

WHITE OAK SCIENCE GATEWAY

THE FUTURE OF THE EAST COUNTY



WHITE OAK, MD

JULY 2014

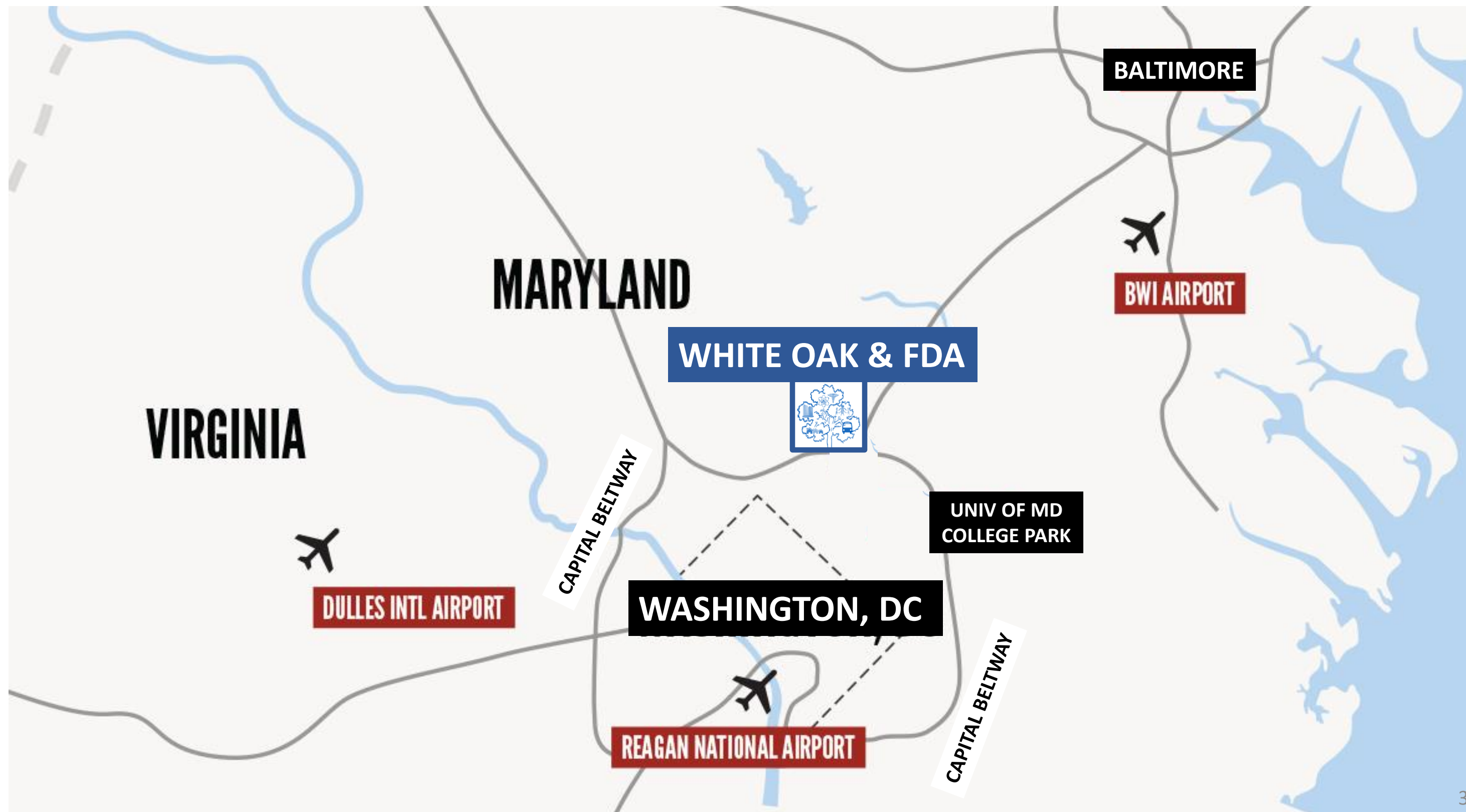
White Oak Science Gateway Master Plan

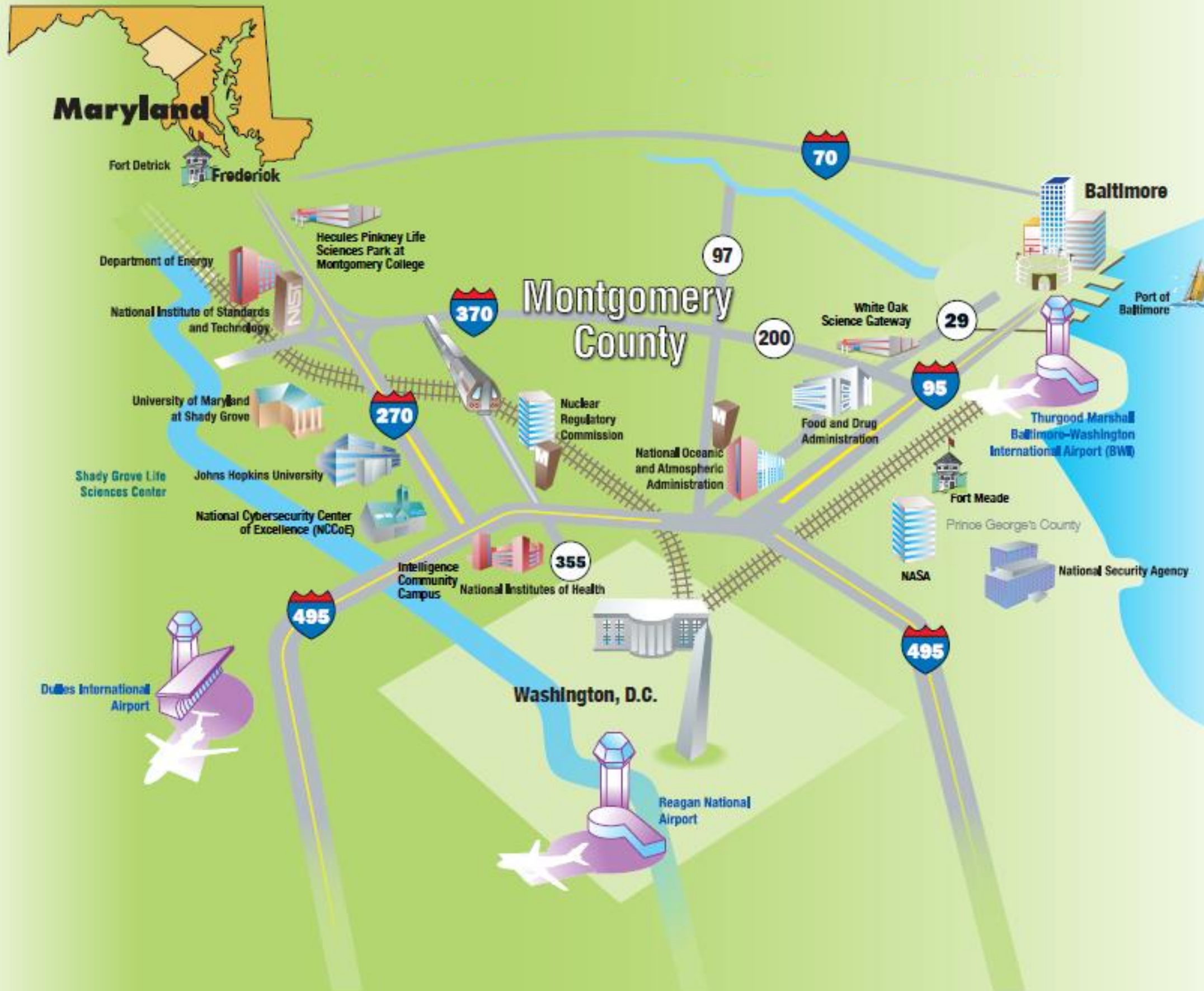
APPROVED AND ADOPTED



White Oak Science Gateway Master Plan of 2014

White Oak Vicinity





Federal Facilities In or Within 10 Miles

- FDA
- National Oceanic & Atmospheric Administration
- NASA Goddard Space Flight Center
- Fort Meade
- Nuclear Regulatory Commission
- National Institute of Standards & Technology

Existing Housing Stock



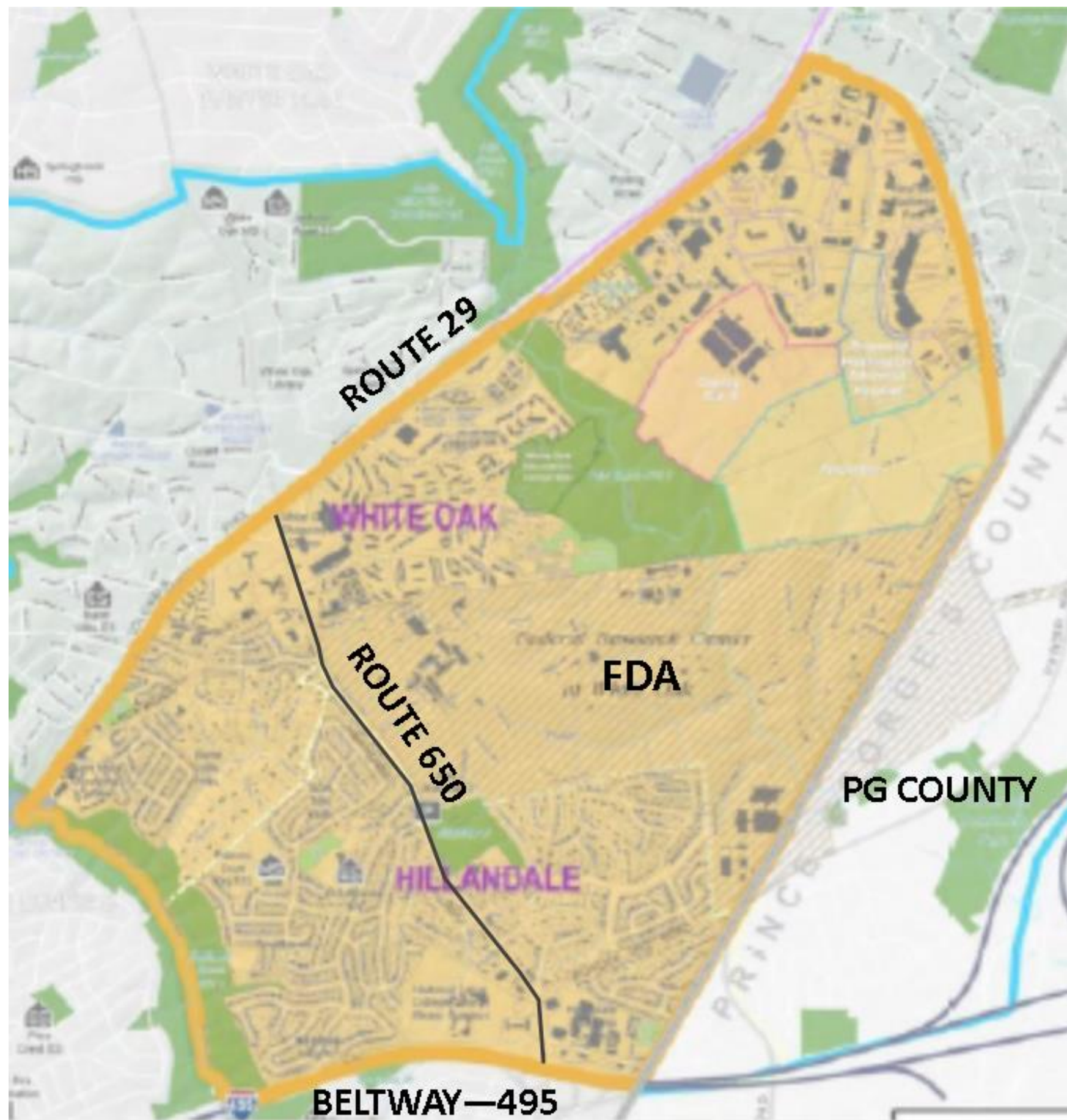
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White Oak Demographics

- Population is just under 40,000
- 14,000 households
- Average age of 37.5 years
- Over 2/3 of residents have a bachelor's degree or higher.
- Extremely diverse community

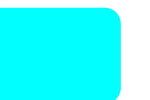


White Oak Projects Underway

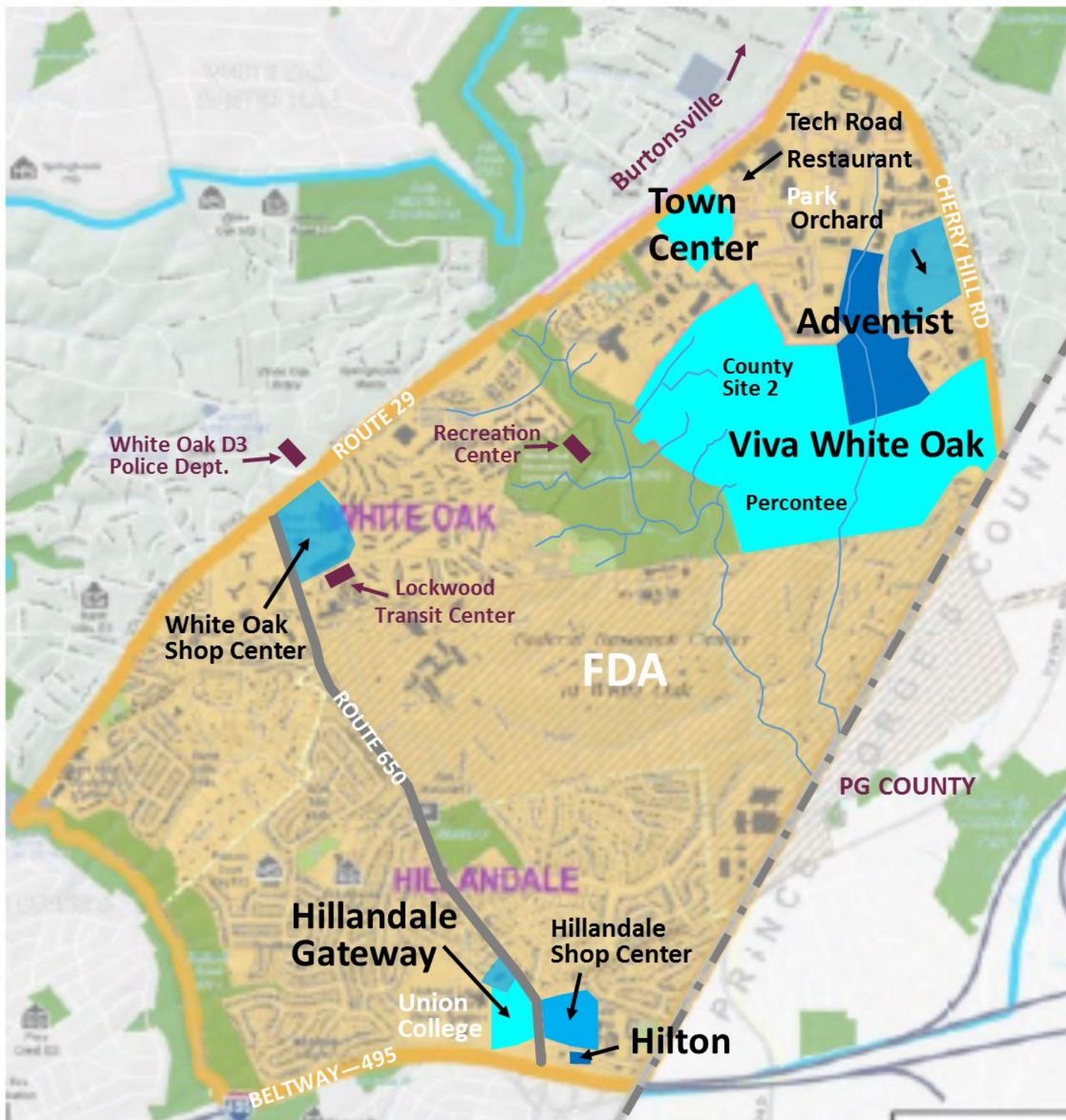
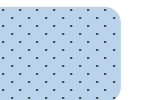
Permitting/Construction



Planning



Future



Food & Drug Administration Headquarter Consolidation

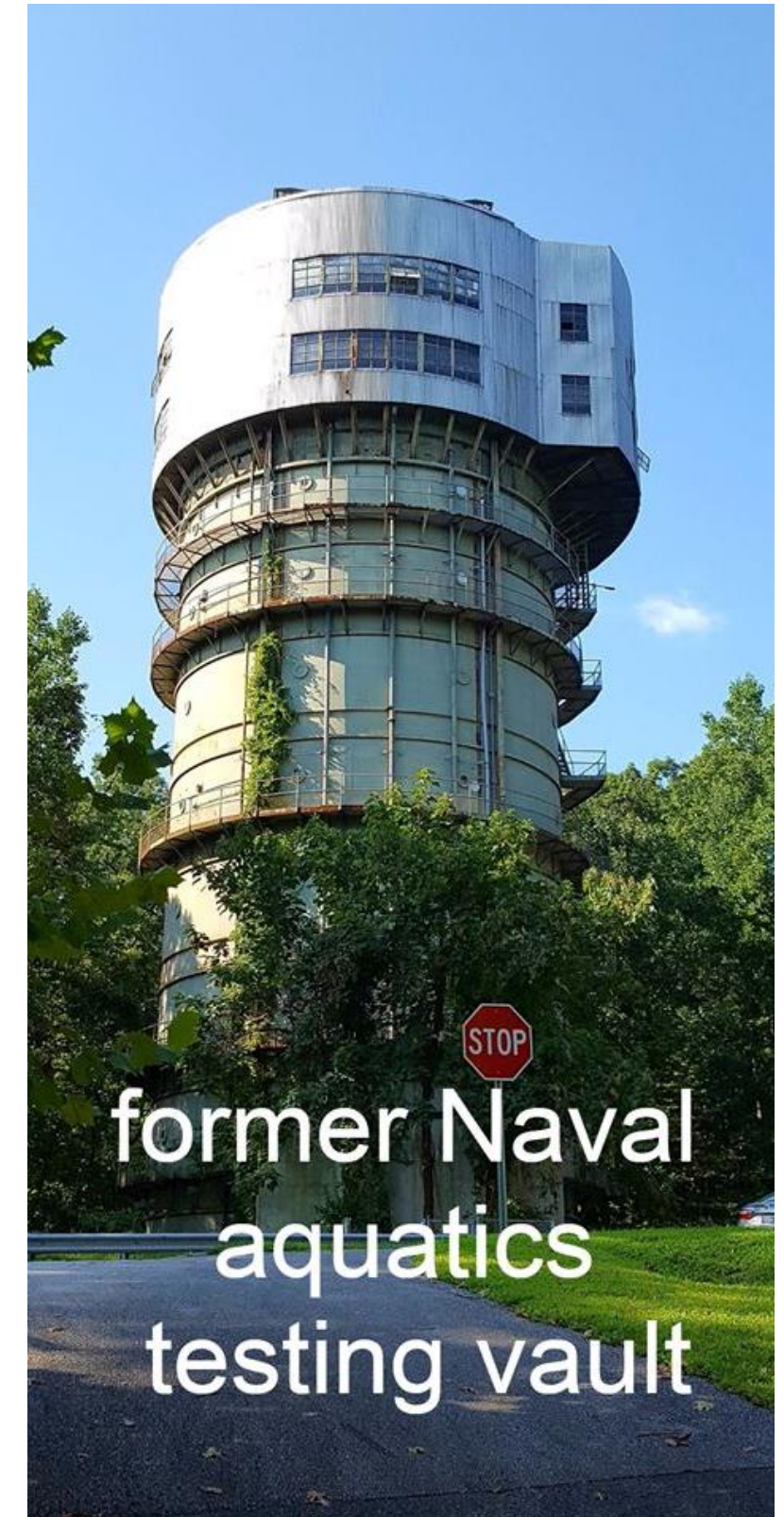
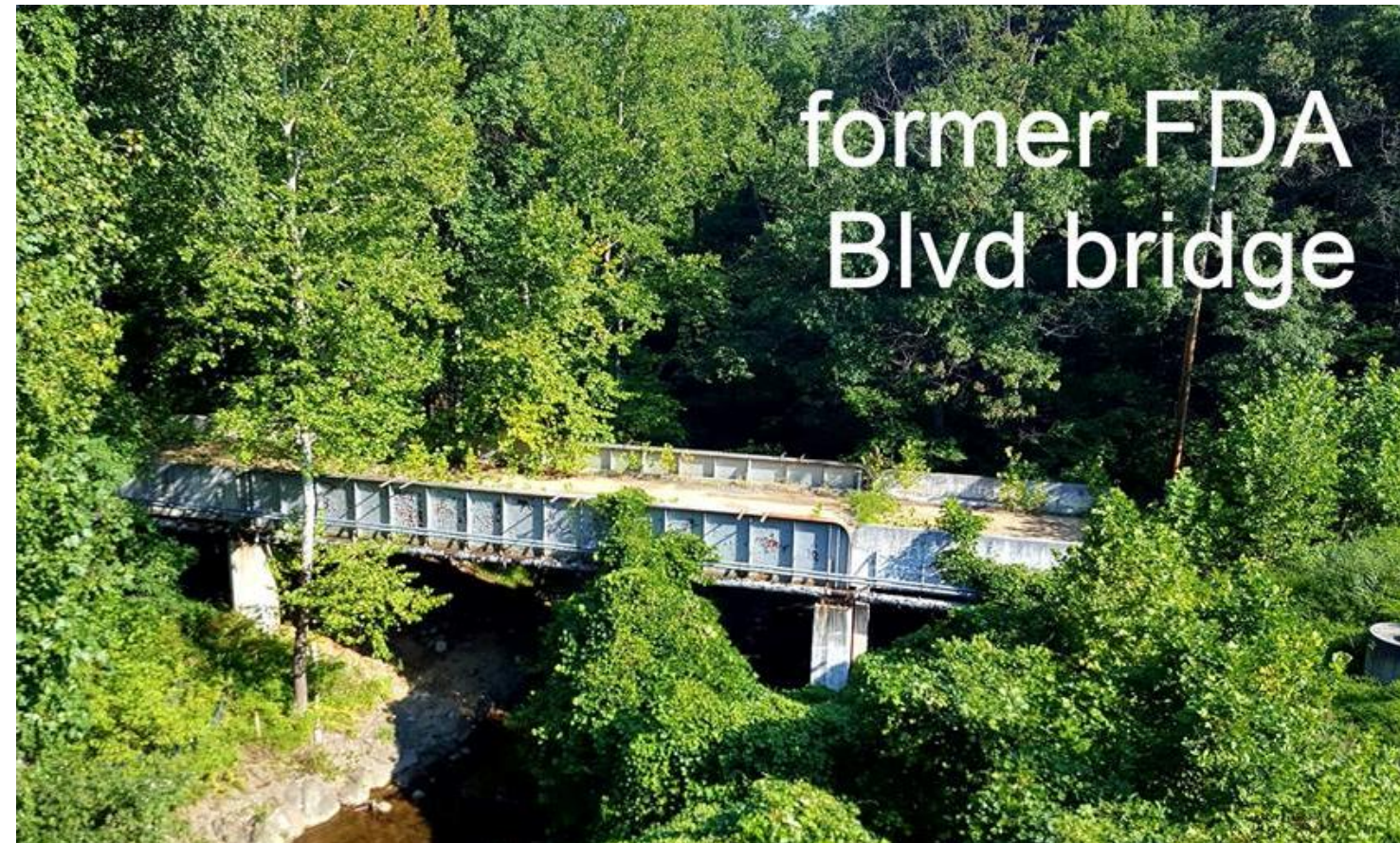
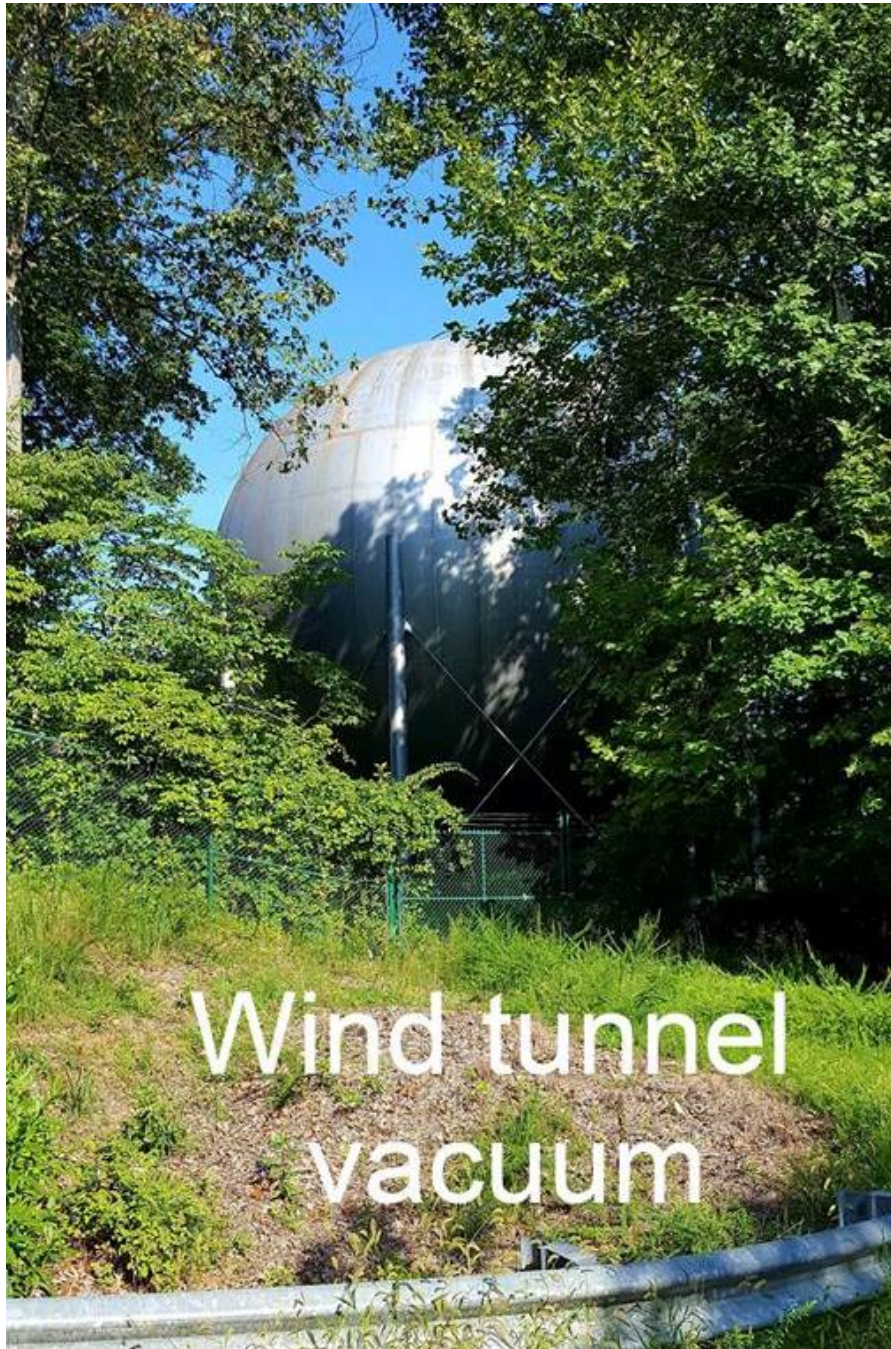


❑ 130 acres

❑ 6,000,000
Million sq. ft.

❑ 5,900 additional
jobs on campus

Food & Drug Administration Headquarter Consolidation



VIVA

White Oak

Schematic
Rendering

- ❑ Mixed-use zoning
- ❑ 7M sq. ft. commercial
- ❑ 5,500 residences

VIVA

White Oak

Neighborhoods

Schematic

Rendering



Washington Adventist Hospital



- ☐ 48 Acre Site
- ☐ Under Construction
- ☐ 803,000 sq. ft.
- ☐ Scheduled to Open Spring 2019

Adventist Hospital Site





Hillandale Gateway

- ☐ Joint venture between the Housing Opportunities Commission & Duffie Companies
- ☐ 25K sq.ft. of Retail
- ☐ 150 Units of Age Restricted Residential
- ☐ 250 - 350 Units of Non-Age Restricted Residential

Schematic Draft

Hillandale Gateway

495

New Hampshire Avenue

ATU Campus

MORRISSEY 2017



Town Center

- ❑ Mixed-use zoning
- ❑ 73,000 square feet of Retail including a grocery store
- ❑ 225 Residential units



Hilton Home2 Suites Hotel



❑ 62,000 sq. ft.

❑ 100 room hotel

Hilton Home2 Suites Hotel



Possible Future Development – 3 Aging Shopping Centers

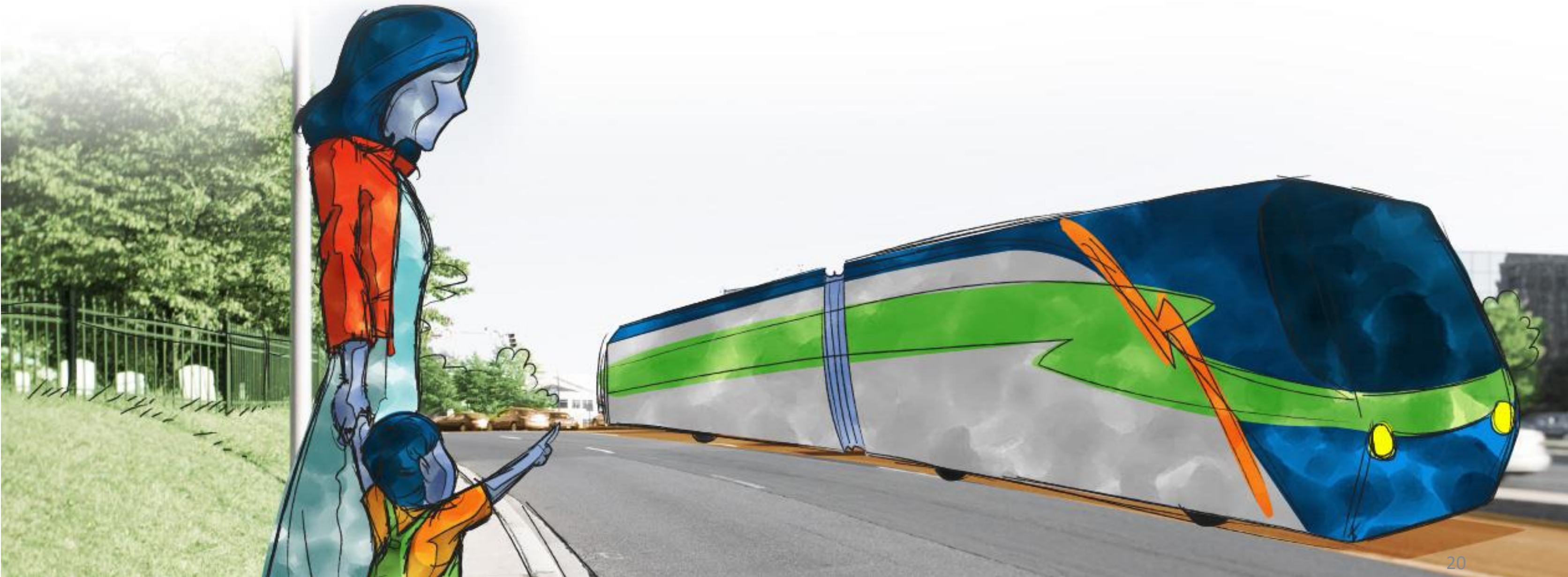


- ☐ Mixed-use zoning
- ☐ Residential, Retail, Office



Proposed BRT on Route 29

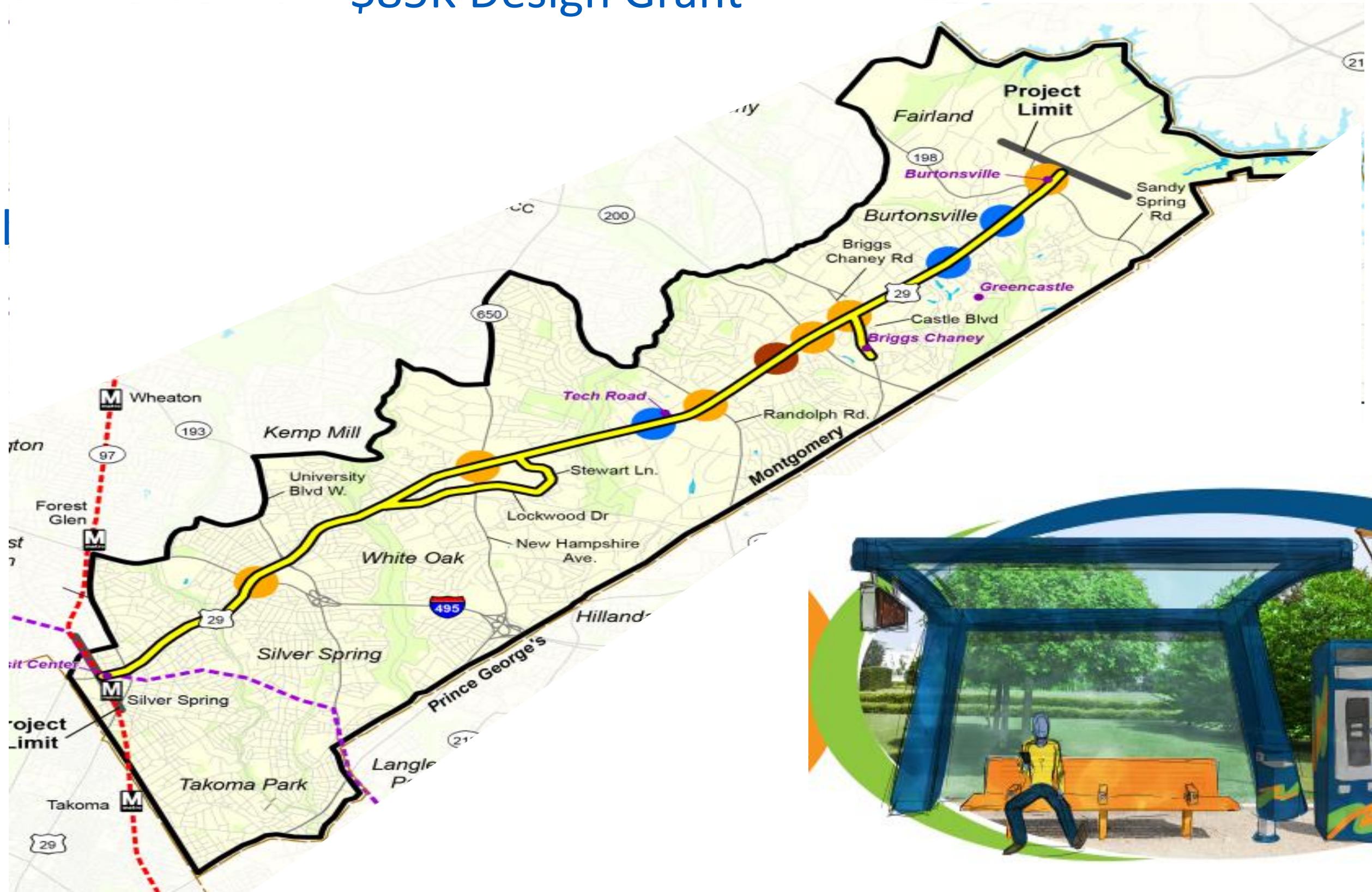
County Executive Leggett and Council have programed \$6.5 million in the Capital Budget for project planning and design.



Proposed BRT Stations

\$85K Design Grant

- Frequent
- Wifi
- At-Curb level boarding
- Pre-Pay



Local Area Transportation Improvement Program (LATIP)

\$5,010 per Trip



Council Approved LATIP Fee Projects

Numerator:

Intersections	\$31,400,000
Transit	\$19,800,000
Bikeways	\$38,200,000
Old Columbia Pike Bridge	\$12,000,000
<u>LATR Analyses</u>	<u>\$400,000</u>
TOTAL	\$101,800,000

Denominator:

20,323 PM peak hour vehicle-trips at 100% build-out

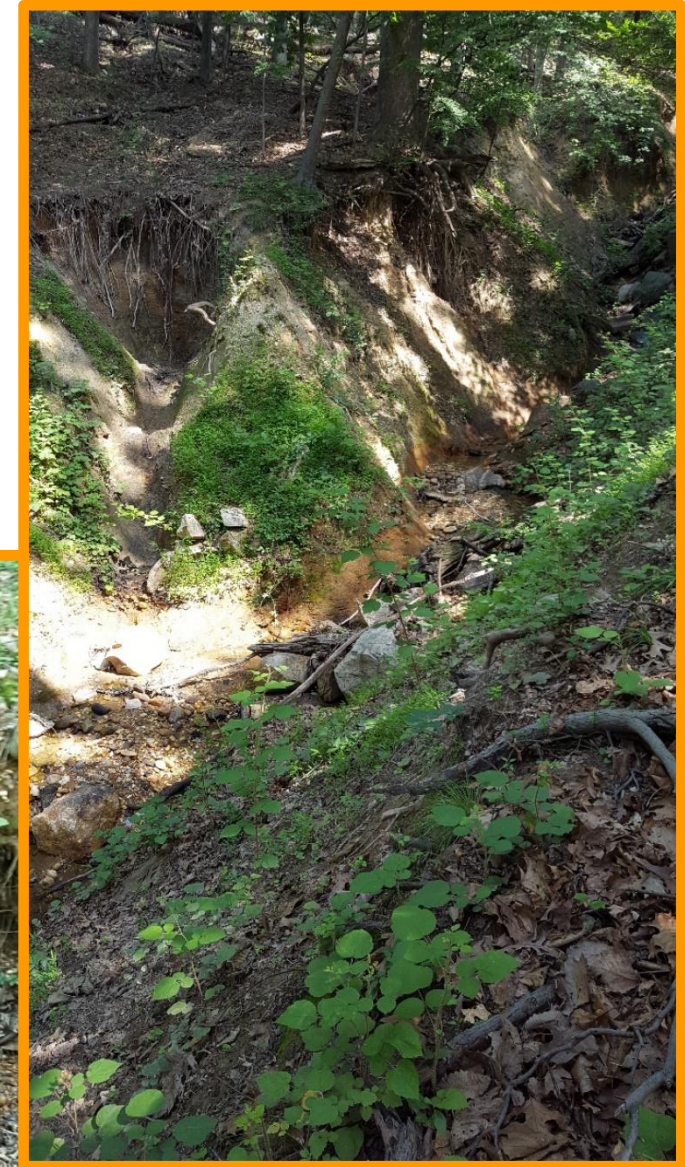
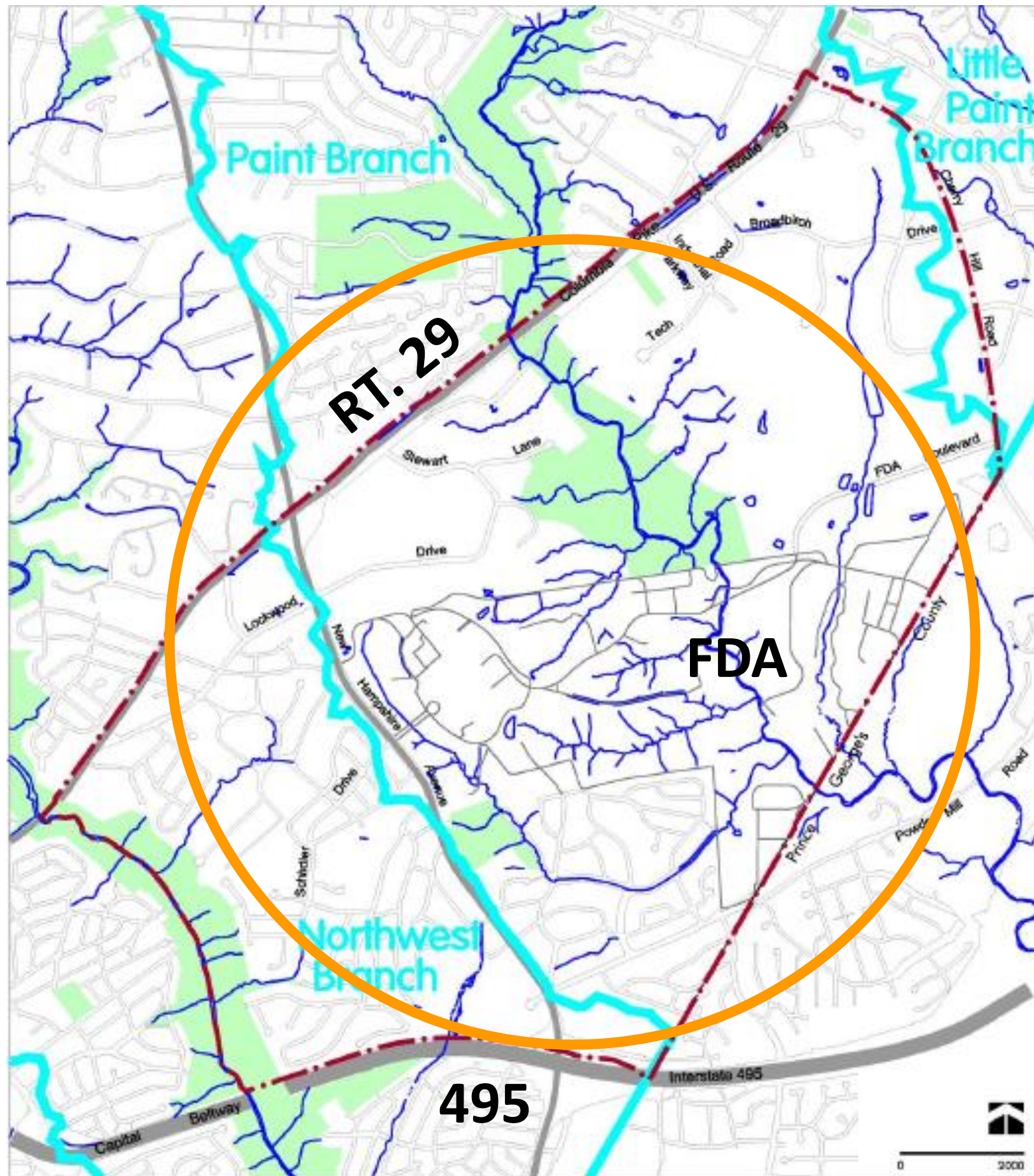
LATIP Fee: \$5010 per PM peak hour vehicle-trip

Determining the Local Area Transportation Improvement Program LATIP Fee

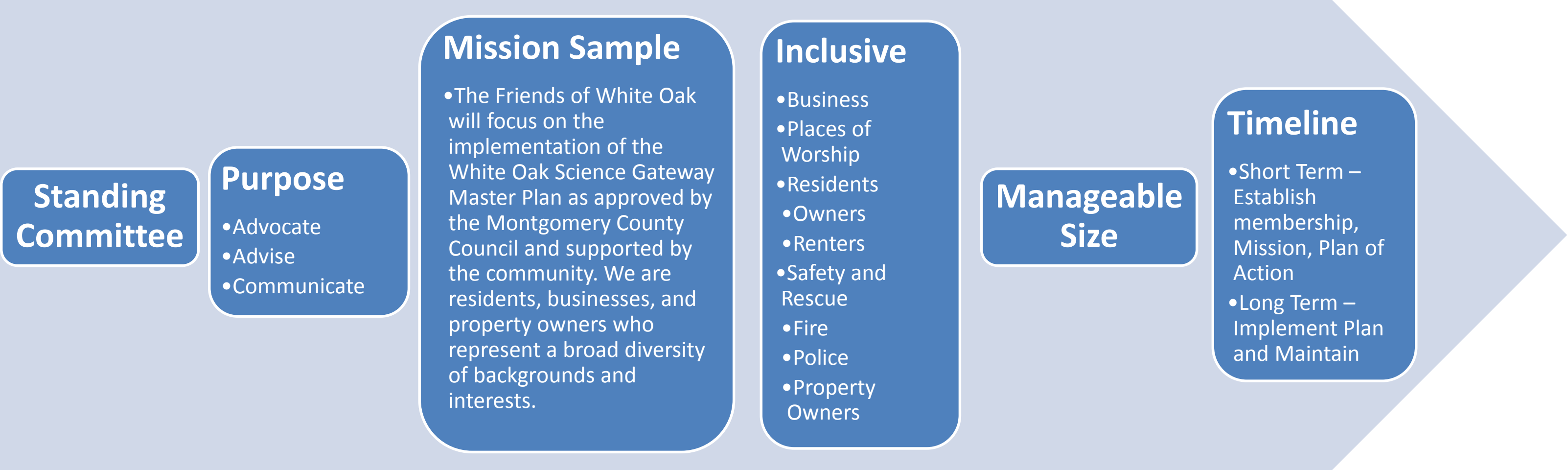
$$\text{LATIP Fee} = \frac{\text{Total Infrastructure Costs in Plan Area}}{\text{Total Number of New PM Peak Hour Trips}}$$

- The numerator, *Total Infrastructure Costs in Plan Area*, is determined by model forecast of the intersection needs and costs, approved by County Council
- The denominator, *Total Number of New PM Peak Hour Trips*, is determined by the Local Area Model for the master plan using trip generation rates that are customized to reflect both existing conditions and future changes, considering both land use types and changes in travel behavior.

Environment - Paint Branch

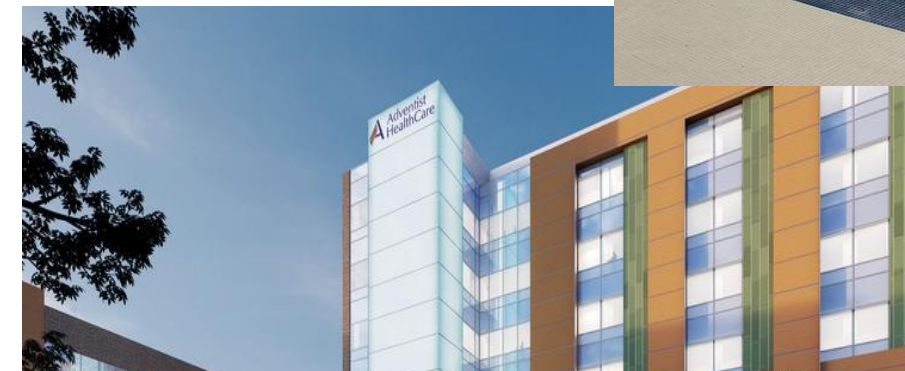
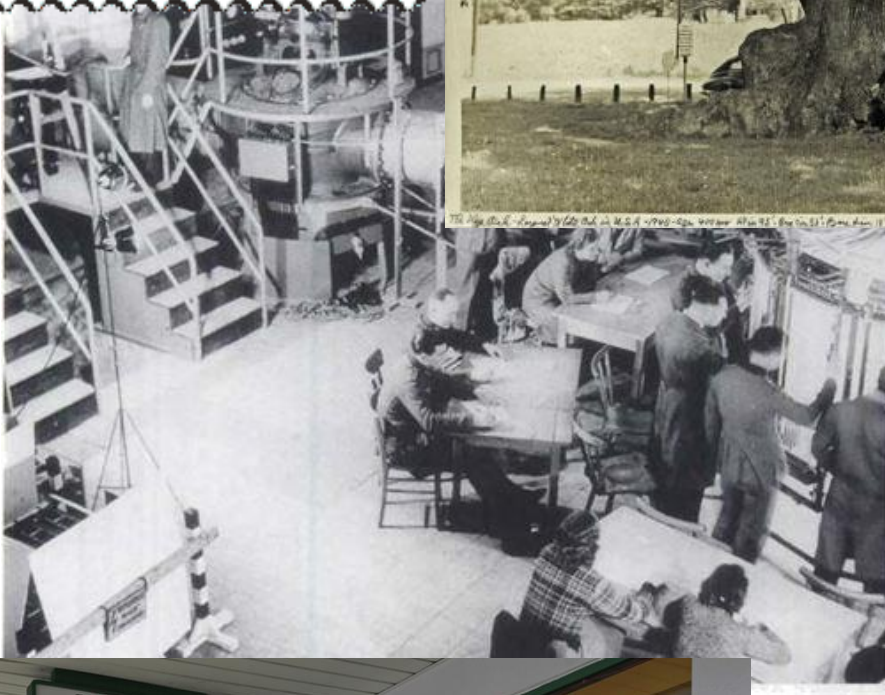


Friends of White Oak



Marketing and Place Making

- History
- Shopping
- Community
- Schools
- Parks
- Housing
- Recreation
- Development
- Employment



WHITE OAK SCIENCE GATEWAY



- ❑ **Community Rezoned to Mixed Use**
- ❑ **6 Significant Projects Underway**
 - **FDA Expansion**
 - **Viva White Oak**
 - **Washington Adventist Hospital**
 - **Hillandale Gateway**
 - **Town Center**
 - **Hilton Home2 Suites Hotel**
- ❑ **First Area Designated for Rapid Transit with over a million dollars in public Improvements**