

White Oak Science Gateway Planning Board Draft Master Plan

County Council Presentation

White Oak Science Gateway Planning Board Draft Master Plan June 17, 2014

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

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SEPTEMBER 2013

White Oak Science Gateway Master Plan

PLANNING BOARD DRAFT



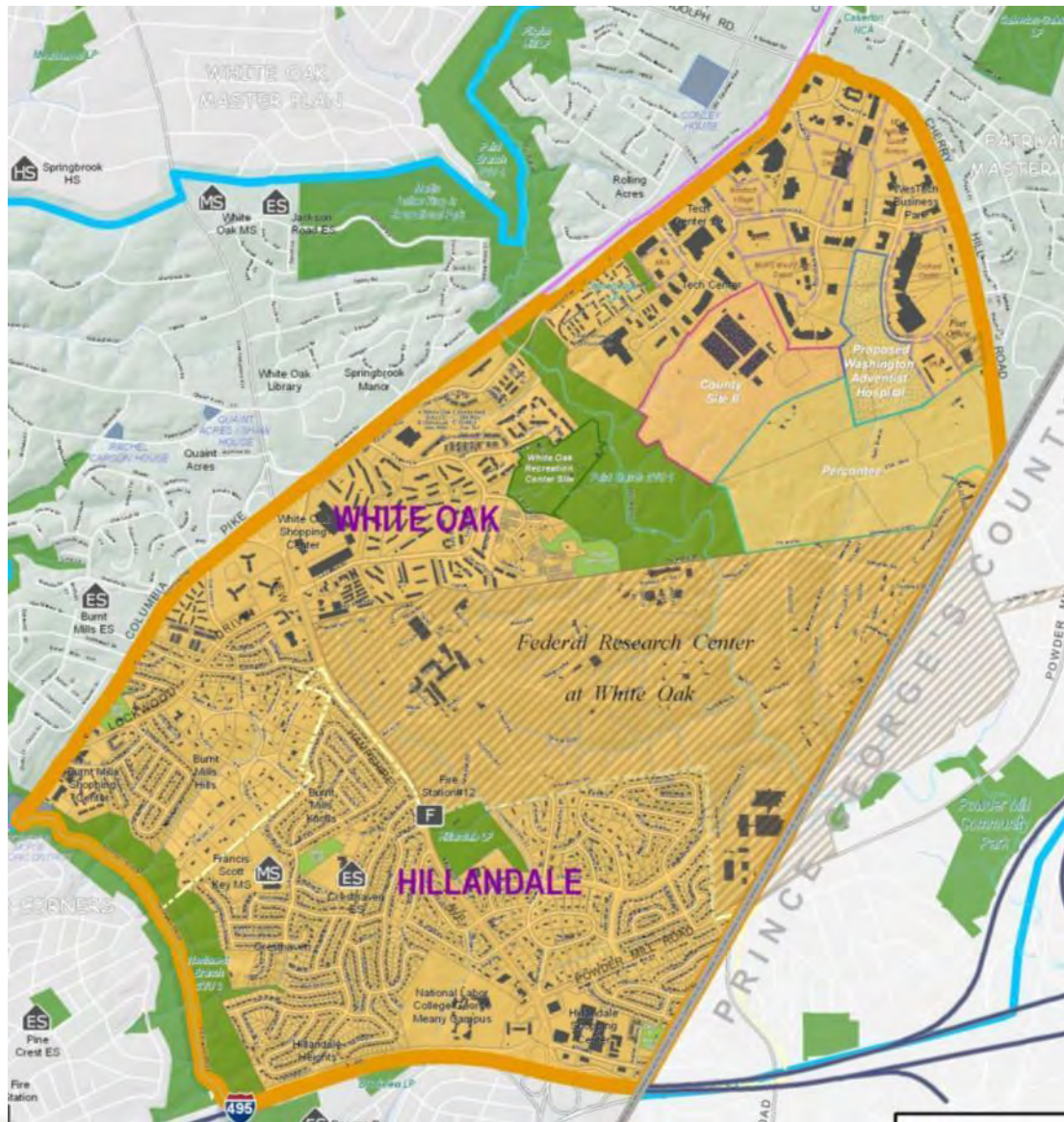
White Oak Science Gateway Planning Board Draft Master Plan

Regional Context



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Master Plan Boundaries



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Overview of Master Plan Milestones

2011 - 2012

Scope of Work; Community Outreach: CAC Meetings, Forums
PAMR Transportation Modeling
Preliminary Recommendations Prepared and Presented

2013

TPAR Transportation Modeling
Staff Draft; Public Hearing Draft
Planning Board Draft Transmitted - September 2013
Planning Board Reconsideration/Worksessions
Revised Planning Board Draft Transmitted - December 2013

2014

Supplemental Transportation Modeling
Council Review; Zoning Implementation



White Oak Science Gateway Planning Board Draft Master Plan Community Outreach

- 12 Citizens Advisory Committee (CAC) Meetings April 2011 - July 2012
- 25 meetings with Civic Associations/Organizations
- 4 Community Forums
- Planning Board Public Hearing and 10 worksessions
- Questionnaire to solicit community input
- Inform community of meetings and information via e-mail contact list
- Post Plan progress and information on our website:
<http://montgomeryplanning.org/community/wosg/index.shtm>



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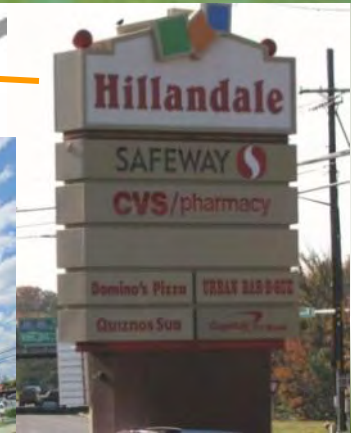
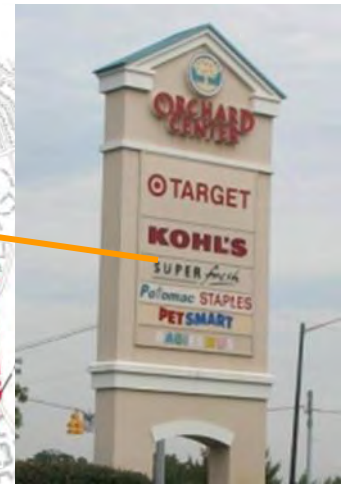
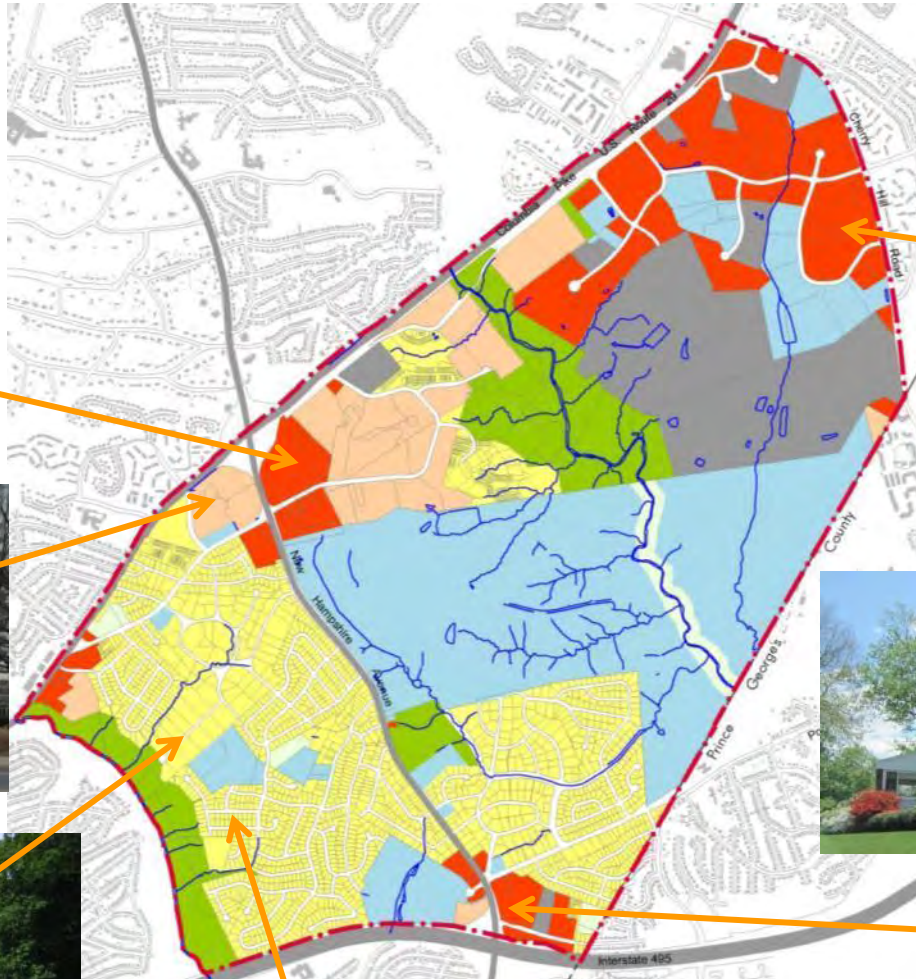
1997 Master Plans

WOSG Master Plan covers 3,000 acres



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Existing Land Uses



White Oak Science Gateway Planning Board Draft Master Plan Development Activity

MONTGOMERY



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Reasons for Doing this Plan

- FDA - catalyst for new development
- Synergies between FDA, Washington Adventist Hospital, others
- Provide more employment opportunities in the Eastern County
- Implement the County's vision to create an East County Life Sciences Center
- Revitalize older centers into new mixed use developments



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FDA Headquarters at White Oak Federal Research Center



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FDA Headquarters at White Oak Federal Research Center

Construction Started in 2001

Campus has 4.5 million square feet
Planned for 6 million square feet

5,500 employees currently
2,600 employees in May 2014
8,100

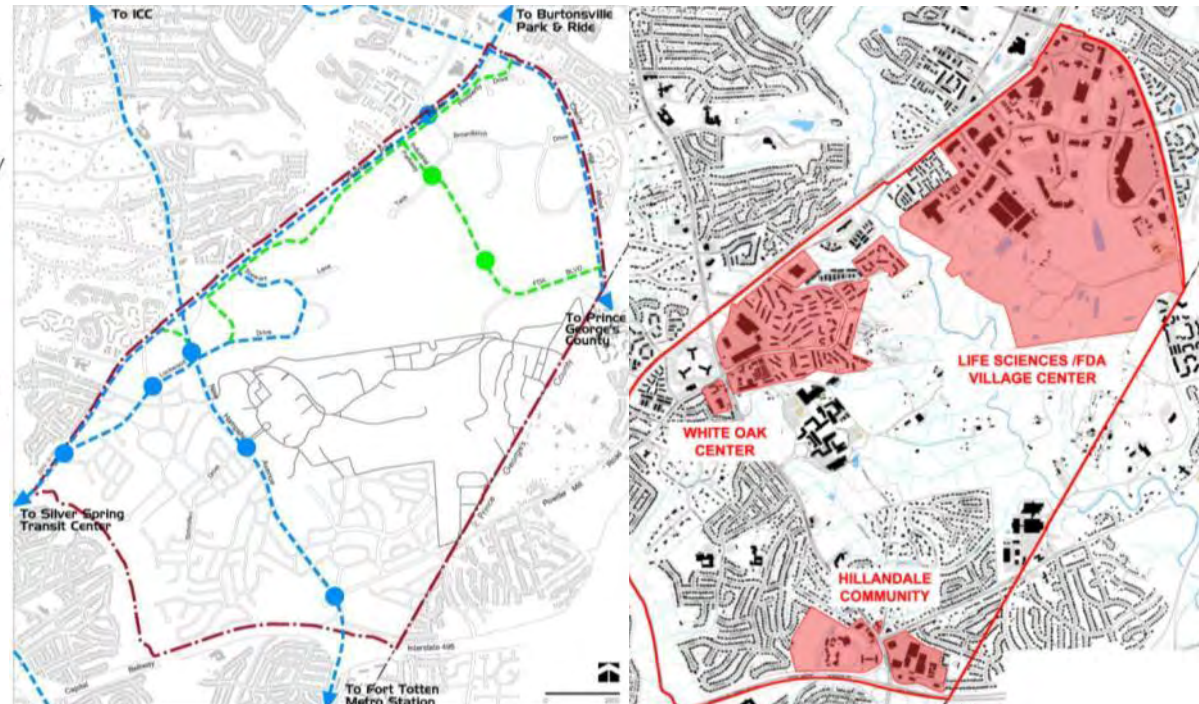
9,000 employees at build-out per
FDA Campus Master Plan



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Development of the Master Plan

- Worked with CAC and larger community to envision the future
- Focused on three centers: Life Sciences/FDA Village, White Oak, Hillandale
- Asked commercial property owners – what will work for reinvestment?
- Devised land use scenario based on stakeholder input
- Assumed BRT as critical to Plan's Implementation

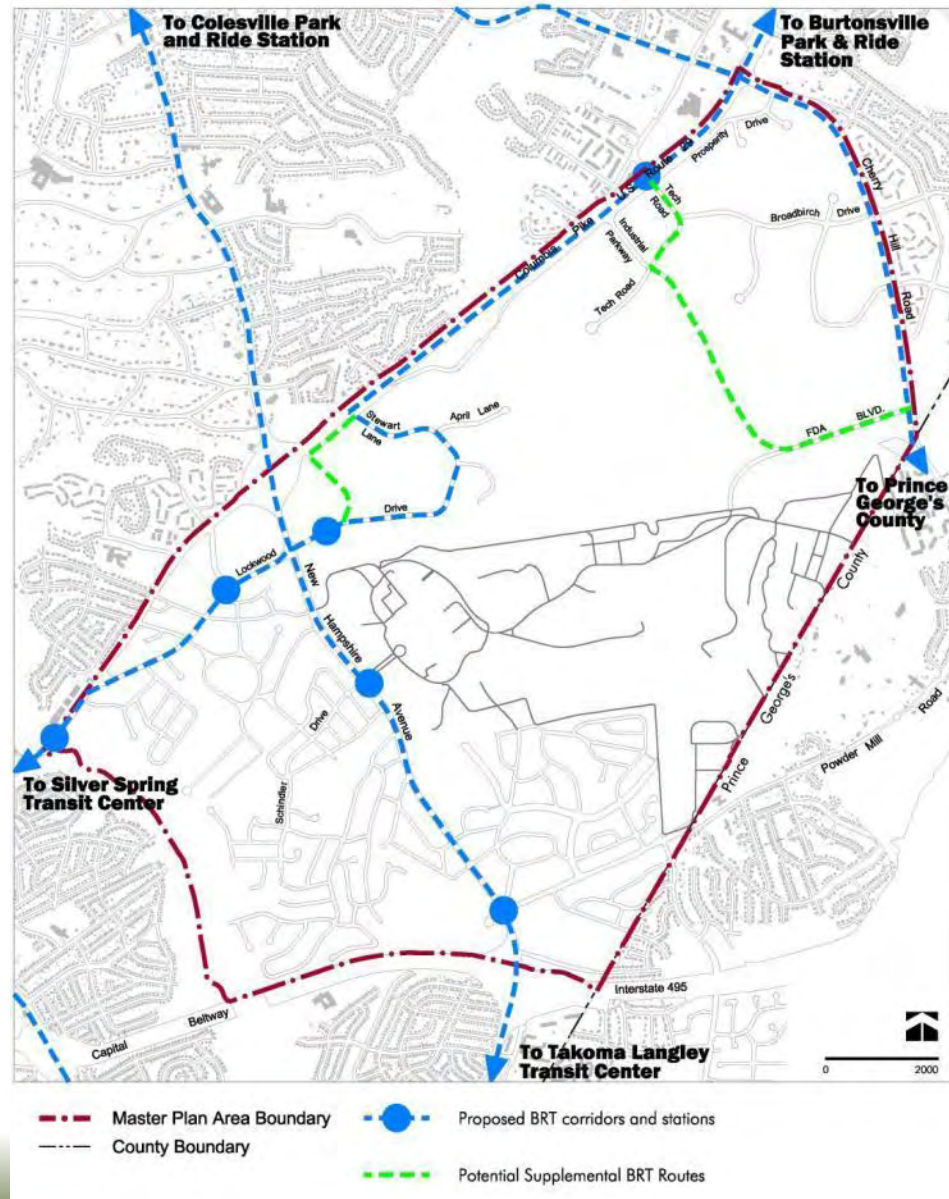


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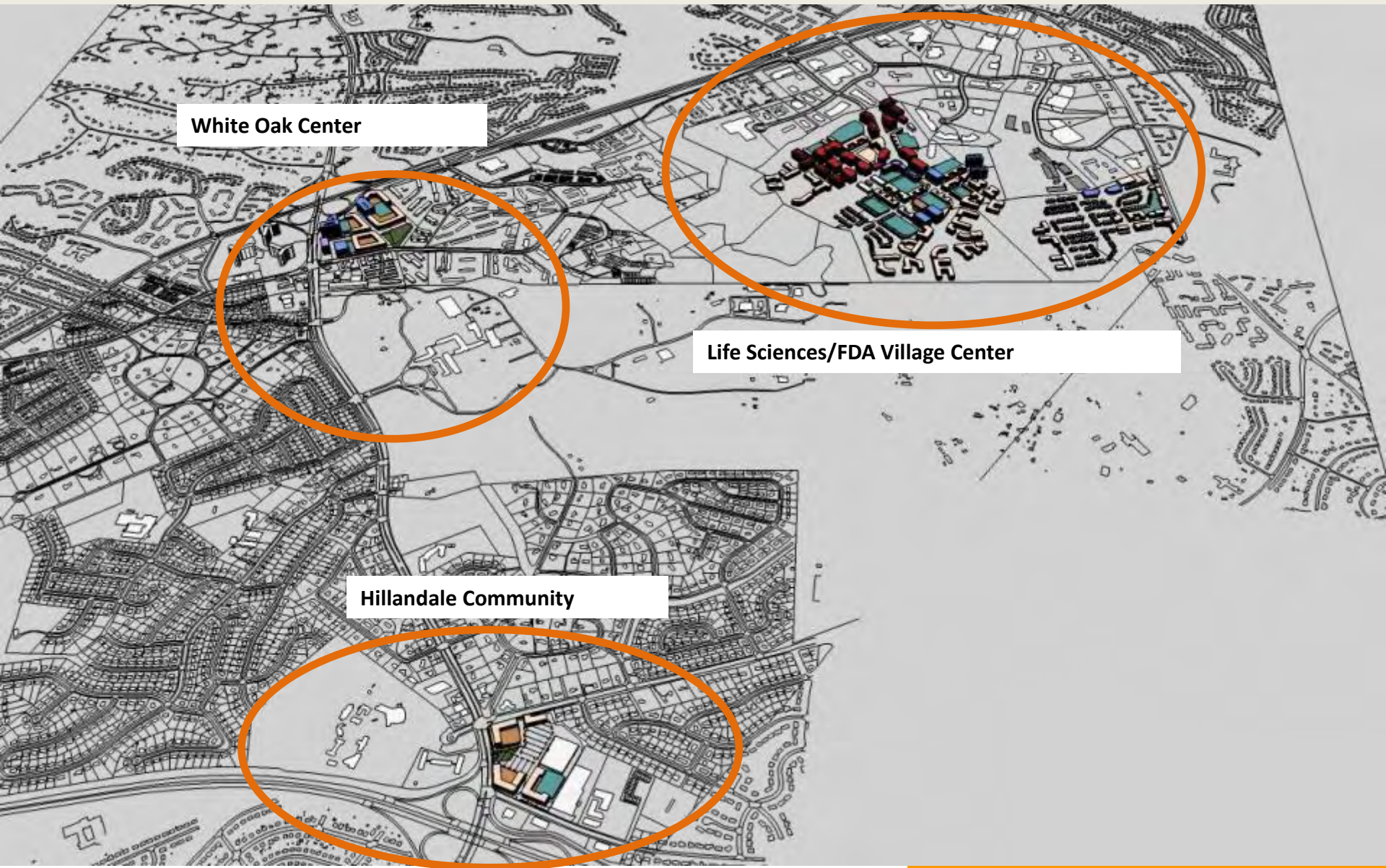
Bus Rapid Transit Corridors

A Bus Rapid Transit system is essential to achieve the vision of this Master Plan.

Improving transit service within existing corridors is intended to reduce congestion and reliance on automobiles while improving transportation capacity and meeting demands for existing and future land uses.
(WOSG Master Plan, page 20)



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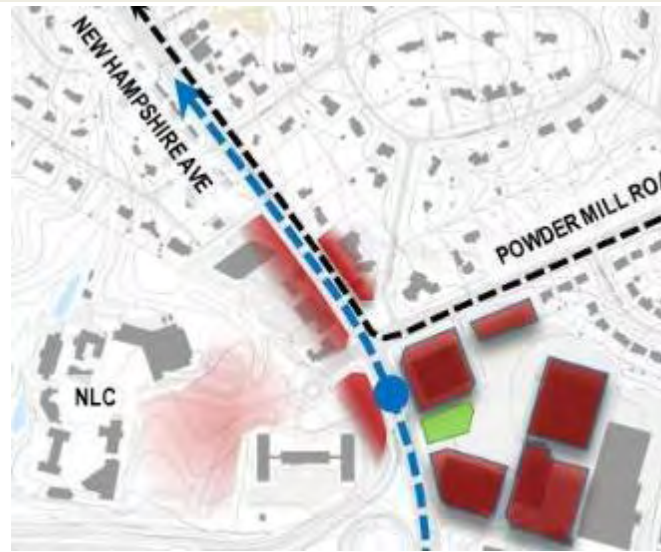


overall illustrative

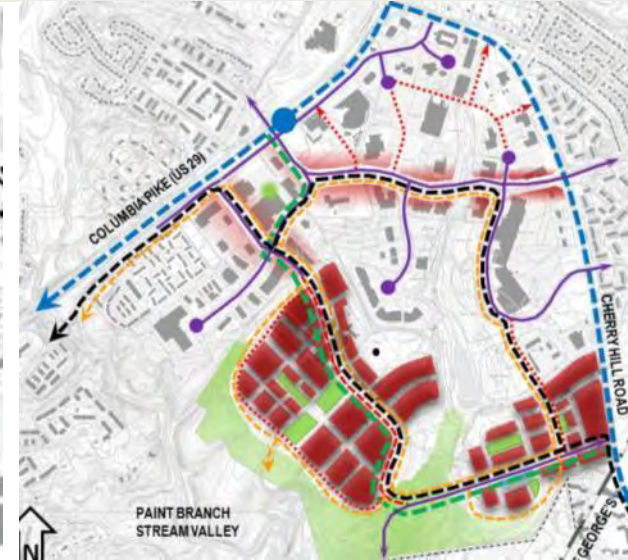
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White Oak/FDA Center



Hillandale Community



North White Oak/Cherry Hill Center



Image: Mixed-use Business Center



Image: Village Center



Image: Mixed-Use Science Campus

** Illustrative for analysis only – not intended as development recommendations*

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New Development Potential: Site 2, Percontee, Washington Adventist Hospital



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Vision

- Sets the stage for a future that takes optimal advantage of the area's strong assets, capitalizing on the FDA
- Envisions the Centers – Life Sciences/FDA Village, White Oak, Hillandale - evolving from conventional suburban locales into vibrant, transit-served, mixed-use nodes connected by transit, trails, and bikeways
- Includes a major, new mixed-use community on 300 acres in the Life Sciences/FDA Village Center (Percontee/Site 2)
- Provides a blueprint that encourages reinvestment and creates opportunities to live-work-play locally



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Historic Resource Recommendation

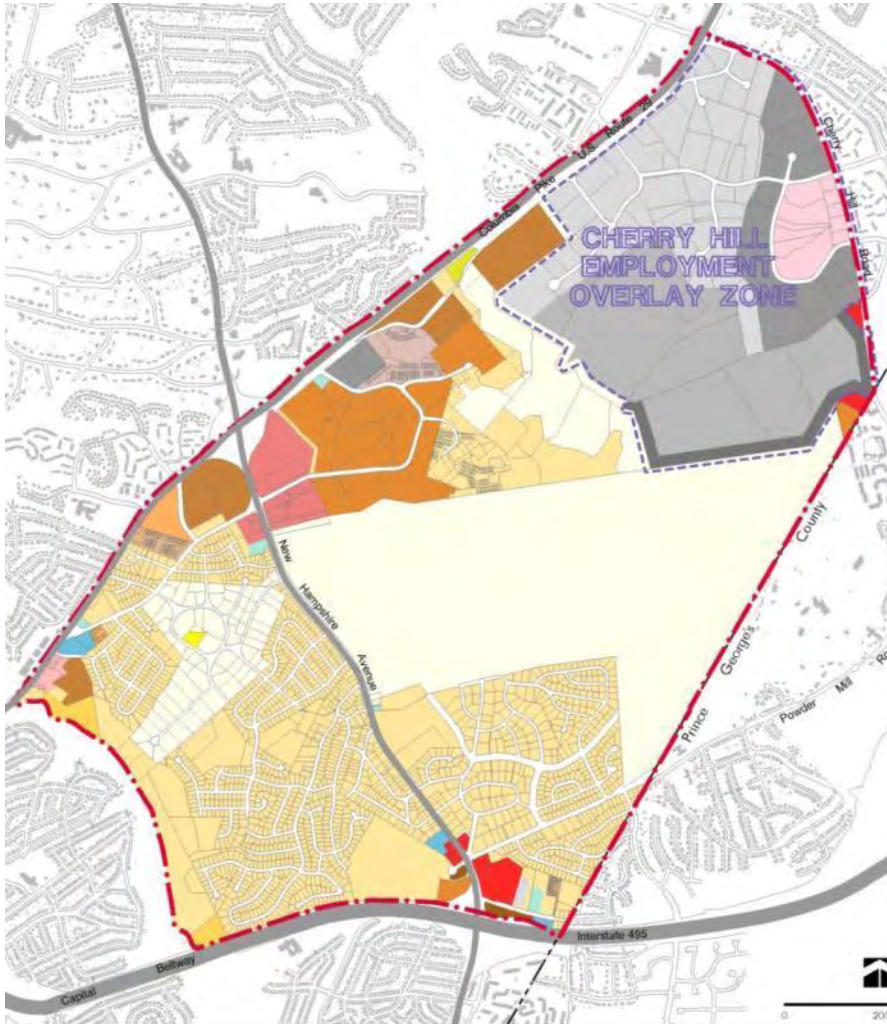
Site Recommended to be added to the Locational Atlas and Designated in the *Master Plan for Historic Preservation*:

Naval Ordnance Laboratory
Administration Building (#33-25)
10903 New Hampshire Avenue

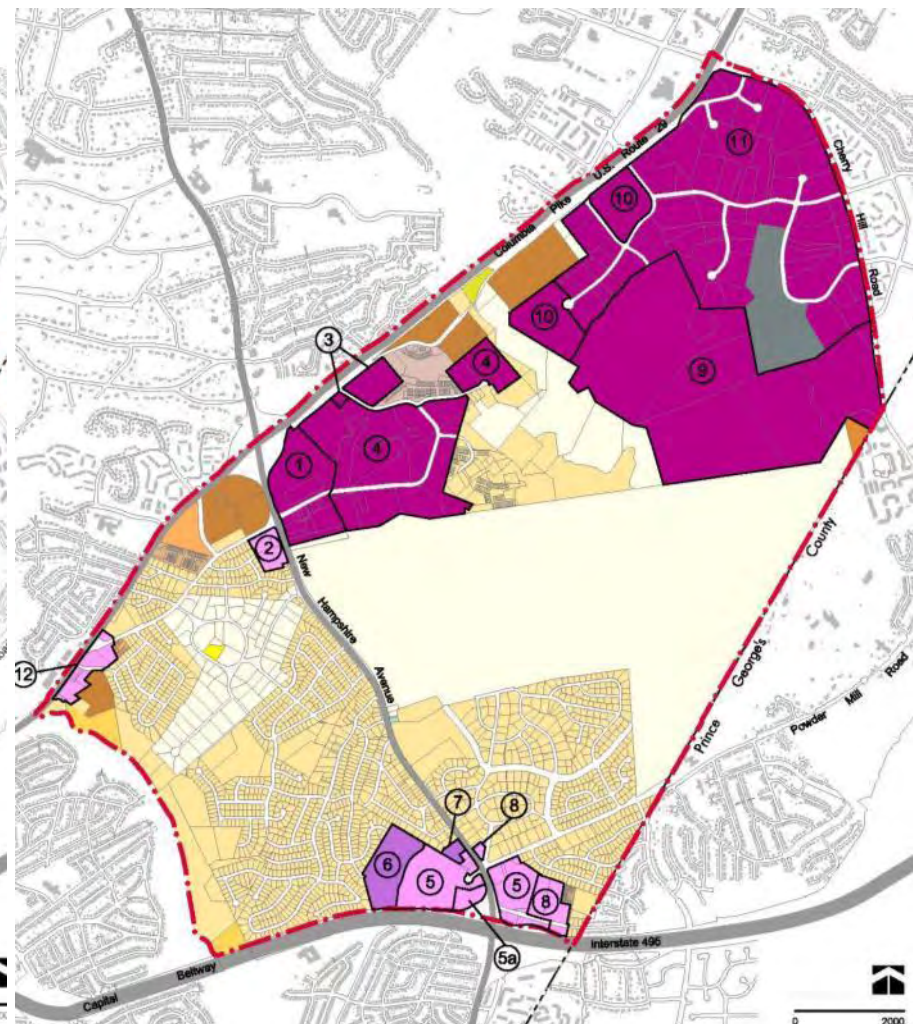


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Existing Zoning



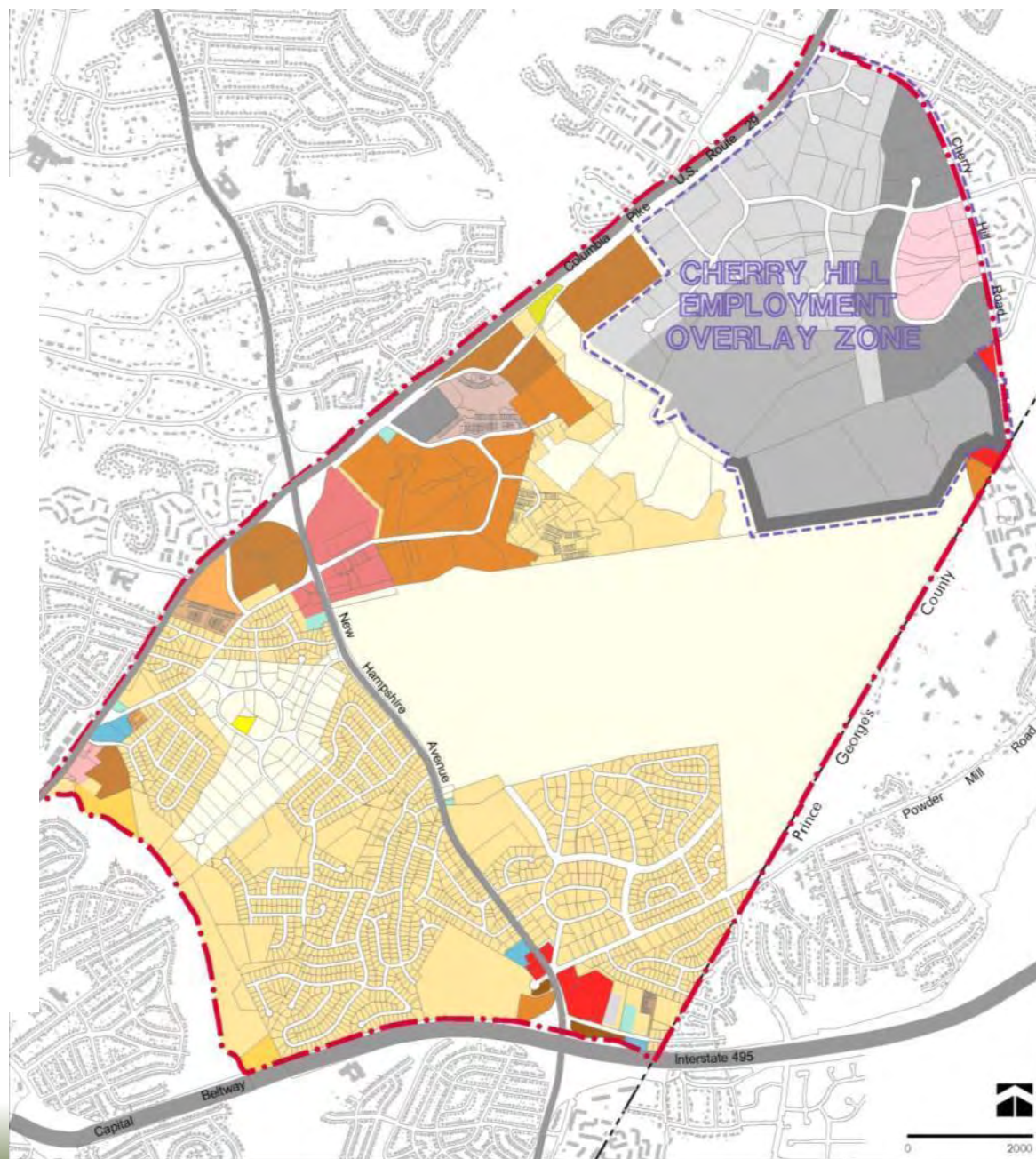
Proposed Zoning



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Existing Zoning

	Master Plan Area Boundary
	County Boundary
	Overlay Zone Boundary
	RE-2 Residential Estate, 2 Acres
	RE-1 Residential Estate, 1 Acre
	R-200 Residential Estate, 1 Acre
	R-90 One-Family Detached Restricted Residential
	R-60 One-Family Detached Residential
	RT-6 Residential, Town House
	RT-8 Residential, Town House
	RT-10 Residential, Town House
	RT-12.5 Residential, Town House
	R-20 Multiple-Family Medium-Density Residential
	R-H Multiple-Family High-Rise Planned Residential
	O-M Office Building, Moderate Intensity
	C-O Commercial, Office Building
	C-T Commercial, Transitional
	C-1 Convenience Commercial
	C-2 General Commercial
	C-4 Limited Commercial
	C-6 Low-Density, Regional Commercial
	I-1 Light Industrial
	I-2 Heavy Industrial
	I-3 Technology and Business Park
	I-4 Low Intensity, Light Industrial



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Proposed Zoning

CR Commercial Residential

1	CR-2.5	C-1.5	R-1.5	H-200
3	CR-1.0	C-1.0	R-0.75	H-65
4	CR-1.5	C-0.25	R-1.5	H-75
9	CR-1.0	C-1.0	R-0.50	H-220
10	CR-1.0	C-0.75	R-0.75	H-75
11	CR-0.75	C-0.75	R-0.25	H-75

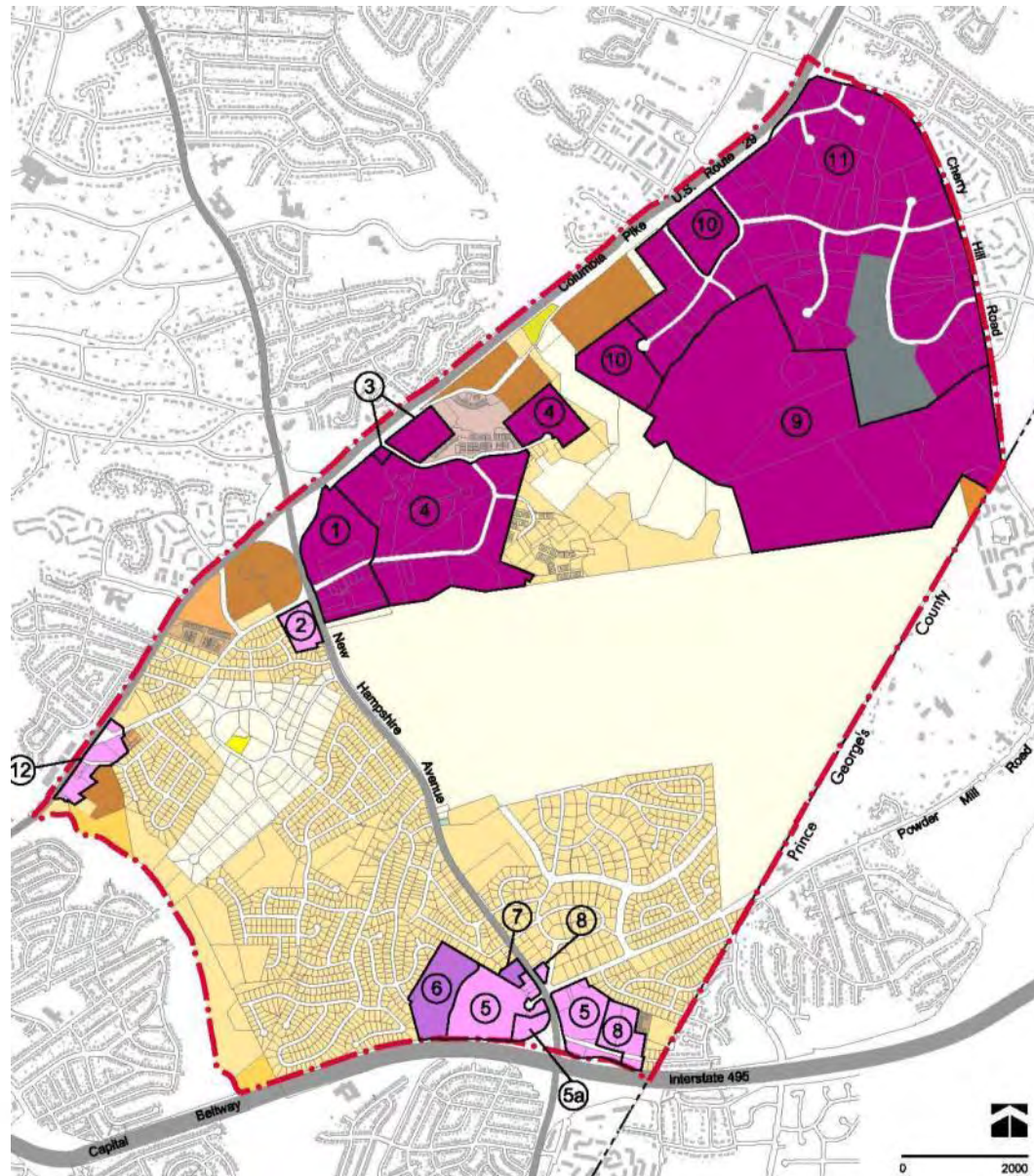
CRT Commercial Residential Town

2	CRT-1.5	C-1.5	R-0.75	H-60
8	CRT-1.0	C-0.75	R-0.75	H-45
5	CRT-1.5	C-1.0	R-1.0	H-75
5a	CRT-1.75	C-0.5	R-1.5	H-85
12	CRT-0.75	C-0.5	R-0.25	H-45

CRN Commercial Residential Neighborhood

6	CRN-0.25	C-0.0	R-0.25	H-45
7	CRN-1.0	C-0.75	R-0.75	H-45

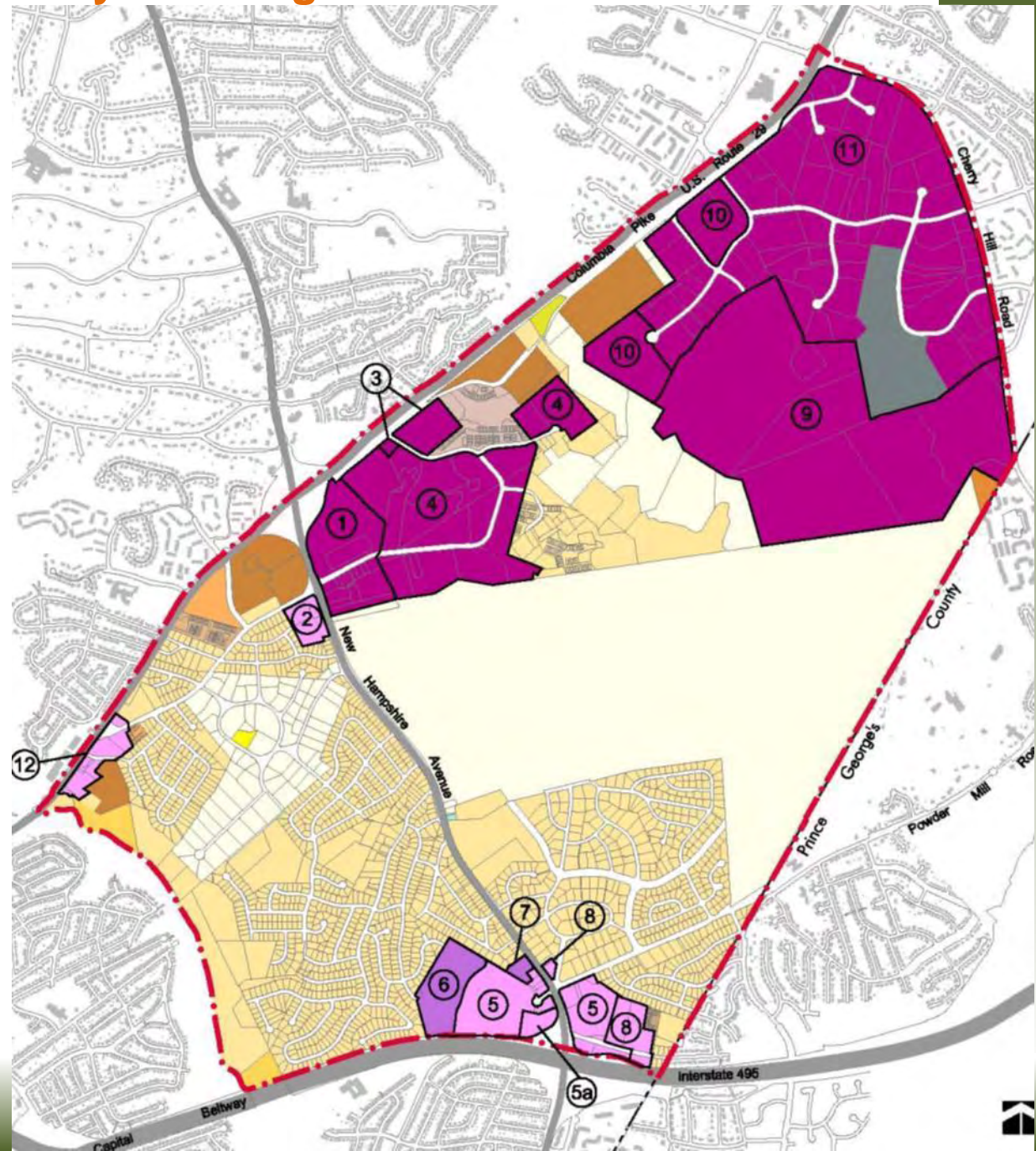
RE-2	Residential Estate, 2 Acres
RE-1	Residential Estate, 1 Acre
R-200	Residential Estate, 1 Acre
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R-60	One-Family Detached Residential
RT-6	Residential, Town House
RT-8	Residential, Town House
RT-10	Residential, Town House
RT-12.5	Residential, Town House
R-20	Multiple-Family Medium-Density Residential
R-H	Multiple-Family High-Rise Planned Residential
LSC	Life Sciences Center



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Proposed Zoning: CR Zones for commercially zoned property and some multi-family zoned

CR	Commercial Residential			
1	CR-2.5	C-1.5	R-1.5	H-200
3	CR-1.0	C-1.0	R-0.75	H-65
4	CR-1.5	C-0.25	R-1.5	H-75
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CRT	Commercial Residential Town			
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5a	CRT-1.75	C-0.5	R-1.5	H-85
12	CRT-0.75	C-0.5	R-0.25	H-45
CRN	Commercial Residential Neighborhood			
6	CRN-0.25	C-0.0	R-0.25	H-45
7	CRN-1.0	C-0.75	R-0.75	H-45



Current Zones retained for:
Single-Family (R-90; RE-2)
Townhouse (RTs)
Multi-family (R-H)



White Oak Science Gateway Planning Board Draft Master Plan

Overview of Existing and Potential Development

	Existing	Existing & Approved	2040 COG (adjusted)	2012 Master Plan Scenario*
Commercial (sf)	11,187,298	12,000,000	15,854,064	25,434,851
Single-Family dus	2,260	2,260	2,404	2,785
Multi-Family dus	<u>4,858</u>	<u>4,858</u>	<u>5,194</u>	<u>12,903</u>
Total Dwelling Units	7,118	7,118	7,598	15,688
Jobs	27,688	31,168	40,063	70,312
Plan Area J/H ratio	3.8/1	4.3/1	5.2/1	4.4/1

*Reflects densities from February 2012 traffic modeling; does not reflect the maximum potential densities allowed by the Plan's full recommended zoning.
(September 2013 Planning Board Draft; page 98)



RECOMMENDATIONS FOR THE WHITE OAK CENTER



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White Oak Center



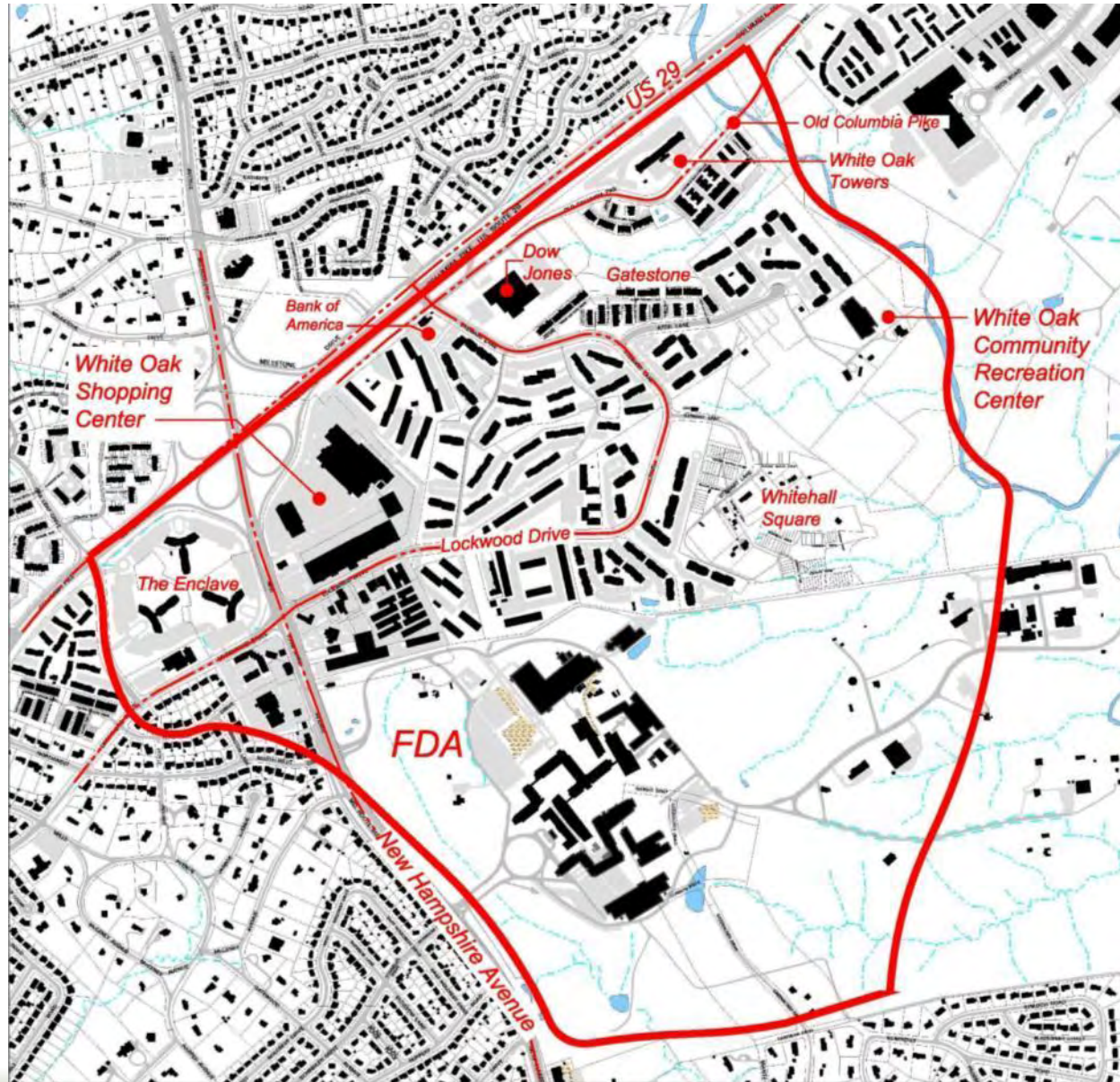
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Food and Drug Administration (FDA) Headquarters at White Oak Federal Research Center (FRC)



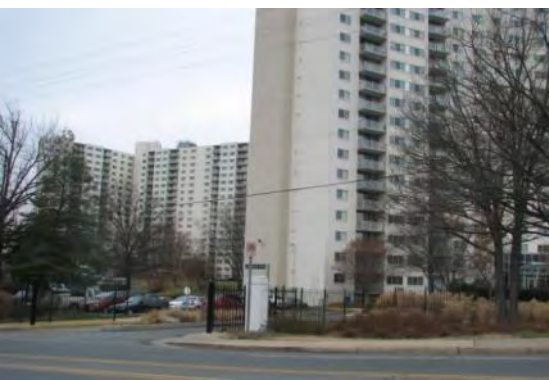
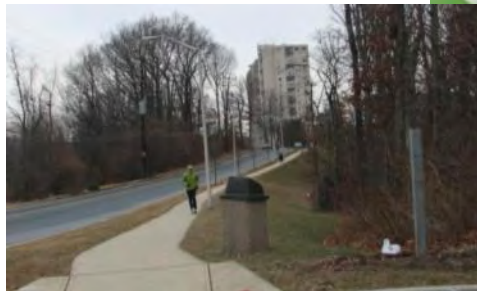
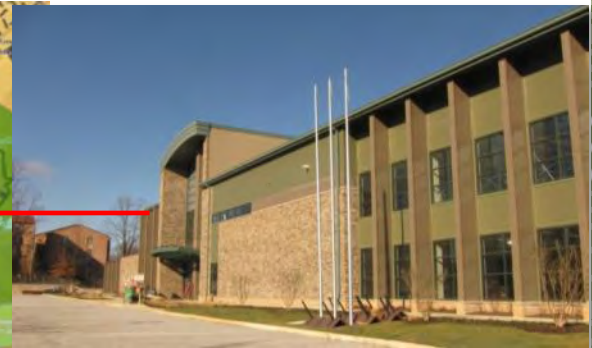
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White Oak Center: Existing Land Uses



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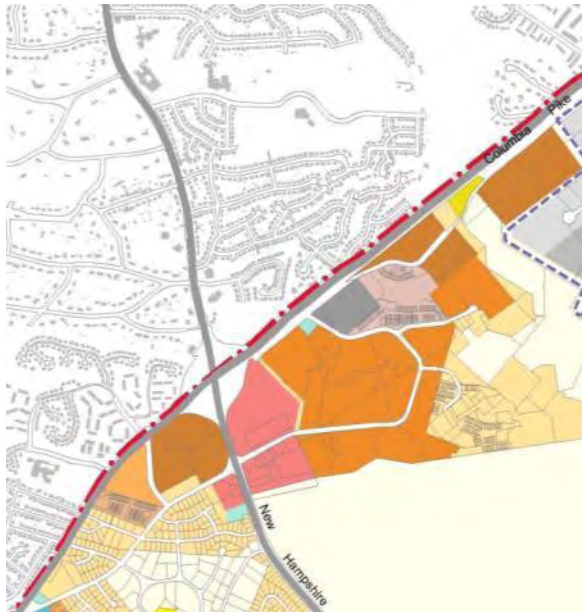
White Oak Center: Existing Land Uses



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White Oak Center Zoning Recommendations

Existing Zoning



Proposed Zoning



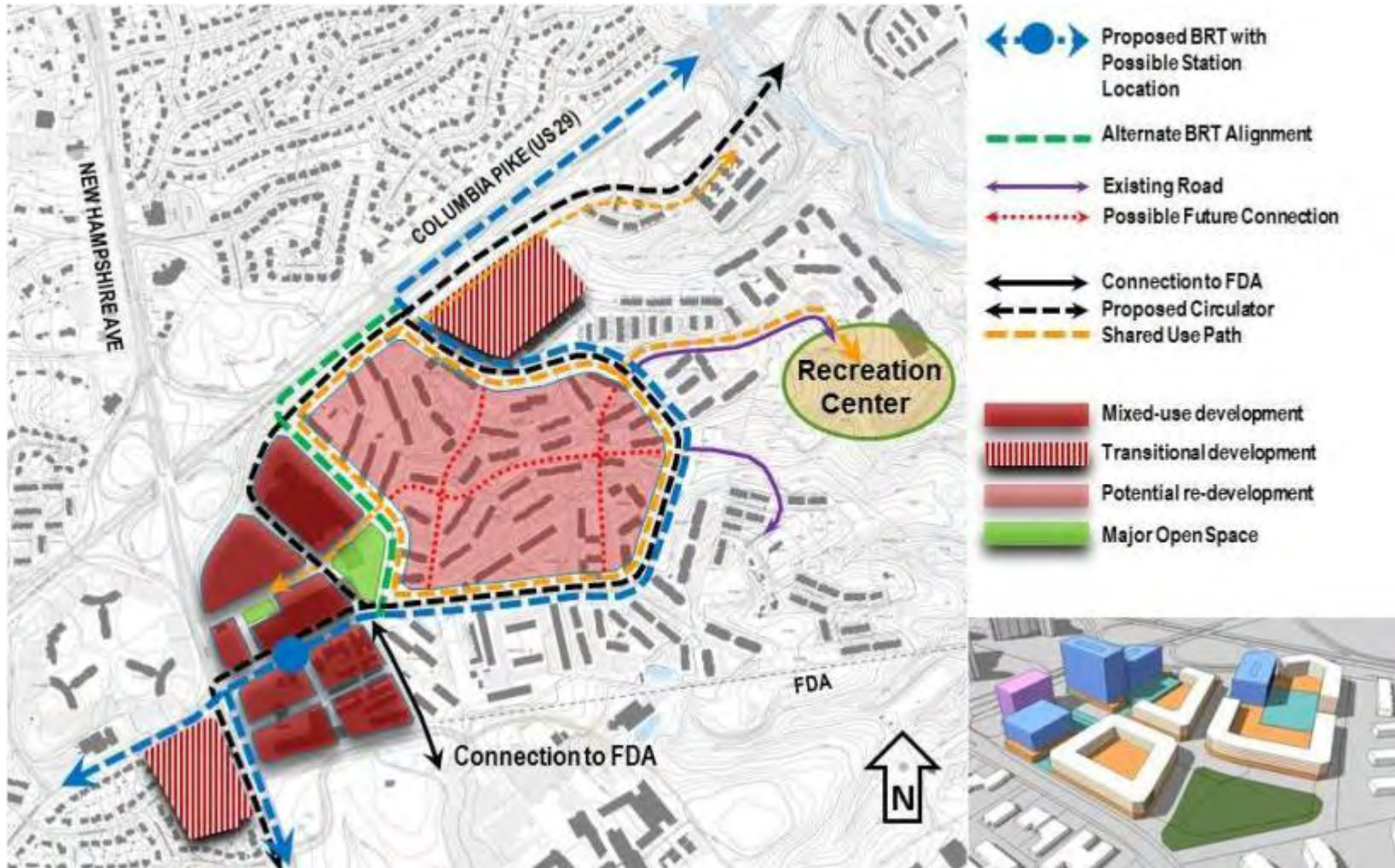
R-20	Multiple-Family Medium-Density Residential
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O-M	Office Building, Moderate Intensity
C-O	Commercial, Office Building
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CRT	Commercial Residential Town			
2	CRT-1.5	C-1.5	R-0.75	H-80

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White Oak Center Illustrative Concept



RECOMMENDATIONS

FOR THE

HILLANDALE COMMUNITY



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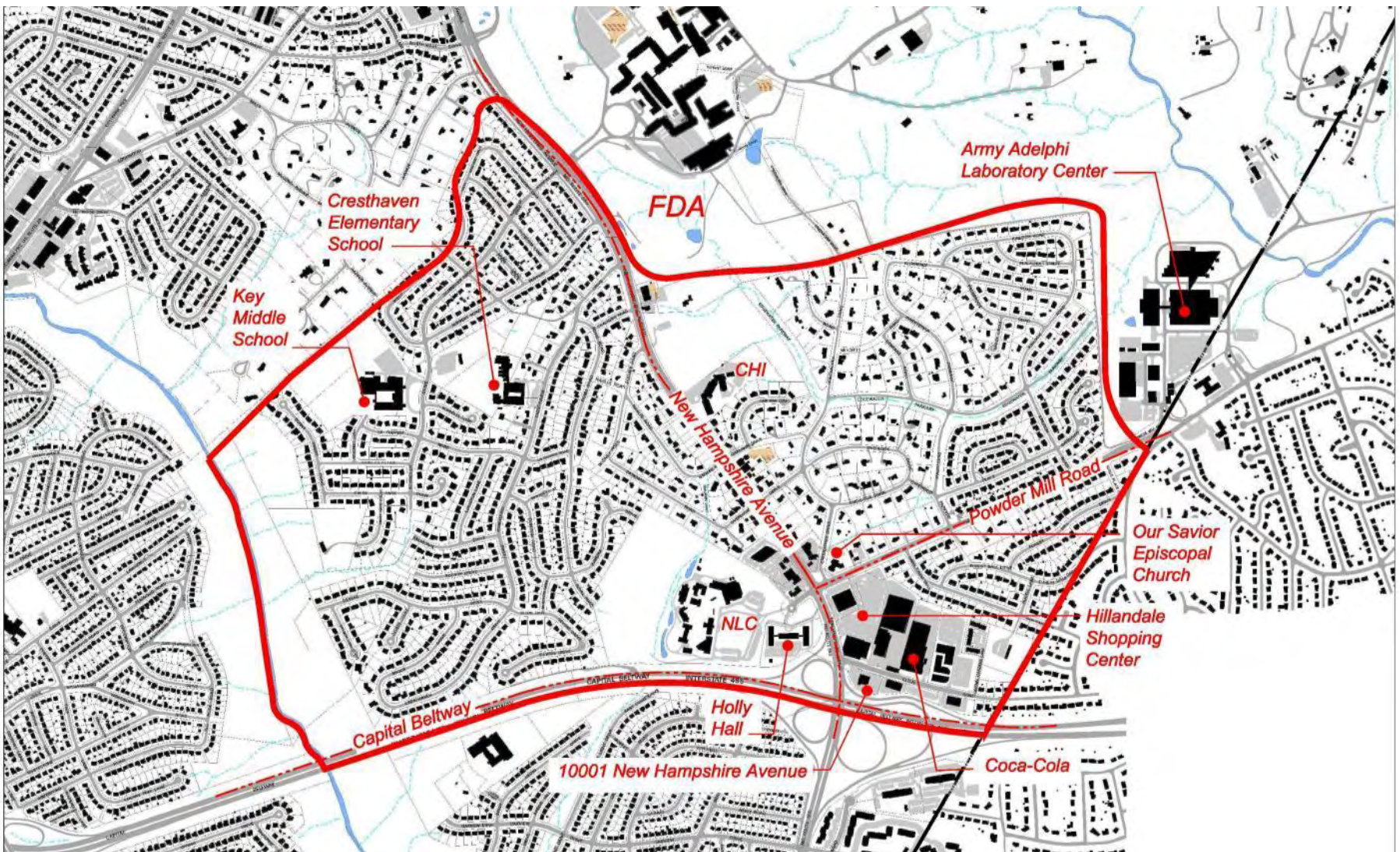
Hillandale Community

MONT



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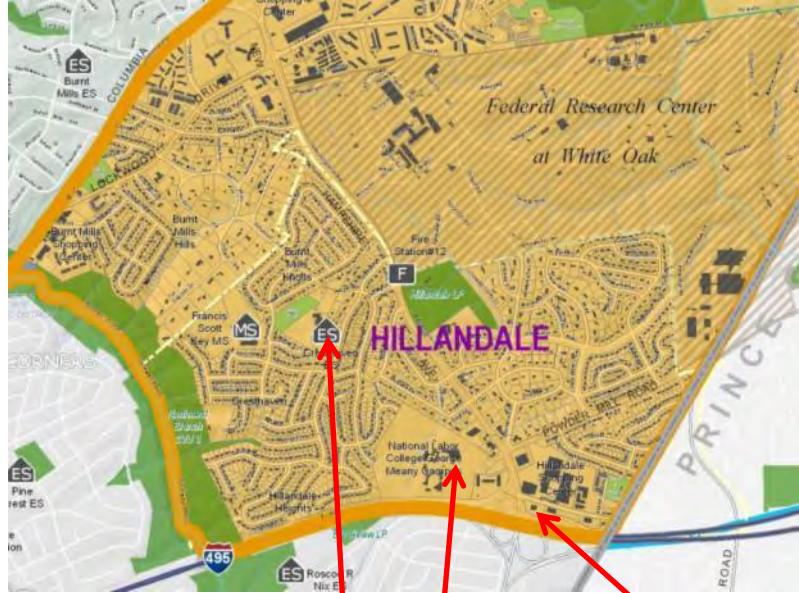
Hillandale Community: Existing Land Uses



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Hillandale Community

MONTGOMERY

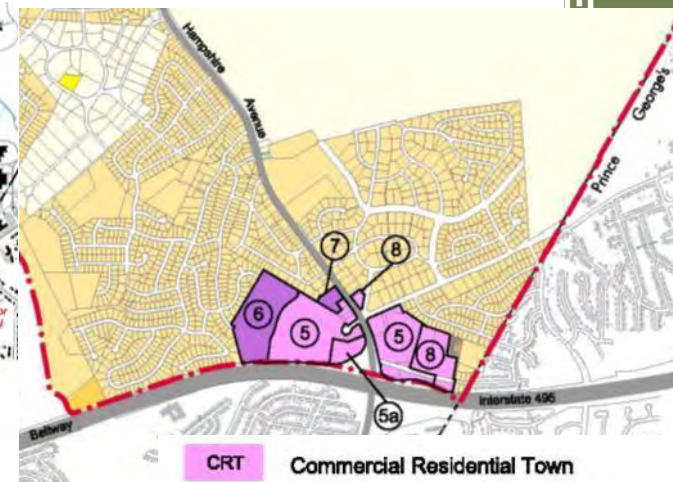
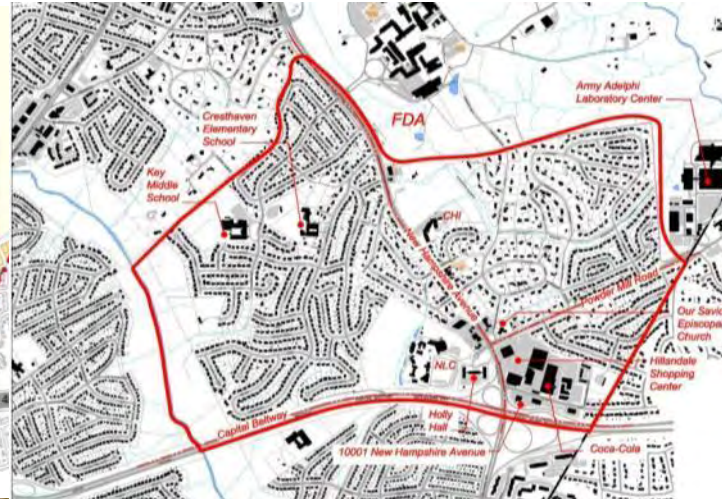


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Hillandale Zoning Recommendations

Existing Zoning

Proposed Zoning



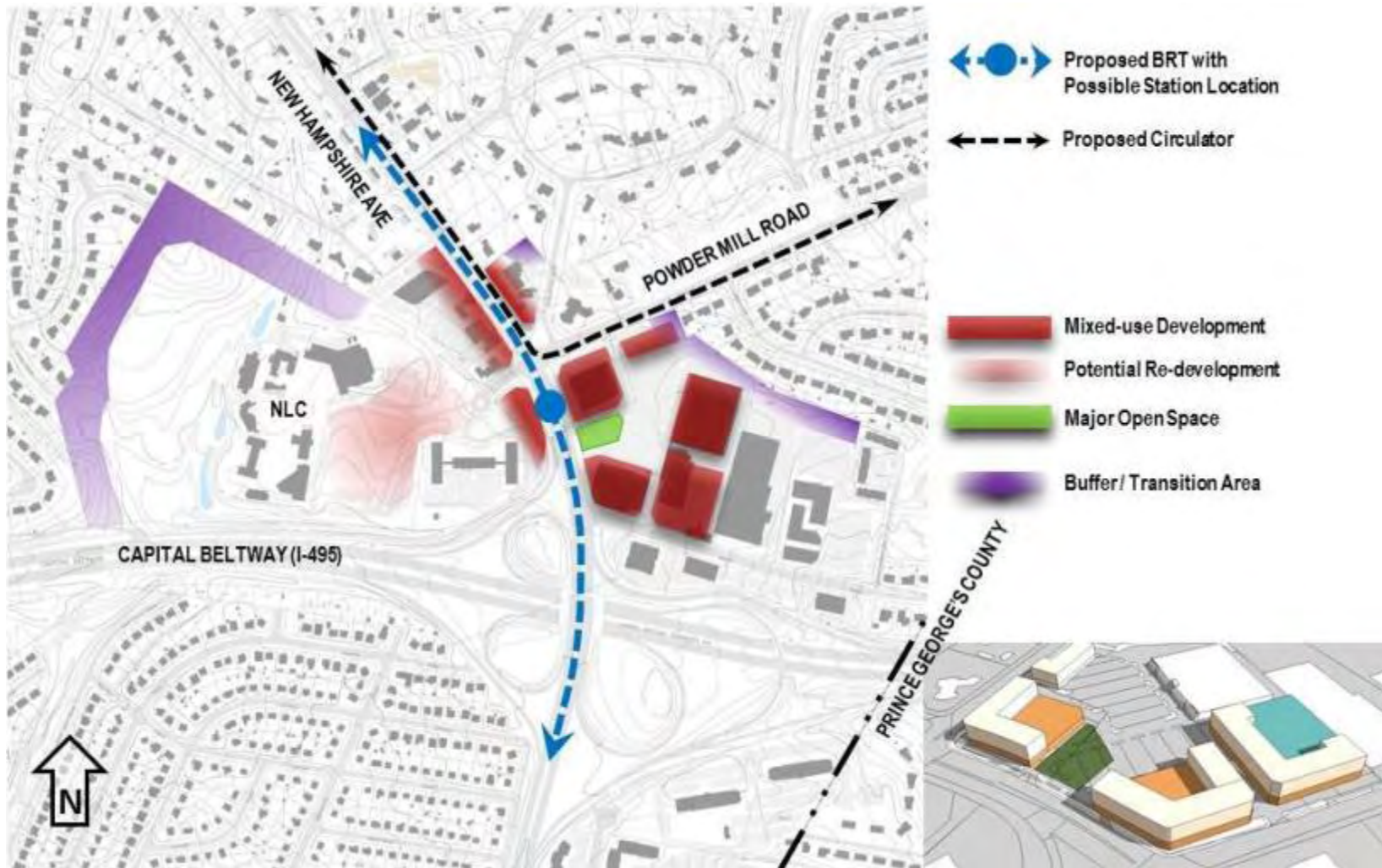
- R-20
- R-H
- D-M
- C-O
- C-T
- C-1
- C-2



CRT	Commercial Residential Town			
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Hillandale Community Illustrative Concept



RECOMMENDATIONS FOR THE LIFE SCIENCES/FDA VILLAGE CENTER



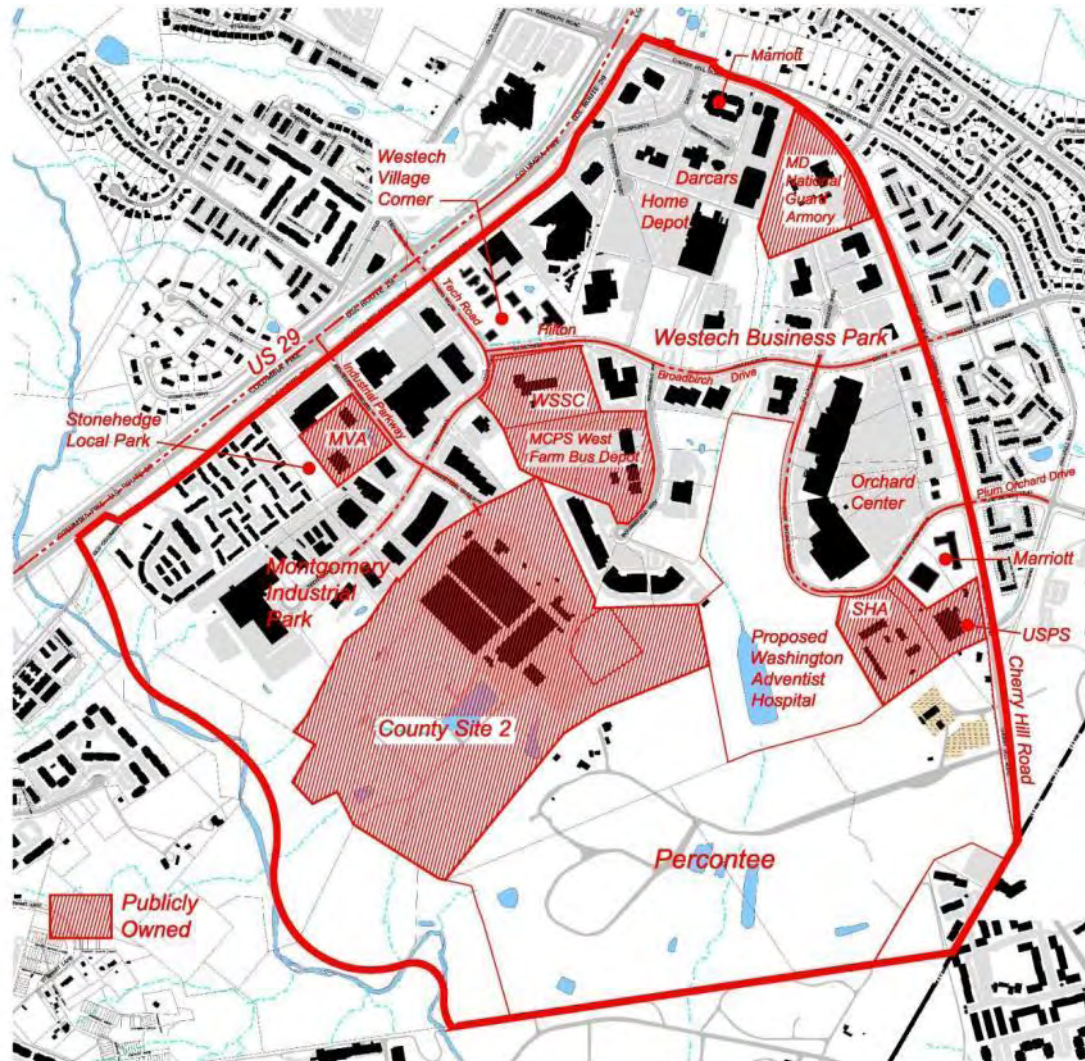
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Life Sciences/FDA Village Center



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Life Sciences/FDA Village Center: Existing Uses



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Life Sciences/FDA Village Center

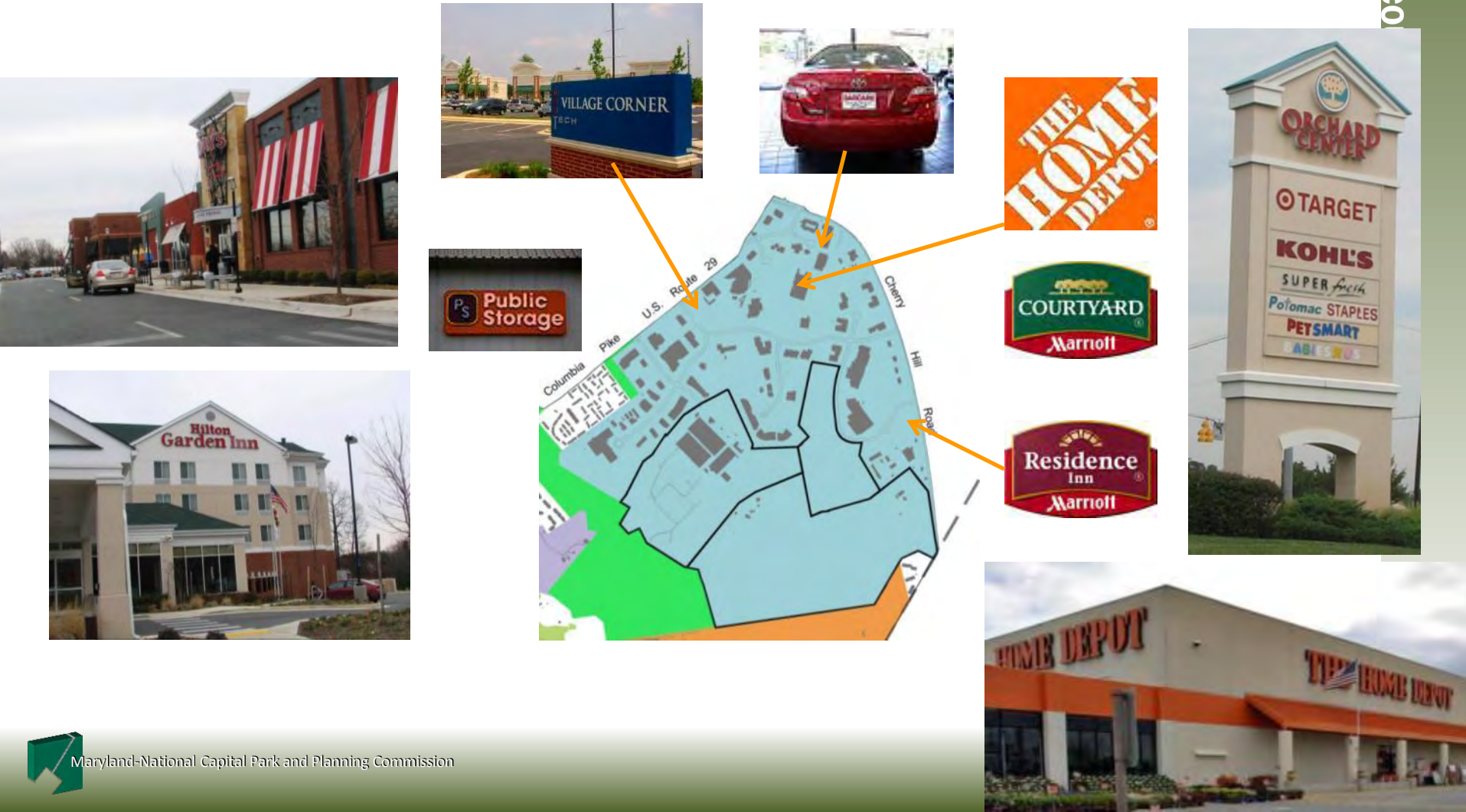
Existing Commercial Office Uses



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Life Sciences/FDA Village Center

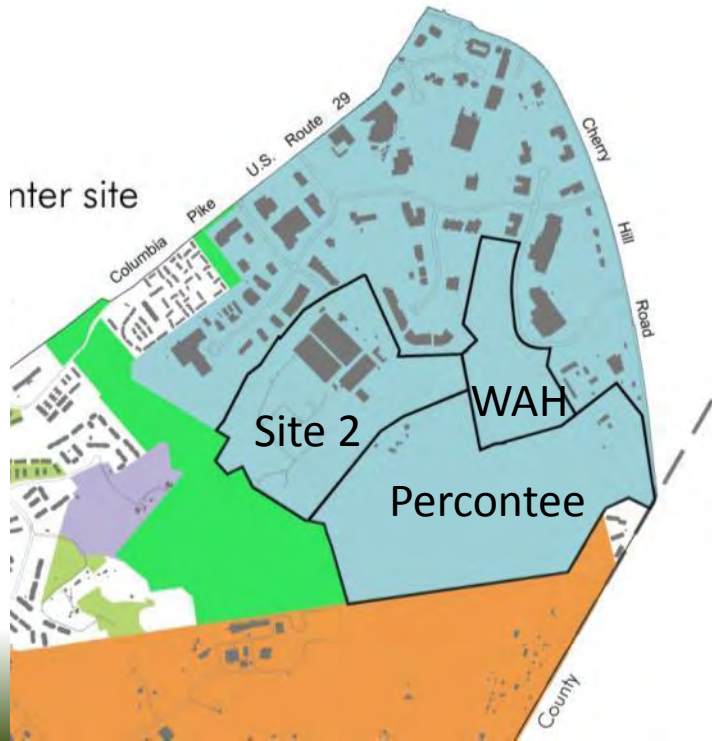
Existing Retail Uses



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New Development Potential

Site 2, Percontee, Washington Adventist Hospital



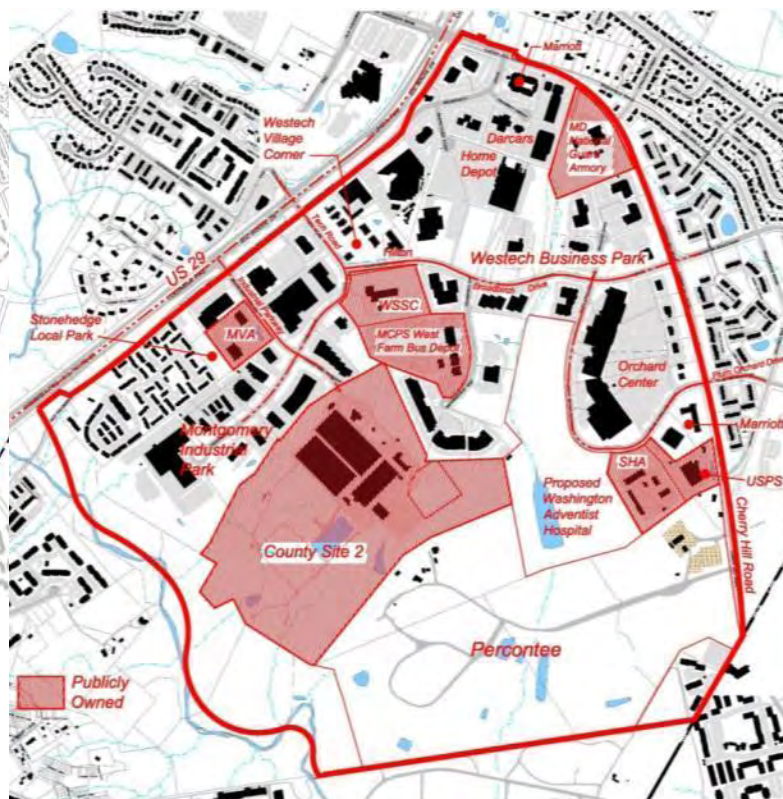
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Life Sciences/FDA Village Center - Zoning Recommendations

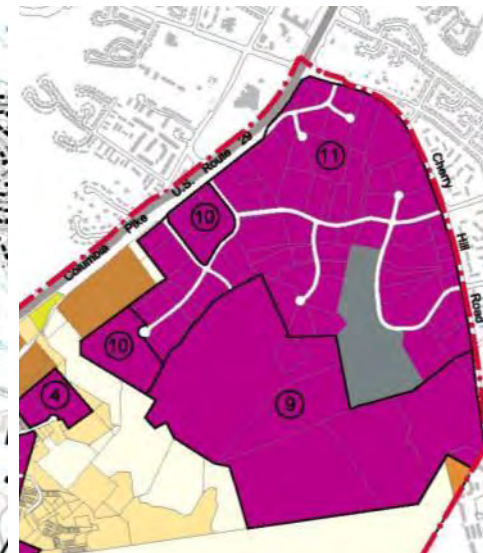
Existing Zoning



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I-1	Light Industrial
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Proposed Zoning

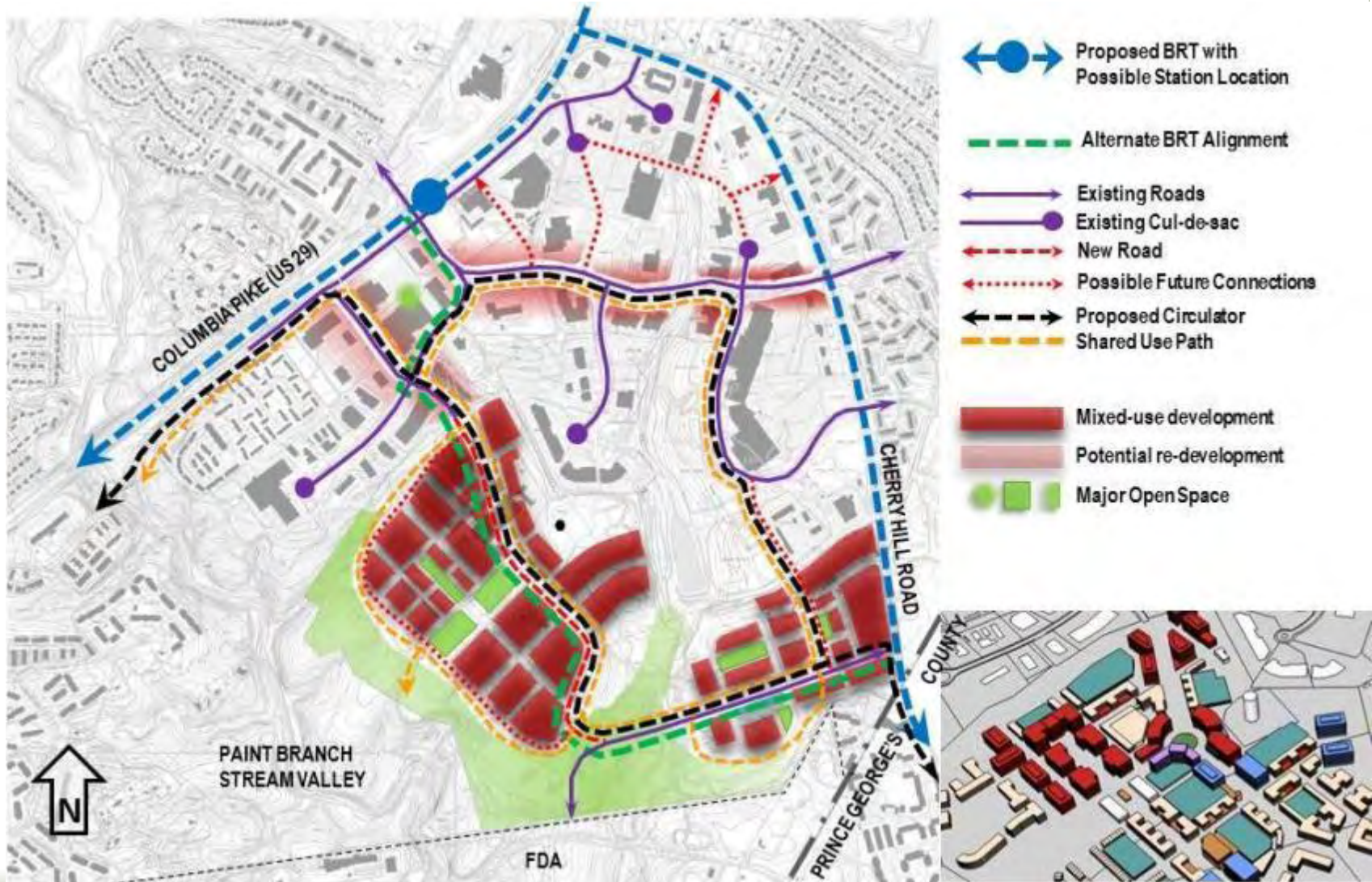


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11	CR-0.75	C-0.75	R-0.25	H-75

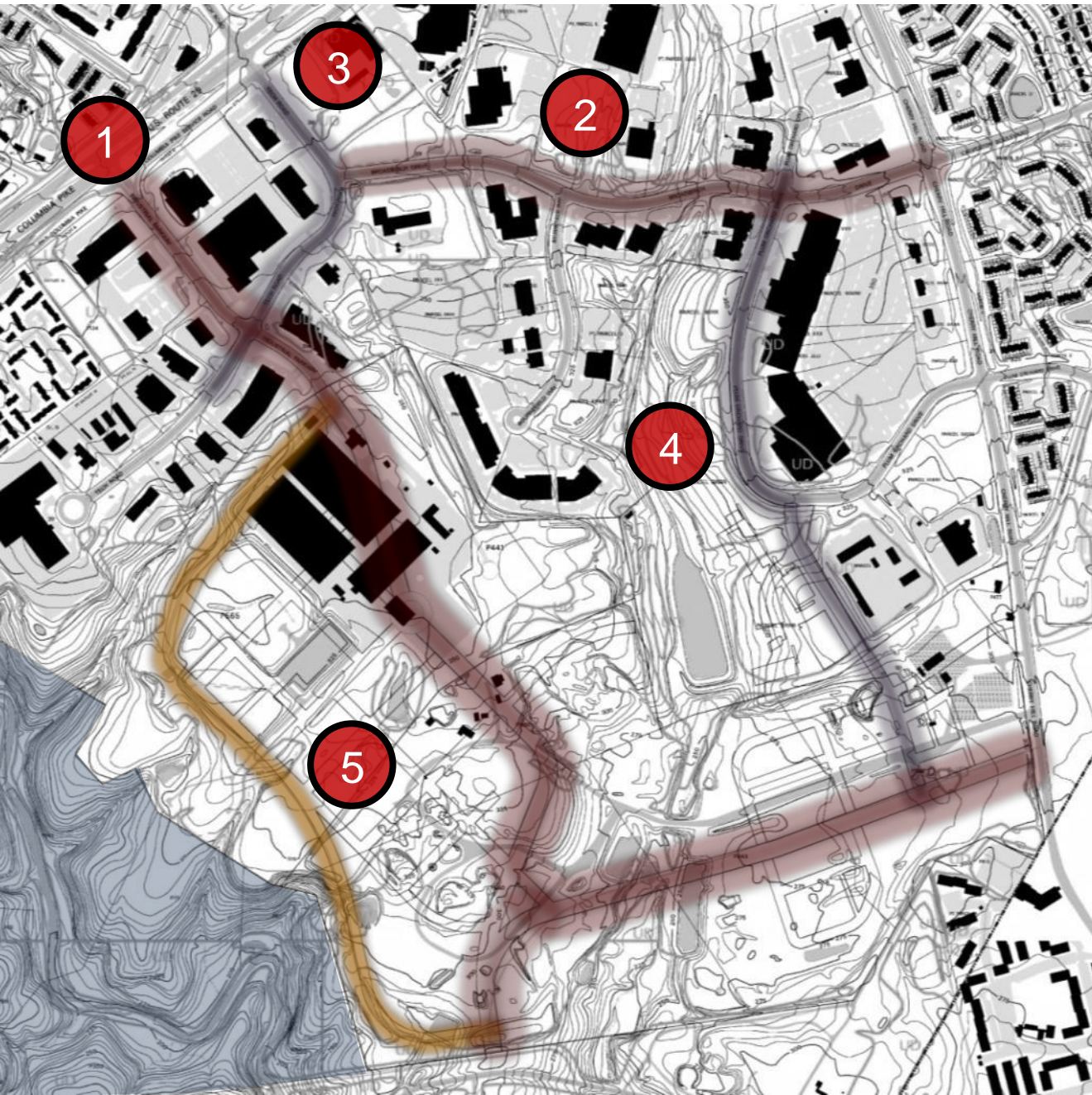
R-H	Multiple-Family High-Rise Planned Residential
LSC	Life Sciences Center

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Life Sciences/FDA Village Center Illustrative Concept



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Design Guidelines



1. Industrial Parkway - Industrial Parkway Extended - FDA Boulevard
2. Broadbirch Drive
3. Tech Road
4. Plum Orchard Drive - Plum Orchard Drive Extended
5. Paint Branch Overlook

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Life Sciences/FDA Village Center: Parks & Open Space Recommendations

- A Civic Green Urban Park, approximately one acre
- A Local Park with a large adult-sized rectangular athletic field and other amenities. Co-locate with a potential elementary school. If other potential public amenities, such as a community meeting space or a library are proposed, also consider co-location with the park.
- Incorporate public use spaces similar to Neighborhood Green Urban Parks

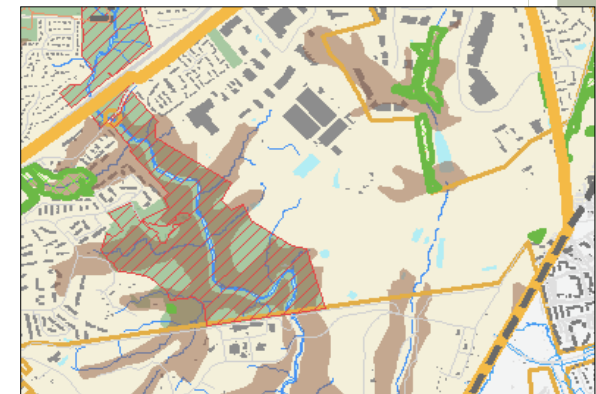


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Life Sciences/FDA Village Center: Parks & Open Space Recommendations



- A trailhead on parkland at the eastern edge of the Paint Branch Stream Valley Park.
- An integrated trail and bikeway system, including a perimeter trail adjacent to the top of the stream valley, a trail connecting to the potential walking on the proposed Washington Adventist Hospital site.
- Designate approximately 20 acres of steeply sloped, mature forest at the edge the Paint Branch Stream Valley Park as a Legacy Open Space Natural Resource site.
- A sustainably designed multi-use natural surface trail connecting the Plan area to Martin Luther King Recreational Park.



Overview of Transportation Recommendations



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Street Network

Proposed Roadway Improvements:

- Interchange at US 29/Stewart Lane
- Interchange at US 29/Industrial or Tech Road
- Rebuild bridge over Old Columbia Pike
- Internal Road Network in Life Sciences/FDA Village Center

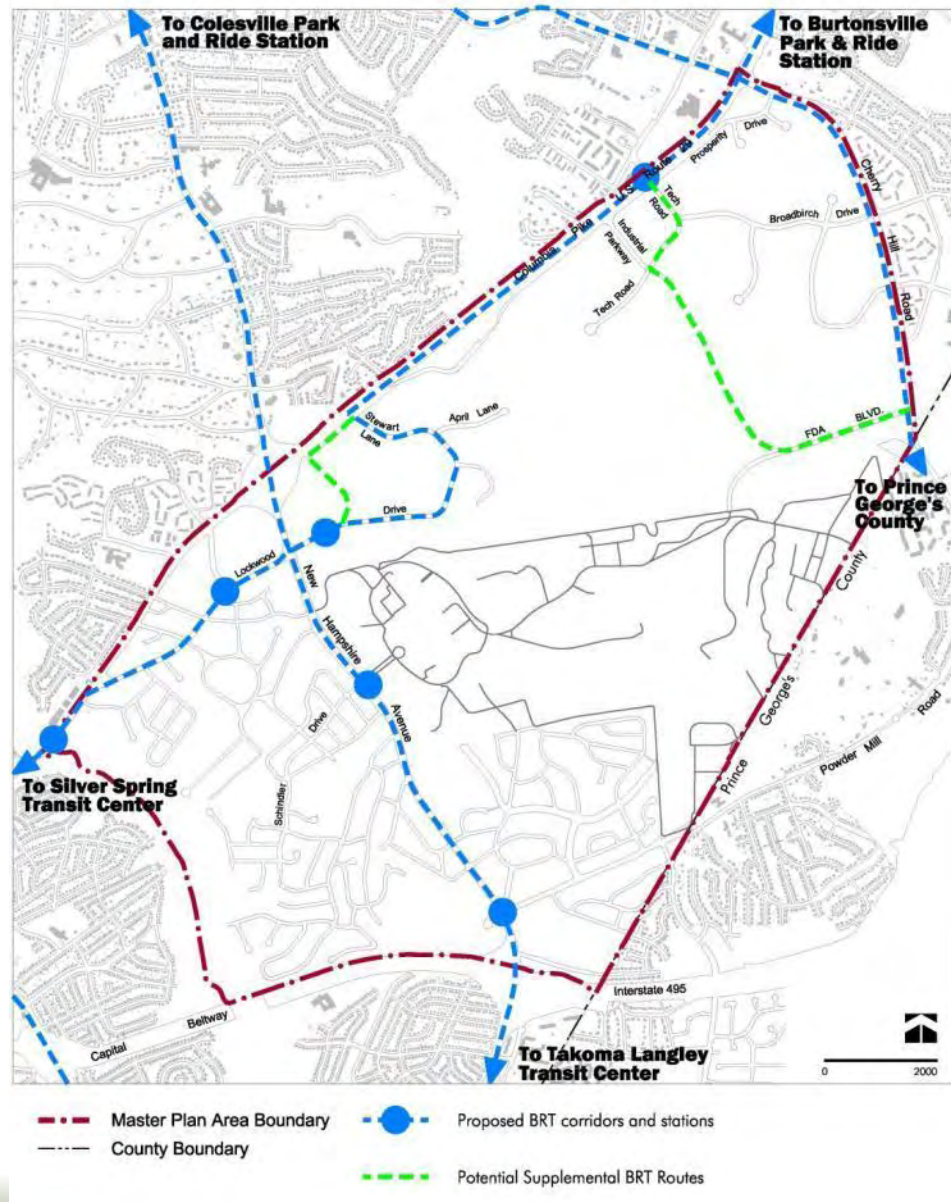


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Bus Rapid Transit Corridors

Bus Rapid Transit Network:

- US 29
- New Hampshire Avenue
- Randolph Road/Cherry Hill Road

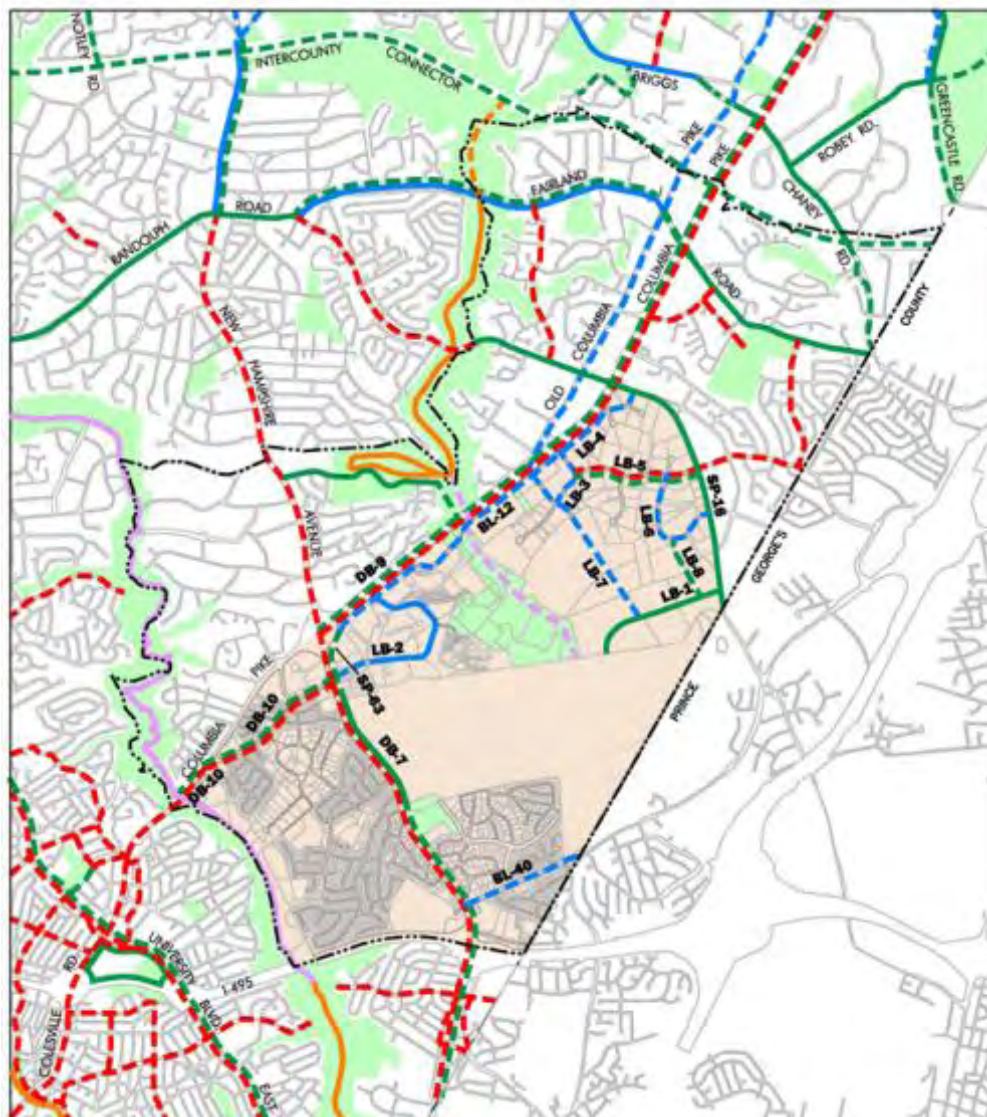


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Bikeway Network

New Bikeways:

- Shared Use Path on FDA Blvd (LB-8)
- Bike lanes on Prosperity Drive (LB-4)
- Bike lanes on Powder Mill Rd (LB-1)
- Bike lanes on Plum Orchard Dr. (LB-6)
- Bike lanes on Industrial Parkway (LB-7)
- Signed Shared Roadway on Broadbirch Drive (LB-5)



White Oak Science Gateway Planning Board Draft Master Plan

Major Issue to be Resolved: Land Use-Transportation Balance

Can be addressed by:

- **Adding Infrastructure**
- **Reducing Land Use Densities and Zoning**
- **Modifying the Standards**
- **Having a Staging Plan**
- **Some Combination of the above**



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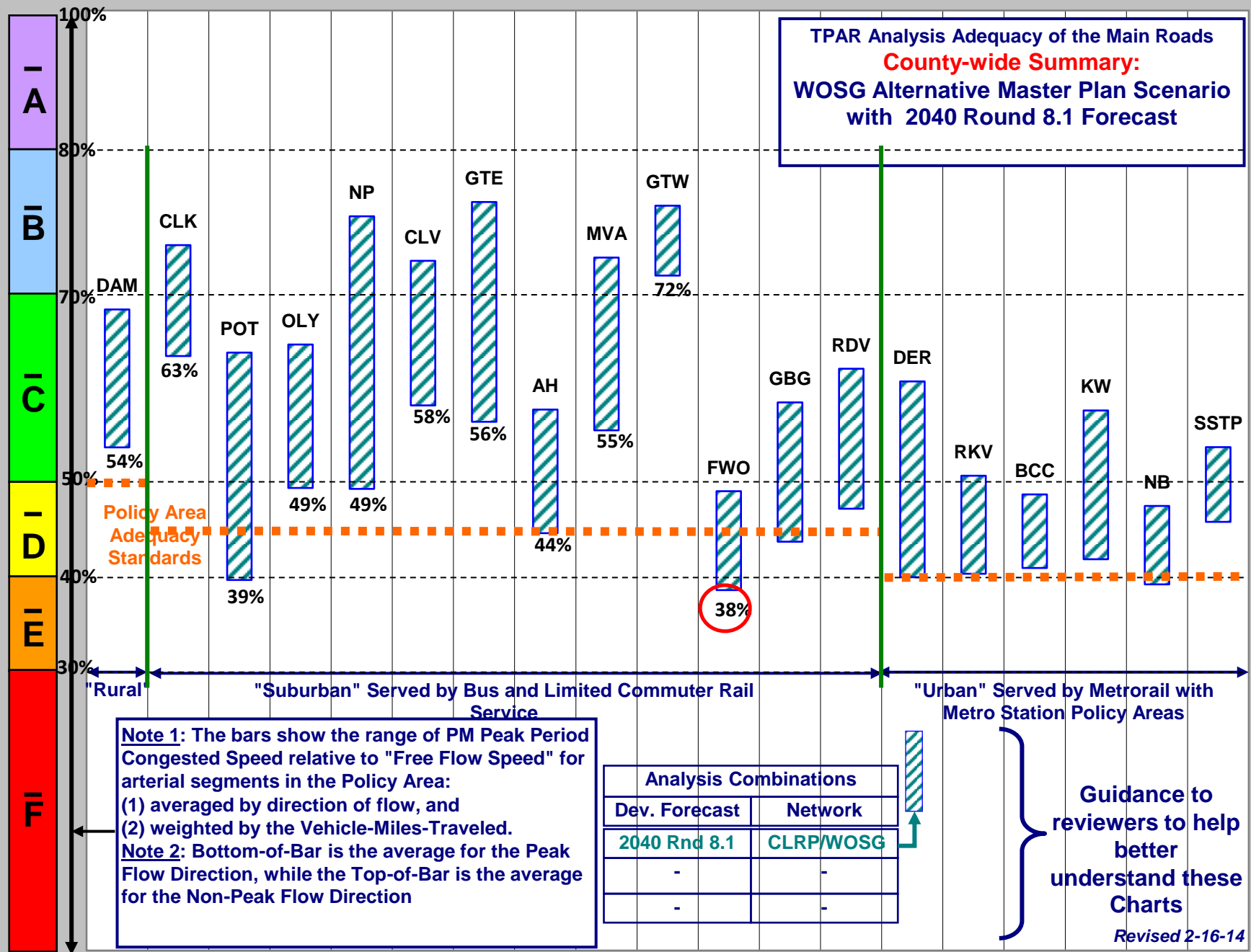
TPAR Roadway Adequacy Standards (Adopted and Proposed):

Roadway (Arterial) Level of Service Standards		
Policy Area Categories	Acceptable Average Arterial Level of Service	Thresholds
Urban with Metrorail	Average congestion of "D/E" borderline in the peak flow directions	40%
Transitional Transit Corridor	Average congestion mid-way between "D/E" borderline and Mid-"D" or less in the peak flow directions	42.5%
Suburban	Average congestion of Mid-"D" or less in the peak flow directions	45%
Rural	Average congestion of "C/D" borderline in the peak flow directions	50%

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Transportation Policy Area Review (TPAR) Analysis: US 29 Traffic Counted





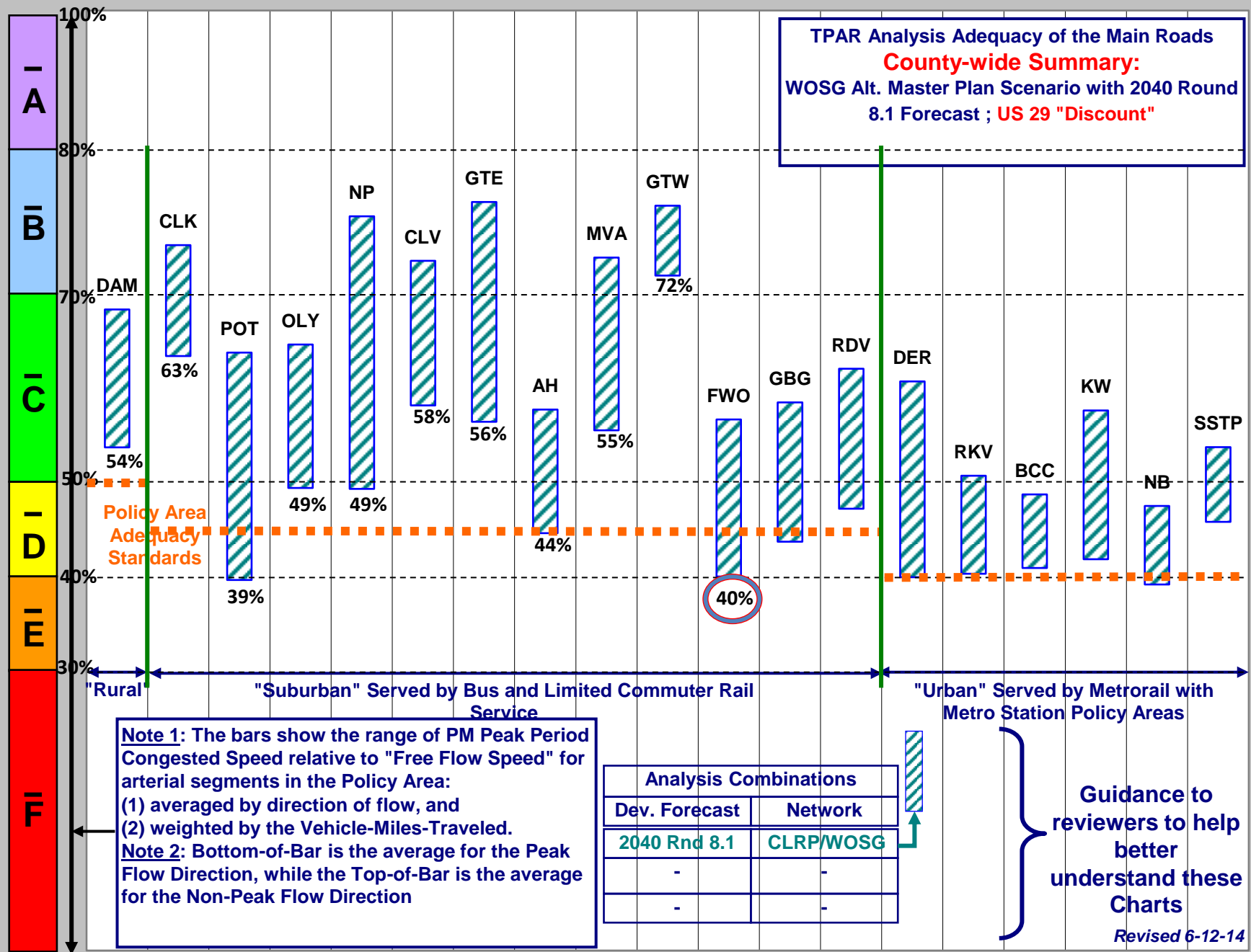
Policy Areas including their MSPAs

Note 3: Policy Area sequence left-to-right is in order of their increasing 2010 transit "Coverage"

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Transportation Policy Area Review (TPAR) Analysis: US 29 Traffic “Discounted”





Policy Areas including their MSPAs

Note 3: Policy Area sequence left-to-right is in order of their increasing 2010 transit "Coverage"

White Oak Science Gateway Planning Board Draft Master Plan

Key Points Derived from the Transportation Analysis:

- Current (1997 White Oak & Fairland) Master Plans are "out of balance" for land use and transportation
- Planning Board Draft Plan also cannot achieve balance
- BRT is an effective (and critical) transportation system component
- Opportunities to improve local traffic circulation are limited
- Interchanges will relieve "bottlenecks" along US 29
- Proposed WOSG mixed-use development has a beneficial impact on trip-making



White Oak Science Gateway Planning Board Draft Master Plan

Transportation Analysis-Related Milestones:

Fall 2011

- Policy Area Mobility Review (PAMR) Analysis of Adopted Plan & PB Draft Plan
- Local Area Intersection Analysis

Fall 2012 – Subdivision Staging Policy Adopted (TPAR and HCM required)

Spring 2013 - Countywide Transitway Corridors Functional Master Plan (CTCFMP) under review; recommendations **not** reflected in the transportation analysis)

- Transportation Policy Area Review (TPAR) Analysis of PB Draft Plan
- Local Area Intersection & Highway Capacity Manual (HCM) Analysis
- Travel Time & Delay Analysis (US 29 & MD 650 corridors)

Fall 2013 – CTCFMP Adopted

Currently Underway - Supplemental Transportation Analysis

- At the direction of Council staff
- Reflects CTCFMP recommendations



White Oak Science Gateway Planning Board Draft Master Plan

Planning Board Revisions to the September 2013 Draft Plan

Majority of Board members attempted to achieve land use – transportation balance by modifying the area-wide roadway congestion adequacy standards.

Revisions to the Master Plan to reflect this approach:

- Deleted Land Use-Transportation Balance section (pages 22-23)
- Revised various sections of Transportation chapter (particularly pages 51-52, 56, 67)

Planning Board also deleted the Staging element of the Master Plan (pages 95-104) premised on two major objectives:

- 1) requiring high non-auto driver mode share goals
- 2) recommending that the fees and taxes generated by development in the planning area go directly toward funding transit in the area



White Oak Science Gateway Planning Board Draft Master Plan

Revised Master Plan language

Non-Auto Driver Mode Share goals, page 67:

This Plan recommends a 25 percent Non-Auto Driver Mode Share (NADMS) goal for employees and residents in the White Oak and Hillandale Center of the Plan area based on the area's future transit service (assuming BRT) and connectivity opportunities.

This Plan recommends a 30 percent NADMS for all new development, residential and commercial, in the Life Sciences/FDA Village Center of the plan area based on the area's future transit service and connectivity opportunities.



White Oak Science Gateway Planning Board Draft Master Plan

Revised Master Plan language

Page 96

In order to achieve the BRT service needed to support the development in this Plan, all transportation impact taxes, TPAR transportation mitigation payments, and TMD fees collected in this area should be utilized to implement BRT in Fairland/White Oak and White Oak policy areas until the BRT routes are operational.



White Oak Science Gateway Planning Board Draft Master Plan

Vision

- Sets the stage for a future that takes optimal advantage of the area's strong assets, capitalizing on the FDA
- Envisions the Centers – Life Sciences/FDA Village, White Oak, Hillandale - evolving from conventional suburban locales into vibrant, transit-served, mixed-use nodes connected by transit, trails, and bikeways
- Includes a major, new mixed-use community on 300 acres in the Life Sciences/FDA Village Center (Percontee/Site 2)
- Provides a blueprint that encourages reinvestment and creates opportunities to live-work-play locally



White Oak Science Gateway Planning Board Draft Master Plan

Thank you for your time and attention!

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

<http://www.montgomeryplanningboard.org>

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