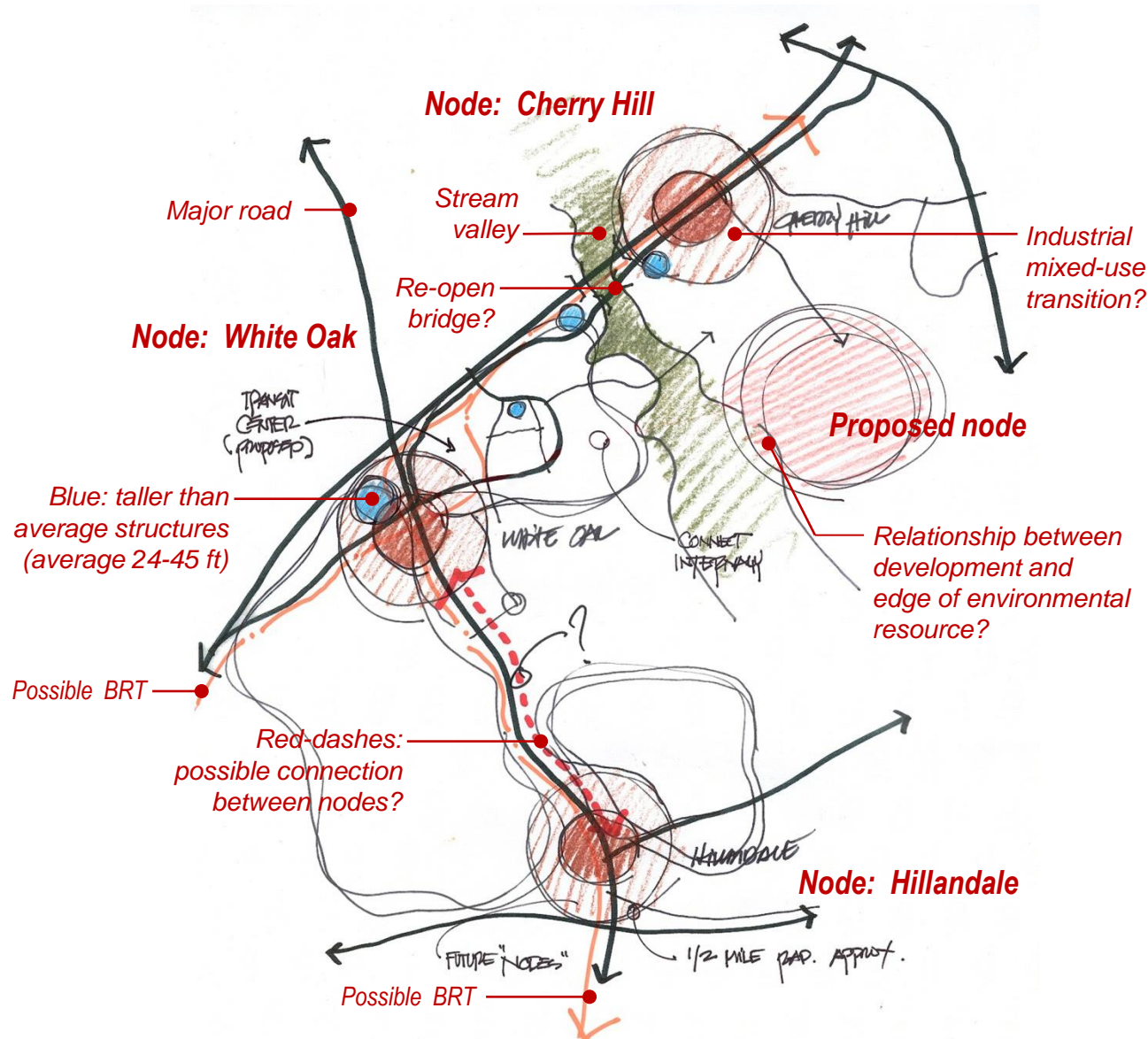


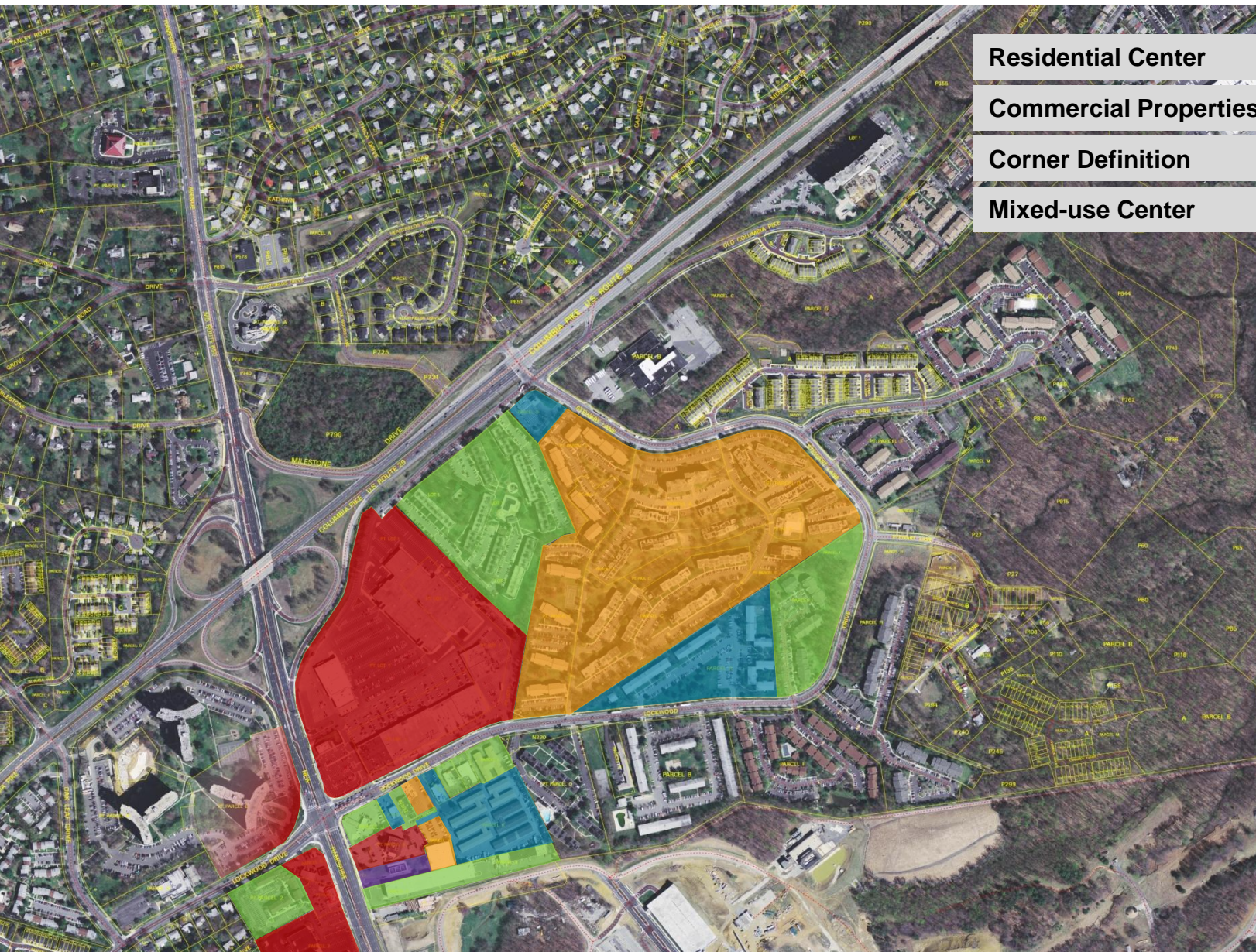
white oak science gateway master plan



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

white oak science gateway master plan



Residential Center

Commercial Properties

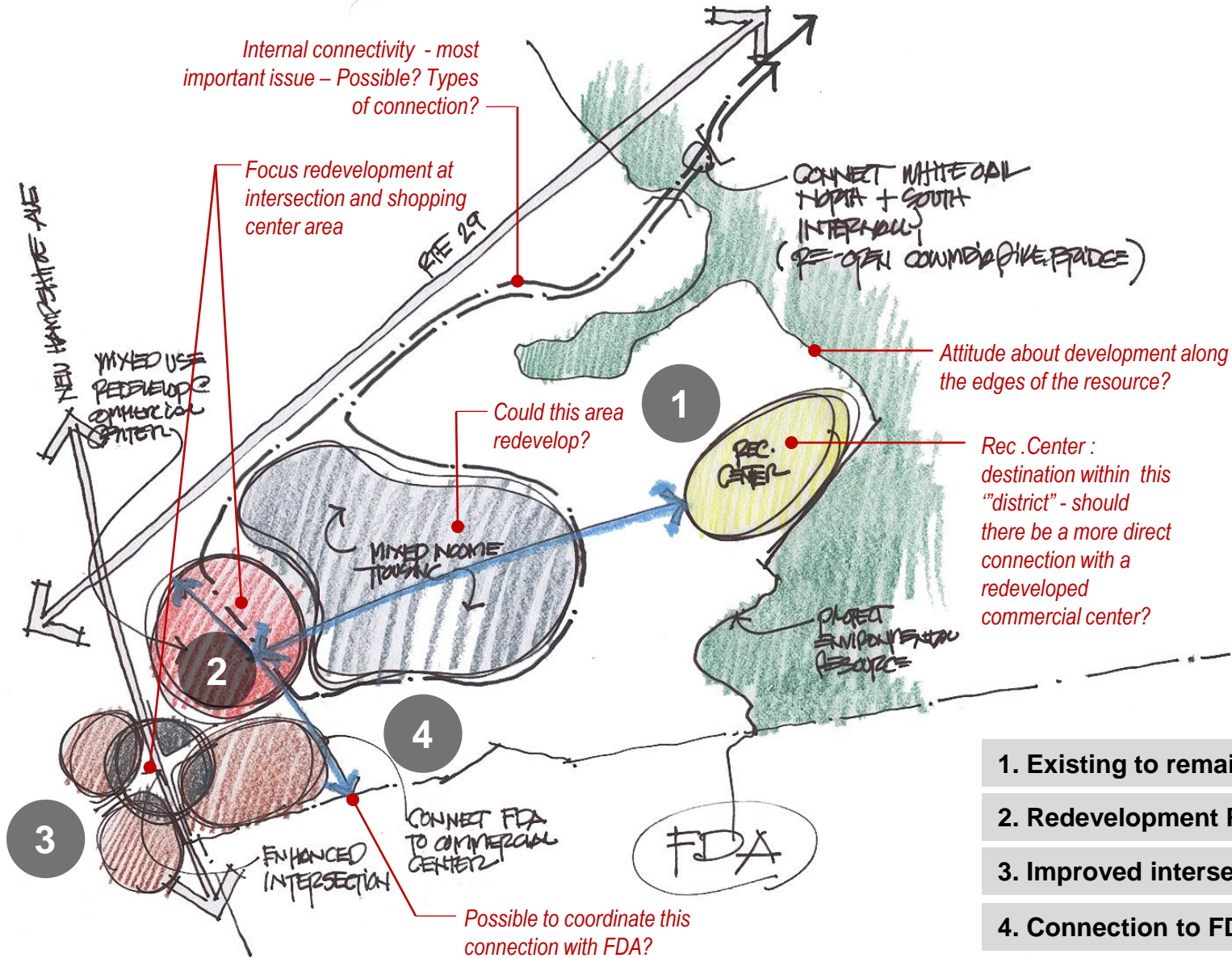
Corner Definition

Mixed-use Center

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

white oak – opportunities

white oak science gateway master plan

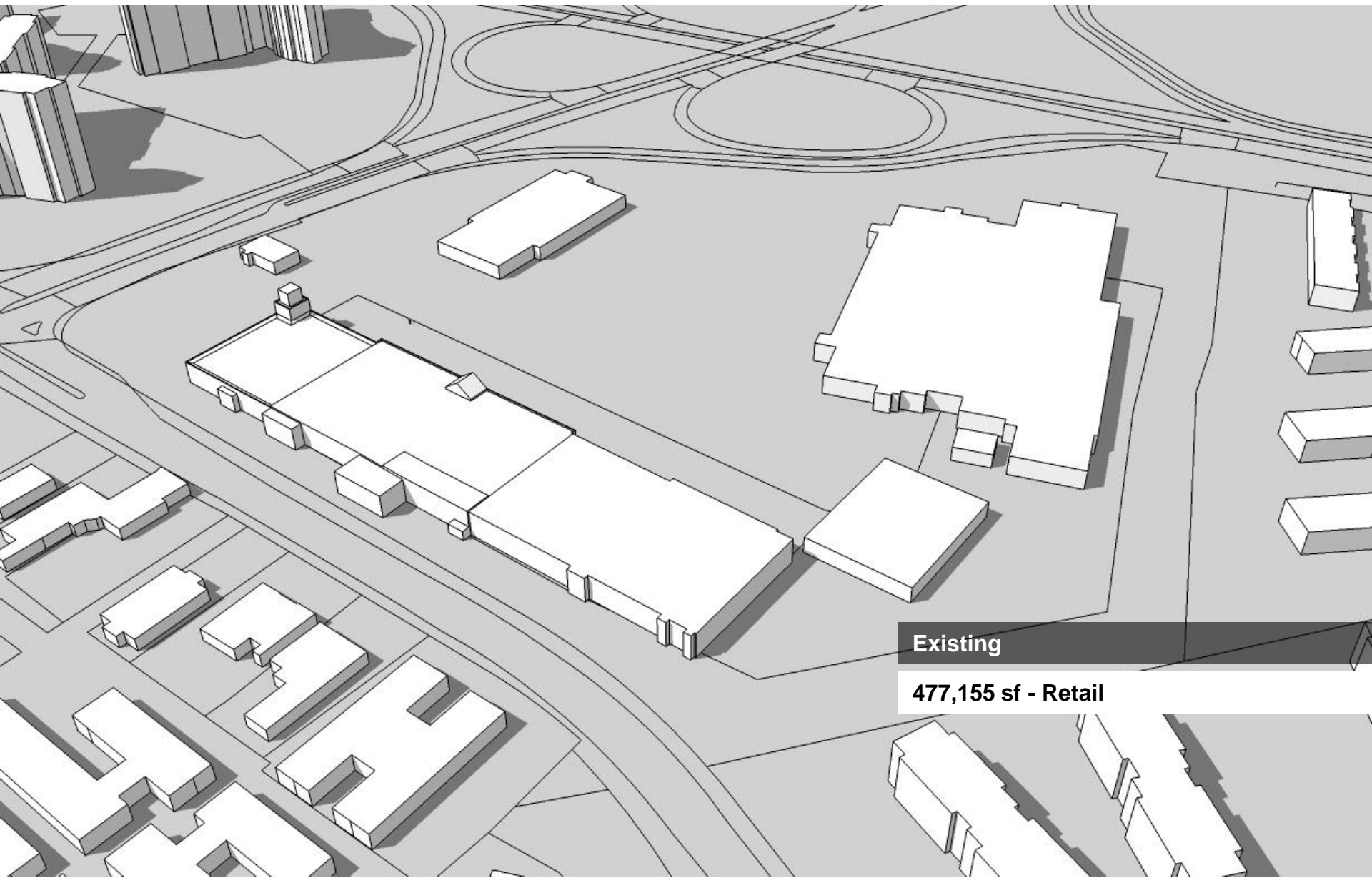


1. Existing to remain
2. Redevelopment Potential
3. Improved intersection
4. Connection to FDA

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white oak - concept diagram

white oak science gateway master plan



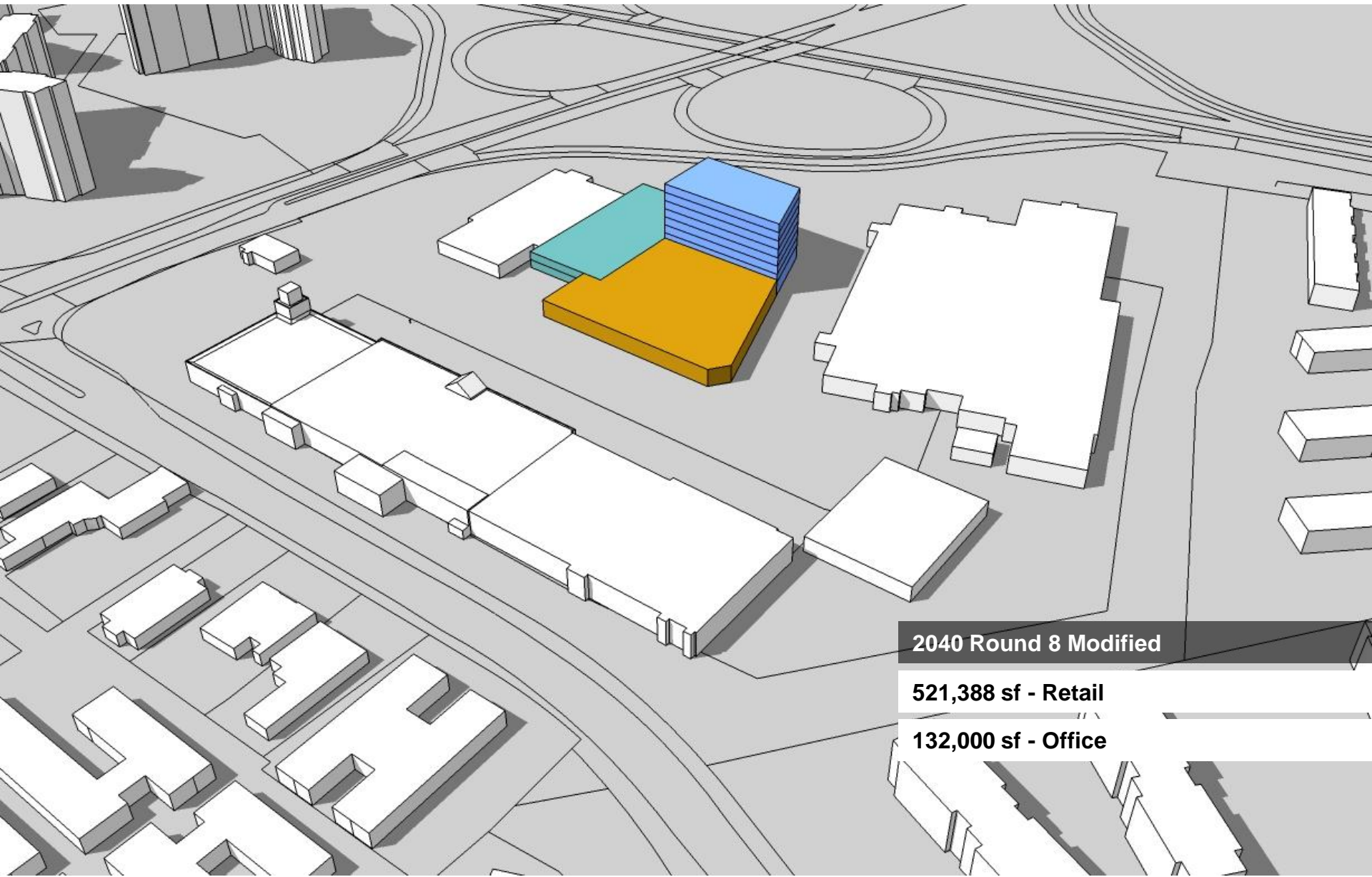
Existing

477,155 sf - Retail

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white oak – density analysis

white oak science gateway master plan



2040 Round 8 Modified

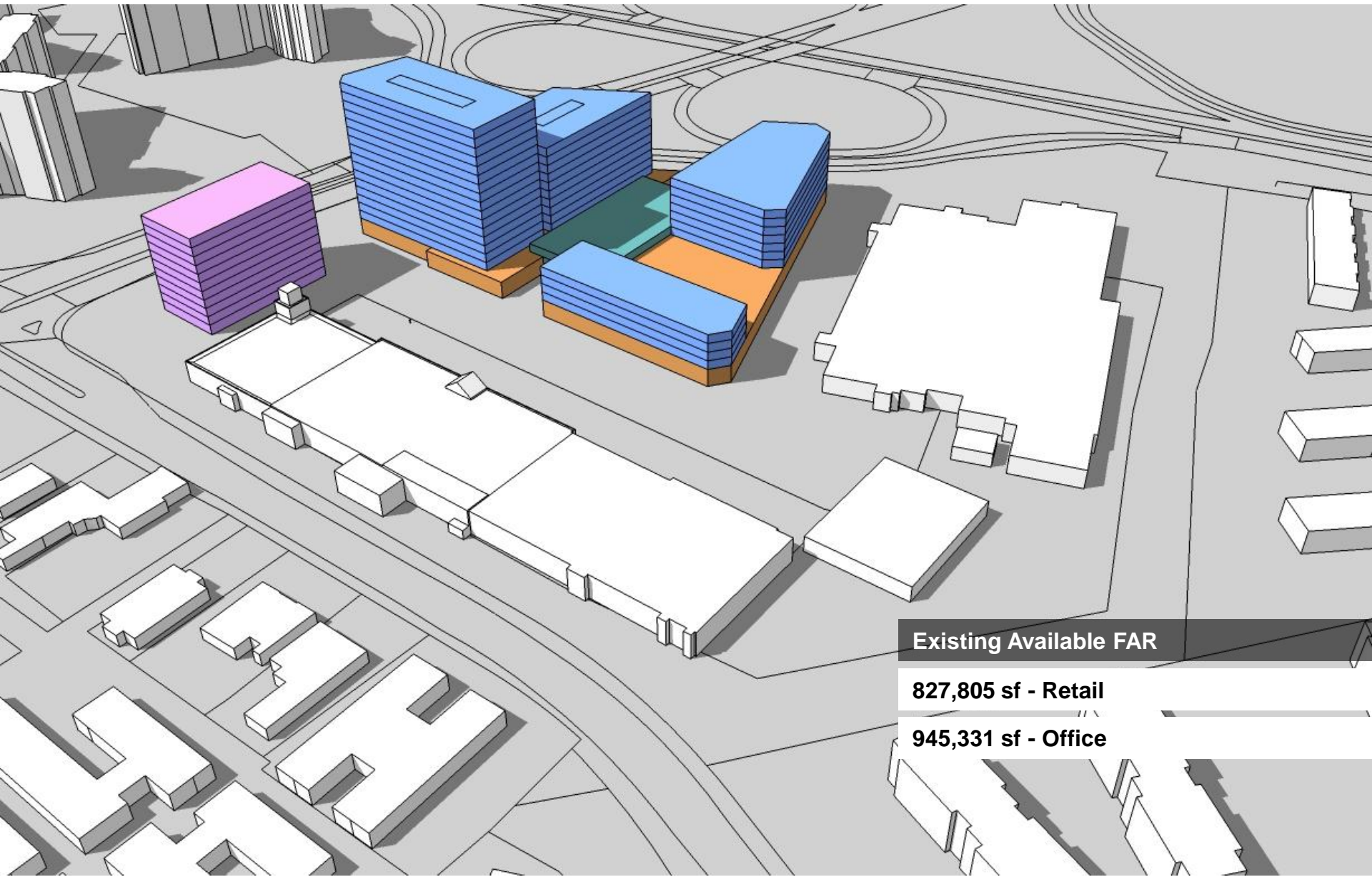
521,388 sf - Retail

132,000 sf - Office

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white oak – density analysis

white oak science gateway master plan



Existing Available FAR

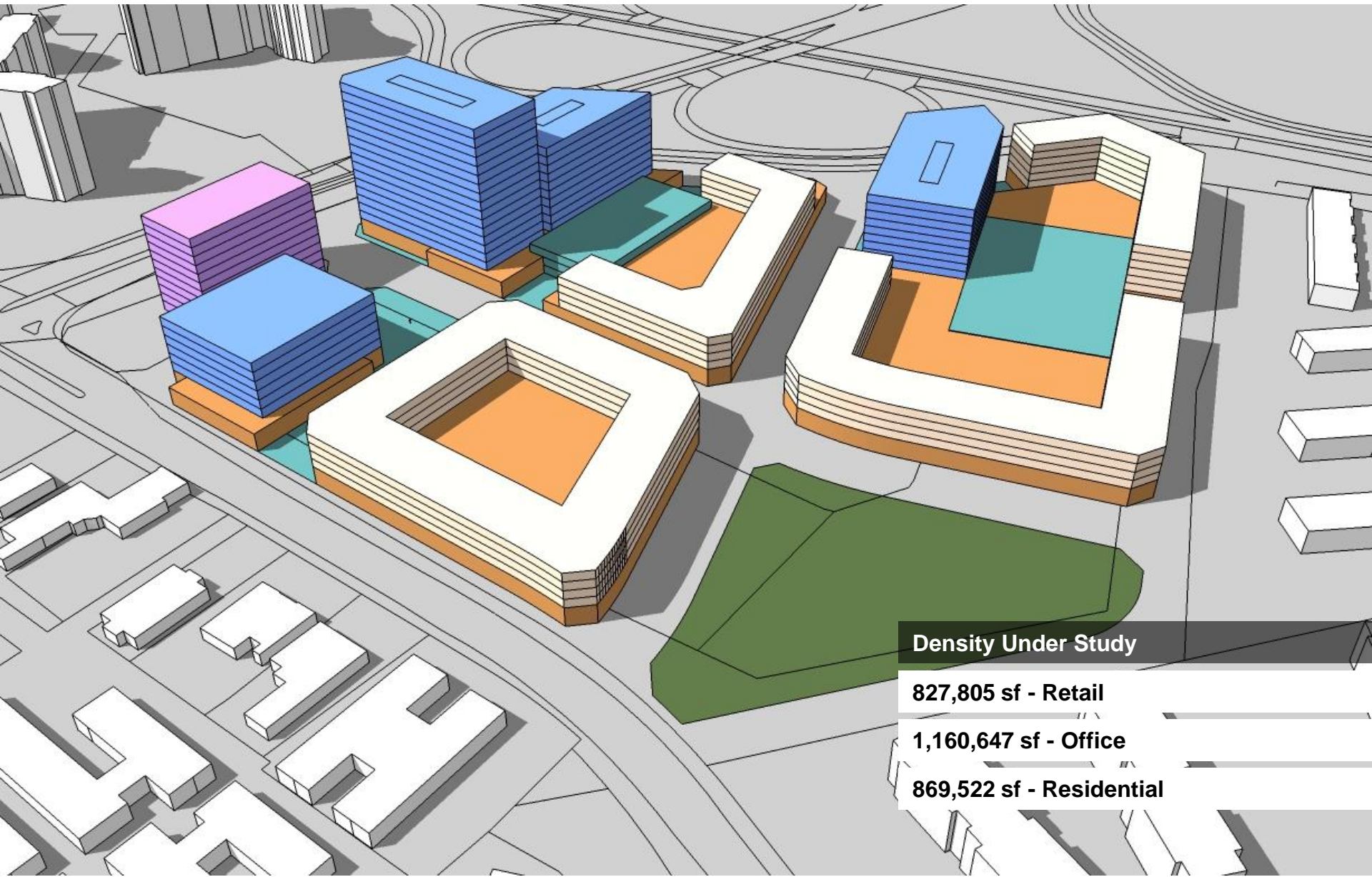
827,805 sf - Retail

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

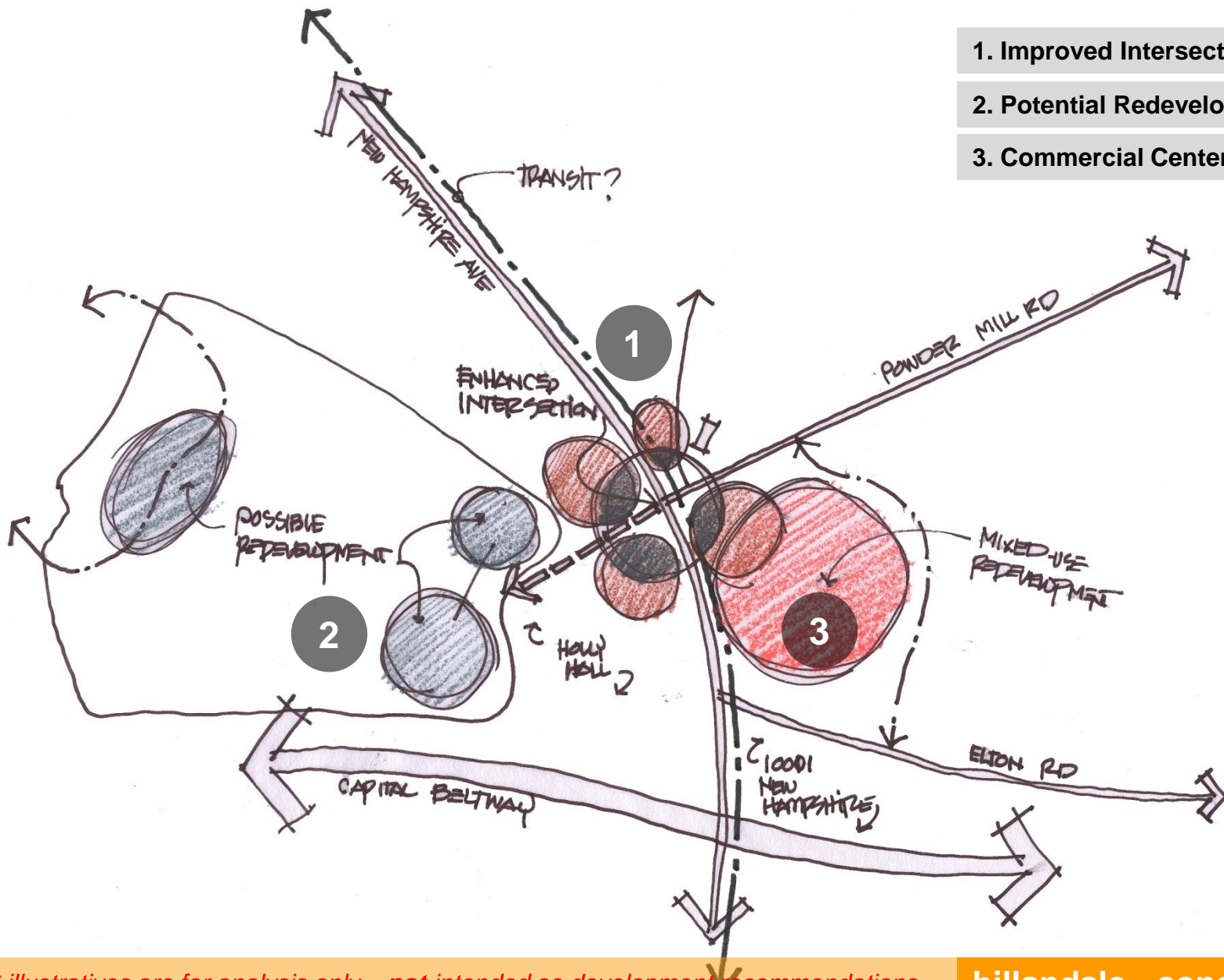
Available Areas

Mixed-Use Center

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hillandale – opportunities

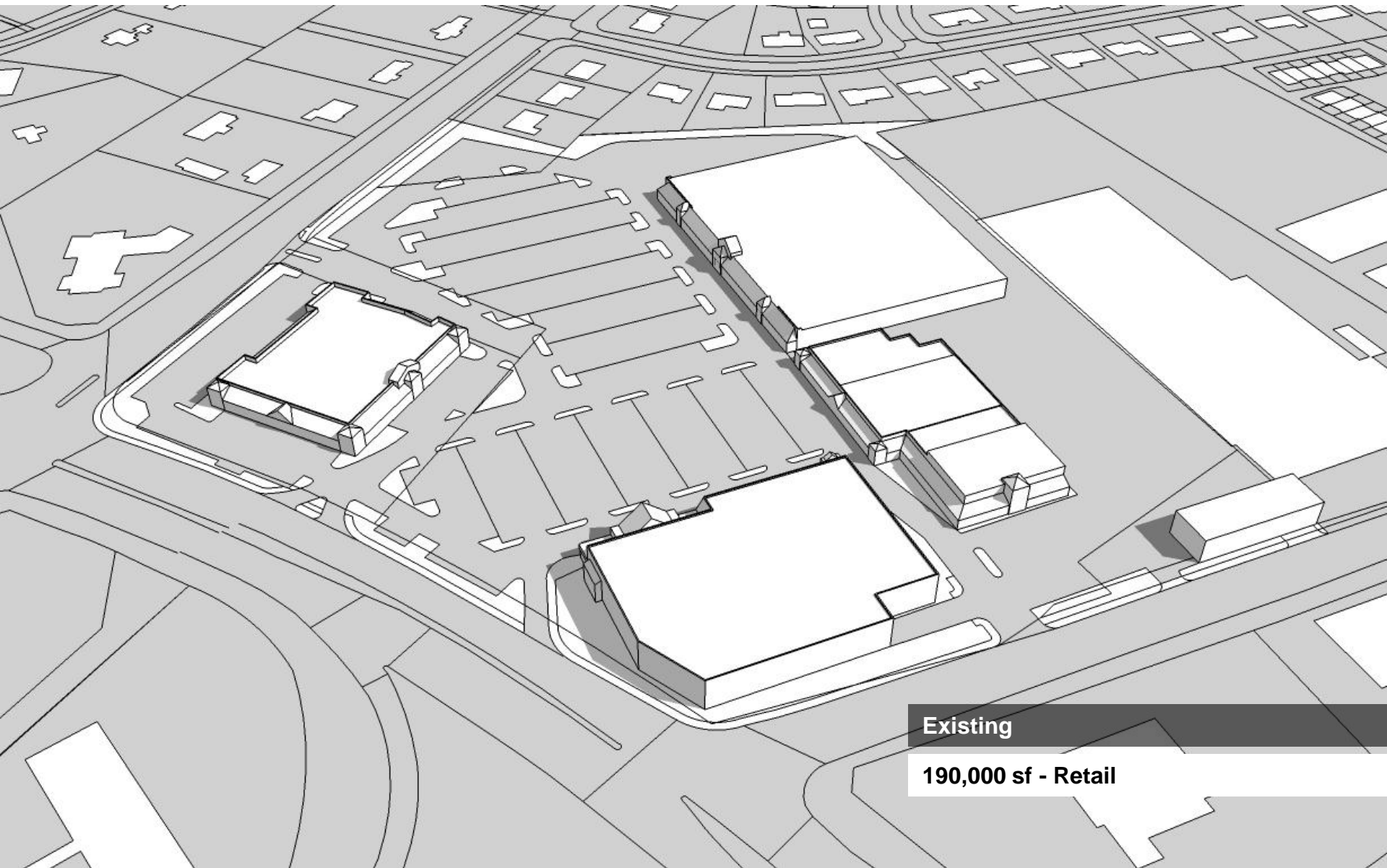
white oak science gateway master plan



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hillandale - concept diagram

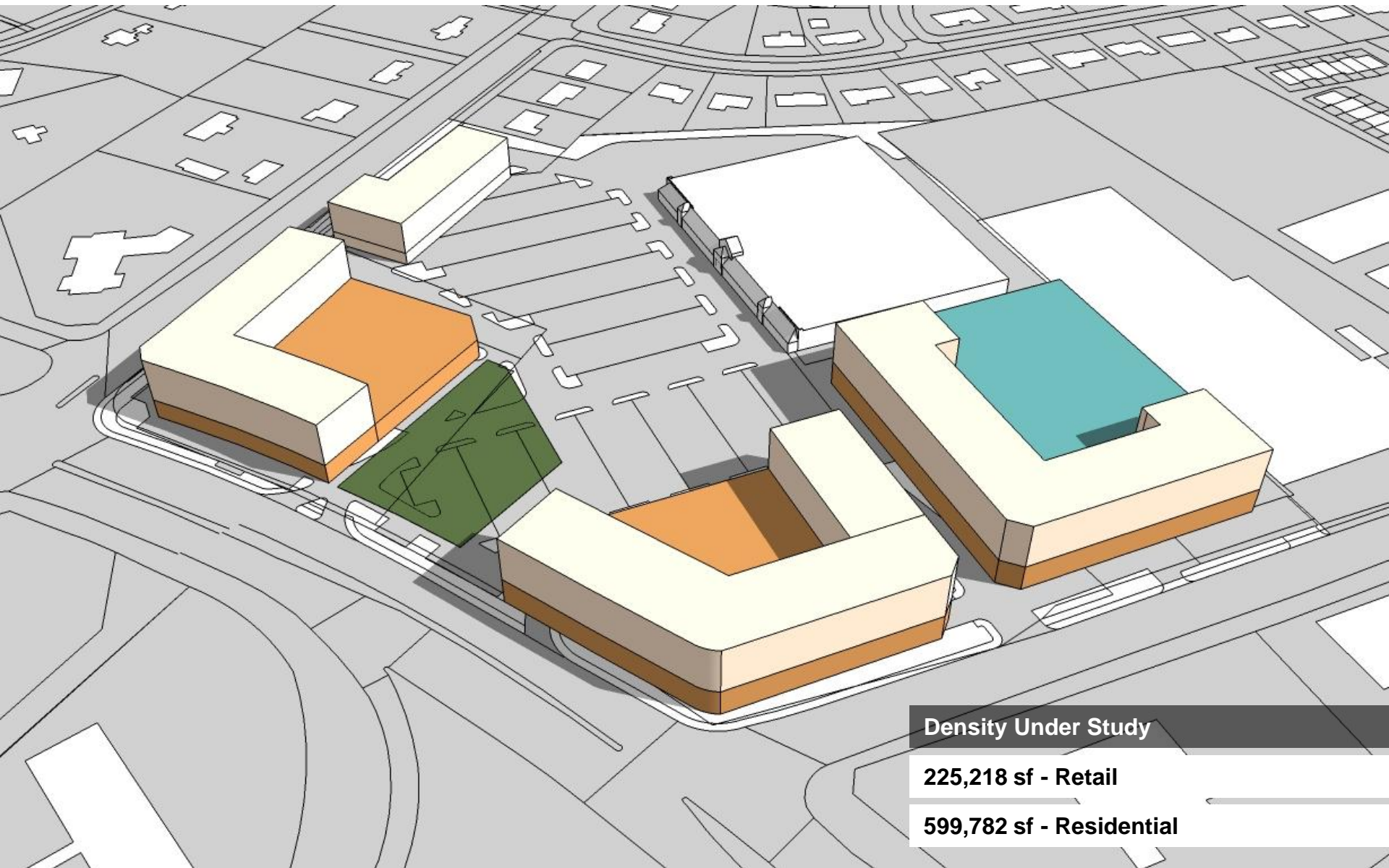
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Existing

190,000 sf - Retail

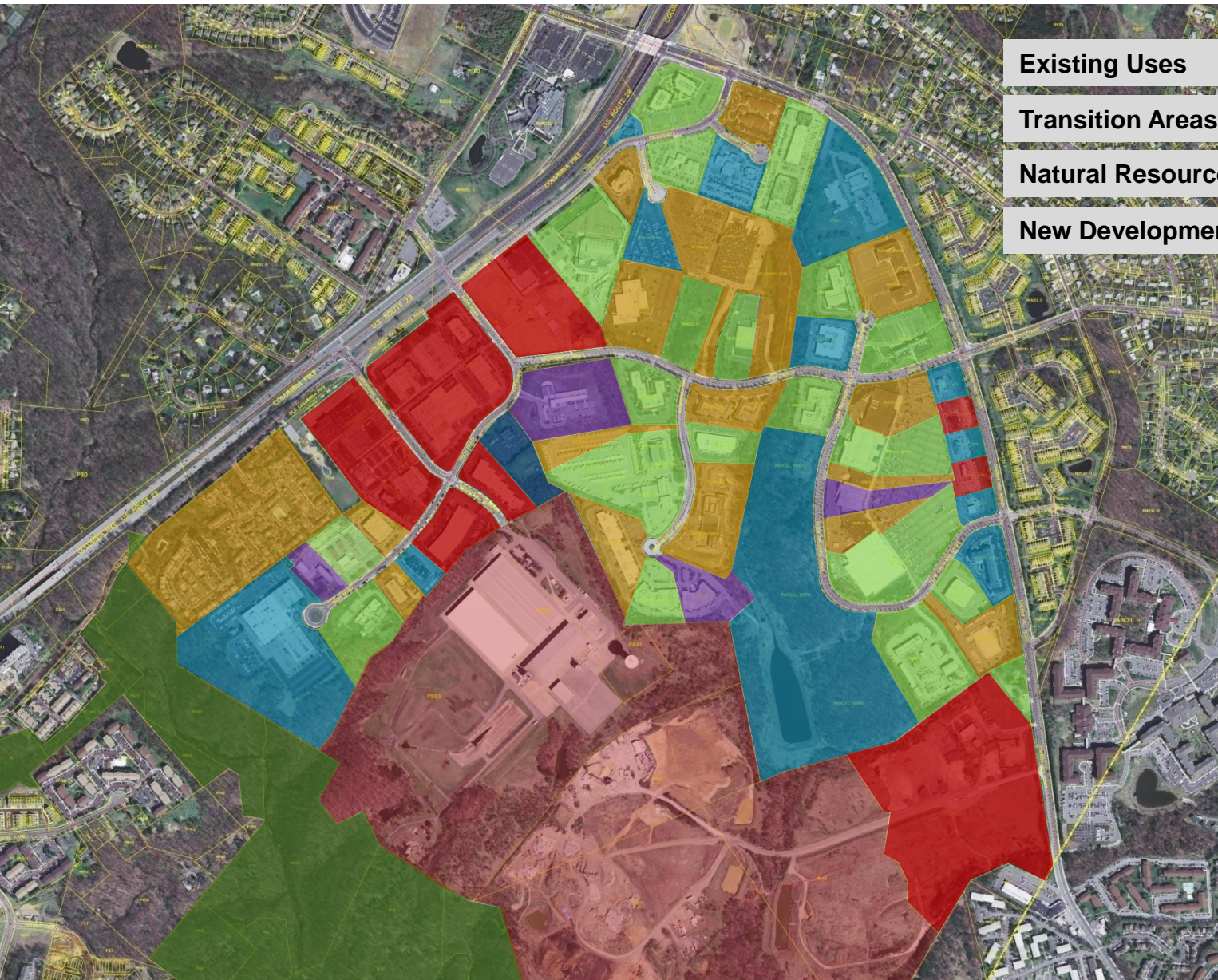
white oak science gateway master plan



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hillandale – density analysis

white oak science gateway master plan



Existing Uses

Transition Areas

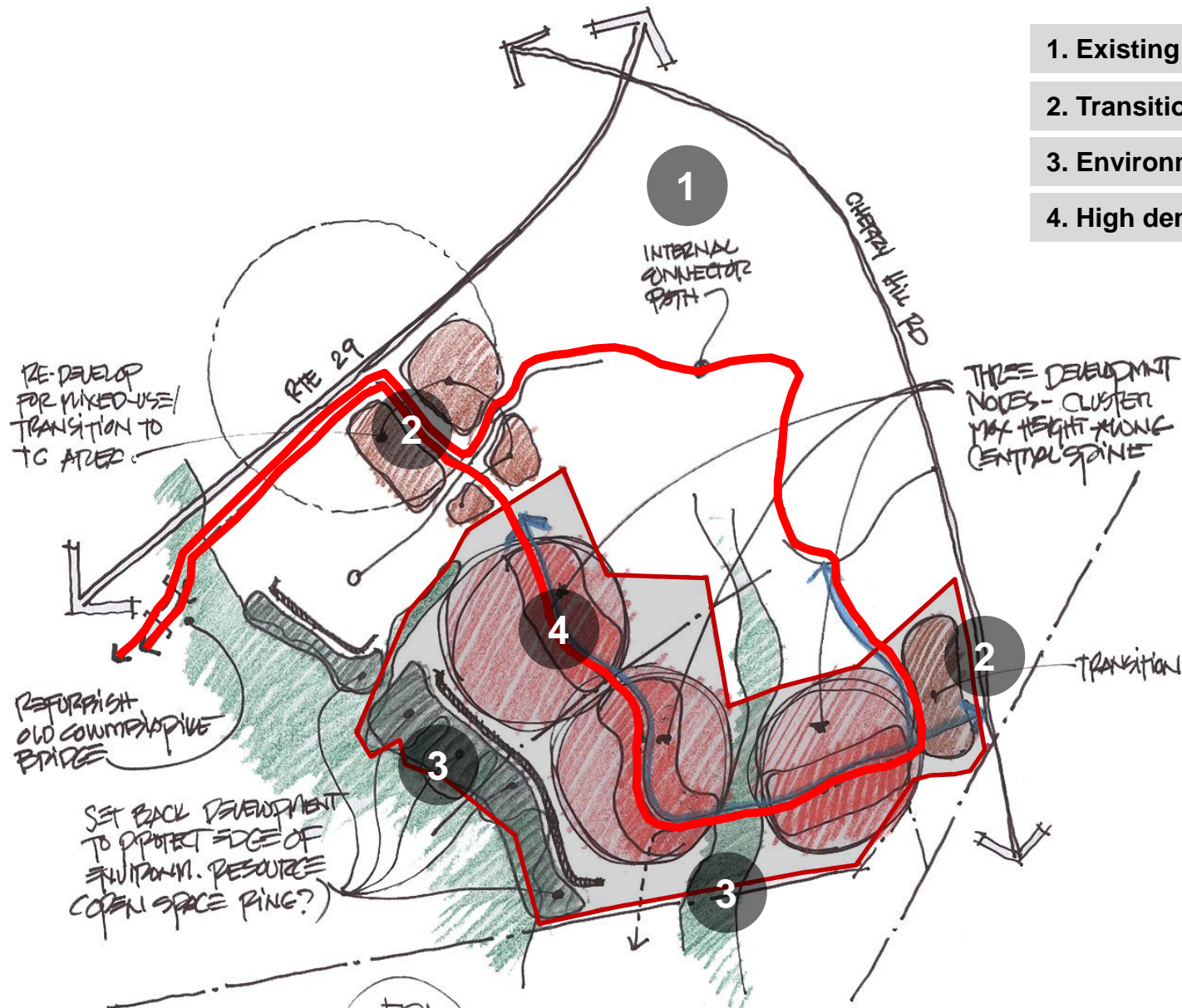
Natural Resources

New Development as Connector

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cherry hill - opportunities

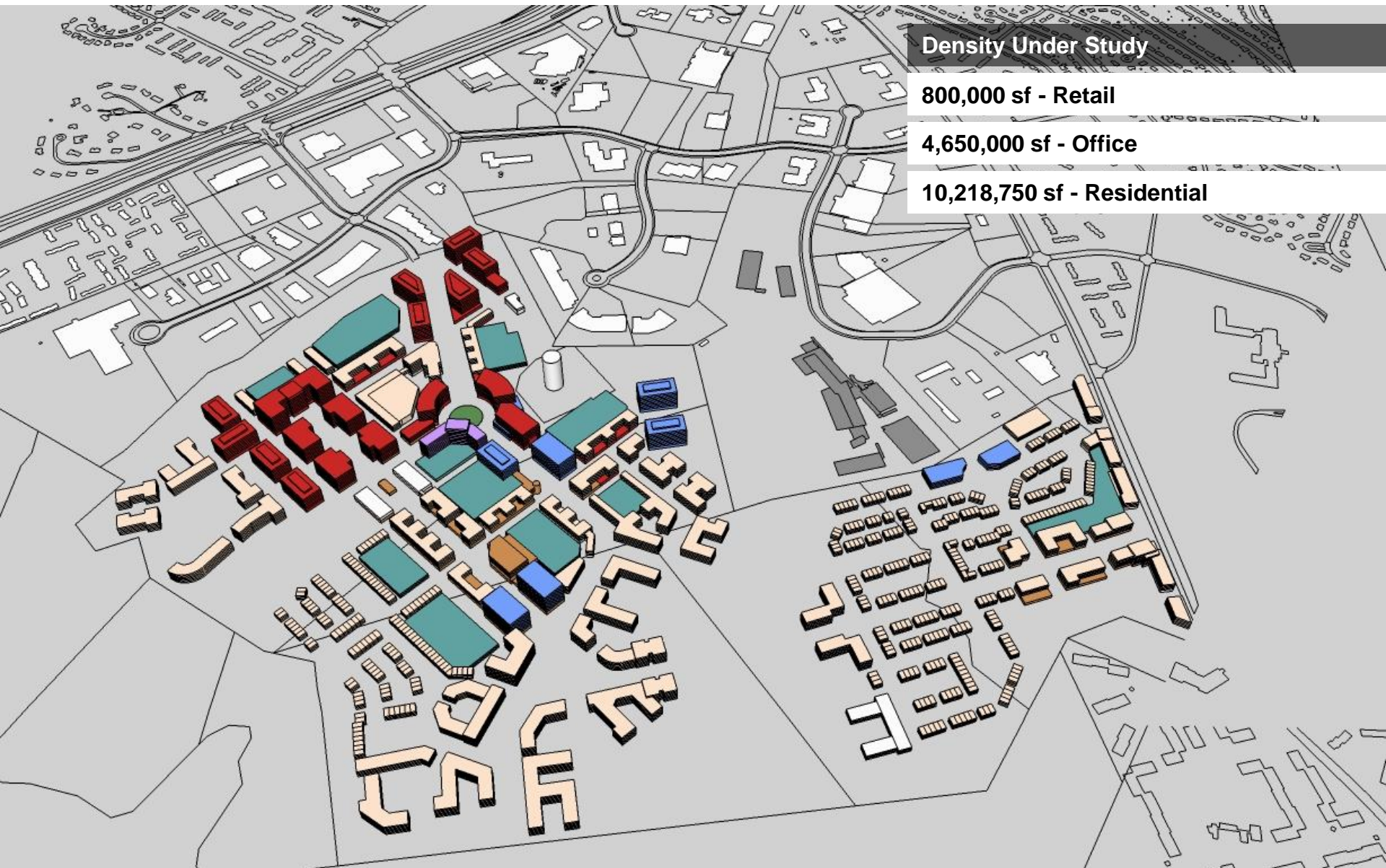
white oak science gateway master plan



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cherry hill - concept diagram

white oak science gateway master plan



Density Under Study

800,000 sf - Retail

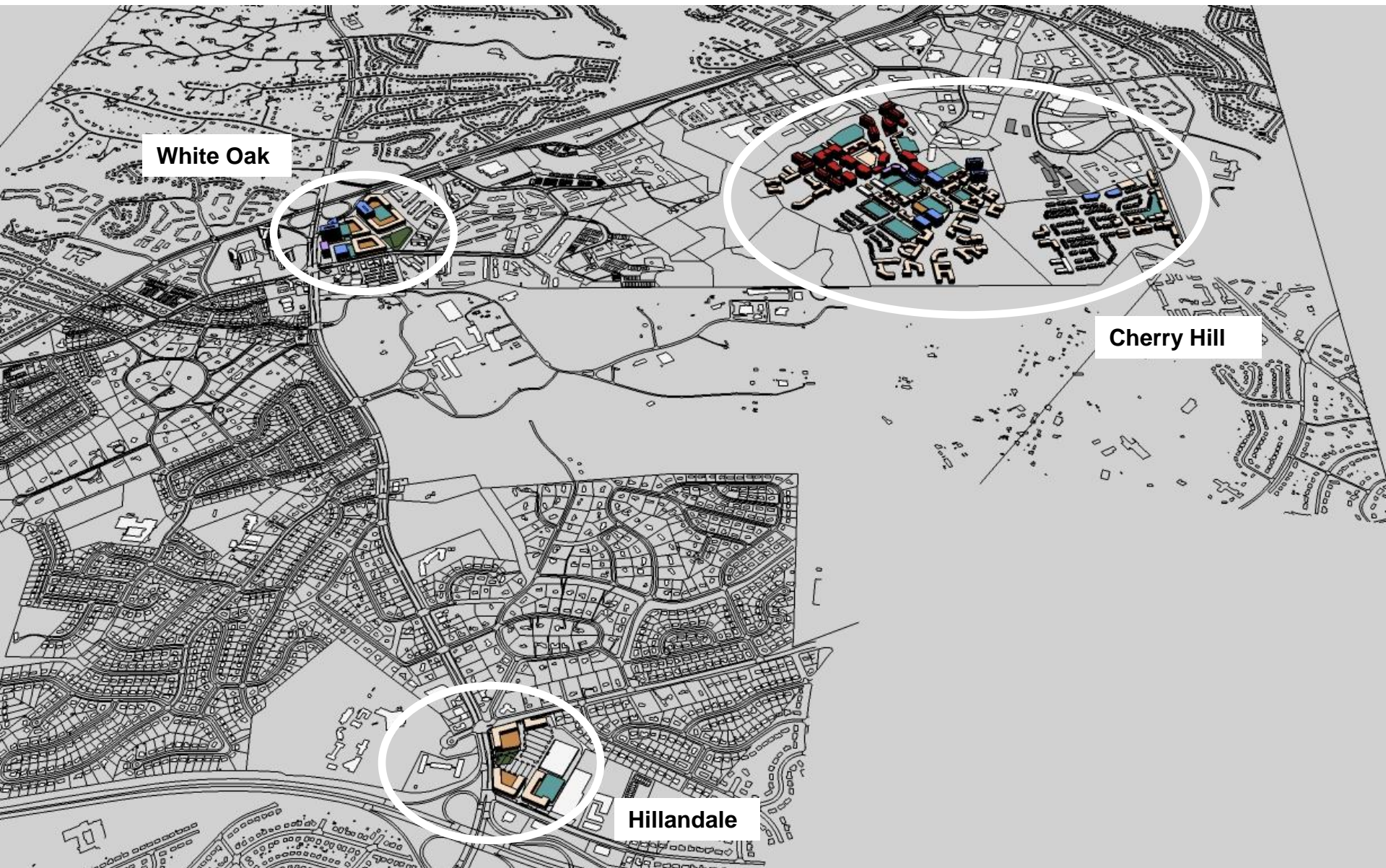
4,650,000 sf - Office

10,218,750 sf - Residential

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Cherry hill illustrative

white oak science gateway master plan



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overall illustrative