

STAFF RECOMMENDATION

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NCPC File No. 6554

**WHITE OAK FEDERAL RESEARCH CENTER
FOOD AND DRUG ADMINISTRATION
CENTER FOR DRUG EVALUATION AND RESEARCH OFFICE BUILDING 2
Montgomery County, Maryland**

Submission by the General Services Administration

March 31, 2005

Abstract

The General Services Administration (GSA) has submitted preliminary and final site and building plans for the Center for Drug Evaluation and Research (CDER) Office Building 2 at the Food and Drug Administration (FDA) consolidated campus at White Oak Federal Research Center (WOFRC) in Montgomery County, Maryland. The Commission approved the concept design for this project at its meeting on January 6, 2005

Commission Action Requested by Applicant

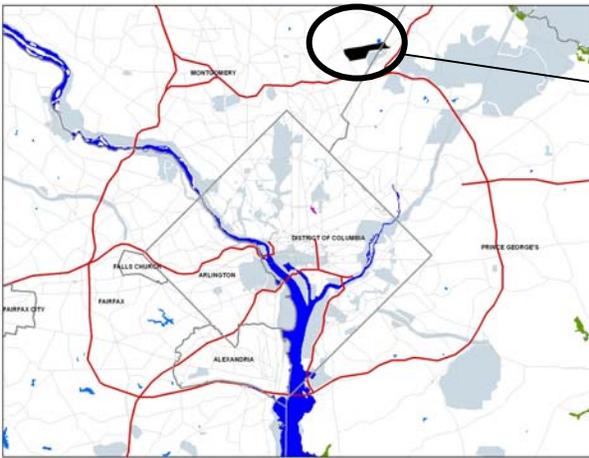
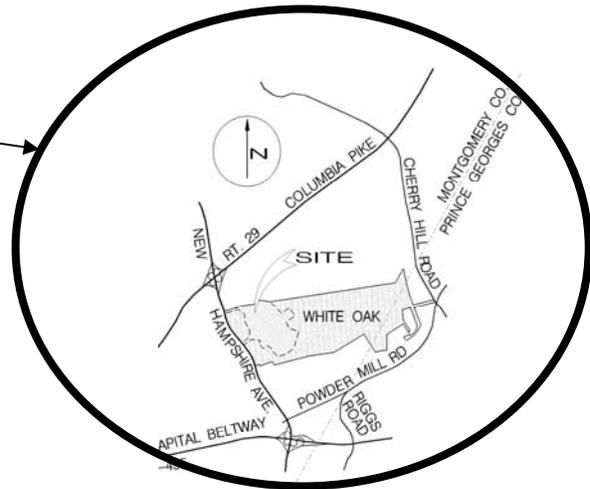
Approval of preliminary and final site and building plans pursuant to Section 5 of the National Capital Planning Act (40 U.S.C. § 8722(b)(1)).

Executive Director's Recommendation

The Commission:

Approves the preliminary and final site and building plans for the Center for Drug Evaluation and Research (CDER) Office Building 2, 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.

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**REGIONAL LOCATION**

VICINITY MAP

PROJECT VICINITY

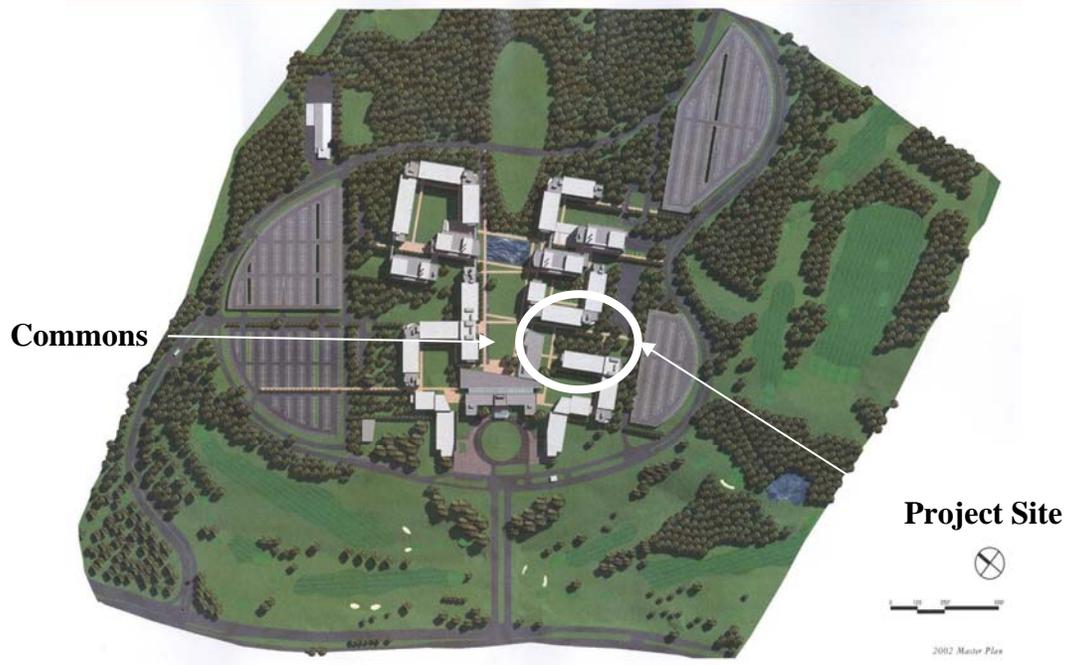
PROJECT SUMMARY

Site Description

The project is located within the FDA consolidated campus in the western portion of the former Naval Surface Warfare Center now known as the White Oak Federal Research Center (WOFRC) in Montgomery County, Maryland. The FDA campus is located in the general proximity of the former Naval Ordnance Lab (NOL) research and office buildings located off of New Hampshire Avenue and will encompass 130 acres of the larger 710-acre WOFRC. The WOFRC is primarily wooded with eight stream courses running through the site. Topography slopes down gradually to the east from New Hampshire Avenue. The golf course along New Hampshire Avenue will continue to be operated by the Maryland-National Capital Park and Planning Commission (M-NCPPC) and will form the foreground views to the FDA campus. The proposed CDER Office Building 2 will be the fifth building to be located at the campus. It will be south of the completed CDER Lab, future Engineering Physics Lab, and CDER Office Building 1, expected to be completed in 2005, and the central open space, or Commons. It will be east of the Shared Use Facility under construction. The proposed location has been shifted slightly south of the site shown on the revised master plan and the footprint varies from the shape depicted in the plan. Approximately two acres of the larger 130-acre site will be devoted to the proposed building.

Background

The Commission approved the revised master plan for the FDA Consolidation at its June 6, 2002 meeting with the exception of the final number of parking spaces proposed for the campus. The CDER Office Building 2 will be part of Phase III B of the campus build-out and will follow the Shared Use Facility, now under construction, and the Engineering/Physics Lab, currently advertised for bid. The Commission approved the concept site and building plans for the CDER Office Building 2 at its January 2005 meeting, with the exception of the parking analysis, and required submittal of a concept design for the project landscaping before submitting the project for final approval.

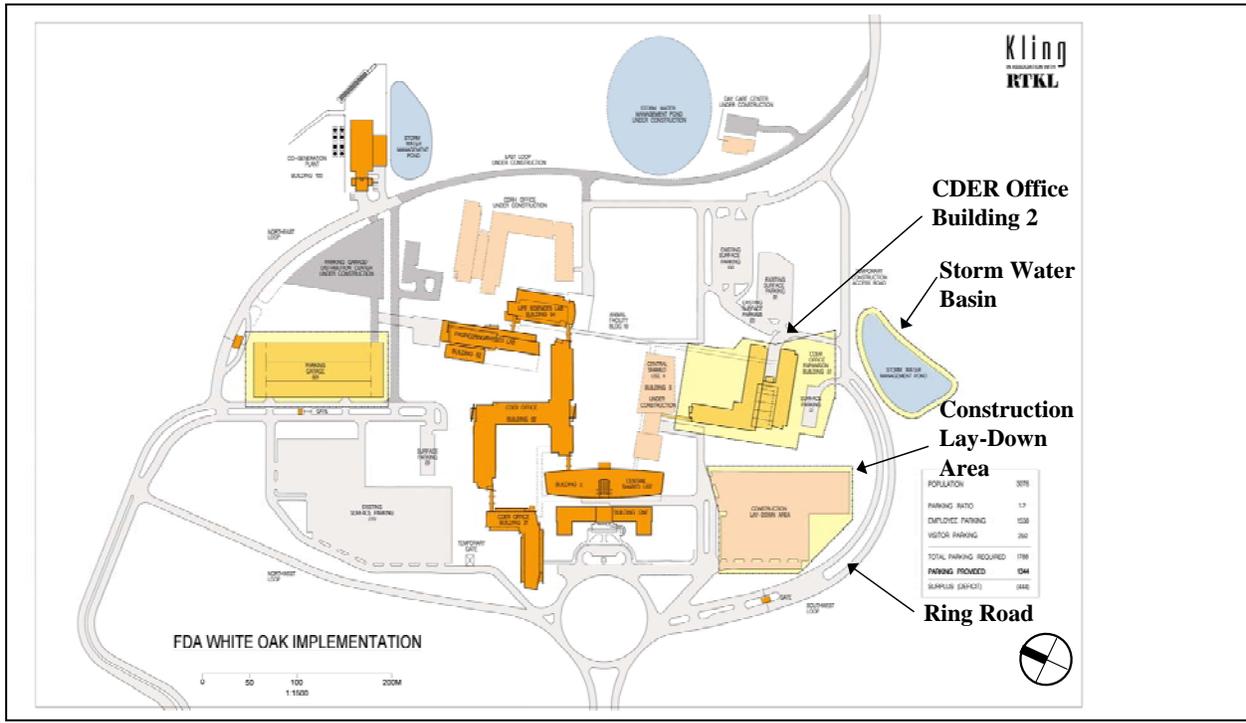


FDA CONSOLIDATED CAMPUS 2002 REVISED MASTER PLAN

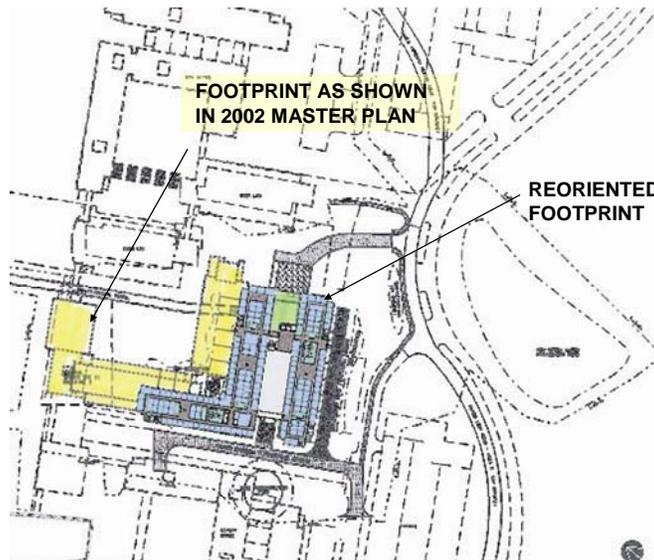
Proposal

Building Design

The CDER Office Building 2 will be six-stories in height with a partial basement plus an elevator machine room and will have 300,000 gross square feet of space, which will include offices and related support spaces for 1,100 employees. The facility will be comprised of three wings, connecting at the intersection of two of the wings and across an atrium to a third. The main entrance to the building will be through the atrium on the west side of the building. The exterior material palette will be similar to the first office building, mostly brick with corrugated brick texture, punched windows, and cantilevered metal panel wall systems as accents, used in some cases to articulate shared support service and conference areas. Aluminum panel wall systems will have a warm gray titanium finish like the earlier buildings.



PHASE III B PHASING PLAN



CDER OFFICE BUILDING 2 REVISED SITING



GROUND FLOOR PLAN

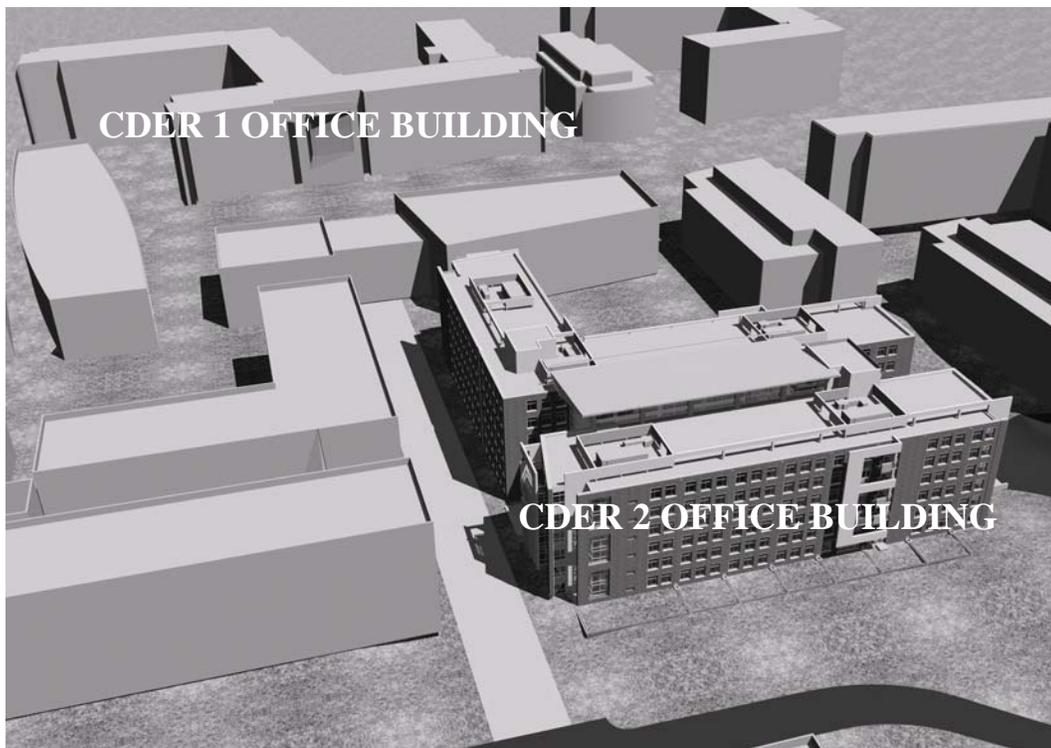
FOURTH FLOOR PLAN
(TYPICAL)

Although similar in concept to the CDER Office Building 1 now nearing completion, refinements have been made to the design for CDER Office Building 2, resulting in some significant changes. The predominant change in form from the first CDER building is the narrowing of the footprint by four meters to maximize natural lighting and views. Departures from the earlier office building include further differentiation of metal wall systems and include perforated metal scrim extended beyond the first metal panel at the west facade. The use of limestone as an accent to articulate entries has been reduced significantly compared to the earlier office building, and glass curtain wall now predominates at entries. The design features sun-shading devices such as the metal roof above the atrium which varies in angle and thickness.

Landscape and Site Design

The overriding principle stemming from the master plan is the use of buildings to create a series of pedestrian courtyards and paths, forming a unified, compact pedestrian campus. The master plan states as a goal creation of a pedestrian-scale environment with buildings defining landscaped grounds. However, future construction will take place around the facility on four sides in subsequent development phases on the FDA campus. Therefore, during construction of this project, the disturbed areas around the building will be seeded to prevent erosion, and sidewalks will be provided from the building entrances to parking as interim measures, and one of the three major storm water management basins envisioned in the master plan will be included in the site grading and drainage for this project. A more fully developed landscape implementing

the master plan landscape concept will be submitted for approval at a later phase in the campus development.



MODEL OF SITE LAYOUT WITH SIDEWALK

Parking

When the CDER 2 Office Building is complete, 1100 employees will relocate to the campus to occupy it. In addition to the 109 employees who currently work in the Life Science Lab and 1662 who will relocate to the CDER 1 Office Building later this year, 2,871 employees will work at the campus. At that time, a total of 1344 parking spaces, 844 in North Garage 1 and 500 surface parking spaces will be designated for employee use. That will result in a parking ratio of one parking space for every 2.62 employees, or 1:2.62.



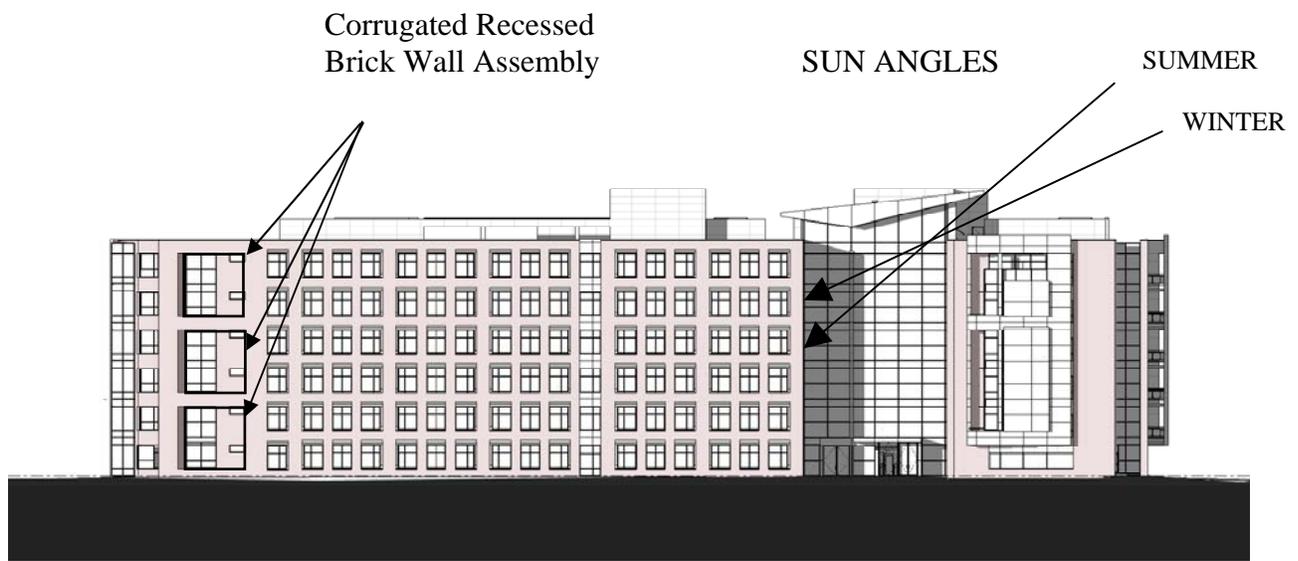
CDER OFFICE BUILDING 2: SOUTHWEST PERSPECTIVE



MAIN ENTRY AT WEST ELEVATION

Development Program

Applicant: General Services Administration
Architect: Kling Lindquist/RTKL Associates, Inc.
Square Footage: 300,000 GSF
Cost: \$56 million
Schedule: Completion date of February 2007.

**WEST ELEVATION WITH MAIN ENTRY****PROJECT ANALYSIS***Building Design*

The proposed building design is consistent with that previously approved for concept design by the Commission in January 2005. Stylistically, the office building design is consistent with the approved architectural vocabulary for the FDA campus. Since the concept submittal, corrugated brick texture has been added in relatively small areas surrounding larger window openings, providing additional accentuation of those window areas. Staff considers these to be positive enhancements.



CDER OFFICE 1 UNDER CONSTRUCTION

Parking

The Commission stated in the revised master plan approval that prior to the submission of a revised transportation management plan (TMP) following occupancy of CDER Office Building 1, each new project submission at the FDA site must include a parking summary including the following: the number of employees being added, the location and number of parking spaces associated with the building, and the proposed parking ratio as a result of the future building.

In the concept submittal for this project, the parking ratio was significantly higher than the one employee per two spaces expected at final build out. However, for this (preliminary and final) submittal, GSA has converted 600 surface parking spaces to construction lay-down area and has removed them from the surface parking inventory due to poor condition as a driving surface. With the elimination of a significant number of spaces, the resulting parking ratio meets and even surpasses the 1:2 ratio expected at final build-out.

Landscape and Site Design

The lack of a landscape design with this submittal has been explained as a result of revised phasing and lack of funding to design or implement landscaping until the final construction phase. That is, the entire north side of campus will not be built out before the south campus as originally planned. Therefore, it would no longer make sense to landscape that portion of the campus first. Major construction will occur on four sides of the building in the future, including office and lab buildings to the east and west, underground facilities to the north below the

commons, and a parking garage to the south. This has led to the acceptance that implementing landscape on a project by project basis would not be practical or feasible. Efficiency will be gained in the construction by implementing landscaping after major earth moving and excavation activities are complete. Implementing the landscape plan as the last construction phase will eliminate the redundant and wasteful effort to accomplish multiple excavations of the same area.

CONSULTATION

Regional consultation for this project occurred previously during the master planning process when the master plan was referred out to affected local and state governments. GSA and FDA met regularly with various community organizations including LABQUEST. This project is consistent with and generally conforms to the approved master plan.

PROJECT CONFORMANCE

Master Plan

Although there have been minor modifications and refinements to the building footprint and orientation, the project is still generally consistent with the overall intent of the revised master plan for the campus, approved by the Commission in 2002.

National Environmental Policy Act

In conformance with the National Environmental Policy Act (NEPA), GSA determined that an Environmental Impact Statement (EIS) was required for the originally developed master plan of 1997. The Commission reviewed and commented on a Draft EIS in May 1996 relating to the current White Oak site. GSA completed the Final EIS in April 1997 and a Record of Decision was signed in July 1997. The CDER office building location and effects were reviewed and considered within that completed Record of Decision.

National Historic Preservation Act

The General Services Administration completed a Memorandum of Agreement (MOA) for future review of development phases at White Oak in 2002. Under the terms of the agreement, GSA is to circulate the design plans for each phase to the Maryland Historical Trust (MD SHPO) for comment. GSA has initiated this concept design review with the Trust. In staff's judgment, the proposed office complex is similar in plan and location to the scheme shown in the Master Plan and does not affect the fabric or setting of historic Building 1. GSA is complying with the terms of the MOA.

Comprehensive Plan

As part of the ongoing FDA Consolidation, the proposed building is consistent with applicable policies in the *Federal Facilities* and the *Federal Employment* elements of the *Comprehensive Plan for the National Capital* adopted in 1983, in effect when the master plan was approved. As stated in the approval for the revised master plan, applicable policies specify that:

- Consideration should be given first to the use of existing underdeveloped Federal Facilities in selecting new locations or relocating Federal activities before additional lands are purchased and prior to leasing space.
- Agencies or activities with common or complimentary functions should be consolidated in common or adjacent space to improve administration, employee management and productivity.

Federal Capital Improvements Program

This project is included in the Federal Capital Improvements Program, Fiscal Years 2001 – 2005, adopted by the Commission on August 3, 2000. This project is part of the FDA Consolidation at White Oak in Montgomery County. The total estimated cost of the FDA Consolidation is \$641 million with funding programmed in Fiscal Years 2003-2008.