

STAFF RECOMMENDATION

Eugene Keller

NCPC File No. 6149



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

Bethesda Campus, Montgomery County, Maryland

Submitted by the Department of Health and Human Services

October 25, 2007

Abstract

The National Institutes of Health (NIH) has submitted final site and building plans for the construction of the Porter Neuroscience Research Center (PNRC), Phase 2, at its campus in Bethesda, Maryland. 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 final design of the Phase 2 development involves establishment of common circulation areas for the building, final structural and interior drawings for the design, and final exterior landscape design.

Commission Action Requested by Applicant

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

Executive Director's Recommendation

The Commission approves the final 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)-42391.

* * *

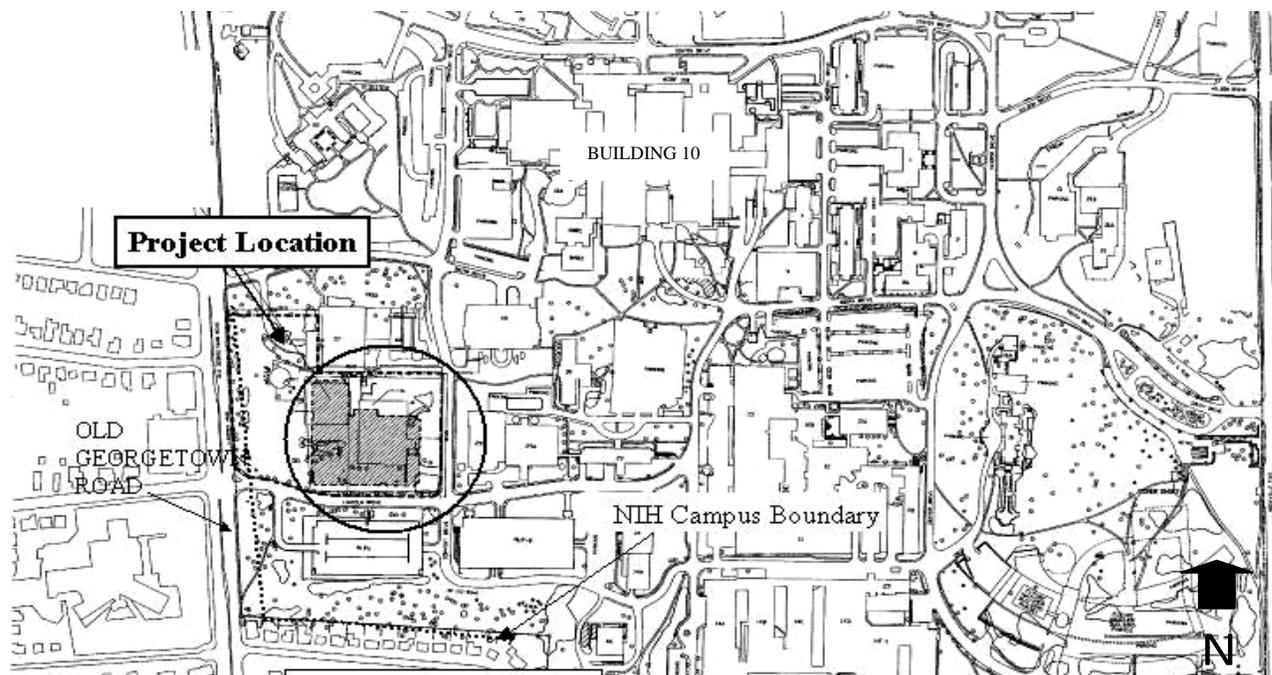
PROJECT SUMMARY

The National Institutes of Health submitted to the Commission final site and building plans for the Porter Neuroscience Research Center, Phase 2. The project consists of a large, multi-story laboratory building organized around a central atrium. The PNRN 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 PNRN in its place. That construction was completed in 2004 and is now occupied. In the second phase, the remainder of the PNRN facility will be built as an addition to Phase 1.

Approximately 1,100 employees will work in the PNRN. 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 PNRC, Phase 2, is located at the western side of the NIH Bethesda campus. 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 PNRC Complex (Phase 1 and Phase 2) site is approximately eight acres.

Background

At its March 1, 2007 meeting, the Commission approved 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.

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.

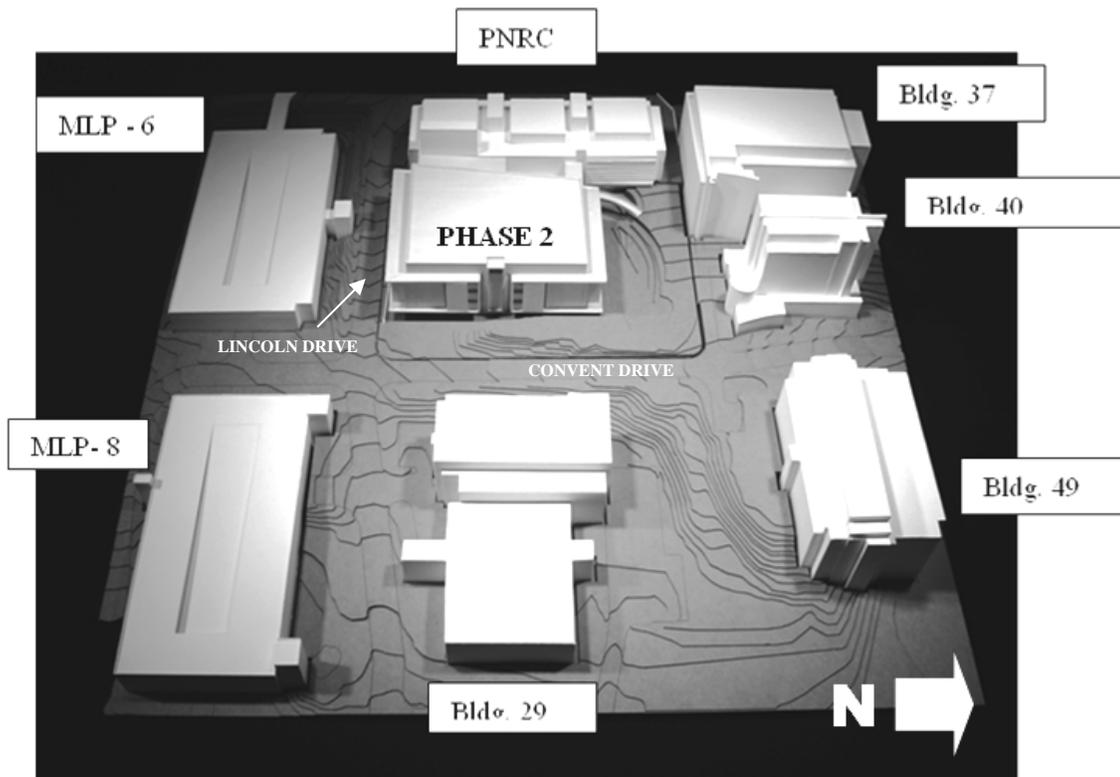
Proposal

The total PNRC facility will provide approximately 566,000-gross-square-feet of floor space when realized with the Phase 2 development. 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 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).

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

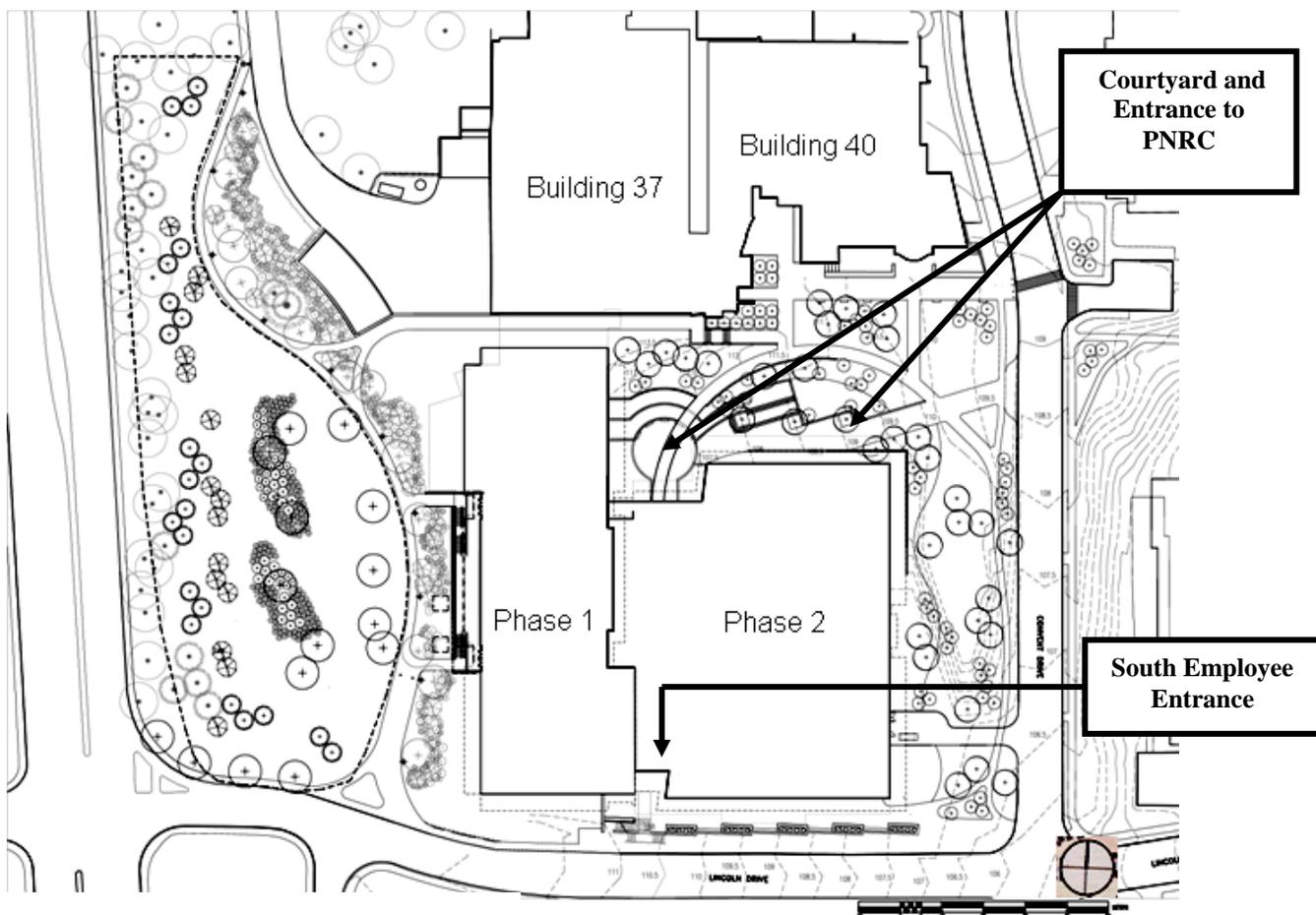
The final façade of the PNRC, Phase 2, will be a glass curtain wall attached to an aluminum support frame. The main Phase 2 structural system consists of precast concrete. The glass will permit light transmission into the building interior and visual connection to the surrounding environment. Interior 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.



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

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 park in MLP-6 or MLP-8 now and will continue to do so.



PNRC, PHASE 2, FINAL SITE AND BUILDING PLAN

PROJECT ANALYSIS

Executive Summary

Staff **recommends approval** of the final 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 building design that blends well with other features within the nearby campus environment.
- 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, along the west side of the Phase 2 addition, accommodates the physical separation necessary between the differing structural systems of Phase 1 and Phase 2 in a seamless fashion.
- The building addition provides improved inviting entrances to the research complex as a whole. Phase 2 is intentionally simple and minimalist, in contrast to Phase 1.

Phase 2 final 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. Substantial additions in the final site design occur to the west perimeter landscape of the Phase 1 building.

After a complete review of all submitted information on the final preliminary site and building plans, staff finds the final project design acceptable.

COORDINATION

NIH project personnel consulted with NCPC staff prior to the submission of this project. Staff urged NIH to submit all final finishes for the project in order to account for all various glass and panel finishes. All samples have been provided and found well integrated with their intended location and use.

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 and final building location of the PNR, Phase 2, reinforces this 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 and the building mass defines open space pedestrian areas which reflect the intent of the master plan for the campus to provide inviting exterior spaces for the NIH research areas.

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.



PERSPECTIVE AS SEEN FROM OLD GEORGETOWN ROAD AND LINCOLN DRIVE

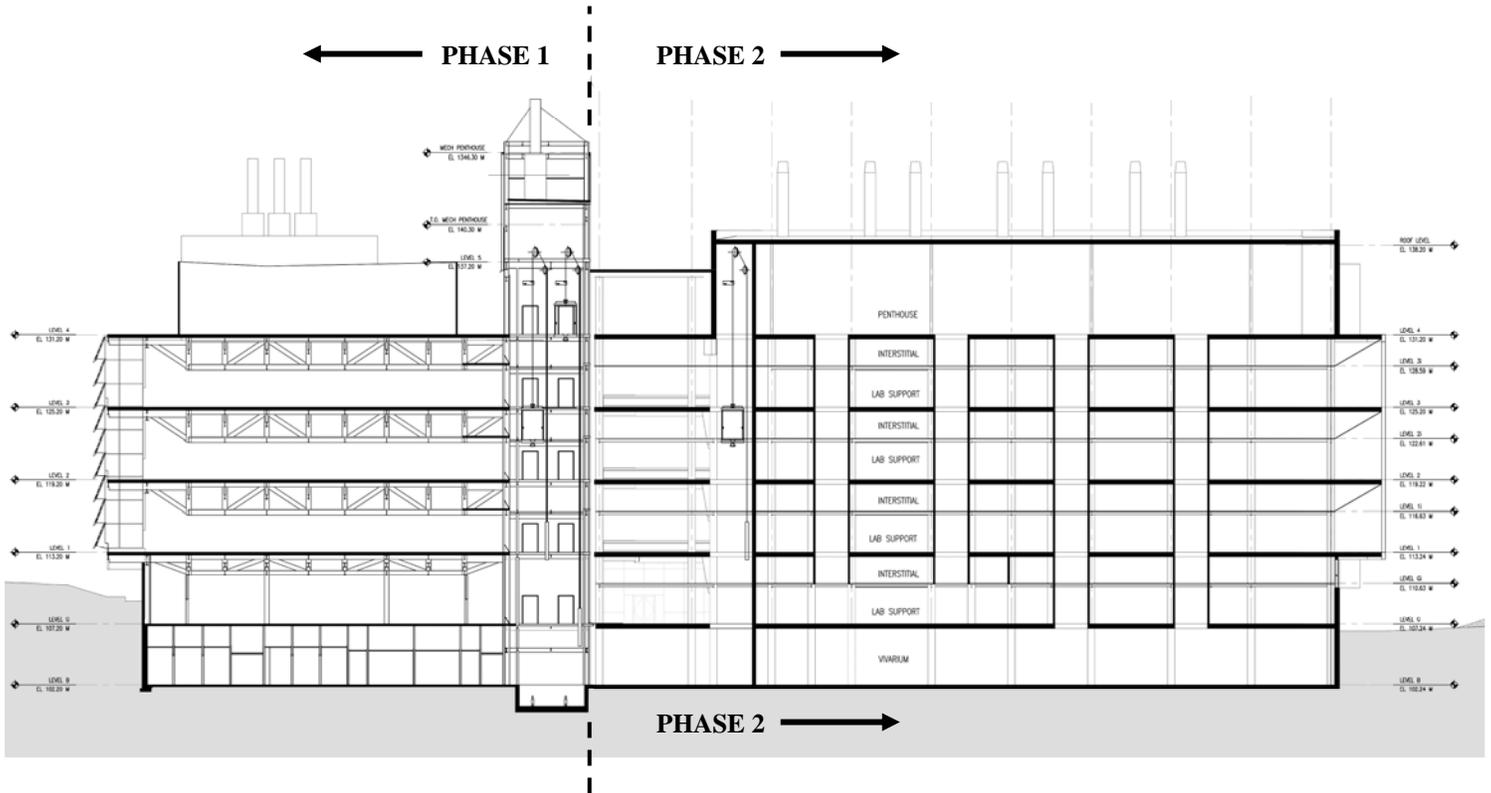
Development Program

Applicant: The National Institutes of Health

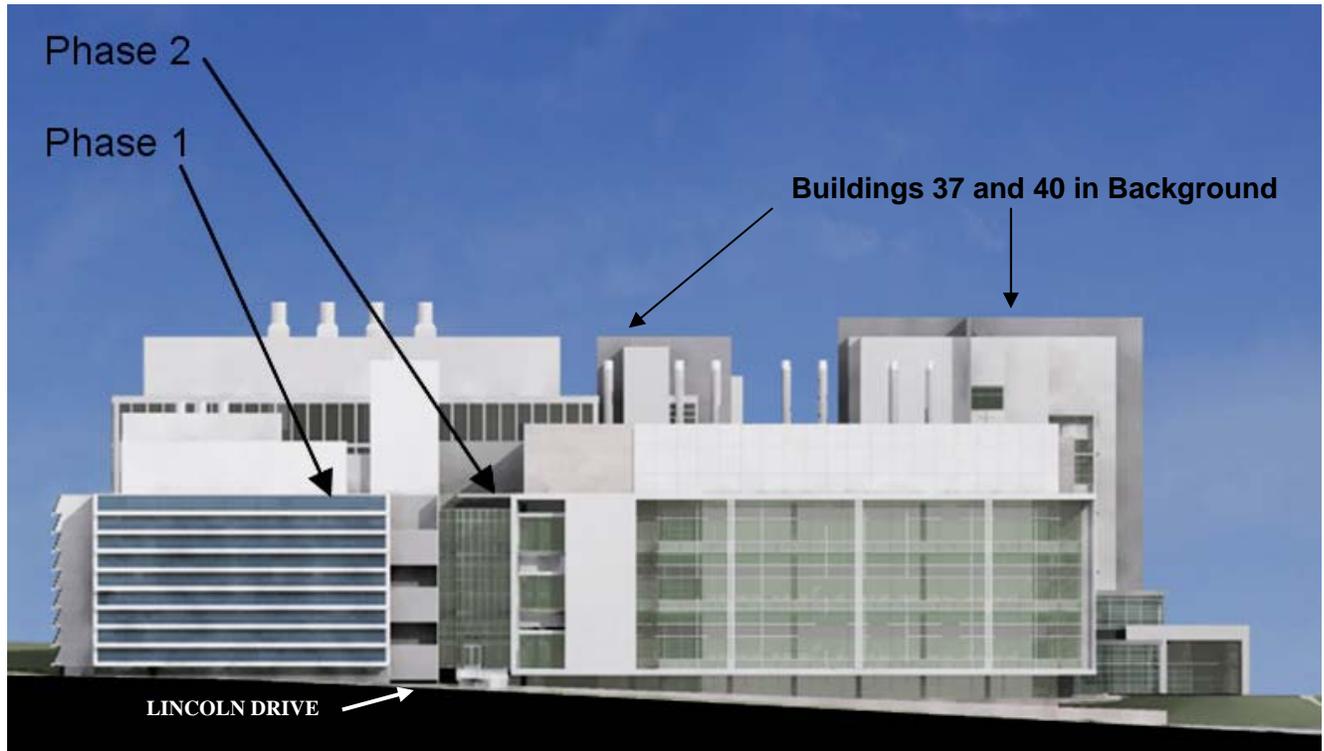
Cost: \$150,000,000 for Phase 2

Architect: Perkins and Will, architects

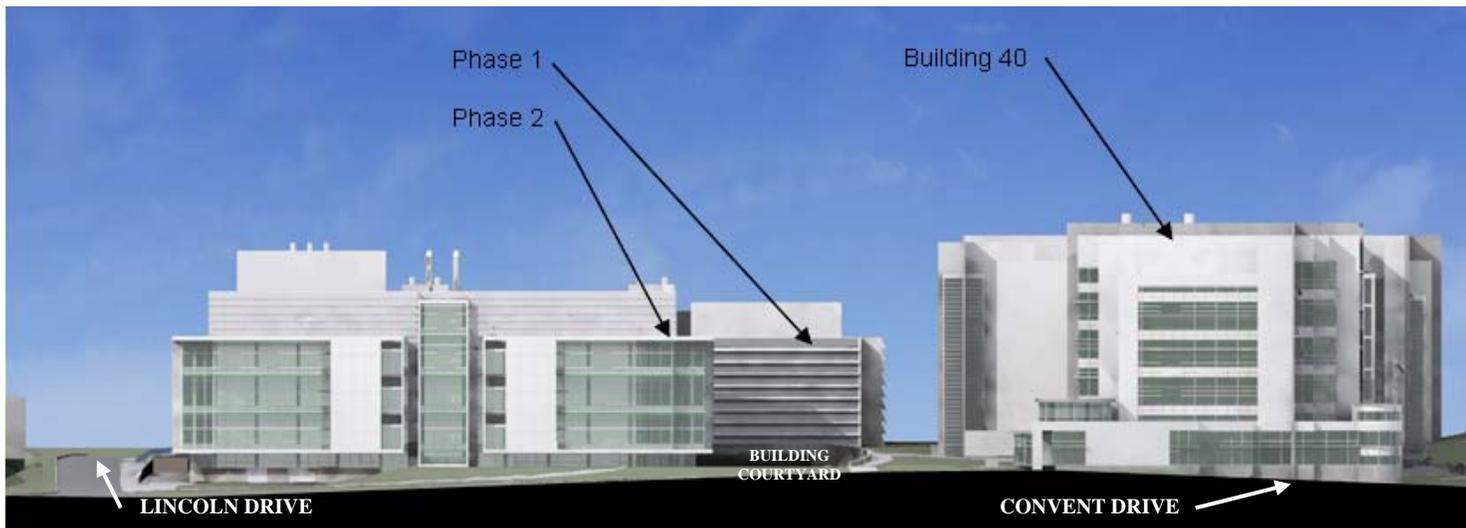
Square Footage: 293,747± square feet, for Phase 2



PNRC PHASE 2 FINAL BUILDING CROSS SECTION



PNRC PHASE 2 BUILDING SOUTH ELEVATION



PNRC PHASE 2 EAST BUILDING ELEVATION



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



PNRC PHASE 2 NORTH BUILDING ELEVATION

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 in the final design review.

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 final proposal.

Federal Capital Improvements Program

This project is included and recommended in the Federal Capital Improvements Program Fiscal Years 2008-2013, adopted by the Commission.

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...
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.
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.