

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

July 7, 2025

MCPB No. 25-067
Sketch Plan No. 320240080
Viva White Oak
Date of Hearing: May 29, 2025

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on September 18, 2024, MCB White Oak Developer, LLC (“Applicant”) filed an application for approval of a sketch plan for construction of up to 12,180,270 square feet of mixed-use development on 279 acres of CR-1.0, C-1.0, R-0.5, H-220 zoned-land, located west of the Cherry Hill Road and FDA Boulevard intersection (“Subject Property”) in the *White Oak Science Gateway Master Plan* (“Master Plan”) area; and

WHEREAS, Applicant’s sketch plan application was designated Sketch Plan No. 320240080 Viva White Oak (“Sketch Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated May 19, 2025, providing its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on May 29, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 4-0; Chair Harris, Vice Chair Pedoeem and Commissioners Hedrick and Linden voting in favor, Commissioner Bartley being necessarily absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320240080, Viva White Oak, for construction of up to 12,180,270 square feet of mixed-use development on the Subject Property, subject to the following binding elements and conditions:¹

¹ For the purpose of these binding elements and conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

B. Conditions. 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, which may include up to a maximum of 6,090,135 square feet of residential uses with 12.5% MPDUs. 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, as measured from the building height measuring point to be illustrated on the Certified Site Plan. A maximum building height will be established for each site plan approval.

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 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

- a) Major Public Facility, achieved through providing a collocated school and local park site;
- b) Transit Proximity, achieved through level 1 transit proximity;
- c) Connectivity and Mobility, achieved through advanced dedication, through-block connections, and wayfinding;
- d) Diversity of Uses and Activities, achieved through care centers, dwelling unit mix, 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 the purchase of building lot terminations, tree canopy, and vegetated area.

4. Public Facilities and Open Space

- a) The Applicant must dedicate a collocated school and local park site that is a minimum of nine (9) acres to Montgomery County Public Schools and Montgomery Parks, as applicable. The final size and location of the parcels, and the timing of dedication will be determined during subsequent regulatory applications.
- 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, and accessible to the public. 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).
- c) The Civic Green must be a minimum of one (1) acre, with relatively flat topography and in a centrally located, high-density area, ideally adjacent to the collocated school/park.
- d) The Applicant must provide a minimum of 10% of the Site Area (approximately 26.95 acres) as Public or Common Open Space sited and designed in a manner that supports the associated land uses. The final location, design, and size of the open space areas will be finalized with subsequent site plan applications.

5. Coordination for Future Regulatory Reviews

In addition to any other requirements, the following must be addressed during subsequent regulatory applications:

- a) Parking is prohibited between all buildings and the street on the Subject Property, with the exception of a large format retailer shown on the Sketch Plan in Phase 2B (southeast of the traffic circle).
- b) Surface parking lots must be screened from adjacent streets by a 36-inch minimum sidewall and landscaping buffer, or Staff-approved alternative.
- c) The Applicant must work with Staff during each Site Plan to determine the phasing of the trail construction.
- d) The Applicant must work with the Washington Suburban Sanitary Commission (WSSC) to assure public access easements for the paths proposed through the water tower property.
- e) In the Eastern Neighborhood (Phases IIa and IIb):
 - i. Provide one continuous, well-defined, centrally located public open space on Main Street at the intersection with Road B-5.
 - ii. For the large format retailer shown on the Sketch Plan in Phase 2B (southeast of the traffic circle), an approximately 100-foot-deep linear park (from face of curb of FDA Boulevard to face of curb of the associated parking lot) must be

provided along FDA Boulevard to screen the large surface parking lot and provide gathering, active, and passive recreation spaces for the community.

- iii. The intersection of FDA Boulevard and Cherry Hill Road should be marked with gateway features and prominent buildings parallel to the street that frame the public realm.

f) In the Western Neighborhood (Phase 3):

- i. *Concentrate 2 over 2, or taller, building types along Viva White Oak Way, with townhouses behind.*
- ii. Avoid front-loaded townhouses to the extent possible.

6. Validity

The first site plan for the Project must be submitted within 36 months after the date the Sketch Plan resolution is sent per Section 59-7.3.3.G.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

- 1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

a) *Development Standards*

The Subject Property includes approximately 279 acres zoned CR-1.0, C-1.0, R-0.5, H-220. The data table below demonstrates the Application's conformance to the applicable development standards of the zone.

Data Table

Development Standard	Permitted/ Required	Approved
Tract Area (ac/sf)	n/a	279.62/12,180,270
Prior Dedication (ac)	n/a	0
Proposed Dedication (ac) Viva White Oak Pkwy Cherry Hill Rd B-5 Total Dedications	n/a	9.54 0.12 1.55 11.21
Site Area (ac) Tract Area minus dedications Remainder from realigned FDA Blvd ¹ Total Site Area ²	n/a	267.25 1.16 269.57
Density (max sf GFA/FAR) Residential Commercial Total	6,090,135/0.5 12,180,270/1.0 12,180,270/1.0	6,090,135/0.5 12,180,270/1.0 12,180,270/1.0
MPDU requirement (min)	12.5%	12.5%
Building Height (max ft)	220	220
Open Space (min ac)	26.95 (10%)	57.5 (21.5%) ³

¹ The area of the existing FDA Blvd Parcel minus the area of the proposed FDA parcel

² Total Site Area is the tract area minus dedications plus the excess land absorbed into the Site after the realignment of FDA Boulevard.

³ The Open Space shown in the Sketch Plan is illustrative, and the designation of public and common open space will be determined at Site Plan.

b) Intent of the CR Zone (Section 59-4.5.1)

*i. Implement the recommendations of applicable master plans
Overall Plan Vision*

The Sketch Plan substantially conforms to the recommendations for the Property included in the 2014 *White Oak Science Gateway Master Plan* (Master Plan or Plan) and has been designed to incorporate the Plan's specific recommendations for the Property. The 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 and the Master Plan contemplates the Property as a town center for the broader community with a diverse mix of uses within a walkable neighborhood (page 27). The Sketch Plan fulfills the Plan's vision by providing office, commercial, retail, hotel, civic, multifamily and

townhouse uses connected through a network of sidewalks, trails and bike paths; and an assortment of parks, plazas, greens, and open spaces designed to draw residents from the larger White Oak community.

Land Uses

The Master Plan has the following land use recommendations for the Property:

- Locate uses on the Property that are likely to create an active town center (page 48)
- Include community-gathering attractions such as entertainment venues, shops, restaurants, wide sidewalks for outdoor dining and merchandising (page 48)

The Project includes a mix of office, residential, conference center/lodging, retail, and restaurant uses designed to create an active development. The Project also includes sites for a public elementary school and local park 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.

It is anticipated that the new main street in the Eastern Mixed-use Neighborhood will include a variety of shops and restaurants and will provide wide sidewalks and outdoor dining opportunities. Design of the main street and streetscape will be determined at a future Preliminary and Site Plan.

Public Facilities

The Master Plan has the following recommendations for public facilities on the Property:

- A collocated elementary school and local park (pages 47, 89)
- A possible childcare center located with the new elementary school (page 91)
- Consideration for locating a prominent County run facility on the Property and potential for co-location of such a facility with the local park (pages 48, 89)
- Potential collaborations with State, Federal, and/or agencies (page 48)
- A local park with an adult sized rectangular field and other amenities that may include a community garden, dog park, basketball courts, community open space, or urban wooded areas (page 89).

- Montgomery Parks should consider synthetic turf and lighting to provide longer hours of use for athletic field and higher overall capacity (page 89)
- On-street parking to the extent possible near the local park (pages 89-90)
- Montgomery Parks should assume a reduction from the typical parking standards since many park users could walk or take transit to the Park (pages 89-90)
- A trailhead with interpretive signage on a parkland natural surface trail to the stream along the old roadbed, at the eastern edge of the park (page 90)
- 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 (page 90)
- A sustainably designed multi-use natural surface trail connecting the Plan area to Martin Luther King Recreational Park (page 90)

The Project includes a minimum nine-acre collocated elementary school site, for dedication to MCPS, and a Local Park (Park), for dedication to Montgomery Parks. MCPS and Montgomery Parks have coordinated with Planning Staff and the Applicant on conceptual design parameters that are currently shown on the Sketch Plan. The conceptual Park design includes a large adult-sized rectangular athletic field and other amenities including two smaller courts. The final size and location of the lots for the collocated school and park will be determined during a subsequent Preliminary Plan Amendment. While the Sketch Plan does not preclude a childcare located within the elementary school, a proposed daycare facility is located close to the school, in another location in the Central Neighborhood. The Project will provide on-street parking along Viva White Oak Way in the vicinity of the School and Park to provide additional parking for these uses. During subsequent regulatory review, additional on-street parking on the streets adjacent the School and Park sites will be determined.

There are currently no trails within Paint Branch Stream Valley Park that connect with the Property, and steep slopes in this area may preclude creation of such trails.

Although the current proposal does not include additional County, State or Federal facilities, the Sketch Plan does not preclude the establishment of such facilities in the future. Many locations in the Central and Eastern neighborhoods would be appropriate locations for a government agency or facility.

Urban Design

The Master Plan has the following urban design recommendations:

- Concentrate 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)
- Consider orienting buildings along a perimeter road (with a shared use path) adjacent to and overlooking Paint Branch Stream Valley Park to create a scenic route for driving, walking, and biking (pages 47-48)
- 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 (page 49)
- To reinforce public access to the edge of the stream valley, there should be no private lots backing up to the stream valley park (page 90)

The Sketch Plan shows the tallest buildings in the core areas of the Property along Viva White Oak 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.

Both surface and structured parking is anticipated to be provided with the Project. Structured parking will be located behind buildings wherever possible or must be lined with uses at the ground level to enhance the appearance of the community and to activate the adjacent streetscape. Where surface parking abuts the street, appropriate screening must be provided. Except for the large format retail site located in the southwestern corner of the Eastern Neighborhood, no other buildings at Viva should have parking located between the building and the street.

Front-loaded townhouses back up to some areas of the Paint Branch stream valley in the Sketch Plan. The Planning Board supports the elimination of rear-loaded townhouses to the extent possible to allow access and views into this stream valley.

Mobility/Transportation

The Master Plan has the following transportation/mobility recommendations that are applicable to the Project:

- A prominent civic promenade that can serve as a community focal point by extending Industrial Parkway and connecting it with FDA Boulevard to form a “main street” (pages 48, 49)
- Extension and connection of dead-end roads (page 50)
- A hierarchical street grid network and connections to nearby facilities (pages 48, 49)

- Tree-lined streets that link to the various uses and open spaces (page 49)
- Multi-modal transportation that may include shuttles, buses, cars and car sharing, bicycles, and extensive sidewalks and trails (page 49)
- A trail and bikeway system that connects perimeter trails to destinations throughout the development and adjacent properties (page 90)
- Extension of BRT, running in mixed traffic, into the Project (page 61)
- A 30% non-auto driver mode share goal (page 65)

The Sketch Plan provides FDA Boulevard and Viva White Oak Way that can serve as a prominent civic promenade and community focal point for the Project. The Sketch Plan includes proposed connections to the FDA campus, Washington Adventist Hospital, and existing commercial development along Industrial Parkway/Tech Road. Industrial Parkway will be extended as Viva White Oak Way, A-106, into the Property from its current terminus and will connect with FDA Boulevard, providing through access to both Route 29 and Cherry Hill Road. New Road B-5 will provide an additional connection to Plum Orchard Drive. The road network will help integrate the Project with the surrounding community and uses, specifically by extending Industrial Parkway into the site and connecting it with FDA Boulevard.

The Sketch Plan has 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, for internal roads other than Viva White Oak Way, FDA Boulevard, and Road B-5, will be determined at subsequent Preliminary Plan and Site Plan(s) reviews. Streets are designed to be walkable, pedestrian friendly, and to provide well-integrated and efficient pedestrian circulation throughout the development. The interconnected system of sidewalks, pathways, open spaces, activity centers, and trailheads will encourage walking and community interaction. 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. Bicycle lanes and multiuse paths are also included to provide additional opportunities for mobility and connectivity to adjacent and nearby land uses.

Potential locations for BRT stations are shown along FDA Boulevard which, along with the BRT station along Route 29, could encourage future transit use. The Project will have dedicated bike lanes, shared-use paths, and an extensive sidewalk network that will encourage activity and alternative transportation options.

Transportation Demand Management (TDM) provisions of County Code 42A-26 apply to the Project, and the Applicant will be required to commit to a Level 3 TDM Results Plan to achieve a project Non-Auto Driver Mode Share (NADMS) goal of 40%, which is 10% higher than the base 30% NADMS goal for the White Oak TMD - Life Sciences/FDA Village Center.

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.

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. The Sketch Plan shows some private lots backing up to the Stream Valley Park, but the design and layout of development adjacent to the Park will be determined at Site Plan.

Open Space

The Master Plan has the following open space recommendations for the Project:

- New development on the Property should provide extensive open space opportunities (page 89)
- A central public space in the town center for community gatherings, supplemented by smaller public spaces or public squares (page 48)
- A civic green and streetscape that could accommodate community festivals and/or holiday celebrations (page 48)
- A one-acre formally planned, flexible, programmable Civic Green, with a central lawn area in the highest density cluster of retail and residential uses (pages 89-90)
- 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 (page 49)
- Privately owned urban parks for each district in the development with open lawn areas, shaded seating, play structures, community gardens, and dog spots, or similar facilities (page 89)

As shown on the Open Space Plan, the Project includes open spaces of varying sizes for passive and active recreation. These spaces will be linked by trails creating a robust open space network. The open spaces are both formal and informal open spaces and parks, greens, and plazas. 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. The areas preserved as stream valley buffer will provide passive recreational opportunities, while other open spaces will be for active recreational uses and gathering. A system of pedestrian trails including comfortable streetscapes and trails link these open spaces.

The Sketch Plan shows a Civic Green between the west side of the West Farm Branch and the multifamily buildings in the Central Neighborhood. The proposed location of the Civic Green is not ideal because it is located behind a multifamily building rather than a more highly visible central location. As conditioned, the Civic Green must be a minimum of one acre, relatively flat, and in a highly visible central location.

Appropriate locations for other open space facilities recommended in the Plan including a community garden, dog park, basketball courts, community open space, urban wooded areas, and play areas are shown in conceptual locations in the Sketch Plan. Locations and design of these facilities will be determined at subsequent Preliminary and Site Plans.

Environment

The Master Plan has the following environmental recommendations for the Property:

- Orient development to maximize exposure to the natural environment (pages 73, 74)
- Avoid new stream crossings and use existing stream crossings where possible (page 73)
- Minimize disturbance of steep slopes, environmental buffers and forest for development and trails (pages 69, 73, 74)
- Restore and protect streams and buffers, while still allowing non-motorized access and visibility (page 73)
- Work with adjacent property owners to create a trail system to take advantage of natural features (page 73)
- Integrate stormwater management as urban design features (page 73)
- Preserve and plant forest adjoining existing areas of forest on adjacent properties (page 73)
- Investigate options for local energy production and power generation (page 72)
- Work with WSSC to ensure adequate sewer volume at time of development (page 73)
- Minimize disturbance in Paint Branch and investigate the option of extending the sewer line in Cherry Hill Road (page 73)
- Intensive investigation of subsurface conditions may be required at time of development of Site 2 (page 74)

- Stream and buffer restoration efforts should coincide with any cleanup and removal of contaminated materials on Site 2 if necessary (page 74)
- Designate approximately 20 acres of steeply sloped mature forest along the Paint Branch Stream Valley Park as a Legacy Open Space Natural Resource site through easement and/or dedication to Parks (page 90)

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. Disturbance of these areas will be minimized to the extent possible. The Project will utilize the existing bridge over the West Farm Branch on FDA Boulevard, and no new stream crossings for the internal vehicular circulation are proposed.

The Project will preserve the entire portion of the stream buffer on the Property, totaling approximately 36 acres. The Applicant intends to protect the steeply sloped, mature forest along the Paint Branch Stream Valley Park through conservation easements that will serve as a buffer between the Park and the Project.

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. Site 2 has been approved for residential fee simple development, but use of groundwater is prohibited. Grading of the Percontee Surface Mining Site (Percontee Site) is expected as part of the State-issued Maryland Department of the Environment Reclamation Permit, however, new development will minimize disturbance of steep slopes to the extent feasible.

The Applicant gained approval from DPS to construct underground storage vaults to treat stormwater from FDA Boulevard, Viva White Oak Parkway, and Road B-5. The Planning Board encourages the Applicant to use ESD facilities throughout the rest of the Project.

The Project will comply with applicable Forest Conservation requirements. When possible, on-site planting will be used to meet such requirements. The Planning Board encourages the Applicant to explore options for power generation and energy conservation at subsequent Preliminary Plan and Site Plan(s) reviews.

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.

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. The Sketch Plan includes pedestrian trails along both edges of the West Farm Branch tributary that goes through the Property. Final design and location of trails and bike facilities will be determined at Site Plan.

Public Benefit Points

The Plan has the following recommendations about public benefit points:

- 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(s) proposed on the Property. The Applicant is also proposing to utilize the Connectivity and Mobility category through advance dedication, through-block connections, and wayfinding. In addition, the Applicant will enter into a Traffic Demand Management Agreement 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 many of the amenities listed on pages 89-90 of the Master Plan.

- ii. *Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.*

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

- iii. *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 multifamily, townhouses, and two over twos. Mobility options in the area will be greatly improved by the proposed network of streets and pedestrian connections, bicycle facilities, and the potential BRT route through the Property.

The Property is envisioned as a town center with hotel, retail, office and restaurant uses. The Project will provide multiple public facilities and amenities as recommended by the Master Plan, including parks, open spaces, plazas, greens, a school site, and spaces for civic uses. The Project will provide for parking primarily with structured parking and street parking. The Sketch Plan shows buildings lining the majority of streets, with a few exceptions to allow for larger format retail. Surface parking lots will primarily be provided where deemed appropriate and must be screened from adjacent streets. The Applicant must mitigate the visual impact of the proposed large format retail and surface parking located at the southwest corner of the Eastern Neighborhood by providing an approximately 100-foot-wide linear park and retail building between the parking lot and FDA Boulevard.

- iv. *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 mix of uses on-site, including office, hotel, retail, and restaurant and a variety of different types of residential uses. The highest densities and heights are proposed along FDA Boulevard and Viva White Oak Way, generally stepping down toward the Western 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.

- v. *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, multifamily, townhouses, and

two over twos. The proposed residential units will be a combination of both market-rate units and MPDUs. The Project also proposes office, hotel, retail, and restaurant uses. The Project proposes an appropriate balance of employment and housing opportunities consistent with the recommendations in the Master Plan.

- vi. *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 100 public benefit points from a minimum of four categories to achieve the desired incentive density above the standard method limit. Final determination of public benefit points will be determined at the time of Site Plan.

c) General Requirements

i. *Site Access*

The main vehicular access to the Property will continue to be from Cherry Hill Road on the east and Industrial Parkway from the west. Industrial Parkway will extend into the Property as Viva White Oak Way and connect, via a traffic circle, to FDA Boulevard. FDA Boulevard will be realigned but will continue to provide a connection to the FDA campus's northern gate. Master-planned Road B-5 will connect the Property to Plum Orchard Drive via Healing Way, a private road adjacent to Adventist White Oak Hospital. The Applicant is proposing to provide all master-planned streets, FDA Boulevard², Viva White Oak Way, and Road B-5, as public streets.

ii. *Open Space and Recreation*

The Sketch Plan includes myriad parks, urban plazas, greens, and open spaces totaling approximately 57.5 acres (21.5% of the Site) providing a significant amount of open space on-site. The proposed parks and open spaces are envisioned to be well dispersed throughout the proposed development, and they will be linked by a network of trails and sidewalks. A public park, approximately 4.59 acres in size, will be dedicated to Montgomery Parks, and will include an adult-size rectangular playing field and other amenities. The remaining open spaces are intended to be privately owned and maintained for the public with a variety of amenities.

² FDA Boulevard will be owned by the U.S. Government and will have the status of a public street as a result of the perpetual access agreement between the U.S. Government and Montgomery County.

2. *The Sketch Plan substantially conforms to the recommendations of the Master Plan.*

As described in finding 1b)i, the Sketch Plan substantially conforms to the recommendations of the *White Oak Science Gateway Master Plan*.

3. *The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

Existing development in the immediate vicinity consists of predominantly non-residential uses. The Sketch Plan includes 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 are intended to create synergy with the FDA campus and the surrounding neighborhood. The Project proposes to expand the park-like setting on the adjoining Washington Adventist Hospital property by providing additional green area and a (privately owned, publicly accessible) stream valley park around the West Farm Tributary. The vehicular, bicycle, and pedestrian connections will integrate and complement the surrounding neighborhood.

4. *The Sketch Plan 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 the FDA campus, 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, trails, street trees, street furnishings, and on-street parking. Adequate parking will be provided on-site, primarily with structured and street parking, and will accommodate all users of the Property. Access to parking and loading will be strategically located to minimize pedestrian-vehicular conflicts, with details to be finalized at Site Plan. Some surface parking will be allowed where appropriate, but it must be adequately screened from adjacent streets.

5. *The Sketch Plan proposes 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 Sector 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, the Planning Board 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. The final determination of public benefit point values will be determined at Site Plan(s).

Public Benefit Calculations- Division 59-4.7

Public Benefit	Maximum Points Allowed	Approved in Concept
Major Public Facilities	70	3.12
Transit Proximity	50	23.46
Connectivity and Mobility		
Advance Dedication	30	4.15
Through-Block Connections	20	10
Wayfinding	10	5
Diversity of Uses and Activities		
Care Centers	20	10
Dwelling Unit Mix	10	5
Small Business Opportunities	20	10
Quality Building and Site Design		
Exceptional Design	10	5
Public Open Space	20	11.21
Public Art	15	7.5
Protection and Enhancement of the Natural Environment		
Building Lot Terminations (BLT)	30	30
Tree Canopy	15	7.5
Vegetated Area	10	5
Total Points	100 required	136.94

Major Public Facilities

The Applicant requests 3.12 points for the dedication of approximately 4.21 acres (183,451.38 square feet) for a 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).

Transit Proximity

The Property is located adjacent to a proposed BRT route and station, and the development to be eligible for Level 2 transit as defined in the Zoning Ordinance. Due to the size of the Property, this will qualify as a split proximity-range project and 23.46 points are requested.

Connectivity and Mobility

Advance Dedication

The Applicant requests 4.15 points for advance dedication of approximately 11.13 acres (484,489 square feet) of right-of-way for Viva White Oak Parkway, (A-106, Industrial Parkway extended) Road B-5, and frontage on Cherry Hill Road. Further details regarding the exact cross section and amount of dedication will be determined at Preliminary Plan review.

Through-Block Connections

The Applicant requests 10 points for providing ten through-block connections to promote improved pedestrian connectivity between different uses, amenities, trails, and parks. Some of the connections shown on the Sketch Plan may not qualify for public benefit points under the *CR Incentive Density Guidelines*. Details about each through-block connection will be determined and points will be granted, as applicable, at Site Plan(s).

Wayfinding

The Applicant requests 5 points for providing a wayfinding system to include directional piers, maps, and banners that would help orient pedestrians and cyclists to transit facilities, amenities, and open spaces.

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. The Sketch Plan shows a conceptual location for the care center in the Central Mixed-Use Neighborhood adjacent to the elementary school site.

Dwelling Unit Mix

The Applicant requests five (5) points for integrating a mix of residential market-rate multifamily unit types with at least 7.5% efficiency units, 8% one- and two-bedroom units, and 5% three- or more bedroom units; the proportional number of MPDUs for each unit type must satisfy Chapter 25A.

Small Business Opportunities

The Applicant requests 10 points for providing at least three retail spaces of 5,000 square feet or less for small businesses.

Quality 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. It is anticipated that several buildings in the project will incorporate design elements to achieve up to 5 public benefit points for exceptional design, to be determined at the time of Site Plan. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights.

Public Open Space

The Applicant requests 11.21 points for providing approximately 30.23 acres (1,316,949.64 square feet) of public open space beyond the requirement. Further details regarding the exact amount of public open space will be determined at Preliminary Plan and Site Plan(s) review(s).

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 throughout the Project. 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.

Protection and Enhancement of the Natural Environment

Building Lot Terminations (BLT)

The Applicant requests the full 30 points permitted for the purchase of 14.5 BLTs. BLT requirements will be determined based on the density of each subsequent Site Plan approval.

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. 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.

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 be part of the required public open space or open space used for incentive density, vegetated roofs, or stormwater management facilities. The Sketch Plan shows vegetated areas in the Central and Eastern Mixed-Use Neighborhoods. At the time of Site Plan, the Applicant will provide additional details on meeting the vegetated area criteria.

6. *The Sketch Plan establishes a feasible and appropriate 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. While the Sketch Plan encompasses the entire Project, the Applicant will seek a Preliminary Plan Amendment and Site Plan approval for each phase/sub phase of development.

The phasing plan requires flexibility to respond to market conditions, while implementing the vision and requirements established by the Master Plan. 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. All sidewalks, bike facilities, dedications, open spaces, plazas, greens, and parks must be delivered during construction of the phase they are located in, with specific timing to be determined at subsequent Preliminary Plan and/or Site Plan(s) approvals. The Applicant must provide public benefits with each phase proportional to the level of development constructed within that phase.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at the site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Master Plan, or other requirements; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Viva White Oak, Sketch Plan No. 320240080, received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

July 7, 2025

(which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Commissioner Linden, with a vote of 3-0-1; Chair Harris, and Commissioners Hedrick, and Linden, voting in favor of the motion, Commissioner Bartley abstaining and Vice Chair Pedoeem being necessarily absent at its regular meeting held on Thursday, June 26, 2025, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board