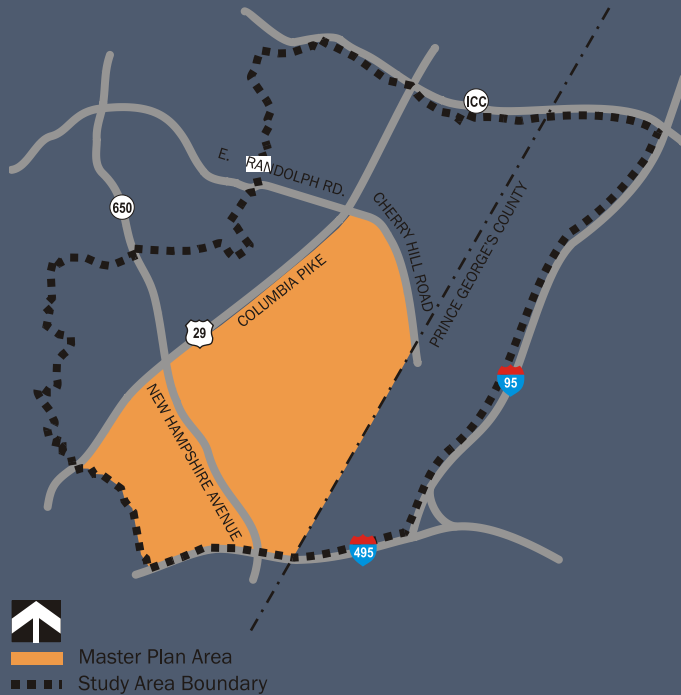
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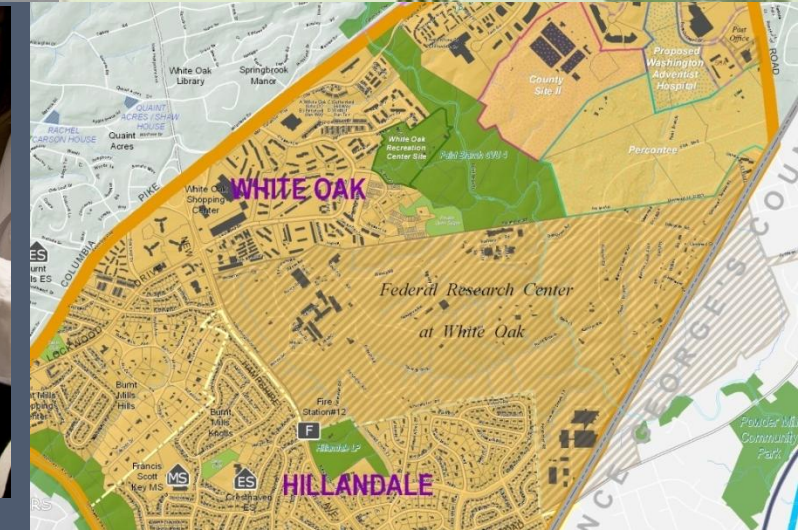
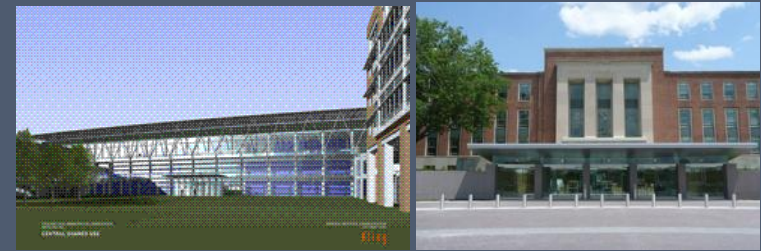
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Proposed Boundaries: Master Plan and Study Area



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FDA Headquarters at White Oak Federal Research Center



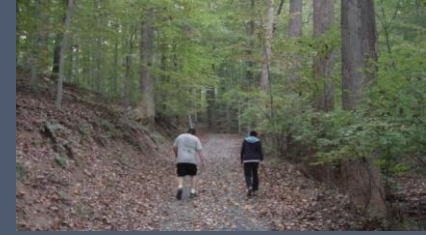
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FDA Headquarters at White Oak Federal Research Center (FRC)



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Natural Resources



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Existing Parks and Open Space



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Potential Historic Resources



SPRINGBROOK HD
(Atlas)



NAVAL
ORDNANCE LAB
(NR Eligible)



HILLANDALE STATION 12
1946/1955



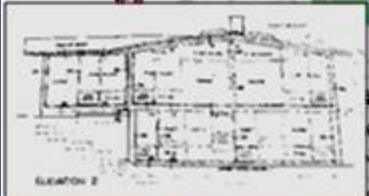
HILLANDALE REC CTR
1948



HILLANDALE HD
1936-55



HILLANDALE CTR
1952



CREST PARK HD, Charles Goodman

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Master Plan of Highways & US 29 Grade-Separated Interchanges

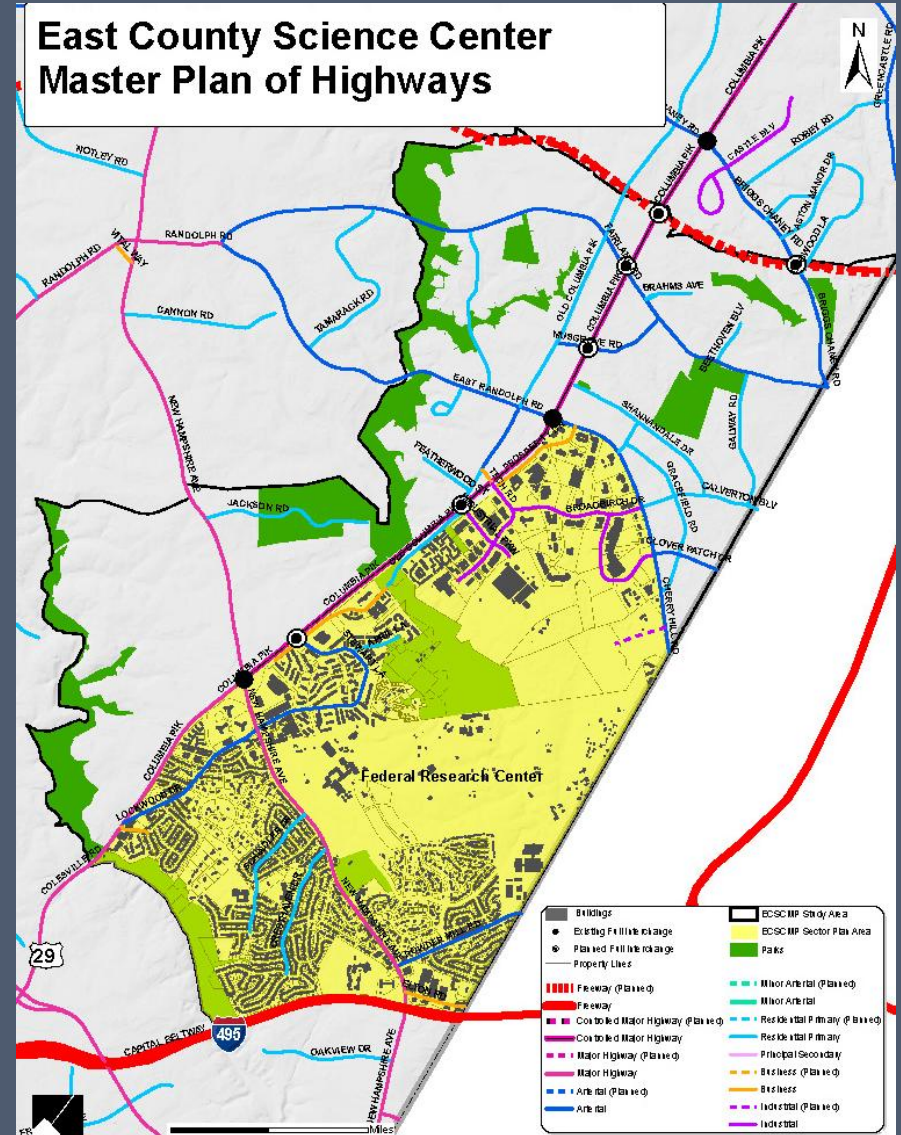
Existing Interchanges:

- US 29/New Hampshire Avenue
- US 29/East Randolph-Cherry Hill Road
- US 29/Briggs Chaney Road
- US 29/Spencerville-Sandy Spring Road

Under Construction: US 29 at ICC

Proposed Grade-Separated Interchanges from 1997 White Oak and Fairland Master Plans:

- US 29/Stewart Lane
- US 29/Tech Road/Industrial Parkway
- US 29/Musgrove Road-Fairland Road
- US 29/Greencastle Road

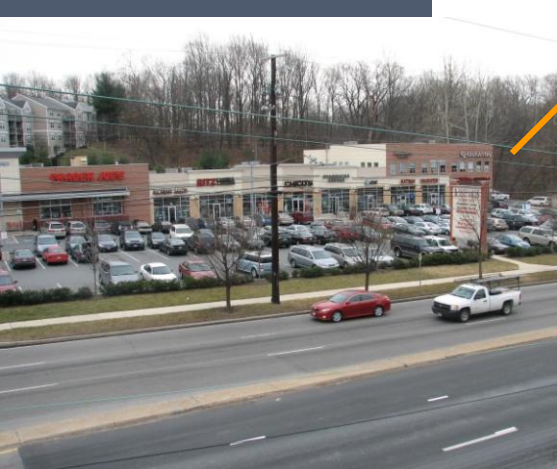
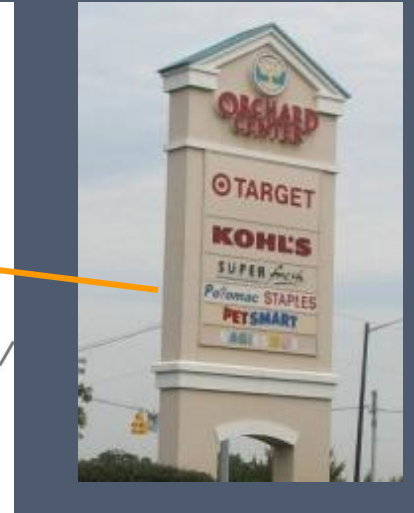
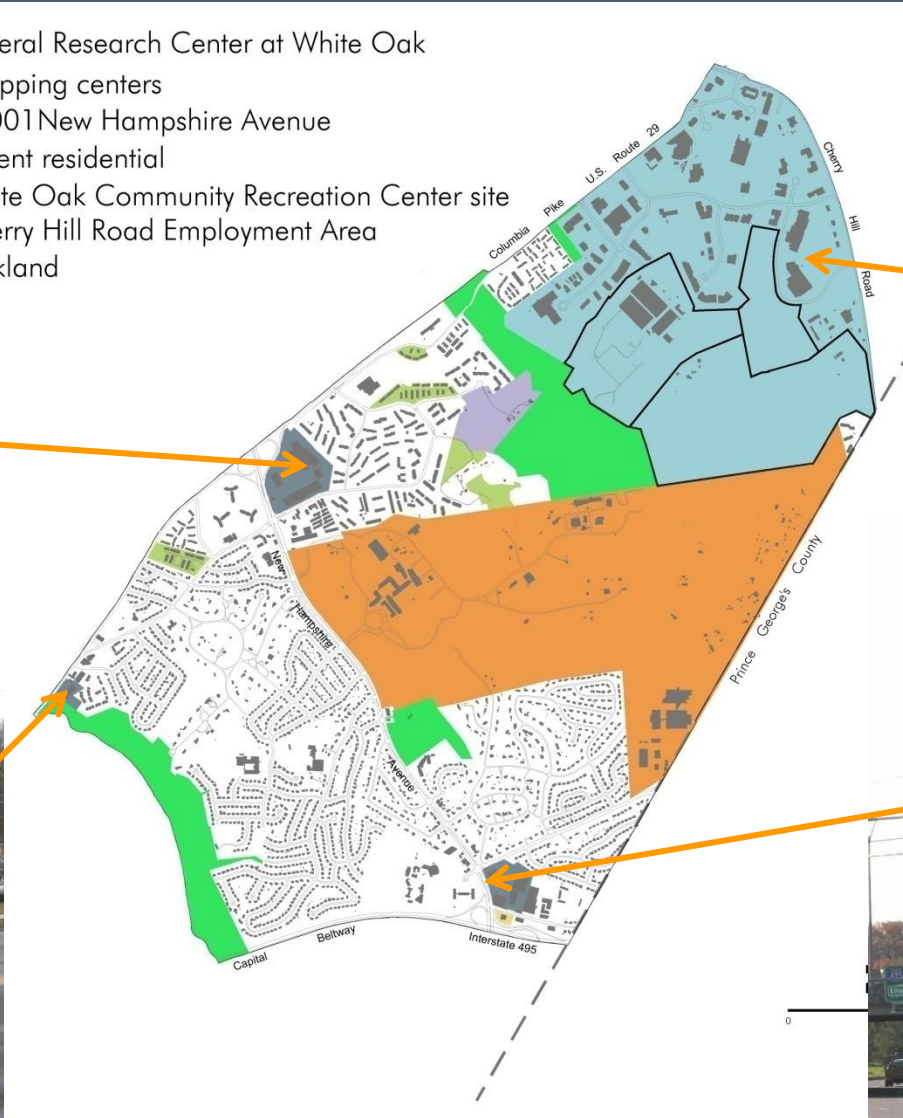


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Existing Retail Space: Nearly 2 million square feet

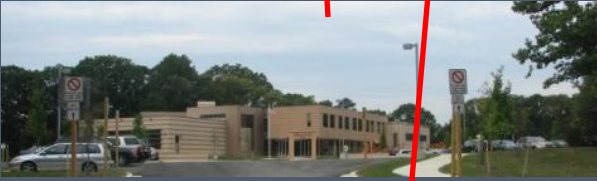
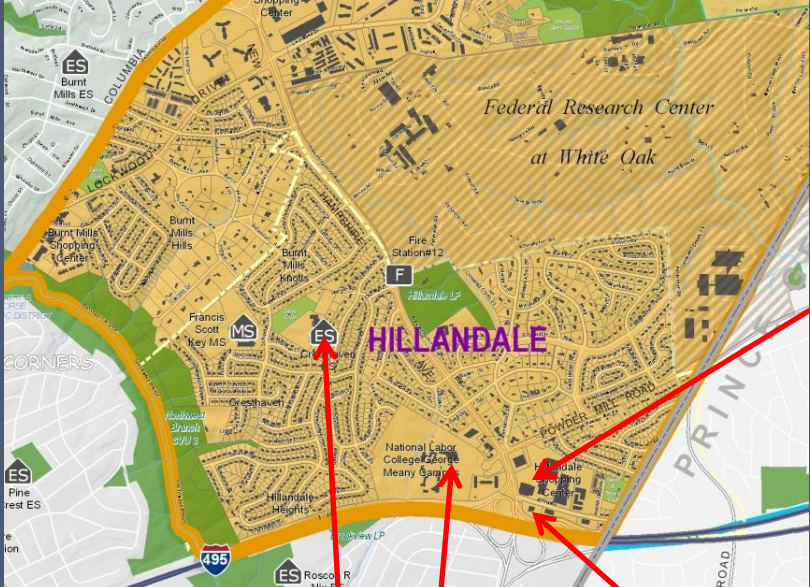


- Orange circle: Federal Research Center at White Oak
- Dark grey circle: Shopping centers
- Yellow circle: 10001 New Hampshire Avenue
- Light green circle: Recent residential
- Purple circle: White Oak Community Recreation Center site
- Light blue circle: Cherry Hill Road Employment Area
- Green circle: Parkland



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Hillandale Community



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White Oak Community



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Cherry Hill Road Employment Area – Existing Retail Uses

The collage illustrates existing retail uses in the Cherry Hill Road Employment Area. At the center is a map of the area, bounded by U.S. Route 29 to the north, Columbia Pike to the west, and Cherry Hill Road to the east. Orange arrows point from the map to several specific locations, which are further detailed in surrounding images:

- Public Storage:** A logo for Public Storage is shown in the bottom-left quadrant.
- Marriott Hotels:** Logos for Courtyard Marriott and Residence Inn Marriott are shown in the bottom-right quadrant.
- Home Depot:** An orange Home Depot logo is shown in the top-right quadrant, and a photograph of a Home Depot store is shown in the bottom-right corner.
- Orchard Center:** A tall sign for Orchard Center is shown on the right side, listing Target, Kohl's, Super Fresh, Potomac Staples, and PetSmart.
- Village Corner Tech:** A blue sign for Village Corner Tech is shown in the top-left quadrant.
- Other Retailers:** A photograph of a building with a red and white striped awning is shown on the left side.
- Hotel:** A photograph of a Hilton Garden Inn is shown in the bottom-left corner.

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Existing Commercial: 2 million square feet

Cherry Hill Road Employment Area – Existing Commercial Uses



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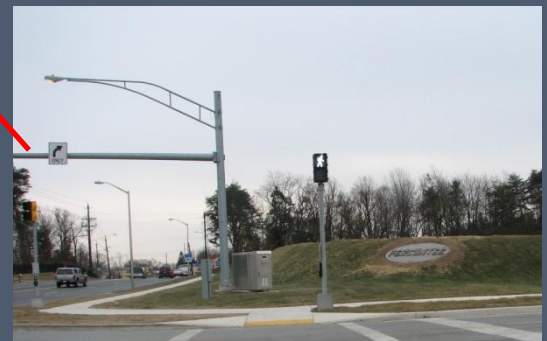
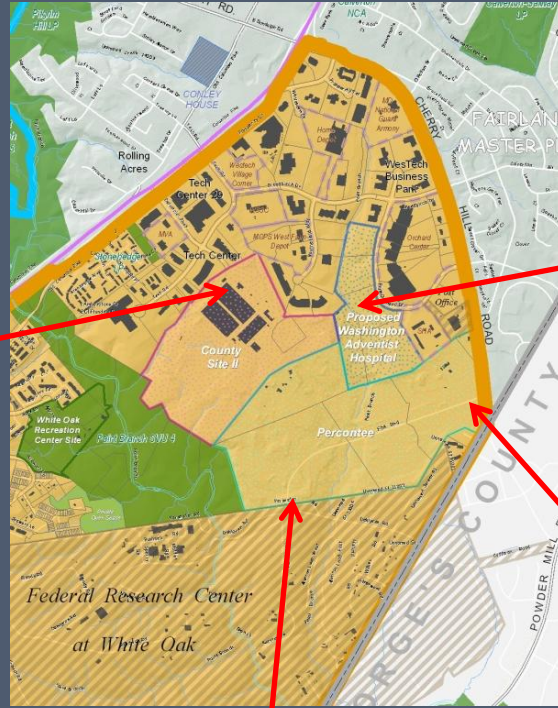


Vacant Buildings



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New Development Potential: WAH, Site 2, Percontee



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Master Plan Community Outreach

- Form Citizens Advisory Committee (CAC) – all meetings open to the public
- Attend Civic Association meetings, as requested
- Inform community via e-mail contact list
- Post Plan progress and information on our website
<http://montgomeryplanning.org/community/ecsc/index.shtm>
- Hold periodic open houses for larger community



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Consultant Services and Coordination

- Interagency Coordination with Montgomery and Prince George's County agencies and departments
- Economic Consultant
- COG Transportation-Land Use Connection (TLC) Grant
- EPA Smart Growth Implementation Assistance Grant
- Countywide Bus Rapid Transit Study

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COG TLC Grant

Council of Governments (COG) Transportation Land Use Connections (TLC)

- Technical assistance to local governments
- Emphasis on transportation and land use “connection”
- Assistance by consulting firm - working with local staff and stakeholders
- Contains an outreach element

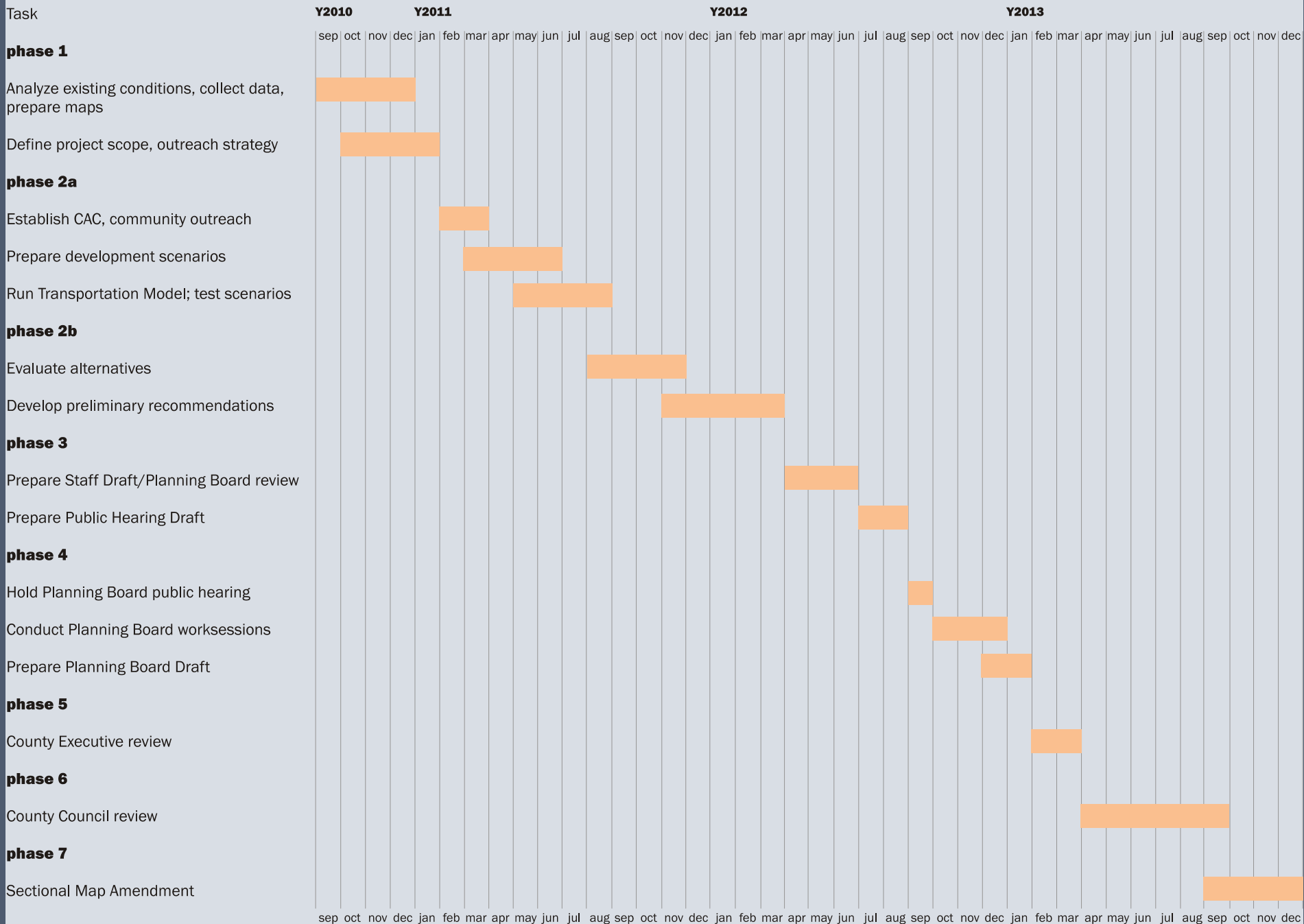
Specific Role of TLC Work in ECSC Master Plan

- Build on Countywide BRT Study
- Develop early “macro” look at higher land use intensities and corresponding types of transit (BRT, rail, etc.)
- Build on the early look by developing conceptual land use scenarios for refined testing

Work Underway

- Interagency work group has been organized and is meeting regularly
- Work group has defined the scope, reviewed schedule, pipeline development, and comparable cases across the country
- Effort to be completed by June 2011

schedule summary: east county science center master plan



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Master Plan Schedule

2011 MAJOR MASTER PLAN MILESTONES

- Scope of Work Approval February
- Form CAC; Begin Meetings March - April
- Engage and work with consultants January – July
- Prepare development scenarios Feb. – April
- Run traffic model; analyze results May – September
- Hold CAC and Community Meetings Ongoing
- Develop draft preliminary Plan recommendations Oct. – December