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

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

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white oak science gateway master plan
Boundaries: Master Plan Area and Study Area
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
## white oak science gateway master plan
### Upcoming Master Plan Schedule

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<th>Year</th>
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<tr>
<td>2012</td>
<td>September</td>
<td>Preliminary Recommendations to Planning Board</td>
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<td>October</td>
<td>Staff Draft to the Planning Board</td>
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<td>November</td>
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<td>January-Feb.</td>
<td>Planning Board Worksessions, continued</td>
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<td>April</td>
<td>Transmit Plan to County Council and County Executive</td>
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<td>July</td>
<td>County Council Public Hearing</td>
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<td>Sept.–Dec.</td>
<td>PHED Committee and full Council Worksessions</td>
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<td><strong>2014</strong></td>
<td><strong>Sectional Map Amendment (Zoning Process)</strong></td>
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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
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
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
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
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
Resource under evaluation for designation in the Master Plan for Historic Preservation:
Naval Ordnance Laboratory Administration Building (#33-25)
10903 New Hampshire Avenue
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)
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)
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.

* Illustratives are for analysis only – **not** intended as development recommendations.
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

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

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.
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

Map showing existing and proposed trails and connectors in the area.
Add Parkland as Opportunities become Available

- Add approximately 130 acres of forested area on FDA Campus should it be surplused, 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
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)
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.
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 ....

- FAR 1 = 1 x 80,000 sf = 80,000 sf
- FAR 2 = 2 x 80,000 sf = 160,000 sf
- FAR 3 = 3 x 80,000 sf = 240,000 sf
- FAR 4 = 4 x 80,000 sf = 320,000 sf
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Floor Area Ratio (FAR) and Building Massing

2 FAR/2 FLOORS

2 FAR/4 FLOORS

2 FAR/8 FLOORS
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Uses & Area focus: CR zones

Focused uses & markets; residential allowed in all zones
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Height Comparisons

Maximum Height

CRN

CR

Max Height
Public Benefit process for Optional Method

CR-zoned: must provide benefits worth 100 points

CRT-zoned: must provide benefits worth 50 points
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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overall illustrative
Internal connectivity - most important issue – Possible? Types of connection?

Focus redevelopment at intersection and shopping center area

Could this area redevelop?

Possible to coordinate this connection with FDA?

Attitude about development along the edges of the resource?

Rec. Center: destination within this “district” - should there be a more direct connection with a redeveloped commercial center?

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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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A plaza near BRT station a public use space owned by the private sector, in the core of redevelopment to serve as a gathering place and a focus of commercial activity.

A neighborhood green public park owned by M-NCPPC Department of Parks a green community open space for a variety of activities including picnicking, pick up sports, and relaxing on the lawn located at the eastern edge of the Center nearest the apartments.

Bikeway and sidewalk connections to White Oak Recreation Center to the east Martin Luther King Recreational Park to the north Hillandale Center area to the south.
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White Oak Center Preliminary Zoning Recommendations

Existing Zoning

Proposed Zoning

1. CR 2.5, C 1.5, R 1.5, H 200
2. CRT 1.5, C 1.0, R 0.75, H 50
3. CR 1.0, C 1.0, R 0.75, H 65
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Hillandale Community
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1. Improved Intersection
2. Potential Redevelopment Sites
3. Commercial Center

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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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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
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

5 CRT 1.5, C 1.0, R 1.0, H 75
6 CRT 1.0, C 0.75, R 0.75, H 45
7 CRN 1.0, C 0.75, R 0.75, H 45
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North White Oak-Cherry Hill Road Center
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1. Existing Industrial
2. Transitional areas
3. Environmental buffers
4. High density corridor

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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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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
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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North White Oak/Cherry Hill Preliminary Recommendations

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

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Thanks for your time, attention, and interest!