

STAFF RECOMMENDATION

Eugene Keller

NCPC File No. 6149



THE NATIONAL INSTITUTES OF HEALTH PORTER NEUROSCIENCE RESEARCH CENTER, PHASE 2

Bethesda Campus, Montgomery County, Maryland

Submission by the Department of Health and Human Services

February 22, 2007

Abstract

The National Institutes of Health (NIH) has submitted revised preliminary site and building plans for the construction of the Porter Neuroscience Research Center (PNRC), Phase 2, at its campus in Bethesda, Maryland. The revisions are necessitated by program alterations and project cost reductions. With the completion of Phase 2, the total 566,000-gross-square-foot facility will consolidate neuroscience research conducted at several locations on the Bethesda campus into a single institute that is designed to facilitate research and discovery in all areas of neuroscience. The Phase 2 development, as revised, involves important revisions to the common circulation areas of the building, structural modifications to the design, and exterior building envelope alterations.

Commission Action Requested by Applicant

Approval of the revised preliminary site and building plans pursuant to 40 U.S.C. § 8722 (b)(1).

Executive Director's Recommendation

The Commission **approves** the revised preliminary site and building plans for the Porter Neuroscience Research Center, Phase 2, at the National Institutes of Health Bethesda Campus, Montgomery County, Maryland, as shown on NCPC Map File No. 3101.00(38.00)-42188.

* * *

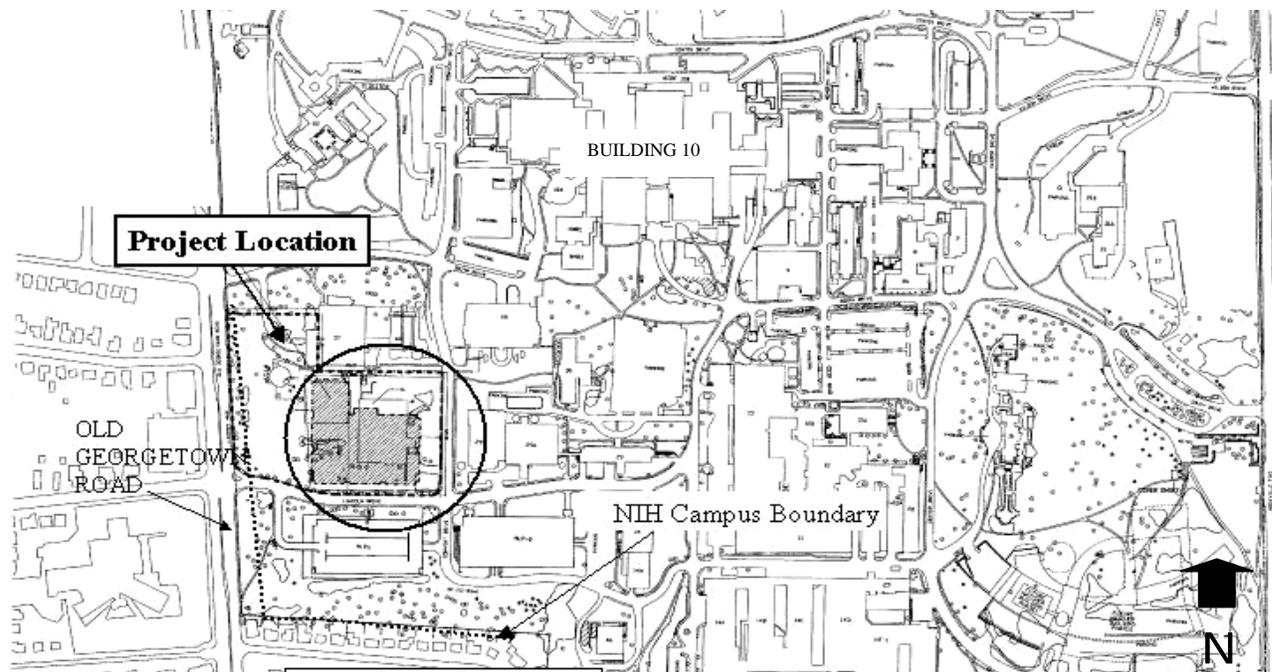
PROJECT SUMMARY

The National Institutes of Health has submitted revised preliminary site and building plans for the Porter Neuroscience Research Center, Phase 2, at its campus in Bethesda, Maryland, on a site that was occupied by Building 36. The project consists of a large, multi-story laboratory building organized around a central atrium. The PNRC co-locates researchers from ten institutes into a single modern facility to support ongoing research and is being built in two phases. The first stage included the demolition of Building 35 and construction of the Phase 1 portion of the PNRC in its place. That construction was completed in 2004 and is now occupied and functioning. In the second phase, Building 36, a research laboratory, has been demolished and the remainder of the PNRC facility will be built as an addition to Phase 1.

Approximately 1,100 employees will work in the PNRC. All but 100 of these employees will transfer to the Center from other locations on the Bethesda campus.

Site

The Bethesda campus of NIH is located on a 322-acre site in Montgomery County, Maryland. About 17,500 employees work at the site in over 70 buildings, which is the largest biomedical research facility in the world.

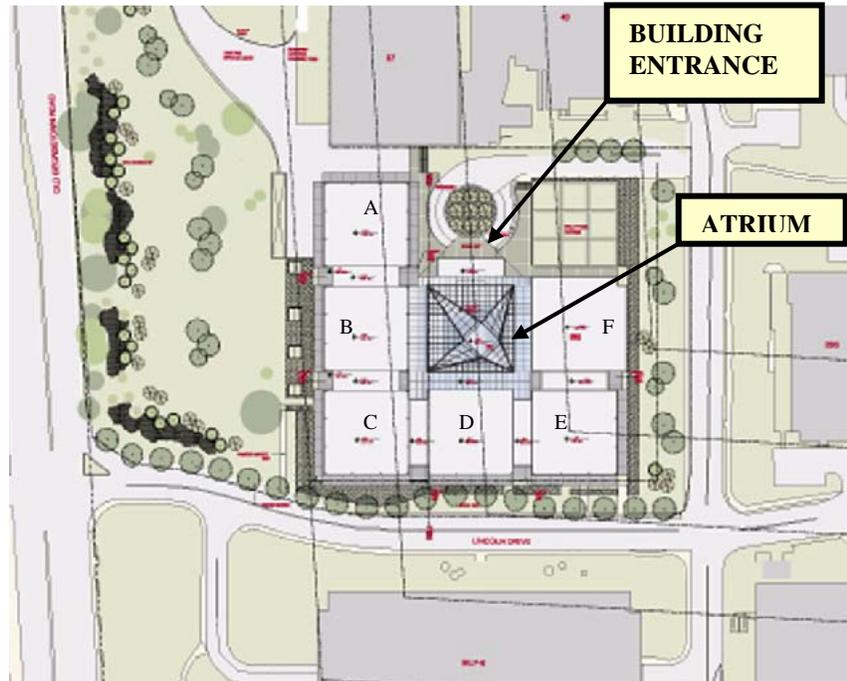


PROJECT LOCATION ON NIH BETHESDA CAMPUS

The PNR, Phase 2, will be located at the western side of the NIH Bethesda campus on the current site of Building 36. The site is bounded on the west by Old Georgetown Road, on the south by Lincoln Drive, on the east by Convent Road, and on the north by Buildings 37 and 40. The total PNR Complex (Phase 1 and Phase 2) site is approximately eight acres.

Proposal

The complete PNR facility will provide approximately 566,000-gross-square-feet of floor space when fully constructed. The Phase 2 building consists of six stories, including one below grade level, four lab floors above grade, and a mechanical penthouse on the rooftop. The combined Phase 1 and 2 building is L-shaped, but the Phase 2 building footprint has been significantly revised from the Phase 1 submission. The PNR complex rises in step fashion from west to east in response to Master Plan guidelines. The building height ranges from 60 feet above grade on the west of the site along Old Georgetown Road to approximately 118 feet above grade on the east side facing Convent Drive. A series of ornamental landscape features will be located at the B-1 level at the north façade of the building between the Phase 2 building and Building 40 (see graphic at page 5).



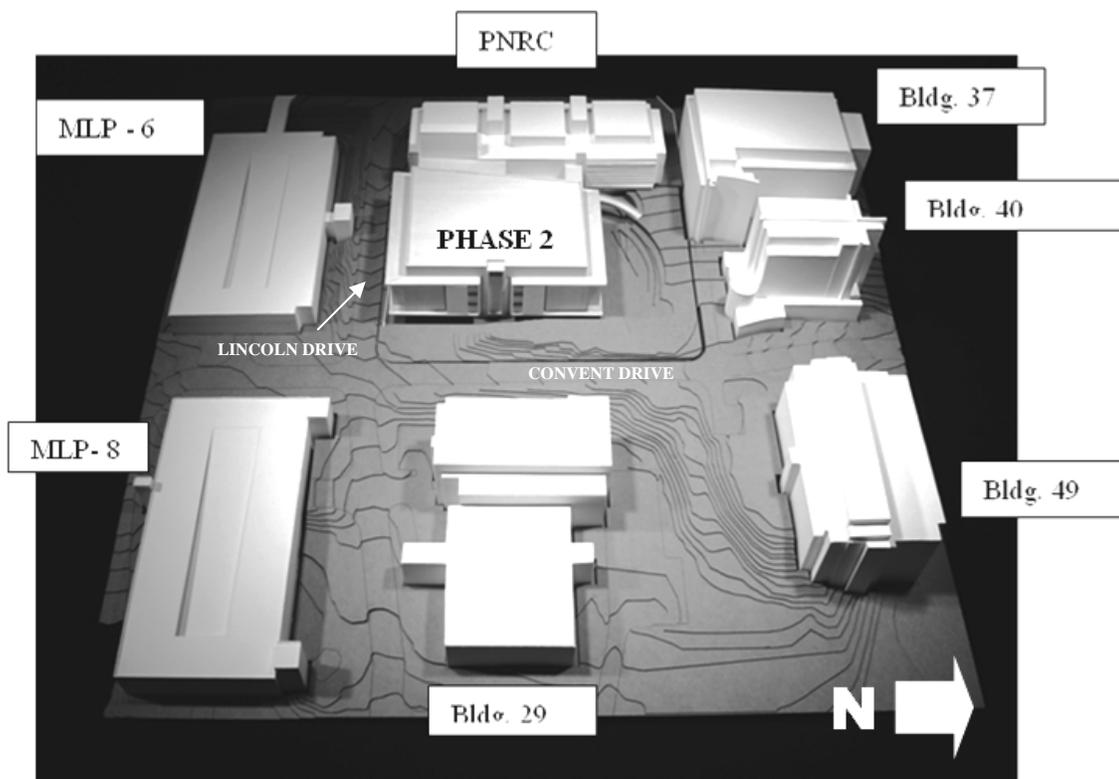
EARLIER APPROVED 2002 BUILDING LAYOUT

The building design is organized around a central atrium that will be a volume space situated between Phase 1 and Phase 2, but in a different configuration than proposed in 2002. The atrium will be the main public space within the building, with the main entranceway on the north side of the building, and an employee pass-through entrance at the south façade, near Lincoln Drive.

The façade of the PNR, Phase 2, will be a glass curtain wall attached to an aluminum support frame. The main Phase 2 structural system will consist of precast concrete. The glass will permit light transmission into the building interior and visual connection to the surrounding environment. Interior spaces obtain maximum lighting conditions at the periphery of the building by raising the ceiling beyond the floor level of the interstitial space above. The first horizontal glass panel above a lab/office floor will be comprised of a translucent insulating glass panel to desk height, allowing light to filter in, but masking furniture positioned against the glass

line. The bottom sill of this panel is above the floor so that data, communication and electrical lines can run continuously along the wall. The horizontal band above desk height is the vision panel consisting of low-e coated clear insulating glass. Glare is controlled by roller shades built into the horizontal mullion above the vision panel, with the inclusion of a “light tray” to reflect light up to the ceiling, increasing day light. The “clerestory” panel above the vision panel is low-e glass coated with a ceramic frit to control glare, and improve the shading performance. The fourth and final horizontal band above the “clerestory” is clear insulating glass with a metal panel spandrel producing a “shadow box” effect.

The PNRC will not have any employee parking specifically assigned to it and no additions or deletions in campus employee parking spaces are proposed. The net effect on the campus employee parking space ratio per employee is negligible. Most employees scheduled to work in the PNRC currently work in Buildings 36 and 49. The majority of those employees, who park in MLP-6 or MLP-8 now, will continue to do so.

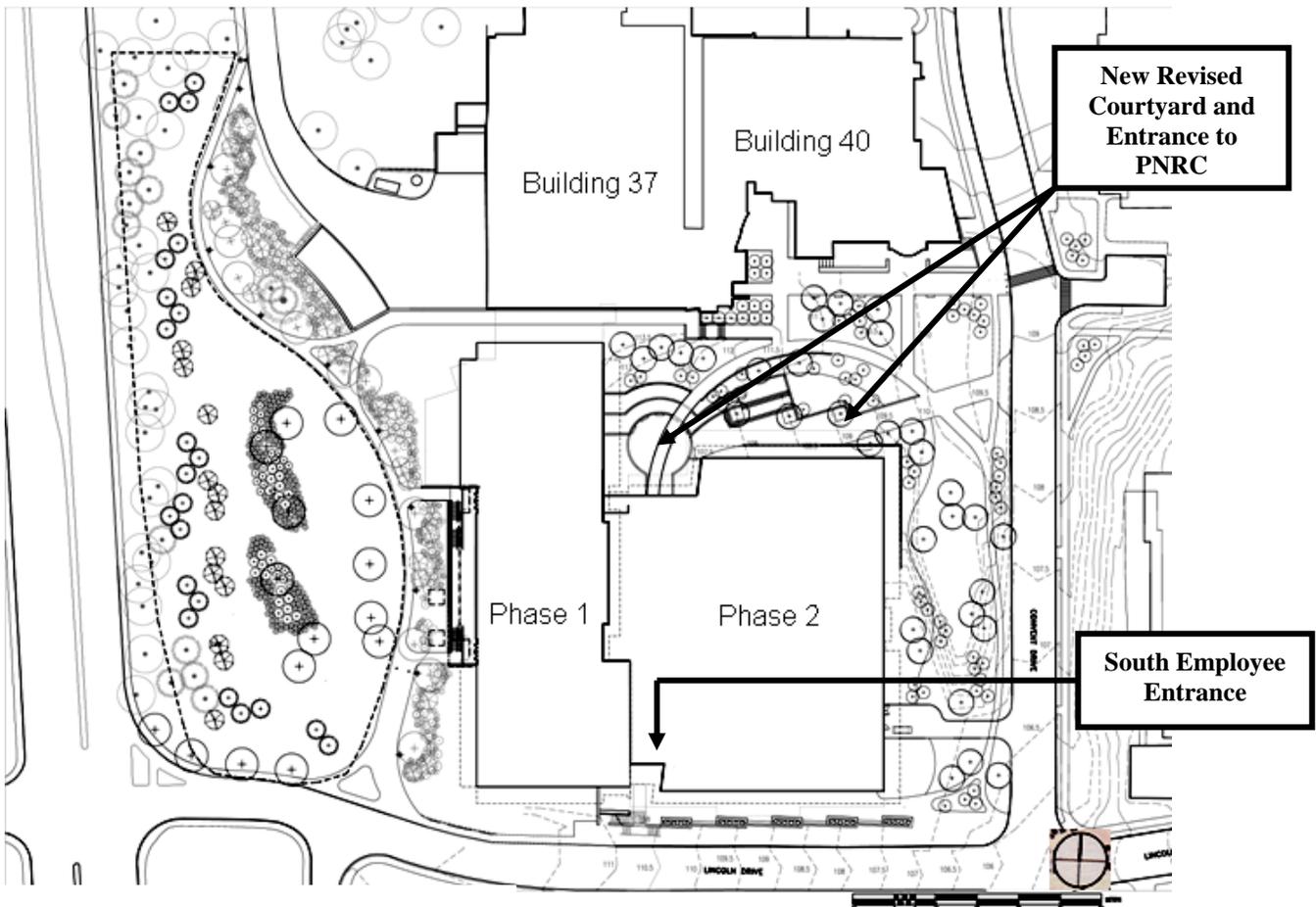


VIEW OF PNRC REVISED PHASE 2 BUILDING MASSING MODEL, INDICATING CONTEXT OF OTHER SURROUNDING NIH STRUCTURES

Background

The Commission, at its meeting of September 6, 2001, approved the preliminary site and building plans and final excavation and foundation plans for the Porter Neuroscience Research Center, as shown on NCPC Map File No. 3101.20(38.00)-40965. On March 7, 2002, the Commission approved the final site and building plans for the Porter Neuroscience Research Center at the National Institutes of Health in Bethesda, Maryland, as shown on NCPC Map File No. 3101.00(38.00)-41002.

The Commission approved a revised Master Plan for the complete NIH Bethesda Campus in January 2005. This Master Plan designated the PNRc site as a research area. The proposed facility is consistent with the approved Master Plan.



PNRC, PHASE 2, REVISED PRELIMINARY SITE AND BUILDING PLAN

PROJECT ANALYSIS

Executive Summary

Staff **recommends approval** of the revised preliminary site and building plans for the Porter Neuroscience Research Center, Phase 2, at the National Institutes of Health in Bethesda, Maryland.

- The proposed project is consistent with the approved Master Plan designation of the site for research use.
- The proposed addition is in compliance with both height and setback principles contained in the approved Master Plan.
- The proposed facility is a revised building design that blends well with other features within the nearby campus environment.
- Campus wide guidelines include a 250-foot-wide buffer around the campus perimeter. The proposed facility respects the buffer section in the west Quad area and adheres to the planning concept of interior views through the campus.
- A circulation gallery /atrium is planned along the west side of the Phase 2 addition that accommodates the physical separation between the existing Phase 1 element and the new addition, with its modified structural system.

The proposed Phase 2 plans provide important conference, office, and laboratory space that promotes world-class biomedical neuroscience research while responding to the challenge of co-locating researchers from ten institutes into one innovative setting. The building addition provides improved inviting entrances to the research complex as a whole. The curtain wall system at each entrance in Phase 2 is varied and serves as a foil between the differences in the facades of Phase 1 and Phase 2. Phase 2 is intentionally simple and minimalist, in contrast to Phase 1.

Phase 2 landscaping improvements build on the setting of a polished technology-driven building against organic landscape forms. Irregular forms of walkways and plantings are arranged along the building edges, with a circular bridge connecting the northeast corner of the site to the Level 1 south entrance within the atrium volume and circulation space.

After a complete review of all submitted information on the revised preliminary site and building plans, staff finds the modifications acceptable and in keeping with the earlier intent of the 2001 preliminary design for the Porter Neuroscience Research Center.



PERSPECTIVE AS SEEN FROM OLD GEORGETOWN ROAD AND LINCOLN DRIVE

Development Program

Applicant: The National Institutes of Health

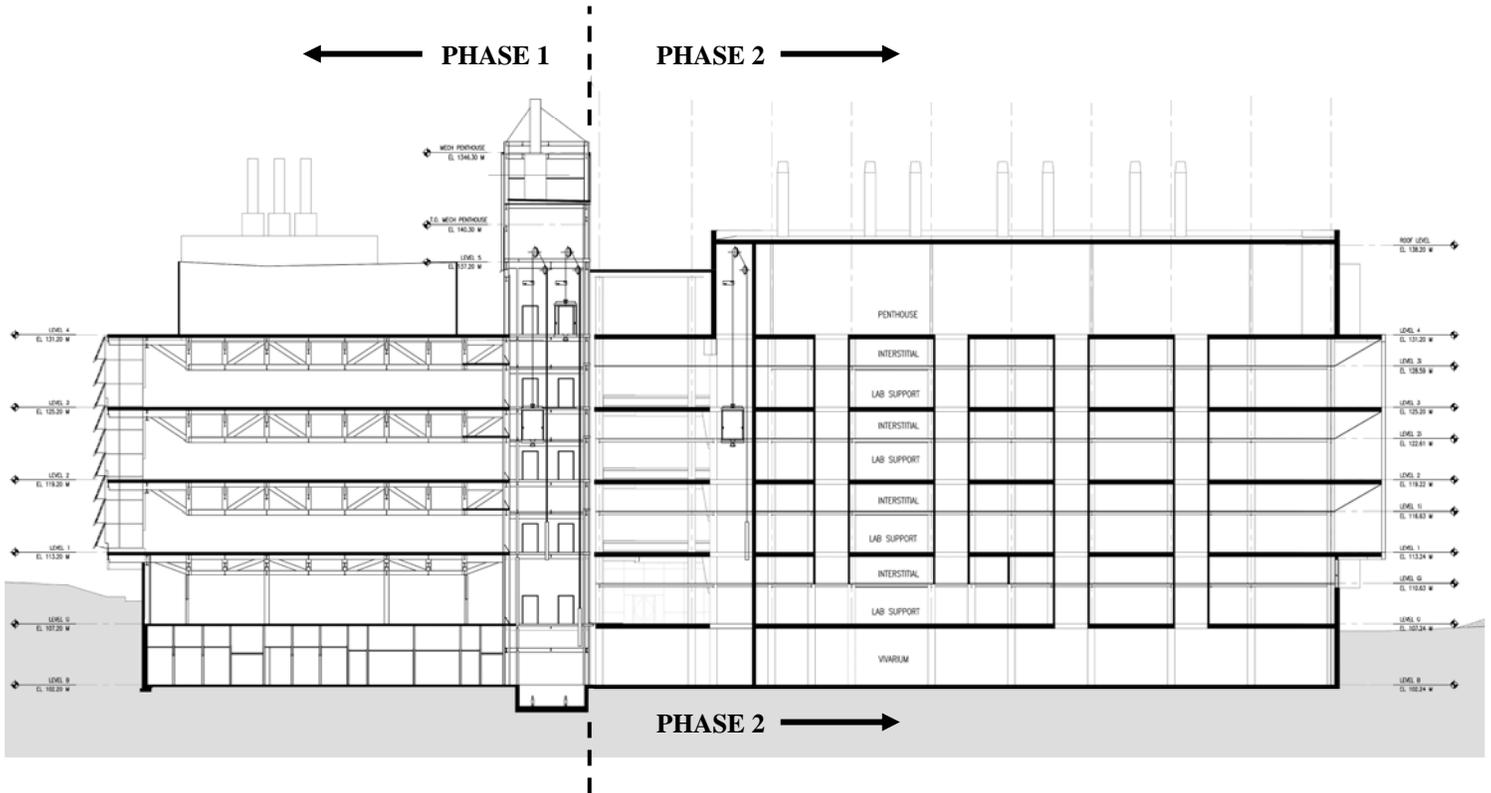
Cost: \$150,000,000 for Phase 2

Architect: Perkins and Will, architects

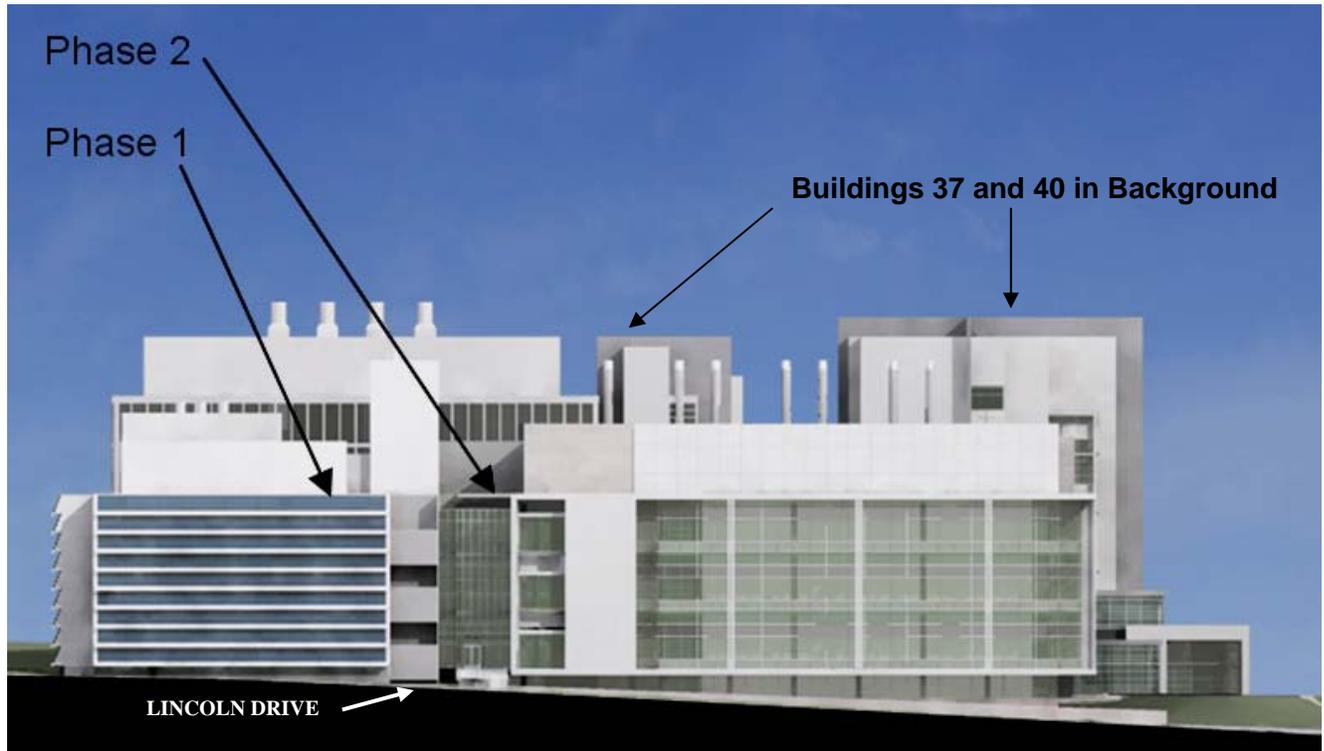
Square Footage: 293,747± square feet, for Phase 2

COORDINATION

NIH project personnel consulted with NCPC staff prior to the submission of this project. Staff urged NIH to submit revised exterior details and relevant floor plans for the project to assure that



PNRC PHASE 2 BUILDING CROSS SECTION



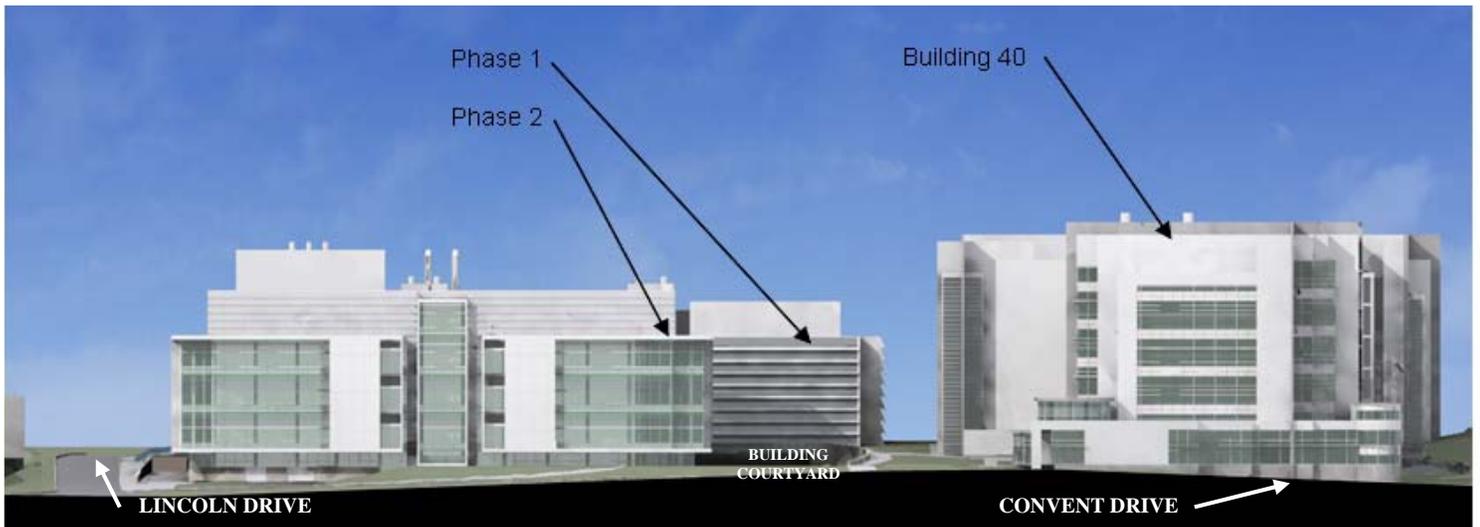
PNRC PHASE 2 BUILDING SOUTH ELEVATION

the NCPC reviewers understand the modifications in the context of the 2004 completed Phase 1. These items were adequately provided within the project materials submitted.

CONFORMANCE

Urban Design

The facility is part of the West Quad Sector of the campus. Existing buildings in this sector are predominately modern in character. The exterior design of the PNR, Phase 2, reinforces this



PNRC PHASE 2 EAST BUILDING ELEVATION



PERSPECTIVE VIEW OF PNR PHASE 2 ENTRANCE AND COURTYARD, AS SEEN FROM NORTHEAST

modern image and provides a landmark for persons entering the campus on Lincoln Drive. Additionally, the building's transparent skin creates a sense of open viewable activity.

National Historic Preservation Act

NIH has completed its responsibilities under the National Historic Preservation Act. Although no historic (built) resources would be affected by the proposed project, prehistoric Indian archaeological artifacts were found at the PNR site. Fieldwork and further analysis by archaeologists determined that the site no longer retains its integrity. It was determined that the site was not eligible for listing in the National Register of Historic Places. The Maryland Historical Trust (MD SHPO) has concurred with this determination.

National Environmental Policy Act

NCPC reviews this project in the environs as advisor. Since NCPC is advisory for federal projects in the environs, it has no National Environmental Policy Act (NEPA) obligation here.

The applicant is the NIH, a federal agency. Pursuant to its regulations implementing NEPA, NIH prepared an Environmental Assessment (EA) for the entire project (Phase 1 and 2) in May 2001 and has provided that EA to NCPC in its current submission. NIH concluded its environmental review of the project in late August 2001 with a Finding of No Significant Impact (FONSI). As the proposed revisions involve the building material composition and features of its layout, no effects analyzed by the 2001 NEPA analysis are altered by the planned project changes compared to the initial impacts identified in the original EA. The NIH FONSI remains applicable and valid for the Phase 2 proposal.

Federal Capital Improvements Program

This project is included and recommended in the Federal Capital Improvements Program Fiscal Years 2007-2012, adopted by the Commission at its September, 2006 meeting.

Comprehensive Plan

The proposed research facility is consistent with the Comprehensive Plan for the National Capital. It would permit the consolidation of 1,100 NIH employees at one facility, which is consistent with an applicable policy in the Federal Workplace Element that specifies:

Before purchasing or leasing additional land or building space, federal agencies should consider underdeveloped federal sites...

(Locating federal workplaces, page 36)

Commission policies on existing federal facilities and resources cite:

The federal government should:

1. Give preference to established urban areas, or areas that are under redevelopment with infrastructure and services in place, when locating federal workplaces.
4. Locate federal facilities within walking distance of existing or planned fixed guideway transit services, such as Metrorail...
5. Locate federal workplaces in areas where efficiencies are gained through proximity to a market of private suppliers of goods and services.
6. Utilize available federally owned land or space before purchasing or leasing additional land or building space. Agencies should continuously monitor utilization rates of land and building space to ensure their efficient use.
8. Establish the level of employment that can be accommodated on installations where more than one principal building, structure, or activity is located or proposed through the master planning process as established by the Commission.
9. Minimize development of open space by selecting disturbed land or brownfields for new federal workplaces or by reusing existing buildings or sites.

(Locating federal workplaces, pages 39 and 40)

Policies on working environment conditions cite:

Federal agencies also should consider employee well-being and satisfaction with the physical environment. A properly designed, user-friendly work environment is a fundamental aspect of productivity.

(Locating federal workplaces, Working Environment, page 49)

All but one hundred of the employees would be relocated from other existing NIH campus buildings and from buildings currently located on the site that are scheduled for demolition. Most of the other one remaining employees would be new hires of unknown jurisdictional origin. No changes to the NIH TMP are required and the overall employee parking for NIH would remain unchanged.

Master Plan

The proposed project is consistent with the Master Plan for the National Institutes of Health, Main Campus, Bethesda, Maryland, labeled *Master Plan 2003 Update*, dated September 2004. The Land Use element designates the site as laboratory.