

Community Forum
June 26, 2012
White Oak Science Gateway
Master Plan

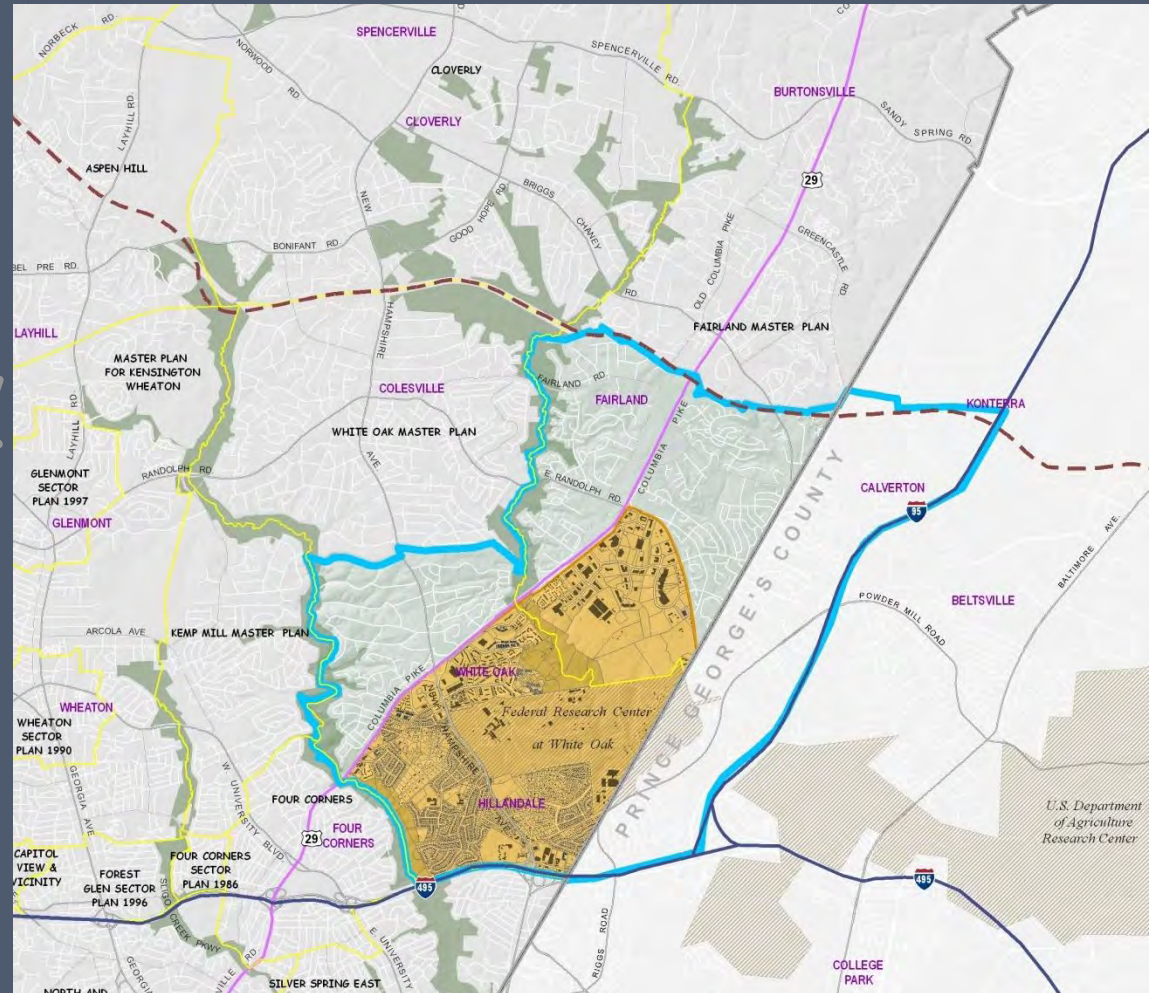
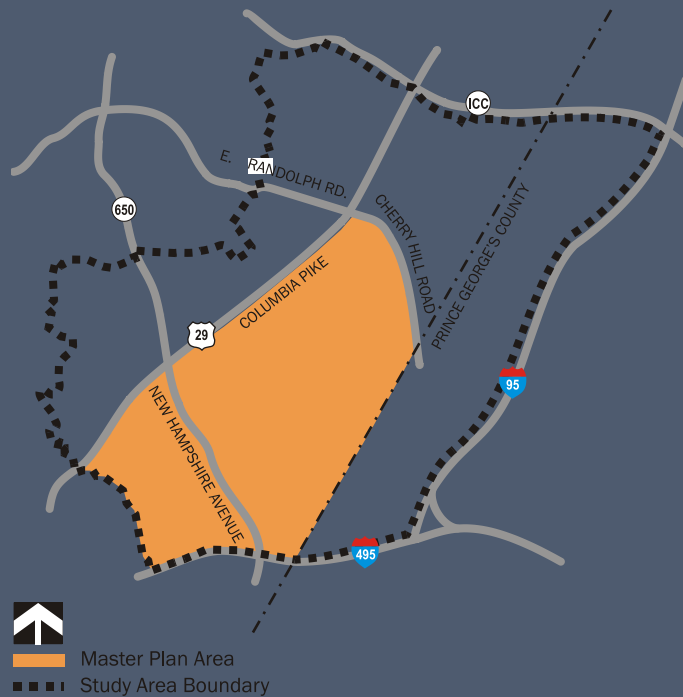
<http://montgomeryplanning.org/community/wosg/index.shtm>

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Boundaries: Master Plan Area and Study Area



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Master Plan Meetings

Recent and Upcoming Meetings:

May 22 7:00 pm CAC Meeting on Traffic Modeling

May 31 7:00 pm Planning Board Briefing on Traffic Modeling

June 19 7:00 pm CAC Meeting on Preliminary Recommendations

**June 26 6:00 pm Community Forum on Preliminary Recommendations
at Francis Scott Key Middle School**

**July 17 7:00 pm CAC Meeting on Preliminary Recommendations (continued)
at Planning Department, 8787 Georgia Avenue**

**September Staff Briefing to Planning Board on Preliminary
Recommendations**

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Upcoming Master Plan Schedule

2012

September	Preliminary Recommendations to Planning Board
October	Staff Draft to the Planning Board
November	Planning Board Public Hearing
Nov.- Dec.	Planning Board Worksessions

2013

January-Feb.	Planning Board Worksessions, continued
April	Transmit Plan to County Council and County Executive
July	County Council Public Hearing
Sept.–Dec.	PHED Committee and full Council Worksessions

2014

Jan - April	Sectional Map Amendment (Zoning Process)
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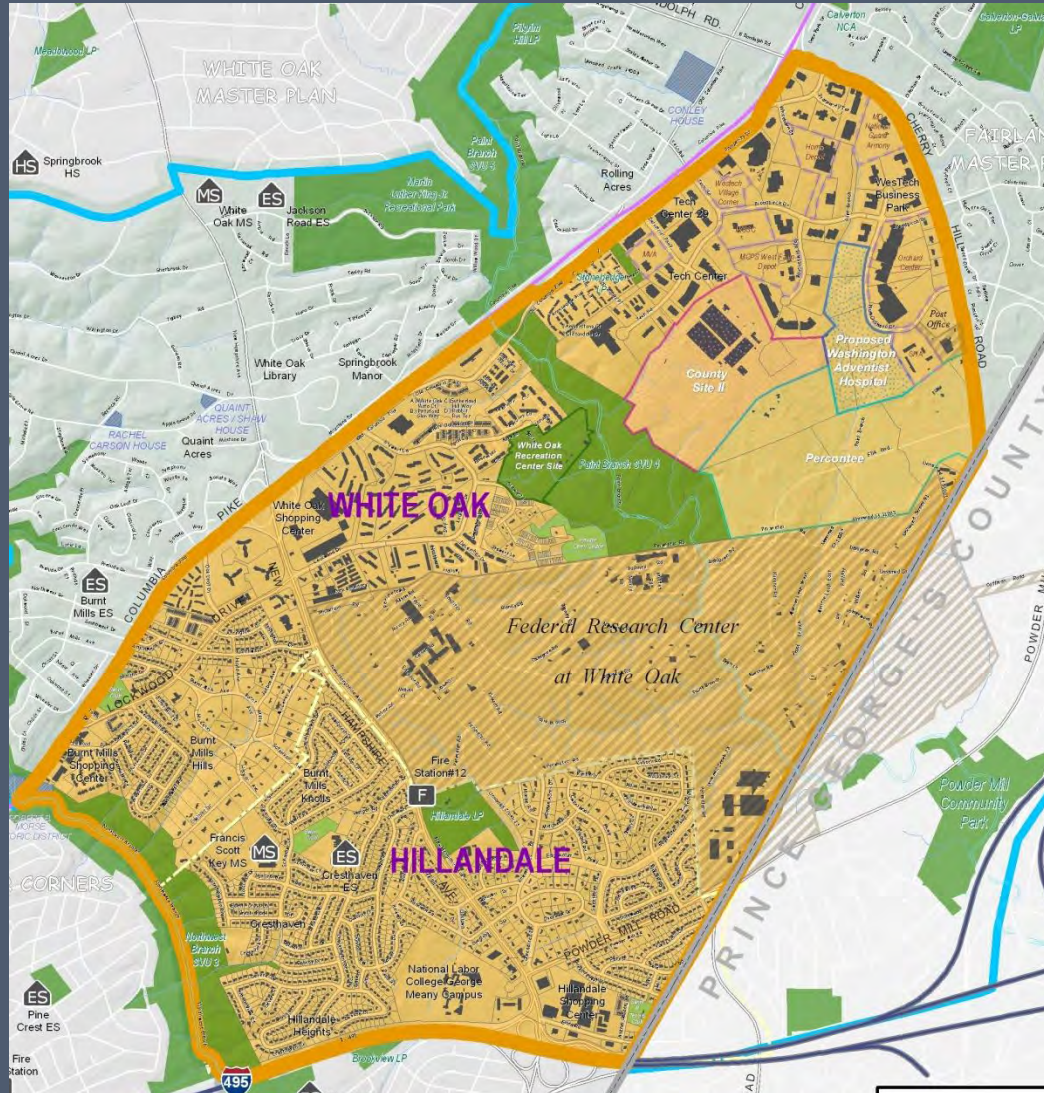
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Master Plan Community Outreach

- Citizens Advisory Committee (CAC)
- Attend Civic Association meetings
- Hold open houses for larger community
- Created questionnaire to solicit community input
- Inform community of meetings via e-mail contact list
- Post Plan progress and information on our website:
<http://montgomeryplanning.org/community/wosg/index.shtm>



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Plan is addressing:

- Increased Employment Options
- Reinvestment in existing centers
- Mixed use development in centers
- Balance in Land Use and Transportation
- Implementation of Transit System

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June 19 CAC Meeting Agenda Items

Tonight's Presentation will cover Preliminary Recommendations:

- Draft Master Plan Vision
- Overview of Historic Resources
- Overview of Environmental Resources
- Overview of Parks
- Brief Overview of CR Zones and Proposed Zoning Approach
- Overview of Illustrative Concepts
- Overview of Centers: White Oak, Hillandale, North White Oak/Cherry Hill
 - Illustrative Concept Overview
 - Parks and Open Space
 - Environment
 - Zoning Recommendations

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July 17 CAC Meeting Agenda Items

July 17 Citizens Advisory Committee (CAC) Meeting

Meeting will cover Preliminary Recommendations:

- Transportation
 - Road Network
 - BRT Routes and Stations
 - Bikeways
- Proposed Staging & Implementation
- Follow-up of June 19 CAC Meeting Topics

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Draft Master Plan Vision

- Sets the stage for a future White Oak that takes optimal advantage of the area's strong assets, capitalizing on the FDA
- Seeks to leverage these assets and establish a foundation upon which White Oak can become a community that offers more options to live, work, and play locally
- Creates synergistic opportunities to reimagine and rethink the future of the surrounding Centers
- Envisions the Centers - White Oak, Hillandale, North White Oak - evolving from conventional suburban locales to vibrant, transit-served, mixed use nodes that are connected by trails, bikeways, and transit
- Includes a major, new mixed-use community on 300 acres in North White Oak/Cherry Hill Road Center (Percontee/Site II)
- Phases new development to provision of Bus Rapid Transit System - routes on Colesville Road, New Hampshire Avenue, Cherry Hill Road linking White Oak's Centers to one another and the broader region
- Provides opportunities for enhanced public amenities, including trails, parks, and bikeways

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Designated Historic Resource

Resource previously designated in the Master Plan for Historic Preservation:

Robert B. Morse Water Filtration Site (#33/22)
10700 and 10701 Colesville Road



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Recommended Historic Resource

Resource under evaluation for designation in the Master Plan for Historic Preservation:
Naval Ordnance Laboratory Administration Building (#33-25)
10903 New Hampshire Avenue



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National Register-Eligible Historic Resources

Resources determined to be National Register-Eligible

The Maryland Historical Trust has evaluated the following resources and determined that they are eligible for listing in the National Register of Historic Places:

- **Naval Ordnance Laboratory Administration Building (#33-25)**
- **Burnt Mills Hills Historic District (#33/29)**
- **Old Columbia Pike Bridge, Patuxent River, SHA Bridge 15035 (#33/26)**

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Potential Future Evaluation of Possible Resources

Resources that may merit future evaluation for architectural & historical significance (the following are not currently under evaluation in the WOSG Master Plan):

National Register-eligible resources:

Burnt Mills Hills Historic District | Paint Branch Bridge

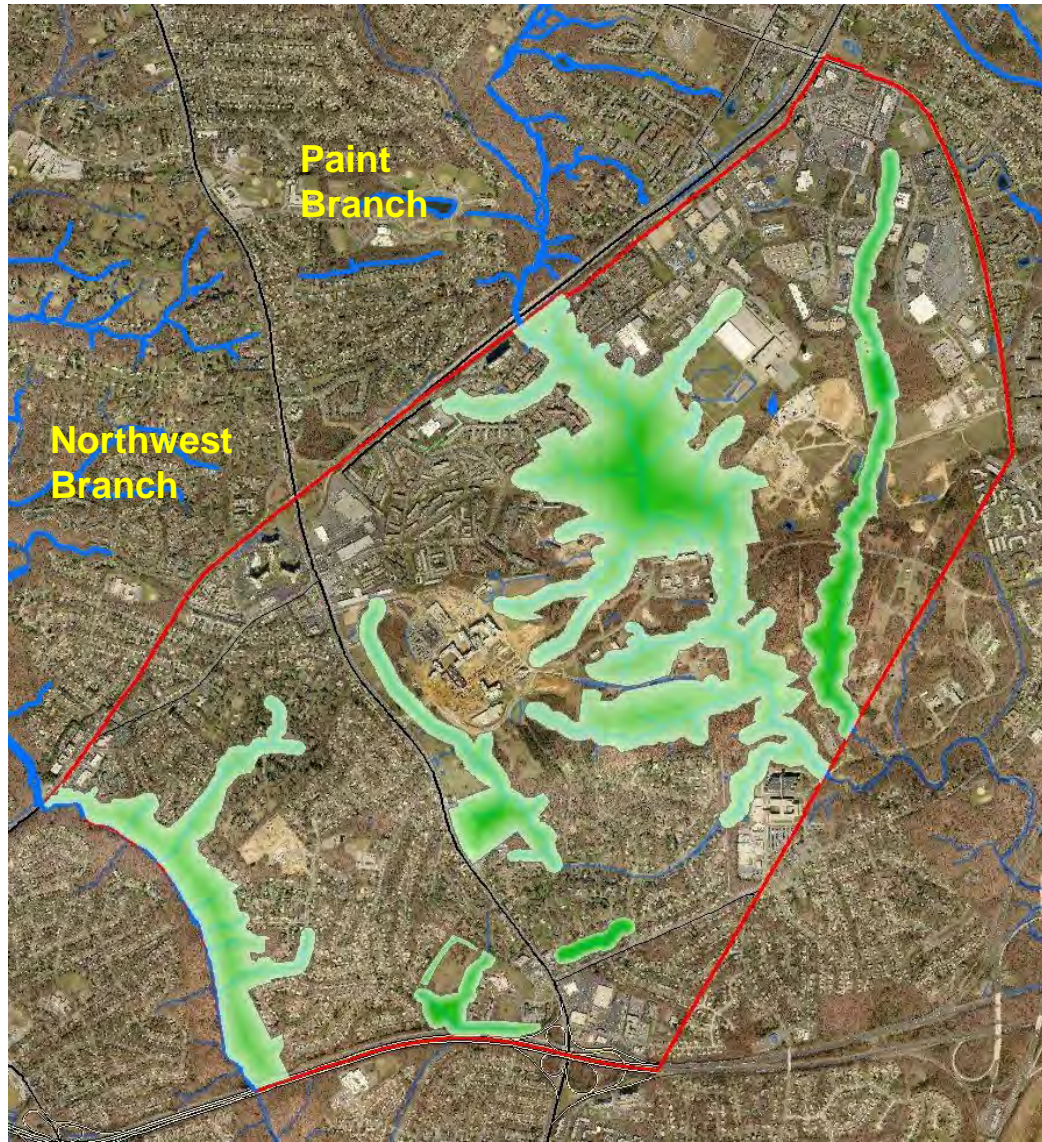
Mid-20th Century Resources and Modernist Architecture:

Hillandale Historic District (1930s-40s) | Xaverian College, (now AFL-CIO Labor College) (1931-1971) | PEPCO Building (c1940s) | Hillandale Fire Station (1945)
Hillandale Recreation Center (c1945; c1952) | Unitarian Church (1955)
Our Savior Episcopal Church (1958) | Crest Park Historic District (1961)
W. Hillandale Pool (1962) | Dow Jones Building (1963) | White Oak Professional Building (1965) | Sears White Oak Store (1966) | Coca Cola Plant (1969)
Hillandale offices (c1975)

Other Resources:

Stewart Lane community, c1900-1960 | Devil's Den

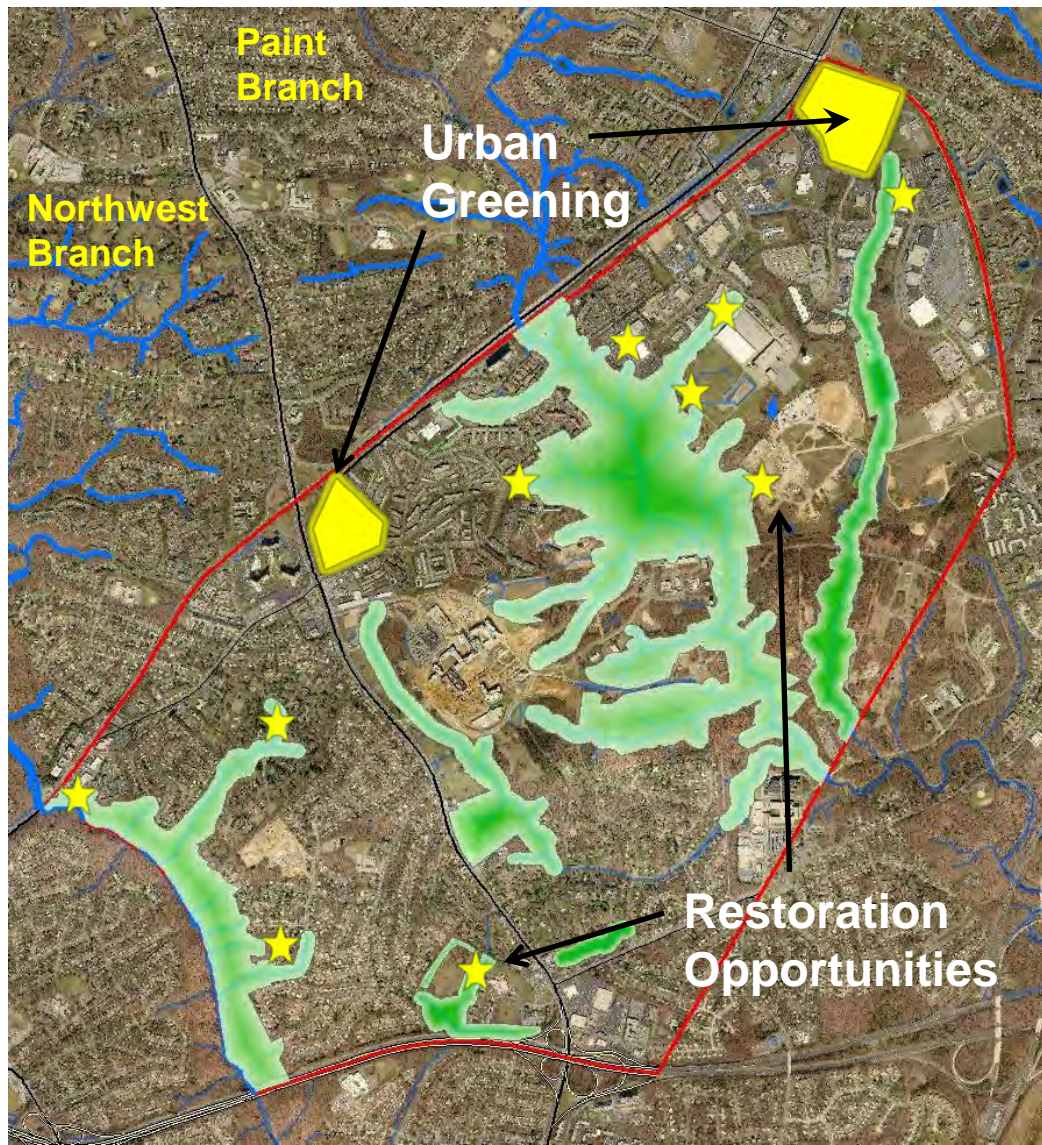
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Natural Systems

- Allow development at higher densities without compromising the environmental quality of this unique area.
- Development should respond to and incorporate the natural environment, including topography.
- Preserve and restore environmental buffers in forest
- Restrain development from steep slopes
- Avoid streams and buffers for new infrastructure – roads, sewer, water

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Natural Systems

- Implement stream restoration projects through redevelopment
- Increase tree canopy in redeveloping areas to a minimum of 25%
- Integrate urban green features into redevelopment
- Orient development to maximize exposure to the natural resources
- Investigate options for renewable energy generation

White Oak Science Gateway Master Plan Parks, Recreation, Trails, and Open Space- Preliminary Recommendations



PARK PLANNING & STEWARDSHIP

M-NCPPC, Department of Parks, Montgomery County, MD

Community Forum

June 26, 2012

Brooke Farquhar, Master Planner Supervisor, Park and Trail Planning Section



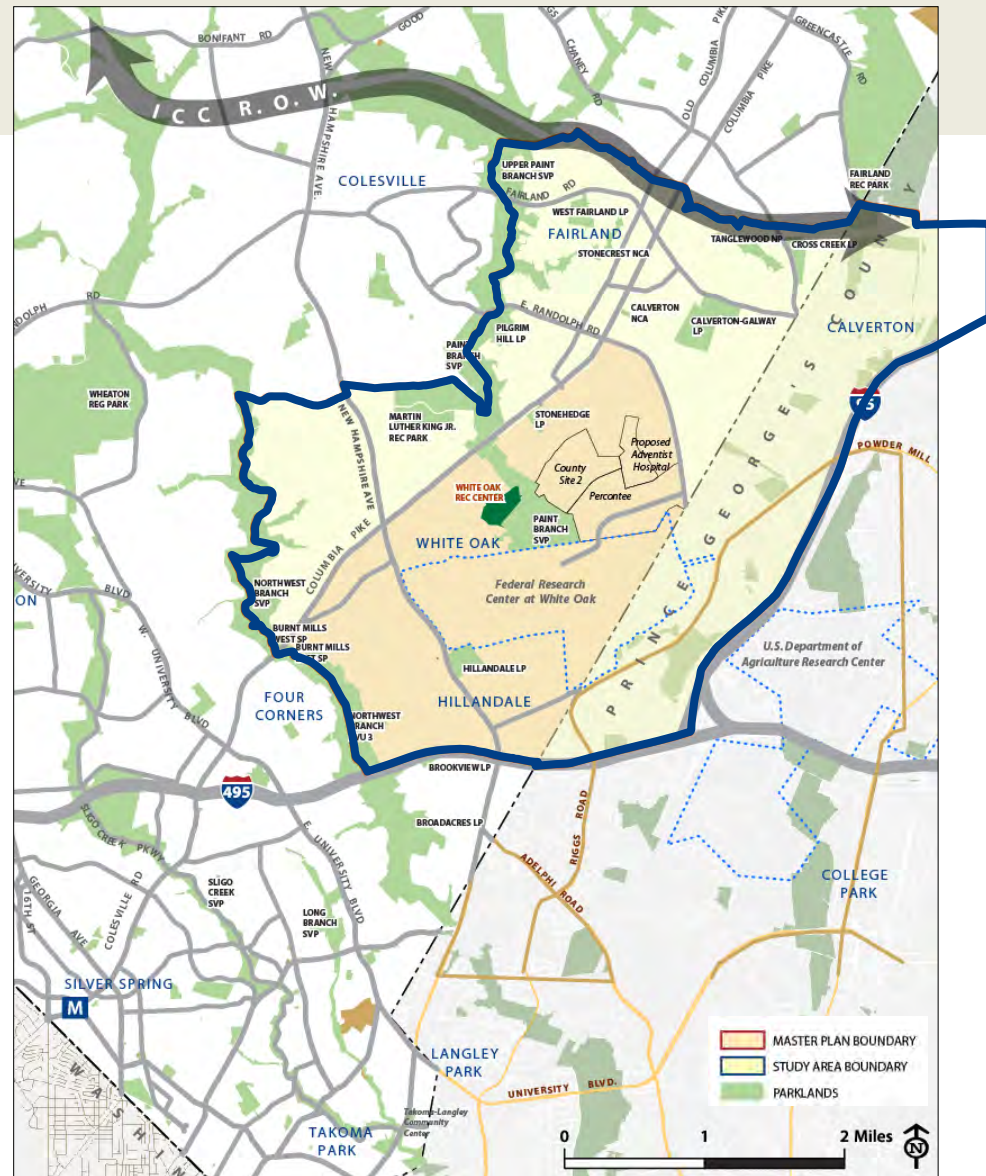
Existing Park and Recreation Facilities

Parks Within Study Area

- Martin Luther King Jr. Recreational Park
- Calverton-Galway LP
- Galway Drive LP
- Tanglewood NP
- Valley Mill SP
- West Fairland LP (220 acres)
- Paint Branch SVP (300 acres)
- Northwest Branch SVP (200 acres)
- Stonehedge LP
- April Stewart Lane LP

Parks Adjacent To Study Area

- Fairland Recreational Park
- Cannon Road LP
- Meadowood LP
- Others total: 375 acres

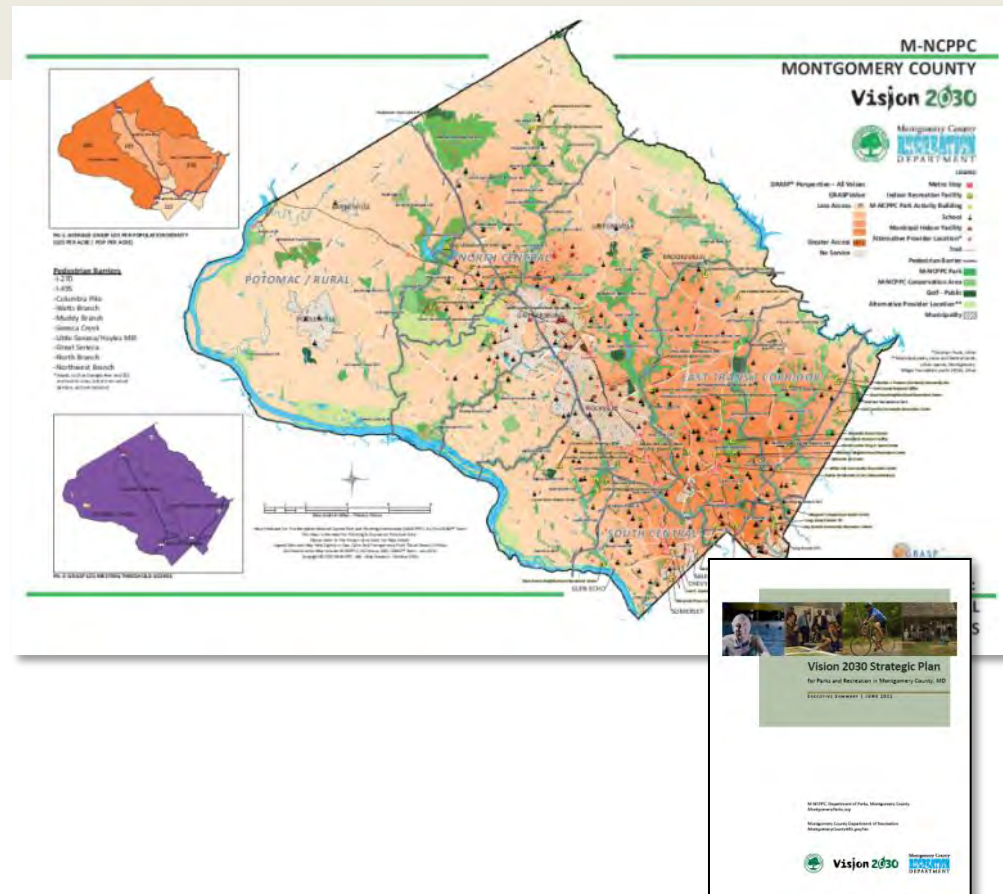


Policy Guidance

Vision 2030 Strategic Plan (2010)

- Top 10 Priorities to add, expand or improve*:
 - Trails
 - Natural Areas
 - Playgrounds
 - Community Recreation Centers
 - Indoor & Outdoor Aquatic Centers
 - Fitness Space
 - Performing Arts Space
 - Athletic Fields
- Relevant Plan Recommendations:
 - Expand trails in densely populated areas
 - Strategically add picnic shelters, athletic fields, skate parks, dog parks, and volleyball

* per Statistically Valid Survey

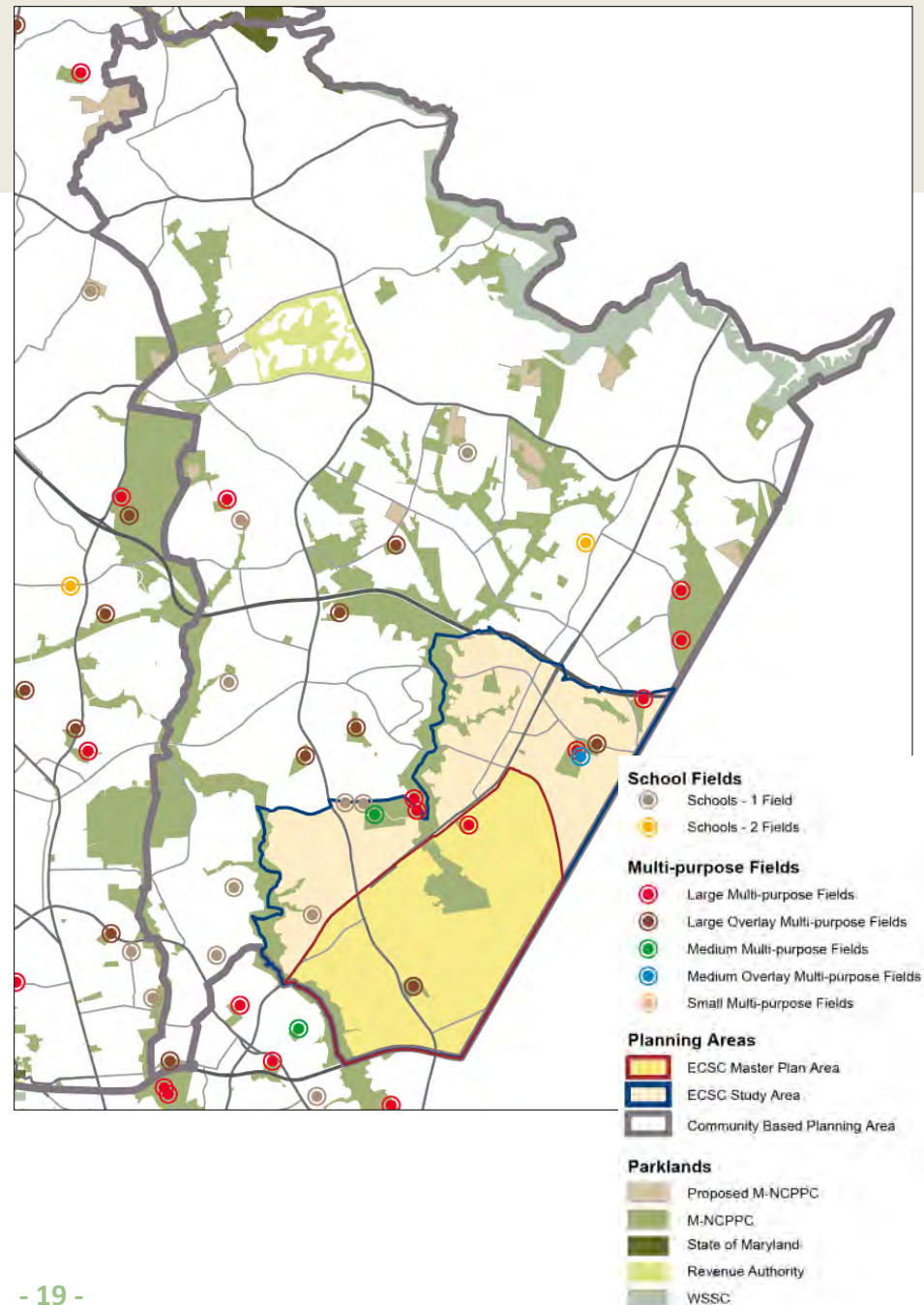


Policy Guidance

2005 Park Recreation and Open Space (PROS) Plan

- Estimated Needs to 2020
 - Countywide
 - 21 picnic shelters,
 - 2.3 nature centers,
 - 16 skate parks,
 - 15 dog parks,
 - 11.5 community recreation centers,
 - 4 aquatic facilities,
 - Trails per Countywide Park Trails Plan
 - Team Area
 - 4.8 large multipurpose rectangular fields

** per Statistically Valid Survey*



Policy Guidance

1997 White Oak and Fairland Master Plans

■ Accomplishments

- Recreation Center and April-Stewart Lane Local Park
- Martin Luther King Recreational Park – Outdoor Pool
- Designate the Northwest Branch and Paint Branch stream valley parks as greenways that provide continuous north-south corridors for humans and wildlife
- Acquire second building and encourage renovation and reuse of Northwest Branch/Morse Historic Complex (WSSC Building and its twin at Northwest Branch and US 29)
- Acquire and develop Stonehedge Local Park with youth soccer field, basketball court, and playground. Seek direct connections to Industrial area and Paint Branch.
- Improve the trail network in the Northwest Branch stream valley south of Randolph Road to protect the sensitive and high quality natural resources in the area and to provide for recreation use.



White Oak Recreation Center



Morse Historic Complex



Stonehedge Local Park

Policy Guidance

1997 White Oak and Fairland Master Plans

- Still to do
 - Enhance the Paint Branch and Northwest Branch Stream Valley Parks trail system to provide better access and connection to the adjoining communities and neighborhoods.
 - Expand recreational access between natural areas and neighborhoods while protecting and restoring stream valley habitat.
 - Evaluate the potential to expand and improve the recreation facilities at Hillandale Local Park
 - Extend Paint Branch trail from Martin Luther King Park to Old Columbia Pike. An additional spur connection from the new bridge to the public easement off of Cedar Hill Drive (Rolling Acres).
 - Status – Amendment to Countywide Park Trails Plan Staff Draft will recommend natural surface trail only for this connection.



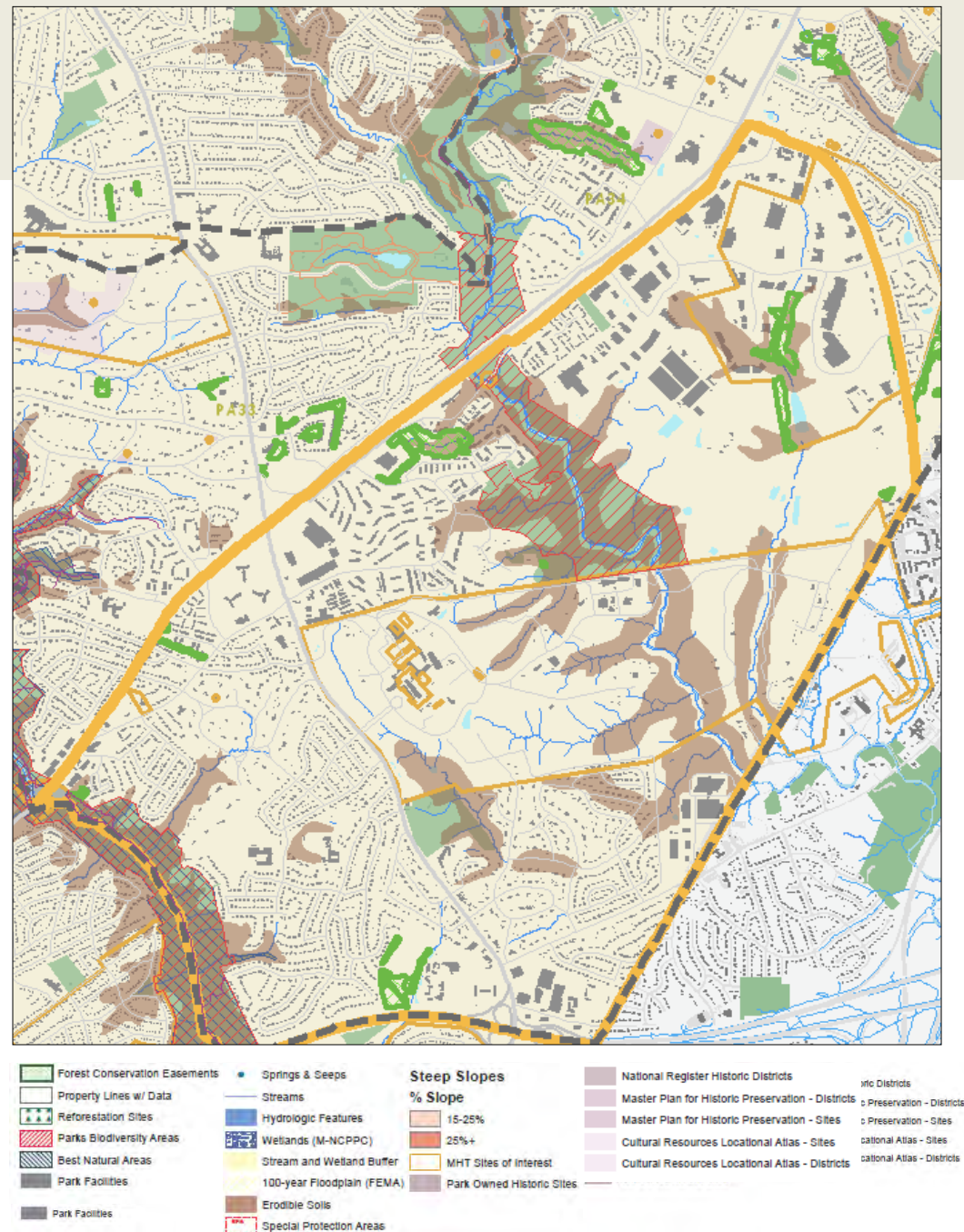
Community Input on Parks

- New parks and open spaces for new residents, employees, and visitors
- Walking and biking access to parks and open spaces
- Trails and/or bikeways:
 - connect two sides of Paint Branch
 - connect neighborhoods to their parks more directly
 - Along Northwest Branch from West Hillandale to Four Corners
 - from ICC south along Paint Branch through the FDA property to Prince George's County
- A dog park
- A central area for live entertainment -- for bands, meetings, with open play area for children
- More playgrounds



Constraints

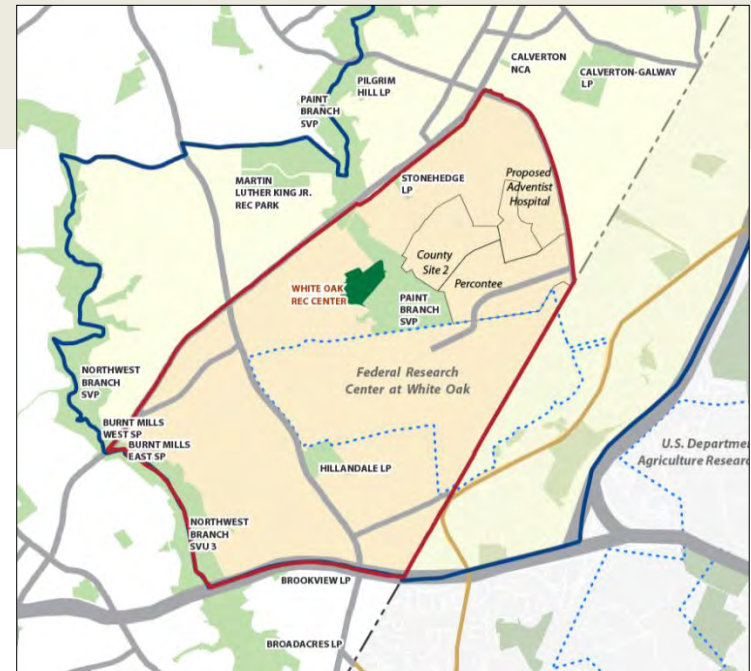
- Stream Valley Parks: steep and sensitive
- Pedestrian Restrictions
 - Colesville Road/Route 29
 - New Hampshire Ave/Route 650
 - Through FDA / GSA: no public access
- Traffic Congestion
- Lack of Transit
- Lack of Street Connectivity



FDA's Recreation and Open Space

Employee Facilities and Programs

- Fitness center – 10,000sf
- Picnic areas throughout
- Landscaped central commons
- Walking path
- Soccer / Softball field
- Bicycle lockers, showers
- Clubs: softball, soccer, tennis, basketball, bowling, flag football, kickball, volleyball.
- Bicycle commuter group
- Farmers market



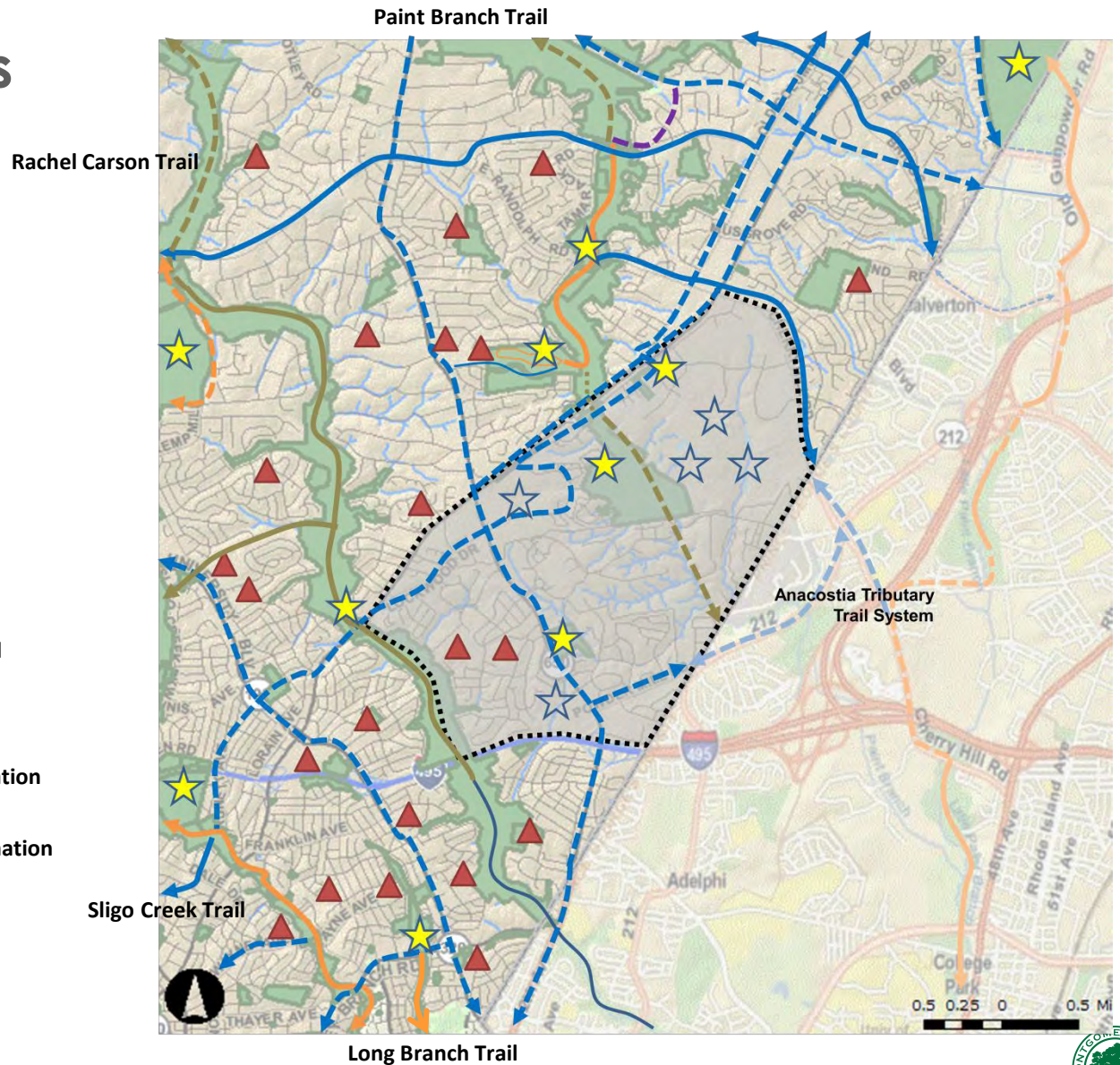
Areawide Parks Recommendations

- athletic fields, dog park, community gardens
- a central civic green park, ½-1 acre in area of highest mixed-use density
- an interconnected system of sidewalks, bikeways and trails to connect each open space and park
- wooded areas to provide a sense of contact with nature
- dog park
- maintenance facilities
- add parkland to include high quality land as opportunities become available



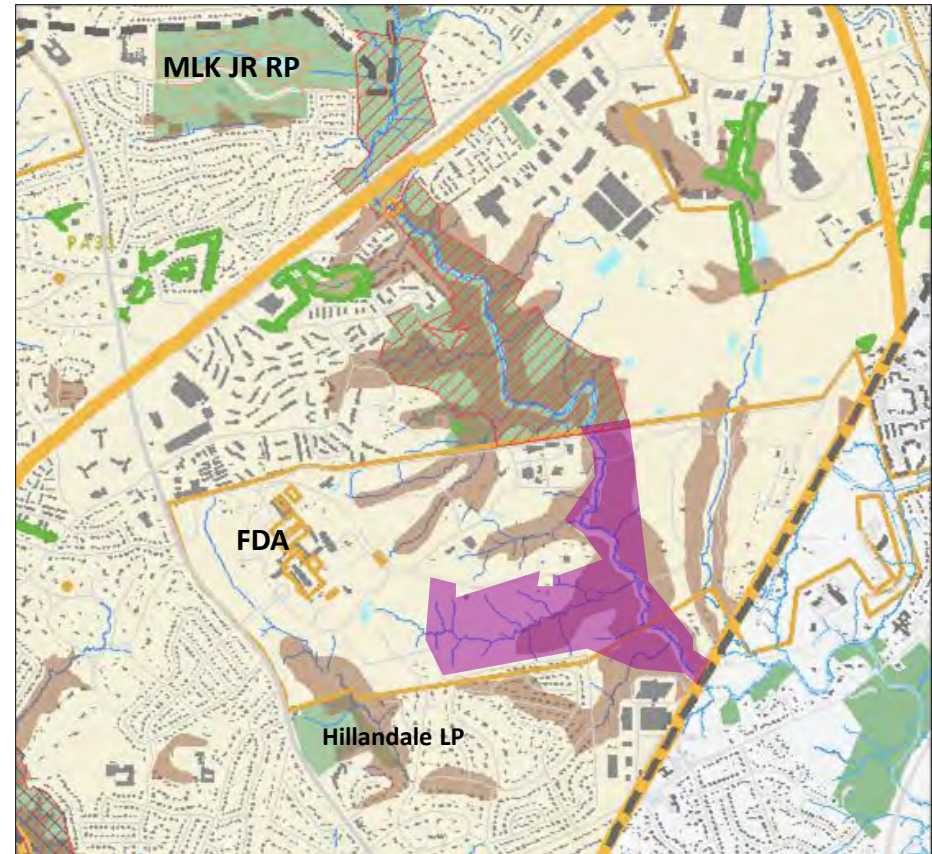
Trail and Bikeway Network Recommendations

-  Existing Bikeway
-  Proposed Bikeway
-  Existing Hard Surface Park Trails
-  Existing Natural Surface Park Trail
-  Proposed Natural Surface Park Trail
-  Existing Sidewalk or Non-Park Trail Connector
-  Proposed Sidewalk or Non-Park Trail Connector
-  Existing Park or Recreation Destination
-  Proposed Park or Recreation Destination
-  School
-  Sector Plan Boundary



Add Parkland as Opportunities become Available

- Add approximately 130 acres of forested area on FDA Campus should it be surplus, as a Legacy Open Space Natural Resource Site:
 - a highest quality natural resource
 - mainstem of the Paint Branch
 - includes mature century-old (or older) forest supporting forest interior dwelling species.
 - designation area excludes known structures and improvements.
 - part of a National Register of Historic Places-eligible district, significant for its association with the Naval Ordinance Warfare Center and post World War II research.
 - help maintain the environmental setting associated with the historic resources of FDA and known archeological sites along Paint Branch including Devil's Den
 - protect more of the environmental setting in keeping with Legacy Open Space Functional Master Plan goals



 Core Natural Resources Area

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Preliminary Recommendations

Zoning Approach:

Propose New CR Zones for
Existing Commercially Zoned
Properties (C-1, C-2, C-4, C-6,
C-O, C-T, O-M, I-1, I-2, I-3)

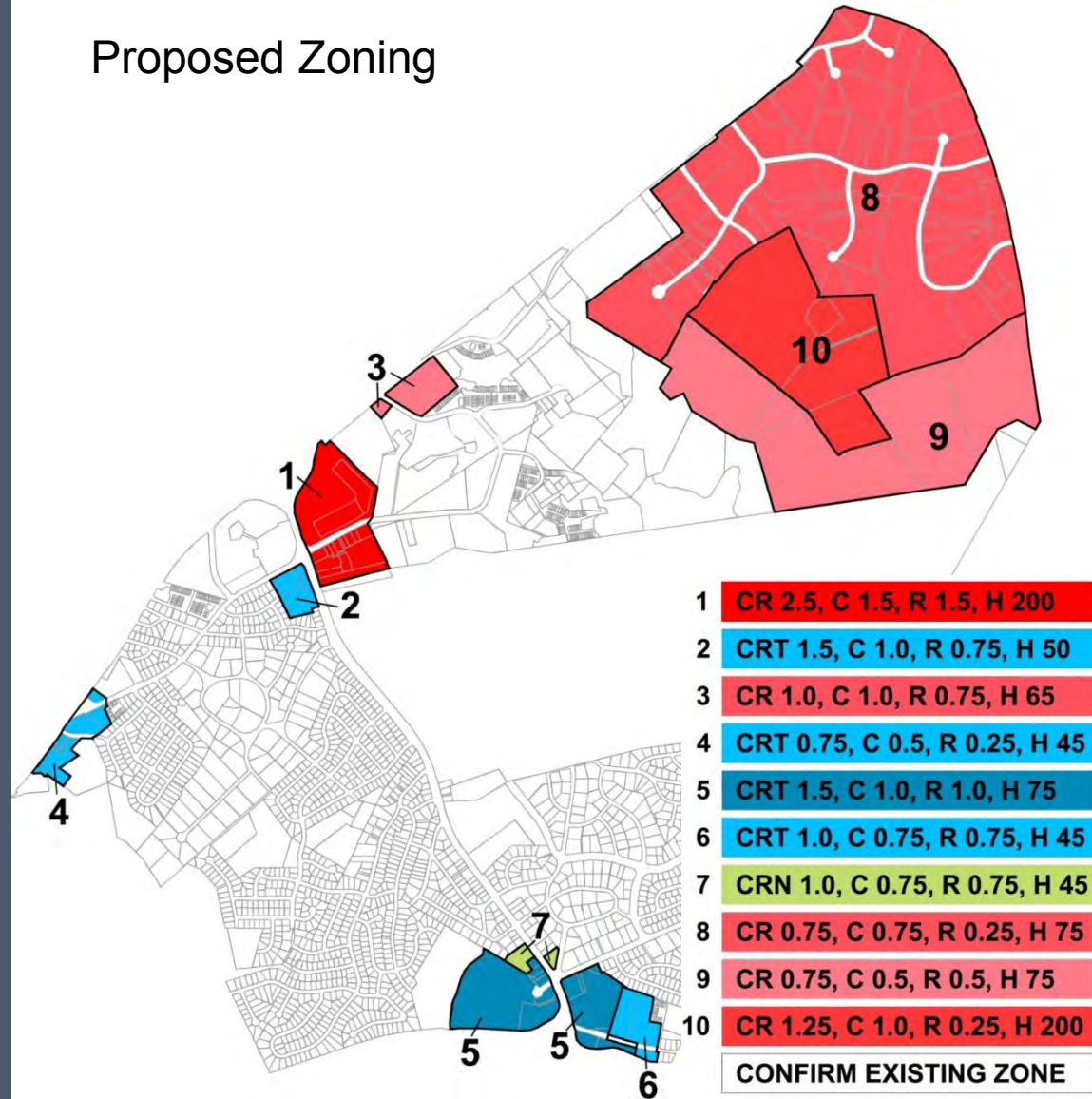
Maintain Current Zones for
Residentially Zoned Properties
and Rezone during Countywide
Rewrite:

Single-Family (R-90)

Townhouse (RT zones)

Multi-family (R-20, R-H)

Proposed Zoning



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How do the **commercial | residential** zones work ?

The zones combine

- allowed **uses**
- total building **size**
- the **mix** of uses - limits on floor area
- the **height** of buildings

Extensive combinations of classification, density, and height to address diverse settings

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Establishing Zones:

- regulates - **use** | maximum **density** | maximum **height**

CRN 1.0 **C** 0.5 **R** 1.0 **H** 40

- CRN sets the use
- CRN 1.0 means the building floor area ≤ 1 x the size of the lot
- C 0.5 = the max commercial floor area
- R 1.0 = the max residential floor area
- mix of uses ≤ 1 x lot area
- building height ≤ 40 feet

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Floor Area Ratio (FAR) and Building Massing

FAR and massing

Buildings can be different heights and still have the same FAR



FAR and massing

If the whole property is 80,000 sf, then

$$\text{FAR 1} = 1 \times 80,000 \text{ sf} = 80,000 \text{ sf}$$

$$\text{FAR 2} = 2 \times 80,000 \text{ sf} = 160,000 \text{ sf}$$

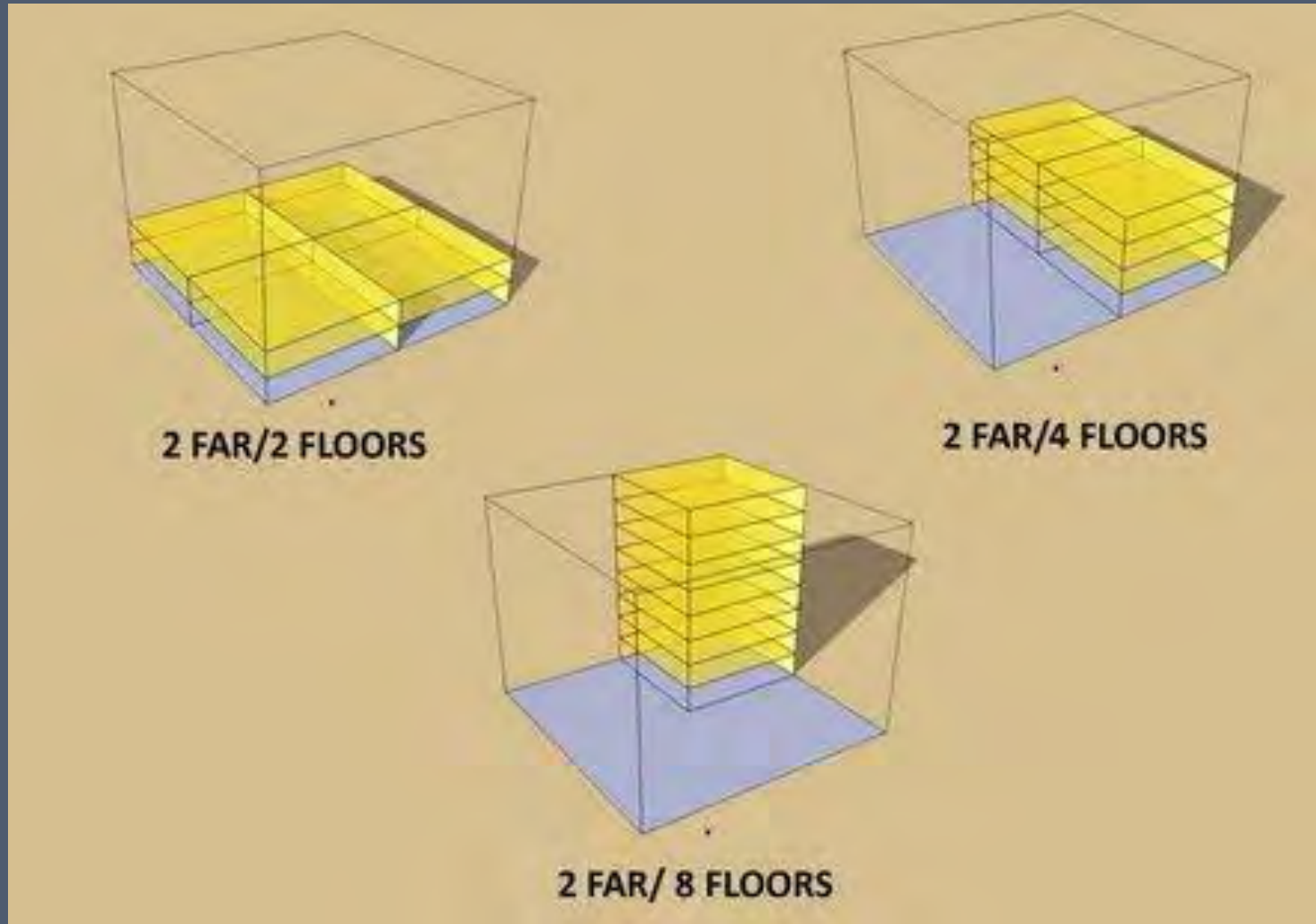
$$\text{FAR 3} = 3 \times 80,000 \text{ sf} = 240,000 \text{ sf}$$

$$\text{FAR 4} = 4 \times 80,000 \text{ sf} = 320,000 \text{ sf}$$



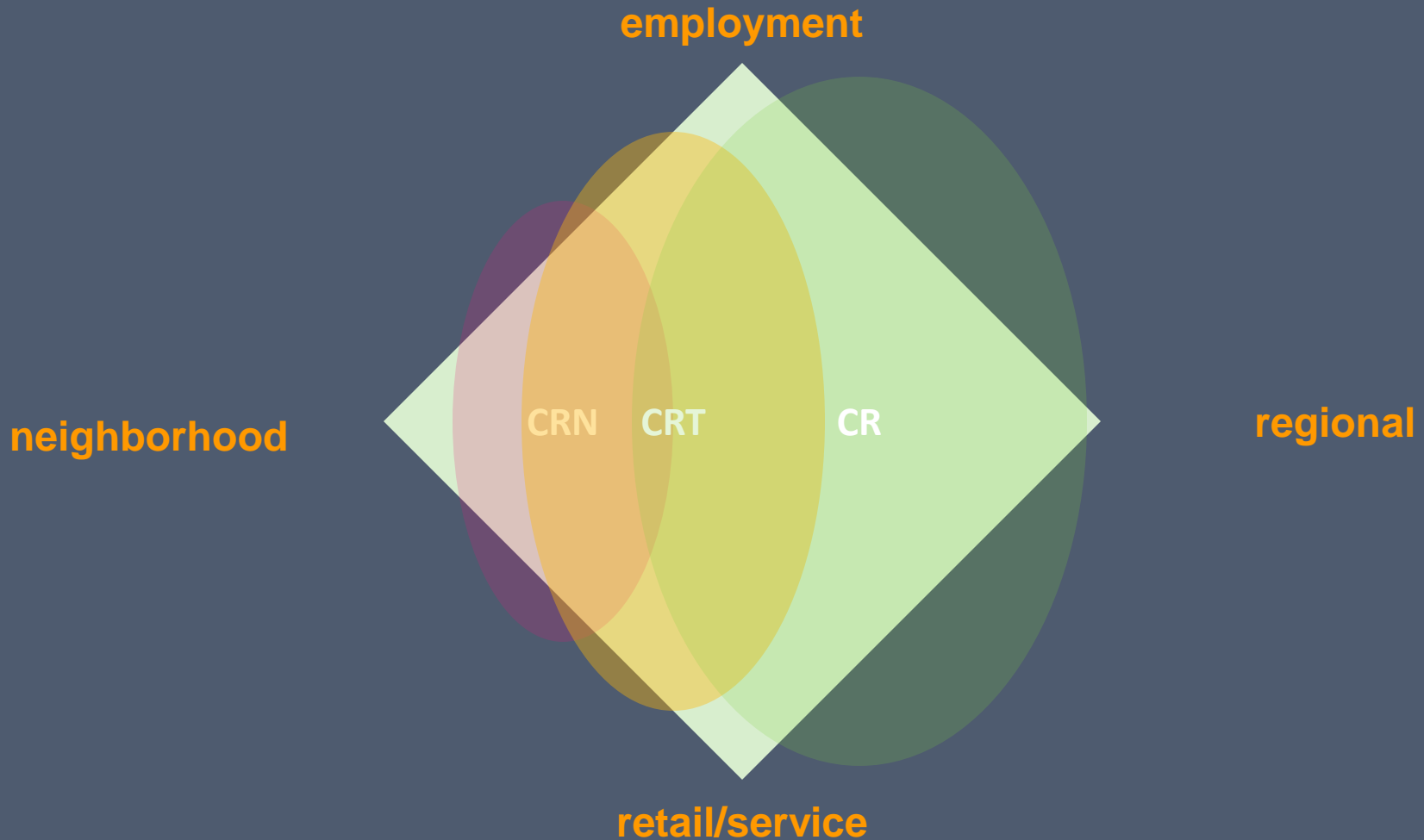
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Floor Area Ratio (FAR) and Building Massing



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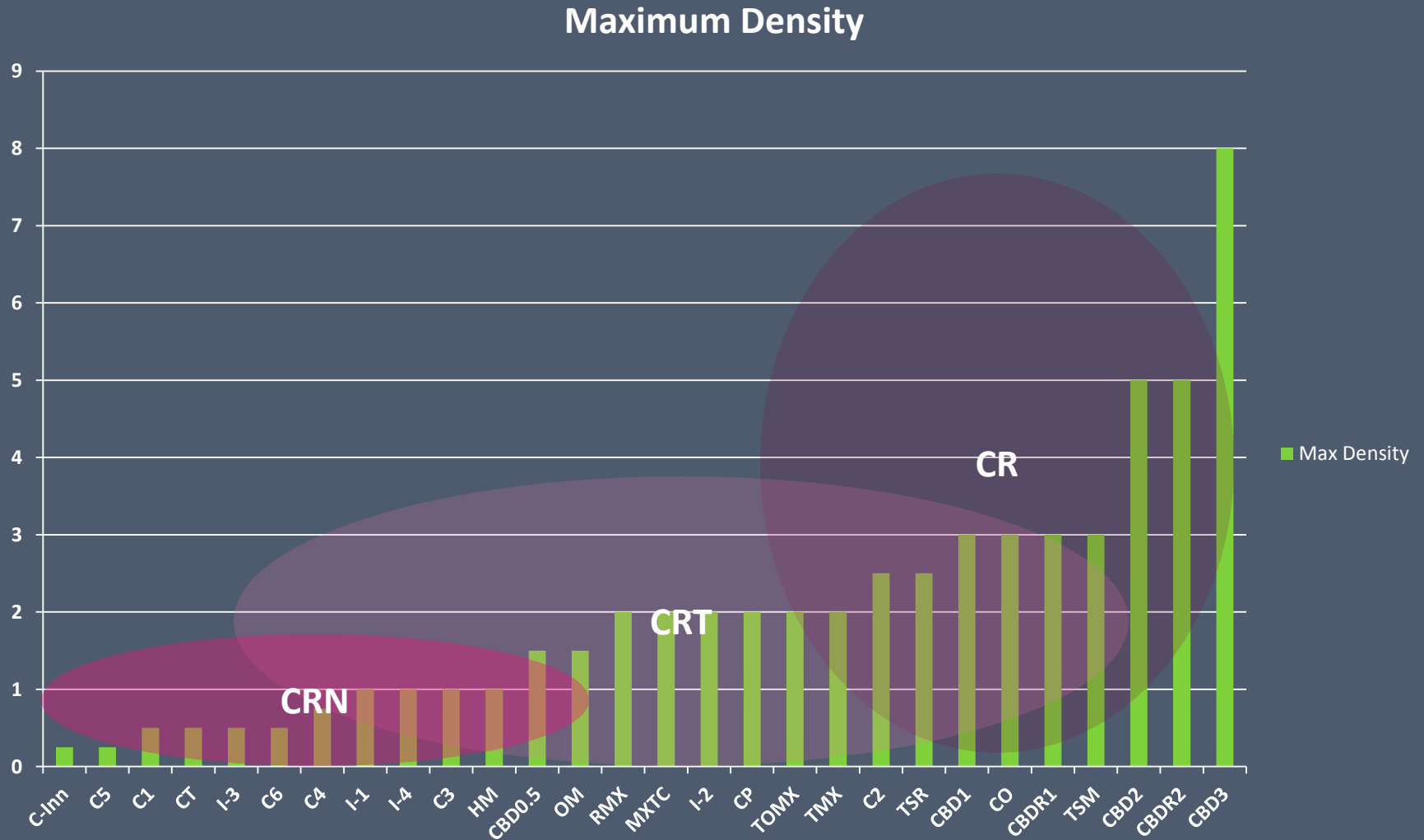
Uses & Area focus: CR zones



Focused uses & markets; residential allowed in all zones³³

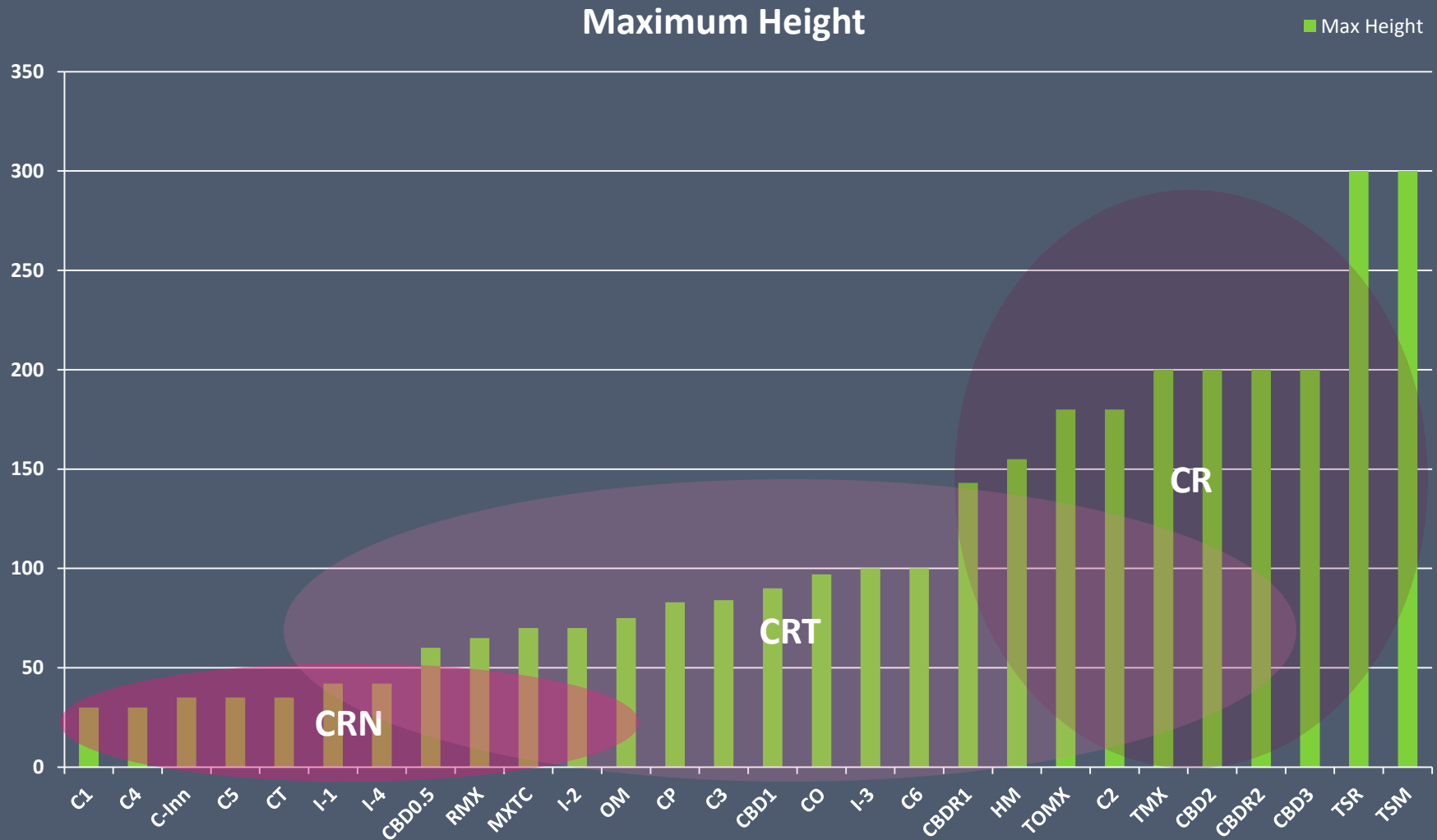
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Density Comparisons



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Height Comparisons



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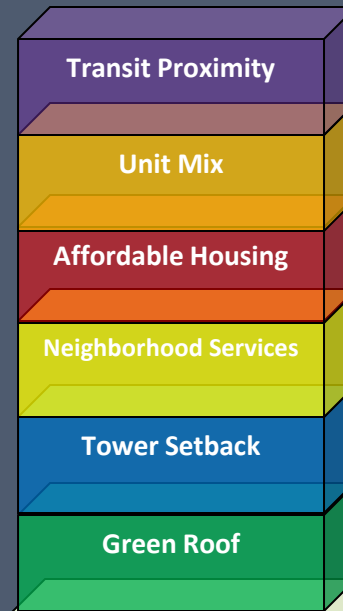
Public Benefit process for Optional Method

CR-zoned: must provide benefits worth 100 points

CRT-zoned: must provide benefits worth 50 points

Incentive Density: requires provision of public benefits

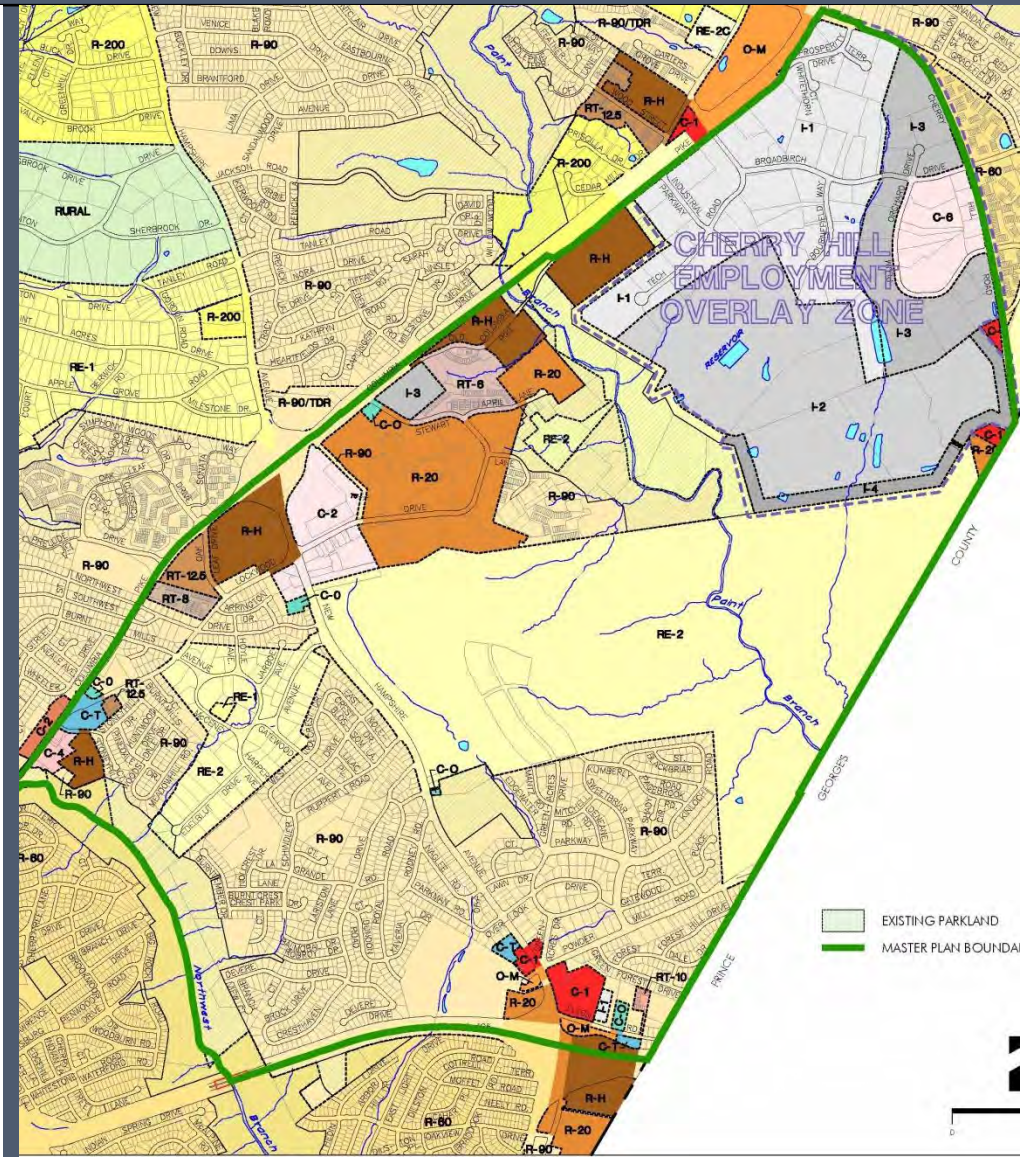
Total Density: mapped by zone



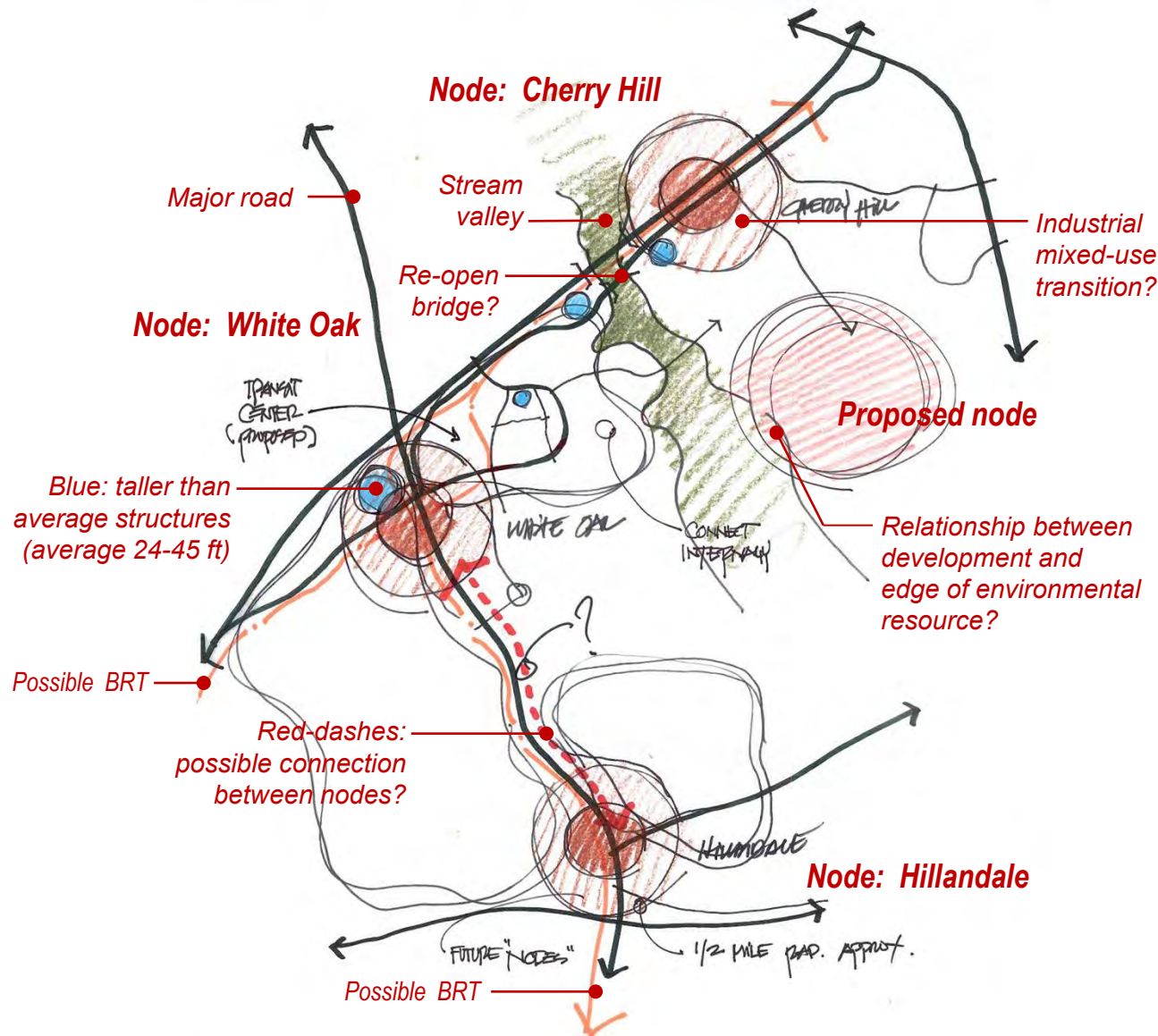
Total Height: mapped by zone

Standard Method Density 0.5 FAR or 10,000 sf

Proposed Zoning



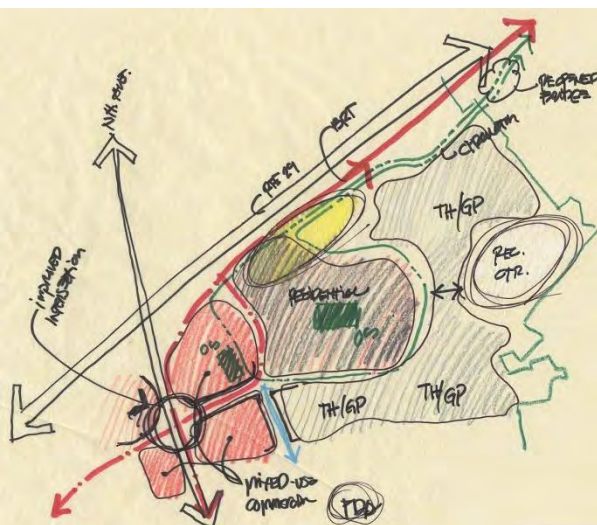
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Goals

- 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

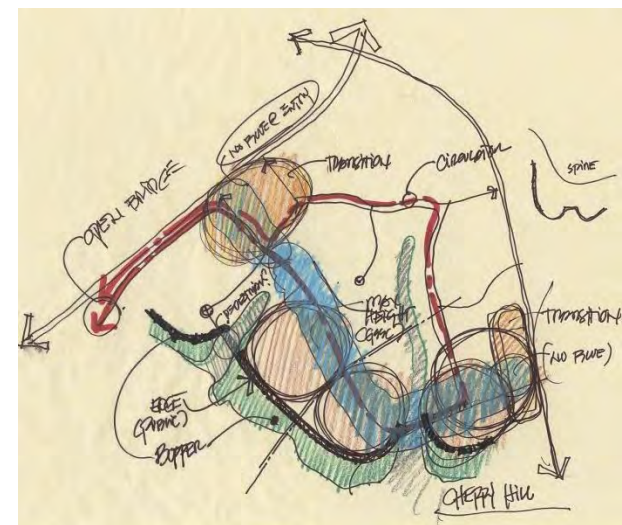
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White Oak



Hillandale



Cherry Hill



Image: Mixed-use Business Center



Image: Village Center



Image: Mixed-Use Science Campus

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

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White Oak

Cherry Hill

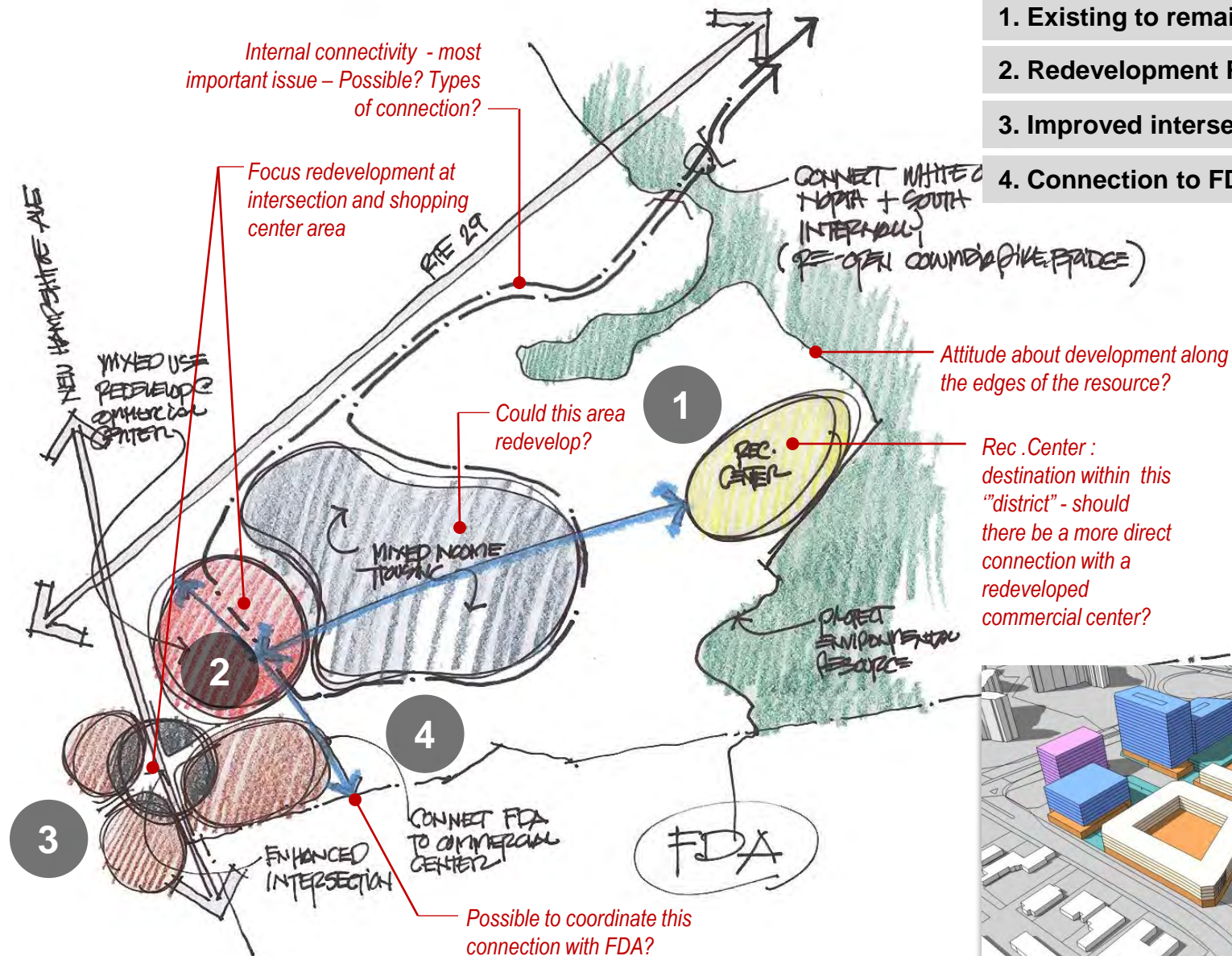
Hillandale

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White Oak Center



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1. Existing to remain

2. Redevelopment Potential

3. Improved intersection

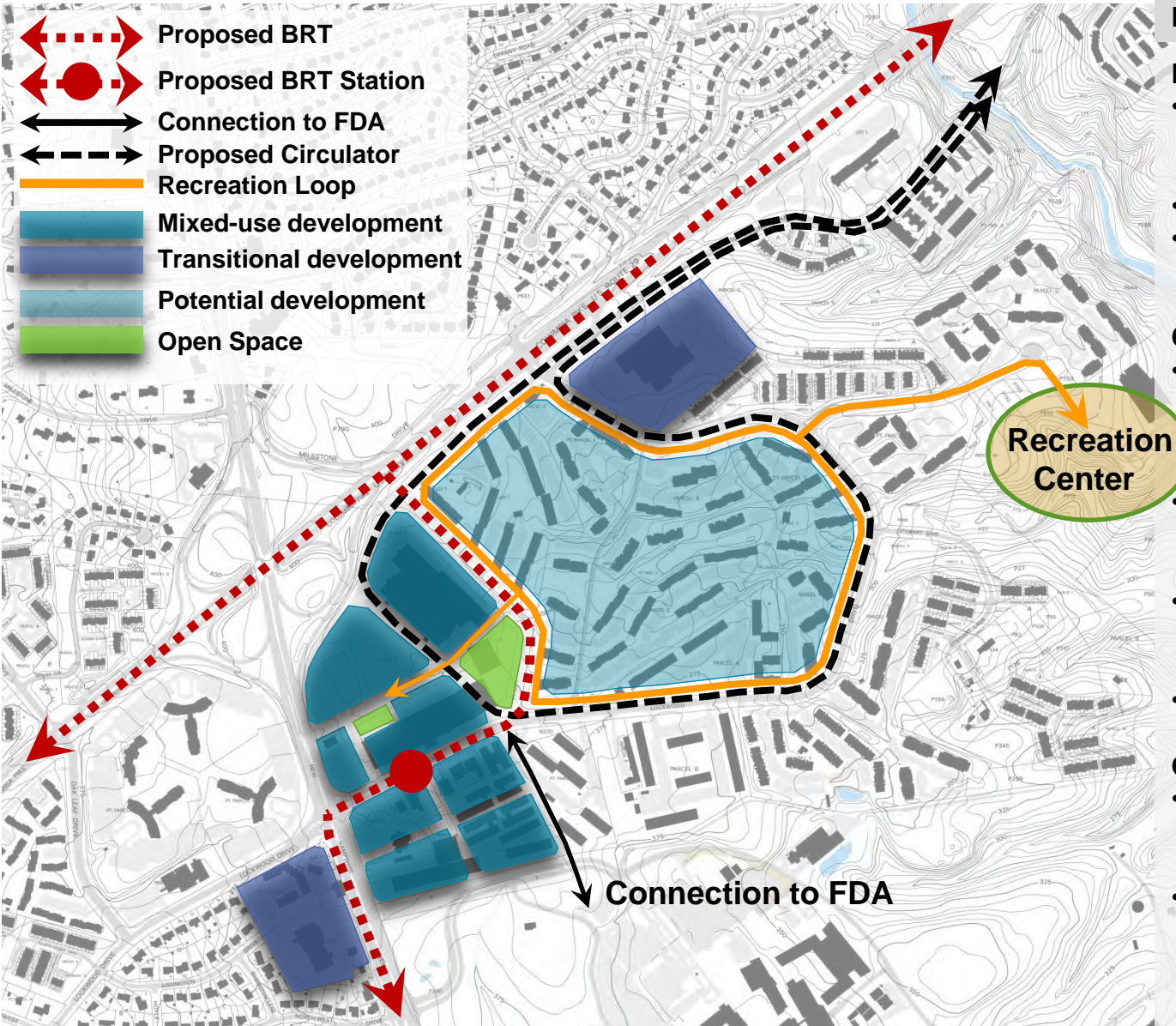
4. Connection to FDA



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

white oak - concept diagram⁴²

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Recommendations

Development

- Promote mixed-use development near proposed transit station locations
- Enhance existing neighborhoods
- Promote development at locations that improve connections with adjacent neighborhoods

Connections

- Promote pedestrian activity by creating internal grids of streets at larger properties being redeveloped
- Create internal circulator to link White Oak with Cherry Hill / Northern White Oak area
- Create pedestrian / recreation loop to improve connectivity for existing residential areas
- Create a direct pedestrian connection with FDA campus

Open Space

- Provide central urban gathering space convenient to proposed transit stops
- Provide larger urban park to link denser core with adjacent residential communities

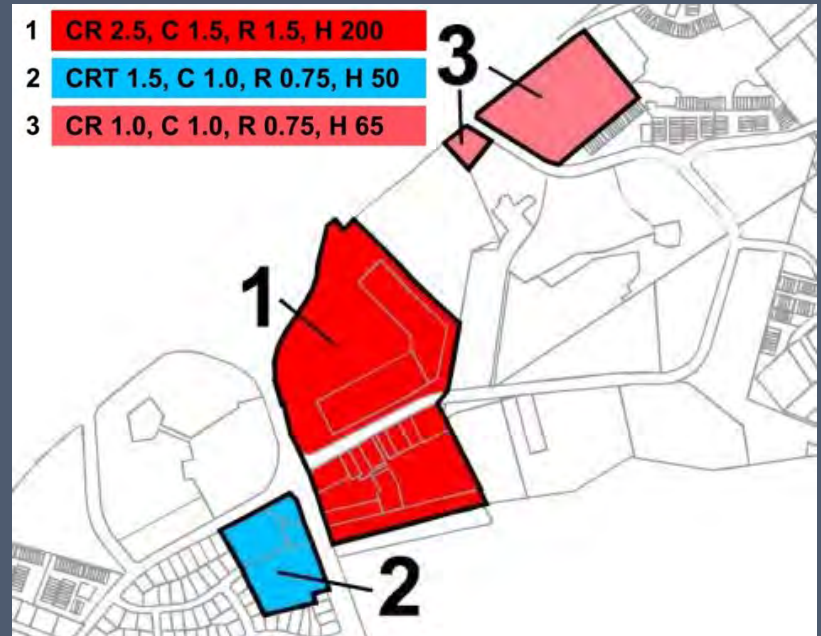
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White Oak Center Preliminary Zoning Recommendations

Existing Zoning



Proposed Zoning

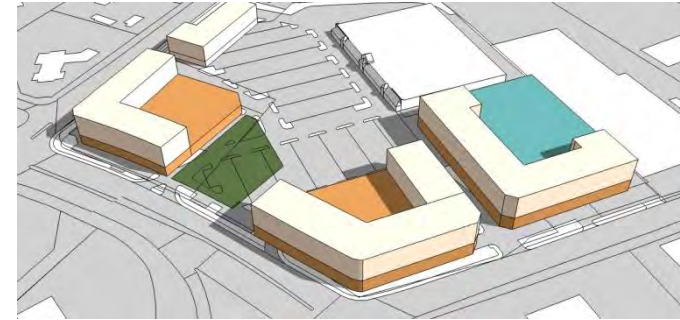
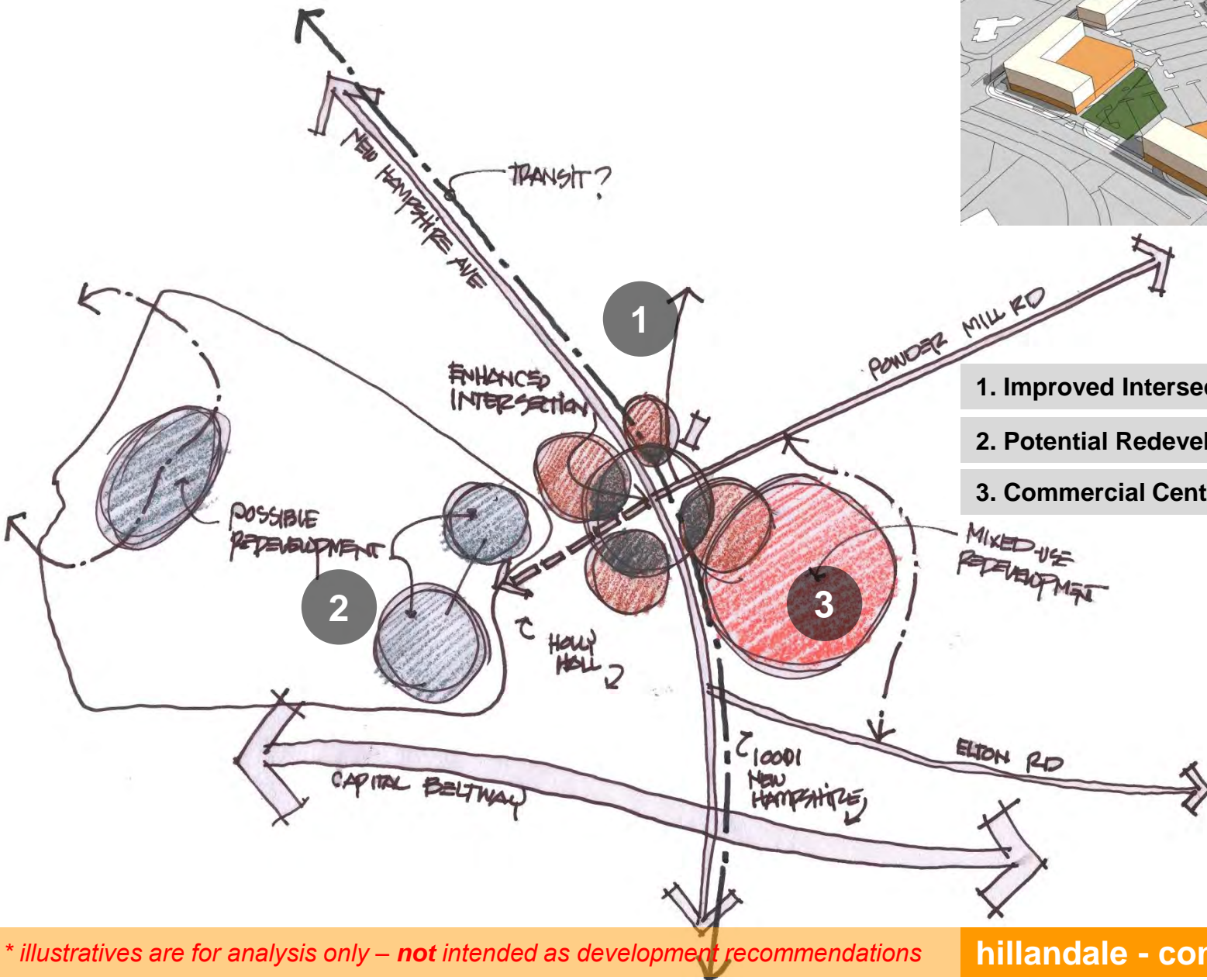


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Hillandale Community



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1. Improved Intersection

2. Potential Redevelopment Sites

3. Commercial Center

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

hillandale - concept diagram⁴⁷

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Recommendations

Development

- Promote mixed-use development near proposed transit station locations
- Promote pedestrian activity by consolidating frontages along New Hampshire Avenue

Connections

- Promote pedestrian activity by creating internal grids of streets at larger properties being redeveloped

Open Space

- Provide central urban gathering space convenient to proposed transit stops
- Consider western end of National Labor College for an Urban Park, including appropriate connections to surrounding neighborhood

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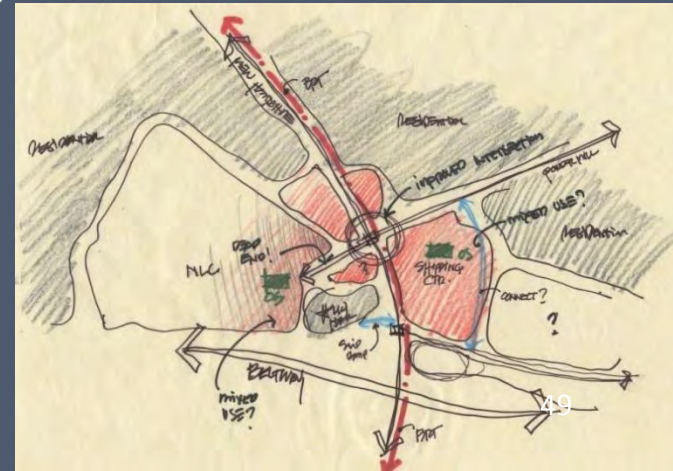
Hillandale Preliminary Parks Recommendations

If the Hillandale Shopping Center redevelops:

- a plaza, to be owned and managed by the private sector

Hillandale Local Park

- upon review and approval by the Planning Board, remove the Park Activity Building, which has a failing septic system and is underutilized
- renovate with facilities that are in demand, such as community open space, reconfigured play areas, and natural surface trail connecting to neighborhood to the south and east, through currently funded Facility Plan



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Hillandale Preliminary Parks Recommendations

National Labor College Site:

- Consider dedication or acquisition of western, undeveloped portion to M-NCPPC Depart. of Parks
- a local park with athletic fields, trails, and a play ground
- vehicular access and parking provided from the main college campus to the southeast, carefully designed for maximum visibility, surveillance and maintenance



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National Labor College

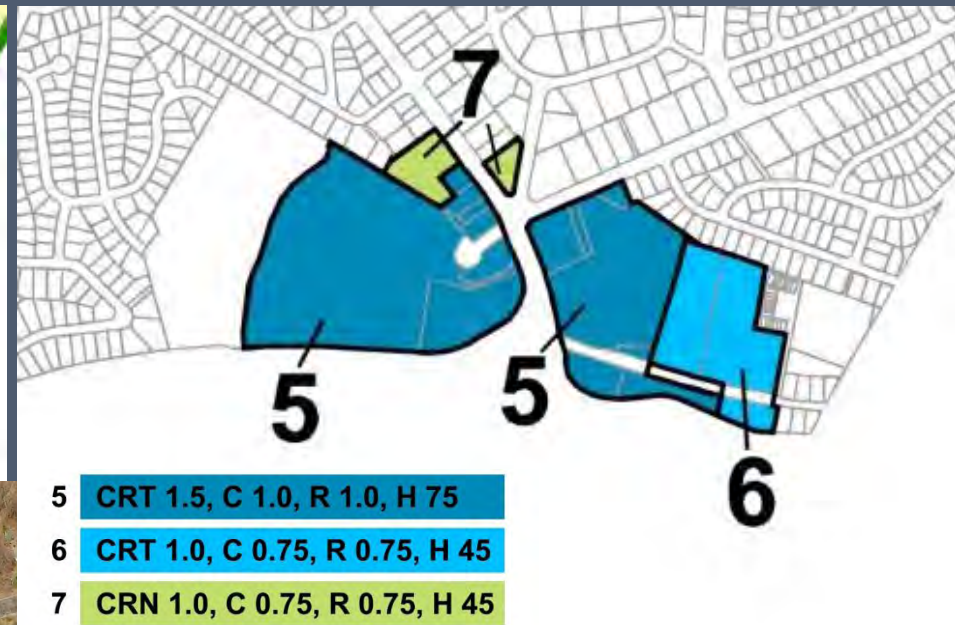
- Investigate options for daylighting and restoring stream running through the property center.
- Maximize and enhance forest retention as a buffer to surrounding single-family communities.

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Hillandale Preliminary Zoning Recommendations

Existing Zoning

Proposed Zoning

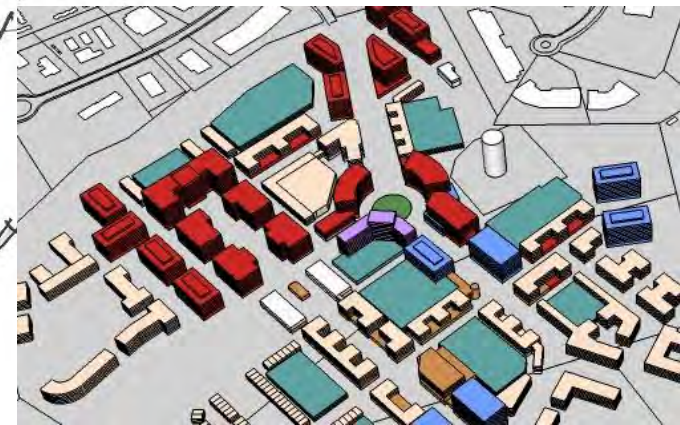
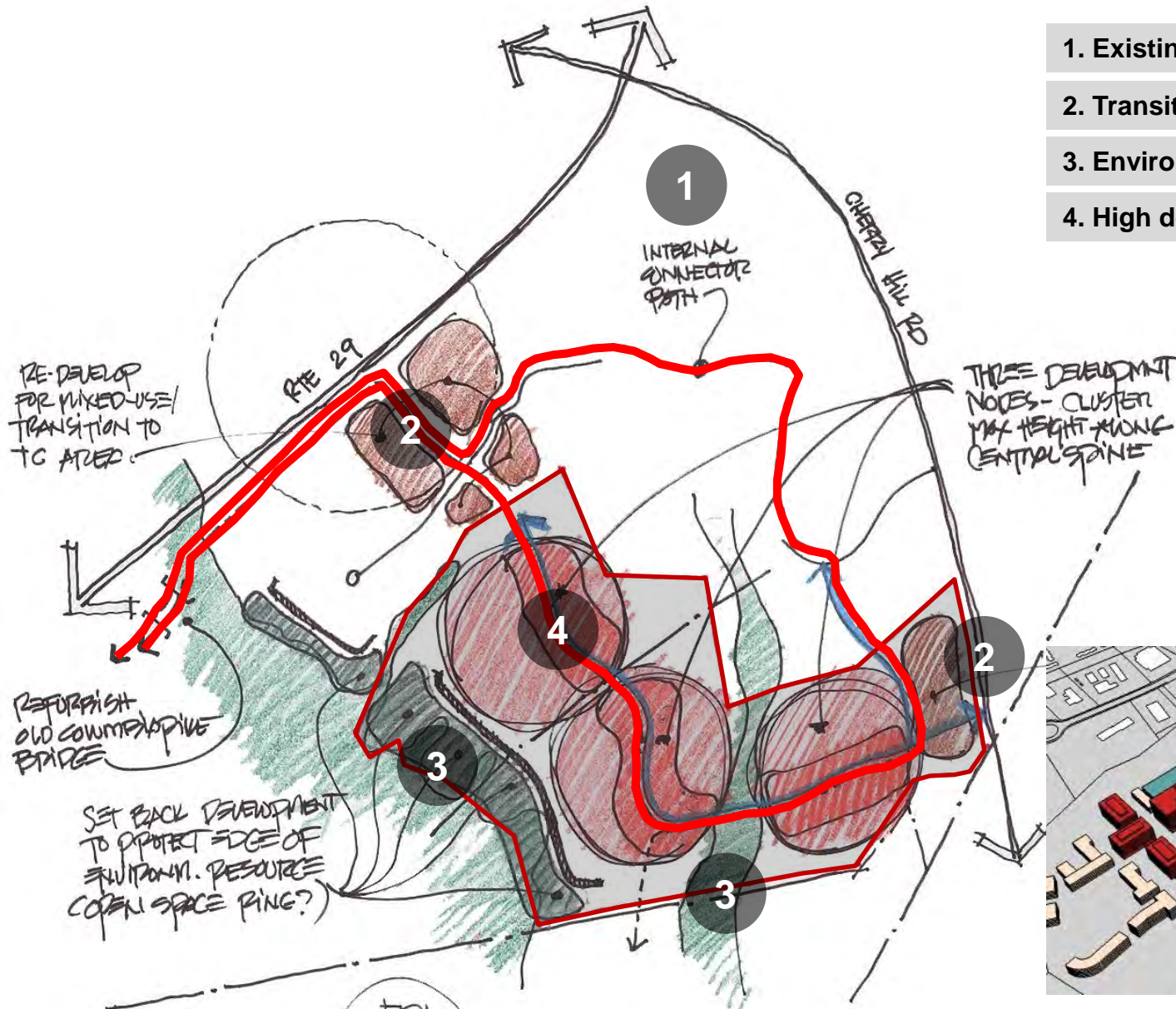


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North White Oak-Cherry Hill Road Center



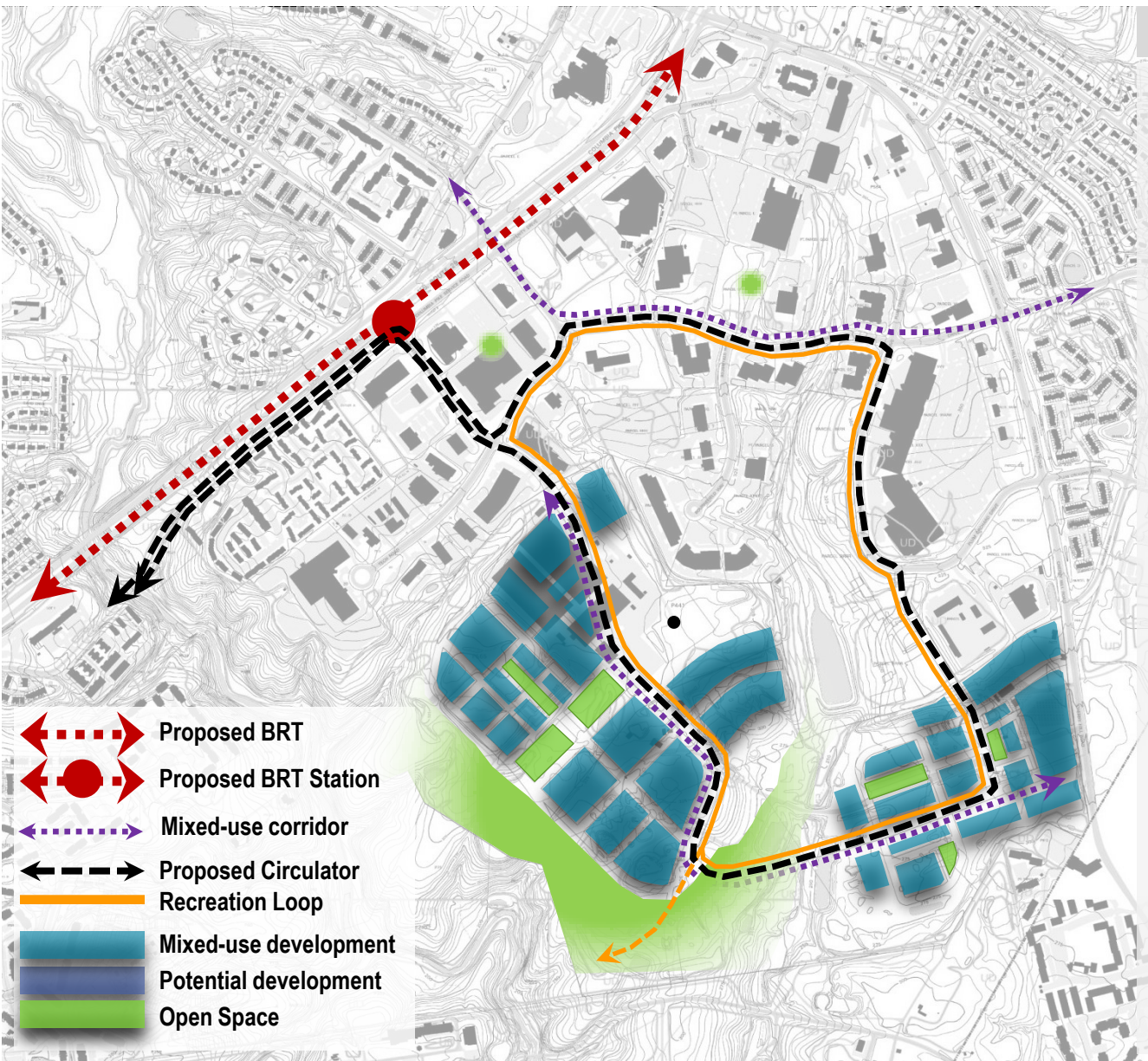
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north white oak-cherry hill

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Recommendations

Development

- Promote infill of mixed uses along Broadbirch Drive
- Promote transformative mixed-use development at key parcels in the cluster

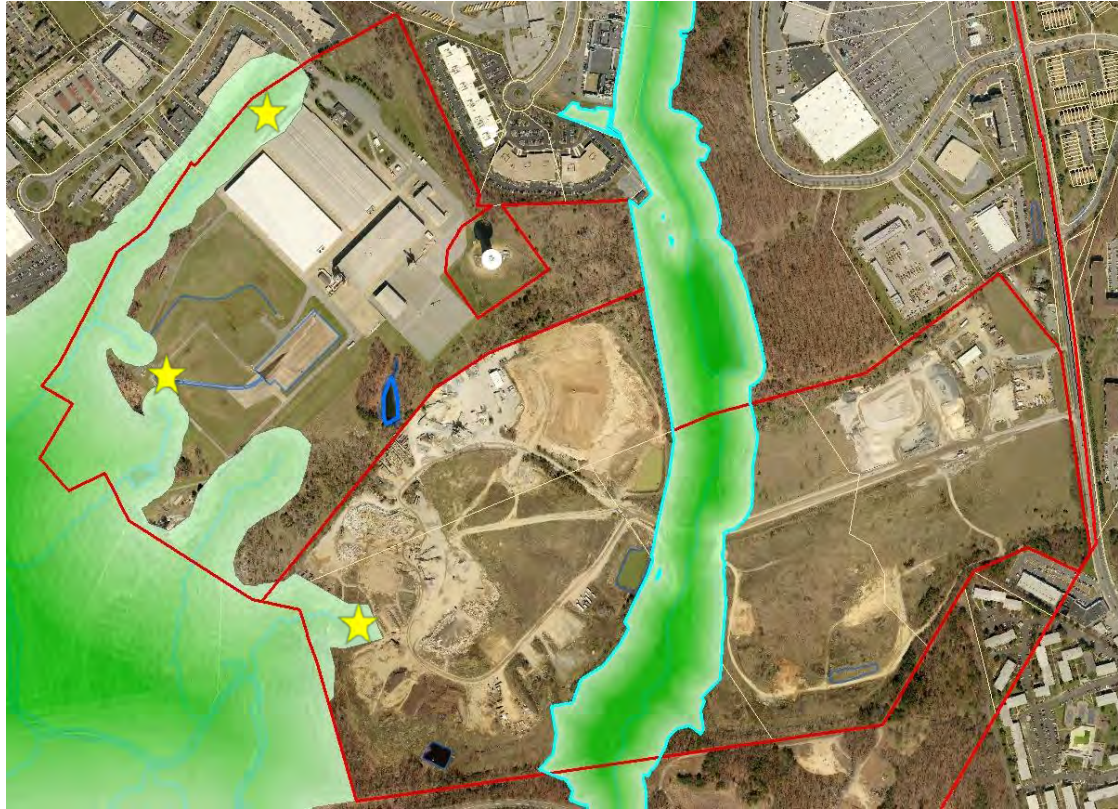
Connections

- Promote pedestrian activity by creating internal grids of streets at larger properties being redeveloped
- Create public connections between existing neighborhoods
- Create internal circulator to link White Oak with Cherry Hill / Northern White Oak area
- Create pedestrian / recreation loop to improve connectivity for existing residential areas

Open Space

- Create a network of interconnected spaces for public use
- Develop edge between new development and stream valleys to provide opportunities for outdoor recreation

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Percontee and Site II

- Use existing stream crossings to develop circulation system.
- Restore and protect streams and buffers, while still allowing non-motorized access and visibility.
- Work with WSSC to ensure adequate sewer volume at time of development. Minimize disturbance in Paint Branch and investigate option of extending the sewer line in Cherry Hill Road.
- Development should be oriented to maximize exposure to the natural environment while minimizing disturbance of steep slopes, buffers and retaining forest.

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North White Oak/Cherry Hill (Percontee-Site II)

A central civic green public park:

- to be owned by M-NCPPC Department of Parks
- a gathering space for community events, meeting friends
- a focal point in the highest density cluster of retail and residential uses, a “town center.”



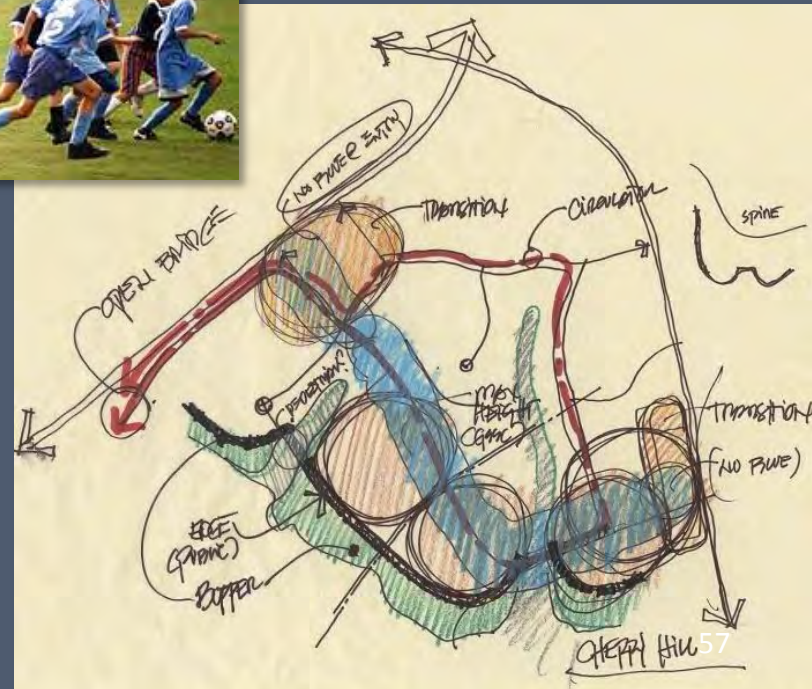
A larger public park for recreation:

- to be owned by M-NCPPC Department of Parks
- one to two large adult-sized rectangular athletic fields, consider synthetic turf and lighting
- popular amenities such as a community garden, dog park, basketball courts, and play areas.
- co-locate with school, if one is to be provided, to create efficiencies in field use and parking
- on-street parking to the extent possible



Neighborhood greens, privately owned public use space:

- for each neighborhood
- open lawn areas, shaded seating, and play structures



white oak science gateway master plan

North White Oak/Cherry Hill Preliminary Parks Recommendations

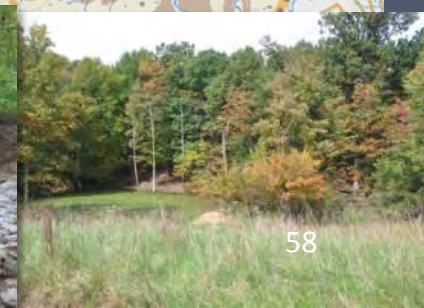
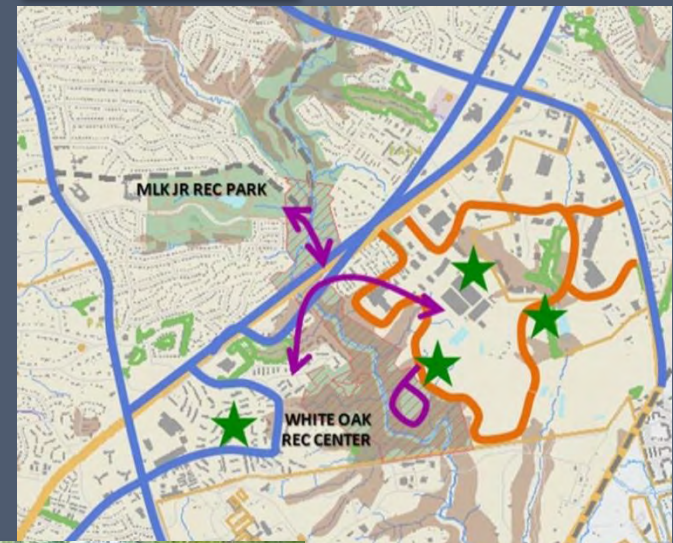
Trailhead at the eastern edge of the Paint Branch Stream Valley Park:

- Picnic tables, interpretive signage
- a natural surface trail to the stream along the old roadbed
- dedication of additional land may be needed

Recreational Loop:

- Outside of environmentally sensitive areas, connecting destinations throughout the development
- Bikeways along streets and hard surface trails on expanded parkland or public use areas
- Connects with White Oak Center via Old Columbia Pike
- Connects to proposed private walking path and healing garden on WAH site.

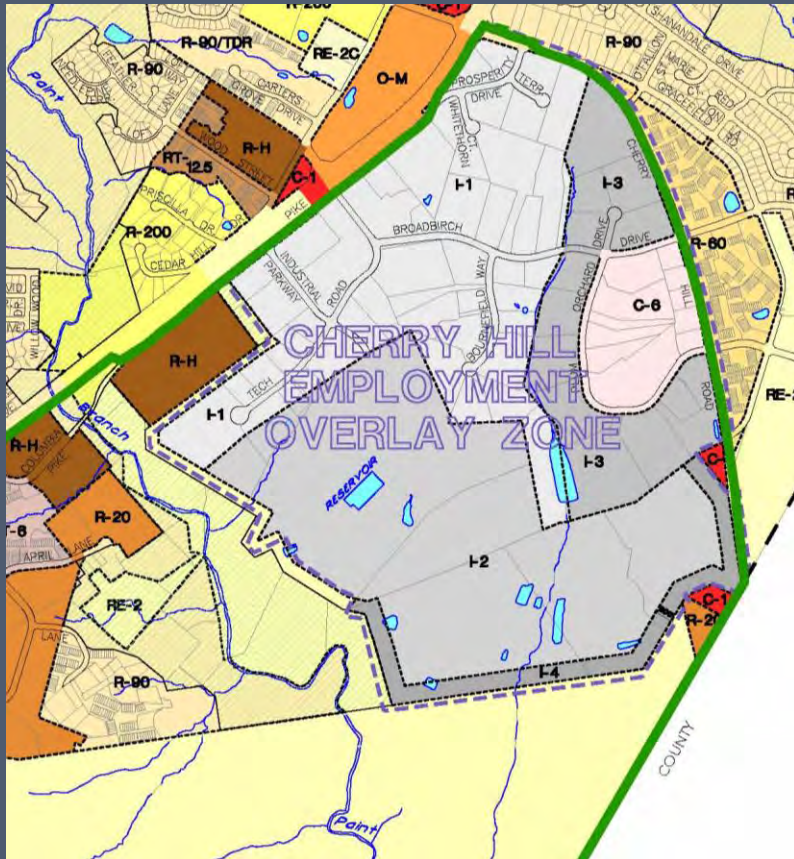
Natural surface trails from MLK Recreational Park south to Old Columbia Pike



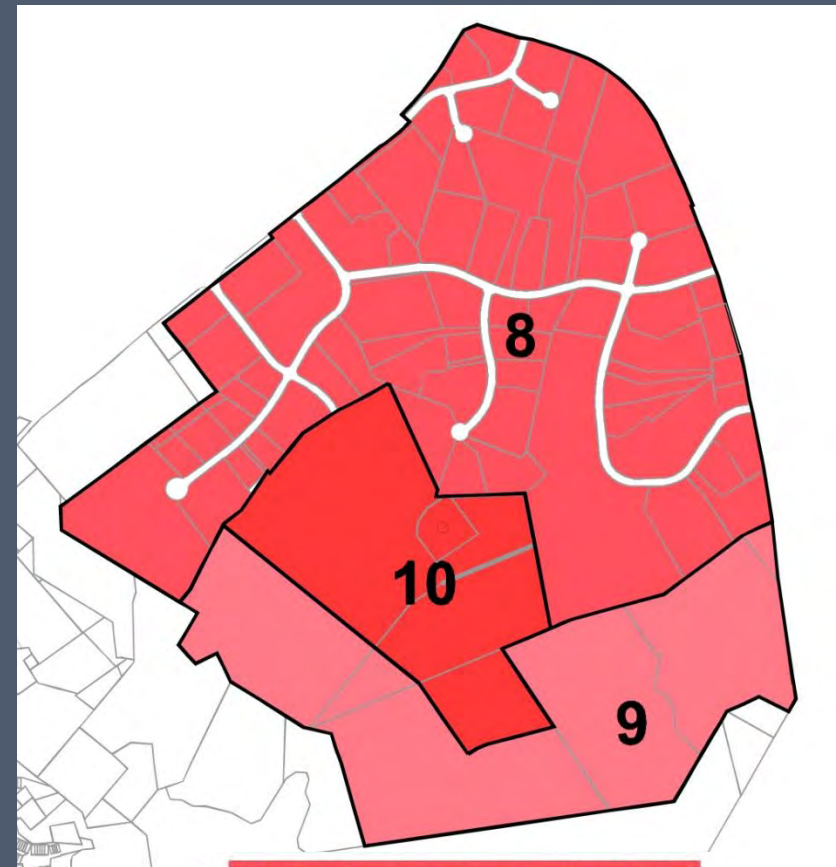
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Existing Zoning

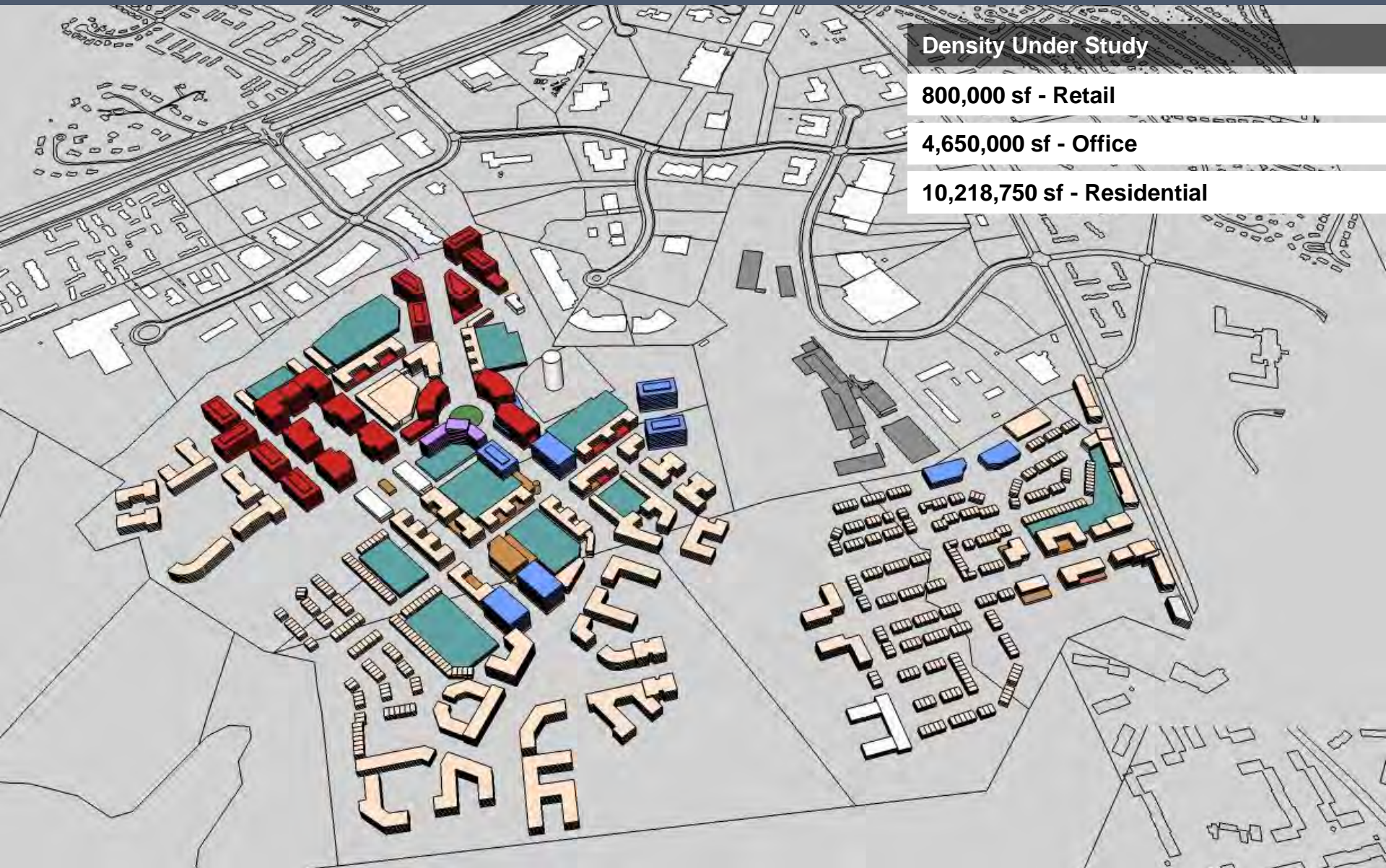


Proposed Zoning



8	CR 0.75, C 0.75, R 0.25, H 75
9	CR 0.75, C 0.5, R 0.5, H 75
10	CR 1.25, C 1.0, R 0.25, H 200
CONFIRM EXISTING ZONE	

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Density Under Study

800,000 sf - Retail

4,650,000 sf - Office

10,218,750 sf - Residential

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

Cherry hill illustrative

Thanks for your time, attention, and interest!