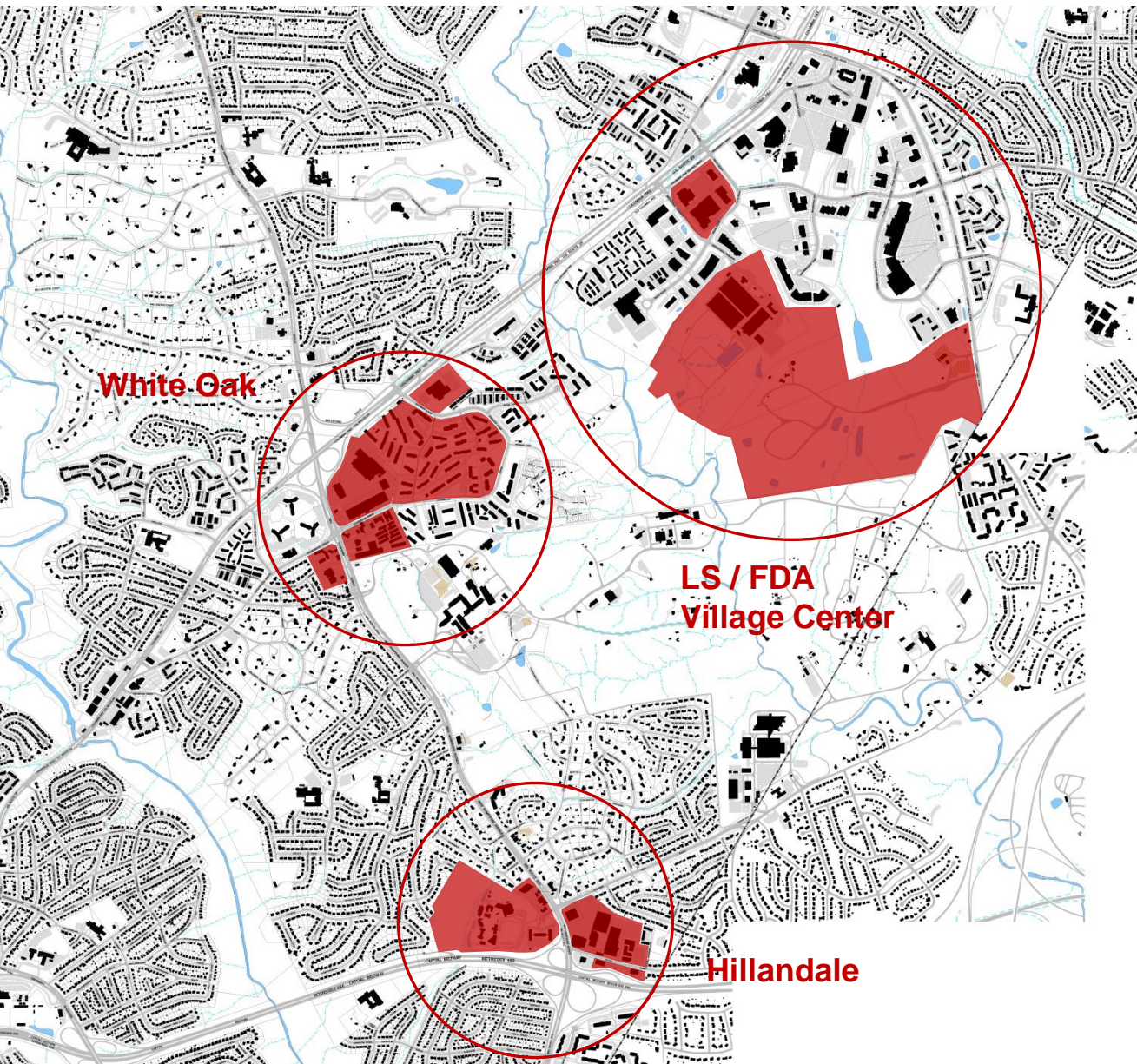
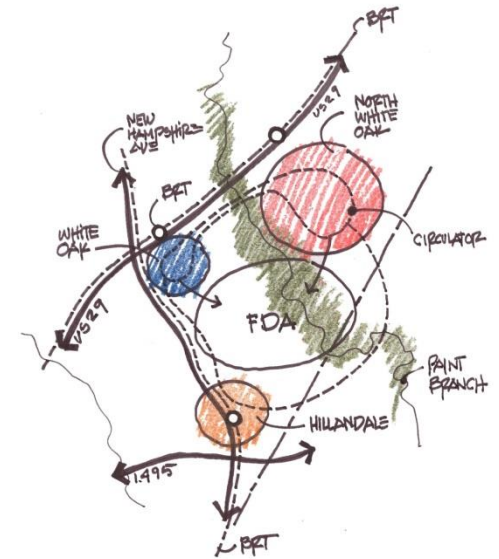


# white oak science gateway master plan



## Opportunities



- Three centers – each with large tracts with development potential
- Sustainable development could create new neighborhood centers at each
- Guidelines will focus on broad issues centered on the potential structure of these new centers

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### Design Goals

#### 1. Develop large sites into complete districts that connect with existing neighborhoods

##### Purpose

*To sustainably integrate large redeveloping tracts with existing communities*

##### Guidelines

- Incorporate sustainable neighborhood planning and design principles into the design of new districts. New development should promote efficient land use, walkability and transportation efficiency.
- Integrate existing natural resources
- Development at large tracts should transition to the scale of existing surrounding communities

#### 2. Transform existing commercial centers

##### Purpose

*To focus on the components of the redevelopment that will reshape the public domain*

##### Guidelines

- Enhance existing local roads within each center to provide new services and amenities for existing communities.
- Establish landmarks at prominent locations to serve as points of reference in the area
- Create networks of spaces for public use
- Create appropriate transitions to existing neighborhoods



## Design Goals

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### Goal 1

- Sustainable Neighborhood Planning
- Efficient land use
- Walkability and transportation efficiency
- Compact, mixed-use development with high levels of internal connectivity, with short blocks, and human scaled buildings
- Enhance natural resources with site design

### Goal 2

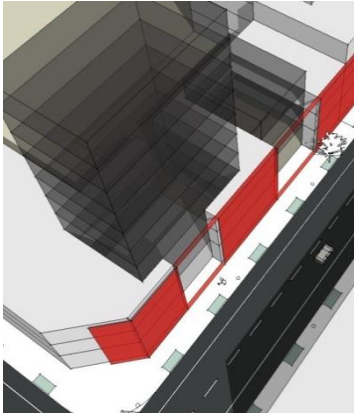
- Building placement and scale using identified design elements to shape the public realm
- Strategic locations that can serve as points of reference for the area
- Create networks of open spaces for public use
- Transitions to existing neighborhoods



# white oak science gateway master plan

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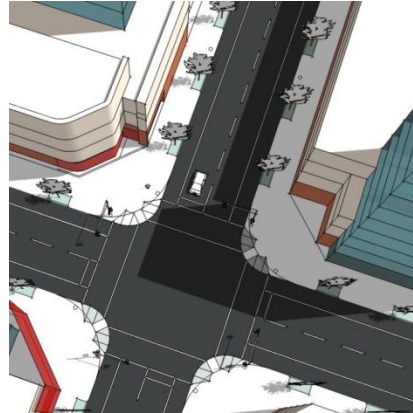
**Build-to-Zones**



**Streetscape**



**Enhanced Intersections**



**Landmark Structures**



**Transitions**

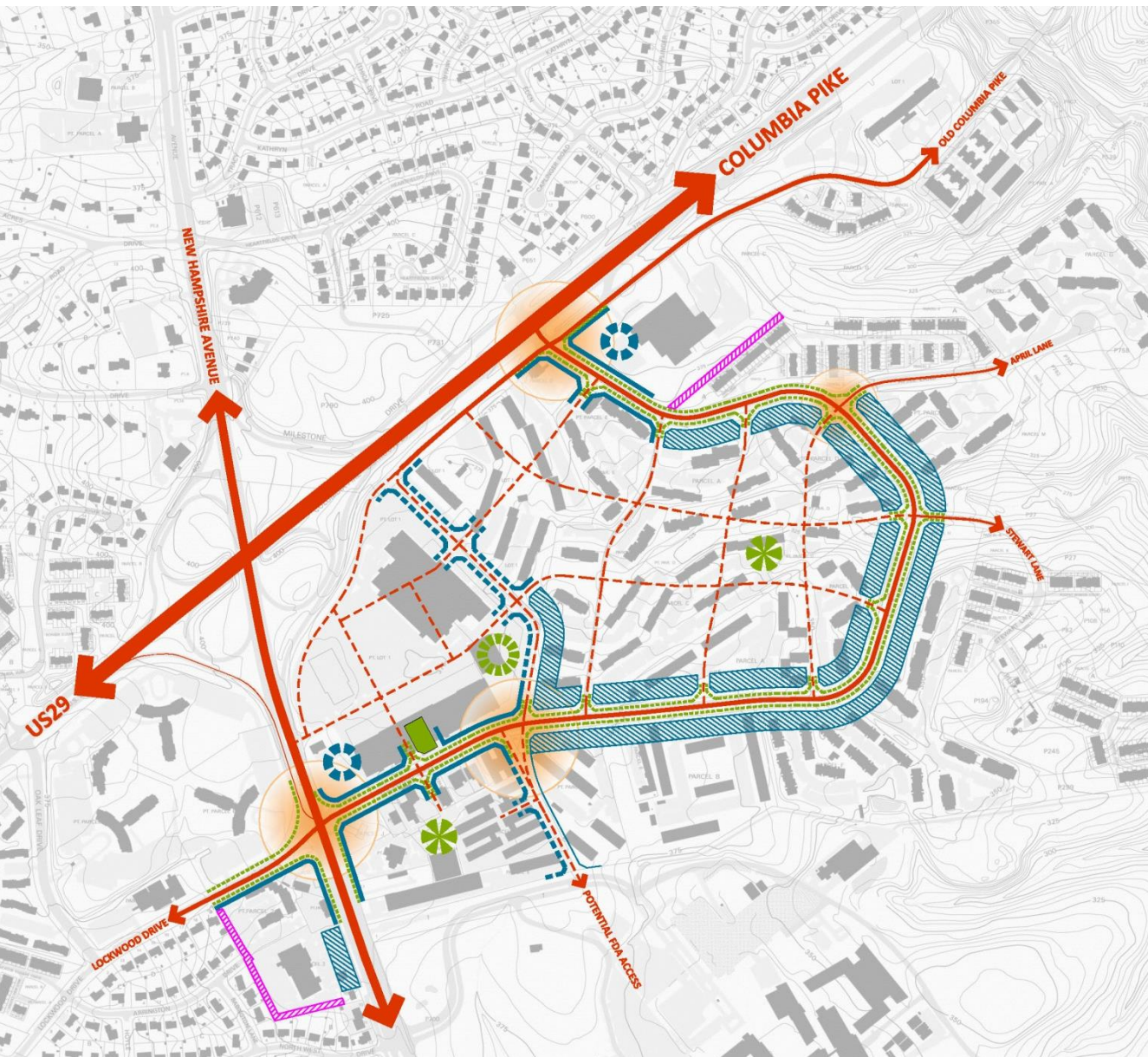


**Open space**

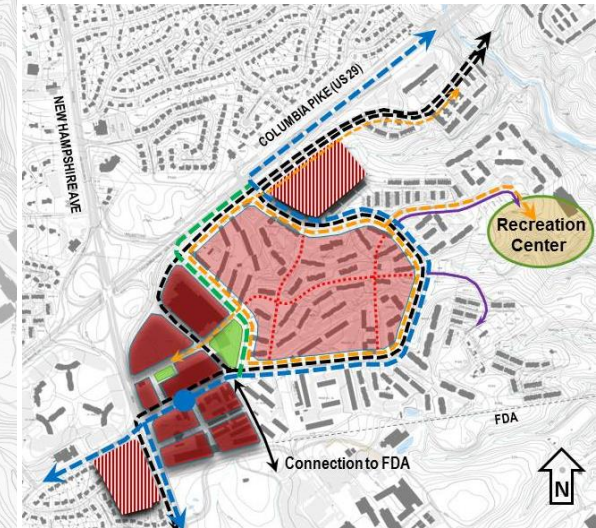




# white oak science gateway master plan



## Design Guidelines **DRAFT**



### Legend

- Existing Road
- Potential Road
- Build-to-line
- Potential Build-to-line
- Build-to-area
- Streetscape
- Transition Area
- Urban Plaza
- Proposed Park
- Potential Open Space
- Landmark | Gateway Structure
- Enhanced Intersection



# white oak science gateway master plan

## Blocks 1, 2, 3 – Lockwood Drive and New Hampshire Avenue

### Guidelines:

- Create active fronts along Lockwood Drive and provide streetscape improvements (pavements, landscape, lighting and furnishings); integrate existing transit center functions
- Create a north-south connection between Lockwood Drive and Old Columbia Pike to link with a possible connection with the FDA campus to the south. Include streetscape improvements and active fronts where feasible.
- Building fronts along both sides of Lockwood Drive should be between two and six stories
- Open Space
  - Provide an urban plaza, integrated with existing transit center functions.
  - Create an accessible neighborhood green within block 1.
  - Consider providing additional spaces for public use throughout as individual blocks develop

## Blocks 4, 5 – Old Columbia Pike at Stewart Lane

### Guidelines:

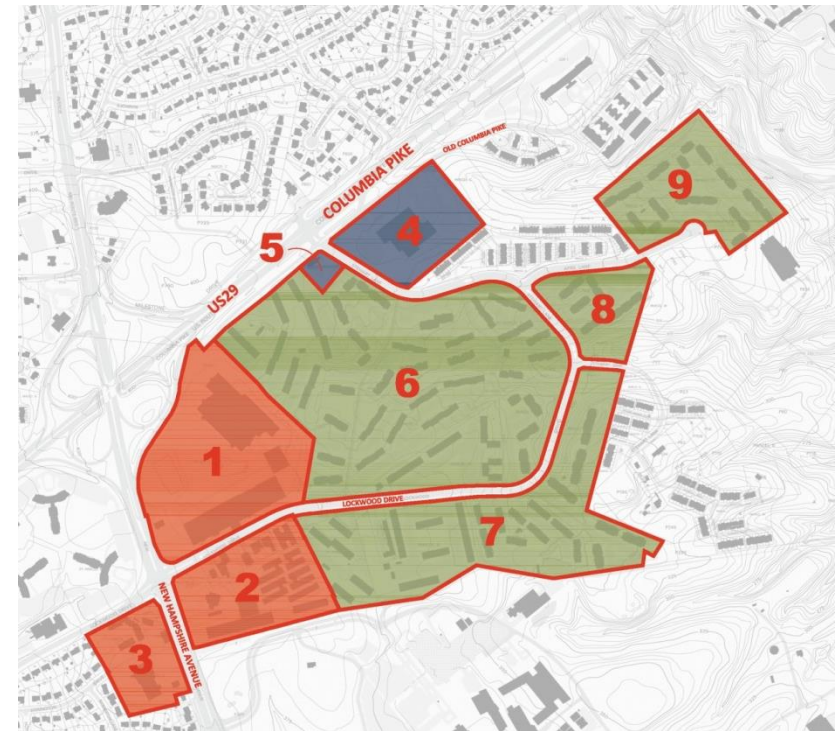
- Re-development should create a northern architectural gateway for the area, and enhance pedestrian areas along Stewart Lane.
- Incorporate existing tree canopy along Old Columbia Pike, if feasible.
- Consider ways to integrate stream valley to the east.
- Provide adequate transition to residential properties to the south.

## Blocks 6, 7, 8, 9 – Lockwood Drive/Stewart Lane and April Lane

### Guidelines:

- Enhance pedestrian environment along Lockwood Drive
- Create a shared use path loop to supplement existing bicycle amenities
- Create a system of short blocks, internal streets, and networked open spaces, should parcels re-develop as a group

## White Oak - Opportunities



- Prominent, high visibility location
- Higher density and taller building heights near New Hampshire Avenue and US29
- New vertical scale and high intensity uses would improve area for pedestrians and create support for proposed BRT
- Potential for a direct connection with the core of FDA campus

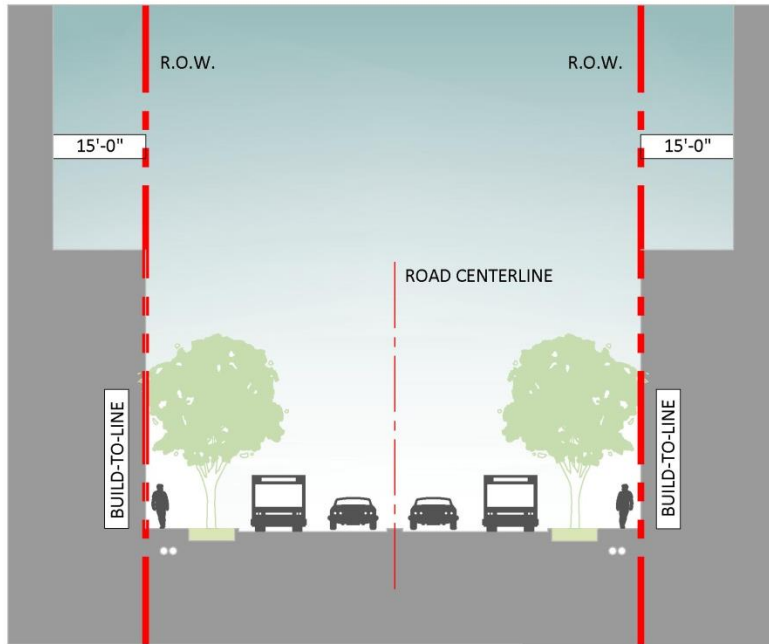
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# white oak science gateway master plan

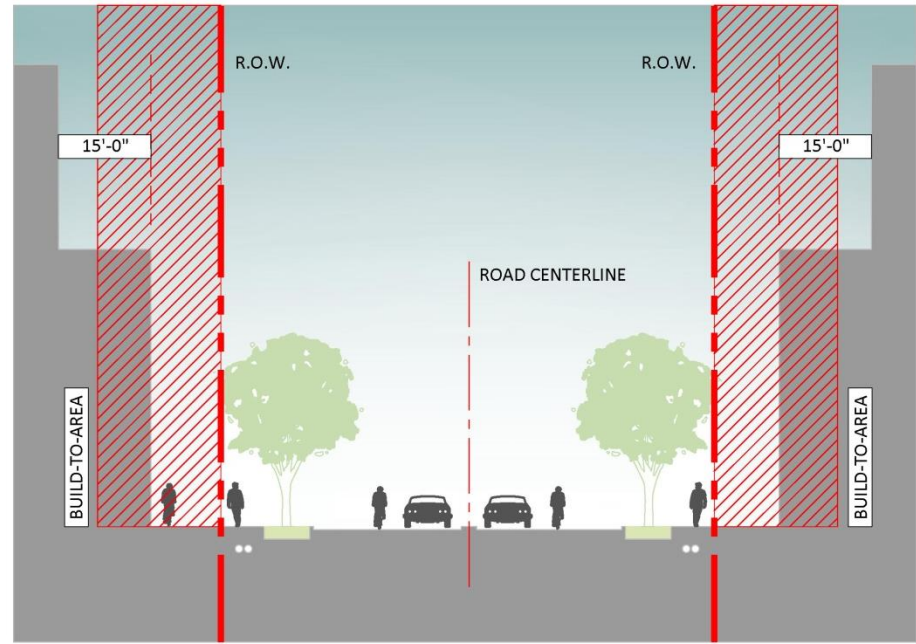
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LOCKWOOD DRIVE AT TRANSIT CENTER



15 ft	ROADWAY	MEDIAN	ROADWAY	15 ft
80 ft R.O.W.				

LOCKWOOD DRIVE



STREETSCAPE	20 ft	15 ft	ROADWAY	MEDIAN	ROADWAY	15 ft	STREETSCAPE	20 ft
80 ft R.O.W.								





### Sample Guidelines for a Single Property

#### Goal 1

- Incorporate sustainable neighborhood planning and design principles into site and building design
- Create short blocks, and an internal grid of streets
- Areas for public use should create a network of accessible open spaces

#### Goal 2

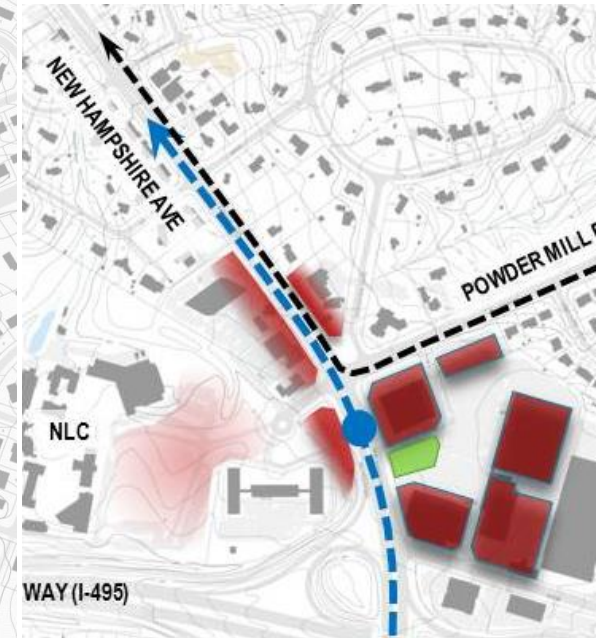
- Concentrate maximum building heights along New Hampshire Avenue and US29
- Development should create a recognizable structure near the intersection between New Hampshire Avenue and Lockwood Drive
- Improve Lockwood Drive by creating activated areas for pedestrians that incorporate existing and proposed mass transit functions
- Enhance streetscape along Lockwood Drive
- Create an urban plaza linked to available transit options
- Create an accessible neighborhood green



# white oak science gateway master plan



## Design Guidelines



## Legend

- Existing Road
- Potential Road
- Build-to-line
- Build-to-area
- Streetscape
- Transition Area
- Urban Plaza
- Potential Open Space
- Landmark | Gateway Structure
- Enhanced Intersection

**DRAFT**

# white oak science gateway master plan

## **Blocks 1, 2, 3 – New Hampshire Avenue SW**

### Guidelines:

- Create an active pedestrian environment along New Hampshire Avenue
- Concentrate development intensity away from existing residential areas – consider incorporating existing tree stands into buffer zones between existing residential and new development
- Larger properties should create pedestrian environments that include short blocks, internal streets, and networked open spaces for public use.
- Incorporate

## **Blocks 4, 5 – New Hampshire Avenue North**

### Guidelines:

- Encourage assembly of smaller commercial properties to create an active pedestrian environment along New Hampshire Avenue.

## **Blocks 6, 7, 8 – New Hampshire Avenue East**

### Guidelines:

- Create an active pedestrian environment along New Hampshire Avenue.
- Concentrate development intensity away from existing residential areas.
- Development should be compact and mixed-use, with walkable internal streets (see design goals 1 and 2)
- Overall scale of development and streetscape improvements along Elton Road should transition to residential scale to the east.
- Building fronts along New Hampshire Avenue should be between two and six stories
- Shopping Center redevelopment should include a space for public gatherings, and should enhance architecturally the intersection between New Hampshire Avenue and Powder Mill Road.

## **Opportunities**



- Incorporate local landmarks as focal points of redevelopment
- Consolidate frontages along New Hampshire Avenue to make a recognizable center
- Improve pedestrian zones near the intersection of New Hampshire Avenue and Powder Mill Road
- Develop larger properties (National Labor College, Hillandale Shopping Center) as mixed-use centers that provide services and amenities to the surrounding neighborhood

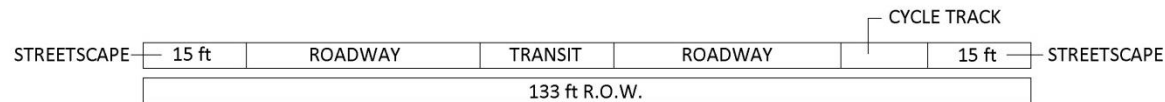
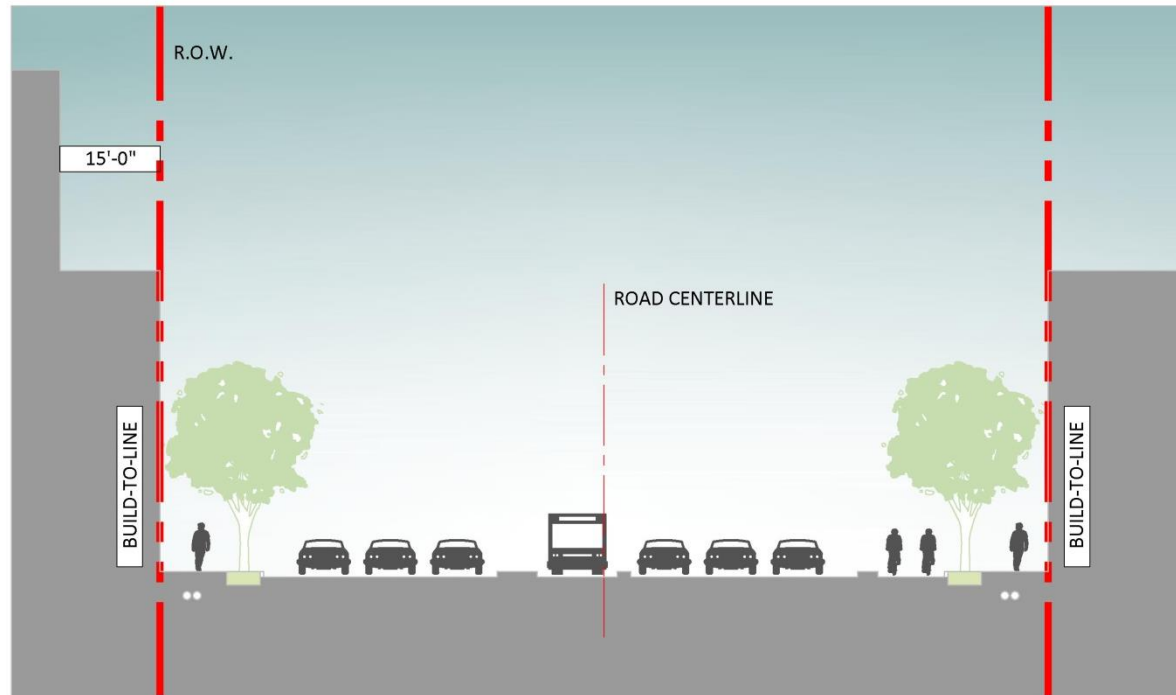
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# white oak science gateway master plan

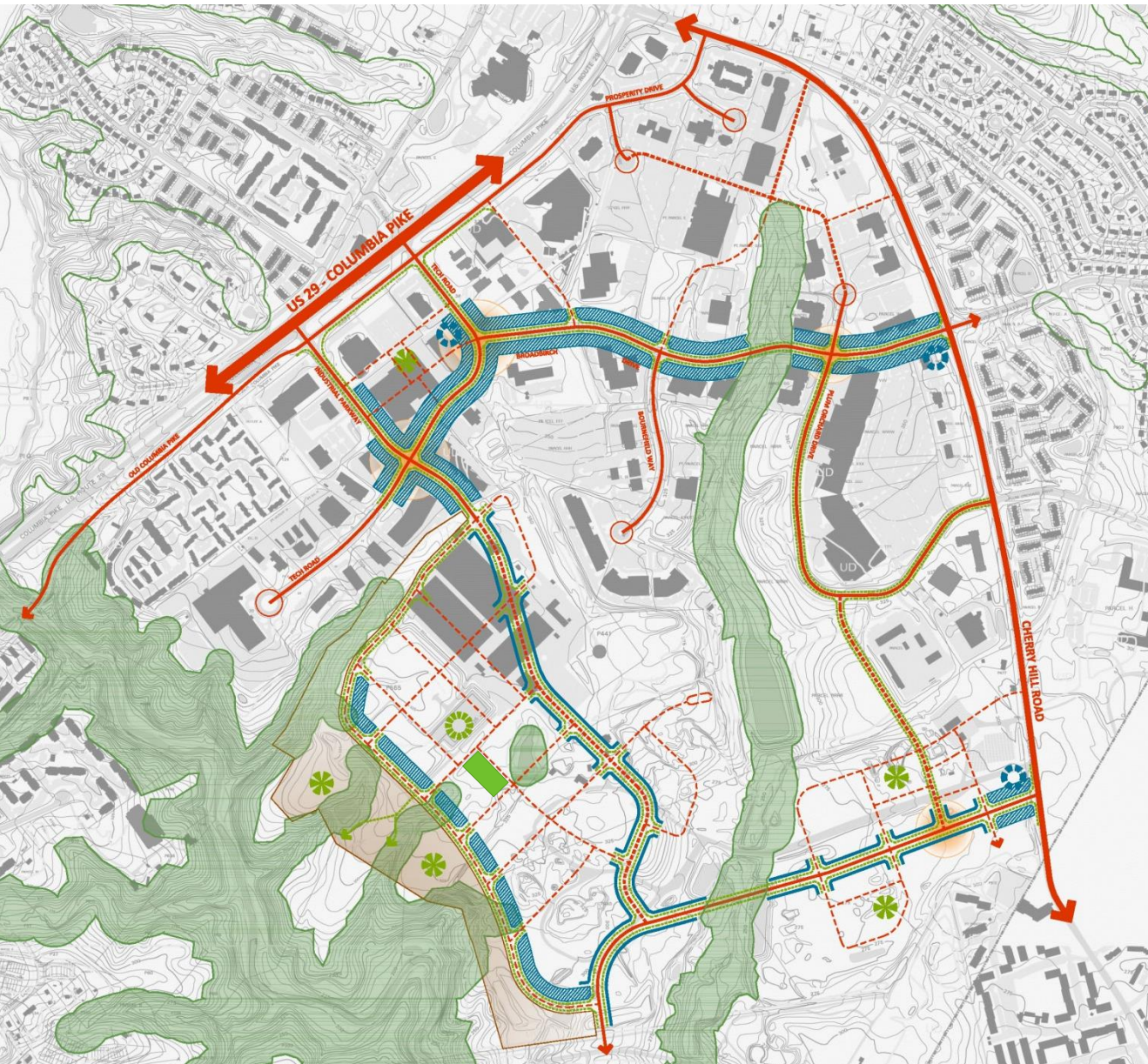
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NEW HAMPSHIRE AVENUE

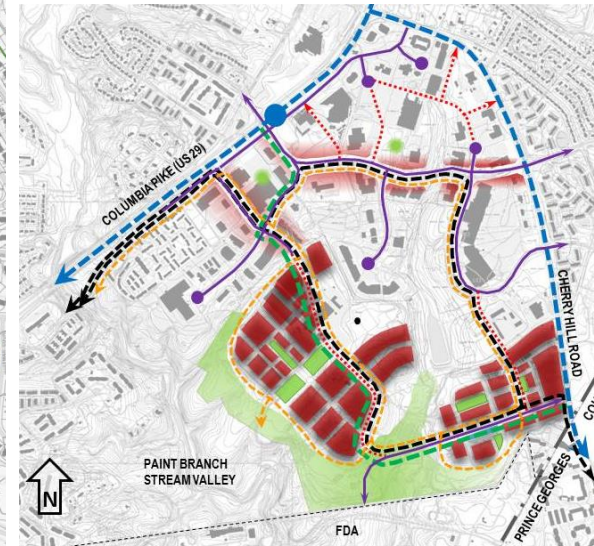




# white oak science gateway master plan



## Guidelines



## Legend

- Existing Road
- Proposed Road
- Potential Road
- Build-to-line
- Build-to-area
- Streetscape
- Civic Green
- Proposed Park
- Potential Open Space
- Landmark | Gateway Structure
- Enhanced Intersection

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# white oak science gateway master plan

## **Blocks 1, 2 – Tech Road and Industrial Parkway at US29**

### Guidelines:

- Re-development should create a gateway to the area at US29 that integrates a possible BRT station.
- Development should improve pedestrian areas along Tech Road and Industrial Parkway.
- Development at Block 1 should create a terminus for westbound Broadbirch Drive
- Open Space
  - Provide an accessible open space within Block 1

## **Blocks 3, 4, 5, 6 – Tech Road and Broadbirch Drive**

### Guidelines:

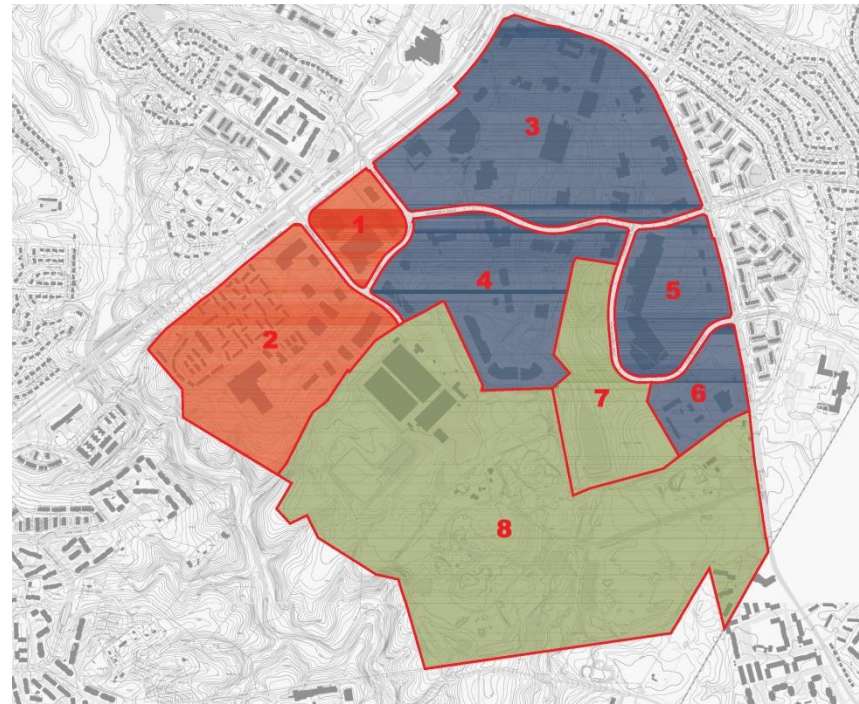
- Re-development should create pedestrian destinations along Broadbirch Drive as properties re-develop.
- Existing tree-lined character of Broadbirch Drive should be maintained

## **Blocks 7, 8 – Industrial Parkway Extended and FDA Boulevard**

### Guidelines:

- Industrial Parkway Extended should develop as pedestrian-oriented, multimodal central spine. Tallest structures in this block should be concentrated along this road segment.
- Development along FDA Boulevard should be compatible with development along Industrial Parkway Extended, but should transition down to a lower scale along Cherry Hill Road, to be compatible with existing residential communities to the east.
- Development should enhance the edge along the Paint Branch Stream Valley to the south with conservation and/or restoration efforts, to include the creation of accessible recreational areas for public use.

## **Opportunities**



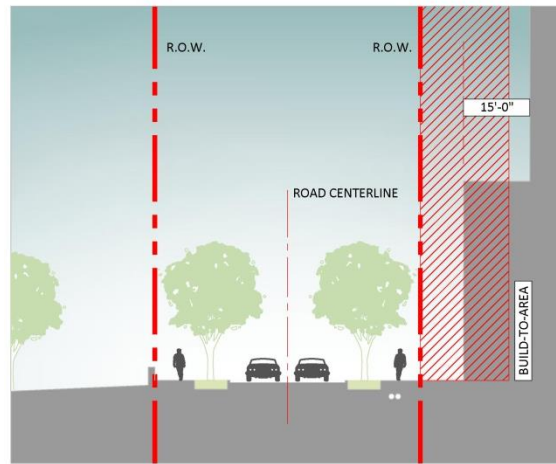
- Development could introduce mixed-uses that could shift the predominant light industrial character of the area
- New internal roads could improve local connectivity and access between local businesses
- Paint Branch stream valley could be integrated with new development and enhanced with outdoor recreational facilities

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# white oak science gateway master plan

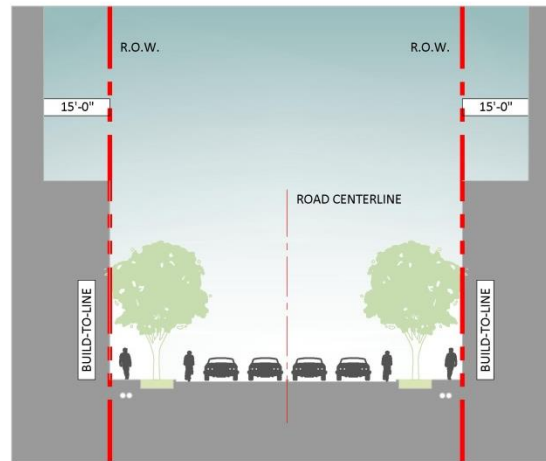
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PAINT BRANCH OVERLOOK



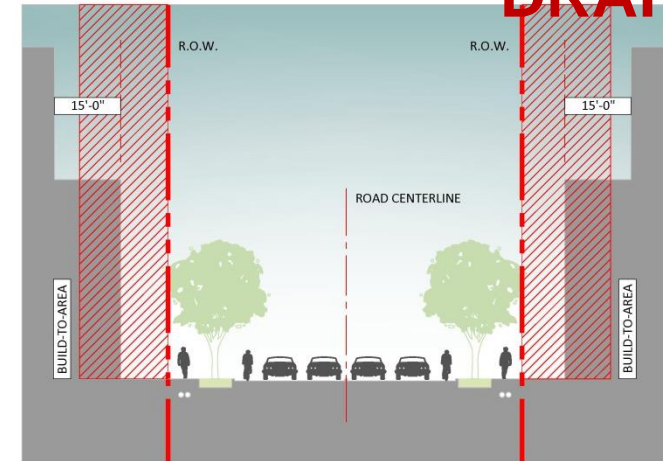
STREETSCAPE — 17 ft — ROADWAY — 17 ft — STREETSCAPE  
60 ft R.O.W.

INDUSTRIAL PARKWAY EXTENDED

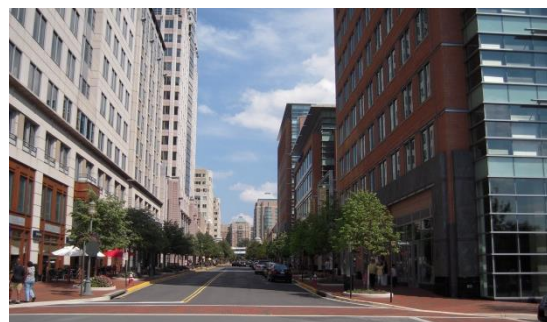
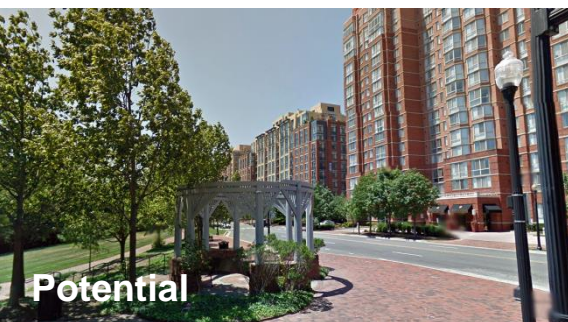


STREETSCAPE — 15 ft — ROADWAY — 15 ft — STREETSCAPE  
80 ft R.O.W.

BROADBIRCH DRIVE



STREETSCAPE — 15 ft — ROADWAY — 15 ft — STREETSCAPE  
80 ft R.O.W.



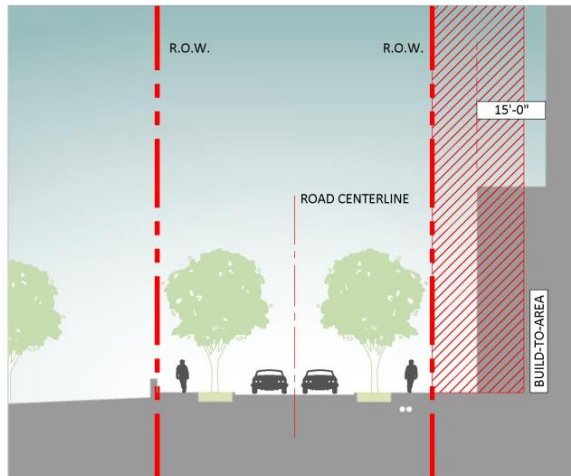
14 illustratives provide guidance and are **not** specific development recommendations

life science | fda village

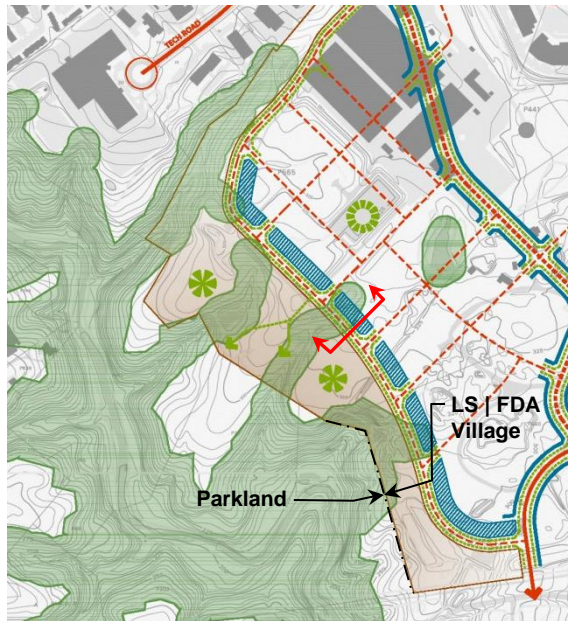


# white oak science gateway master plan

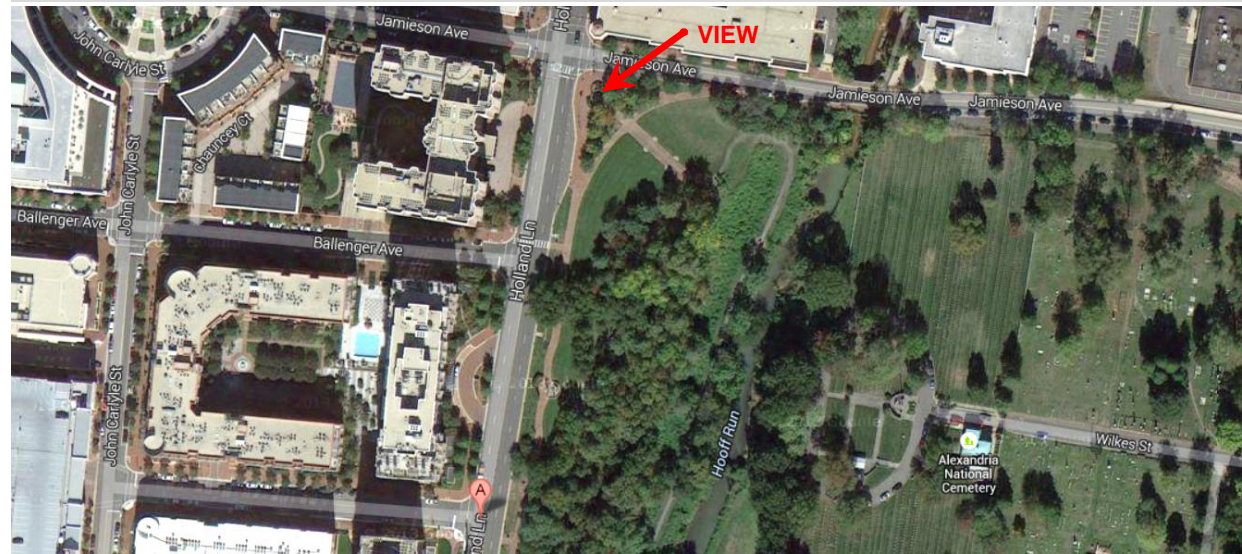
PAINT BRANCH OVERLOOK



STREETSCAPE 17 ft ROADWAY 17 ft STREETSCAPE  
60 ft R.O.W.



Precedent: Edge of new development along environmental resource

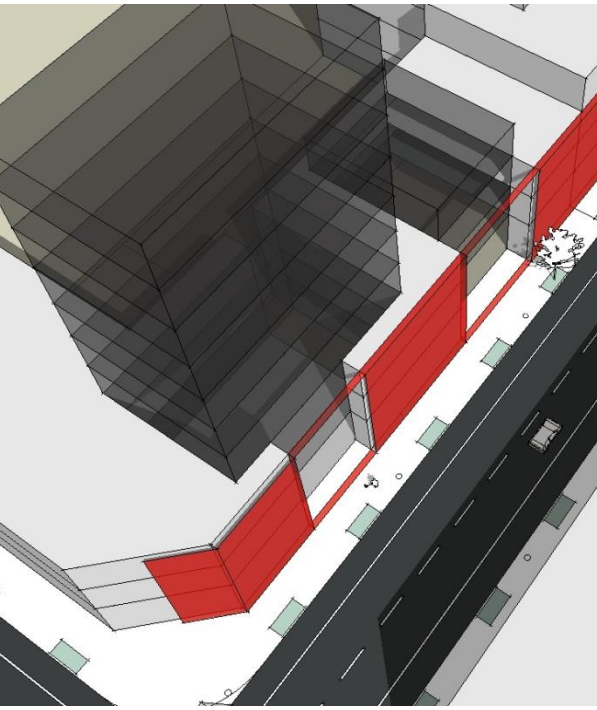


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# white oak science gateway master plan

## Build-to-Zones



**Build-to-lines** indicate where the street façade including street activating uses should be located to define the public realm in areas where pedestrian activity is most desirable

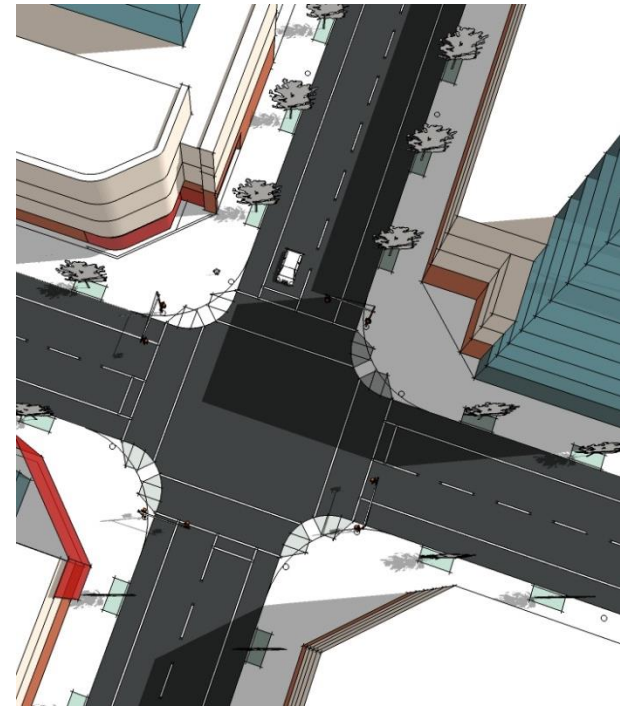
**Build-to-areas** similar to build-to-lines, but allow greater flexibility in building façade placement along the public domain

## Streetscape



**Streetscape improvements** should include wide sidewalks, adequate illumination, landscaping, and street furnishings

## Enhanced Intersections



**Intersections** can be shaped by buildings to improve street crossings linking significant areas

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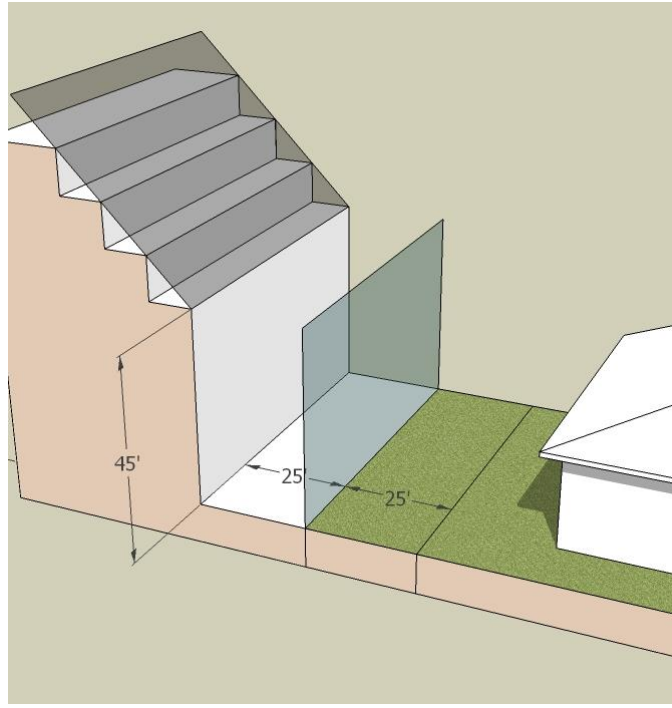
# white oak science gateway master plan

## Landmark Structures



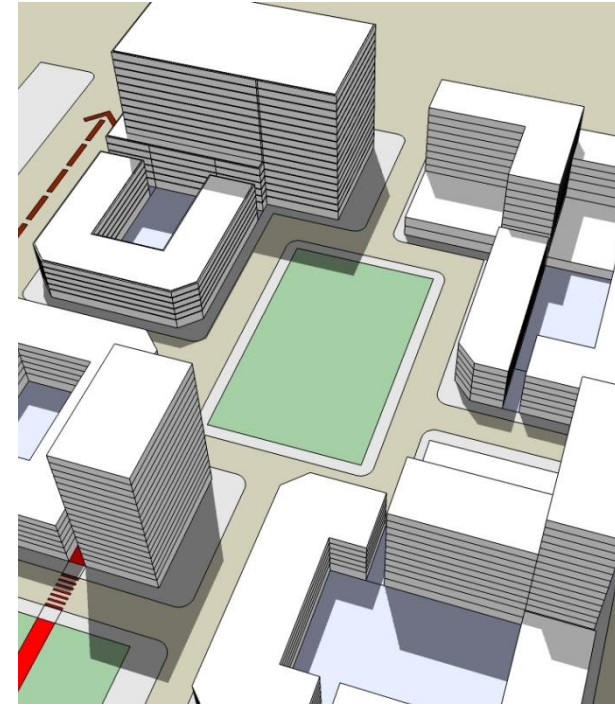
**Landmark structures** provide points of orientation for pedestrians and motorists by standing out singularly from their surrounding context

## Transitions



**Transitions** should appropriately protect existing single-family neighborhoods from possible negative impact from new development

## Open space

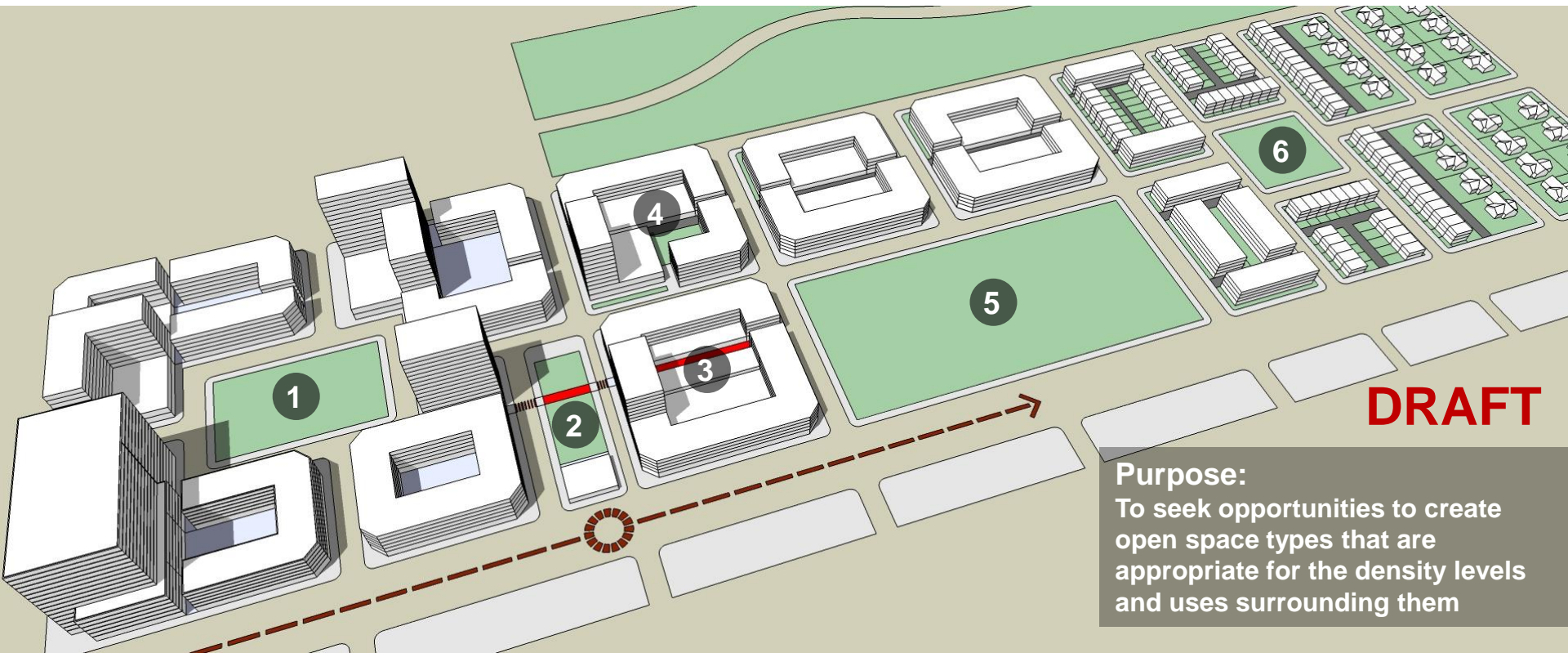


Networks of **open spaces for public use** consisting of a variety of open space types should be incorporated into all large developing areas

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# white oak science gateway master plan

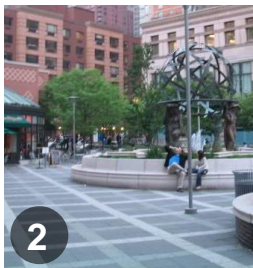
## Open Space



**Purpose:**  
To seek opportunities to create open space types that are appropriate for the density levels and uses surrounding them



1 Civic Green



2 Urban Plaza



3 Pedestrian Connection



4 Pocket Park



5 Active Park



6 Passive Green



# white oak science gateway master plan

## Civic Green Urban Park

Formally planned, flexible, programmable public use space that can provide places for informal gathering, quiet contemplation, or large gatherings and special events.

**Location:** Integrated with development

**Size:** 1/2 acre minimum; preferable 1 to 2 acre area

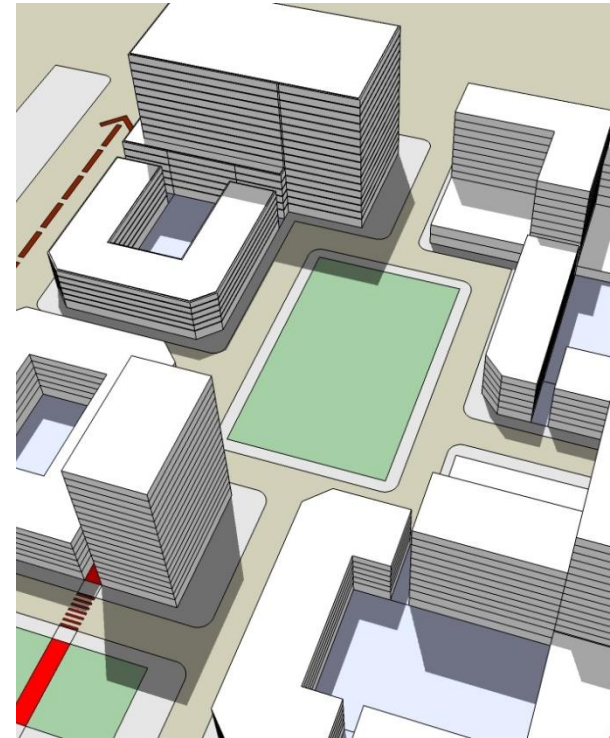
### Design:

- Designed to incorporate several activity zones
- Flexible space to accommodate a variety of public gatherings
- Adjacent to major roads and/or business streets
- May be surrounded by local streets lined with high to medium density development, with continuous street walls and activating uses
- Visibility and access from adjacent sidewalks, streets, and buildings

### Elements:

- Central lawn area as a focal point
- Include trees for shading
- Plantings, secondary lawn areas, and pathways
- Might include play areas or similar neighborhood facilities
- Multiple options for seating
- Public Art
- Identity Features

## Open Space



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