

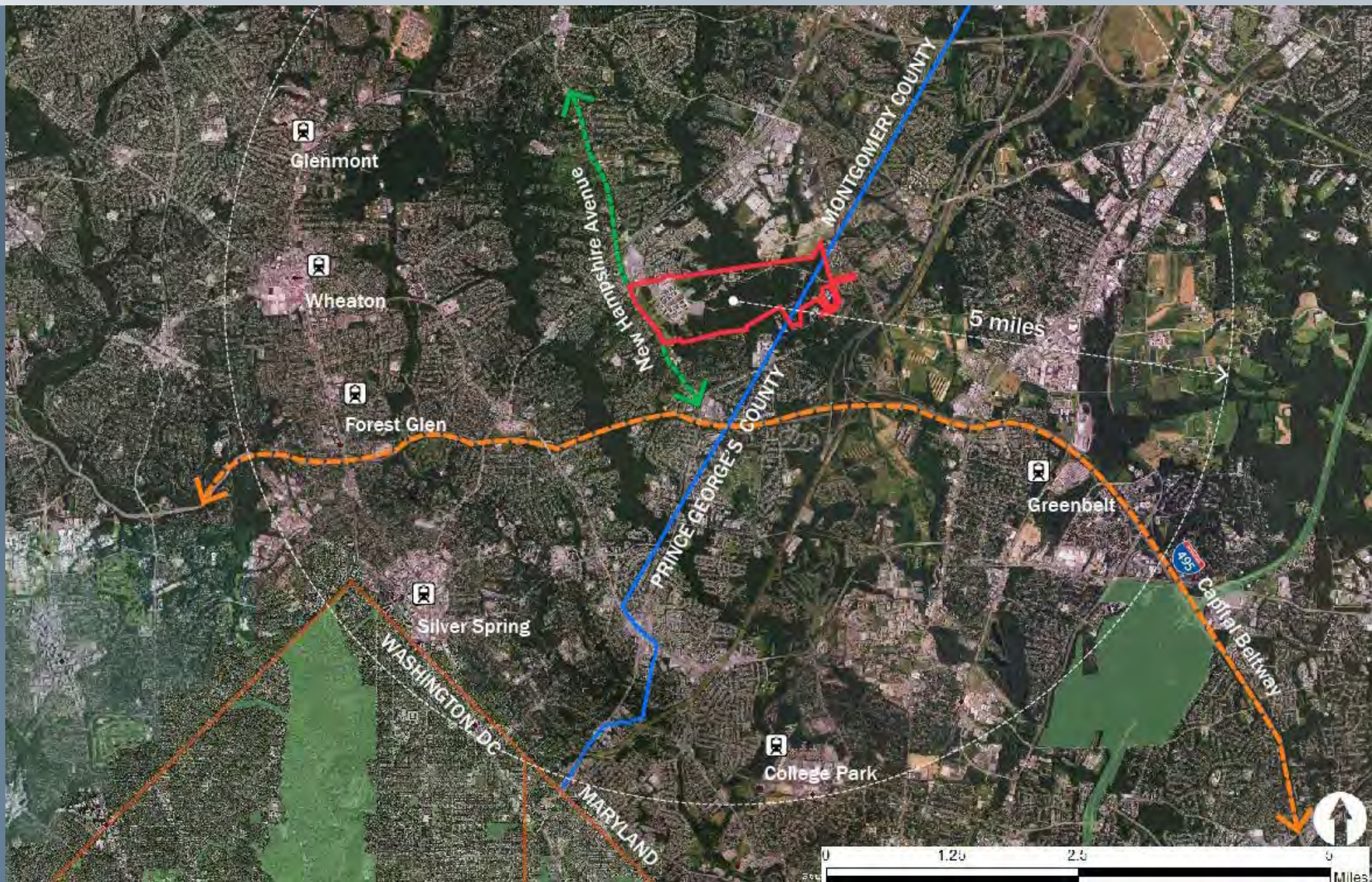
United States Food and Drug Administration (FDA) Headquarters Consolidation

at the Federal Research Center, White Oak - Master Plan

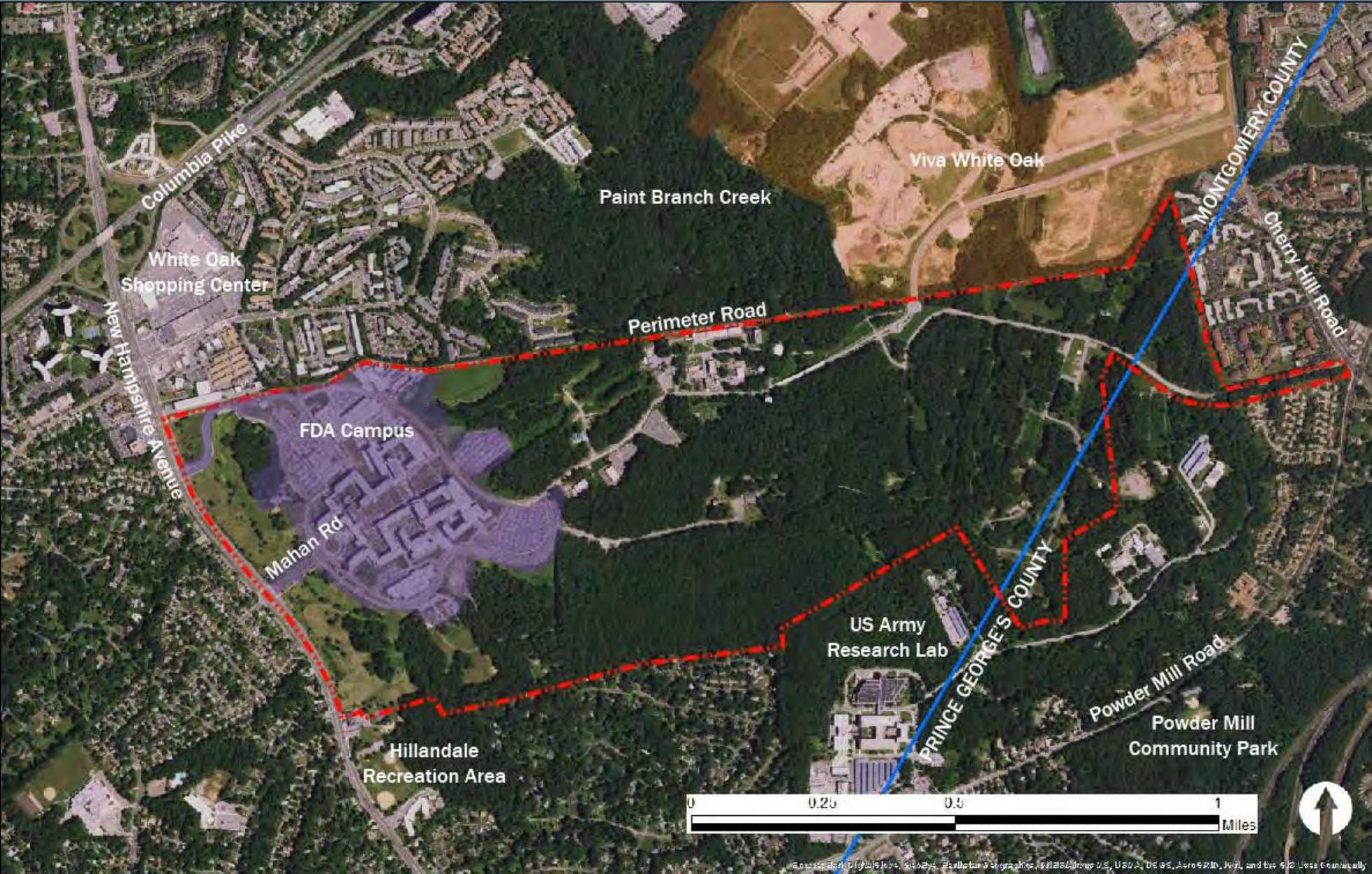
Silver Spring, Maryland

General Services Administration

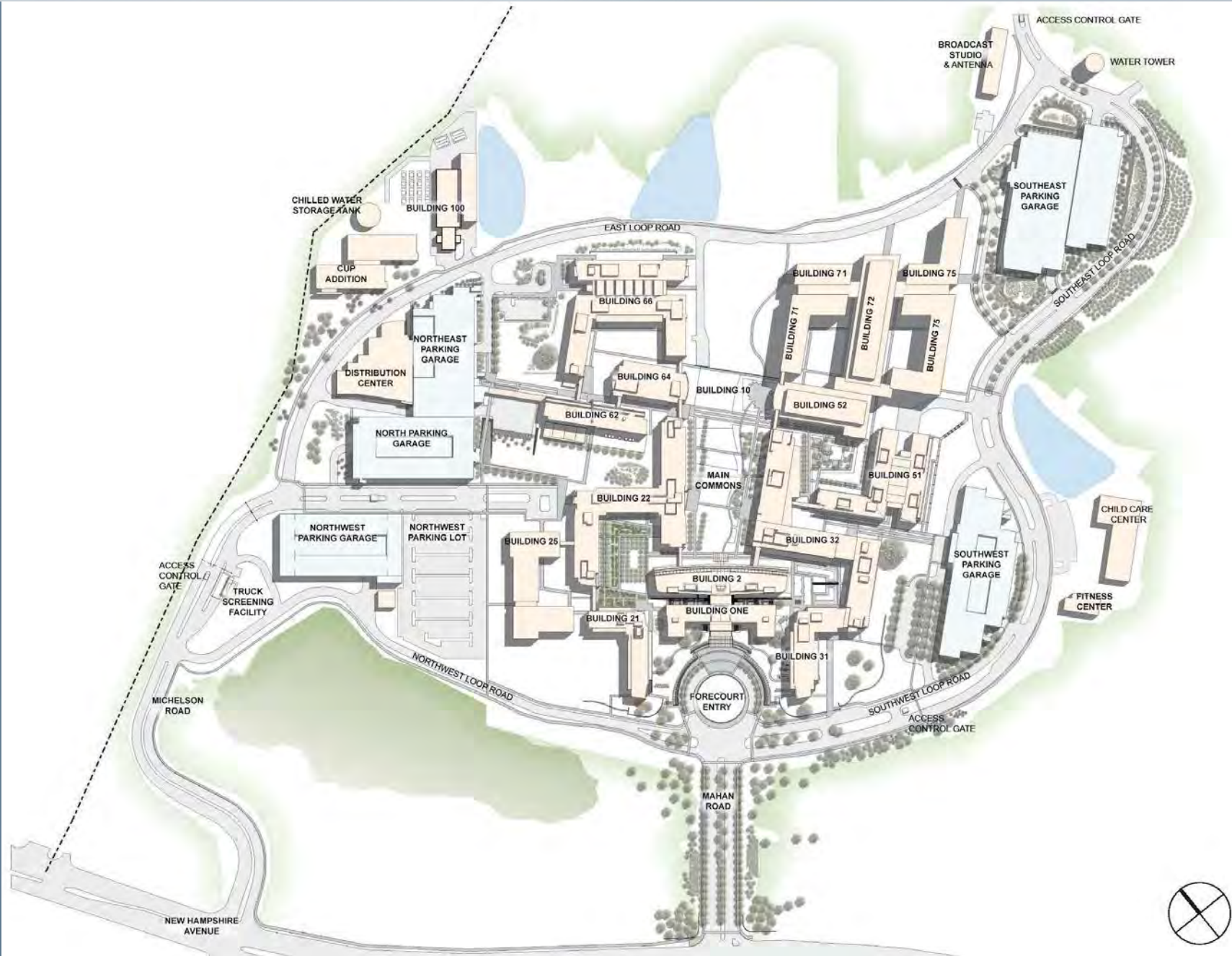
Information Presentation







2009 Master Plan - FDA Consolidation, White Oak, Maryland









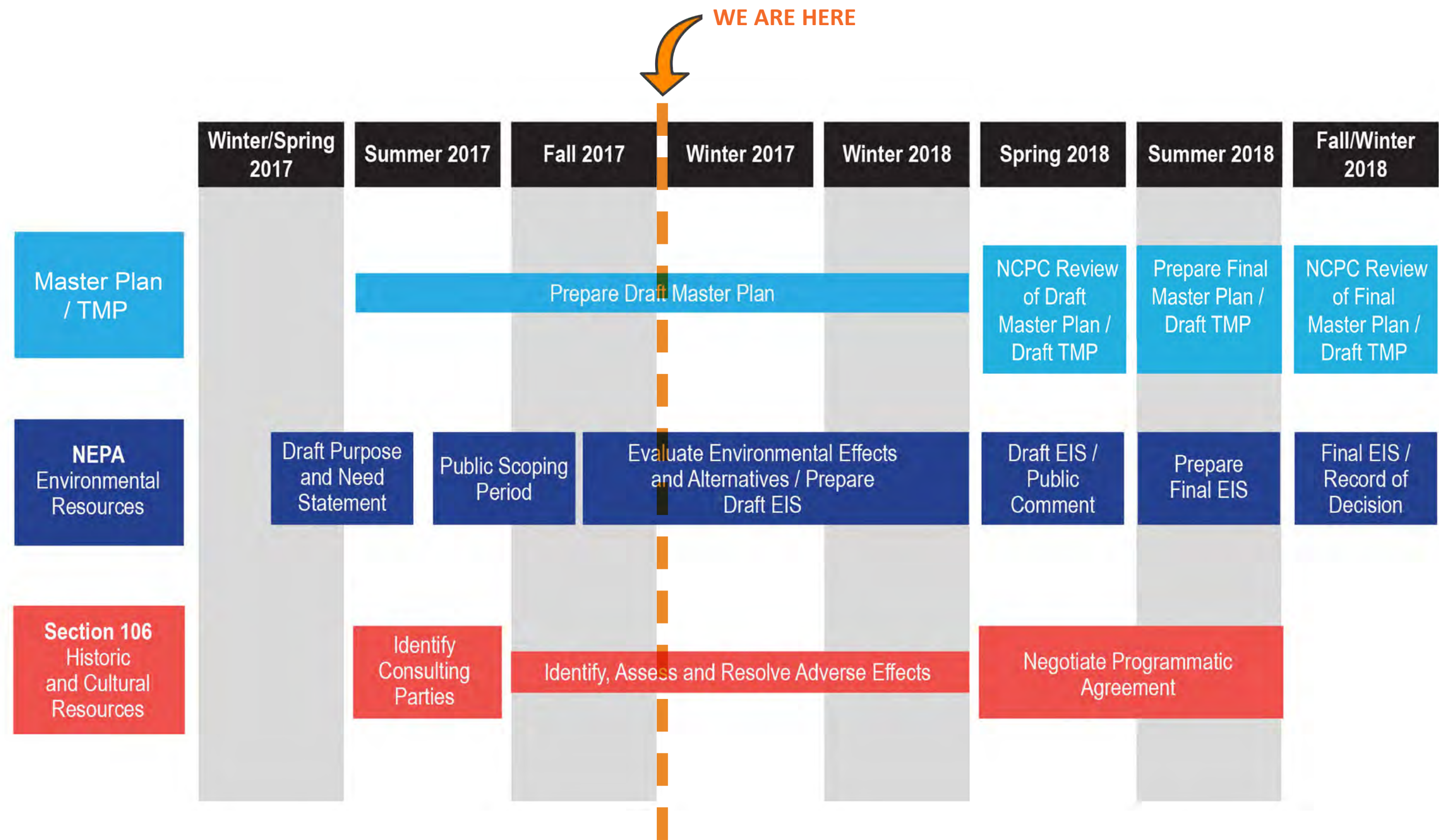
FDA FEDERAL RESEARCH CENTER MASTERPLAN

NCPC INFORMATIONAL PRESENTATION

DECEMBER 7, 2017



MASTER PLAN PROCESS



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

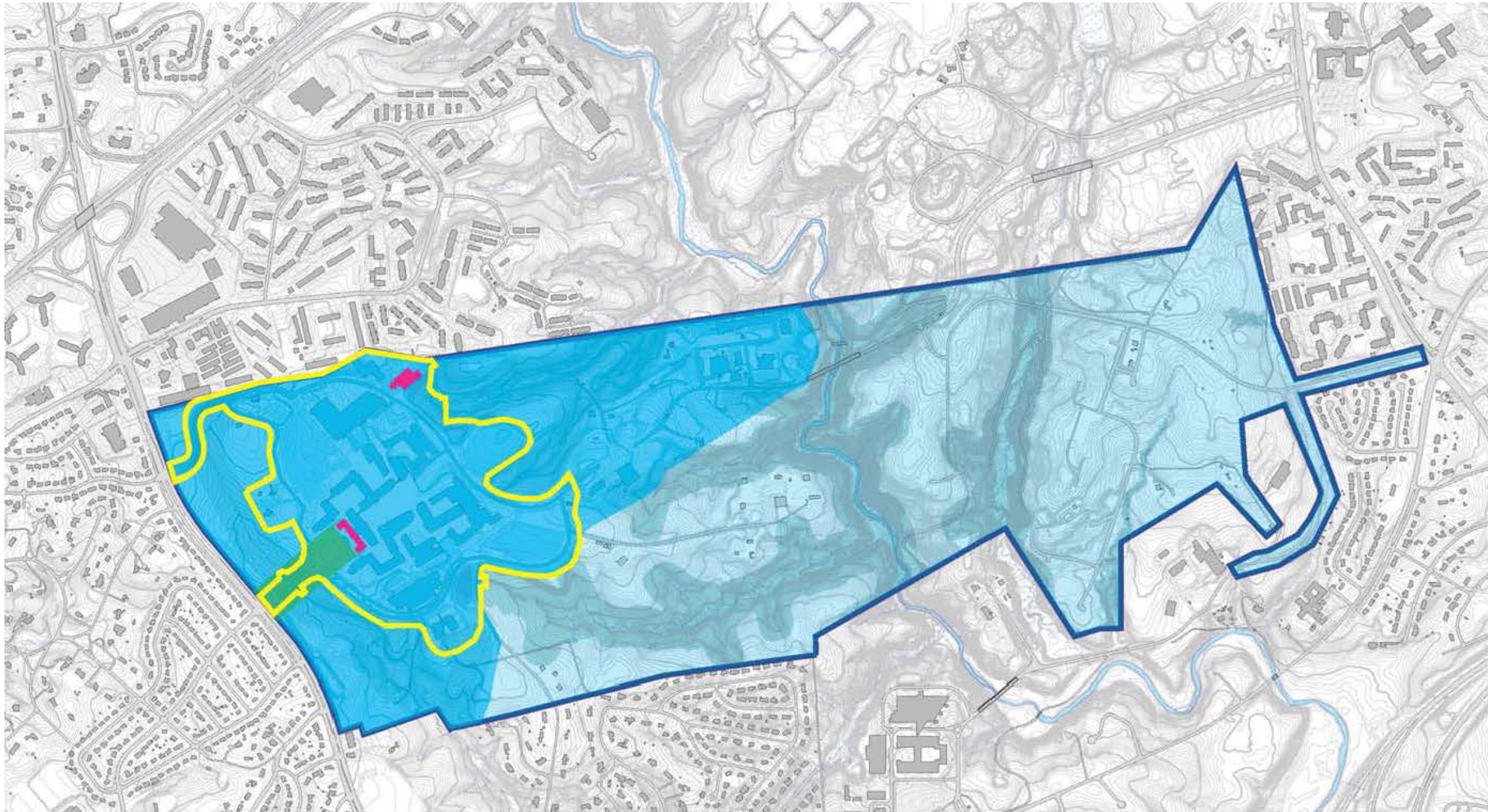
- 7,793 people

DEVELOPMENT BUDGET AND FUNDING

LUFS preliminary estimate

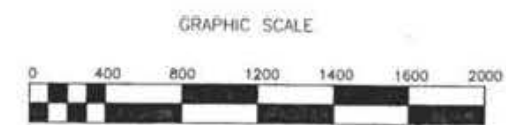
- \$1.03 Billion (2017 dollars)
- Estimated implementation ranges from 2025 to 2035

DRAFT AREA OF POTENTIAL EFFECT (APE)



LEGEND

- | | |
|------------------------------------|---|
| Primary Area of Potential Effect | Flagpole Environmental Setting |
| Secondary Area of Potential Effect | FDA Campus Boundary |
| Buildings 1 and 100 | Naval Ordnance Laboratory National Register District Boundary |



SITE CONTEXT



Entry roundabout, Building 21 and Building one



Former Naval Ordnance Lab Fire Station



Building 51 and Building 32



Southwest Parking Garage



FDA Child Care Center

CONTEXT



Building 62



Commons and Building 52 & 71



Building 31 & Courtyard



Outdoor Dining terrace at Building 32

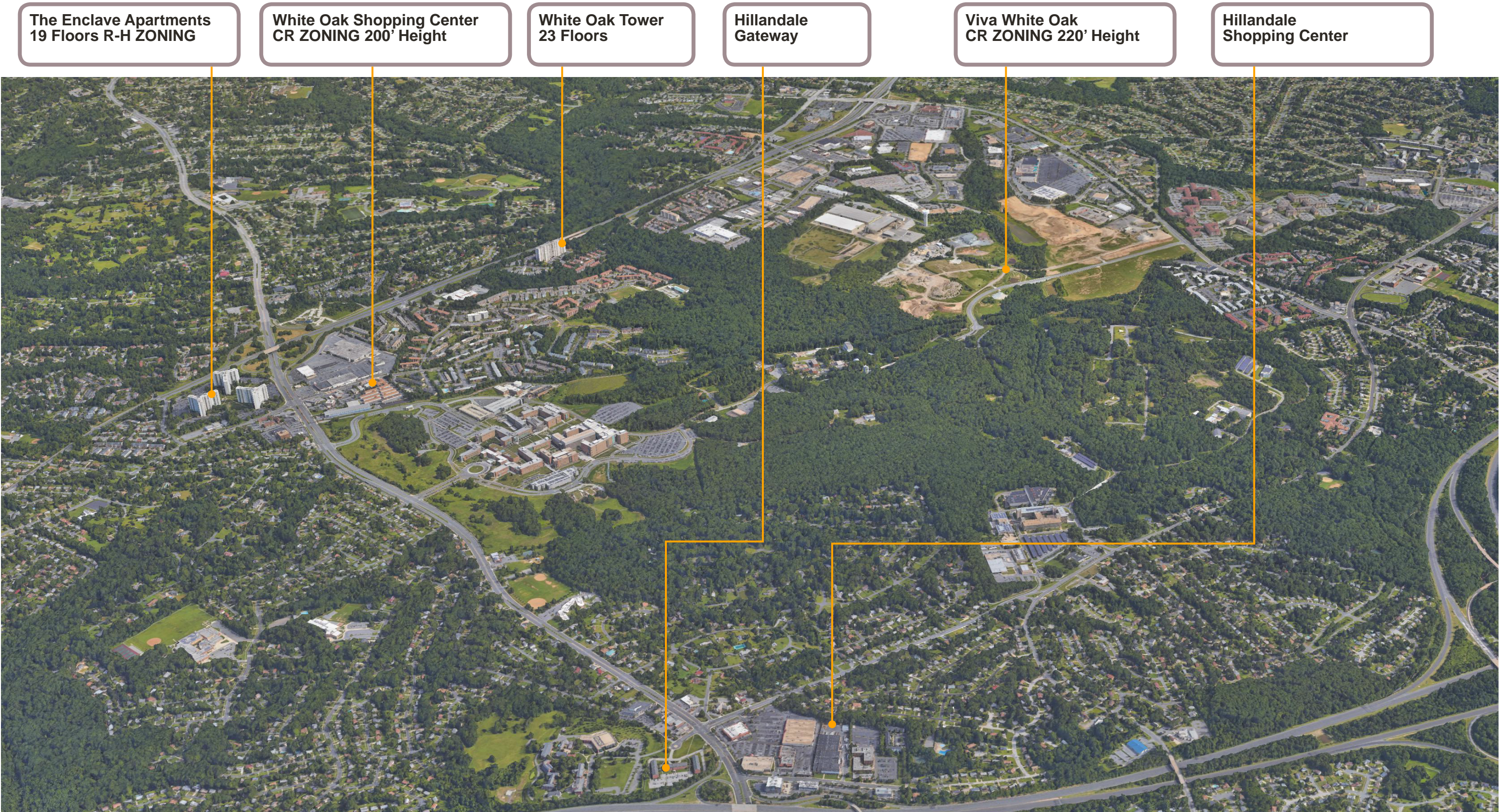


Building 2 and Building 22



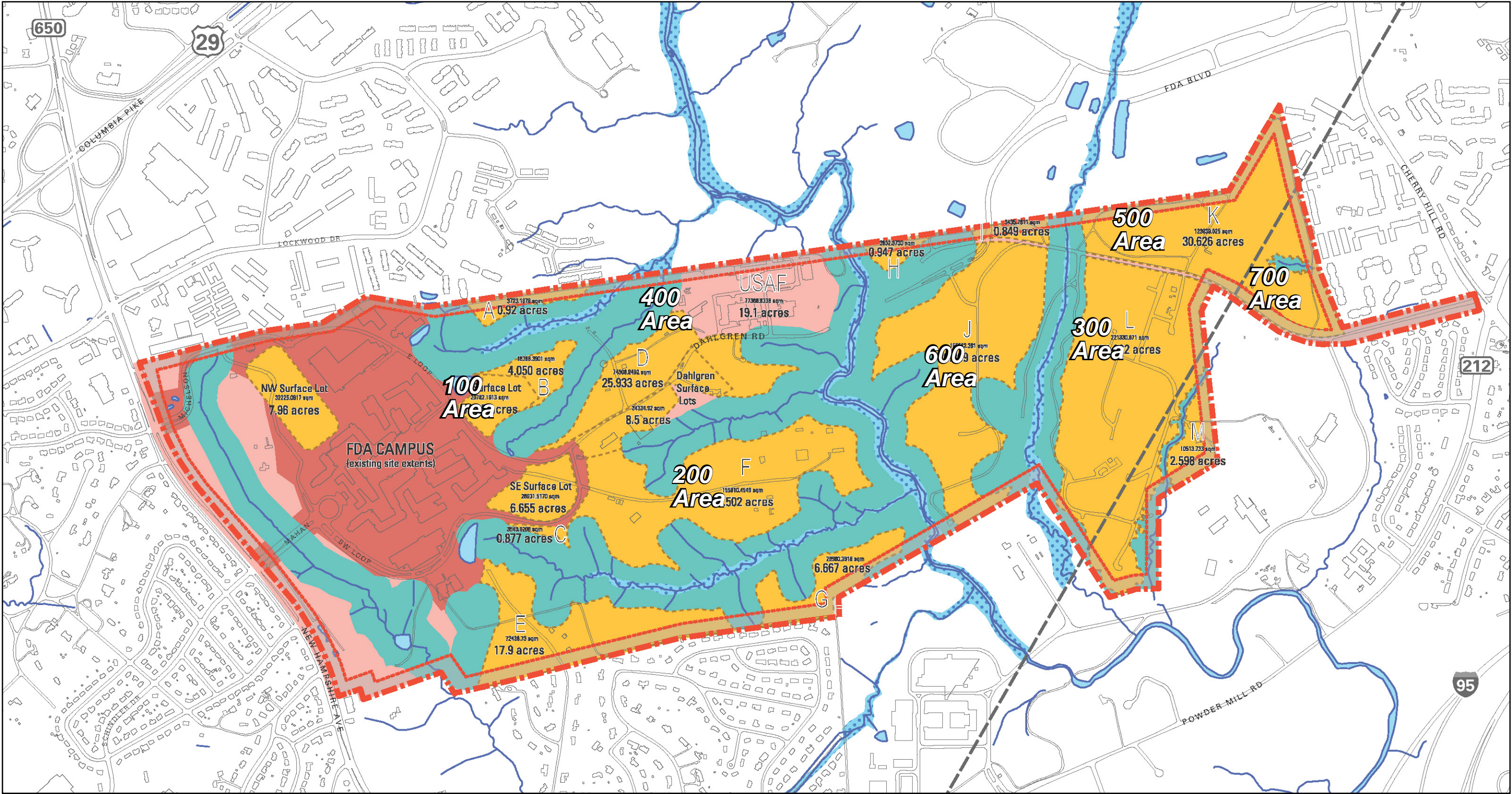
Atrium of South East Quad

SURROUNDING COMMUNITY & CONTEXT



DEVELOPMENT AREAS AND CONSTRAINTS

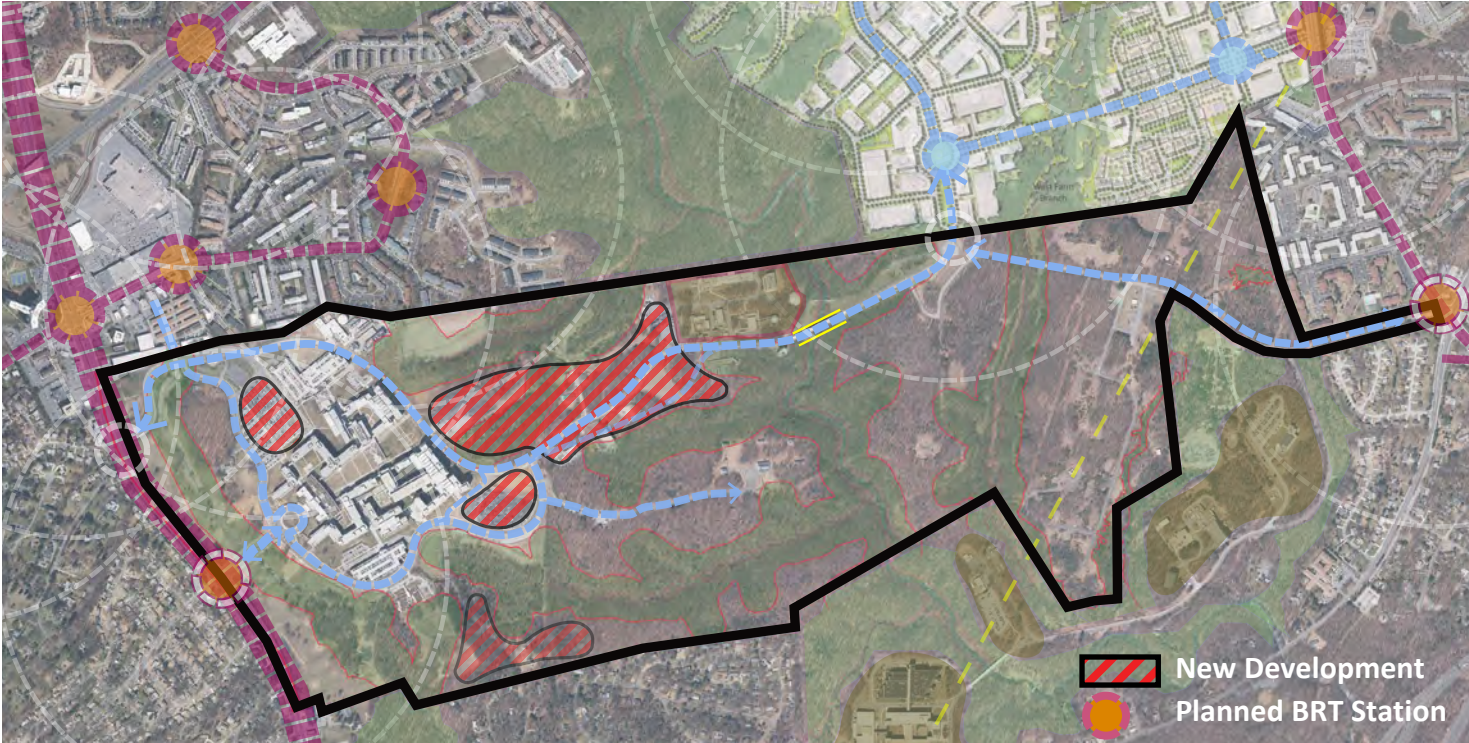
- Buildable Land Bay
- Existing FDA Campus
- Stream Valley Buffer
- 100 ft (30m) Security Setback

Bodies of WaterFloodplainOther Non-Buildable AreaSite Boundary

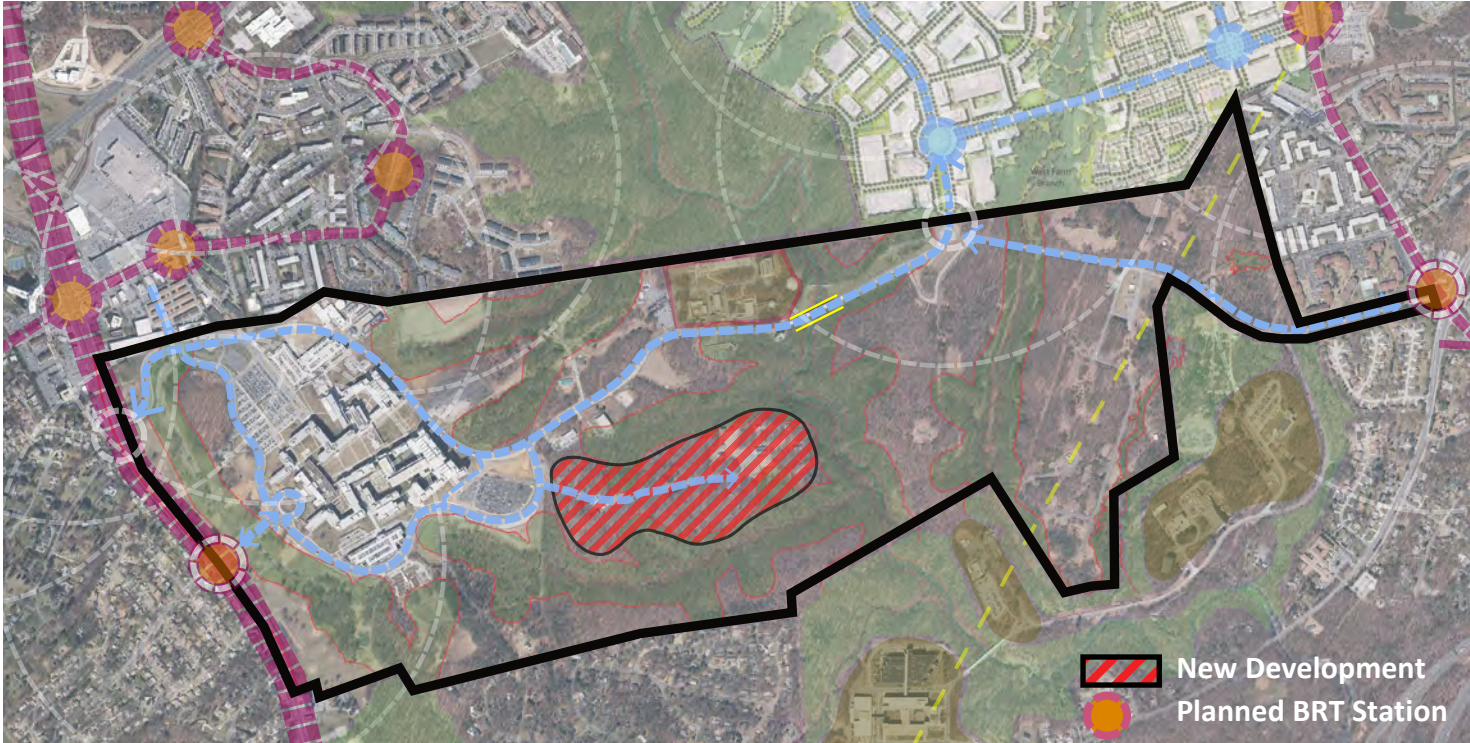
Existing Campus, Stream Valleys, and Land Bays.

LAND USE FEASIBILITY STUDIES

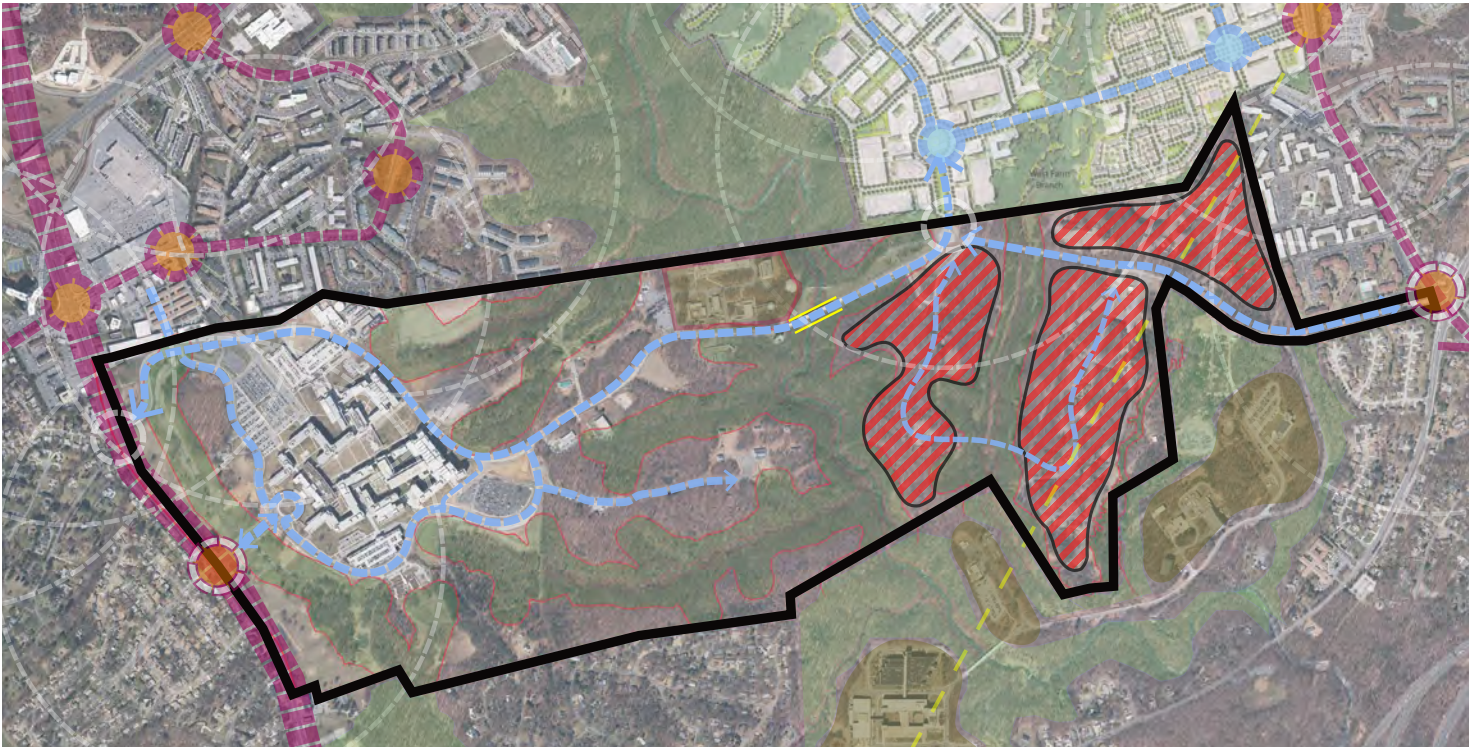
DEVELOPMENT STRATEGIES



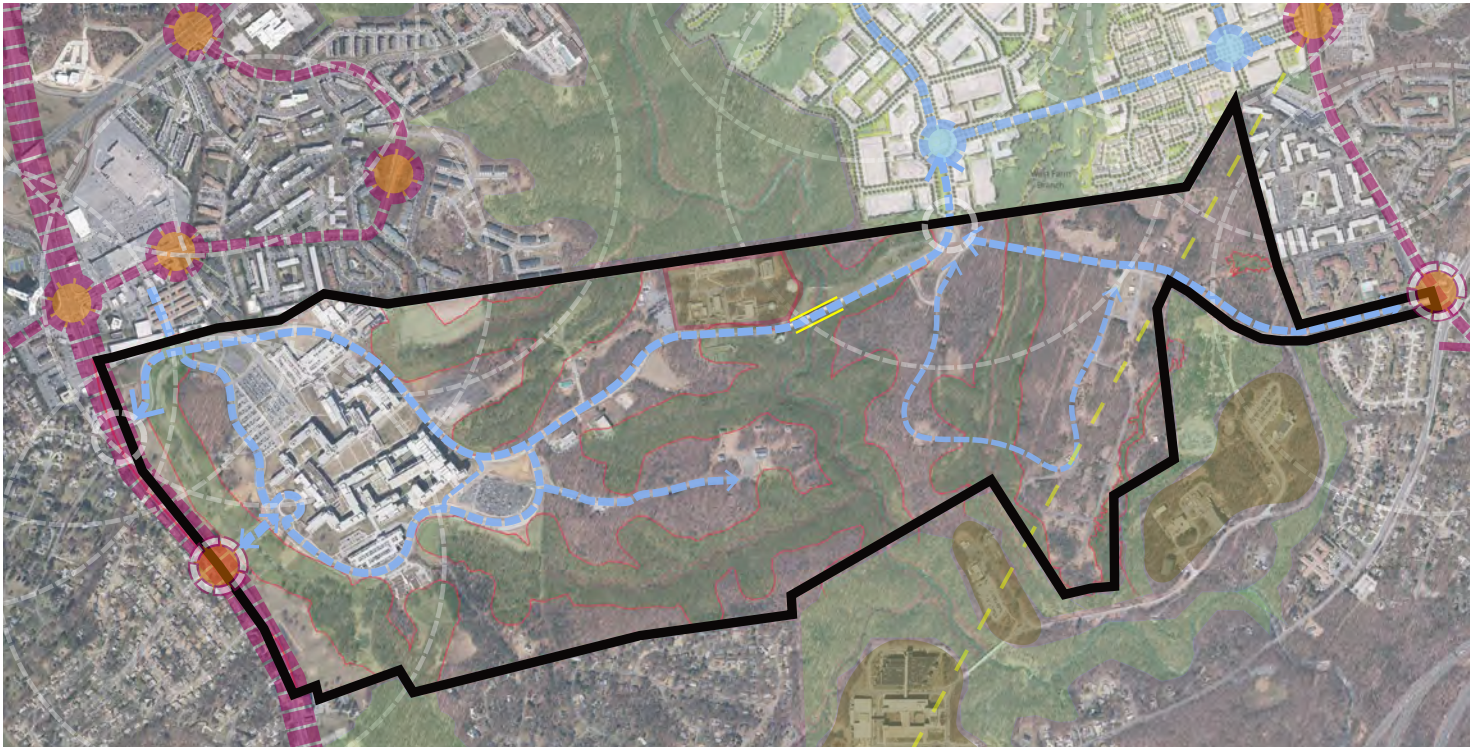
STRATEGY 1: DEVELOPMENT ADJACENT TO EXISTING FACILITIES



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)

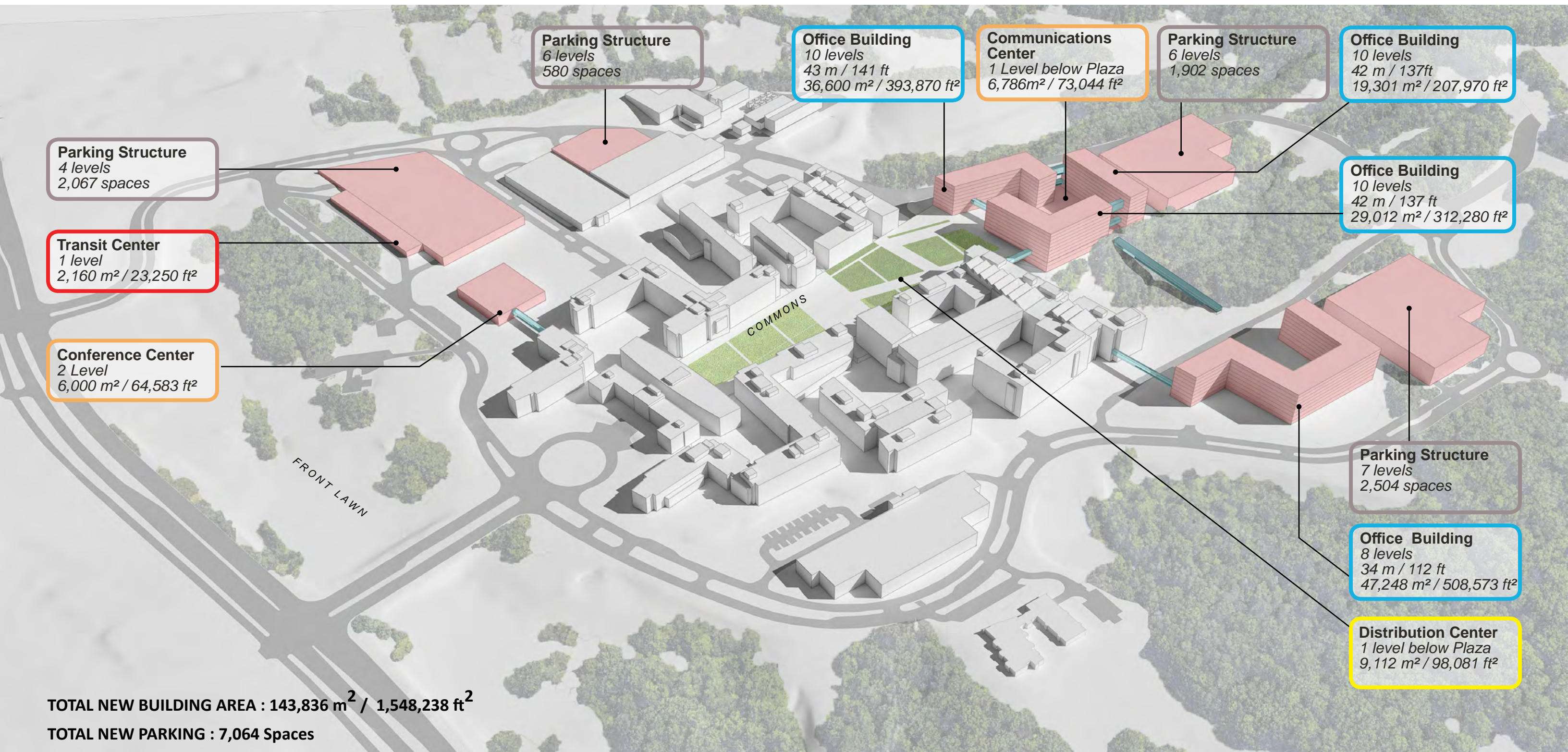
COMMONALITIES:

- 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

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

PRELIMINARY DRAFT ALTERNATIVE A

AERIAL VIEW & PROGRAM



(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 1.8 Employees)

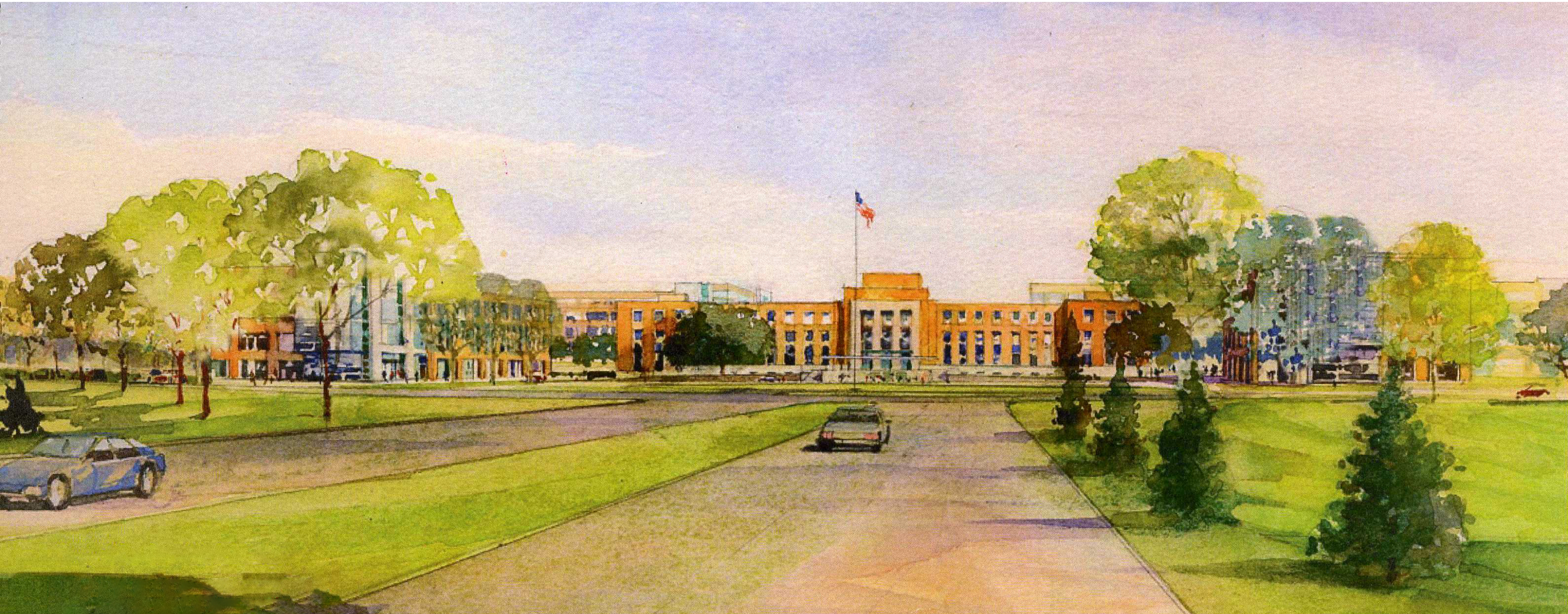
PRELIMINARY DRAFT ALTERNATIVE A

COMMONS VIEW



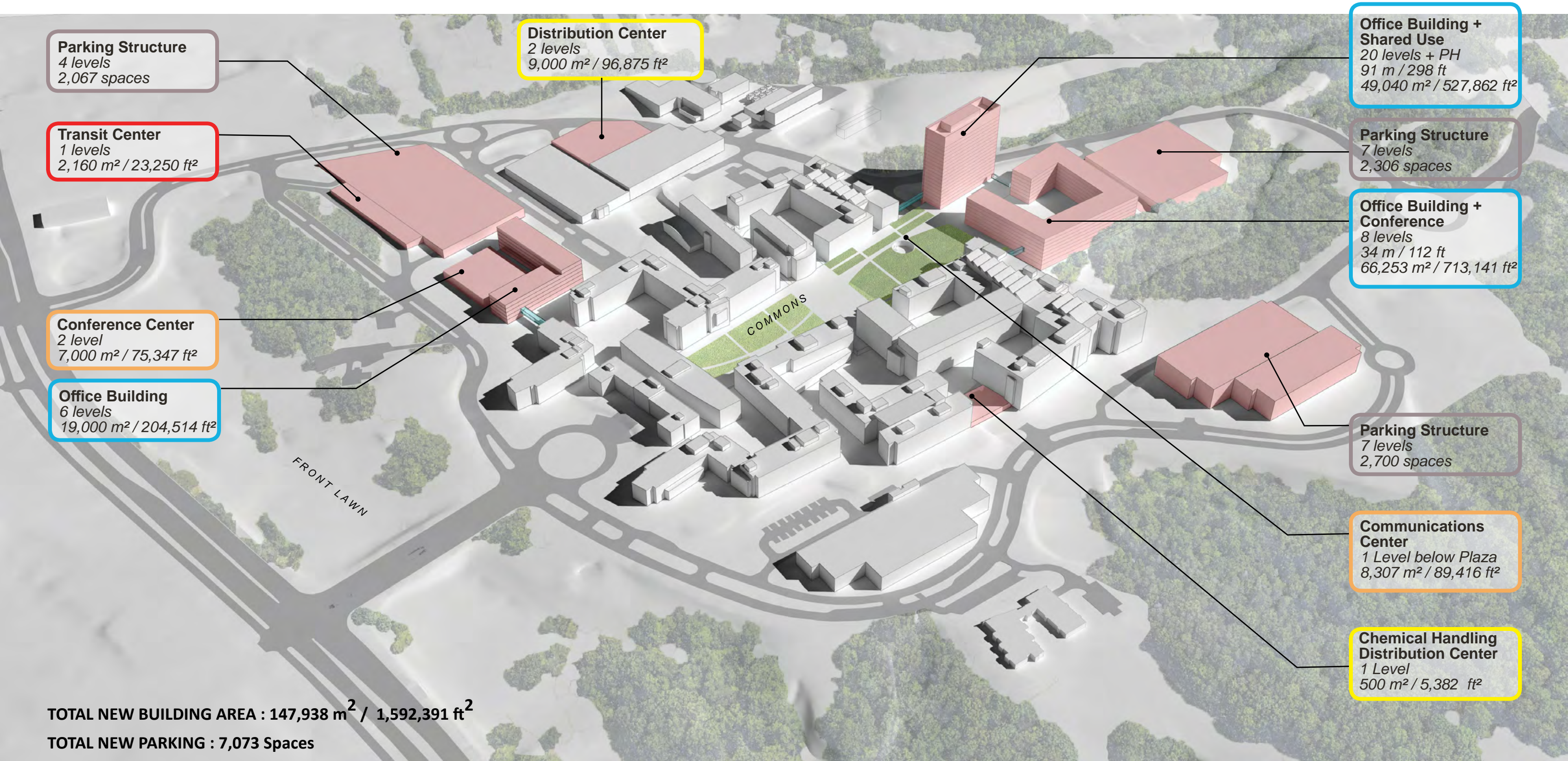
PRELIMINARY DRAFT ALTERNATIVE A

NEW HAMPSHIRE AND MAHAN DRIVE VIEW



PRELIMINARY DRAFT ALTERNATIVE B

AERIAL VIEW & PROGRAM



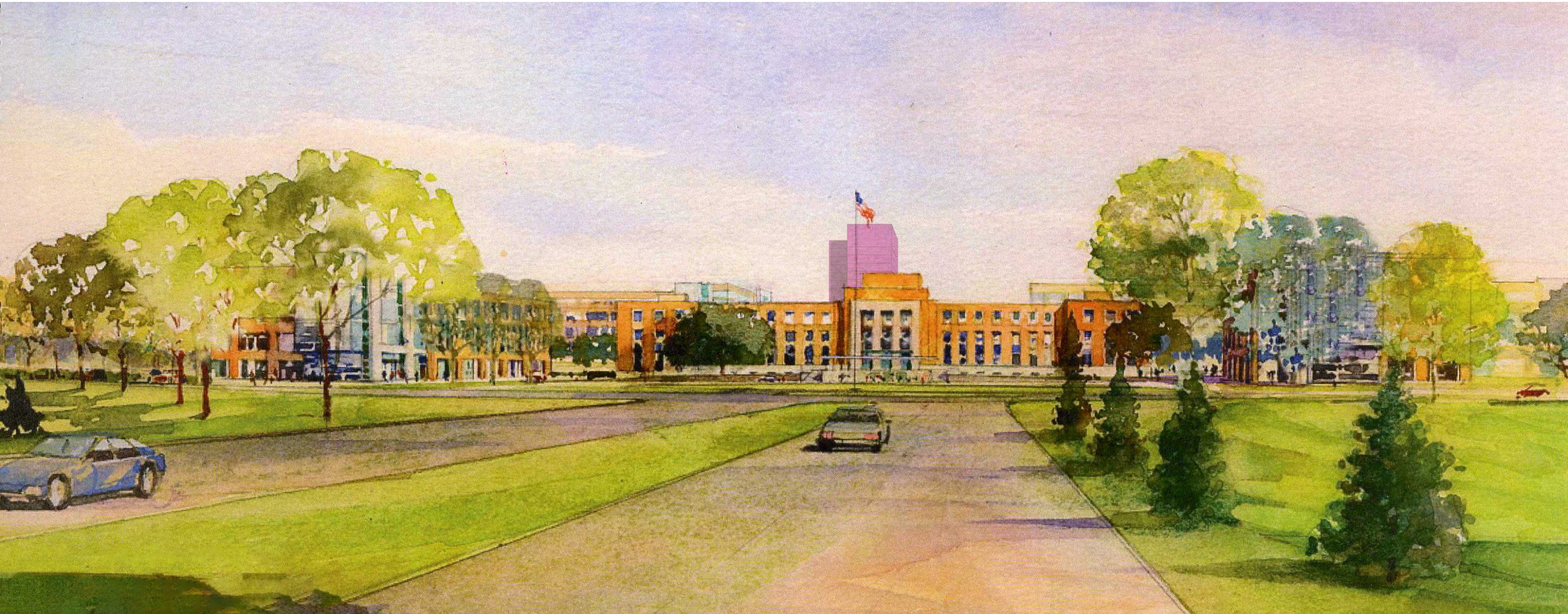
PRELIMINARY DRAFT ALTERNATIVE B

COMMONS VIEW



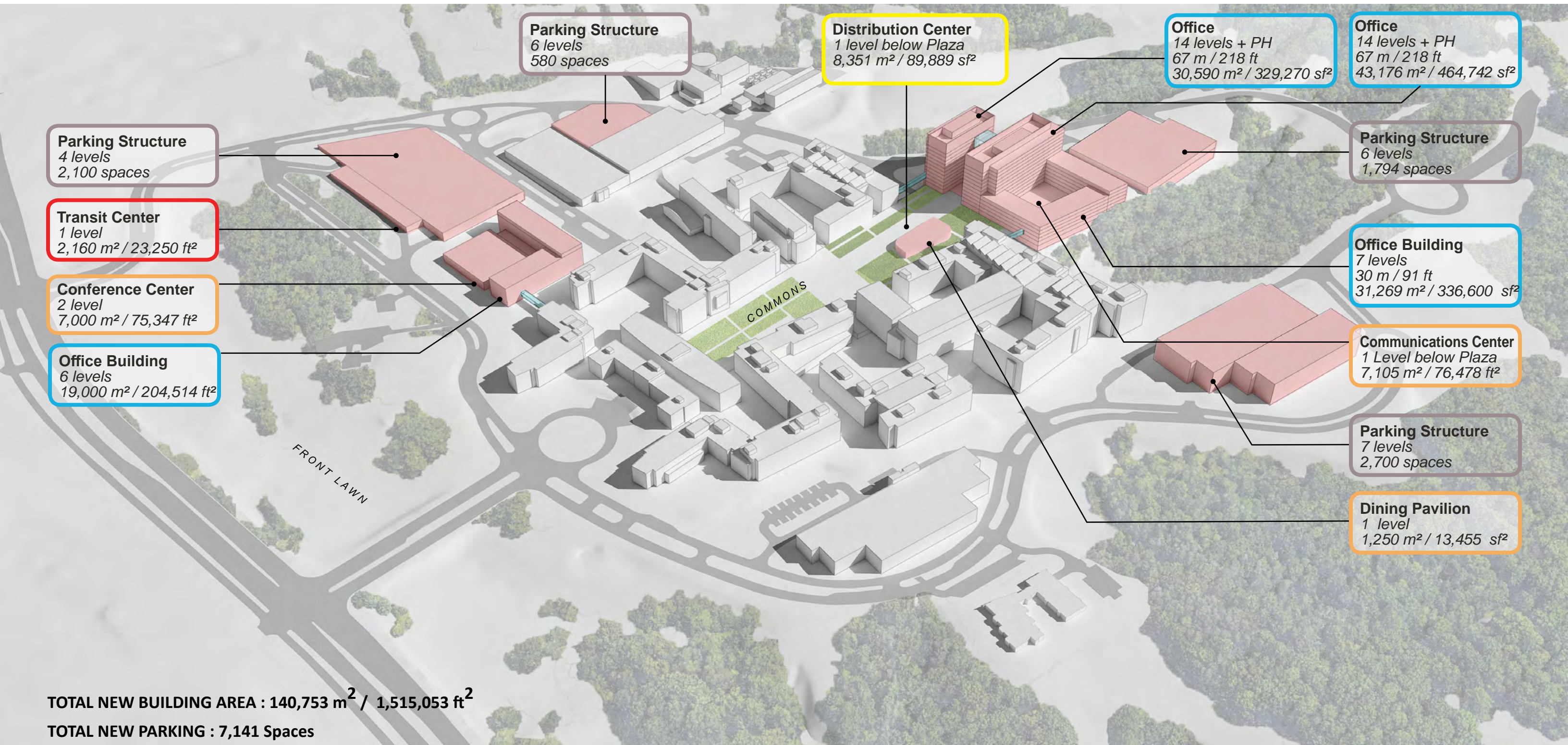
PRELIMINARY DRAFT ALTERNATIVE B

NEW HAMPSHIRE AND MAHAN DRIVE VIEW



PRELIMINARY DRAFT ALTERNATIVE C

AERIAL VIEW & PROGRAM



(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 1.8 Employees)

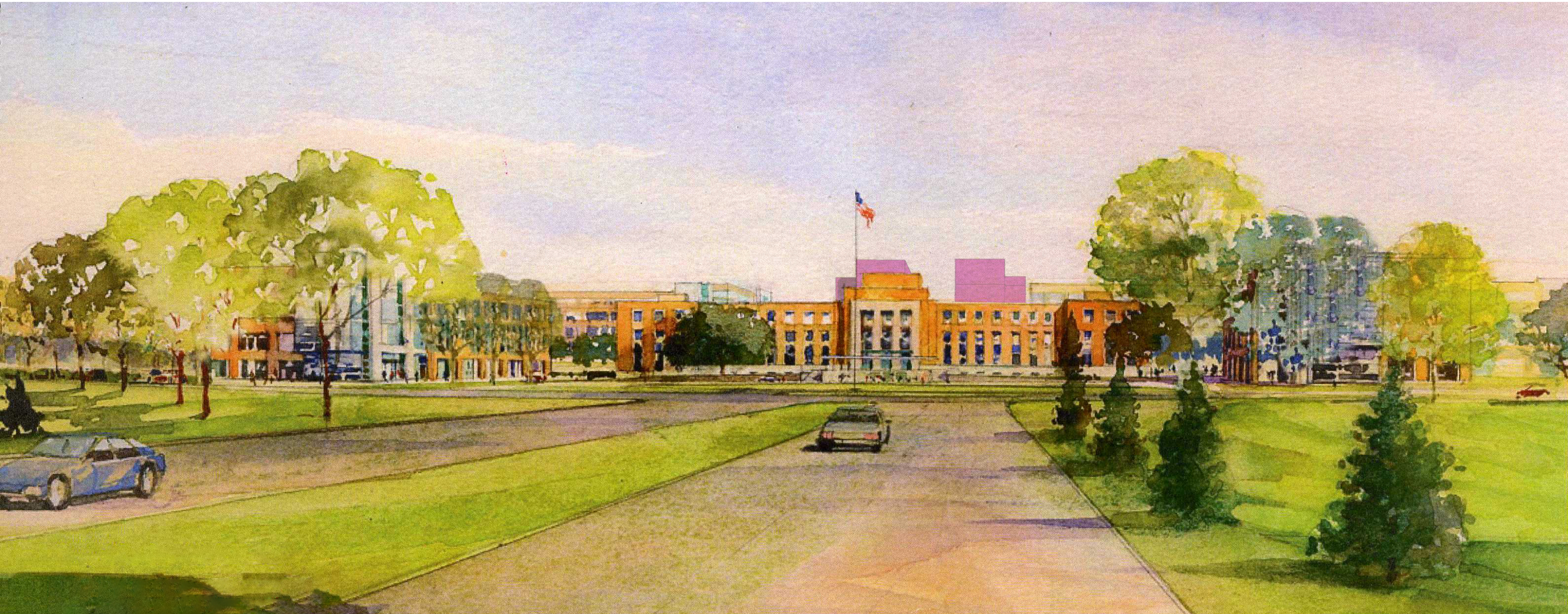
PRELIMINARY DRAFT ALTERNATIVE C

COMMONS VIEW



PRELIMINARY DRAFT ALTERNATIVE C

NEW HAMPSHIRE AND MAHAN DRIVE VIEW



NO BUILD ALTERNATIVE

AERIAL VIEW



FEDERAL CAMPUS PRECEDENTS

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

**** Current Peak Daily Population : 7,793***

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

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

NEXT STEPS

