

PHED Committee #1
July 7, 2014

MEMORANDUM

July 3, 2014

TO: Planning, Housing, and Economic Development (PHED) Committee

FROM: ^{MM} Marlene Michaelson, Senior Legislative Analyst

SUBJECT: White Oak Science Gateway Master Plan

This is the Planning, Housing, and Economic Development (PHED) Committee's second worksession on the White Oak Science Gateway Master Plan. The first meeting focused on transportation and this meeting will address land use. Community facilities, implementation and staging will be addressed at a future meeting after the Committee makes tentative decisions on land use.

**Councilmembers should bring their copy of the Plan to the meeting
(December 2013 updated version).**

Background

The Planning Board transmitted a Draft Plan in September 2013. The Plan's overriding goal (as stated on page 19) is to transform the built environment from auto-oriented single-purpose nodes into vibrant mixed-use centers. The Plan recommends rezoning commercial areas to the Commercial/Residential (CR) zones, which allow a broad range of commercial uses, including general offices, technology and biotechnology, research and development, hospitals, educational institutions, some manufacturing and production, as well as multi-family residential and supportive retail services to create a complete community. The Plan's land use recommendations are based on the assumption of increased transit options via the development of a new bus rapid transit system and enhanced local bus service.

The Council asked for additional work to address transportation balance issues and in December 2013 the Planning Board transmitted a revised Draft Plan (the "Revised Planning Board Draft") and a corollary Subdivision Staging Policy (SSP) amendment. **Page references in this memorandum are to this revised Draft (which says December 2013 Updated Version in the upper right corner of the cover).**

POTENTIAL DEVELOPMENT

Page 26 of the Revised Planning Board Draft shows Table 1 – the Existing and Potential Development. Master plans typically include a comparison of the build out allowed under the adopted master plan as compared to the proposed plan. The column entitled “2040 COG (adjusted)” represents Planning Department staff’s estimates of the amount of development likely under the 1997 plan; however, it is important to note that Planning Department staff assumed that there would be no redevelopment of existing centers with the existing zoning but that redevelopment would occur if the Council adopts the zoning in the proposed plan. While this is a reasonable assumption, the comparison between the existing and proposed Master Plans show a more significant increase in density than would be represented if the comparison assumed redevelopment under either zoning option.

Table 1 Existing and Potential Development
(from page 26 Revised Planning Board Draft)

	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.

Pages 28 and 29 show the existing and proposed zoning and Map 7 (proposed zoning) identifies projects by numbers that are used in the following sections of this memorandum.

As the summary of development indicates, the Master Plan allows a significant increase in development. While there are various rationales for the increases in density, **Staff believes that the primary objectives of the Plan should be to increase employment opportunities in the eastern portion of the County and to create incentives for the development of restaurants, entertainment venues, and amenities that do not currently exist.** The 2002 Transportation Policy Report (TPR) focused on the need to increase employment in the eastern portion of the County while increasing residential development along the I-270 corridor. This has been one of the major policy objectives guiding the mixes of land uses in master plans in these areas, and the Council has increased residential development potential along I-270 (particularly in the White Flint area, but in other planning areas as well).

The White Oak Science Gateway Master Plan has a further goal of encouraging the redevelopment of aging auto-oriented shopping centers. In Staff’s opinion, this should not occur in isolation of the goals of increasing employment and/or restaurant/entertainment opportunities. Staff is concerned by some of the Master Plan’s recommendations, which could result in the redevelopment of primarily residential communities. This is not only inconsistent with broader County goals, but could also exacerbate traffic problems.

One of the most important questions the Committee should consider in reviewing the zoning recommendations for this plan is whether the Commercial/Residential (CR) zoning should allow

complete flexibility to allow either commercial or residential development, or be used as a tool to encourage more commercial development. Other master plans with CR zoning provide maximum flexibility to develop with either commercial or residential development **on selected properties where redevelopment is a greater priority than emphasizing commercial or residential development.** In White Oak, Staff believes the general intent should be to favor commercial development rather than providing the property owner with the flexibility to build an entirely commercial or residential development. **Residential density should be sufficient to allow the redevelopment of mixed-use communities, but Staff questions the need for the high residential densities on some of the properties. Staff recommends the following general changes in zoning:**

- Limit the Floor Area Ratio (FAR) for residential development on most properties to 0.5 – at least in the short term.
- Have the zoning on most properties favor commercial development, with a greater FAR for commercial development than residential.
- In areas where no additional residential development is likely, Staff recommends reducing the residential FAR to 0.25, which is the minimum allowed in the CR and CRT (Commercial/Residential Town) zones. Where redevelopment is unlikely or the public benefits required in the CR family of zones is not needed, Staff believes the Committee should consider changing the zoning to the new Employment General Retail (GR) or Employment Office (EOF) zones (which had not been developed at the time Planning Department staff prepared a draft of this plan).

In addition, Staff believes that the Master Plan language should be strengthened to ensure that all new residential development (except properties with significant amounts of affordable housing developed by the Housing Opportunities Commission or others) also include some commercial development, such as ground floor retail.

Another issue that Staff believes needs to be developed more thoroughly in the Master Plan is creating a “center” that will not only provide the services and amenities necessary for existing and future residents, but also provide a gathering place and destination for area residents. The Master Plan suggests that there will be three major activity centers at White Oak, Hillandale, and the Life Sciences/FDA Village¹, but not all three should be designated as serving the function of a central meeting place or town center. Staff does not believe the Hillandale Center can serve this purpose, and it is unclear from the Master Plan how the centers at White Oak and the Life Sciences Village will differ from each other and what purposes they will serve. Further, the challenges of redevelopment make it unlikely that White Oak can serve as a destination for the community in the short term. If the Life Sciences Village is to serve this purpose, then Staff believes the Master Plan should describe the actions that need to be taken to achieve the goal of creating a new center for the community. This includes but must go beyond the requirement for a civic green, which is described on page 89 in the section on parks recommendations.

WHITE OAK CENTER

The White Oak Center is described on pages 30 – 35 of the Revised Planning Board Draft. A map of the Center appears on page 32. Each individual property is described below, followed by a table that summarizes the assumed number of residential units and square footage of commercial development. These assumptions are based on Planning Department staff’s predictions as to the portion of the site that

¹ FDA - U.S. Food and Drug Administration.

will develop with commercial versus residential development and were used for traffic modeling purposes, but do not reflect the maximums that would be allowed under the zones.

White Oak Center (Pages 30-35)

#1 White Oak Shopping Center (28 acres): Giant, Sears, Walgreens, Radio Shack, Boston Market, Dollar City, Mattress Discounters, ancillary retail

Properties on the south side of Lockwood Drive (13 acres): 7-11, an office building, storage facilities, gas station

Existing Zoning: C-2

Proposed Zoning: CR-2.5, C-1.5, R-1.5, H-200²

Plan Recommendation - Page 34:

- *Rezone 41 acres of commercial properties on the east side of New Hampshire Avenue, including the 28-acre White Oak Shopping Center and the 13 acres on the south side of Lockwood Drive, from C-2 to CR-2.5, C-1.5, R-1.5, H-200 (see number 1 on Map 7 on page 29) to allow mixed uses. This CR Zone requires a mix of commercial and residential uses to achieve the full density of 2.5 FAR. Given its location adjacent to an interchange and existing high-rise apartments, this area would be appropriate for mid-to high-rise buildings. Higher buildings create smaller building footprints, providing more land for open space.*

Staff comments: Staff agrees with the objective of allowing this center to redevelop as a mixed-use center, but does not concur with the significant density provided on this site and the flexibility to develop either entirely commercial or residential. This could result in over 2,000 units or 2.7 million square feet of commercial development (or some combination). Staff recommends zoning the property CR 1.5, C 1, R 0.5. This would allow up to 1.8 million square feet of commercial development **and** up to 714 units, which is approximately 3 times the existing commercial development and over 700 new residential units (approximately 17 units per acre), providing for a clear focus on commercial development. **Staff also recommends adding language in the Master Plan indicating that this property may be appropriate for additional density at a later date. The property owner has asked for CR 3, C 2.5, R 2.5, H 250. Although additional density may be warranted at a future date, Staff does not support this request or the Master Plan recommended level of density.**

#2 Commercial Properties on the southwest corner of New Hampshire Avenue and Lockwood Drive (7 acres): Office Depot, office building (11120 New Hampshire Avenue), condo offices, McDonald's, gas station

Existing Zoning: C-2, C-O, R-90

Proposed Zoning: CRT-1.5, C-1.5, R-0.75, H-60

Page 35:

- *Rezone approximately 7 acres of commercial properties west of New Hampshire Avenue and south of Lockwood Drive from C-2, C-O, and R-90 to CRT-1.5, C-1.5, R-0.75, H-60 (see number 2 on Map 7). The overall density and height of this CRT designation is comparable to what is allowed under current zoning, but allows a mix of commercial and residential uses should the site redevelop.*

² CR – Commercial/Residential. C stands for Commercial, R stands for Residential, and H stands for Height.

Staff comments: Staff supports the recommended commercial development (which is only slightly more than allowed by existing zoning), but does not believe that this small site is an appropriate area for mixed-use development and recommends reducing the residential FAR to 0.25, which is the minimum allowed in the CRT zone. Since this site is, and should continue to be, a mix of retail and office uses, Staff does not recommend the new retail or office zones.

#3 Dow Jones and Bank of America sites (12 acres)

Existing Zoning: I-3 (Dow Jones - 11 acres) and C-O (Bank - 1 acre)

Proposed Zoning: CR-1.0, C-1.0, R-0.75, H-65

Page 35:

- *Rezone approximately 12 acres of commercial property, including the Dow Jones and Bank of America sites, from I-3 and C-O to CR-1.0, C-1.0, R-0.75, H-65 (see number 3 on Map 7). Given the location of these sites along US 29 and the current uses, redevelopment of these properties would likely be commercial rather than residential.*

Staff comments: Given the Plan's indication that residential development is unlikely, staff recommends reducing the R to 0.25 and otherwise supports the zoning recommendation for this property.

#4 Multi-family Properties along Lockwood Drive, Stewart Lane, April Lane behind the White Oak Shopping Center (128 acres)

Existing Zoning: R-20

Proposed Zoning: CR-1.5, C-0.25, R-1.5, H-75

Page 35:

- *Rezone properties in the R-20 Zone to CR-1.5, C-0.25, R-1.5, H-75 (see number 4 on Map 7) to emphasize residential as the primary use, with the possibility of some supportive retail within the area.*

Staff comments: The Planning Department is currently undertaking a study regarding the potential redevelopment of existing market affordable multi-family housing, and the Council has refrained from rezoning existing multi-family housing in Long Branch and Glenmont pending the outcome of this study. Staff recommends the same approach for existing multi-family development in White Oak at this time, but agrees with the Plan intent of allowing future supportive retail in addition to residential development.

The following properties in the White Oak Center are not proposed for rezoning and, therefore, are not numbered on the proposed zoning map.

- *Retain the existing R-H Zone for the high-rise Enclave and White Oak Towers buildings. (page 35)*

The Enclave consists of three 20-story multi-family buildings with 1,119 units on the northwest corner of New Hampshire Avenue and Lockwood Drive. The White Oak Towers is one high-rise multi-family building with 410 units at 11700 Old Columbia Pike. Both are zoned R-H and the Plan does not recommend rezoning.

- *Retain the existing RT-6 and R-90 zones at the Gatestone and Whitehall Square developments.* (page 35)

Gatestone and Whitehall Square are townhouse developments that were built in the 2000s. The Gatestone townhouse development is located on White Oak Vista Drive (off Stewart Lane) and on Tree Top View Terrace (off Old Columbia Pike). These parcels were originally part of the adjacent Dow Jones site and the 1997 *White Oak Master Plan*, and the subsequent SMA rezoned nearly 25 acres from I-3 to RT-6. Whitehall Square is a recent townhouse development on assembled parcels off Stewart Lane adjacent to the Paint Branch.

Staff comments: Support the Master Plan recommendations to retain the existing zoning.

Planning Staff have recommended adding the following recommendation after the last bullet on page 35:

- Retain the existing RE-2 Zone for the 622-acre Federal Research Center, home of the FDA and other federal government activities.

Staff comments: Although the Federal Government does not follow County zoning requirements, Staff believes it would be appropriate to select a zone that better reflects the land use on this property.

CENTER	Acres	Existing Zoning	Proposed zoning	Residential assumed under current zoning¹ (units)	Residential assumed under proposed zoning² (units)	Commercial assumed under current zoning¹ (SF)	Commercial assumed under proposed zoning² (SF)
WHITE OAK CENTER							
#1 White Oak Shopping Center and 13 acres south of Lockwood Drive (p. 29 #1; p. 34) TZ 59102; 59101	41	C-2	CR-2.5 C-1.5 R-1.5 H-200	0	1,000	653,430	1,500,000
#2 Commercial Properties on southwest corner of NH-Lockwood (p. 29 #2; p. 35) TZ 59602	7	C-2 C-O R-90	CRT-1.5 C-1.5 R 0.75 H-60	0	0	324,162	324,162
#3 Dow Jones and Bank of America sites (p. 29 #3; p. 35) TZ 59101	12	I-3 C-O	CR-1.0 C-1.0 R-0.75 H-65	0	0		
#4 Areas zoned R-20 east of NH (p. 29 #4; p. 35) TZ 59101	128	R-20	CR-1.5 C-0.25 R-1.5 H-75	3,194	3,385		
Enclave MF buildings (pgs. 28, 29, 35) TZ 59601	26.4	R-H	R-H	1,119	1,119		
White Oak Towers (pgs. 28, 29, 35) TZ 59101	9.5	R-H	R-H	410	410		
Gatestone and Whitehall Square (pgs. 28, 29, 35) TZ 59101	51	RT-6 R-90	RT-6 R-90	265	265		
Federal Research Center (p. 28, 29, 30) TZ 58601, 59201	622	RE-2	RE-2	0	0	7,040,232	7,040,232

¹ These are the commercial and residential numbers that were assumed as potential development under the current zoning (1997 White Oak and Fairland Master Plans).

² These are the commercial and residential numbers that were assumed for the Master Plan development scenario that was prepared for traffic modeling that was performed in February 2012. Proposed zoning recommendations were developed subsequent to the traffic modeling. These numbers do not reflect the maximum densities (the theoretical zoning envelope) under the Plan's current or recommended zoning.

HILLANDALE COMMUNITY

- #5** Hillandale Shopping Center (14 acres): Safeway, Value Village/NCC Donations/Unique Thrift Store, Urban BBQ, Starbucks, Mattress Warehouse, Suntrust Bank, other ancillary retail
10001 New Hampshire Avenue (1.3 acres): Office building occupied by FDA employees
1717 Elton Road - Capital Beltway Building 1 (1.4 acres): various small business office tenants
The above properties are on the east side of New Hampshire Avenue (on the right side of New Hampshire Avenue going north from I-495).

O-M parcel (4 acres) on west side of New Hampshire: Vacant site previously owned by the NLC, then sold to Capital One Bank, and recently acquired by HOC.

Existing Zoning: C-1, O-M

Proposed Zoning: CRT-1.5, C-1.0, R-1.0, H-75

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- *Rezone the C-1 and O-M properties (Hillandale Shopping Center, 10001 New Hampshire Avenue, and 1717 Elton Road on the east side of New Hampshire Avenue) and the O-M parcel (on the west side of New Hampshire Avenue) to CRT-1.5, C-1.0, R-1.0, H-75 (see number 5 on Map 7 on page 29) to encourage mixed-use redevelopment and reinvestment. Redevelopment of the Shopping Center site should concentrate density toward New Hampshire Avenue and ensure adequate transitions through buffering or reduced building heights for the commercially zoned properties adjoining the single-family residential lots on Green Forest Drive.*

Staff comments: Staff does not support the Master Plan recommendation to allow complete flexibility for this project to develop as commercial or residential and recommends decreasing the residential FAR to 0.5. Although redevelopment does not appear to be imminent, the 1.0 commercial FAR provides an incentive for redevelopment.

- #8** Properties on Elton Road, east of New Hampshire Avenue
1751 Elton Road – Capital Beltway Building 2 (1 acre): various small business office tenants
1730 Elton Road – Executive Center (5.9 acres): office building with multiple tenants
1710 Elton Road – Coca-Cola bottling and distribution center (4.6 acres)

Existing Zoning: I-1, C-O, C-T, R-90

Proposed Zoning: CRT-1.0, C-0.75, R-0.75, H-45

Page 37:

- *Rezone the I-1, C-O, and C-T properties (on Elton Road on the east side of New Hampshire Avenue) to CRT-1.0, C-0.75, R-0.75, H-45 (see number 8 on Map 7). These properties, which include a Coca-Cola plant and two office buildings, are not likely to redevelop in the near-term; therefore, the proposed CR Zone is comparable to the existing zoning.*

Staff comments: The Master Plan indicates that the property is unlikely to redevelop in the short term and the Council received testimony from the community opposing the residential FAR on these properties. Staff recommends reducing the residential FAR to 0.25 and indicating that if the property redevelops, residential units should be located to provide a buffer to the existing community.

#8 C-1 Properties, east side of New Hampshire Avenue (1.28 acres): gas station, 7-11, cleaners

Existing Zoning: C-1

Proposed Zoning: CRT-1.0, C-0.75, R-0.75, H-45

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- *Rezone the C-1 properties (on the east side of New Hampshire Avenue, north of Powder Mill Road) to CRT-1.0, C-0.75, R-0.75, H-45 (see number 8 on Map 7). Ensure compatibility with adjacent single-family lots through building setback and articulation. Redevelopment of the properties currently zoned C-1 is unlikely because they consist of separately owned small lots, including three gas stations.*

Staff comments: Staff believes that this small property is unlikely to develop as a mixed-use site (if it redevelops at all) or be able to provide the public benefits required in the CRT zone. Staff has asked Planning Department staff to be prepared to comment on whether the Commercial/Residential Neighborhood (CRN) zone or General Retail (GR) zone would be a better alternative for this small site.

#5,#6 National Labor College (NLC; 46 acres)

NLC – eastern, developed portion (25 acres)

NLC – western, undeveloped portion (21 acres)

Existing Zoning: R-90

Proposed Zoning, eastern portion: CRT-1.5, C-1.0, R-1.0, H-75

Proposed Zoning, western portion: CRN-0.25, C-0, R-0.25, H-45

Pages 37-38:

- *Rezone the eastern portion of the National Labor College site from R-90 to CRT-1.5, C-1.0, R-1.0, H-75 (see number 5 on Map 7) to allow for a potential mixed-use redevelopment. Rezone the western, undeveloped portion of the site from R-90 to CRN-0.25, C-0.0, R-0.25, H-45 (see number 6 on Map 7) to ensure appropriate uses and transitions adjacent to the existing residential community.*

Staff comments: Staff supports the zoning recommended on the western portion of this site, which will provide a buffer to the existing residential community. As with other sites, Staff questions whether it is advisable to allow this site the flexibility via zoning to develop completely residential or completely commercial. Staff recommends reducing the residential FAR on the eastern portion to 0.5 and notes that the hotel and dormitory space that may be required for the contract purchaser would be considered commercial space. (The contract purchaser expressed the view that 1.0 residential is important to provide value on the site.) The Council also received testimony from the contract purchaser and the Hillandale Citizens Association about the Plan recommendations on page 74, which read as follows:

- “Investigate options for daylighting and restoring the stream running through the center of the property.
- Maximize and enhance forest retention as a buffer to surrounding single-family communities.”

The contract purchaser has indicated that the approved Forest Conservation Plan for the property indicates the ditch and piped areas are not identified as streams and that there are utilities, flood plain easements, structures, and potential wetlands that would be negatively impacted by daylighting the 20 year old pipe. They have proposed the following alternative language, and Staff has asked M-NCPPC staff to be prepared to comment on it at the worksession.

- Future development of the site should investigate the North/South piped area for the possibility of daylighting the pipe, which may be compromised by existing utilities, flood plain easements, structures, and potential wetlands. Investigate options for daylighting and restoring the stream running through the center of the Property.

They have also recommended deleting the language regarding the forest buffer and replacing it with language emphasizing compatibility with existing land uses, while the Hillandale Citizens Association has asked that the environmental buffers be retained, preferably with more specific language about the size and location of the buffer. Staff believes the existing Master Plan language is appropriate without further detail. The property owner will still be able to achieve the same density, but not within the buffer area.

#5a Holly Hall, Housing Opportunities Commission (4.5 acres): 96-unit senior facility

Existing Zoning: R-20

Proposed Zoning: CRT-1.75, C-0.5, R-1.5, H-85

Page 38:

- *Rezone the Holly Hall property from R-20 to CRT-1.75, C-0.5, R-1.5, H-85 (see number 5a on Map 7) to increase future redevelopment opportunities, which would include replacement of the 96-units of senior housing.*

Staff comments: The Housing Opportunities Commission (HOC) submitted testimony asking for additional density and height, but did not specify alternative zoning. Staff supports the Master Plan recommended zoning. Staff understands that HOC may have purchased a small property adjacent to their current property and Staff supports extending the zoning to that area.

#7 C-T Property on the west side of New Hampshire Avenue (2.5 acres): An office building with the Social Security Administration as the main tenant.

Existing Zoning: C-T

Proposed Zoning: CRN-1.0, C-0.75, R-0.75, H-45

Page 38:

- *Rezone the C-T property (on the west side of New Hampshire Avenue) to CRN-1.0, C-0.75, R-0.75, H-45 (see number 7 on Map 7).*

Staff comments: Staff does not believe the Master Plan should encourage the redevelopment of existing office space with residential development and recommends reducing the residential FAR to 0 on this property.

#5 C-1 Properties, west side of New Hampshire Avenue (2 acres): gas station, ancillary retail

Existing Zoning: C-1

Proposed Zoning: CRT-1.5, C-1.0, R-1, H-75

Page 38:

- *Rezone the C-1 properties (on the west side of New Hampshire Avenue, north of Powder Mill Road) to CRT-1.5, C-1.0, R-1.0, H-75 (see number 5 on Map 7).*

Staff comments: Support the Master Plan recommendations.

The following property in the Hillandale Community is not proposed for rezoning.

- *Retain the C-O Zone for the M-NCPPC Hillandale Park Office Building at 10611 New Hampshire Avenue. (page 38)*

Staff comments: Since the C-O zone will be eliminated with the new Zoning Ordinance, Staff recommends rezoning this property to the Employment General Office (EOF) zone.

CENTER	Acres	Existing Zoning	Proposed Zoning	Residential assumed under current zoning ¹ (DUs)	Residential assumed under proposed zoning ² (DUs)	Commercial assumed under current ¹ zoning (SF)	Commercial assumed under proposed zoning ² (SF)
HILLANDALE CENTER							
#5 Shopping Center; 10001 NH; 1717 Elton; O-M west of NH (p. 29 #5; p. 37) TZ 59301; 59402	21	C-1 O-M	CRT-1.5 C-1.0 R-1.0 H-75	141	637	665,716	822,310
#8 Properties on Elton Road east of NH (p. 29 #8; p. 37) TZ 59301	12	I-1, C-O, C-T, R-90	CRT-1.0 C-0.75 R-0.75 H-45	0	0		
#8 C-1 Properties east of NH north of Powder Mill (p. 29 #8; p. 38) TZ 59302	1.28	C-1	CRT-1.0 C-0.75 R-0.75 H-45	0	0		
#5 NLC – east (p. 29 #5; p. 37)	25	R-90	CRT-1.5 C-1.0 R-1.0 H-75	96 Holly Hall	500	513,157	1,262,820
#6 NLC – west (p. 29 #6; p. 38) TZ 59402	21	R-90	CRN-0.25 C-0 R-0.25 H-45				
#5a Holly Hall (HOC) (p. 29 #5a; p. 38) TZ 59402	4.5	R-20	CRT-1.75 C-0.5 R-1.5 H-85				
#7 C-T Property west of NH north of Powder Mill (p. 29 #7; p. 38) TZ 59401	2.5	C-T	CRN-1.0 C-0.75 R-0.75 H-45				
#5 C-1 Properties west of NH north of Powder Mill (p. 29 #5; p. 38) TZ 59401	2	C-1	CRT-1.5 C-1.0 R-1 H-75				
Hillandale Park Office Building (p. 28, 29, 38) TZ 592-0-1	0.3	C-O	C-O				

LIFE SCIENCES/FDA VILLAGE

Excerpt from Page 44:

As with the other commercial nodes, the Plan recommends CR Zones for most properties in the Life Sciences/FDA Village Center to encourage redevelopment and provide land use flexibility. The CR Zones provide the appropriate mechanism to achieve the vision of a high tech/bio-science center with supportive services and amenities or some other land use mix, depending on the market.

#9 Site 2 and Percontee (300 acres)

Existing Zoning: I-2, I-4, C-1

Proposed Zoning: CR-1.0, C-1.0, R-0.5, H-220

Page 44:

- *Rezone Site 2 and the Percontee property from I-2, I-4, and C-1 to CR-1.0, C-1.0, R-0.5, H-220 (see number 9 on Map 7). Include a new elementary school site in any redevelopment as well as parks, open spaces, bikeways, and trails.*

Staff comments: Staff supports the recommended zoning, but believes the Master Plan should have additional language that discusses the location of the tallest buildings (concentrated near the water tower) and also discusses how this property will provide a community focal point for both new and existing residents. The civic green, and the relationship between it and surrounding land uses, should be discussed in the land use section as well as in the section on parks. The Council has heard concerns that this property will be developed entirely residential, but Staff believes the need to ensure that commercial development proceeds with residential development should be addressed via staging and the General Development Agreement (GDA) with the County, not through zoning.

#10 Block bounded by Industrial Parkway, Tech Road, and Old Columbia Pike (20 acres)

11800 Tech Road (25 acres)

These properties have been acquired by Spectrum Partners. The developer is planning to demolish the vacant American Postal Workers Union (APWU) building as well as the low-rise warehouse type structures in the 20-acre block and build a new retail/multi-family project. There are no immediate plans for the 25-acre property.

Existing Zoning: I-1, I-2

Proposed Zoning: CR-1.0, C-0.75, R-0.75, H-75

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- *Rezone the block bounded by Industrial Parkway, Tech Road, and Old Columbia Pike and the property at 11800 Tech Road from I-1 and I-2 to CR-1.0, C-0.75, R-0.75, H-75 to accommodate redevelopment plans of new owners of these parcels (see number 10 on Map 7). These areas could redevelop with either all residential or all commercial but are more likely to become mixed-use with residential above retail, which the proposed CR Zone will accommodate.*

Staff comments: The Council received testimony from Spectrum Partners, LLC regarding their plans to build a mixed-use project with a grocery store, health club, hotel, and residential development. Their first phase would replace the vacant APWU building. While Staff has generally recommended an emphasis on commercial development in the planning area, Staff believes the plans to redevelop unattractive older buildings in this area justify the additional flexibility, and Staff supports the recommended zoning.

#11 Remaining non-residentially zoned parcels in the node (301 acres): DarCars, Home Depot, Gannett, Orchard Center shopping center (Target, PetSmart, Staples, Kohl's, Friendly's), Westech Village Center (Panera, Five Guys, TGI Friday's, IHOP), Marriott and Hilton hotels, numerous office buildings in the "Westech PS Business Park" with health care, insurance, real estate, and other sundry tenants.

Existing Zoning: I-1, I-3, C-6

Proposed Zoning: CR-0.75, C-0.75, R-0.25, H-75

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- *Rezone the remaining non-residentially zoned parcels from I-1, I-3, and C-6 to CR-0.75, C-0.75, R-0.25, H-75 (see number 11 on Map 7) to allow eventual transition of the area from service industrial to a mix of commercial and publicly-owned uses.*

Staff comments: Staff questions the need for CR zoning on these properties. On the Orchard Center shopping center, which is fairly new and unlikely to redevelop in the life of this Master Plan, Staff recommends a retail zone. On the portion where many of the government and auto-oriented uses exist, Staff questions whether it would not be appropriate to retain the light industrial zoning or an alternative zone focused on commercial development. This would not be an ideal location for mixed-use development and it may be preferable to maintain light industrial or commercial zoning on much of this area to ensure that a zoning change would not create an incentive for redevelopment. If the Committee supports the Staff idea of generally maintaining commercial/industrial zoning, Staff will work with Planning Department Staff to identify the appropriate alternative zones and which portions should retain the mixed-use designation.

LSC Zone Washington Adventist Hospital's proposed site (49 acres)

Existing Zoning: I-1 and I-3

Proposed Zoning: Life Sciences Center (LSC) Zone

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- *Rezone the five parcels owned by AHC and proposed for Washington Adventist Hospital from I-1 and I-3 to the Life Sciences Center Zone, to promote research, academic and clinical facilities that advance the life sciences, health care services and applied technologies. The [Life Sciences Center] LSC Zone allows hospitals by right and has been successfully used by Shady Grove Adventist Hospital in the Great Seneca Science Corridor Master Plan area. This zoning recommendation may be revisited if the hospital does not receive a Certificate of Need from the State.*

Staff comments: Support the Master Plan recommended zoning.

The following properties in the Life Sciences/FDA Village Center are not proposed for rezoning.

- *Retain the R-20 Zone for the parcel along Cherry Hill Road at the County line that is part of a larger multi-family development in Prince George's County. (page 45)*
- *Retain the R-H Zone for the Paint Branch residential community along Old Columbia Pike. (page 45)*

This area includes the Columbia Towers Condominium as well as the Paint Branch Park and Stonehedge townhouse communities.

Staff comments: Support the Master Plan recommended zoning.

CENTER	Acres	Existing Zoning	Proposed Zoning	Residential assumed under current zoning ¹ (DUs)	Residential assumed under proposed zoning ² (DUs)	Commercial assumed under current zoning ¹ (SF)	Commercial assumed under proposed zoning ² (SF)
LIFE SCIENCES/ FDA VILLAGE CENTER							
#9 Site 2 & Percontee (p. 29 #9; p. 44) TZ 58602; 58603	300	I-2 I-4, C-1	CR-1.0 C-1.0 R-0.5 H-220	0	5,360	733,165	7,163,717
#10 Block of Tech Rd. Industrial Parkway, Old Columbia Pike 11800 Tech Road (p. 29 #10; p. 44) TZ 58605	20 25	I-1 I-2	CR-1.0 C-0.75 R-0.75 H-75	0	500	5,104,486	6,000,000
#11 Remaining non-residential parcels (p. 29 #11; p. 44) TZ 58605	301	I-1 I-3 C-6	CR-0.75 C-0.75 R-0.25 H-75				
Proposed Washington Adventist Hospital site (p. 29; 44) TZ 58604	49	I-1 I-3	Life Sciences Center Zone	0	0	470,092	900,000
Multi-family on Cherry Hill Road at Prince George's County line (p. 28, 29, 45) TZ 58601	4	R-20	R-20	109	102		0
Paint Branch residential along Old Columbia Pike (p. 28, 29, 45) TZ 58608	28	R-H	R-H	405	405		0

BURNT MILLS COMMUNITY

The Burnt Mills Community is discussed on pages 45-46 of the Master Plan. A map appears on page 46. It is largely residential and includes the Burnt Mills Hills subdivision of large lots and estate type homes. It also includes a shopping area along US 29 called the "Shoppes of Burnt Mills", which is anchored by a Trader Joe's and a small commercial area at the southeast corner of US 29 and Lockwood Drive with a medical office building, a self-storage facility, an automotive shop, and several ancillary uses. The Master Plan indicates that it does not anticipate additional redevelopment of new

development in the Burnt Mills area given the relatively new retail and lack of available land. The Plan recommends rezoning the commercial properties and retaining existing residential zoning.

#12 Commercial Properties on the east side of US 29 (11 acres): Shoppes of Burnt Mills (Trader Joe’s, Chicos, Starbucks, California Tortilla, Mattress Discounters), auto mechanic, storage facility, Colewood Center office building

Existing Zoning: C-4, C-T, C-O
 Proposed Zoning: CRT-0.75, C-0.5, R-0.25, H-45
 Page 46:

- *Rezone the commercial properties from C-4, C-T, and C-O to CRT-0.75, R-0.5, R-0.25, H-45 (see number 12 on Map 7 on page 29).*

Staff comments: Support the Master Plan recommendations.

The following properties in Burnt Mills are not proposed for rezoning.

- *Retain the R-H, RT-12.5, RT-8, R-90, RE-2, and RE-1 Zones. (page 46)*

Staff comments: Support the Master Plan recommendations to retain the existing zoning.

CENTER	Acres	Existing Zoning	Proposed zoning	Residential assumed under current zoning ¹ (units)	Residential assumed under proposed zoning ² (units)	Commercial assumed under current zoning ¹ (SF)	Commercial assumed under proposed zoning ² (SF)
BURNT MILLS COMMUNITY							
#12 Commercial Properties (p. 29 #12; 46) TZ 59602	11	C-4, C-T, C-O	CRT-0.75 C-0.5 R-0.25 H-45			349,624	421,610
Residential Properties (p. 46) TZ 59601		R-H, RT-12.5, RT-8, R-90, RE-2, RE-1	Retain current zones	635	781		

NATURAL ENVIRONMENT

The Natural Environment is discussed on pages 69 to 74. Redevelopment in this planning area will provide the opportunity to add stormwater management to areas developed before stormwater management requirements existed, and tree canopy goals should maintain or increase the existing canopy.

Staff recommends removing the language on page 72 which requires projects to maximize use of renewable energy to supply a portion or all of the building's energy demand and to encourage local energy production. While these may be laudable goals, they are not specific to White Oak, may not be achievable, and do not belong in a master plan.

Specific comments regarding environmental features on the National Labor College property were addressed earlier in the memorandum.

HISTORIC RESOURCES

The Master Plan recommends designating the Naval Ordnance Laboratory Administration Building at 10903 New Hampshire Avenue in the Master Plan for Historic Preservation (see page 80). The Council received only positive testimony, including from the current occupants, the U.S. Food and Drug Administration.

Staff supports the Master Plan recommendation.

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