

AGENDA ITEM #5
July 18, 2017
Addendum

MEMORANDUM

July 17, 2017

TO: County Council

FROM: Gene Smith, Legislative Analyst *GS*

SUBJECT: **Addendum:** Site II – Viva White Oak Project

Executive staff provided the presentation slides for the briefing on the Viva White Oak Project (see ©1-8).

This packet contains:
White Oak Presentation Slides

Circle #
1

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VIVA WHITE OAK SKETCH PLAN



DRAFT
07.12.17



SOLTESZ

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW



VIVA WHITE OAK DEVELOPMENT STANDARDS

This plan is being developed using CR Optional Method of Development

	<u>Required/Allowed</u>	<u>Proposed</u>
Gross Tract Area:		279.62 ac. (12,180,320 sf.)
Zoning	CR -1.0, C-1.0 R-0.5 H-220	CR -1.0, C-1.0 R-0.5 H-220
Development Standards (Section 4.5.4)		
Open Space (min)	10% (27.62 ac.)	20.00% (55.92 ac.)
Density, and Height		
Commercial	1.0 FAR (12,180,320 sf.)	1.0 FAR (12,180,320 sf.) ¹
Residential	0.5 FAR (6,090,160 sf.)	0.5 FAR (6,090,160 sf.) ¹
Total Density (max)	1.0 FAR (12,180,320 sf.)	1.0 FAR (12,180,320 sf.)
Height (max)	220'	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

1. Mix of Uses will be determined at Site Plan, but will not exceed the maximum FAR permitted for Commercial Uses (1.0 FAR) and Residential Uses (0.5 FAR).

The Neighborhoods of Viva White Oak

Viva White Oak is envisioned to be an vibrant mixed-use village composed of four distinct neighborhoods:

- Village Center
- Office, R&D Core, and Academic Campus
- West Neighborhood
- East Side

The anticipated uses for this development may include:

- Research and Development
- Academic
- Hotel/Conference Center
- Retail/Restaurant/Shops
- Public/Civic Uses
- Residential Uses





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Land Bay "A"



The maximum allowable height for Viva White Oak is 220'. It is envisioned that most buildings will range from 2 stories to 7 stories, creating comfortable and walkable streets. Principal buildings may be taller than other buildings up to the maximum height of 220'.

Land Bay "B"

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Applicant

Global LifeSci Development Corporation
11900 Tech Road
Silver Spring, MD 20904
301.622.0100
Contact: Jonathan M. Genn

Consulting Team

Land Planner and Architect:
TORTI GALLAS + PARTNERS
1300 Spring Street, 4th Floor
Silver Spring, MD 20910
301.588.4800
Contact: Robert Goodill

Civil Engineer:
SOLTESZ
2 Research Place, Suite 100
Rockville, MD 20850
301.948.2750
Contact: Dan Pino

Land Use Attorney:
LINOWES & BLOCHER
7200 Wisconsin Ave, Suite 800
Bethesda, MD 20814
301.961.5124
Contact: Barbara Sears

Traffic Engineer:
THE TRAFFIC GROUP
9900 Franklin Square Dr, Suite H
Baltimore, MD 21236
410.931.6600
Contact: Wes Guckert

Revisions

July 31, 2017

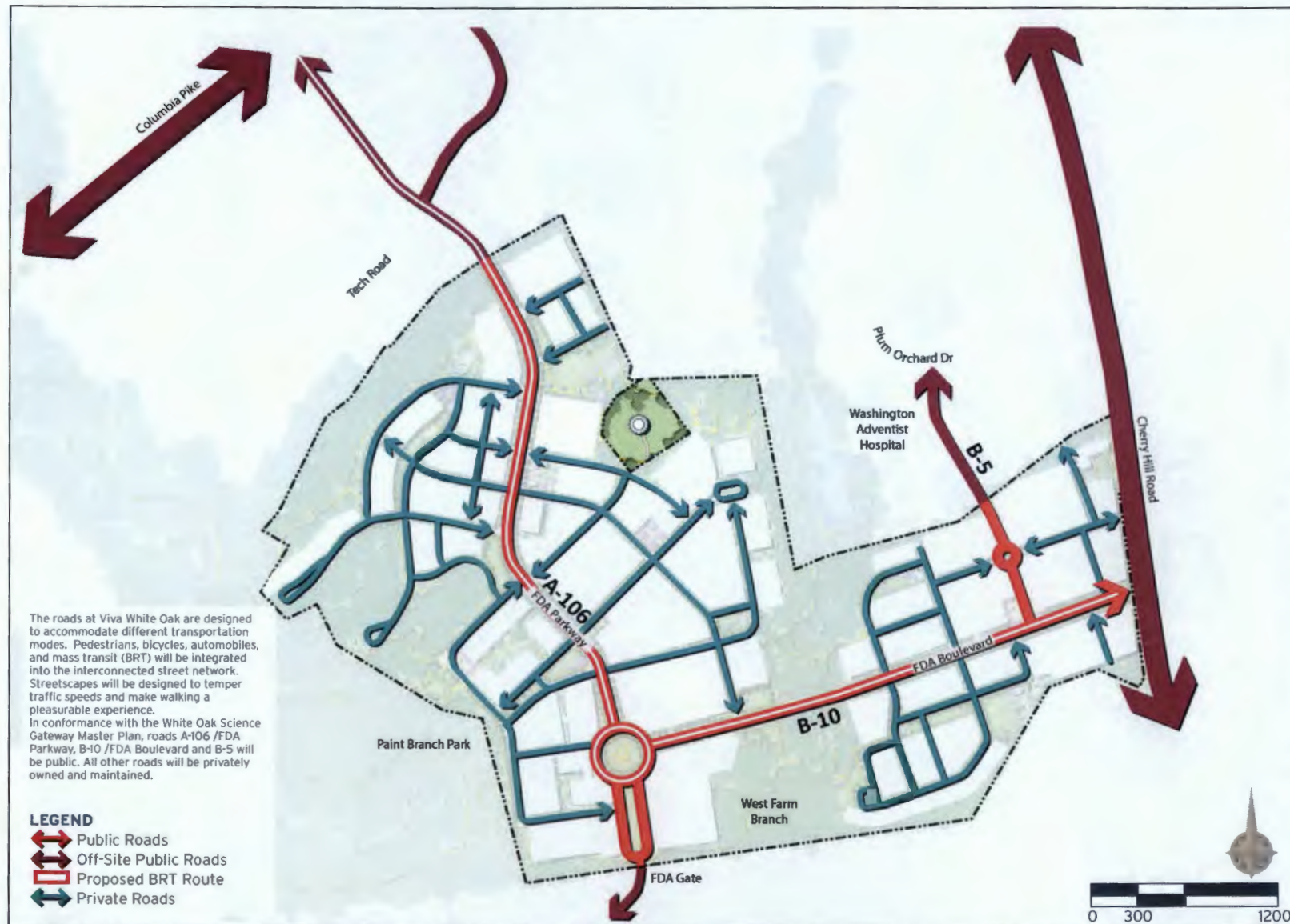
Sheet Title

Massing Diagrams

Sheet Number

SK5

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Sheet Title

Vehicular Circulation Diagram

Sheet Number

SK7

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Sheet Title

Pedestrian and Bicycle Circulation Diagram

Sheet Number

SK8

An expansive trail system within the development is designed as an extension of the street and sidewalk networks. The trail system will connect with the surrounding context and infrastructure, as well as with the Paint Branch Park and the Martin Luther Recreational Park. Dedicated bike lanes will be located on FDA Parkway, FDA Boulevard and the perimeter road along Paint Branch Park. These are the largest streets in the community where bikes will need their own lane. On a typical street, bikes and automobiles will share lanes as typical speeds will range between 15 and 20 miles per hour. Shared-use paths Pedestrian and multiuse pathways are shown for illustrative purposes. Final location of pedestrian and bicycle circulation will be determined at Site Plan.

LEGEND

- Bike Lanes
- Bike Lanes by Others
- Shared-Use Path
- Trails
- Trails by Others



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Open Space Diagram

Sheet Number

SK6

LEGEND

- Required Public Open Space
- Additional Open Space

The West Farm Branch and other stream buffer areas located on the site account for approximately 15% of the total tract area. These areas will be preserved and integrated into the overall design of the community. In addition, Viva White Oak will have a variety of parks and plazas throughout its neighborhoods to provide passive and active recreation for its residents and visitors. The open spaces total up to an approximately 20% of tract area. Final location, size, and configuration of open spaces may be modified at Site Plan but shall not be less than 10% of the gross tract area.



OPEN SPACES

	Acres	Percent
Site Area	279.62	100%
Required Open Space	27.96	10%
Proposed Public Open Space	41.36	14.79%
Proposed Additional Open Space	14.56	5.21%
Proposed Total Open Space	55.92	20.00%

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