

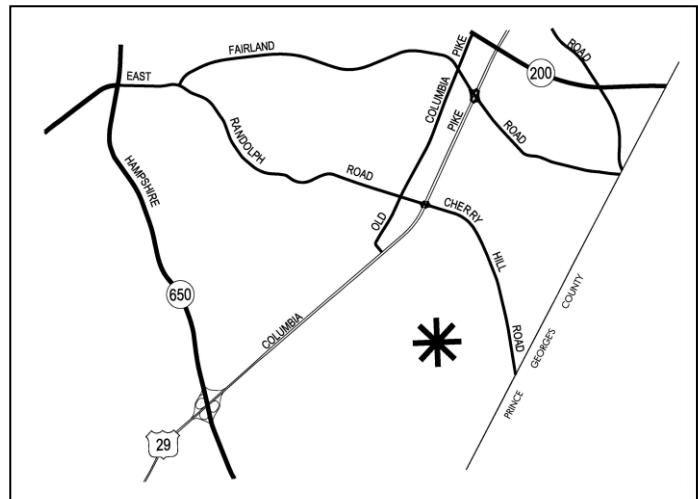
VIVA White Oak, Sketch Plan No. 320180040

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Completed: 11/20/2017

Description

- Proposed mixed-use project with up to 12,180,270 square feet of total development, which may include up to a maximum of 6,090,135 square feet of residential uses;
- Current use: Percontee Sand and Gravel operates on the Global Lifesci (Percontee) Property (approximately 168.72 acres), and the County-owned Site II Property (approximately 110.9 acres) is a former Washington Suburban Sanitary Commission (WSSC) facility;
- 279.62 gross acres zoned CR 1.0: C 1.0, R 0.5, H 220;
- Located between Cherry Hill Road and Industrial Parkway, along FDA Boulevard within the 2014 *White Oak Science Gateway Master Plan* area;
- Applicant: Global Lifesci Development Corporation (GLDC);
- Acceptance Date: August 21, 2017;
- Review Basis: Chapter 59.



Summary

- Staff recommends approval of the Viva White Oak Sketch Plan with conditions.
- The Applicant proposes to transform the approximately 279-acre Property from a sand and gravel operation and former WSSC facility, into a mixed-use town center to include office, academic, hotel, retail, restaurant, entertainment, service, conference center, and residential uses, while implementing the vision of the White Oak Science Gateway (WOSG) Master Plan.
- The Application proposes a minimum 12.5% moderately priced dwelling units (MPDUs); Master-Planned collocated elementary school and local park, civic green and associated building; dedication of streets B-5, B-10, and A-106; approximately 65 acres of active and passive open spaces; and advance dedication, through-block connections, way finding, care centers, live-work units, small business opportunities, exceptional design, public open space, public art, building lot terminations, tree canopy, and vegetated areas.
- The development is proposed to be built in phases.
- An overview of the project and summary of the issues are included on the next page.

OVERVIEW AND ISSUES

Proposal

The Applicant is proposing to redevelop the Property, on a phased basis, with a mixed-use development containing a maximum of 12,180,270 gross square feet in total, including up to a maximum of 6,090,135 square feet of residential uses. The residential portion of the project will include a mix of multi-family housing, live-work units, duplexes, townhouses, and a small number of single-family detached units, including a minimum of 12.5% MPDUs. Proposed uses may include, but are not limited to, academic, research and development, office, residential, conference center/lodging, retail, restaurant and entertainment.

Process

The Applicant will submit one Preliminary Plan for the entire Property, which will act as an infrastructure plan, and should include major streets, major utility lines, a Preliminary Forest Conservation Plan, and public facilities (public use/open space, schools, parks) with information about when each will be provided/constructed. In addition, the first Preliminary Plan will likely establish two Land Bays. These Land Bays will be comprised of large Outlots and/or Lots to be further subdivided and refined as portions of the Property move forward for development with subsequent Preliminary Plan Amendments and Site Plan(s).

Collocated School Site /Local Park

The Applicant proposes a collocated elementary school and local park approximately 9 acres in size, and another 6 acres of contiguous privately owned and maintained park/open space and civic green. The Master Plan recommends that an adequate site for an elementary school be dedicated on the Percontee property when the Property redevelops (pages 47 and 91).

Montgomery County Public Schools (MCPS) has indicated that enrollment projections now demonstrate need at the middle school and potentially high school levels in the area, and thus, requested a 15.5-acre school site. MCPS standards for an elementary school site is 7.5 acres, and a middle school site is 15.5 acres. The Parks Department has indicated that, per the 2005 standards adopted by the Planning Board and Parks Department, the approximate size of a local park is 15 acres. Thus, the Parks Department requested a 15-acre local park.

Staff supports the Applicant's proposal and believes that a collocated school and local park between 9 and 15 acres in size is appropriate based on the recommendations of the WOSG Master Plan and Design Guidelines, the projected enrollment increases by MCPS, and the expected densities and number of users envisioned for the Property and the immediate vicinity. The final size of the both the school and the local park will be determined at the time of Preliminary Plan.

Bus Rapid Transit (BRT)

Supplemental bus rapid transit (BRT) routes are recommended along Cherry Hill Road, B-10, and A-106. While the Applicant's proposal shows dedicated BRT lanes in FDA Boulevard and FDA Parkway, the WOSG Master Plan envisions BRT running in mixed traffic. The master-planned right-of-way width for FDA Boulevard and FDA Parkway is 100 feet, while the Applicant proposes a 134-foot-wide right-of-way. Staff believes this is contrary to creating pedestrian friendly, urban-scale blocks, and reserves the opportunity for further analysis at Preliminary Plan review.

Private Roads

FDA Parkway (Industrial Parkway extended A-106) will be extended and constructed through the Site II property to connect to FDA Boulevard (B-10), and B-5 will be extended from the adjoining Washington Adventist Hospital property through the Percontee property to connect to FDA Boulevard. The Applicant is proposing to provide all master-planned streets as public streets and all other streets as private streets. Chapter 50, the Subdivision

Regulations, currently require all roads to be public unless specific criteria are met. Any proposed private road will be evaluated at the time of subsequent Preliminary Plan review.

Environment

The Property has been altered quite extensively through industrial use, and the site topography has been graded out into generally flat areas with pockets of steep slopes occurring along some of the stream valleys. Many of the larger trees occur in these same pockets of steep slopes. A Natural Resource Inventory Forest Stand Delineation (NRI/FSD No. 420180560) for the project is submitted and under review. The NRI/FSD approval is not required to be approved prior to the Planning Board's review and/or approval of a Sketch Plan. The Percontee GLDC site is subject to the State issued mining Permit No. (93-SP-0430-A) and State approved reclamation plan (collectively, "State Permits") which will result in extensive grading and further disturbance of the site as part of the mandatory cleanup that will be required. Changes made to the topography, wetlands, forest, streams, and other natural features pursuant to the State Permits are expected and allowed, and the Applicant will show these changes on the Preliminary Forest Conservation Plan.

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SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Viva White Oak, Sketch Plan No. 320180040, a mixed-use development on approximately 279 gross tract acres, including the Percontee Property and Site II Property, zoned CR 1.0: C 1.0, R 0.5, H 220. The following site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are binding under Section 59-7.3.3.F:

1. Maximum density and height;
2. General layout of land bays and public dedications;
3. General type, location, and extent of open spaces;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements of the Sketch Plan are illustrative and subject to refinement at the time of Site Plan.

This approval is subject to the following conditions:

1. Density

The Sketch Plan is limited to a maximum of 12,180,270 square feet of total development on the Subject Property, which may include up to a maximum 6,090,135 square feet of residential uses. The maximum number and distribution of residential dwelling units and non-residential uses will be determined at Site Plan.

2. Height

The development is limited to a maximum height of 220 feet.

3. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7.1 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Public benefit points will be allocated to each Site Plan proportional to its size relative to the size of the entire Property, and must include benefits from a minimum of four categories. Final points will be established at Site Plan approval.

- a. Major Public Facility, achieved through providing a collocated school and local park on site;
- b. Transit Proximity, achieved through location abutting/confronting a master-planned Level 2 Transit Station;
- c. Connectivity and Mobility, achieved through advanced dedication, through-block connections, and wayfinding;
- d. Diversity of Uses and Activities, achieved through care center, live-work units, and small business opportunities;
- e. Quality of Building and Site Design, achieved through exceptional design, public open space, and public art; and
- f. Protection and Enhancement of the Natural Environment, achieved through building lot terminations, tree canopy, and vegetated area.

4. Public Spaces

- a. The Applicant must dedicate a collocated school and local park of approximately 9 acres (4.21-acre elementary school site and a 4.72-acre local park site) that will be publicly maintained, and another 6 acres of contiguous privately owned and maintained park/open space and civic green for a total of 15 acres per the School and Public Park Site sheet of the Sketch Plan, submitted November 10, 2017. The

final size and location of these spaces will be determined at Preliminary Plan. If the location of the collocated school and local park site change, the collocated school and local park site shall be a minimum of 9 acres. The remaining 6 acres of the collocation must contiguous, and must be located elsewhere on the Property.

- b. The Applicant must provide a variety of local parks, civic greens, urban plazas, neighborhood greens, neighborhood parks, and greenway/linear parks as conceptually shown on the Sketch Plan, that will be privately owned and maintained. While these spaces must be in the approximate location, size, and quantity as shown on the Sketch Plan, the exact size, location and design will be determined at the time of Site Plan(s).

5. Master-Planned Streets B-5, B-10, and A-106

The Applicant must design and construct the public/master-planned streets B-5, B-10, and A-106, as shown on the Sketch Plan. The final extent, delineation, and alignment of these roads will be determined at the time of Preliminary Plan.

6. Future Coordination for Preliminary Plan(s) and Site Plan(s)

In addition to any other requirements for Preliminary Plans under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary or Site Plan:

- a. The first Preliminary Plan should include all public/master-planned streets, major utility lines, a Preliminary Forest Conservation Plan which identifies expected forest conservation easement areas, and public facilities (public use/open space, schools, parks) with information about when each will be provided/constructed;
- b. All new roads must be public roads unless the Applicant satisfies the requirements for private roads as defined by Section 50.4.3 of the County Code, including 50.4.3.1.3.b.;
- c. Dedication for both the elementary school site to Montgomery County Public Schools (MCPS) and the local park site to the Montgomery County Parks Department, for a total of 9 acres; and location of the additional 6 acres of park/open space and civic green at Preliminary Plan;
- d. Structures are typically not permitted to cross public and/or private rights-of-way; any proposed structure to cross a public and/or private right of way is subject to review and approval from the Department of Permitting Services (DPS) at the time of Preliminary Plan and/or Site Plan;
- e. Demonstration of how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- f. Implementation of transportation network improvements, including the location and cross section of bus-rapid-transit (BRT) and all master-planned bike facilities;
- g. Consideration of building-to-street interface to maximize activation and safety;
- h. Focus on energy efficiency in building design features;
- i. Maximize, to the extent possible, tree cover for new development;
- j. The Natural Resources Inventory/Forest Stand Delineation must be approved by Staff prior to submission of a Preliminary Plan;
- k. The Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and MCDOT to participate in the White Oak Transportation Management District (TMD) to help in achieving the Non-Auto Driver Mode Share (NADMS) goal of 30% for new development.

SECTION 2: SITE DESCRIPTION

Site Vicinity and Analysis

Subject Property

The approximately 279-acre Property (outlined in red below) is located on the west side of Cherry Hill Road, between Cherry Hill Road on the east, Industrial Parkway to the northwest, and the United States Food and Drug Administration (FDA) property to the south (Property or Subject Property). The Property consists of the Percontee property (currently a sand and gravel operation, and concrete recycling facility), and the County-owned Site II property (a former WSSC facility). The Property is within the area encompassed by the 2014 *White Oak Master Plan*.

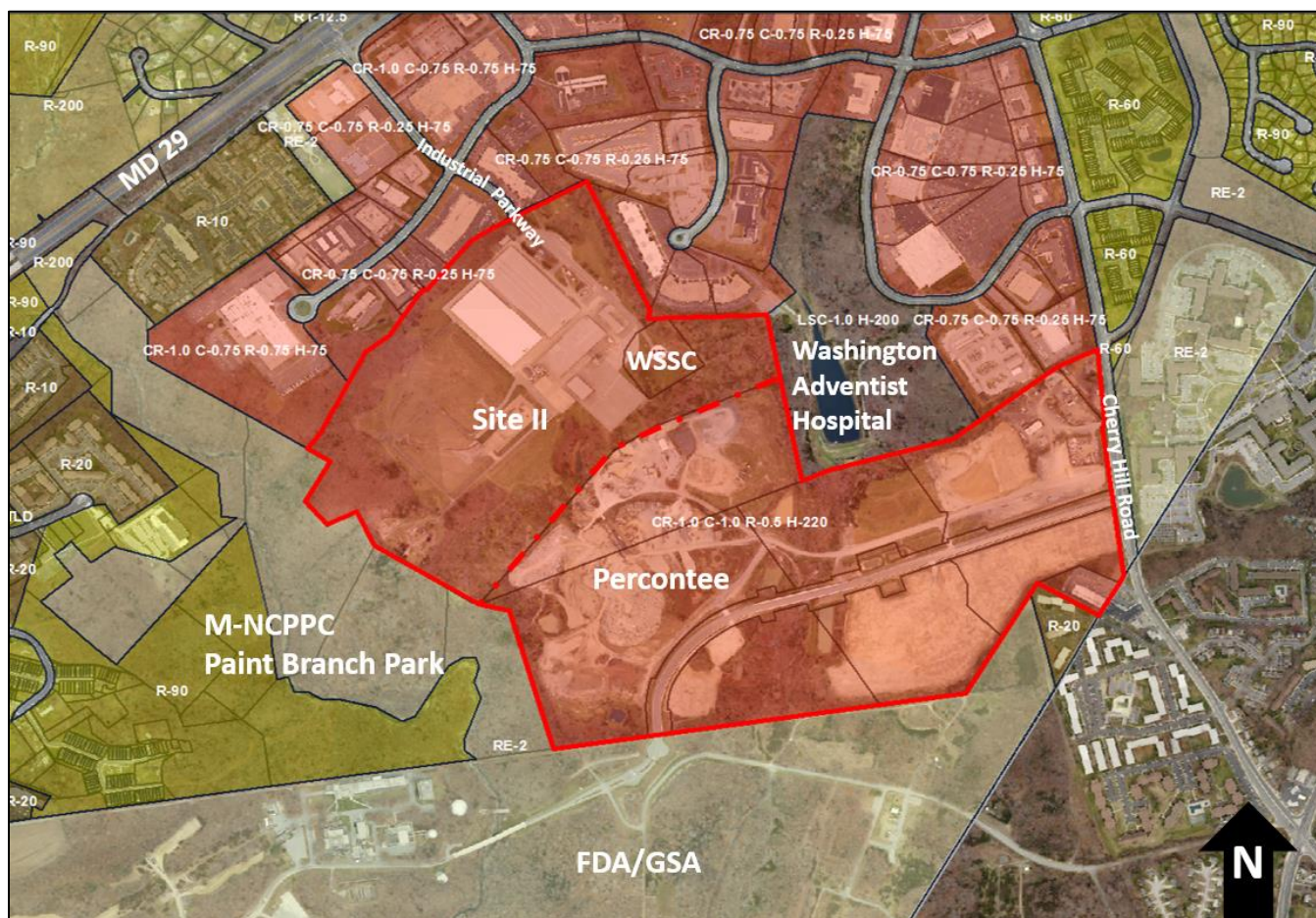


Figure 1: Subject Property (Site II to the northwest, Global Lifesci (Percontee) to the southeast)

Site Analysis

The Subject Property includes the approximately 168-acre Global Lifesci (Percontee) property and the approximately 110-acre Site II property. Both properties have been altered quite extensively through industrial use.

The Global Lifesci (Percontee) Property has been a sand and gravel mine since the 1930's. Currently it is being used as a rubble land fill, a sand, gravel, stone, topsoil processor and wholesaler, and concrete recycler. All previously mined areas are in various stages of reclamation, but the entire site will be subject to MDE requirements for land reclamation and cleanup. The Westfarm Tributary of the Paint Branch bisects the Global

Lifesci property, from north to south. There are areas of wetlands associated with this stream, as well as forest within the stream valley. Other forested areas are located at the perimeter of the Property.

Site II was operated as a gravel quarry from the mid-1930's through approximately 1980, when it was acquired by WSSC. WSSC filled the quarry with unknown materials and developed the site as Montgomery County Regional Composting Facility to compost the County's sludge. The facility was completed in 1983, and closed and decommissioned in 1999. It has gone through extensive environmental remediation through the Maryland Department of Environment (MDE)'s Voluntary Cleanup Program (VCP). Site contamination was due to leakage from underground storage tanks (USTs) and off-site groundwater contamination that had migrated. MDE has determined that Site II has no further requirements for mitigation and was released for residential fee-simple development. Site II contains nine main buildings and approximately 11 support buildings, as well as a large stormwater retention basin, which will be demolished and removed. Site II has several streams running in the NE to SW direction, draining into the Paint Branch Stream. There are areas of forest on-site and steep slopes leading into the streams.

Concept Plan

The Applicant submitted a Concept Plan, No. 520160040 (Attachment 1), for the proposed development of the Property in December 2015. The intent of the Concept Plan is to provide advice to applicants on future submissions. Planning Staff and agencies issued comments and identified issues to be addressed in subsequent regulatory plans. Staff has met with the Applicant a number of times to help clarify these comments. The Applicant has addressed many of these comments with the Sketch Plan submittal.

SECTION 3: PROJECT DESCRIPTION

Proposal

The Applicant is proposing to redevelop the Property, on a phased basis, with a mixed-use development containing a maximum of 12,180,270 gross square feet in total, including up to a maximum of 6,090,135 square feet of residential uses. The residential portion of the project will include a mix of multi-family housing, live-work units, duplexes, townhouses, and a small number of single-family detached units, including a minimum of 12.5% MPDUs.



Figure 2: Illustrative Site Plan (Sketch Plan – Building Setback Exhibit – Attachment 2)

Proposed uses may include, but are not limited to, academic, research and development, office, residential, conference center/lodging, retail, restaurant and entertainment. The Applicant is proposing to provide the master-planned collocated elementary school and park site; master-planned open spaces including multiple civic greens, urban plazas, neighborhood greens, neighborhood parks, and linear greenways/parks; an extensive and well-integrated network of new vehicular, bicycle, and pedestrian facilities; landscaping and streetscape improvements; and required public benefits and amenities. Further discussion on the collocated school and park site is contained in the Project Analysis and Findings Section below.

FDA Parkway (Industrial Parkway extended, A-106) will be extended through the Site II property to connect to FDA Boulevard (B-10), and B-5 will be extended from the adjoining Washington Adventist Hospital property through the Percontee property to connect to FDA Boulevard. The Applicant is proposing to provide all master-planned streets as public streets and all other streets as private streets. Chapter 50, the Subdivision Regulations, currently

require all roads to be public unless specific criteria are met. Any proposed private road will be evaluated at the time of subsequent Preliminary Plan review.

The Applicant will submit one Preliminary Plan for the entire Property, which will act as an infrastructure plan, and should include major streets, major utility lines, a Preliminary Forest Conservation Plan, and public facilities (public use/open space, schools, parks) with information about when each will be provided/constructed. In addition, the first Preliminary Plan will likely establish two Land Bays (see Figure 3 below), A (west portion of the Property) and B (east portion of the Property), which are divided by the West Farm Branch Stream. These Land Bays will be comprised of a series of large Outlots and/or Lots to be further subdivided and refined as portions of the Property move forward for development with subsequent Preliminary Plan Amendments and Site Plan(s).

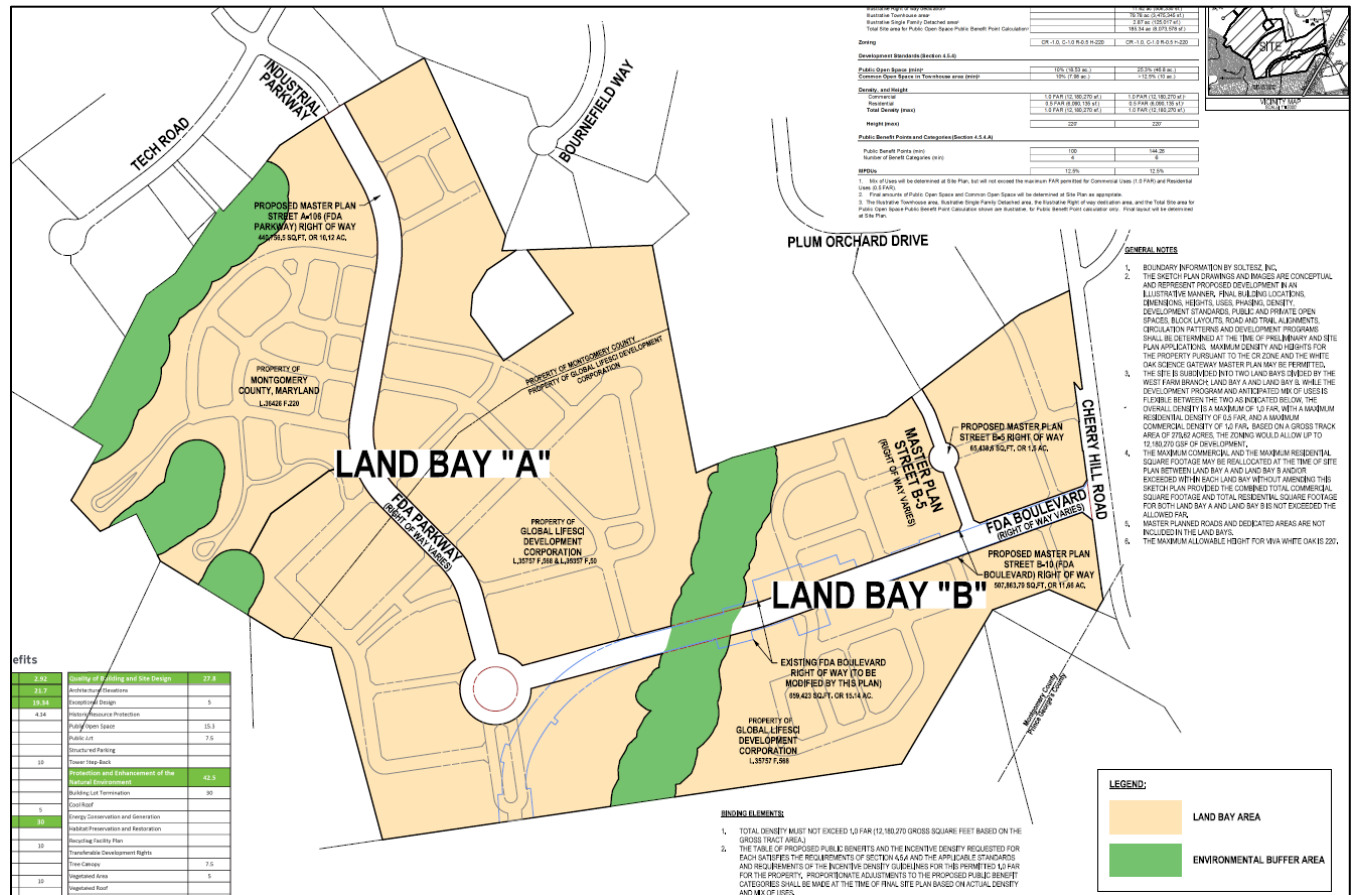


Figure 3: Proposed Land Bays (Sketch Plan – Land Bay Exhibit – Attachment 3)

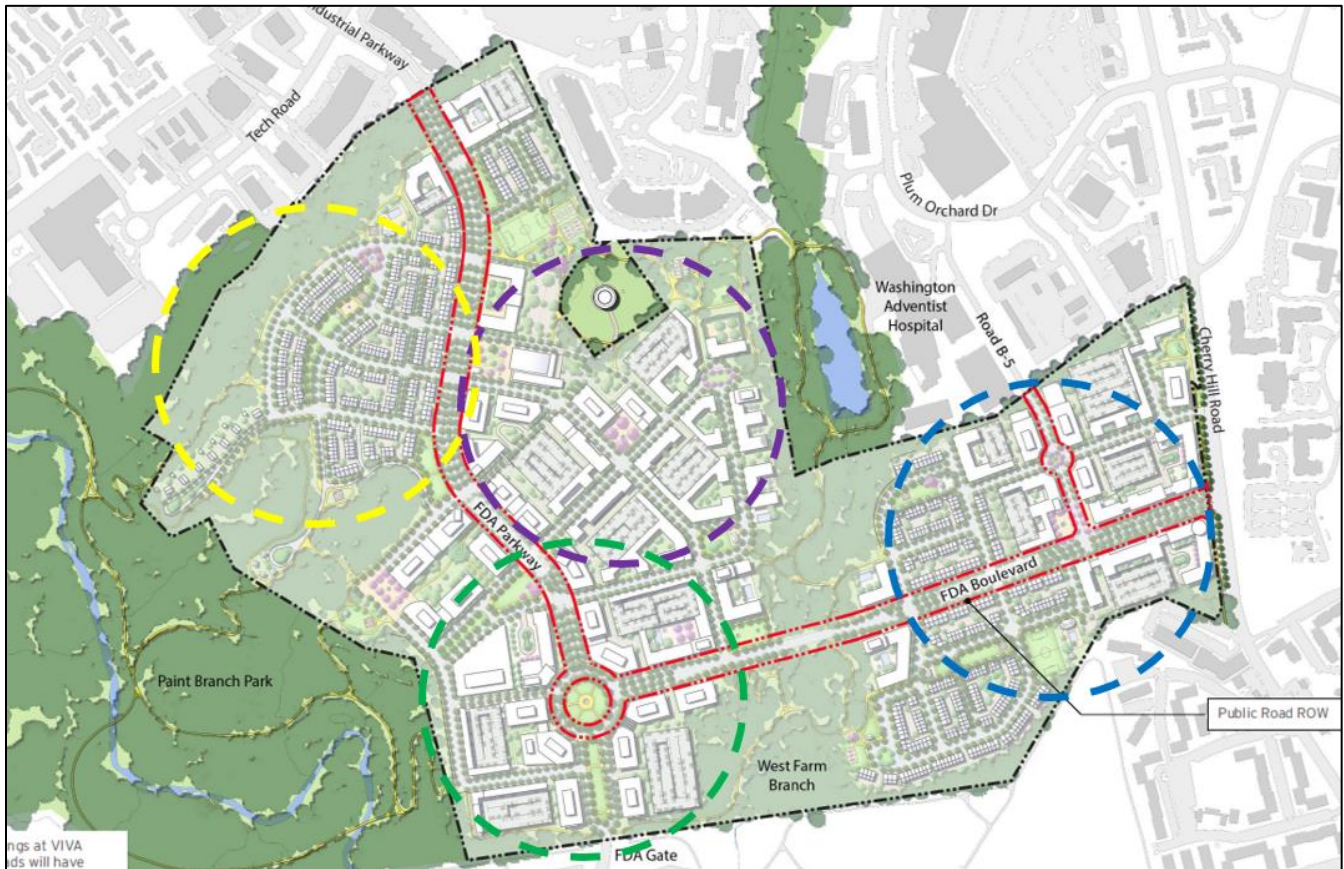


Figure 4: Conceptual Neighborhoods (based on the Applicant's Statement of Justification)

It is envisioned the project will consist of four distinct, yet interconnected neighborhoods (see Figure 4 above): East Side (Blue), West (Yellow), Village Center (Purple), and Academic Campus (Green).

The Academic Campus and R&D Core will be located at the intersection of FDA Boulevard (B-10) and FDA Parkway. This neighborhood is envisioned primarily as a combination of academic classrooms, laboratory space, and hotel/conference center, while allowing for the potential of multi-family residential uses.

The Village Center is envisioned as the mixed-use center of the Project, containing a mix of retail, office, cultural, service, residential, and civic uses and gathering spaces, and potentially a boutique hotel. The Village Center is designed to connect easily to FDA Parkway (A-106, Industrial Parkway extended) and the proposed BRT route and station. The Village Center will contain a number of open spaces and anticipates a potential connection to Washington Adventist Hospital. A new elementary school and collocated local park are located at the edges of the Village Center and West Neighborhoods.

The West Neighborhood is envisioned as a largely residential neighborhood within easy walking distance of the Village Center. The Applicant proposes a residential gateway entrance on FDA Parkway immediately inside the Property line and a variety of parks and open spaces. A mix of residential housing types is contemplated in the neighborhood, which could include multi-family, duplex, townhouse, and single-family detached residential uses.

The East Side is envisioned as a mixed-use neighborhood with a neighborhood-oriented retail center, office space, and multi-family and townhouse residential uses. The neighborhood-oriented retail center and office space are envisioned to be anchored along New Street B-5, and tie into the development on the Washington Adventist

Hospital property. The western portion of the East Side is envisioned as primarily townhouse and duplex residential uses. The East Side will also include a community center, several quality open spaces, plazas, and parks.

Because each neighborhood and the location and mix of uses is anticipated to evolve over time, the Applicant is requesting approval for the maximum development on the Property to allow flexibility in the distribution of residential and non-residential density with subsequent development applications. Any given combination of uses on the Property will not exceed 12,180,270 square feet of total development, of which a maximum of 6,090,135 square feet of residential uses are permitted. The final allocation of residential and non-residential density will be determined at Preliminary Plan and Site Plan(s) review.

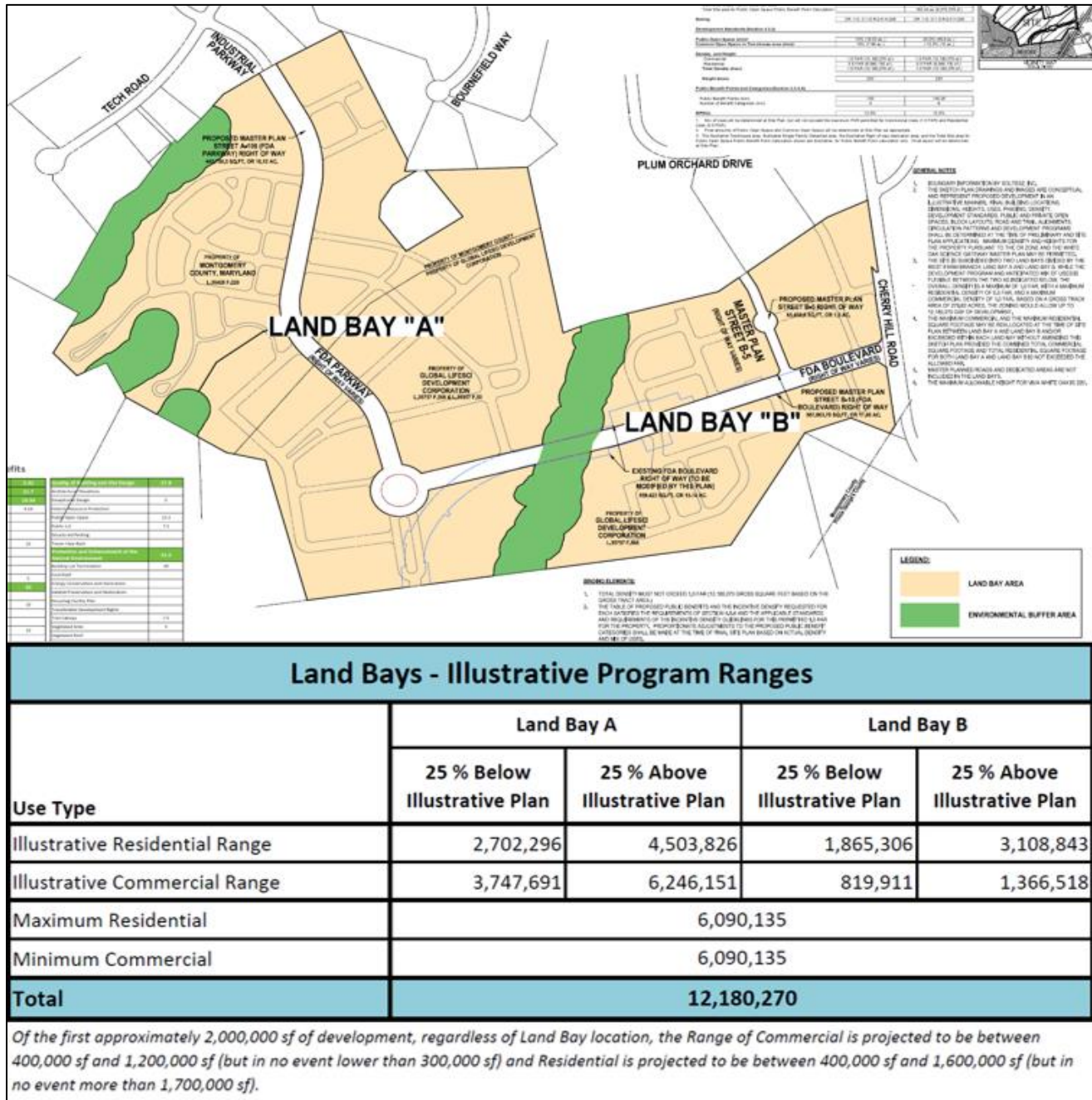


Figure 5: Proposed Phasing Plan (Sketch Plan – Land Bay Exhibit and Applicant’s proposed phasing)

Phased Development

Due to the complexities of phasing, financing, and developing the approximately 279-acre Property as a mixed-use town center, the Applicant is requesting flexibility in phasing. One Preliminary Plan will be filed for the entire Property, which will establish two primary Land Bays/phases (Land Bay A and Land Bay B – see Figure 5 above), divided by the West Farm Branch Stream, comprised of Outlots and/or Lots to be further subdivided and refined as portions of the Property move forward for development with subsequent Preliminary Plan Amendments and Site Plan(s). The Project is proposed to be implemented in multiple sub-phases within the two primary Land Bays/phases. While the Sketch Plan encompasses the entire Project, the Applicant will seek a Preliminary Plan Amendment and Site Plan approval for each area of development within a Land Bay, when the respective development is ready to proceed. The Applicant envisions a variety of development types within each Land Bay over a long period to time, and proposes that, of the first 2,000,000 square feet of development, a minimum of 300,000 square feet of non-residential uses and no greater than 1,700,000 square feet of residential uses will be proposed on the Property regardless of Land Bay location. Phasing will be determined at subsequent Preliminary Plan(s) and Site Plan(s).

Land Bay A

Land Bay A includes all land west of the West Farm Branch, and is anticipated to comprise between 3,747,691 square feet and 6,246,151 square feet of non-residential uses, and between 2,702,296 square feet and 4,503,826 square feet of residential uses to possibly include, multi-family, live/work, duplex, townhouse, and single-family detached uses.

Land Bay B

Land Bay B includes all land east of the West Farm Branch, and is anticipated to be comprised of between 819,911 square feet and 1,366,518 square feet of non-residential uses, and between 1,865,306 square feet and 3,108,843 square feet of residential uses to possibly include, multi-family, live/work, duplex, and townhouse uses.

Buildings

Per Section 59.4.5.4.B.3 of the Zoning Ordinance, setbacks for principle buildings, accessory structures, and parking are established by the Site Plan approval process. Per Section 59.4.5.4.B.4 of the Zoning Ordinance, form standards are established by the Site Plan approval process and must address, at a minimum, transparency, blank walls, and active entrances. Therefore, building placement and form, as shown on the Sketch Plan drawings, are conceptual, and must demonstrate compliance with the Zoning Ordinance, WOSG Master Plan, and WOSG Design Guidelines at the time of Site Plan review(s).

Open Space and Recreation

The Applicant is proposing a myriad of parks, urban plazas, greens, and open spaces totaling approximately 65 acres, in addition to the approximately 26 acres of stream valley buffers, which will provide a significant amount (approximately 91 of 280 acres) of open space on-site (see Figure 6 below). The proposed parks and open spaces are envisioned to be well dispersed throughout the proposed development, and they will be linked by an extensive network of trails and sidewalks, which will further connect to nearby amenities and public facilities.

The proposed Park dedication is approximately 205,475 square feet (4.72 acres), and will include an adult-size rectangular playfield and other amenities. The remaining open spaces are intended to be privately owned and maintained for public use. The four urban plazas are envisioned as being retail-oriented spaces, will total approximately 60,500 square feet (1.4 acres), and will include a combination of hard-surface and landscaping, and will provide spaces for active and passive gathering, potentially an ice-skating rink in winter, farmers market, and food-truck events. The four neighborhood green spaces will total approximately 146,500 square feet (3.4 acres), and will include a combination of an academic quad, thru-block connections, sitting areas, and play space. The seven civic green spaces envisioned as a combination of civic and residential squares will total approximately

222,600 square feet (5 acres), and will include a combination of play lawns, playgrounds and tot lots, benches and game tables, lunch and picnic tables, and outdoor performance space, which includes the Master Plan recommended Civic Green Urban Park (page 89, WOSG Master Plan). The four neighborhood parks envisioned as small active recreation parks will total approximately 318,000 square feet (7.3 acres), and will include a combination of two community centers with pools, tot lots and playgrounds, and open play lawns. The two active local parks total approximately 479,800 square feet (11 acres), and are envisioned as providing potential areas of forest preservation, walking and hiking trails, and possibly active play space/courts/surfaces. Lastly, the twelve greenways and/or linear parks total approximately 1,517,000 square feet (34.8 acres), and are envisioned to provide active walking and hiking areas, BBQ and picnic areas, covered shelters, bocce lawns, and horseshoe play areas.

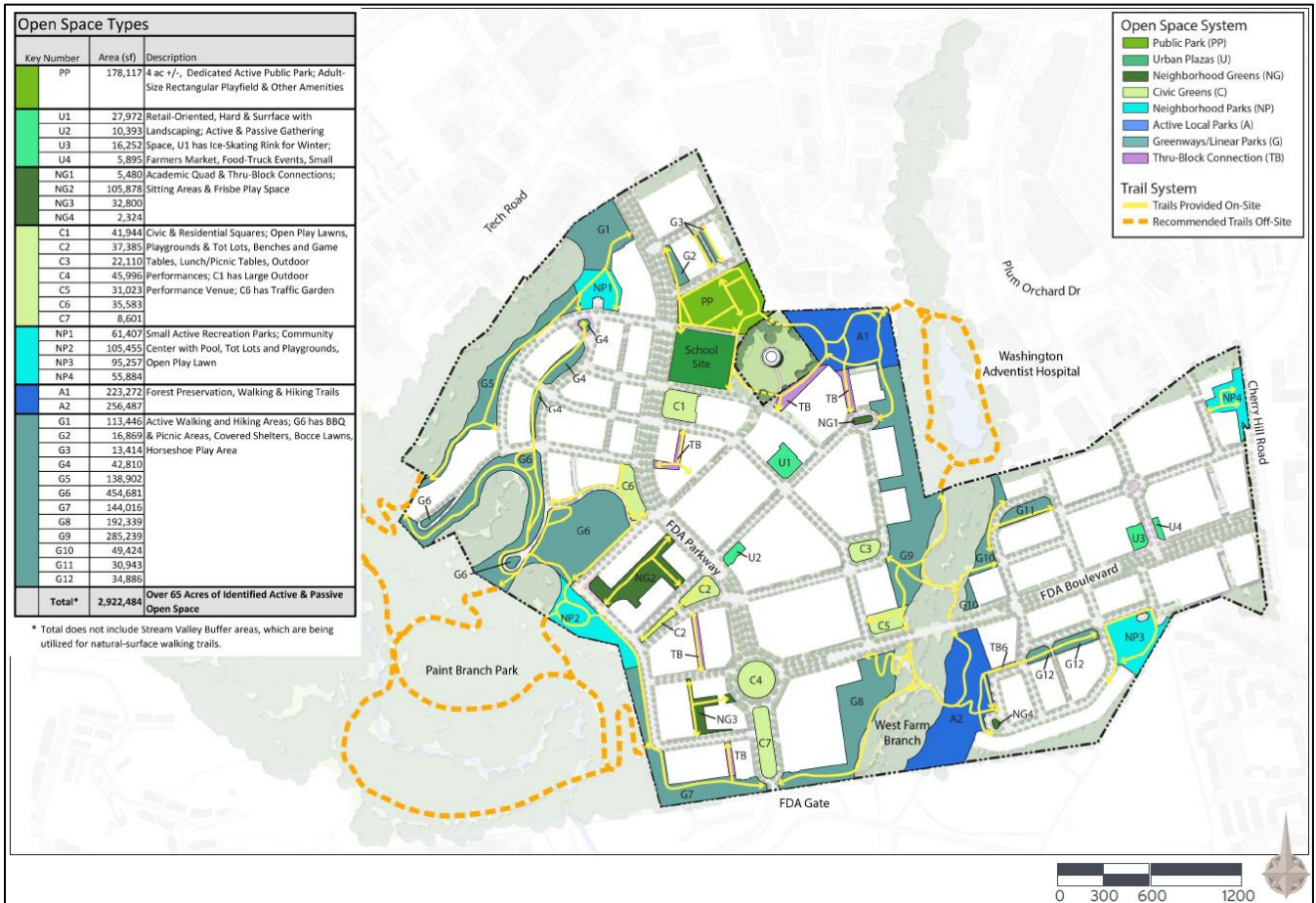


Figure 6: Proposed Open Space Plan (Sketch Plan – Open Space by Type Exhibit)

Section 6.3.9 of the Zoning Ordinance requires that any building containing 20 or more dwelling units must offer recreational facilities in accordance with M-NCPPC's Recreation Guidelines. Each phase of the Project must comply with any applicable recreational requirements, which may include providing private spaces as well as the publicly accessible amenities listed above. The Applicant's recreation and amenity analysis, as required by M-NCPPC's Recreation Guidelines and the CR Zone, will be submitted at the time of Site Plan(s).

Transportation

The Property is located between Cherry Hill Road and Industrial Parkway. FDA Boulevard currently bisects the Percontee property, and connects Cherry Hill Road to an entry gate on the FDA property.

Available Transit Service

Metro Bus Route R2 operates along Cherry Hill Road. The nearest bus stop is approximately 500 feet north of the site at the intersection of Cherry Hill Road and Gracefield Road. The project will include a new BRT connection and related bus stops and other facilities.

Site Location and Vehicular Access

The main vehicular access to the Property will continue to be from Cherry Hill Road on the east and Industrial Parkway (A106) from the west. A new master-planned roadway B-5, will connect the property to Plum Orchard Drive. As previously stated, the Applicant is proposing to provide all master-planned streets as public streets and all other streets as private streets. Chapter 50, the Subdivision Regulations, currently require all roads to be public unless specific criteria are met. Any proposed private road will be evaluated at the time of subsequent Preliminary Plan review.

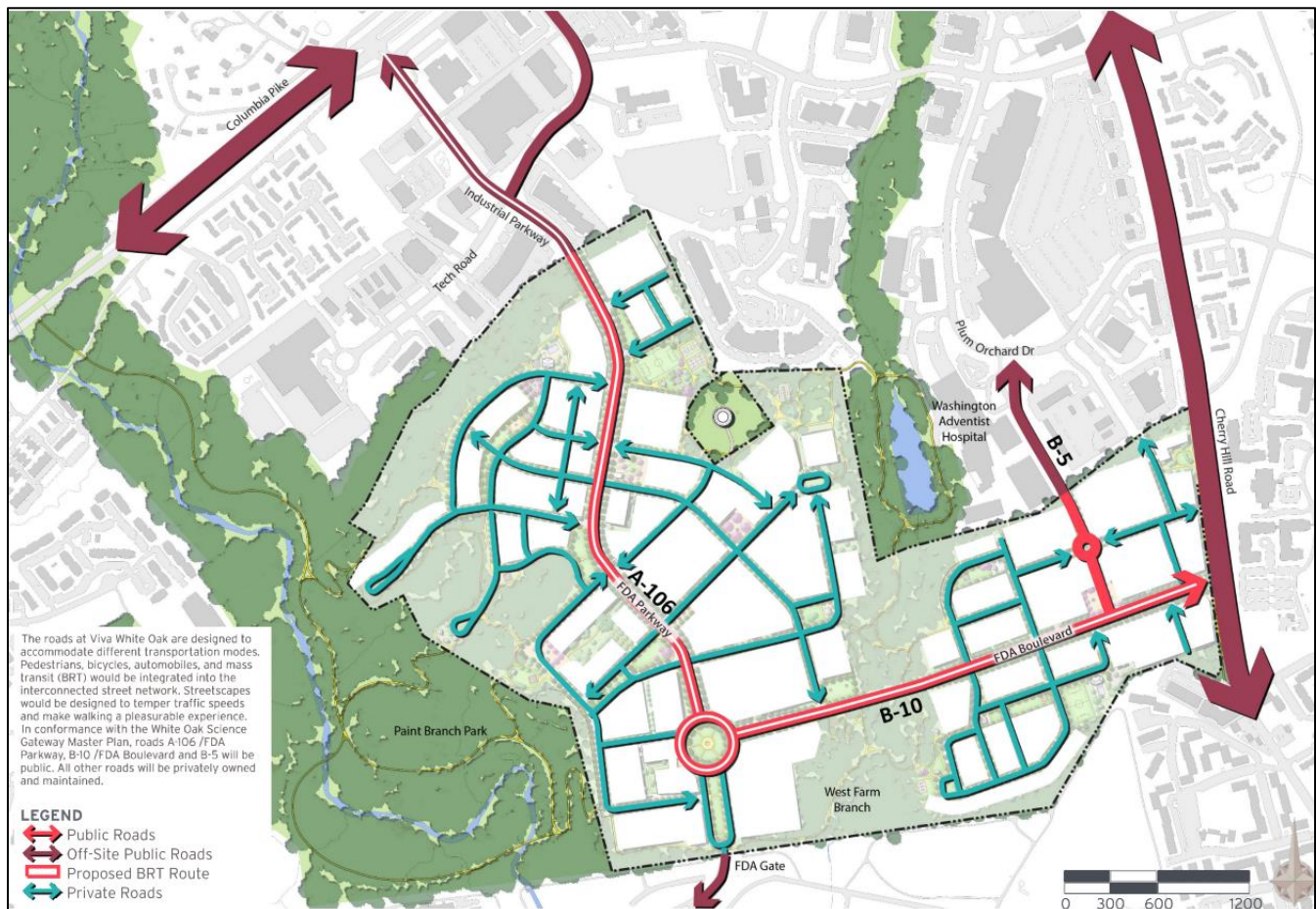


Figure 7: Vehicular Circulation Exhibit

Pedestrian and Bike Facilities

The Project will provide pedestrian and bicycle facilities including, bike lanes, shared-use paths, sidewalks along all streets, and an extensive network of trails to provide access to the many parks, plazas, greens, and open spaces existing and proposed. The trail system will be designed as an extension of the sidewalk network and will connect with the surrounding context and infrastructure such as the Paint Branch Park, the White Oak Community Recreation Center, and the Martin Luther King Recreational Park. Bike lanes are anticipated along FDA Parkway, FDA Boulevard, and the perimeter road closest to Paint Branch Park. A shared-use path will be added along Cherry

Hill Road (side to be determined at Preliminary Plan), and New Road B-5 will be designed to include a shared-use path that connects to Washington Adventist Hospital site.

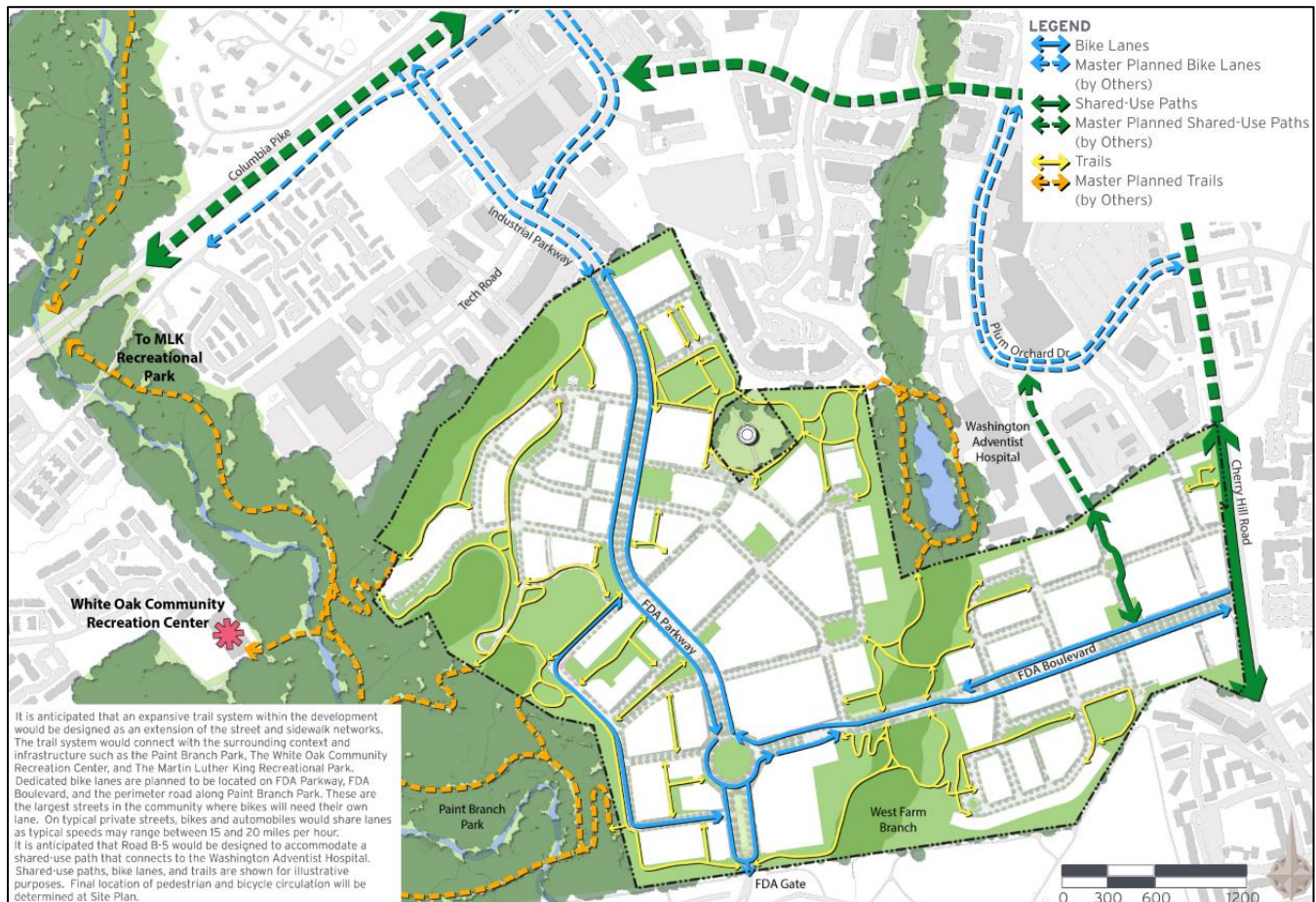


Figure 8: Pedestrian Circulation Exhibit

Master-Planned Roadways, Bikeways, and Transitways

The master-planned transportation facilities are designated below in accordance with the:

- 2014 *White Oak Science Gateway (WOSG) Master Plan*;
 - 2005 *Countywide Bikeways Functional Master Plan*;
 - Current *Bikeways Master Plan* update; and
 - 2013 *Countywide Transit Corridors Mater Plans*.
1. Cherry Hill Road is designated as an arterial, A-98, with a recommended 80-foot right-of-way. Any necessary additional right-of-way dedication will be required at Preliminary Plan. The *Countywide Bikeways Functional Master Plan* recommends a shared-use path, SP-16, on the east side of the road. However, the *Bikeways Master Plan* update recommends a separated bikeway that has two-way bike lanes on the west side.
 2. FDA Boulevard is designated as a business district street, B-10, with a recommended 100-foot right-of-way. WOSG Master Plan recommends a shared-use-path, LB-1, which is existing on the north side, while the *Bikeways Master Plan* update recommends two-way bike lanes on the both sides.

3. A new business district street, B-5, is recommended as a 70-foot right-of-way. WOSG Master Plan recommends bike lanes, LB-8, while the Bikeways Master Plan update recommends a sidepath on the east side. The plans for the Washington Adventist Hospital proposed a shared-use path for its frontage on the east side of this road.
4. FDA Parkway (Industrial Parkway extended) is designated as an arterial, A-106, with a recommended 100-foot right-of-way. WOSG Master Plan recommends bike lanes, LB-7, while the Bikeways Master Plan update recommends two-way bike lanes on the both sides.

The final cross-sections and facilities will be determined at subsequent Preliminary Plan and Site Plan(s).

Supplemental BRT routes are recommended along Cherry Hill Road, B-10, and A-106. The Applicant must coordinate with the MCDOT regarding identification of locations for any BRT stations along these routes. The BRT right-of-way is currently planned to be 26-foot-wide with two-way 12-foot wide lanes and one-foot gutters. In addition, the BRT must be able to easily navigate through the proposed traffic circles. While the Applicant's proposal shows dedicated BRT lanes in FDA Boulevard and FDA Parkway, the WOSG Master Plan envisions BRT running in mixed traffic. The master-planned right-of-way width for FDA Boulevard and FDA Parkway is 100 feet, while the Applicant proposes a 134-foot-wide right-of-way. When implementing BRT, Staff believes that creating urban blocks with shorter lengths, narrower cross-sections, and preserving pedestrian scale along FDA Boulevard and FDA Parkway through the Property must be the priority in this Project. Staff believes the wider right-of-way is contrary to creating pedestrian friendly, urban-scale blocks; further analysis will be conducted at Preliminary Plan review.

Local Area Transportation Review (LATR)

The 2016-2020 Subdivision Staging Policy established the "Unified Mobility Program" (UMP) for the White Oak Science Gateway Master Plan area, in lieu of the standard Local Area Transportation review test. The MUP established a "Local Area Transportation Improvement Program" (LATIP) fee for any development in the WOSG master plan area as follows:

- The County Council adopted Resolution No. 18-107 on April 14, 2015 that established the LATIP fee of all development in the White Oak Policy Area.
- The County Council adopted Resolution No. 18-728 on February 14, 2017, that established the Capital Improvement Program Project No. 361701 to use the developers LATIP fees to fund the design and construction of the White Oak transportation infrastructure.
- The County Council adopted Expedited Bill No. 51-16 on February 14, 2017, that authorized a credit against the LATIP fee for the applicant's cost of an improvement in the White Oak Policy Area to the extent it exceeds the listed cost of the improvement in the CIP Project.
- The Planning Board approved a fee of \$5,010 per vehicle trip at its public hearing on September 28, 2017, that will be added to the *Local Area Transportation Review Guidelines*. The land uses proposed in this Sketch Plan and the Planning Board approved trip generation rates are as follows:

Land Use	Trips per Unit of Development
Single-Family Detached Housing Units	1.28 per Unit
Townhouse	0.65 per Unit

Mid-Rise Apartments	0.34 per Unit
All Office Space	1.200 per 1,000 Sq. Ft.
All Retail Space	3.00 per 1,000 Sq. Ft.

The LATIP fee would be based on the number of units or square footage multiplied by the above “LATIP” rates at Preliminary Plan review.

Transportation Policy Area Review (TPAR)

The Property is located in the White Oak Policy Area. For the Policy Area Review test, under the 2016-2020 Subdivision Staging Policy, an applicant is required to pay the updated General District Transportation Impact Tax. Any affordable HOC and MPDU housing is not subject to the Impact Tax. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code, as amended.

Transportation Management

The County Council Resolution No. 18-26, adopted on January 20, 2015, established the Transportation Management District in the White Oak Policy Area along with a Transportation Mitigation Fee on new and existing developments. Therefore, at Preliminary Plan review and approval, the Applicant must enter into a Traffic Mitigation Agreement with the Planning Board and MCDOT to participate in the White Oak Transportation Management District to help in achieving the NADMS goal of 30% for new development.

Environment

Environmental Guidelines

A Natural Resource Inventory Forest Stand Delineation (NRI/FSD No. 420180560) for the project is submitted and under review. The NRI/FSD approval is not currently required to be approved prior to the Planning Board’s review and/or approval of a Sketch Plan. The Percontee GLDC site is subject to the State issued mining Permit No. (93-SP-0430-A) and State approved reclamation plan (collectively, “State Permits”) which will result in extensive grading and further disturbance of the site as part of the mandatory cleanup that will be required. Changes made to the topography, wetlands, forest, streams, and other natural features pursuant to the State Permits are expected and allowed, and the Applicant will show these changes on the Preliminary Forest Conservation Plan.

The Property has been altered quite extensively through industrial use, and the site topography has been graded out into generally flat areas with pockets of steep slopes occurring along some of the stream valleys. Many of the larger trees occur in these same pockets of steep slopes. Redevelopment of the Property will include restoration of the natural environment as determined by subsequent Preliminary Forest Conservation Plan(s) and Final Forest Conservation Plan(s). Staff will coordinate with MDE officials to make sure the County environmental processes dovetail with any necessary MDE-required cleanup/permits.

Forest Conservation

Currently, the Forest Conservation Law does not require an NRI/FSD for sketch plans. Therefore, the Forest Conservation Plan submittal and review will occur at Preliminary Plan.

Noise

The project includes residential units near an arterial roadway and a proposed BRT route. A noise analysis will be required at the time of Preliminary Plan to determine if mitigation techniques are needed.

Stormwater Management

A Stormwater Management Concept Plan is not required at the time of Sketch Plan. Submission of the concept to the Department of Permitting Services (DPS) and approval will be required at the time of Preliminary Plan.

Master Plan Conformance

The Project substantially conforms to the recommendations for the Property included in the *White Oak Science Gateway Master Plan* and the Approved Design Guidelines, as discussed in detail in the following Project Analysis and Findings section.

Community Outreach

On July 18, 2017, the Applicant held a pre-submittal public meeting at the White Oak Community Recreation Center. The Applicant has complied with all submittal and noticing requirements. Staff has not received correspondence on this Project as of the date of this report.

SECTION 4: PROJECT ANALYSIS AND FINDINGS

The purpose of a Sketch Plan is to identify general land uses, development intensity, and public benefits for the optional method of development in the CR, CRT, EOF or LSC Zones. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, heights and anticipated uses, the locations of open and public use spaces, the general circulation patterns for all modes of transportation, an estimated range of peak hour trips and relationships between existing or proposed adjacent buildings and rights-of-way. Details of the proposed development are determined during Preliminary and Site Plan review. Section 59-7.3.3.E of the Zoning Ordinance states: "To approve a sketch plan the Planning Board must find that the following elements are appropriate in concept and appropriate for further detailed review at site plan. The sketch plan must:"

1. *meet the objectives, general requirements, and standards of this Chapter;*

Section 4.5.4 of the Zoning Ordinance sets forth the development standards for the Optional Method of Development within the CR Zone. The proposed development will satisfy the applicable development standards for the Optional Method of Development in the CR Zone, with the exact figures to be determined at the time of Site Plan.

Table 1: Sketch Plan 320180040 Data Table

This plan is being developed using CR Optional Method of Development		
	Required/Allowed	Proposed
Gross Tract Area:		279.62 ac. (12,180,270 sf.)
Illustrative Right of way dedication ³		11.62 ac (506,330 sf.)
Illustrative Townhouse area ³		79.78 ac (3,475,345 sf.)
Illustrative Single Family Detached area ³		2.87 ac (125,017 sf.)
Total Site area for Public Open Space Public Benefit Point Calculation ³		185.34 ac (8,073,578 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)		
Public Open Space (min)²	10% (18.53 ac.)	25.3% (46.8 ac.)
Common Open Space in Townhouse area (min)²	10% (7.98 ac.)	>12.5% (10 ac.)
Density, and Height		
Commercial	1.0 FAR (12,180,270 sf.)	1.0 FAR (12,180,270 sf.) ¹
Residential	0.5 FAR (6,090,135 sf.)	0.5 FAR (6,090,135 sf.) ¹
Total Density (max)	1.0 FAR (12,180,270 sf.)	1.0 FAR (12,180,270 sf.)
Height (max)	220'	220'
Public Benefit Points and Categories (Section 4.5.4.A)		
Public Benefit Points (min)	100	144.26
Number of Benefit Categories (min)	4	6
MPDUs	12.5%	12.5%
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). 2. Final amounts of Public Open Space and Common Open Space will be determined at Site Plan as appropriate. 3. The Illustrative Townhouse area, Illustrative Single Family Detached area, the Illustrative Right of way dedication area, and the Total Site area for Public Open Space Public Benefit Point Calculation shown are illustrative, for Public Benefit Point calculation only. Final layout will be determined at Site Plan.		

The Sketch Plan meets the development standards of Section 59-4.5.4, as shown in the Data Table above. The Application will provide the minimum required number of bicycle parking spaces for residents and visitors, which will be determined at the time of Site Plan(s). The number of vehicular parking spaces will be

determined at Site Plan(s) based on the square footage of non-residential uses, and number and type of residential dwelling units.

The Sketch Plan conforms to the intent of the CR Zone as described below.

a) *Implement the recommendations of applicable master plans.*

The Sketch Plan substantially conforms to the recommendations for the Property included in the White Oak Science Gateway Master Plan and the Approved Design Guidelines, and has been designed to respond to and incorporate specific recommendations for the Property (Attachment 4). The WOSG Master Plan envisions three major activity centers; White Oak Center, Hillandale Community, and Life Sciences/FDA Village Center. The Property is a major component of the Life Sciences/FDA Village Center, for which, *“The Plan contemplates having the Life Sciences/FDA Village Center provide a focal point or Town Center for the broader community. Mixed-use zoning at this location will encourage a combination of commercial, residential, and retail uses within a compact walkable center. The recommended civic green and other elements described in this Plan should draw residents from the entire White Oak community.”* (page 27)

As discussed in detail below, the Project provides the Town Center for the broader community; includes a wide variety of uses including office, commercial, retail, hotel, conference center, civic, multi-family, live-work, duplex, townhouse, and single-family detached uses within a compact walkable center; and an assortment of parks, plazas, greens, and open spaces designed to draw residents from the larger White Oak community.

Percontee/Site 2

- *The Plan recommends that an adequate and appropriate site for an elementary school be dedicated on the Percontee property as part of the redevelopment of these two sites.* (page 47)

Staff supports the Applicant’s proposal (Attachment 5 – Collocated School and Park Site), and recommends the Planning Board require the Applicant to dedicate a collocated school and local park of approximately 9 acres that will be publicly maintained, and another 6 acres of contiguous privately owned and maintained park/open space and civic green for a total of 15 acres per the School and Public Park Site sheet of the Sketch Plan, submitted November 10, 2017. The final size and location of these spaces will be determined at Preliminary Plan. If the location of the collocated school and local park site change, the collocated school and local park site shall be a minimum of 9 acres. The remaining 6 acres of the collocation must contiguous, and must be located elsewhere on the Property.

Montgomery County Public Schools (MCPS) has written a letter indicating that enrollment projections now indicate need at the middle school and potentially high school levels in the area, and are requesting a minimum 15.5-acre school site (see Attachment 6). MCPS standards describe an elementary school site as being 7.5 acres in size, and a middle school site as being 15.5 acres in size.

The Property is envisioned to be redeveloped as an urban town center, and public facilities should reflect both the context and vision for the Property and larger vicinity. The Master Plan was approved and adopted in 2014, with the expectation that the Property owner(s) would be required to dedicate an adequately-sized elementary school site. There are examples of recently approved elementary school sites in urban areas of the County between 4 to 4.3 acres in size. So, a smaller school footprint in an urban area is achievable.

The Master Plan further recommends a collocated, *“Local Park with a large adult-sized rectangular athletic field and other amenities such as a community garden, dog park, basketball courts, community open space, urban wooded areas, and play areas”* (page 89), and that to maximize efficiencies of parking and community use, on-street parking should be provided to the extent possible and assume a reduction from the typical parking standards applied by the Department of Parks, since many park users could walk or take transit (page 89). While the WOSG Design Guidelines specifies a 4-acre minimum size for the Local Park (page 33), the Parks Department has indicated that, per the 2005 standards adopted by the Planning Board and Parks Department, the approximate size of a local park is 15 acres. Thus, the Parks Department requested a 15-acre local park (see Attachment 7).

The Applicant is proposing a series of urban parks, plazas, greens, and open spaces that satisfy the recommendations of the WOSG Master Plan and Design Guidelines, except for the proposed collocated elementary school and local park site. Any increase in the proposed collocated site should not be treated as compensation for, or at detriment to, any of the other proposed parks, plazas, greens, or open spaces currently shown on the Sketch Plan. Furthermore, as shown on the Sketch Plan, the proposed development is well under the 220-foot height limit on the majority of the Property. Any required relocation of development should be able to be absorbed in other portions of the Property, in order to accommodate the increase in size of the collocated school and park site.

Therefore, based on the recommendations of the WOSG Master Plan, the WOSG Design Guidelines, input from MCPS and the Parks Department, and the expected densities and number of users envisioned for the Property and immediate vicinity, Staff supports the Applicant’s proposal and recommends the Planning Board require the Applicant to dedicate a collocated school and local park of approximately 9 to 15 acres as conditioned.

- *Provide ample parks and open space amenities including civic greens, a local park and integrated trail and bikeway system.* (page 47)

As discussed in detail in the Open Spaces and Recreation section above, the Project contains ample parks, plazas, greens, open spaces, amenities, a local park, and a well-integrated trail and bikeway system.

- *Development of this site could also be enhanced by orienting buildings along a perimeter road (with a shared use path) adjacent to and overlooking Paint Branch Stream Valley Park, integrating the natural and built environments and creating a scenic route for driving, walking, and biking.* (pages 47-48)

As discussed in detail in the Transportation/Pedestrian and Bike Facilities section above, the Project envisions orienting development and a bike facility along the perimeter road overlooking the Paint Branch Stream Valley Park, which will be designed to seamlessly integrate the natural and built environment, thus creating a scenic route for driving, biking, and walking.

Town Center on Percontee/Site 2

- *A prominent civic promenade that can serve as a community focal point or Town Center.* (page 48)
- *The Town Center should include community-gathering attractions and features such as (but not necessarily specifically prescribed) entertainment venues, shops, restaurants, wide sidewalks for outdoor dining and merchandising, a civic green and streetscape that could*

accommodate community festivals and/or holiday celebrations, and other urban features that would encourage outdoor community activities (especially serving children and families). (page 48)

The area of the collocated school/park site is adjacent to the Master Plan recommended and proposed Civic Green Urban Park and future civic/recreation/events building. This is the area within the Village Center Neighborhood and the larger Viva White Oak development, where it is envisioned to be a community focal point, where the majority of civic activity and uses are likely to occur. The Project is envisioned to provide a prominent civic promenade that can serve as a community focal point or Village Center. As conceived, the Village Center will include multiple community gathering spaces in the form of parks, plazas, civic greens, squares, open spaces, and trailheads. It is anticipated that the new main street in the Village Center will include a variety of shops and restaurants and will include wide sidewalks and outdoor dining opportunities. Additional gathering areas are proposed at strategic locations along the new main street, with open space anchors at each end of main street. These spaces and urban features have been designed to accommodate community festivals and/or holiday celebrations and farmers market, which will encourage outdoor community activities for residents and visitors alike.

- *This Plan further recommends that the County consider locating a prominent County resource center or agency (such as a library and/or one or more County offices or County agency facilities) that would further activate this civic promenade. (page 48)*

The Project accommodates space adjacent to the proposed Civic Green Urban Park for the envisioned County center/agency to help activate the Civic Green Urban Park.

- *...this Plan further recommends the County seek potential collaborations with State, Federal, and/or International agencies or institutions to locate one or more prominent State, Federal, and/or International biomedical or bioscience facilities or programs proximate to this proposed civic promenade, which would further activate this East County community-gathering place. (page 48)*

Office, research, hotel/conference center uses are envisioned in close proximity to the civic promenade, which would potentially help in activating the community gathering space.

- *the developer of the 300-acre Percontee/Site 2 properties should prepare one overall sketch plan [...] that demonstrates how the new community will achieve the vision of the Master Plan and reflect the themes described below:*

- *Uses likely to create an active town center, including a complementary mix of uses.*

The Project includes a mix of academic, research and development, office, residential, conference center/lodging, retail, restaurant and entertainment uses to be located within a grid pattern of streets connected with enhanced streetscaping and punctuated by public gathering spaces, all designed to activate the Village Center. The Village Center is designed to include public uses, and a public elementary school, that will complement the proposed residential and commercial development. Overall, as this multi-phased long-term Project builds out, implementing Site Plans will include an appropriate mix and balance of uses based on market conditions and in furtherance of the goals of the Master Plan.

- *A central public space in the town center for community gatherings, supplemented by smaller public spaces or public squares in the various neighborhoods to encourage social interaction and recreation.*
As shown on the Open Space Plan, the Project includes gathering spaces, including large spaces anchoring the main street, and a central academic green. The neighborhoods will have open spaces of varying sizes for passive and active recreation. These spaces will be linked by trails creating a robust open space network.
- *Connections to the surrounding communities.*
The Sketch Plan includes proposed connections to the FDA, Washington Adventist Hospital, the Paint Branch Park, and existing commercial development along Industrial Parkway/Tech Road. The Sketch Plan also envisions connections to the White Oak Community Recreation Center, and the Martin Luther King Recreational Park.
- *Development scale that concentrates the tallest buildings near the existing water tower or at the center of the community along the main streets (Industrial Parkway extended and FDA Boulevard) to lower scale buildings at the edges of the community. (page 48)*
As shown on the enclosed Massing Diagram, the concept for the Project is to locate the tallest buildings in the core areas of the Property along FDA Parkway and FDA Boulevard. Buildings with lower heights are generally located on the edges of the Project. To ensure maximum flexibility to respond to market conditions for this multi-phased, long-term project, final building heights will be determined at Site Plan.
- *Throughout the entire 300-acre property, the design should encourage a pedestrian-oriented development with appropriate open space:*
 - *A mix of uses, such as academic, research and clinical facilities, office, hotel, retail, and residential uses.*
The mix of uses in the Project may include, but is not limited to, academic, research and development, office, residential, conference center/lodging, retail, restaurant and entertainment uses. The Project will be developed in multiple phases over many years and each phase of the Project will be planned with an appropriate balance and mix of uses in response to market conditions and in furtherance of the vision of the Project to encourage employment and economic development.
 - *Integrated active and passive recreational uses through the creation of formal and informal open spaces and parks, pedestrian trails linked to the street network and bicycle paths and lanes.*
As shown on the Open Space Plan included in the Application, the Project includes both formal and informal open spaces and parks, greens, and plazas. The areas preserved as stream valley buffer will provide passive recreational opportunities, while other open spaces will be for active recreational uses and gathering. As shown on the Pedestrian and Bicycle Circulation Plan, a system of pedestrian trails including comfortable streetscapes and trails link these open spaces and provide access to the adjacent Paint Branch Park. Bicycle lanes and multiuse paths are also included to provide additional opportunities for mobility and connectivity to adjacent and nearby land uses. The final size, location and configuration of the open spaces will be determined at Site Plan.
 - *Integration with the surrounding community and uses, specifically by extending Industrial Parkway into the site and connecting it with FDA Boulevard.*

In accordance with this recommendation, Industrial Parkway will be extended as FDA Parkway, A-106, into the Property from its current terminus and will connect with FDA Boulevard, providing through access to both Rt. 29 and Cherry Hill Road. New Road B-5 will provide additional connection to Plum Orchard Drive.

- *A hierarchical street grid network that focuses activities, defines circulation, and is integral with a series of public use spaces.*

As shown on the Vehicular Circulation Diagram, the Project includes an interconnected hierarchical network of streets ranging from FDA Parkway A-106 (arterial), the extension of FDA Boulevard B-10 (business district street), new road B-5 connecting FDA Boulevard with Plum Orchard Drive (business district street), the new main street (business district street) and smaller business district and residential streets. Vehicular circulation will be provided for on an interconnected grid of streets. The Master Plan roads include FDA Parkway and FDA Boulevard providing traffic a connection from Columbia Pike to the FDA Gate to Cherry Hill Road, and the New Road B-5 connection to the Washington Adventist Hospital property, which will provide a connection to Plum Orchard Drive. The BRT runs in the FDA Parkway and Boulevard between Columbia Pike and Cherry Hill Road.

The Applicant is proposing an interconnected grid of streets that form small blocks that will be walkable and have pedestrian friendly, quality streetscapes. The street framework is integrated with a series of open spaces and linear parks, including central gathering spaces and smaller greens and plazas. Final right-of-way widths and street sections will be determined at subsequent Preliminary Plan and Site Plan(s) reviews.

- *Structured parking that is located at the back of lots or lined with residential or office uses to enhance the pedestrian quality of the entire community.*

Both surface and structured parking is anticipated. Surface parking facilities are envisioned predominantly as temporary uses and to accommodate phasing as development progresses over many years. Structured parking will be located behind buildings wherever possible, or will be lined with uses at the ground level to enhance the appearance of the community and to activate the adjacent streetscape. Due to project phasing, parking might be exposed to the street as an interim condition. Where surface parking abuts the street, appropriate screening will be provided.

- *Tree-lined streets and open spaces that form green links to the various uses and open spaces.*

Streets are designed to be walkable, pedestrian friendly, and provide well-integrated and efficient pedestrian circulation throughout the proposed development. Streets will be tree-lined with planting strips between the sidewalk and the curb and will link the various open spaces, uses, and activity centers throughout the Project.

- *Integrated multi-modal transportation featuring elements that may include shuttles, buses, cars and car sharing, bicycles, and extensive pedestrian sidewalks and trails so that visitors can park once and then use other forms of transportation. (page 49)*

The Proposed development is envisioned as a pedestrian-oriented, mixed-use environment where employees, visitors, and residents are encouraged to walk or bike within its limits, and to use transit for external trips. The Project accommodates a BRT lane within the right-of-way of FDA Boulevard and FDA Parkway. In addition, a planned BRT station within the Project limits, along with the Master Planned BRT station along Rt.

29, will encourage future transit use. As shown on the Pedestrian and Bicycle Circulation Plan, the Project will have dedicated bike lanes, shared bike/vehicle lanes, shared-use paths, and an extensive sidewalk network that will encourage activity and alternative transportation options. The interconnected system of sidewalks, pathways, open spaces, activity centers, and trailheads will encourage walking and community interaction. As stated previously, while the Applicant's proposal shows dedicated BRT lanes in FDA Boulevard and FDA Parkway, the WOSG Master Plan envisions BRT running in mixed traffic. The master-planned right-of-way width for FDA Boulevard and FDA Parkway is 100 feet, while the Applicant proposes a 134-foot-wide right-of-way. Staff believes this is contrary to creating pedestrian friendly, urban-scale blocks, and reserves the opportunity for further analysis at Preliminary Plan review.

Mobility

- *The circulation network should include extending Industrial Parkway through Site 2 and connecting it with FDA Boulevard to form a "main street" through this area. The development will include a series of smaller, interior streets as well as amenities and a network of open spaces. (page 49)*
- *Public access to the Paint Branch Stream Valley Park and opportunities for outdoor recreation along its edge should be provided. (page 49)*
- *When redevelopment occurs, the Plan recommends that these dead-end streets be extended and connected to improve circulation. Other opportunities to improve connectivity should be considered as this area redevelops. (page 50)*
- *The Plan recommends the following:*
 - *Extend Industrial Parkway through Site 2/Percontee to connect with FDA Boulevard and designate as a four-lane arterial.*
 - *Reclassify roads in the Life Sciences/FDA Village Center from Industrial Roads to Business District Streets.*
 - *Provide additional vehicular connections in the Life Sciences/FDA Village Center if redevelopment occurs.*
 - *Designate Road Code Urban Areas (see Map 15) to utilize road standards that allow narrower travel lane widths and provide wider sidewalk areas. (page 57)*
- *The following new bike routes are recommended:*
 - *Shared Use Path on FDA Boulevard (LB-1)*
 - *Bike Lanes on Industrial Parkway (LB-7)*
 - *Bike Lanes on Proposed Road B-5 (LB-8) (page 63)*
- *This Plan recommends a 30 percent NADMS for all new development, residential and commercial, in the Life Sciences/FDA Village Center of the Plan area based on the area's future transit service and connectivity opportunities. (page 65)*
- *The Plan discourages land dedicated to surface parking. New projects and redeveloping properties should consider shared parking strategies —preferably using structured parking compatible in size and design with both the associated uses and the adjacent area. (page 66)*

As shown on the Vehicular Circulation Diagram, the Project includes an interconnected hierarchical network of streets ranging from FDA Parkway A-106 (arterial), the extension of FDA Boulevard B-10 (business district street), new road B-5 connecting FDA Boulevard with Plum Orchard Drive (business district street), the new main street (business district street) and smaller business district and residential streets. Vehicular circulation will be provided for on an interconnected grid of streets. There are numerous amenities and open spaces proposed along the main street and the smaller interior streets.

The areas of the Project that are adjacent to the Paint Branch Stream Valley Park have been designed and oriented to embrace these features as natural amenities. Activating uses are proposed to be located in proximity to buffers and forest areas, but disturbance of these areas will be minimized to the extent possible. The will encourage recreation at the edges of the park. The Applicant proposes and extensive network of sidewalks, shared-use paths, and bike facilities, including LB-1, LB-7, and LB-8 as recommended by the Master Plan.

The Applicant must enter into a Traffic Mitigation Agreement with the Planning Board and MCDOT to participate in the White Oak Transportation Management District to help in achieving the NADMS goal of 30% for new development.

Both surface and structured parking is anticipated. Surface parking facilities are envisioned as temporary to accommodate phasing as development progresses over many years. Structured parking will be located behind buildings wherever possible, or will be lined with uses at the ground level to enhance the appearance of the community and to activate the adjacent streetscape. Due to project phasing, parking might be exposed to the street as an interim condition. Where surface parking abuts the street, appropriate screening will be provided.

Percontee – Natural Environment Recommendations (page 73)

- *Orient development to maximize exposure to the natural environment while minimizing disturbance of buffers and retaining forest.*
Grading of the Percontee property is expected as part of the State-issued MDE Reclamation Permit; however, the areas of the Project that are adjacent to environmental features such as the stream valley buffers have been designed and oriented to embrace these features as natural amenities. Activating uses are located in proximity to buffers and forest areas, but disturbance of these areas will be minimized to the extent possible.
- *Avoid new stream crossings and use existing stream crossings, where possible, when redeveloping the site and creating a circulation system.*
The Project will utilize the existing stream crossing of the West Farm Branch on FDA Boulevard, and no new stream crossings for the internal vehicular circulation are proposed.
- *Minimize disturbance of steep slopes when new development occurs.*
Grading of the Percontee property is expected as part of the State-issued MDE Reclamation Permit; however, new development will minimize disturbance of steep slopes to the extent feasible.
- *Restore and protect streams and buffers, while still allowing non-motorized access and visibility.*
Grading of the Percontee property is expected as part of the State-issued MDE Reclamation Permit; however, the Project will preserve the entire portion of the stream buffer on the Property, totaling approximately 30 acres. Although not intended for dedication, this area of stream buffer will be protected through conservation easements granted to the Planning Board and will serve as a buffer between the Park and the Project.
- *Work with adjacent property owners to create a trail system to take advantage of natural features.*
The Project will include trail connections to Paint Branch Park. A trail system could be constructed in the Park in the future by others to connect the Project to Martin Luther King, Jr. Recreational Park.

- *Integrate stormwater management as urban design features.*
As detailed in the Stormwater Management Narrative and Stormwater Concept included in the Application, the proposed development will meet the applicable criteria under State and County law for Water Quality Volume, Recharge Volume, and Channel Protection Volume through environmental site design (ESD) practices to the maximum extent practicable (MEP). ESD facilities are proposed throughout the site and include, but are not limited to, planning techniques, alternative cover, and micro-scale practices, and will be incorporated as urban design features where possible. Design and location of stormwater management facilities will occur during subsequent reviews of Preliminary Plan and Site Plan(s).
- *Preserve and plant forest adjoining existing areas of forest on adjacent properties.*
The Project will comply with applicable Forest Conservation requirements as determined at Preliminary Plan and Site Plan. When possible, on-site planting will be used to meet such requirements.
- *Investigate options for power generation.*
Options for power generation and energy conservation will be considered at subsequent Preliminary Plan and Site Plan(s) reviews.
- *Work with WSSC to ensure adequate sewer volume at time of development.*
 - *Minimize disturbance in Paint Branch and investigate option of extending the sewer line in Cherry Hill Road.*
The adequacy of the existing sewer systems near the Project will be determined at subsequent Preliminary Plan and Site Plan(s). Due to the size and complexity of the Project, multiple connection points and sewer systems may need to be used. If a sewer connection is determined to be required within the Paint Branch Stream Valley, appropriate precautions will be taken to minimize disturbance and protect the stream and its natural features.

Site 2 – Natural Environment Recommendations (page 74)

- *Intensive investigation of subsurface conditions may be required at time of development.*
- *Stream and buffer restoration efforts should coincide with any cleanup and removal of contaminated materials, if necessary. The actual extent and location of groundwater is not easily apparent due to the amount of fill on this site.*
Site 2 has gone through MDE's Voluntary Cleanup Program, and has been released for residential development. All required remediation work for Site 2 has been completed and approved by the Maryland Department of the Environment (MDE) and a No Further Requirements Determination (NFRD) was issued by MDE on December 8, 2014.
- *Development should be oriented to maximize exposure to the natural environment while minimizing disturbance of buffers and retaining forest.*
Areas of the Project that are adjacent to environmental features such as the stream buffers have been designed and oriented to embrace these features as natural amenities. Activating uses are located in proximity to buffers and forest areas, and disturbance of these areas will be minimized to the extent possible.
- *Integrate stormwater management as urban design features.*
As detailed in the Stormwater Management Narrative and Stormwater Concept included in the Application, the proposed development will meet the applicable criteria under State and County

law for Water Quality Volume, Recharge Volume, and Channel Protection Volume through ESD practices to the MEP. ESD facilities are proposed throughout the site and include, but are not limited to, planning techniques, alternative cover, and micro-scale practices, and will be incorporated as urban design features where possible. Design of stormwater management facilities will occur during subsequent reviews of Preliminary Plan and Site Plan(s).

- *Any trails should minimize encroachment into areas of steep slopes and environmental buffers.* Trails proposed in environmental buffers will have natural surfaces, and will be planned and installed to minimize encroachment into areas of steep slopes to the extent possible.

Parks Recommendations for Life Sciences/FDA Village Center (pages 89-90)

- *Provide a Civic Green Urban Park, approximately one acre, to serve as a gathering space and focal point in the highest density cluster of retail and residential uses that may function as a “town center.” The Civic Green should be a formally planned, flexible, programmable open space, with a central lawn area.*

The Project proposes an approximate one-acre civic green located adjacent to the potential elementary school site. This green will have a central lawn area and is large enough to accommodate public performances and a variety of community activities. It will be a primary focus of the community and an attractive and flexible gathering space. In addition, as shown on the Open Space Plan, the Project includes multiple formal and informal open spaces of various sizes.

- *Provide a Local Park with a large adult-sized rectangular athletic field and other amenities such as a community garden, dog park, basketball courts, community open space, urban wooded areas, and play areas. Provide on-street parking to the extent possible and assume a reduction from the typical parking standards applied by the Department of Parks, since many park users could walk or take transit. For the athletic fields, consider synthetic turf and lighting to provide longer hours of use and higher overall capacity. To maximize efficiencies of parking and community use, co-locate with a proposed elementary school, which will be needed if potential residential densities are achieved. If other potential public amenities, such as a community meeting space or a library are proposed, also consider co-location with the park.*

As discussed above, based on the recommendations of the WOSG Master Plan, the WOSG Design Guidelines, input from MCPS and the Parks Department, and the expected densities and number of users envisioned for the Property and immediate vicinity, Staff supports the Applicant's proposal and recommends the Planning Board require the Applicant to dedicate a collocated school and local park of approximately 9 acres that will be publicly maintained, and another 6 acres of contiguous privately owned and maintained park/open space and civic green for a total of 15 acres per the School and Public Park Site sheet of the Sketch Plan, submitted November 10, 2017. The final size and location of these spaces will be determined at Preliminary Plan. If the location of the collocated school and local park site change, the collocated school and local park site shall be a minimum of 9 acres. The remaining 6 acres of the collocation must be contiguous, and must be located elsewhere on the Property.

- *Incorporate privately owned and managed public use spaces similar to Neighborhood Green Urban Parks for each district in the 300-acre development with open lawn areas, shaded seating, play structures, community gardens, and dog spots, or similar neighborhood recreation facilities.*

The Sketch Plan includes numerous public spaces in the form of greens, squares, and linear parks. Although the design details and exact location for each of these spaces will be determined at the time of Site Plan review, it is envisioned that a variety of spaces will be created that could accommodate neighborhood amenities, such as shaded seating, play structures, community gardens, dog areas, and a wide variety of recreational opportunities.

- *Incorporate a trailhead on parkland with interpretive signage, and a natural surface trail to the stream along the old roadbed, at the eastern edge of the Paint Branch Stream Valley Park. Dedication of additional land may be needed to accomplish this.*
Trailheads with signage are incorporated at several access points to the Paint Branch Park. All trailheads will connect to streets. Final locations and design for trailheads will be determined at subsequent Site Plan(s).
- *Create an integrated trail and bikeway system that connects perimeter trails to destinations throughout the development. All trails and park facilities, except for a carefully sited natural surface trail to the river along the old roadbed, should remain outside of sensitive areas. Accordingly, a perimeter trail, whether a bikeway along a road right-of-way, or a hard surface trail on expanded parkland, should be located adjacent to the top of the stream valley, thereby offering visual access into the stream valley park throughout its length, and physical access only by the natural surface trail. Any hard surface trails should be outside the environmental buffers, except where needed as a crossing, in accordance with the practice of first avoiding, then minimizing, and then mitigating impacts. To reinforce public access to the edge of the stream valley, there should be no private lots backing up to the stream valley park.*
A trail along the perimeter of the Paint Branch Park is proposed and will serve as a significant amenity that will provide access and encourage use of the Park. As currently planned, there will no private lots backing up to the Stream Valley Park, although final design and layout of development adjacent to the Park will be determined at Site Plan.
- *Explore provision of a trail connecting to the potential walking path around the regional storm water pond on the proposed Washington Adventist Hospital site.*
The Sketch Plan shows trail connections to the site boundary adjacent to the proposed storm water pond on the Hospital site. The feasibility of these connections will be explored as part of subsequent Preliminary Plan and Site Plan(s) reviews.
- *Designate approximately 20 acres of steeply sloped, mature forest at the edge of development along the Paint Branch Stream Valley Park as a Legacy Open Space Natural Resource site. At time of regulatory review, determine whether this forest resource should be preserved through easement and/or dedication to Parks.*
Although the Applicant does not intend to dedicate, this area of stream valley buffer will be protected through conservation easements granted to the Planning Board and will serve as a buffer between the Park and the Project. The final extent of this area will be determined at Preliminary Plan.
- *Locate trails or bikeways along the edge of the regulatory stream buffers by providing additional parkland (approximately 50-100 feet wide) to keep the trails out of the buffers.*
The Sketch Plan includes pedestrian trails along both edges of the West Farm Branch tributary that goes through the Property. Additional trails and access to the Paint Branch Park main stem are envisioned on the western side of the Property. The Stream Valley promenade has bike lanes and offers access to multiple trails into Paint Branch Park. Final design and location of trails and bike facilities will be determined at Site Plan.
- *Include a sustainably designed multi-use natural surface trail connecting the Plan area to Martin Luther King Recreational Park. A hard surface trail is not recommended because it adversely impacts sensitive resources, entails significant topographic challenges (connecting to Old*

Columbia Pike), and requires long stretches of boardwalk, which is expensive to install and maintain in a floodplain.

The Project will include trail connections to Paint Branch Park. It is envisioned that a trail system will be constructed in the Park in the future by others to connect the Project to the White Oak Community Recreation Center, and Martin Luther King, Jr. Recreational Park.

Community Facilities

- *This Plan recommends that an adequate site for a future public elementary school be dedicated on the Percontee property, should the enrollment projections prepared by Montgomery County Public Schools determine that a new school is necessary. Explore co-locating a child care center with the new elementary school. (page 91)*

As discussed above, based on the recommendations of the WOSG Master Plan, the WOSG Design Guidelines, input from MCPS and the Parks Department, and the expected densities and number of users envisioned for the Property and immediate vicinity, Staff supports the Applicant's proposal and recommends the Planning Board require the Applicant to dedicate a collocated school and local park of approximately 9 acres that will be publicly maintained, and another 6 acres of contiguous privately owned and maintained park/open space and civic green for a total of 15 acres per the School and Public Park Site sheet of the Sketch Plan, submitted November 10, 2017. The final size and location of these spaces will be determined at Preliminary Plan. If the location of the collocated school and local park site change, the collocated school and local park site shall be a minimum of 9 acres. The remaining 6 acres of the collocation must contiguous, and must be located elsewhere on the Property.

- *While applicants for the optional method of development may propose any of the thirty-six (36) public benefits listed in Section 4.7.2 of the Zoning Ordinance, there are certain benefits that should be prioritized for this Plan area. These include the following:*
 - *Provision of major public facilities, including but not limited to: Bus Rapid Transit; a bus circulator to connect centers and/or transit; conveyance of an acceptable site for (or construction of) a new public elementary school, fire station or library; and dedication of land for parks and trails.*
 - *Connectivity and mobility, including but not limited to: transit access improvement and trip mitigation.*
 - *Diversity of Uses and Activities, particularly care centers and affordable housing, including workforce housing.*
 - *Quality building and site design, including but not limited to: structured parking, exceptional design, and the amenities listed on pages 87-90 to the extent they exceed the requirements of the zone. (page 96)*

As discussed in detail in the public benefit finding below, the Applicant is providing a school site dedication, and qualifies for Level 2 transit proximity due to the BRT route and station proposed through the Property. The Applicant is also proposing to utilize the Connectivity and Mobility category through advance dedication, through-block connections, and wayfinding. The Applicant will also be entering into a TMAg in order to help meet the Master Plan NADMS goal of 30% for new development. The Applicant is proposing to provide a care center, which satisfies the recommendation for the Diversity of Uses and Activities category. Finally, the Applicant is proposing to provide exceptional design to satisfy the Quality of Building and Design category. The Applicant will be providing structured parking throughout the site, and the amenities listed on pages 89-90 of the Master Plan.

- b) *Encourage development that integrates target opportunities for redevelopment of single-use commercial areas and surface parking lots with mix of uses.*

Although this is not applicable since the Property is comprised of a former WSSC facility, and a concrete recycling and sand and gravel operation, the proposed development will provide a mix of uses on the Property.

- c) *Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.*

The Project will provide a wide range of residential housing types, including multi-family, live-work units, duplexes, townhouses, and single-family detached units. Mobility options in the area will be greatly improved by the proposed network of streets and pedestrian connections, bicycle facilities, and the future BRT route and potential station on-site. The Property is envisioned as a town center, and conference center/lodging, retail, restaurant and entertainment uses are the proposed commercial services. The Project will provide multiple public facilities and amenities as recommended by the Master Plan, including parks, open spaces, plazas, greens, an elementary school site, and spaces for civic uses. The Project will provide for parking primarily with structured parking and street parking. Buildings predominantly line streets. Surface parking lots will primarily be provided where deemed appropriate and as necessary to allow for phasing of the Project.

- d) *Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.*

The Project will provide a significant mix of uses on-site, including academic, research and development, office, conference center/lodging, retail, restaurant and entertainment uses, and a mix of residential uses. The highest densities and heights are proposed to be located near the entrance to the FDA property in the Office/R&D Core Neighborhood, with building heights generally stepping down toward the Village Center and West Neighborhoods. Uses also generally change from predominantly office and hotel/conference center uses in the Office/R&D Core Neighborhood, to academic and multi-family with retail in the Village Center Neighborhood, and primarily townhouses and single-family detached in the West Neighborhood. The highest densities and heights of the East Side Neighborhood occur with office and ground level retail near the property boundary with Washington Adventist Hospital and Cherry Hill Road. The building heights generally step down to the south and west with multi-family and retail, and further transitioning to townhouse on the western portion of the East Side Neighborhood.

The Project achieves compatibility with surrounding development by stepping down the proposed densities and heights near the Property boundaries, where appropriate. Thus, the heights and densities proposed by the Project are compatible and provide appropriate transitions to the surrounding development.

- e) *Integrate an appropriate balance of employment and housing opportunities.*

The Project provides a substantial amount of new residential development through a variety of housing options including, multi-family, live-work units, duplexes, townhouses, and single-family detached units. The proposed residential units will be a combination of both market-rate units and MPDUs. The Project also proposes academic, research and development, office, conference center/lodging, retail, restaurant

and entertainment uses. The Project proposes an appropriate balance of employment and housing opportunities consistent with the recommendations in the Master Plan.

- f) *Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.*

The Project will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit.

- 2. *substantially conform with the recommendations of the applicable master plan;*

As discussed earlier in the Master Plan Conformance Section, the Project substantially conforms to recommendations of the *White Oak Science Gateway Master Plan*.

- 3. *satisfy any development plan or schematic development plan in effect on October 29, 2014;*

The Sketch Plan is not subject to a development plan or schematic development plan.

- 4. *under Section 7.7.1.B.5, for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment, satisfy any green area requirement in effect on October 29, 2014; any green area under this provision includes and is not in addition to any open space requirement of the property's zoning on October 30, 2014;*

The Property's zoning classification on October 29, 2014 was not a result of a Local Map Amendment.

- 5. *achieve compatible internal and external relationships between existing and pending nearby development;*

As discussed earlier in this report, existing development in the immediate vicinity consists of predominantly non-residential uses. The Project proposes a mix of uses, building heights and massing that are appropriate for the development of a village center as recommended by the Master Plan, and will provide necessary vehicular and pedestrian connections to surrounding uses. The proposed mix of uses, building heights, and massing in the Office/R&D Core Neighborhood are intended to create synergy with the FDA. The Project proposes to expand the park-like setting on the adjoining Washington Adventist Hospital property by providing additional green area, a stream valley park, and an adjacent neighborhood park between the East Side and Village Center Neighborhoods. The proposed vehicular, bicycle, and pedestrian connections will integrate and complement the surrounding neighborhood.

- 6. *provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;*

The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. The Project will significantly improve vehicular access and circulation by providing new internal master-planned streets that connect the project to the regional transportation network and to FDA, with a grid of local streets and significant streetscape improvements. The design of the internal streets will promote a safe pedestrian environment by incorporating ample sidewalks, street trees, street furnishings, and on-street parking. Adequate parking will be provided on-site primarily with structured parking and street parking, and will accommodate all users of the Property, and access to parking and loading will be strategically located to minimize pedestrian-vehicular conflicts. Some surface parking will be permitted where appropriate or as necessary to accommodate phasing.

7. *propose an outline of public benefits that supports the requested incentive density and is appropriate for the specific community;*

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Master Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, Staff finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site, as described below.

For a development of this size in the CR Zone, the Zoning Ordinance requires 100 points in at least four categories. Although at the time of Sketch Plan review, only the categories need to be approved, the following table shows both the categories and points for public benefits requested at Sketch Plan to demonstrate the project's ability to meet the requirement to provide sufficient public benefits points. The exact size of the gross lot, school site, park site, dedication area of roads, and resulting net lot area will be determined at subsequent Preliminary Plan. Therefore, the final calculations and benefit points earned will be further refined and ultimately determined at subsequent Site Plan(s). The Applicant's proposed public benefits for Major Public Facilities, Transit Proximity, Connectivity and Mobility, Diversity of Uses and Activities, Quality Building and Site Design, and Protection and Enhancement of the Natural Environment are as follows:

Table 2 - Public Benefits Calculations		
Public Benefit	Incentive Density Points	
	Max Allowed	Requested
59.4.7.3.A: Major Public Facility		
School site dedication	70	2.92
59.4.7.3.B: Transit Proximity		
	30	21.7
59.4.7.3.C: Connectivity and Mobility		
Advance Dedication	30	4.34
Through-Block Connections	20	10
Wayfinding	10	5
59.4.7.3.D: Diversity of Uses and Activities		
Care Centers	20	10
Live/Work	15	10
Small Business Opportunities	20	10
59.4.7.3.E: Quality of Building and Site Design		
Exceptional Design	10	5
Public Open Space	20	15.3
Public Art	15	7.5
59.4.7.3.F: Protection and Enhancement of the Natural Environment		
Building Lot Termination (BLTs)	30	30
Tree Canopy	15	7.5
Vegetated Area	10	5
Total	315	144.26

Major Public Facility

School site: The Applicant requests 2.92 points for the dedication of approximately 4 acres (178,110 SF) for an elementary school site. This is appropriate given the Master Plan recommendation for an elementary school site on the Property. Further details regarding the exact size of the school site to be determined at Preliminary Plan and/or Site Plan(s) review(s). Staff supports the Applicant's request for 2.92 points at this time based on the following calculation:

$$\{178,110 \text{ (land area conveyed in square feet)} / 12,180,270 \text{ (net lot area in square feet)} \times 2\} \times 100 = 2.92 \text{ points}$$

Transit Proximity

The Property is located adjacent to a proposed BRT route and station, which allows the development to be eligible for Level 2 transit as defined in the Zoning Ordinance. However, due to the size of the Property, the project qualifies as a split proximity-range project, and is calculated as such. Staff supports the Applicant's request for 21.70 points at this time based on the following calculation:

$$[(647,433 \text{ (abutting or confronting parcels in square feet)} / 12,180,270 \text{ (total tract area in square feet)}) \times 30 \text{ (points for range 1)}] + [(4,172,481 \text{ (area within } \frac{1}{4} \text{ mile in square feet)} / 12,180,270 \text{ (total tract area in square feet)}) \times 25 \text{ (points for range 2)}] + [(6,058,737 \text{ (area between } \frac{1}{4} \text{ mile and } \frac{1}{2} \text{ mile)} / 12,180,270 \text{ (total tract area in square feet)}) \times 20 \text{ (points for range 3)}] + [(1,301,619 \text{ (area between } \frac{1}{2} \text{ mile and 1 mile)} / 12,180,270 \text{ (total tract area in square feet)}) \times 15 \text{ (points for range 4)}] = 21.70 \text{ points}$$

Connectivity and Mobility

Advance Dedication: The Applicant requests 4.34 points for advance dedication of approximately 506,330 square feet of right-of-way for FDA Parkway (A-106, Industrial Parkway extended) and new road B-5. Further details regarding the exact cross section and amount of dedication will be determined at Preliminary Plan review. Staff supports the Applicant's request for 4.34 points at this time based on the following calculation:

$$506,330 \text{ (dedicated land area in square feet)} / 11,673,940 \text{ (net lot area after dedication)} \times 100 = 4.34 \text{ points}$$

Through-Block Connections: The Applicant requests 10 points for providing six separate through-block connections to promote improved pedestrian connectivity between different uses, amenities, trails, and parks. Staff supports the Applicant's request with further details to be provided at Site Plan(s).

Way-Finding: The Applicant requests 5 points for providing a way-finding system to include directional piers, maps, and banners that would help orient pedestrians and cyclists to transit facilities, amenities, and open spaces. Staff supports the Applicant's request with further details and refinement to be provided at the time of Site Plan(s).

Diversity of Uses and Activities

Care Centers: The Applicant requests 10 points for providing a care center for at least 15 people and a minimum of 25% of the space in the care center will be open to the general public. Staff supports the Applicant's request with further details and refinement to be provided at the time of Site Plan(s).

Live/Work: The Applicant requests 10 points for providing at least two live/work units as part of the proposed development. Conceptually, the units will have retail and/or office on the first floor and residential uses above, and are primarily envisioned on the East Neighborhood of the project, but may be located in other areas depending on demand. Staff supports the Applicant's request with further details and refinement to be provided at the time of Site Plan(s).

Small Business Opportunities: The Applicant requests 10 points for providing at least three retail spaces of no more than 5,000 square feet for small businesses. Staff supports the Applicant's request with further details to be provided at the time of Site Plan(s).

Quality of Building and Site Design

Exceptional Design: The Applicant requests 5 points for building or site design that enhances the character of a setting. Per the CR Guidelines, incentive density of 5 points is appropriate for development that meets at least four of the guideline criteria, while 10 points is appropriate for development that meets all six criteria. The Applicant asserts that the Project will meet at least four of the six criteria. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. Staff supports the Applicant's request at this time with further details and refinement to be provided at the time of Site Plan(s).

Public Open Space: The Applicant requests 15.3 points for providing approximately 2,038,608 square feet of public open space. Further details regarding the exact amount of public open space will be determined at Preliminary Plan and Site Plan(s) review(s). Staff supports the Applicant's request for 15.3 points at this time based on the following calculation:

$(2,038,608 \text{ (public open space provided in square feet)}) / 8,073,578 \text{ (net lot area in square feet)} \times 100 = 15.3 \text{ points}$

Public Art: The Applicant requests 7.5 points for providing public art in the form of artistic pavers, traditional permanent art installations, interactive art installations, and temporary art displays. The Applicant considers public art installations an important component of placemaking, and envisions public art to be incorporated in the many parks, squares, and plazas planned throughout the development. Per the CR Guidelines, incentive density of 7.5 points is appropriate for public art that is reviewed for comment by the Art Review Panel and is found to fulfill at least five of the eight guideline criteria. The Applicant asserts that the Project will meet at least five of the eight criteria. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. Staff supports the Applicant's request at this time with further details and refinement to be provided at the time of Site Plan(s).

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests the full 30 points permitted for the purchase of 14.5 BLTs. Staff supports the Applicant's request for 30 points at this time based on the following calculation:

$(12,180,320 \text{ (optional method density in square feet)} - 6,090,160 \text{ (standard method density in square feet)}) \times 7.5\% \text{ (percentage of incentive density floor area)} / 31,500 \text{ (square feet of gross floor area required per BLT)} \times 9 \text{ (points per BLT purchased)} = 130.5 \text{ points (30 points, maximum allowed)}$

The optional method density and standard method density in this calculation is inconsistent with the numbers given in other calculations. Further clarification of the calculations is necessary at Site Plan review.

Tree Canopy: The Applicant requests 7.5 points for protecting tree canopy coverage with at least 15 years of growth, per the Trees Technical Manual, of at least 25 percent of the on-site open space. Per the CR Guidelines, incentive density of 7.5 points is appropriate for development that meets the requirements of the Zoning Ordinance. Coverage is calculated as 75 percent of 20-year canopy coverage under the M-NCPPC Trees Technical Manual. Canopy used to satisfy Forest Conservation requirements is not eligible for incentive density. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. Staff supports the Applicant's request at this time with further details and refinement to be provided at the time of Site Plan(s).

Vegetated Area: The Applicant requests 5 points for providing vegetated areas with a minimum of 12 inches of soil, covering at least 5,000 square feet. These areas must not include vegetated roofs or stormwater management facilities. At the time of Site Plan, the Applicant will provide additional details on meeting the vegetated area criteria. Staff supports the Applicant's request at this time.

8. *establish a feasible and appropriate provisional phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

Due to the complexities of phasing, financing, and developing the approximately 279-acre Property as a mixed-use town center, the Applicant is requesting flexibility in phasing. Thus, the Applicant will submit one Preliminary Plan for the entire Property, which will act as an infrastructure plan, and should include major streets, major utility lines, a Preliminary Forest Conservation Plan, and public facilities (public use/open space, schools, parks) with information about when each will be provided/constructed. In addition, the first Preliminary Plan will establish two primary Land Bays/phases divided by the West Farm Branch Stream (Land Bay A and Land Bay B). These Land Bays will be comprised of large Outlots and/or Lots to be further subdivided and refined as portions of the Property move forward for development with subsequent Preliminary Plan Amendments and Site Plan(s).

The Project is proposed to be implemented with multiple sub-phases within each Land Bay. While the Sketch Plan encompasses the entire Project, the Applicant will seek a Preliminary Plan Amendment and Site Plan approval for each area/sub-phase of development within a Land Bay, when the respective development is ready to proceed. The Applicant envisions a range of potential development within each Land Bay, and proposes that of the first 2,000,000 square feet of development, a minimum of 300,000 square feet of non-residential uses and no greater than 1,700,000 square feet of residential uses will be proposed on the Property regardless of Land Bay location.

The phasing plan requires flexibility to respond to market conditions, while implementing the vision and requirements established by the Master Plan. Land Bay A will include the buildout of the West, Village Center, and Academic Campus Neighborhoods, while Land Bay B will include the buildout of the East Side Neighborhood. Phases may be split into sub-phases, sequenced in any order or combined, phase boundaries may be adjusted, and the density of phases shifted at the time of Preliminary Plan and/or Site Plan(s) approvals. Except for the construction of New Road B-5 as described above, all sidewalks, bike facilities, dedications, open spaces, plazas, greens, and parks must be delivered during construction of the Phase they are located, with specific timing to be determined at subsequent Preliminary Plan and/or Site Plan(s) approvals. While allowing flexibility in phasing on such a large property, it is important to still be able to measure progress toward meeting the required public benefit points for Optional Method Development in the CR Zone with each area of development within a Land Bay/phase. Therefore, the Applicant is required to provide public benefits from at least four categories with each Site Plan(s), with final number of points to be determined at the time of Site Plan(s).

SECTION 5: CONCLUSION

The Sketch Plan application satisfies the findings under Section 59-4.5.4 of the Zoning Ordinance and substantially conforms to the recommendations of the White Oak Science Gateway Master Plan. Therefore, Staff recommends approval of the Sketch Plan with the conditions specified at the beginning of this report.

ATTACHMENTS

1. Concept Plan
2. Illustrative Site Plan – Sketch Plan, Building Setback Exhibit
3. Proposed Land Bays – Sketch Plan, Land Bay Exhibit
4. Applicable Master Plan Pages
5. Proposed Collocated School and Park Site Exhibit
6. MCPS Letter – 10/13/17
7. Parks Department Memo – 9/22/17
8. Agency Letters