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

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White Oak Science Gateway Master Plan

White Oak

Hillandale

Cherry Hill

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Residential Center
Commercial Properties
Corner Definition
Mixed-use Center

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

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Existing
477,155 sf - Retail

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white oak – density analysis
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2040 Round 8 Modified

521,388 sf - Retail

132,000 sf - Office

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Existing Available FAR

- 827,805 sf - Retail
- 945,331 sf - Office

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Density Under Study

827,805 sf - Retail
1,160,647 sf - Office
869,522 sf - Residential

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Available Areas
- Mixed-Use Center
- Commercial Properties

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1. Improved Intersection
2. Potential Redevelopment Sites
3. Commercial Center

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hillandale – density analysis

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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1. Existing Industrial
2. Transitional areas
3. Environmental buffers
4. High density corridor

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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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**White Oak**

**Cherry Hill**

**Hillandale**