

COMMISSION ACTION

NCPC File No. 6553



WHITE OAK FEDERAL RESEARCH CENTER

FOOD AND DRUG ADMINISTRATION

NORTH GARAGE 1

Montgomery County, Maryland

Submitted by the General Services Administration

February 3, 2005

Commission Action Requested by Applicant

Approval of preliminary and final site and building plans pursuant to Section 5 of the National Capital Planning Act (40 U.S.C. § 8722(b)(1)).

Commission Action

The Commission:

Approves the preliminary site and building plans for the North Garage at the FDA consolidated campus at White Oak Federal Research Center (WOFRC) in Montgomery County, Maryland, as shown on NCPC Map File No. 3212.00(38.00)41517, and final foundation plans for the North Garage.

- **Requires** that GSA provide the following additional information to facilitate the final project review:
 - The intended use of the 600-space surface parking area being removed from the inventory as indicated in the submitted parking summary
 - The locations of planted bio-retention areas and an explanation of how storm water would be managed during the interim prior to their construction
 - The impacts of garage lighting upon the neighboring communities to the north
 - The impact of the garage upon views from neighboring communities to the north.
 - Revised building elevations showing further articulation of the west facade to break down the building's scale and further detail describing the north facade with the final submittal.

- **Requests** that the GSA demonstrate how the design relationships of the FDA campus, including buildings and landscaping, will hold together if construction ends at an intermediate phase, in light of:
 - The plan to implement all campus landscaping in the final phase rather than as part of this third phase for the north side of campus
 - The planned use of a cable-barrier system in lieu of an architectural skin where a future addition to the proposed parking garage is scheduled for a later date.

- **Reminds** GSA of the Commission's expectation for the FDA campus to meet the approved parking ratio of 1 space for every 2 employees at final build-out and requirement for GSA to submit a revised parking plan for Commission approval within 9 months of full occupancy of CDER Office 1, in accordance with the Commission action on the 2002 revised master plan for the FDA campus.

Deborah B. Young
Secretary to the National Capital Planning Commission