

Viva White Oak Pre-Application Community Meeting for Sketch Plan



**TORTI
GALLAS +
PARTNERS**



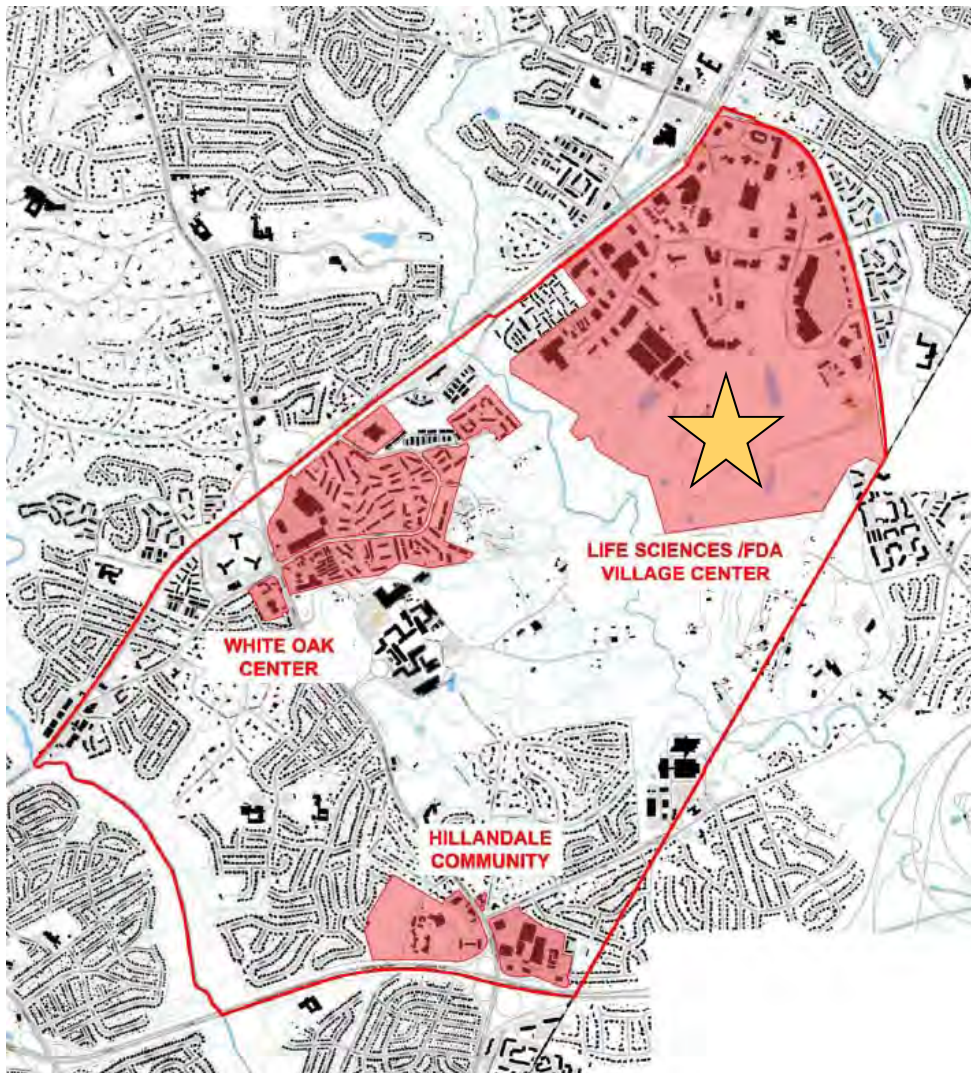
SOLTESZ

**LINOWES
AND BLOCHER LLP**
ATTORNEYS AT LAW



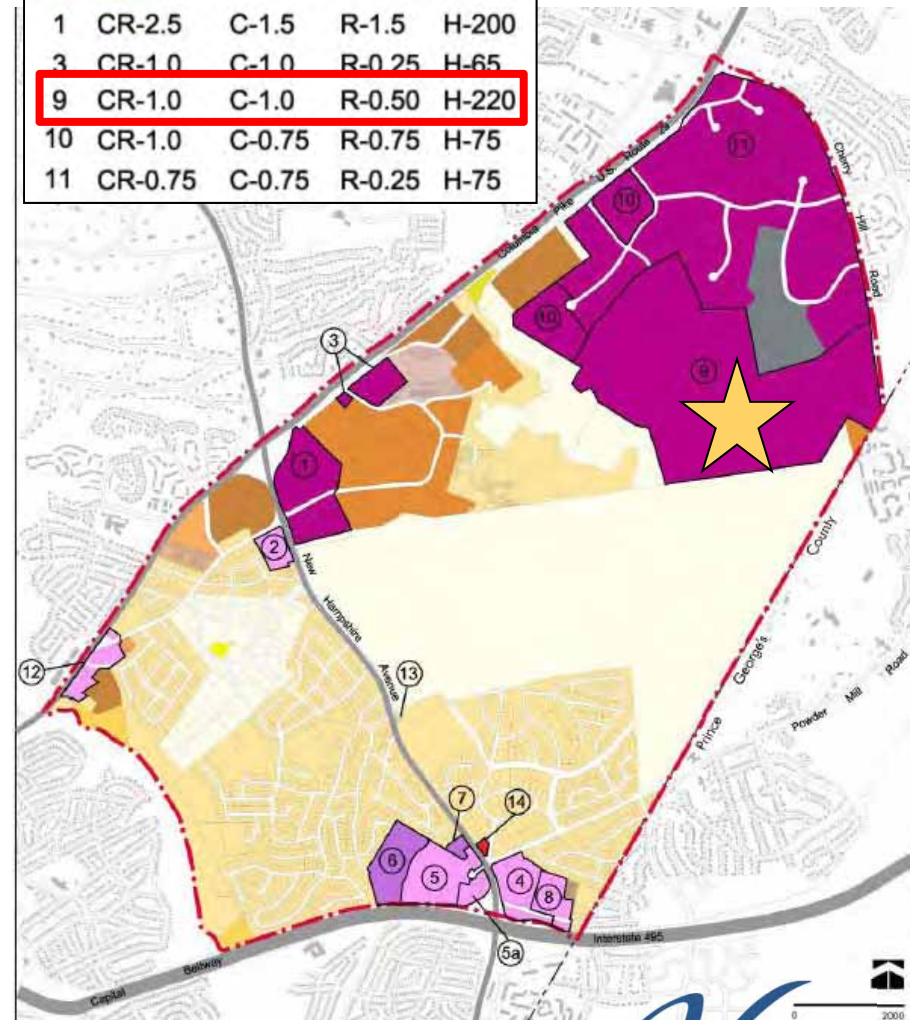
White Oak Science Gateway Master Plan

3 Activity Centers



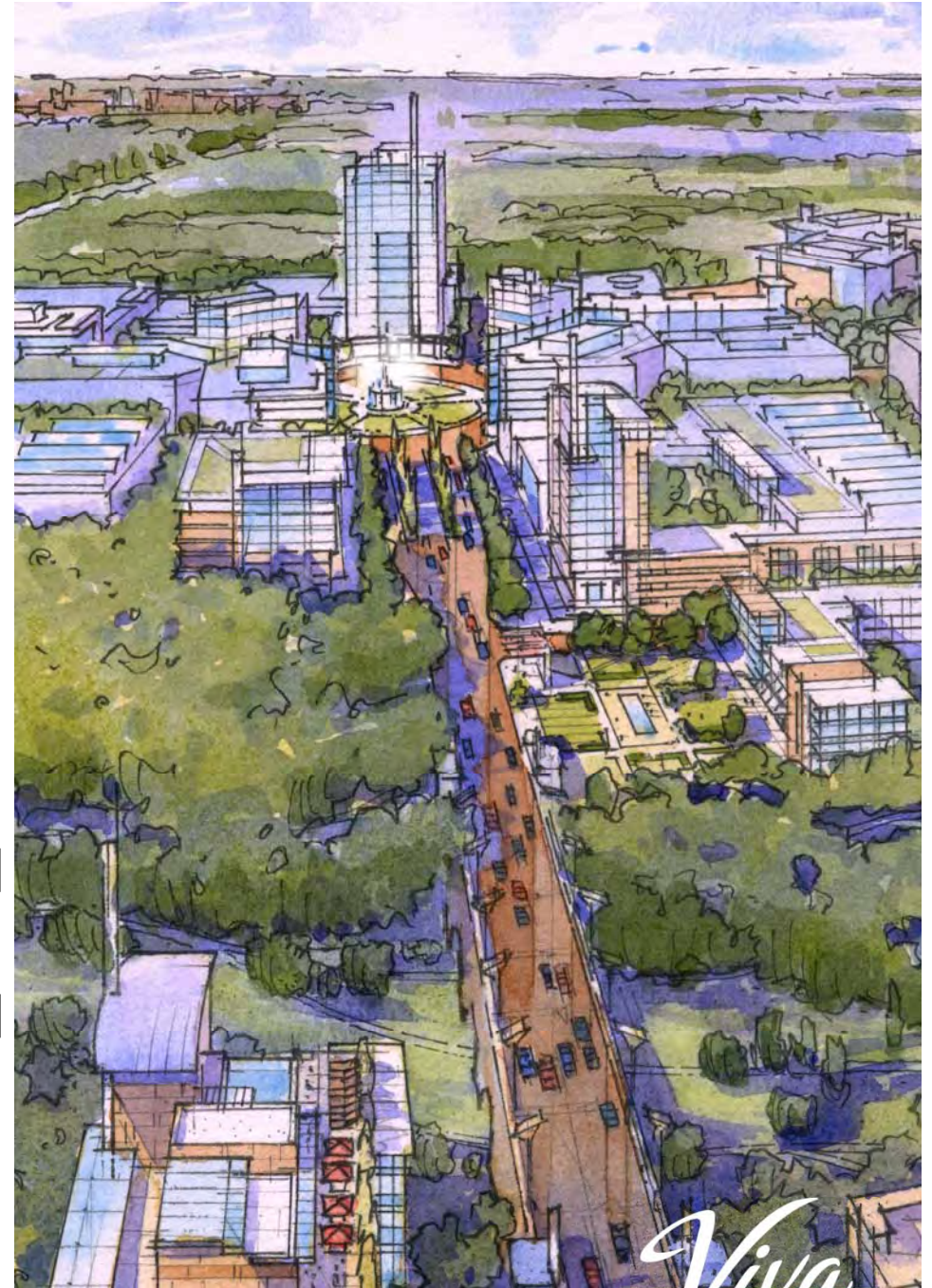
Proposed Zoning

CR	Commercial Residential			
1	CR-2.5	C-1.5	R-1.5	H-200
3	CR-1.0	C-1.0	R-0.25	H-65
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



Master Plan Vision

- Create an Active Town Center for East Montgomery County
- Create Job Opportunities and Serve as a Transformational Development by Leveraging the Adjacent USFDA and WAH
- Encourage Employment, Community Revitalization and Economic Development with Emphasis on Bio-medical and Bio-technology Industries



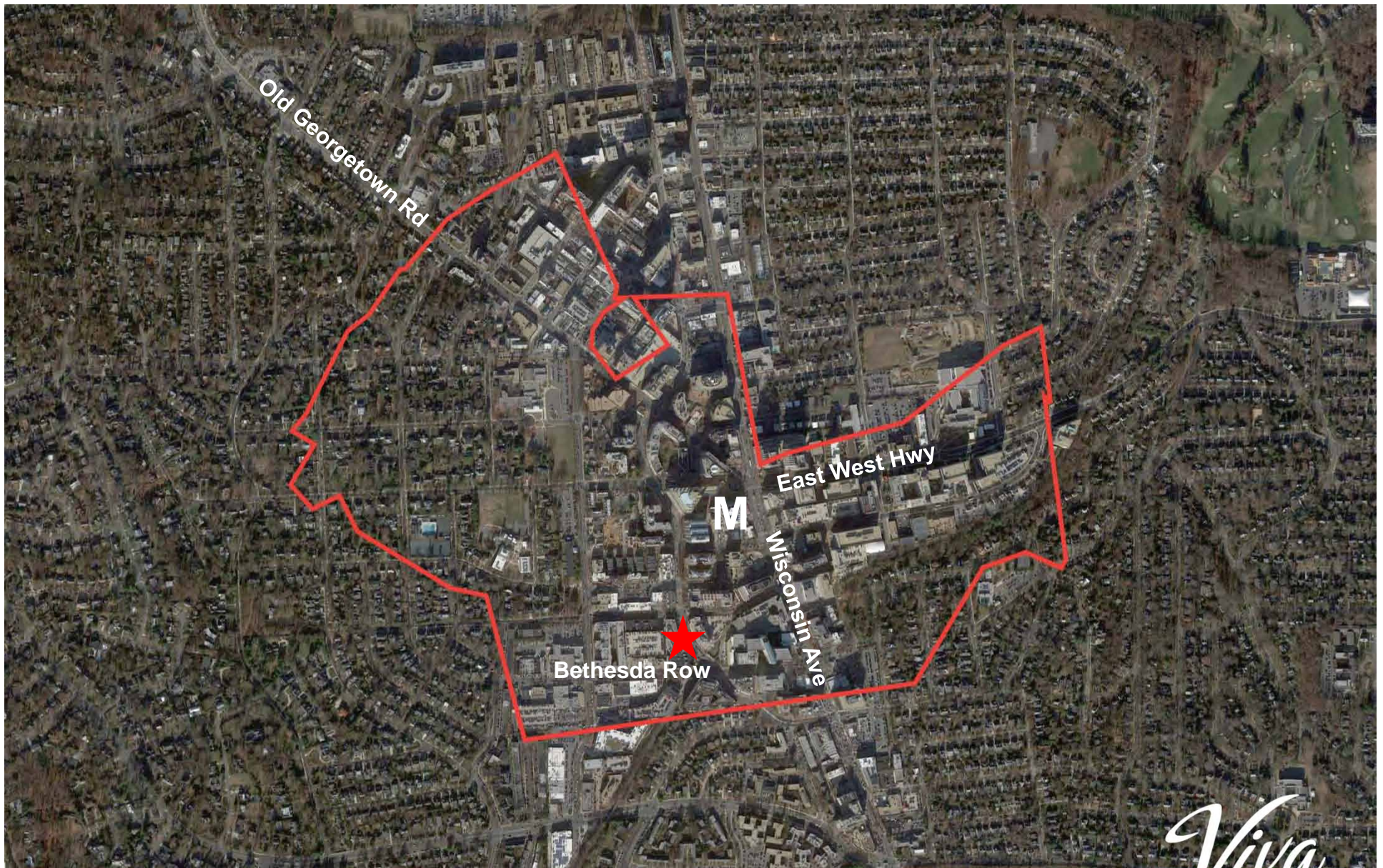
Existing Conditions of the Viva White Oak Property



Scale Comparison – Silver Spring



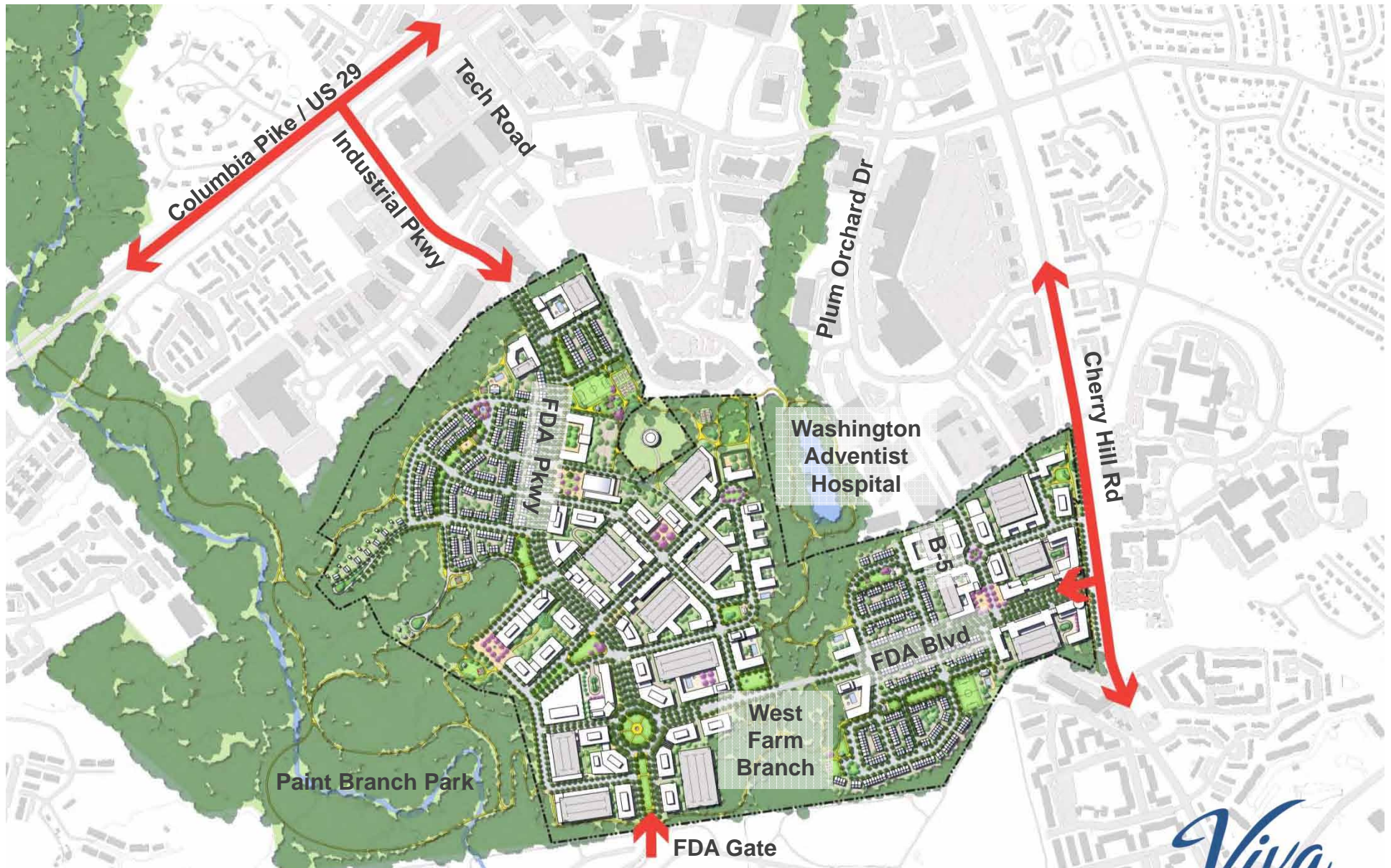
Scale Comparison – Bethesda



Scale Comparison – Rockville



Viva White Oak Illustrative Site Plan



Viva White Oak



The Neighborhoods of Viva White Oak



Village Center



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Viva
White Oak

Office, R&D Core, and Academic Campus



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West Neighborhood



East Side

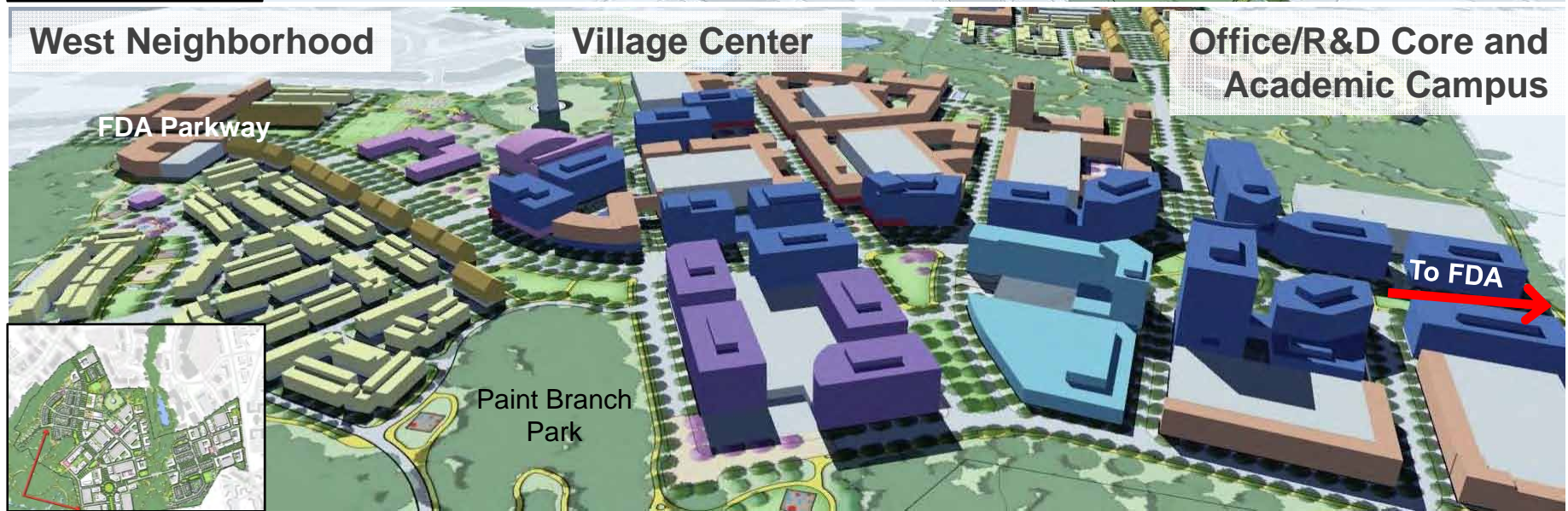
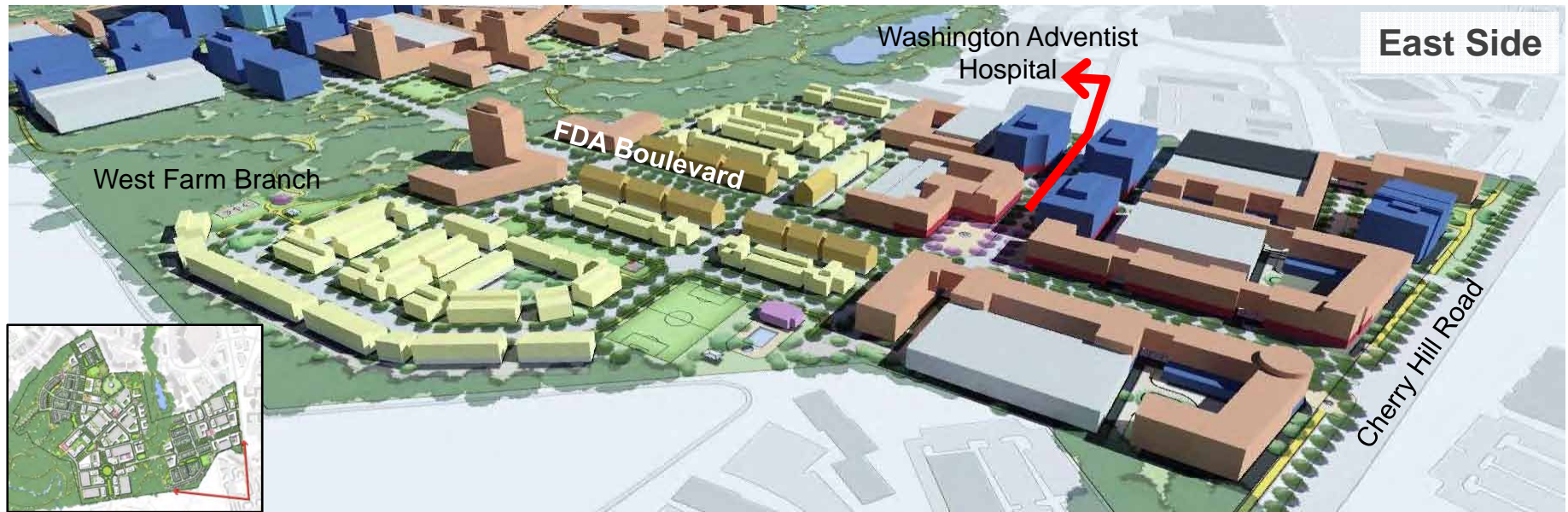


Sketch Plan: CR Zone Requirements

VIVA WHITE OAK DEVELOPMENT STANDARDS		
This plan is being developed using CR Optional Method of Development		
	Required/Allowed	Proposed
Gross Tract Area		279.62 ac. (12,180,320 sf.)
Zoning: CR-1.0, C-1.0 R-0.5 H-220		
Development Standads (Section 4.5.4)		
Open Space (min)	10% (27.62 ac.)	20% (55.92 ac.)
Density, and Height		
Commercial: 1.0 FAR	12,180,320 sf	up to 12,180,320 sf
Residential: 0.5 FAR	6,090,160 sf	up to 6,090,160 sf
Total Density (max): 1.0 FAR	12,180,320 sf	12,180,320 sf*
Height (Max): 220'		
Public Benefit Points and Categories (Section 4.5.4.A)		
Public Benefit Points (min)	100	151.35
Number of Benefit Categories (min)	4	6

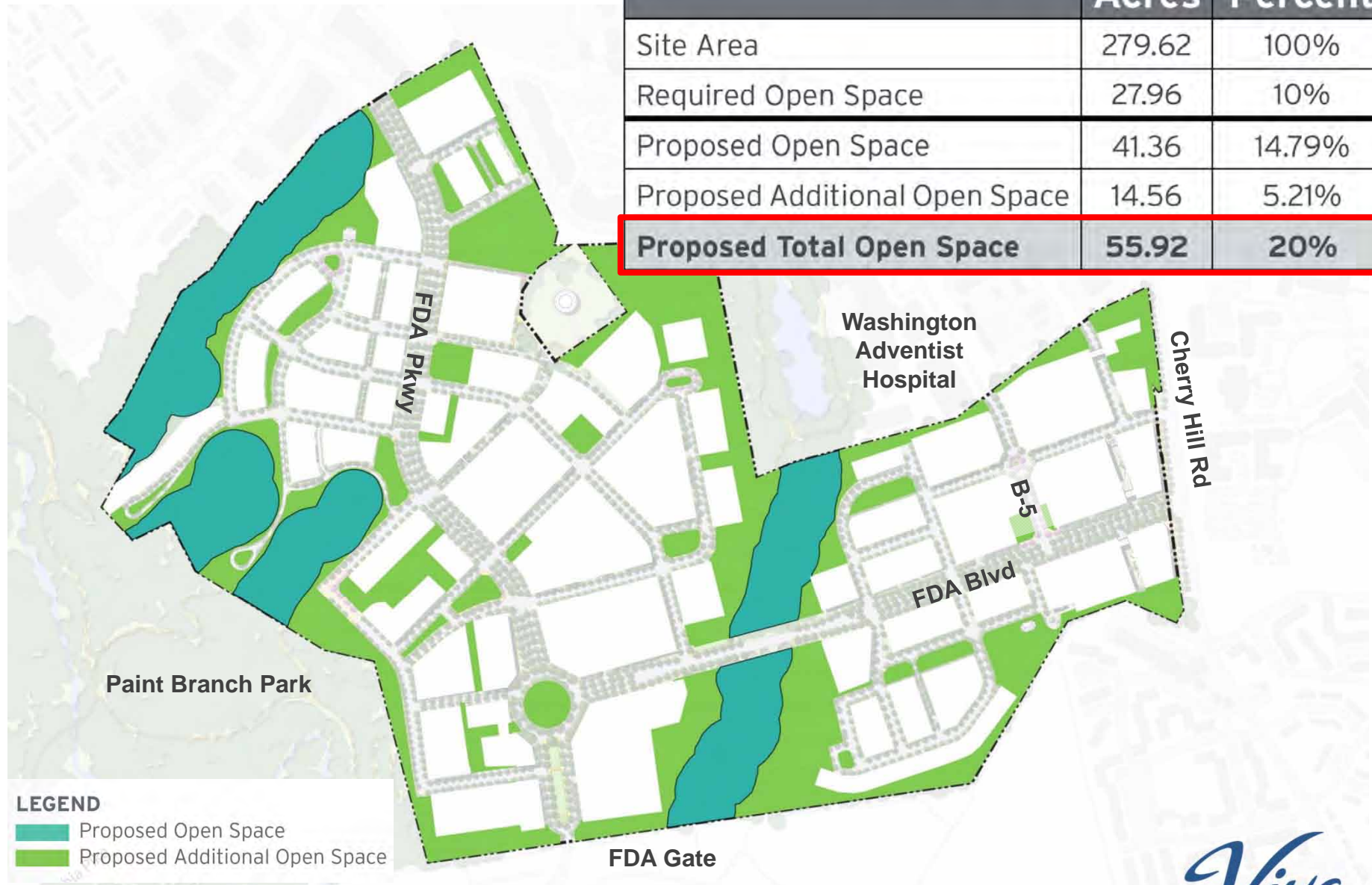
*Mix of Uses will be determined at Site Plan, but total program will not exceed the maximum FAR permitted.

Massing and Building Heights



Open Spaces

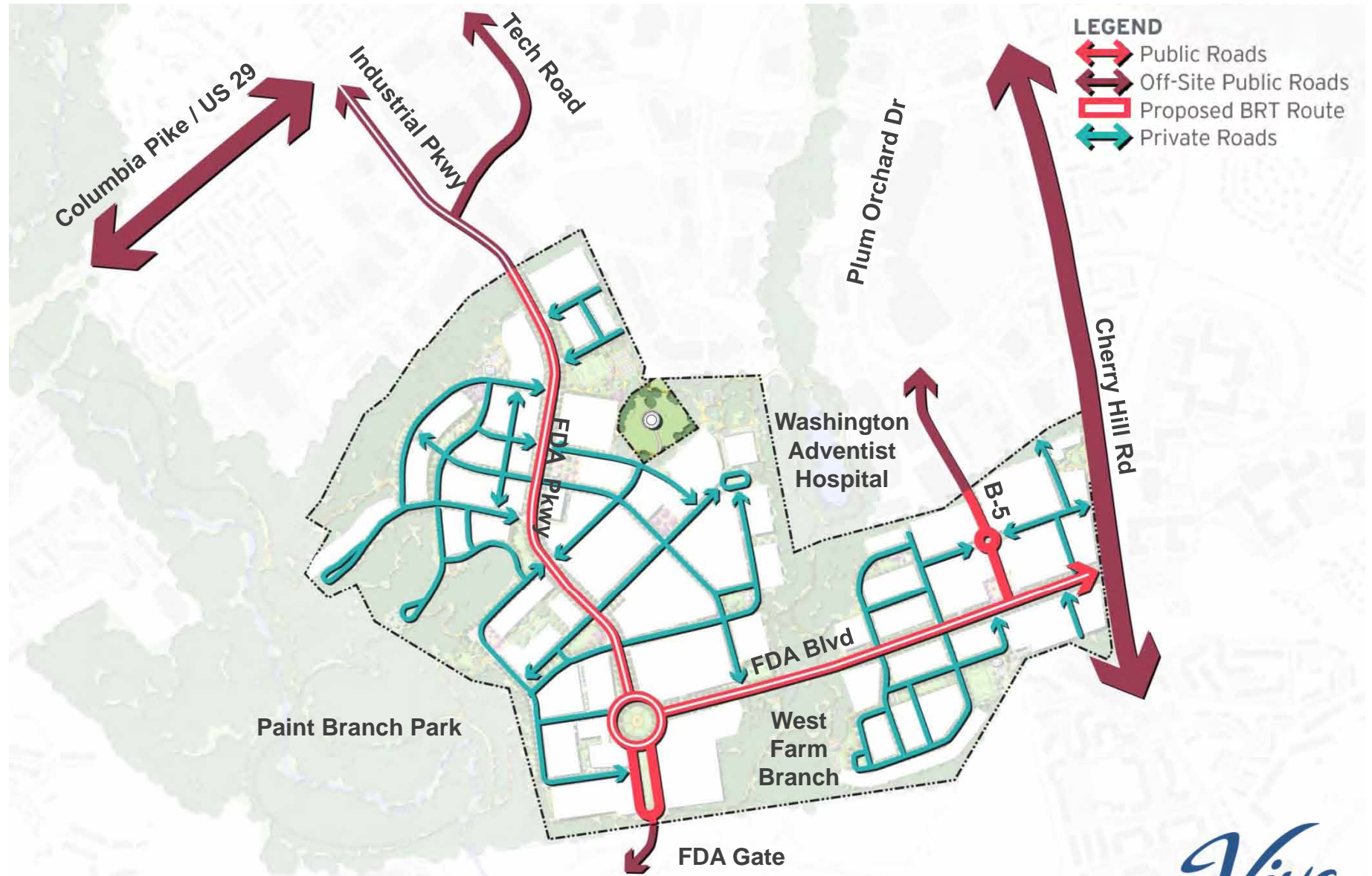
OPEN SPACES		
	Acres	Percent
Site Area	279.62	100%
Required Open Space	27.96	10%
Proposed Open Space	41.36	14.79%
Proposed Additional Open Space	14.56	5.21%
Proposed Total Open Space	55.92	20%



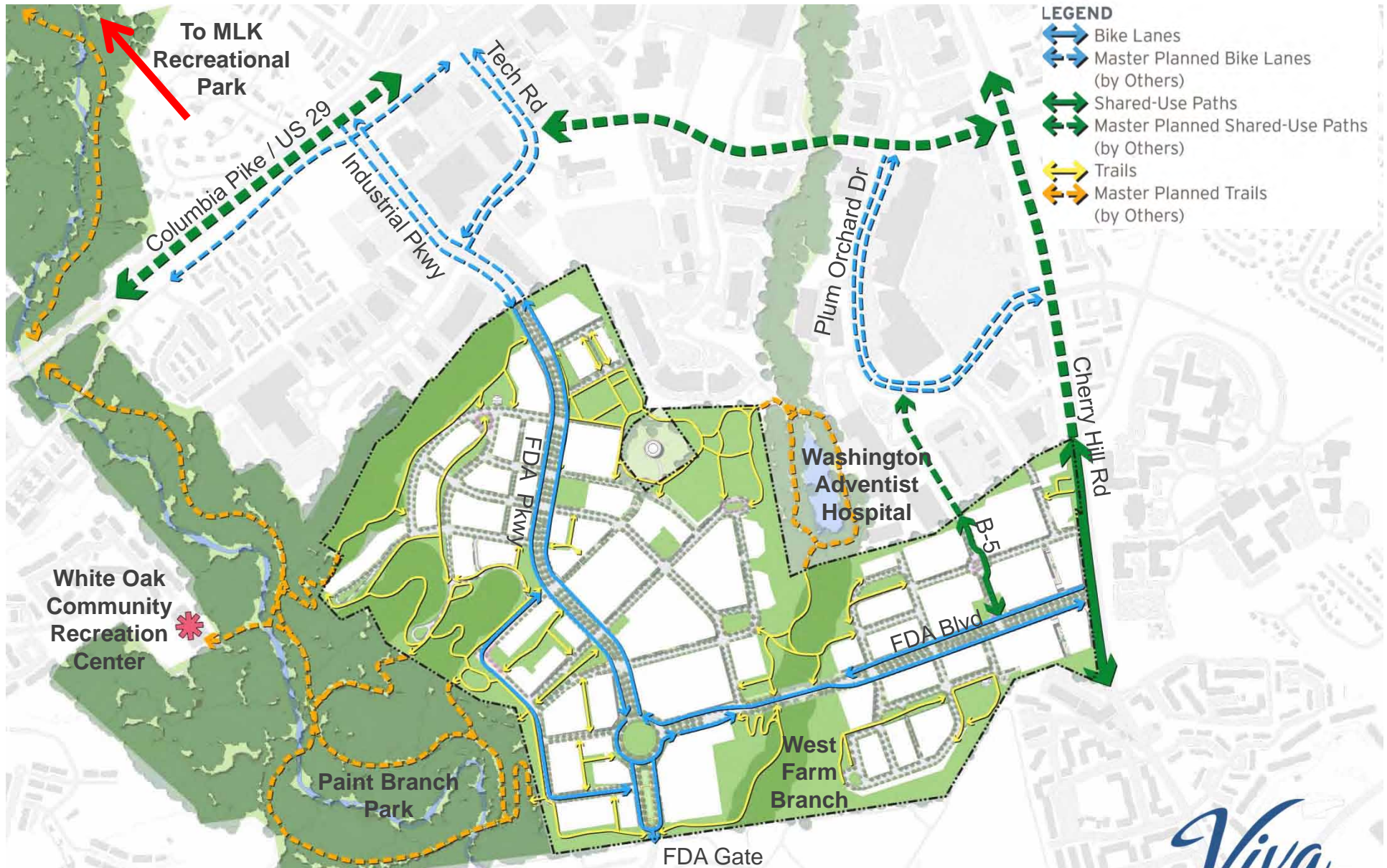
LEGEND

- Proposed Open Space
- Proposed Additional Open Space

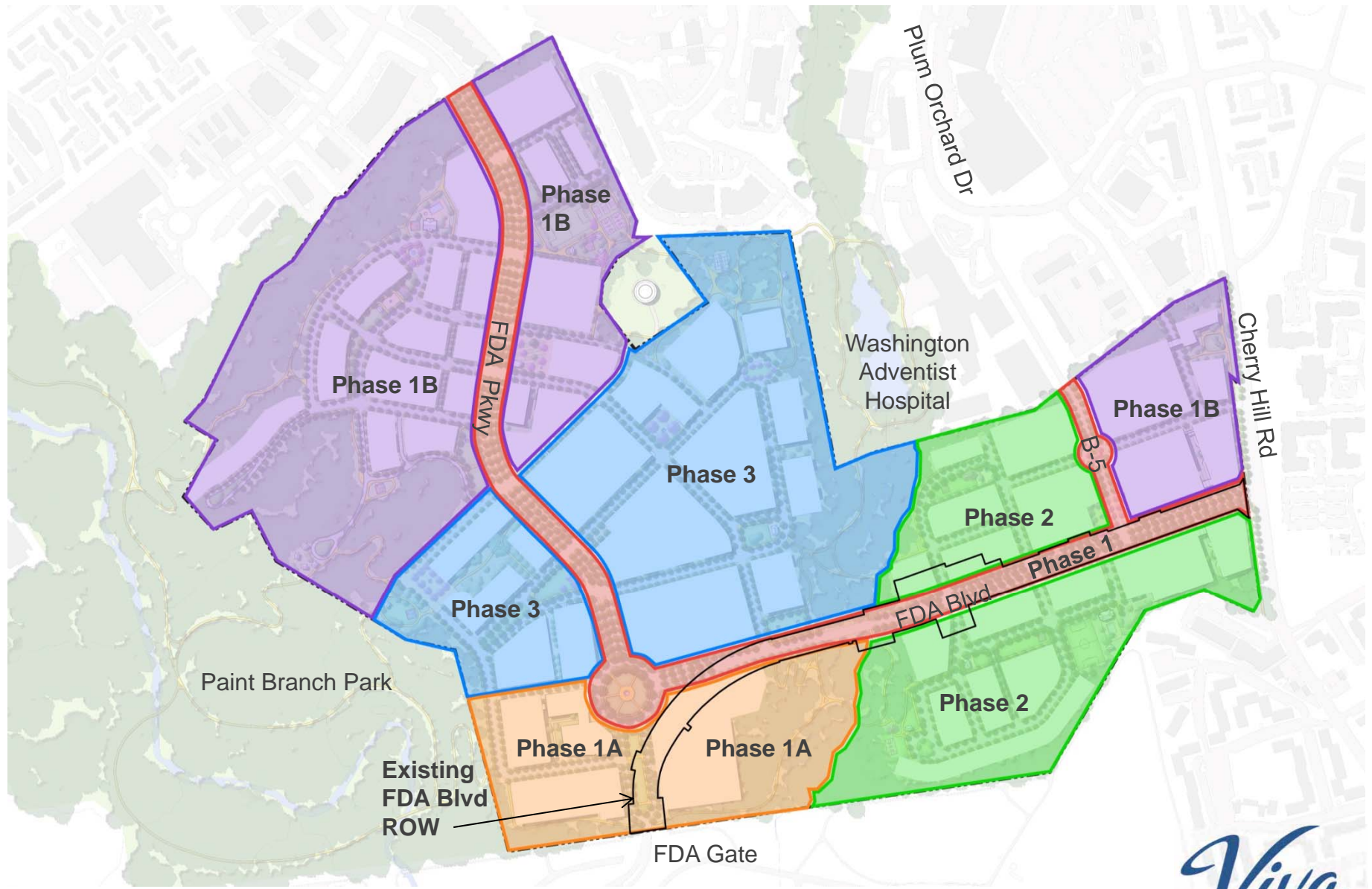
Vehicular Circulation



Pedestrian and Bicycle Circulation



Phasing



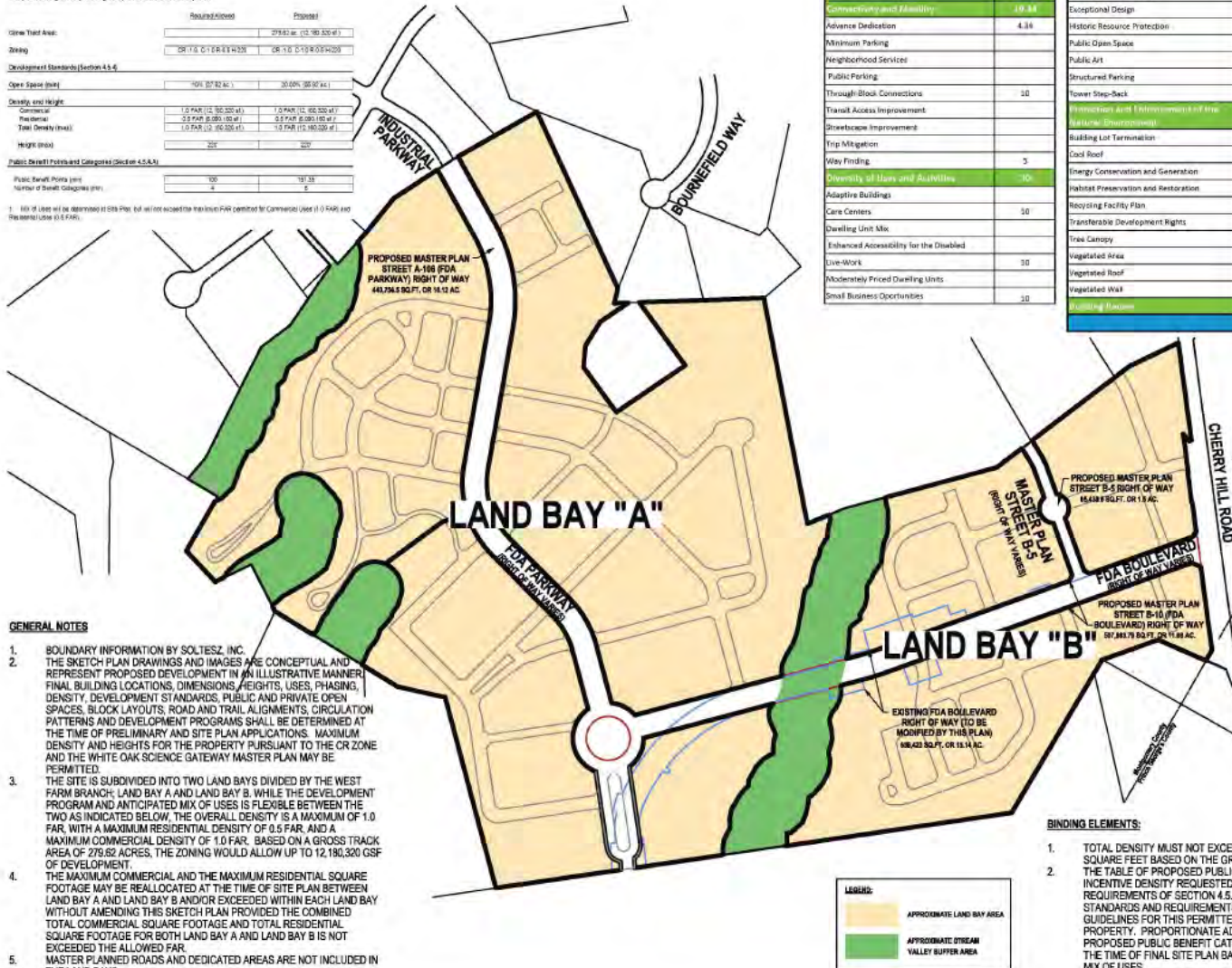
Sketch Plan



Table of Proposed Public Benefits

Highly Public Facilities	2.92
Transit Proximity	28.91
Connectivity and Accessibility	19.34
Advance Dedication	4.38
Minimum Parking	
Neighborhood Services	
Public Parking	
Through Block Connections	10
Transit Access Improvement	
Streetscape Improvement	
Trip Mitigation	
Way Finding	5
Diversity of Uses and Activities	50
Adaptive Buildings	
Care Centers	10
Dwelling Unit Mix	
Enhanced Accessibility for the Disabled	
Live-Work	10
Moderately Priced Dwelling Units	
Small Business Opportunities	10

Quality of Buildings and Site Design	22.5
Architectural Elevations	
Exceptional Design	5
Historic Resource Protection	
Public Open Space	20
Public Art	7.5
Structured Parking	
Power Step-Back	
Protection and Enhancement of Tree Canopy (Greenways)	32.5
Building Lot Termination	30
Cool Roof	
Energy Conservation and Generation	
Habitat Preservation and Restoration	
Recycling Facility Plan	
Transferable Development Rights	
Tree Canopy	7.5
Vegetated Area	5
Vegetated Roof	
Vegetated Wall	
Roaming Roams	0
Grand Total	151.55



Viva
White Oak

Applicant

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Revisions

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Sheet Title

Sheet Title
Sketch Plan

Sheet Number
SK4

Public Benefit Points

Major Public Facilities	2.92
Transit Proximity	24.09
Connectivity and Mobility	19.34
Advance Dedication	4.34
Minimum Parking	
Neighborhood Services	
Public Parking	
Through-Block Connections	10
Transit Access Improvement	
Streetscape Improvement	
Trip Mitigation	
Way Finding	5
Diversity of Uses and Activities	30
Adaptive Buildings	
Care Centers	10
Dwelling Unit Mix	
Enhanced Accessibility for the Disabled	
Live-Work	10
Moderately Priced Dwelling Units	
Small Business Opportunities	10

Quality of Building and Site Design	32.5
Architectural Elevations	
Exceptional Design	5
Historic Resource Protection	
Public Open Space	20
Public Art	7.5
Structured Parking	
Tower Step-Back	
Protection and Enhancement of the Natural Environment	42.5
Building Lot Termination	30
Cool Roof	
Energy Conservation and Generation	
Habitat Preservation and Restoration	
Recycling Facility Plan	
Transferable Development Rights	
Tree Canopy	7.5
Vegetated Area	5
Vegetated Roof	
Vegetated Wall	
Building Reuse	0
	151.35

Major Public Facilities

2.92 points



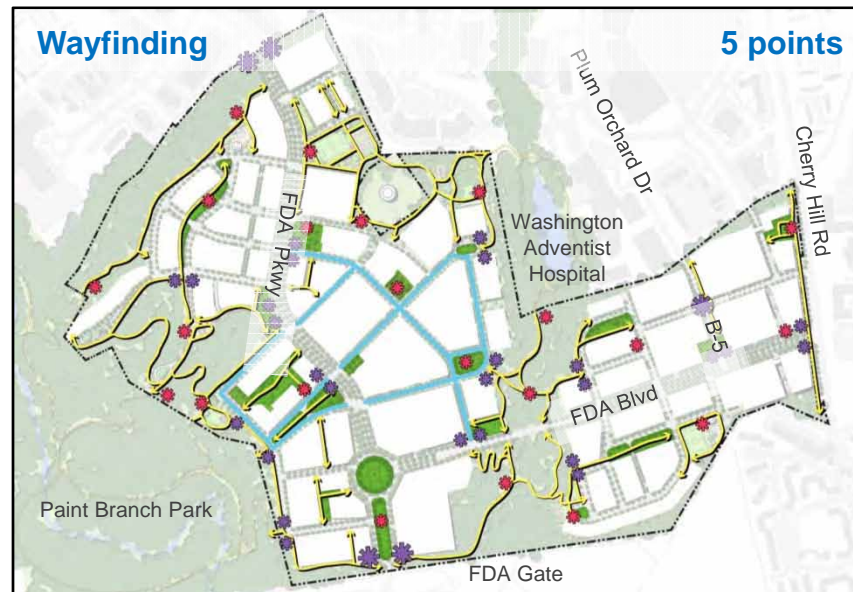
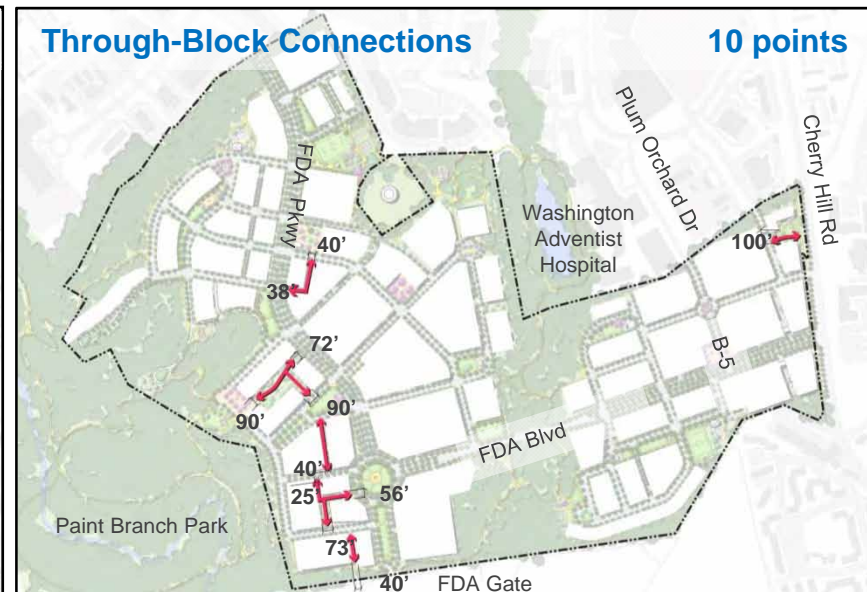
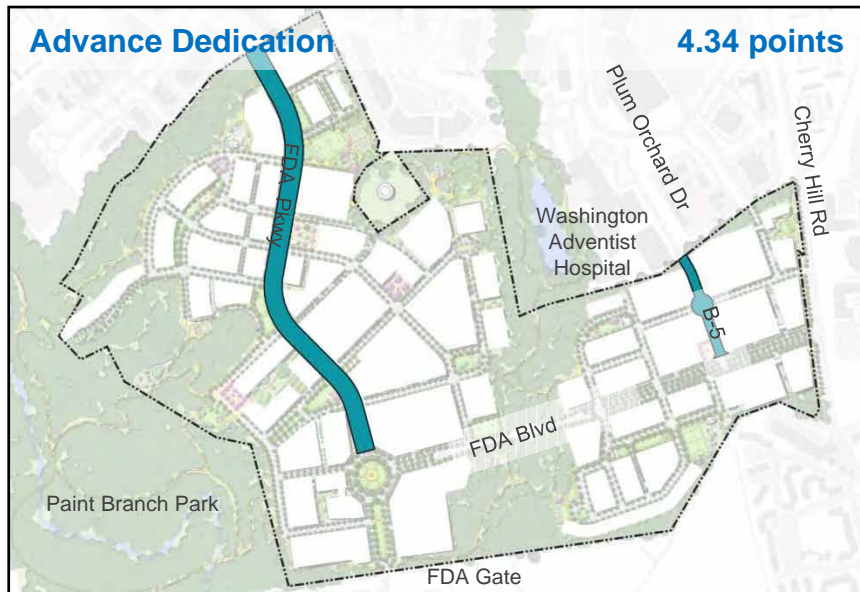
Transit Proximity

24.09 points



Connectivity and Mobility

19.34 points



Diversity of Uses and Activities

30 points

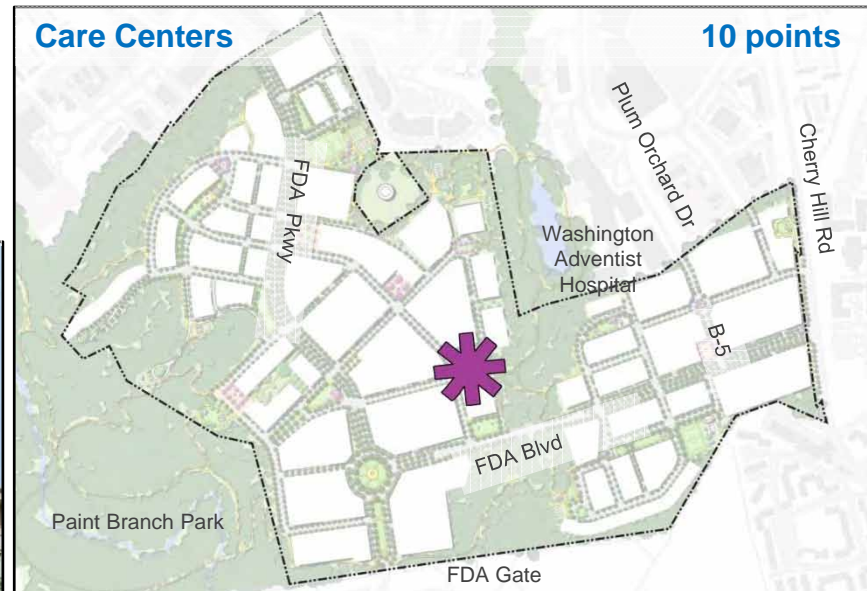
Live-Work

10 points



Care Centers

10 points



Small Business Opportunities

10 points



Quality of Building and Site Design

32.5 points

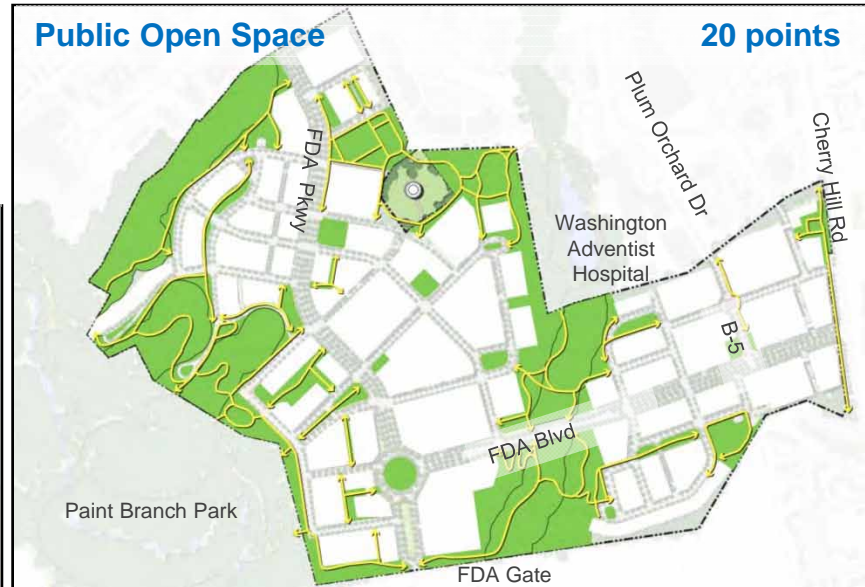
Exceptional Design

5 points



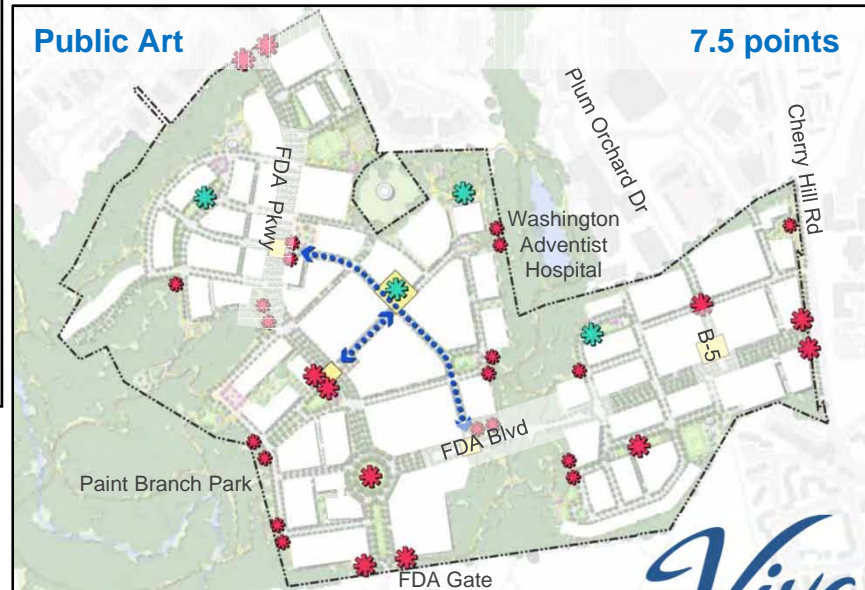
Public Open Space

20 points



Public Art

7.5 points



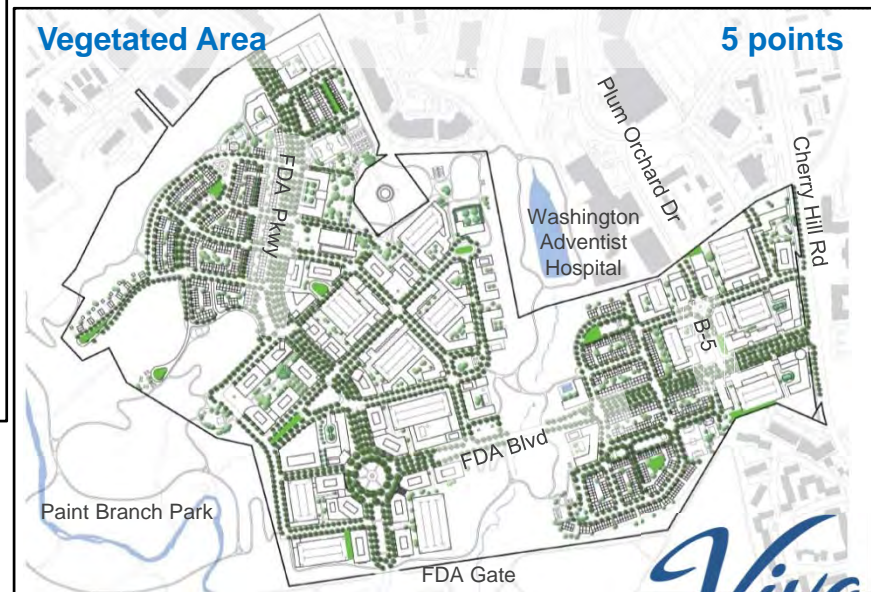
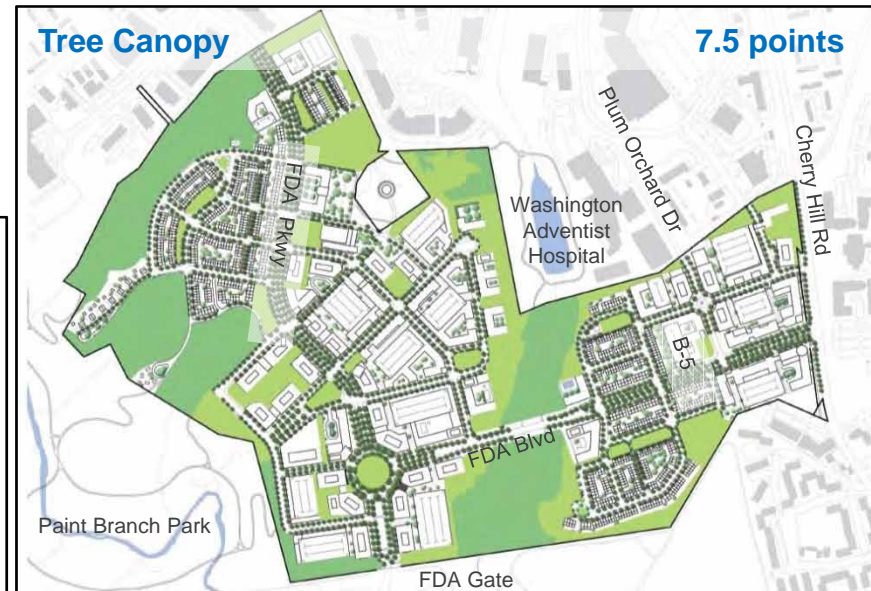
Protection and Enhancement of the Natural Environment 42.5 points

Building Lot Termination

30 points

Calculation	
Optional Method Density	12,180,320 SF (1.0 FAR)
Density Allowed Under Standard Development Method	6,090,160 SF (0.5 FAR)
Incentive Density Available to be Earned	$12,180,320 \text{ SF} - 6,090,160 \text{ SF} = \mathbf{6,090,160 \text{ SF}}$
7.5% BLT Requirement	$7.5\% \times 6,090,160 \text{ SF} = \mathbf{456,762 \text{ SF}}$
Per 31,500 SF	$456,762 \text{ SF} / 31,500 \text{ SF} = \mathbf{14.5}$
Public Benefit Point Calculation for BLT Purchase	$14.5 \times 9 = \mathbf{130.5 \text{ points}}$
Public Benefit Point by Purchasing BLT Easement	30 points

Calculation: 30 points





Thank you