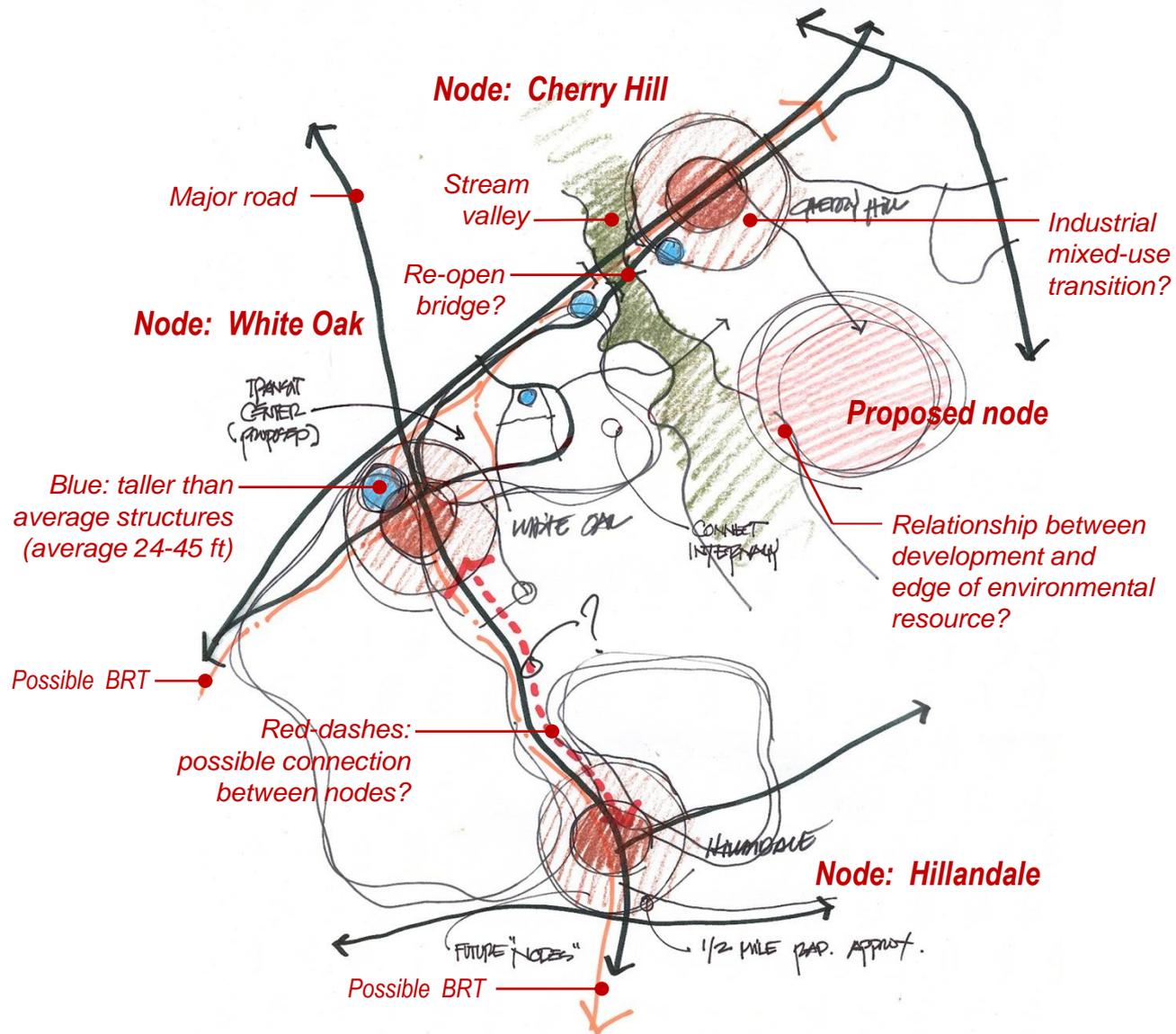


white oak science gateway master plan



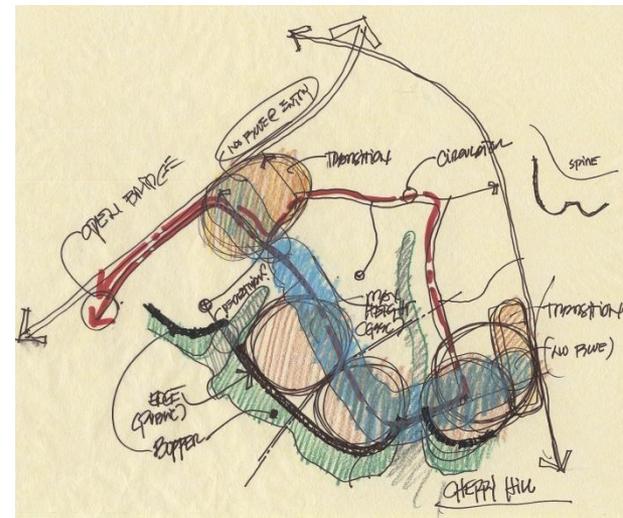
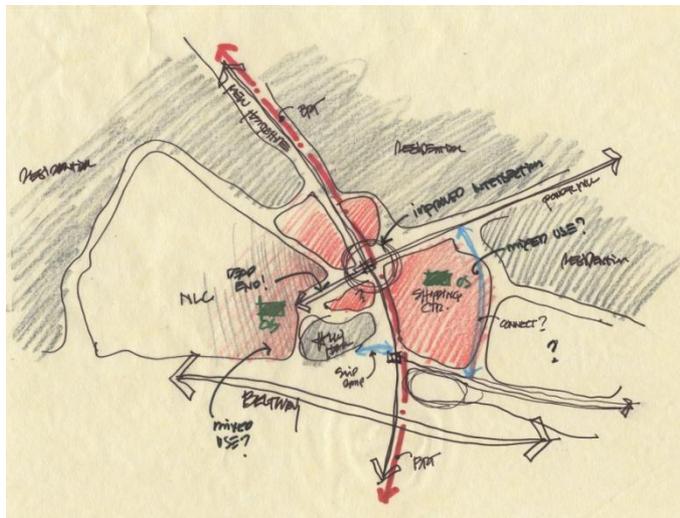
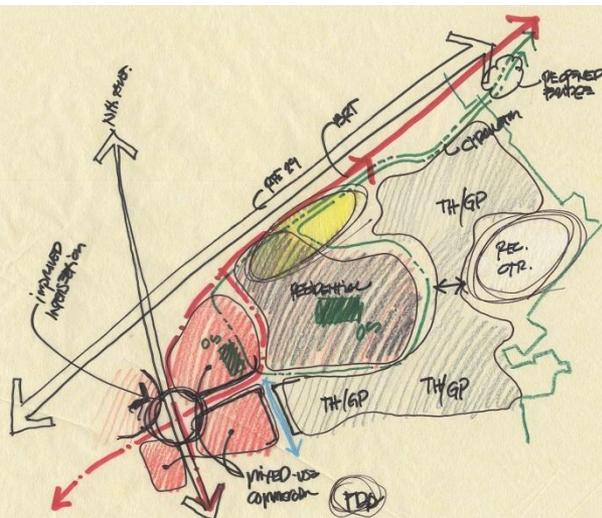
Goals

- Reinforce existing commercial centers along established corridors
- Concentrate development at nodes focused around future transit
- Balance auto and transit access by promoting non-auto movement within walking distance of future transit
- Improve node legibility by defining their edges, providing them with landmarks, and developing them as focus of civic, recreational, residential and commercial activity
- Add streets to improve local networks and reduce block sizes in high intensity areas
- Improve internal connectivity between nodes to reduce reliance on existing roads for local traffic

* illustratives are for analysis only – not intended as development recommendations

area diagram

white oak science gateway master plan



White Oak

Hillendale

Cherry Hill



Image: Mixed-use Business Center



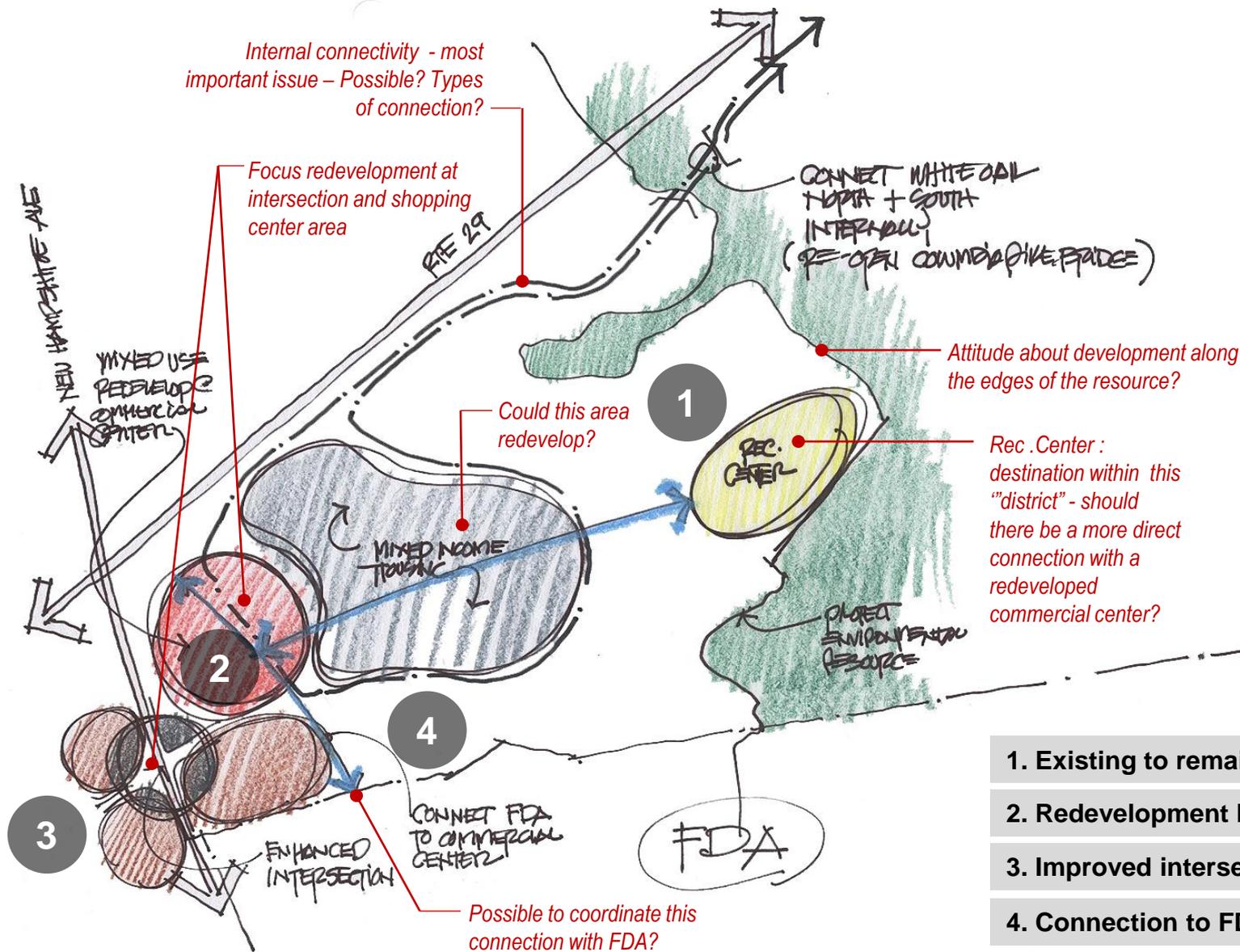
Image: Village Center



Image: Mixed-Use Science Campus

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1. Existing to remain

2. Redevelopment Potential

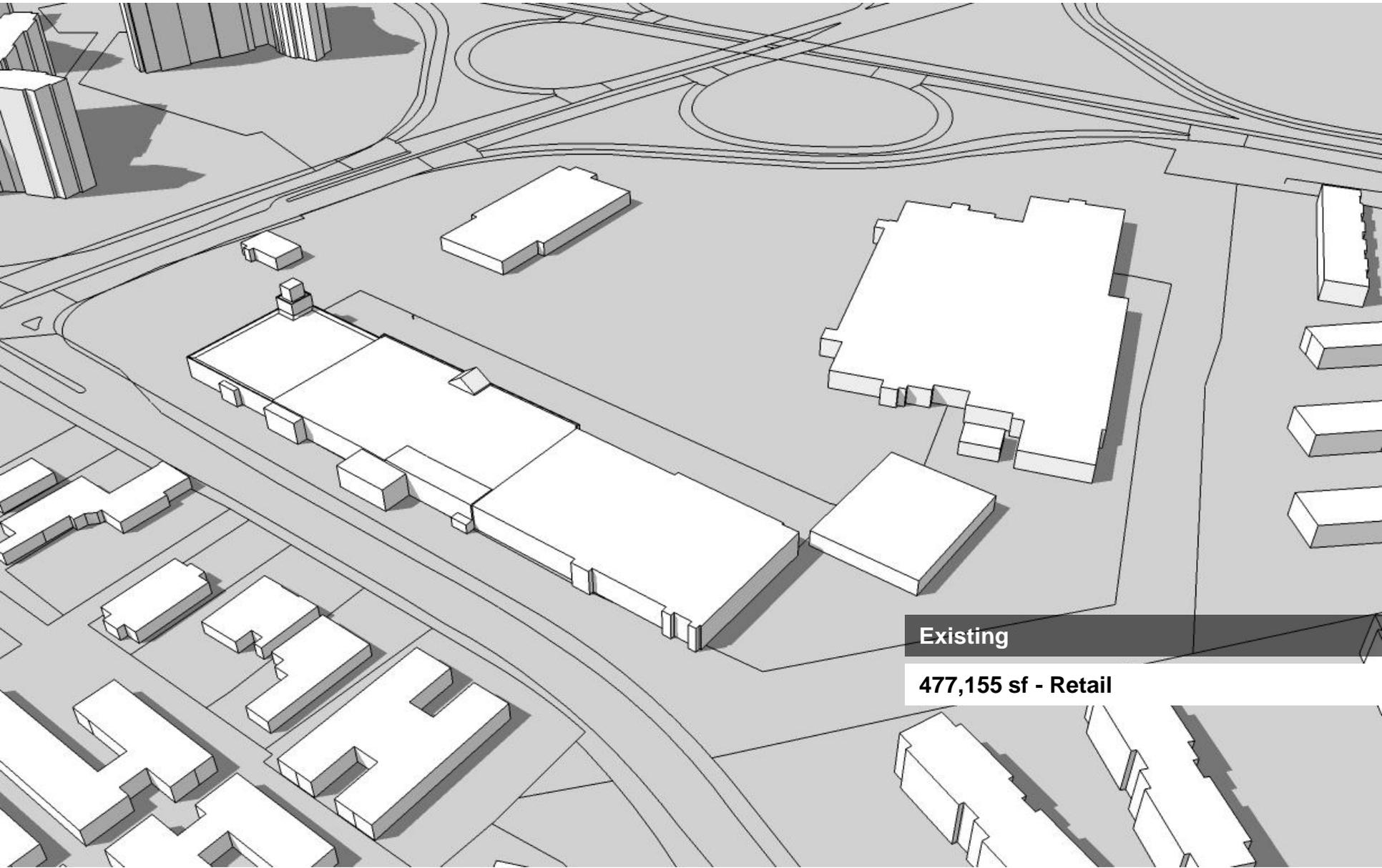
3. Improved intersection

4. Connection to FDA

* illustratives are for analysis only – not intended as development recommendations

white oak - concept diagram

white oak science gateway master plan



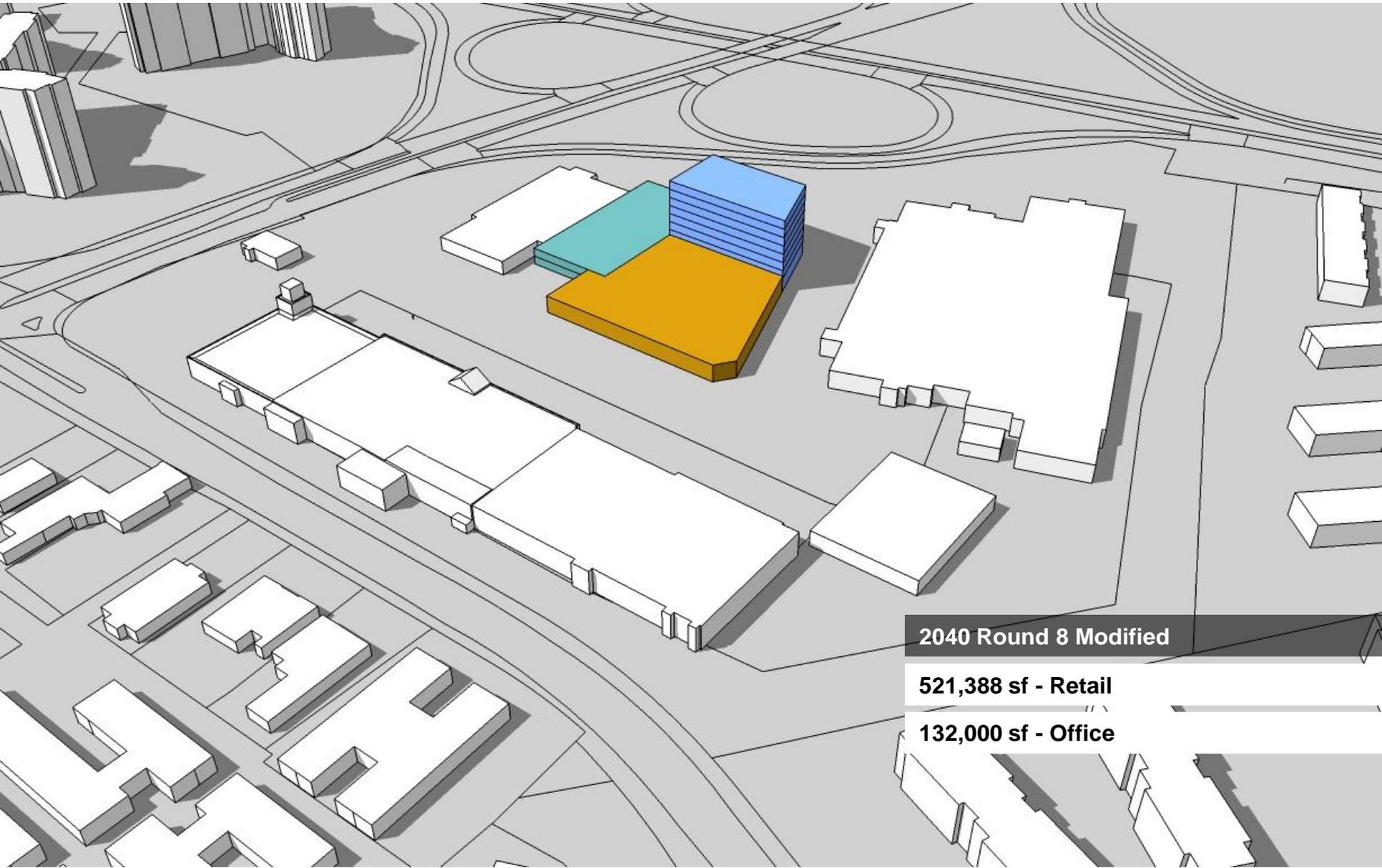
Existing

477,155 sf - Retail

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white oak – density analysis

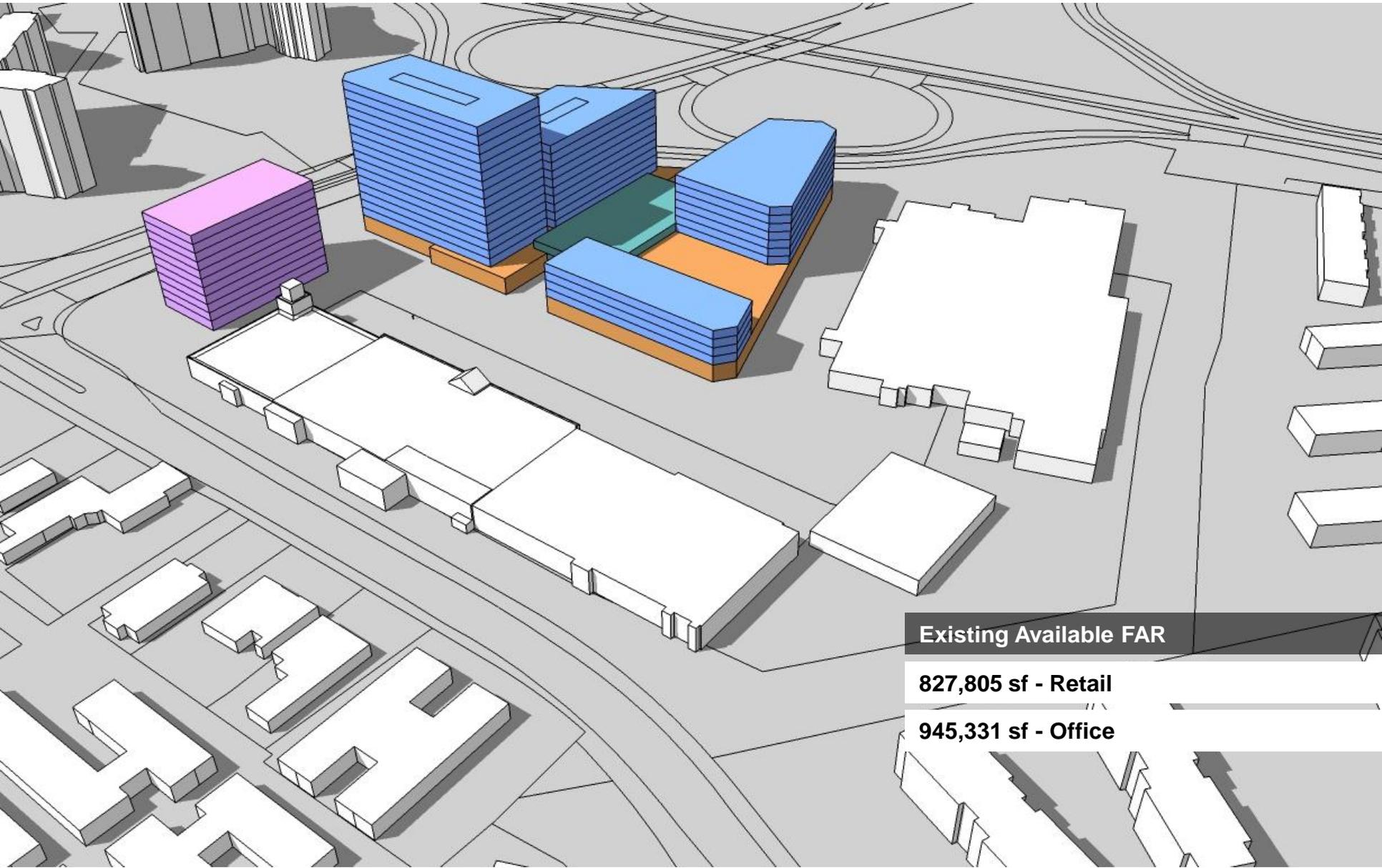
white oak science gateway master plan



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white oak – density analysis

white oak science gateway master plan



Existing Available FAR

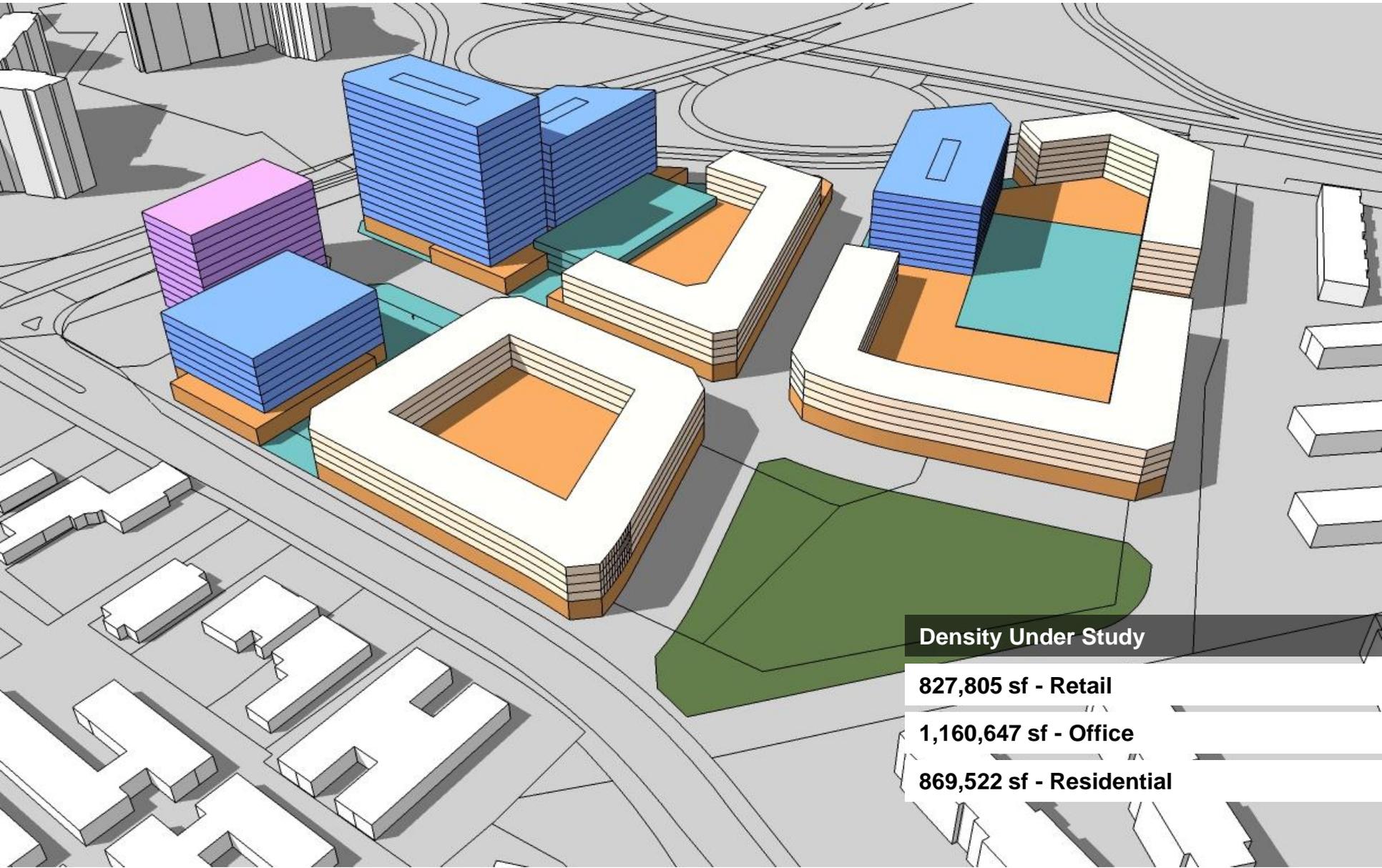
827,805 sf - Retail

945,331 sf - Office

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white oak – density analysis

white oak science gateway master plan



Density Under Study

827,805 sf - Retail

1,160,647 sf - Office

869,522 sf - Residential

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white oak – density analysis

white oak science gateway master plan



Commercial Properties

Available Areas

Mixed-Use Center

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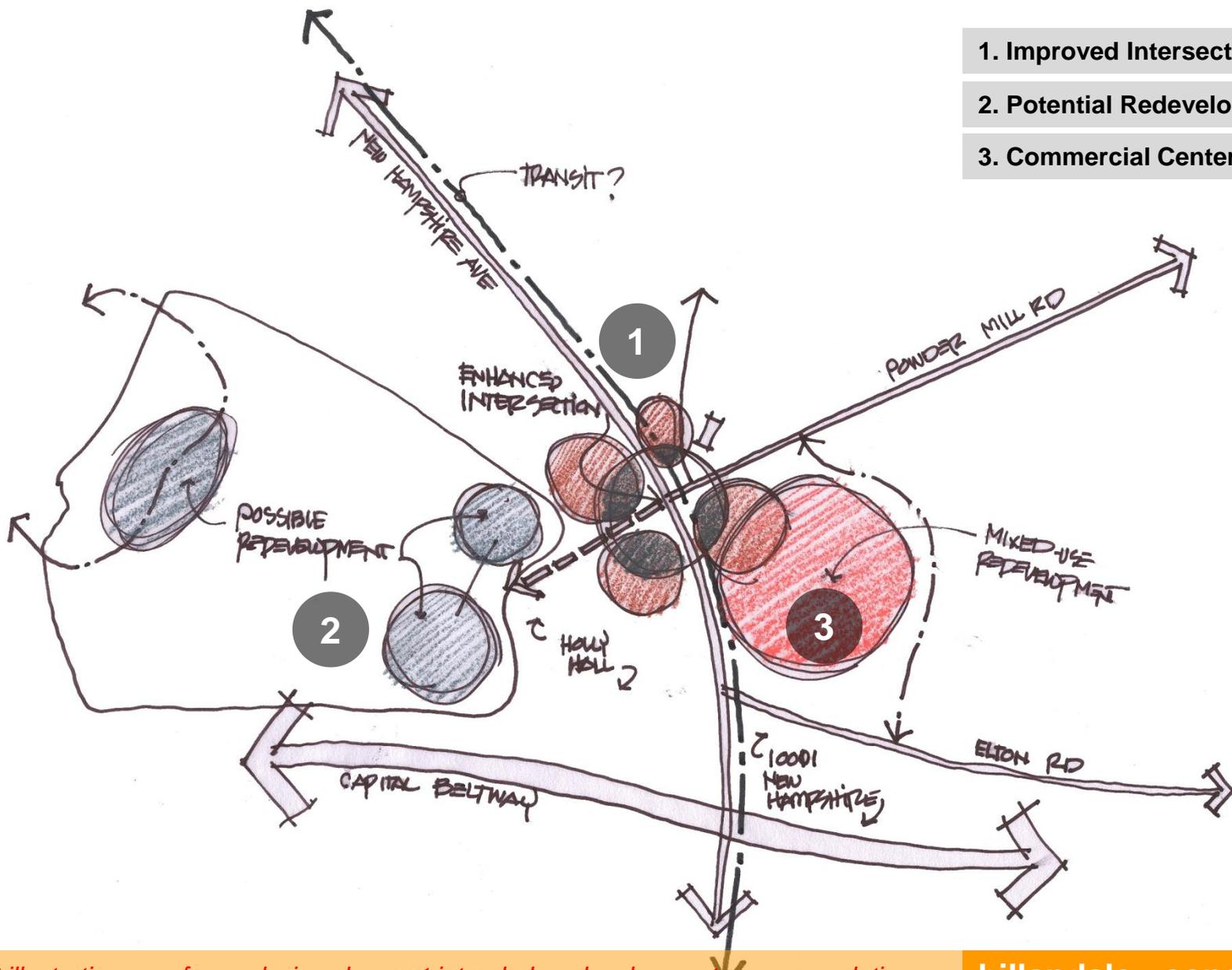
hillandale – opportunities

white oak science gateway master plan

1. Improved Intersection

2. Potential Redevelopment Sites

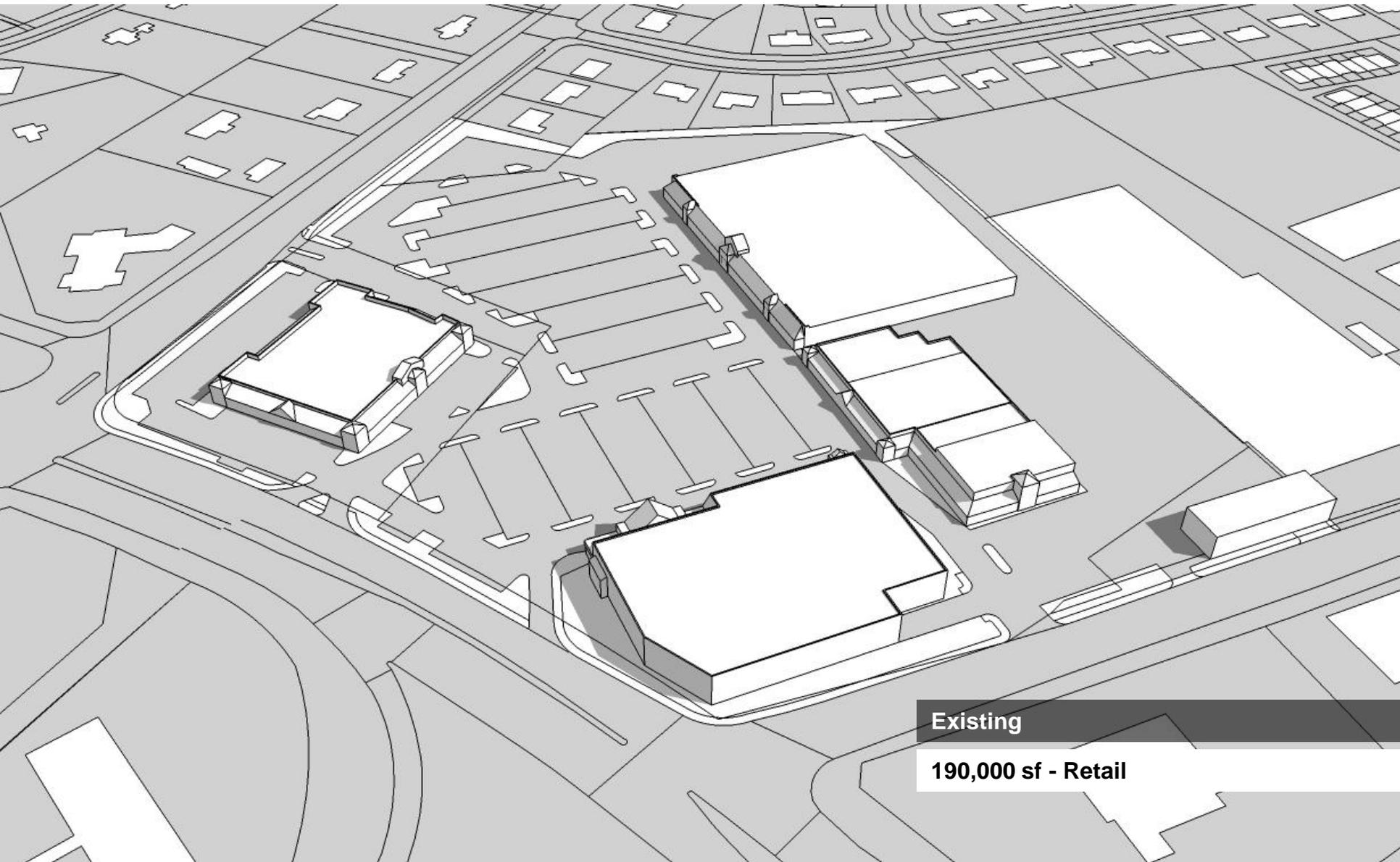
3. Commercial Center



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hillandale - concept diagram

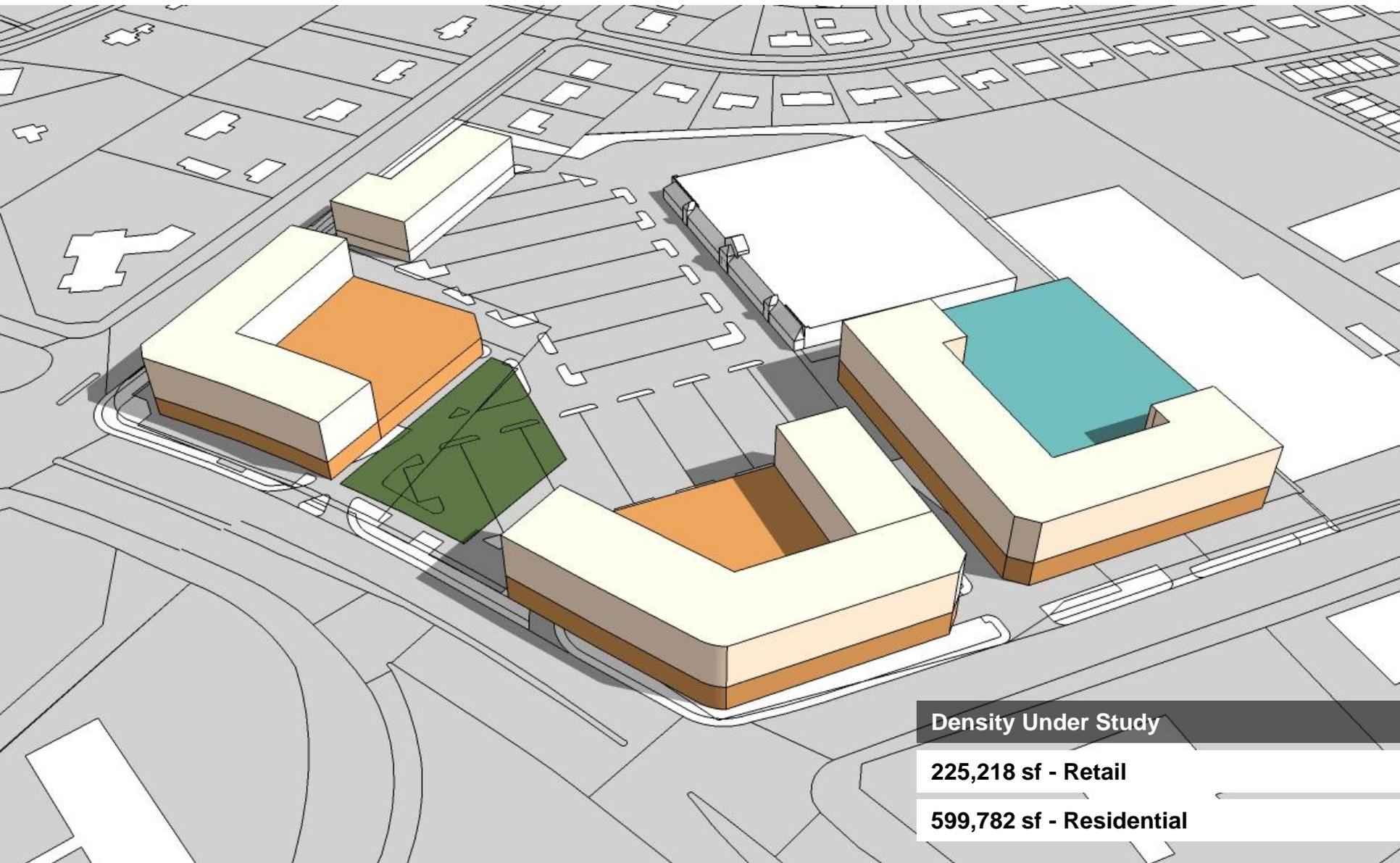
white oak science gateway master plan



Existing

190,000 sf - Retail

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Density Under Study

225,218 sf - Retail

599,782 sf - Residential

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Existing Uses

Transition Areas

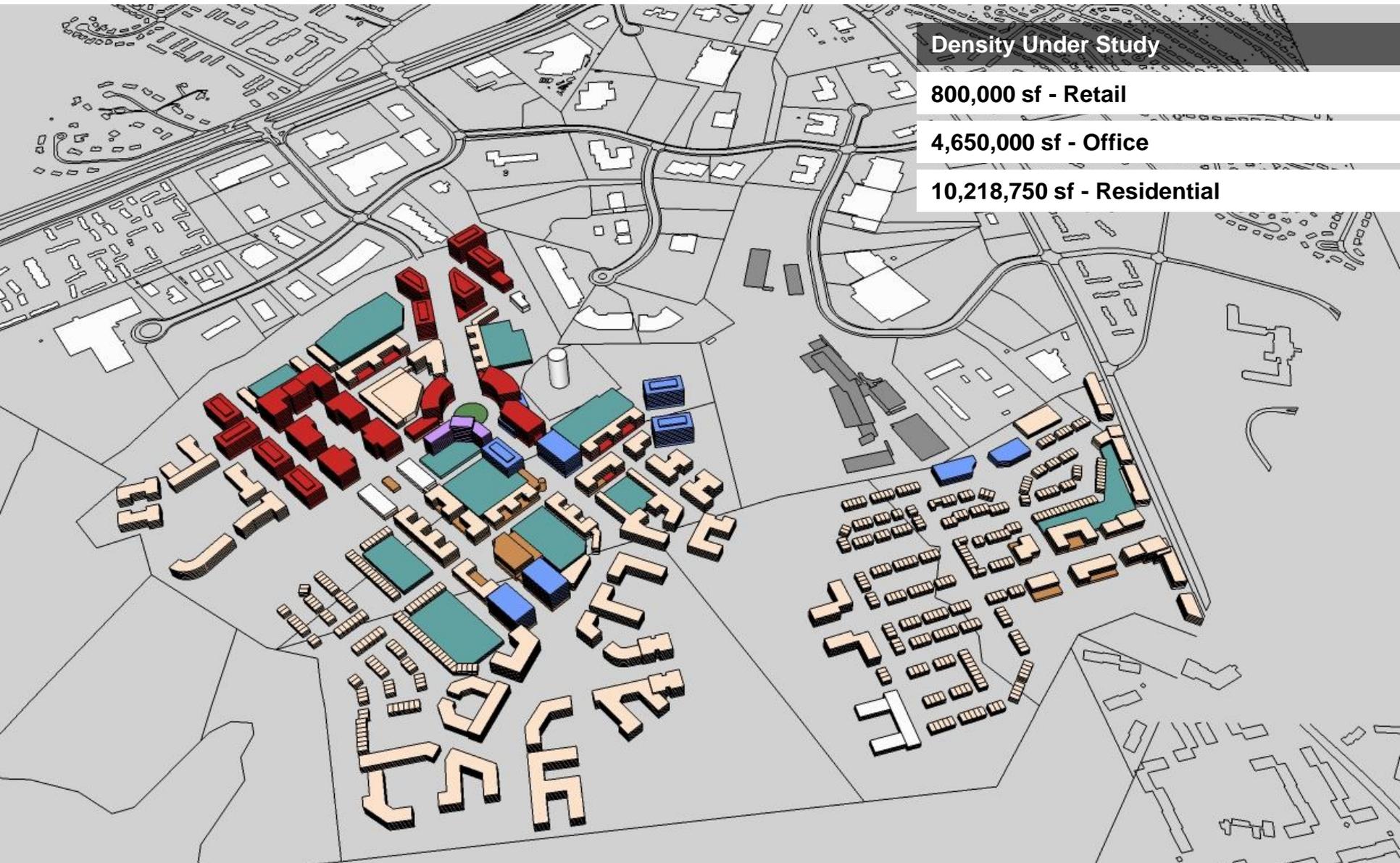
Natural Resources

New Development as Connector

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cherry hill - opportunities

white oak science gateway master plan



Density Under Study

800,000 sf - Retail

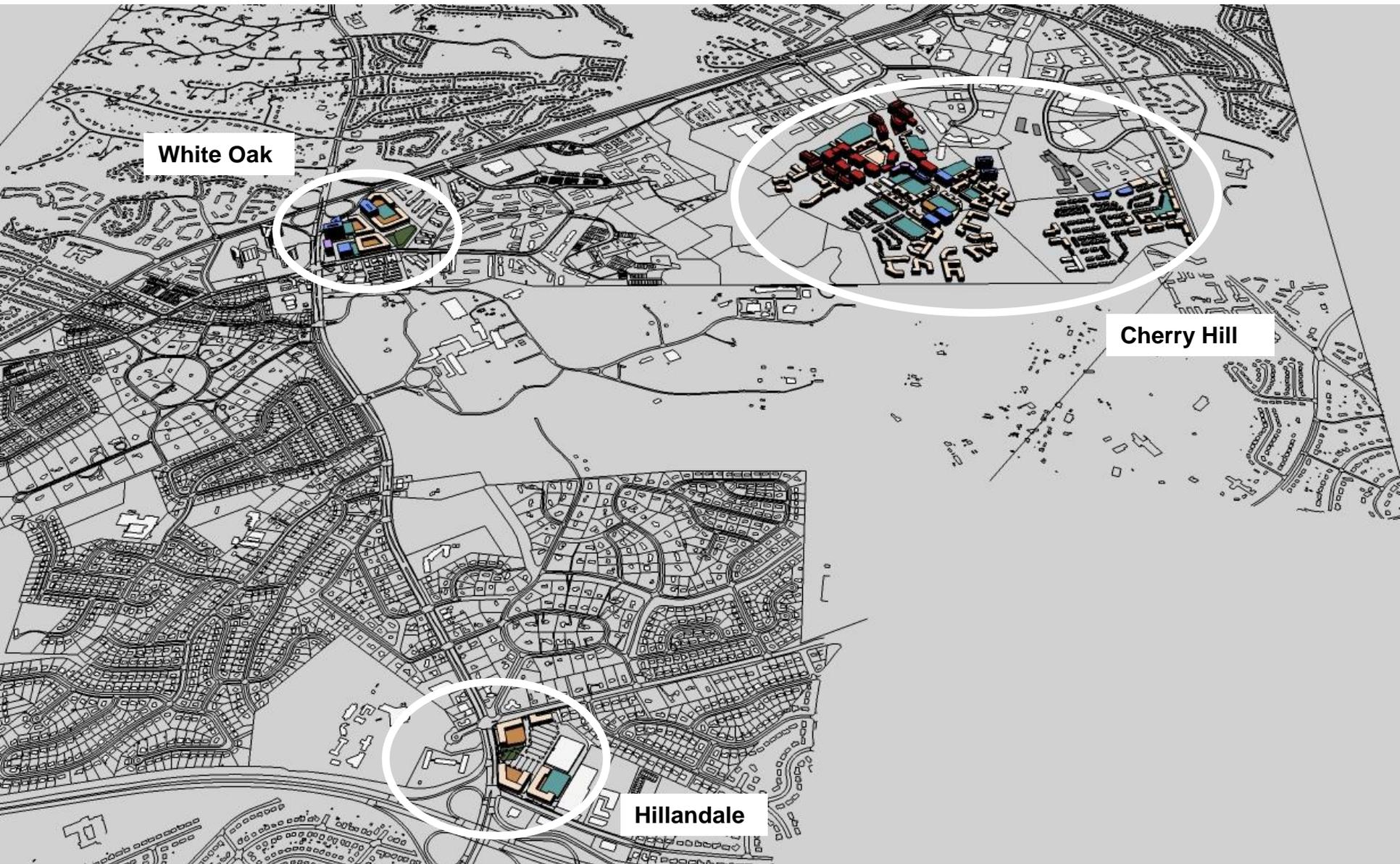
4,650,000 sf - Office

10,218,750 sf - Residential

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Cherry hill illustrative

white oak science gateway master plan



White Oak

Cherry Hill

Hillandale

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overall illustrative