United States Food and Drug Administration (FDA)
Headquarters Consolidation
at the Federal Research Center, White Oak - Master Plan
Silver Spring, Maryland
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General Services Administration

Information Presentation
Existing Conditions
Existing Conditions
View Looking West toward Building One
MASTER PLAN PROCESS

WE ARE HERE

- **Master Plan / TMP**
  - Winter/Spring 2017: Prepare Draft Master Plan
  - Summer 2017: Draft Purpose and Need Statement
  - Fall 2017: Public Scoping Period
  - Winter 2017: Evaluate Environmental Effects and Alternatives / Prepare Draft EIS
  - Winter 2018: Identify, Assess, and Resolve Adverse Effects
  - Spring 2018: Negotiate Programmatic Agreement
  - Summer 2018: Final EIS / Record of Decision
  - Fall/Winter 2018: NCPC Review of Final Master Plan / Draft TMP

- **NEPA Environmental Resources**
  - Draft Purpose and Need Statement
  - Public Scoping Period
  - Evaluate Environmental Effects and Alternatives / Prepare Draft EIS
  - Draft EIS / Public Comment
  - Prepare Final EIS
  - Final EIS / Record of Decision

- **Section 106 Historic and Cultural Resources**
  - Identify Consulting Parties
  - Identify, Assess, and Resolve Adverse Effects
  - Negotiate Programmatic Agreement
PROJECT SUMMARY

SPACE / POPULATION

EXISTING LABORATORY AND OFFICE GROSS SQUARE FOOTAGE (GSF)
• 3.8 million GSF

PROPOSED ADDITIONAL OFFICE GROSS SQUARE FOOTAGE (GSF)
• 1.6 million GSF (approx.)

EXISTING CAMPUS POPULATION
• 10,987 people (FDA + GSA support)

PROJECTED CAMPUS POPULATION
• Up to approximately 18,000 people

CURRENT PEAK DAILY CAMPUS POPULATION
• 7,793 people

DEVELOPMENT BUDGET AND FUNDING

LUFS preliminary estimate
• $1.03 Billion (2017 dollars)
• Estimated implementation ranges from 2025 to 2035
DRAFT AREA OF POTENTIAL EFFECT (APE)
SITE CONTEXT

Entry roundabout, Building 21 and Building one

Former Naval Ordinance Lab Fire Station

Southwest Parking Garage

FDA Child Care Center

Building 51 and Building 32
CONTEXT

Building 62

Commons and Building 52 & 71

Building 31 & Courtyard

Outdoor Dining terrace at Building 32

Building 2 and Building 22

Atrium of South East Quad
SURROUNDING COMMUNITY & CONTEXT

- The Enclave Apartments
  19 Floors R-H ZONING
- White Oak Shopping Center
  CR ZONING 200’ Height
- White Oak Tower
  23 Floors
- Hillandale Gateway
- Viva White Oak
  CR ZONING 220’ Height
- Hillandale Shopping Center
DEVELOPMENT AREAS AND CONSTRAINTS

Existing Campus, Stream Valleys, and Land Bays.
LAND USE FEASIBILITY STUDIES

DEVELOPMENT STRATEGIES

STRATEGY 1: DEVELOPMENT ADJACENT TO EXISTING FACILITIES

STRATEGY 2: DEVELOPMENT IN CENTER OF PROPERTY

STRATEGY 3: DEVELOPMENT TO EAST OF PROPERTY

STRATEGY 4: NO BUILD OPTION
PRELIMINARY DRAFT DEVELOPMENT ALTERNATIVES

DIFFERENCES:

**ALTERNATIVE A**
- Midrise Buildings (5-9 Floors)
- Total GSF: 1,548,238 ft²
- 4 new parking structures (7,064 Spaces*)
- Most impervious surfaces added

**ALTERNATIVE B**
- (1) 20-story Tower + Midrise Buildings
  - Total GSF: 1,592,391 ft²
  - 3 new parking structures (7,073 Spaces*)
  - Least impervious surfaces added (equal to C)

**ALTERNATIVE C**
- (2) 14-story towers + Midrise buildings
  - Total GSF: 1,515,053 ft²
  - 4 new parking structures (7,141 Spaces *)
  - Least impervious surfaces added (equal to B)

*New parking includes replacement of existing parking displaced by new buildings

COMMONALITIES:
- Compact walkable campus
- Iconic building anchoring commons
- High performance buildings
- Preservation of historic structures
- New northern loop road
- Transit Center
- Significant storm water management
- Minimized natural environment disturbances
PRELIMINARY DRAFT ALTERNATIVE A

AERIAL VIEW & PROGRAM

TOTAL NEW BUILDING AREA: 143,836 m² / 1,548,238 ft²
TOTAL NEW PARKING: 7,064 Spaces

(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 1.8 Employees)
PRELIMINARY DRAFT ALTERNATIVE A
NEW HAMPSHIRE AND MAHAN DRIVE VIEW
PRELIMINARY DRAFT ALTERNATIVE B
AERIAL VIEW & PROGRAM

Distribution Center
2 levels
9,000 m² / 96,875 ft²

Transit Center
1 level
2,160 m² / 23,250 ft²

Conference Center
2 level
7,000 m² / 75,347 ft²

Office Building
6 levels
19,000 m² / 204,514 ft²

Parking Structure
4 levels
2,067 spaces

Office Building +
Shared Use
20 levels + PH
91 m / 298 ft
49,040 m² / 527,862 ft²

Parking Structure
7 levels
2,306 spaces

Office Building +
Conference
8 levels
34 m / 112 ft
66,253 m² / 713,141 ft²

Parking Structure
7 levels
2,700 spaces

Communications
Center
1 Level below Plaza
8,307 m² / 89,416 ft²

Chemical Handling
Distribution Center
1 Level
500 m² / 5,382 ft²

TOTAL NEW BUILDING AREA : 147,938 m² / 1,592,391 ft²
TOTAL NEW PARKING : 7,073 Spaces

(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 1.8 Employees)
PRELIMINARY DRAFT ALTERNATIVE B
COMMONS VIEW
PRELIMINARY DRAFT ALTERNATIVE B

NEW HAMPSHIRE AND MAHAN DRIVE VIEW
TOTAL NEW BUILDING AREA : 140,753 m² / 1,515,053 ft²
TOTAL NEW PARKING : 7,141 Spaces

(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 1.8 Employees)
PRELIMINARY DRAFT ALTERNATIVE C
NEW HAMPSHIRE AND MAHAN DRIVE VIEW
NO BUILD ALTERNATIVE

AERIAL VIEW
WALTER REED

Walter Reed Tower = 264' 19 floors

US PATENT AND TRADEMARK OFFICE BUILDING

US Patent and Trademark Office, Alexandria, Va = 217' 16 floors
PARKING SUMMARY

CURRENT PARKING: Staff (FDA & Support) & Visitors

Total Existing Parking Required:
8,498 - Required
6,817 - Existing Parking
1,681 - Parking Deficit

Existing Parking Ratio - 1 : 1.5

MASTER PLAN PARKING: Staff (FDA & Support) & Visitors

Total Projected Parking Required:
11,709 - Required
4,273 - Existing Parking To Remain
7,436 - New Parking Required

Proposed Parking Ratio - 1 : 1.8

* Current Peak Daily Population: 7,793

** New parking includes the replacement of existing parking spaces demolished to accommodate new buildings.
NEXT STEPS

- **Winter/Spring 2017**
  - Prepare Draft Master Plan

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