



Executive Director's Recommendation

Commission Meeting: January 7, 2016

PROJECT Final 2013 NIH-Bethesda Campus Master Plan National Institutes of Health 9000 Rockville Pike Bethesda, Maryland	NCPC FILE NUMBER MP02
SUBMITTED BY United States Department of Health and Human Services	NCPC MAP FILE NUMBER 3101.20(05.00)43939
REVIEW AUTHORITY Approval of Master Plan for Use by the Commission as a Guide for Future Reviews of Individual Site and Building Projects	APPLICANT'S REQUEST Approval of final master plan
	PROPOSED ACTION Approve with comments
	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The National Institutes of Health (NIH) has submitted the final 2013 Comprehensive Master Plan for its main campus at 9000 Rockville Pike, in Bethesda, Montgomery County, Maryland. NIH consists of 27 different Institutes and Centers (each with a specific research agenda) between approximately 90 buildings on a 310-acre campus. The campus is located across Rockville Pike (MD-355) from the Naval Support Activity-Bethesda Campus, just north of the Bethesda Central Business District. NIH is an Agency of the United States Department of Health and Human Services, with a mission to seek fundamental knowledge about the nature and behavior of living systems and the application of that knowledge to enhance health, lengthen life, and reduce the burdens of illness and disability.

The purpose of the Master Plan is to define the real property assets that will support the programs at the NIH Bethesda Campus, and to guide future campus development in support of the NIH mission. The Master Plan will update the existing 2003 NIH-Bethesda Master Plan, with a maximum potential of 28 projects (26 projects are currently unfunded) during the next 20 years. These projects will help accommodate an additional 3,000 employees, which would increase the on-campus population to a maximum total of 23,594. The final Master Plan will add a maximum total of 1.6 million square feet of new research space, 775,000 square feet of new administrative/support space, and maintain the existing employee parking level with 9,045 spaces.

KEY INFORMATION

- During previous reviews of this master plan, NCPC commended NIH for developing a plan that will reduce impervious surface; remove surface parking; and increase open/green space. In addition, staff noted that the master plan will enhance the perimeter buffer area, shift future

development closer to the Metrorail station, and re-use older historic campus buildings. Therefore, the staff comments and analysis below are focused on the last outstanding issue, the employee parking.

- NCPC disapproved the NIH Master Plan in April 2015 because of its plans to increase employee parking by 1,000 spaces in three garages. The NIH has since revised its plans and is now proposing to cap the existing parking supply at 9,045 spaces. The Master Plan's parking cap and assumed maximum population growth will improve the overall campus parking ratio from 1:2.3 to 1:2.6.
- The NIH Master Plan shows nine different clusters (including five research-based clusters) to facilitate state-of-the art scientific research and collaboration, with the following significant changes from 2003:
 - A new 600,000 square foot office building (with one 17-story tower) along the east-side of campus (near the Metrorail station) to consolidate NIH's future office space, help densify the Rockville Pike corridor, and to encourage greater transit usage.
 - A new Multi-Level Parking structure in the north and two new Multi-Level Parking structures in the south to remove (1,250 spaces) and consolidate parking out of the 250-foot wide perimeter buffer area.
 - A new police station and Natcher Auditorium Building addition.
 - A new grounds/maintenance/waste-handling facility.
 - A new 775,000 gross square foot, four-story laboratory building in the southern portion of campus.
 - A new access driveway along the north-side of the campus, intersecting with West Cedar Drive.

RECOMMENDATION

The Commission:

Approves the final 2013 National Institutes of Health – Bethesda Campus Master Plan, which includes a 9,045-space cap on employee parking, for use by the Commission as a guide for future reviews of individual site and building projects on the NIH-Bethesda Campus.

Notes that the parking cap will considerably improve the NIH employee parking ratio, eliminating the previous master plan's proposal to increase parking by 1,000 employee spaces.

Recommends that NIH develop its next master plan update, which is scheduled for 2018, to include goals and strategies to comply with the 1:3 long-term employee parking ratio through a combination of gradual parking removal and employee population growth.

PROJECT REVIEW TIMELINE

Previous actions	November 2012 – Approved draft Master Plan comments for NIH consideration. April 2015 – Disapproved final Master Plan based on proposed long-term employee parking increase. December 2015 – Information Presentation on revised parking proposal.
Remaining actions (anticipated)	None.

PROJECT ANALYSIS

Executive Summary

Staff evaluated the Master Plan for its consistency with relevant policies within the Preservation and Historic Features, Federal Workplace, Federal Environment, and Transportation Elements of the Comprehensive Plan for the National Capital. Staff finds that the final master plan is generally consistent with many of the Comprehensive Plan policies including those that site federal facilities, preserve historic resources, and minimize impacts to the natural environment.

During its previous draft master plan review (November, 2012), NCPC commended NIH for developing a plan that meets a range of planning principles. The plan will reduce impervious surface; remove surface parking; and increase open/green space. In addition, staff noted that the master plan will enhance the perimeter buffer area, shift future development closer to the Metrorail station, and re-use older historic campus buildings during the final plan presentation to the Commission in April, 2015. Therefore, staff comments are focused on the last outstanding issue, the employee parking, in the recommendations and analysis below.

The current Plan proposes to cap the existing level of employee parking at 9,045 spaces, which will significantly improve the Campus's overall parking ratio from 1:2.3 to 1:2.6. Therefore, staff recommends that the Commission **approve the final 2013 National Institutes of Health – Bethesda Campus Master Plan, which includes a 9,045-space cap on employee parking, for use by the Commission as a guide for future reviews of individual site and building projects on the NIH-Bethesda Campus.** Additionally, staff recommends that the **Commission note that the parking cap will considerably improve the NIH employee parking ratio, eliminating the previous master plan's proposal to increase parking by 1,000 employee spaces.**

Analysis

During its previous master plan review, staff determined that the Plan was generally consistent with many Comprehensive Plan policies, with the notable exception of the long-term parking ratio goal (1:3) for the Campus. The April 2015 version of the Plan showed an additional 1,000 net new employee spaces on the Campus, which would have largely maintained NIH's existing ratio

(1:2.3). The Commission disapproved the Master Plan due to the parking issue. In addition, NCPC had previously requested that NIH revise its master plan to reflect the 1:3 goal in November, 2012 and in January, 2005.

Staff believes that the proposed new parking cap, which would improve the existing parking ratio, represents a reasonable step toward attaining the long-term goal. While NIH has not yet attained the prescribed long-term 1:3 ratio, this proposal represents a significant step toward reducing employee parking on the campus. Nevertheless, staff views the parking cap as an interim strategy towards eventual attainment of the goal until the next NIH master plan submission to NCPC. Therefore, staff recommends the Commission **recommend that NIH develop its next master plan update, which is scheduled for 2018, to include goals and strategies to comply with the 1:3 long-term employee parking ratio through a combination of gradual parking removal and employee population growth.**

CONFORMANCE

Comprehensive Plan for the National Capital

As noted above, this project meets many policies within the Comprehensive Plan, with the exception of the 1:3 long-term parking goal. However, NIH has agreed to a cap on employee parking at its existing level (9,045 spaces) in the 2013 Master Plan, which will gradually improve the campus's existing ratio to a 1:2.6 ratio with an assumed maximum 3,000 employee increase. While the final 2013 Plan does not attain the prescribed 1:3 ratio, NCPC staff views the cap as an important initial step toward eventually attaining the goal.

National Historic Preservation Act

There are several buildings that are located on the Bethesda campus that have been determined to be eligible for listing in the National Register for Historic Places including: Buildings 1, 2, 3, 4, 5, 6, 7, 15B1/15G2, 15H/15I, 15K, 16, 16A, 38, and 60 – and three historic districts – NIH Historic Core District, Officers' Quarters Historic District, and the National Library of Medicine Historic District. NIH has executed several bi-lateral or tri-lateral Memorandums of Agreements (MOAs) with the Maryland State Historic Preservation Office (Maryland Historic Trust) and the National Advisory Council on Historic Property to mitigate adverse effects on several historic properties. These MOAs address renovations to Buildings 2, 3, and 6, as well as the demolition of Buildings 15A and 7.

The final Master Plan contains two key objectives that relate to future development and preserving its historic campus resources, including, "Employ adaptive re-use of older and historic structures where practical to extend the useful life of those buildings" and "Adaptive re-use of existing structures is a cornerstone of sustainability and maintains the historic fabric of the campus." Adaptive re-use of older, historic buildings that have previously served as research laboratories is a significant component of the 2013 Master Plan, which show these buildings converting to future administrative/office uses rather than removing them through demolition.

The Maryland Historical Trust (MHT) commented that the draft 2013 Master Plan will have "no effect" on historic properties. Individual undertakings, described in the Plan, may require consultation with the Maryland State Historic Preservation Office pursuant to Section 106 of the National Historic Preservation Act.

National Environmental Policy Act

The NIH developed an Environmental Impact Statement (EIS) as part of its master planning process under the requirements of the National Environmental Policy Act (NEPA), concluding with a signed Record of Decision (ROD) on February 2, 2015. As a participant in the NEPA process, NCPC transmitted staff comments to NIH during the EIS's Scoping Phase via letter (dated March 26, 2012) and draft EIS comment phase via letter (dated May 20, 2014). In particular, both the Scoping and DEIS comments noted the 2004 Comprehensive Plan parking ratio goal of 1:3 for the Campus. The DEIS comment letter highlighted the Commission's parking-related comments from both its reviews of the 2003 Master Plan (January, 2005) and draft 2013 Master Plan (November, 2012), which encouraged adherence to the 1:3 long-term parking goal.

CONSULTATION

Coordinating Committee

The NIH originally submitted the draft Master Plan and TMP to NCPC for referral in August, 2012, and NCPC referred out the project to the Maryland Department of Planning's referral clearinghouse via letter dated, August 7, 2012. At the same time, NIH also forwarded a copy of the draft Master Plan and TMP directly to the Maryland-National Capital Park and Planning Commission (M-NCPPC).

NCPC provided more specific, staff-level comments to NIH for incorporation into the final Master Plan/TMP in late September, 2012. In advance of NCPC staff review, NCPC posted the draft 2013 NIH Master Plan and TMP on NCPC's website (Public Comment Opportunities Section) between August 30th and October 1st, and no comments were received at that time.

The M-NCPPC held an official public hearing on the draft Master Plan/TMP on Thursday, October 18th, and transmitted official comments on the plans to NCPC for consideration. NCPC staff incorporated several of M-NCPPC's comments into NCPC's comments on the draft Master Plan, and these were transmitted to NIH for consideration in November, 2012. In particular, M-NCPPC endorsed the 2004 Comprehensive Plan's long-term parking ratio goal of 1:3 for the NIH Campus.

NIH presented its draft Master Plan to its regular standing Community Liaison Council (CLC) group, which meets on a regular bi-monthly basis, at its May, 2012 meeting. The CLC is currently made up of representation from approximately 25 nearby residential neighborhoods and other organizations, first organized as part of the development of the 1995 NIH Master Plan. The group meets to discuss planning, regional, and any other potential concerns from the local community in a collaborative effort to promote awareness and to maintain a healthy relationship between NIH and its neighbors. NIH planning staff attended the July, 2012 CLC meeting to solicit feedback

from the group after their review of the draft Plan. NCPC staff attended both meetings, as well as a staff representative from the M-NCPPC.

More recently, NIH presented its final Master Plan to the CLC at its meeting in January, 2013 and also met with the CLC on Thursday, March 19, 2015 to discuss its proposed new parking in the Master Plan. NCPC staff attended the March 19th meeting. The March meeting was in response to a letter to the Director of NIH (Dr. Francis Collins) and Secretary of the Department of Health and Human Services (Ms. Sylvia Mathews Burwell), which was signed by: Mr. Chris Van Hollen (Member of Congress), Mr. Roger Berliner (Montgomery County Council), Ms. Susan Lee (MD State Senate), Mr. Bill Frick (MD House of Delegates), Ms. Ariana Kelly (MD House of Delegates), and Mr. Marc Korman (MD House of Delegates). The letter expresses support for the 1:3 parking ratio goal at the NIH Campus.

ONLINE REFERENCE

The following supporting documents for this project are available online:

- Final 2013 NIH-Bethesda Campus Master Plan
- Project Synopsis

Prepared by M. Weil
12/30/15

POWERPOINT (ATTACHED)

National Institutes of Health – Bethesda Campus

Final Master Plan

9000 Rockville Pike

Bethesda, Montgomery County, Maryland

Submitted by United States Department of Health and Human Services

Commission Review

Web Posting Synopsis

Commission meeting date: January 7, 2016

NCPC review authority: Advisory – Federal Project in the Environs

Applicant request: Approval of Final Master Plan Comments

Delegated / consent / open / executive session: Open Session

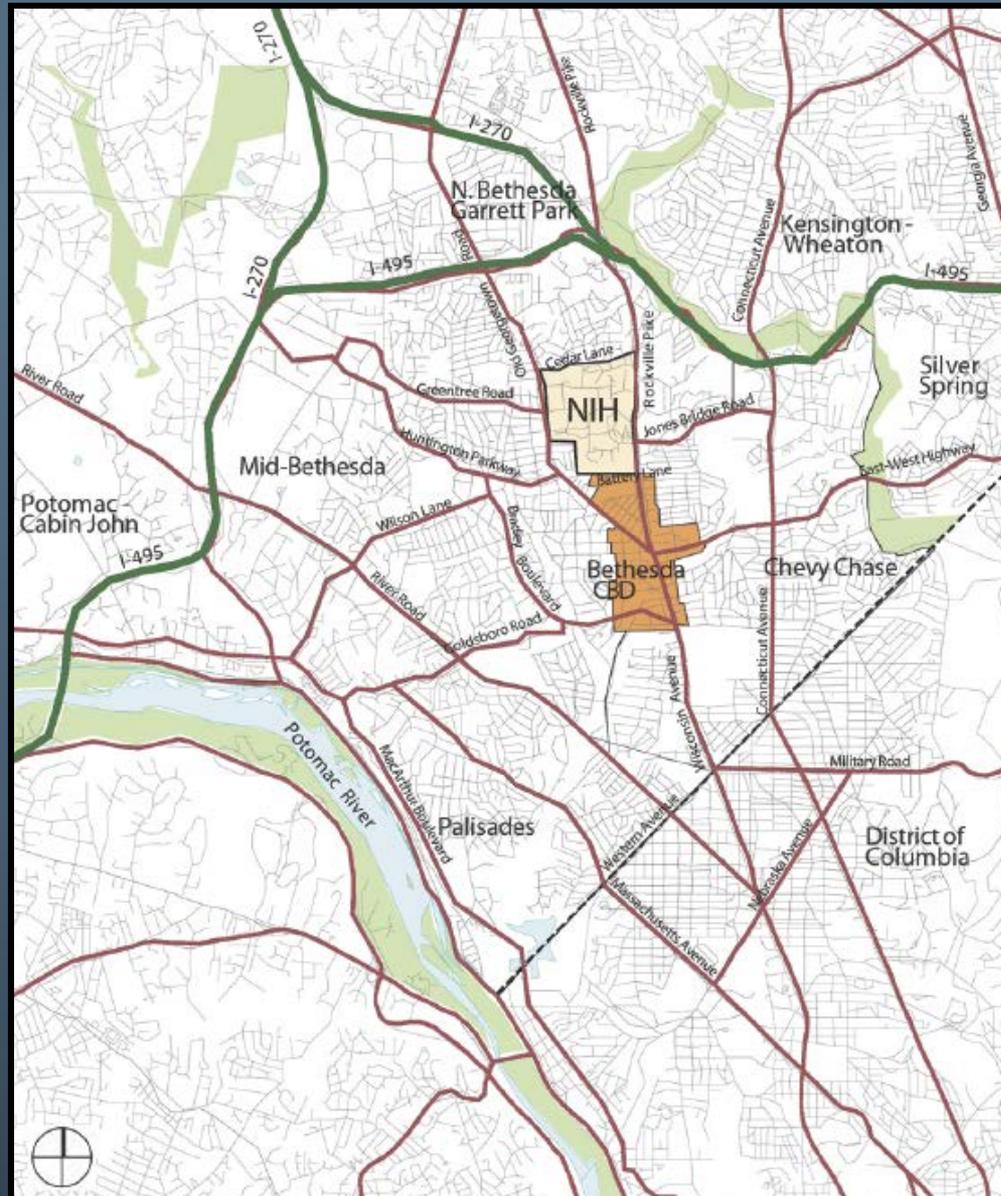
NCPC Review Officer: Michael Weil

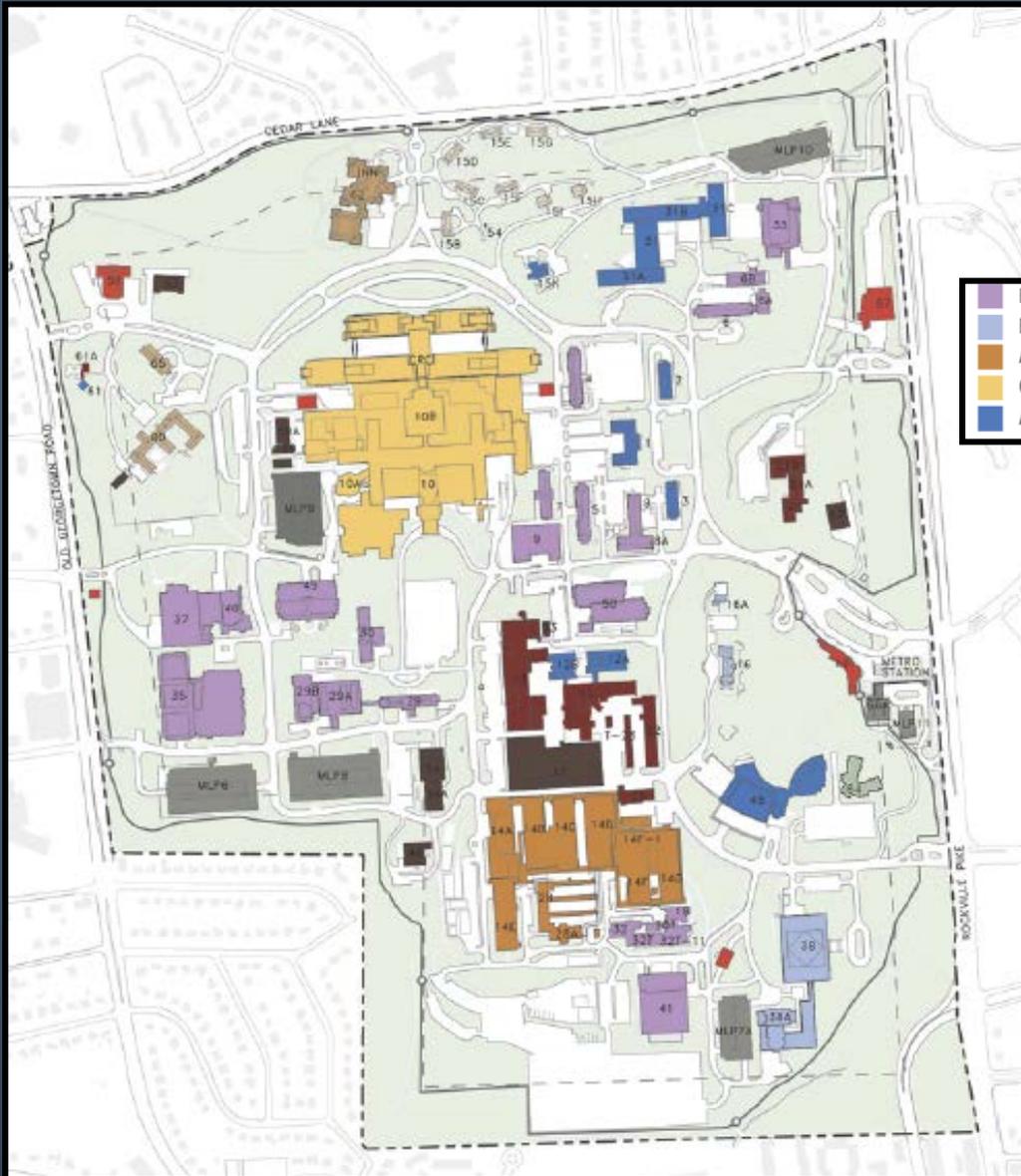
NCPC File number: MP02

Project summary:

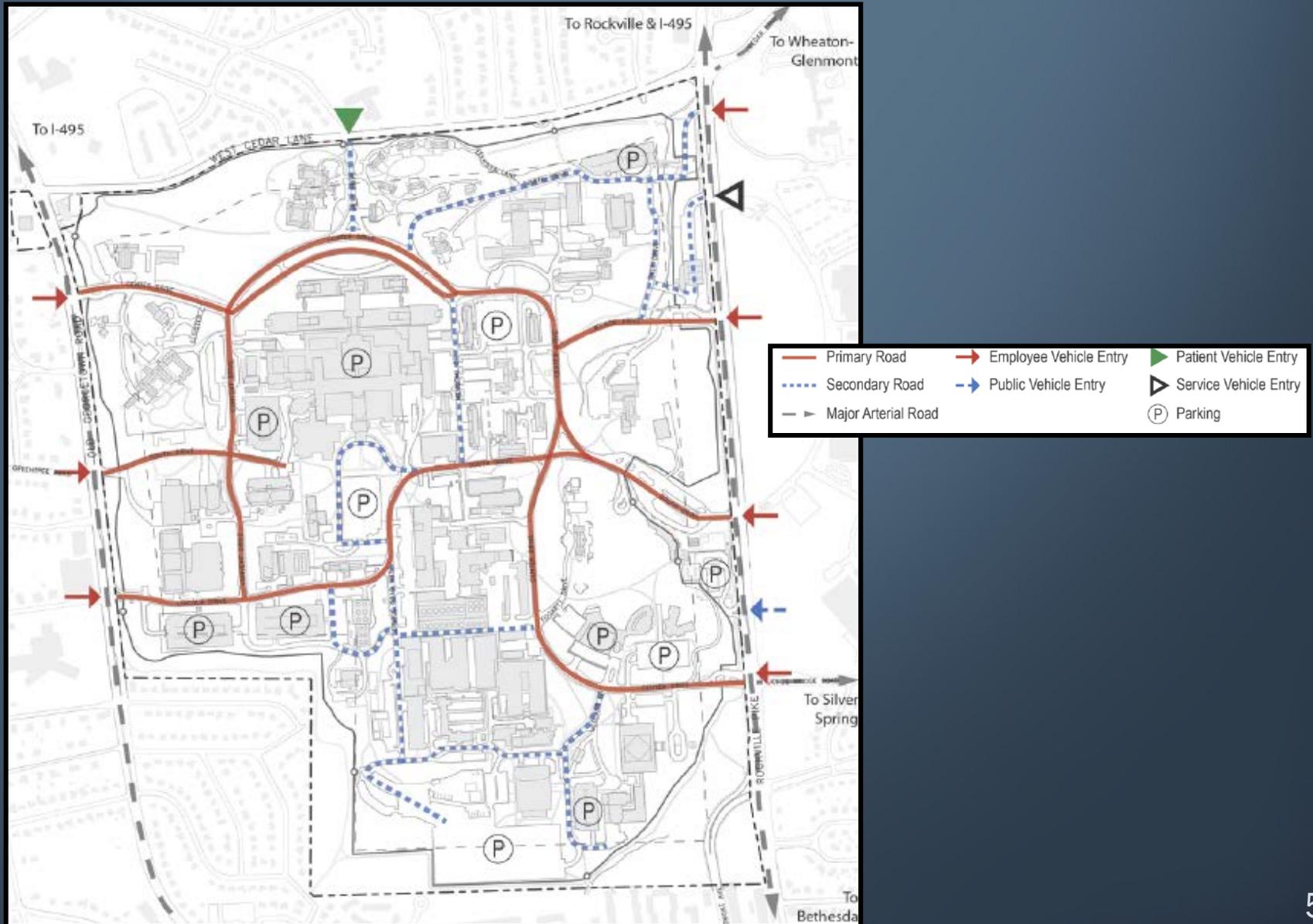
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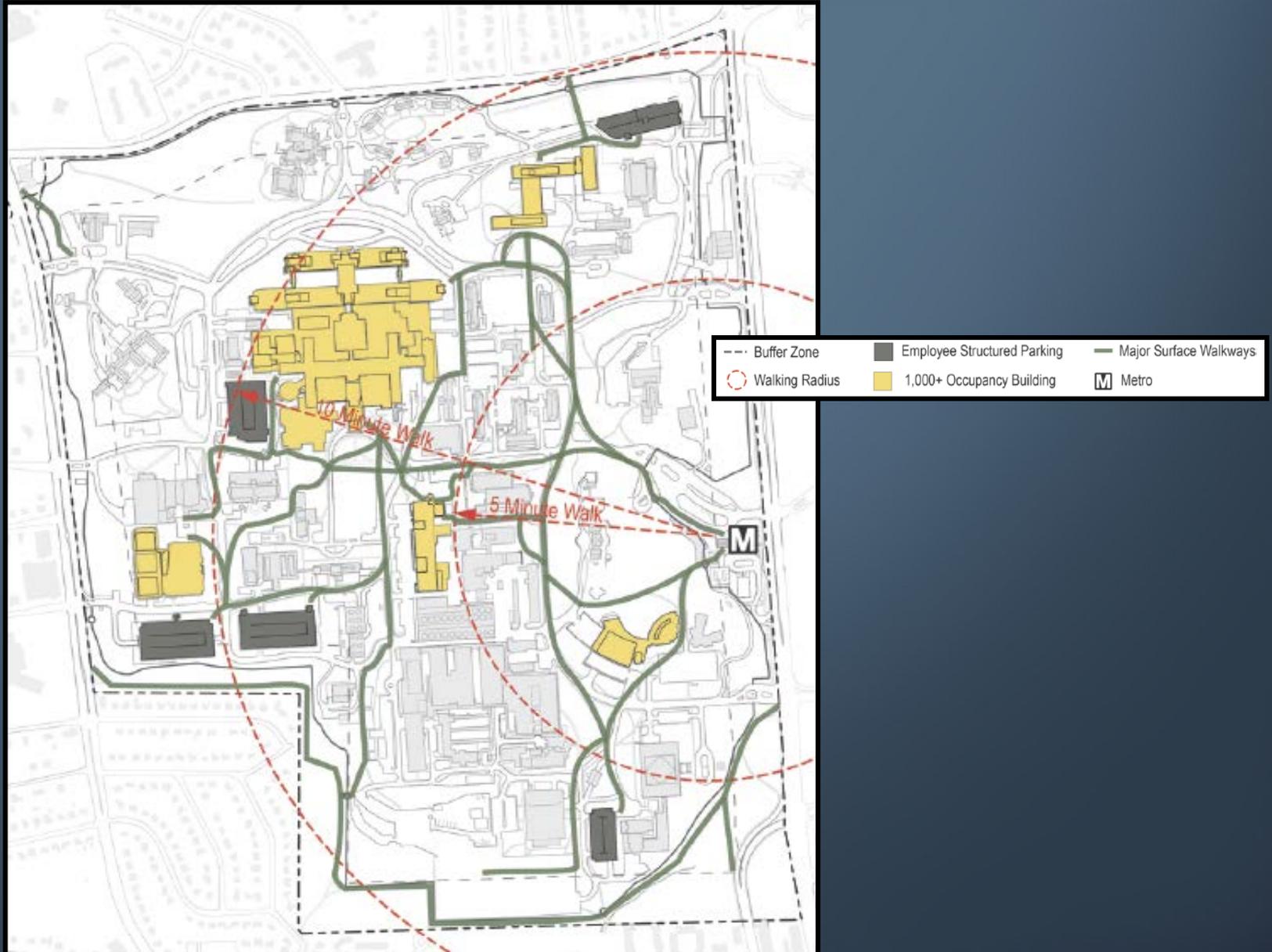
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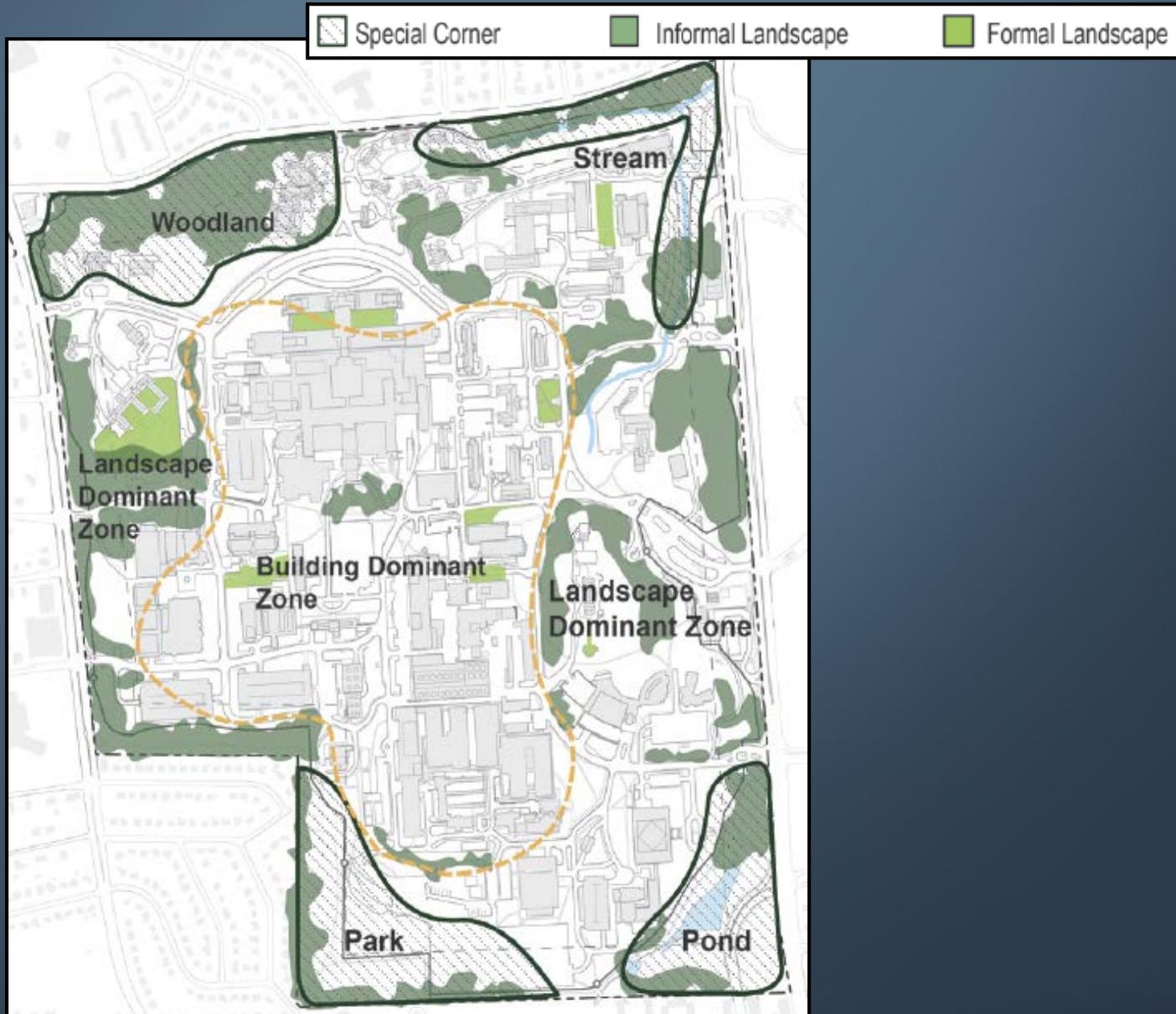
Biomedical Research Lab	Service/Support	Utilities
Biomedical Research Education	Public Safety	Roads/Service/ Surface Parking
Animal Research	Family Housing	Structured Parking
Clinical Research	Lodging/Dormitories	Open Space
Administration	Employees Amenities	



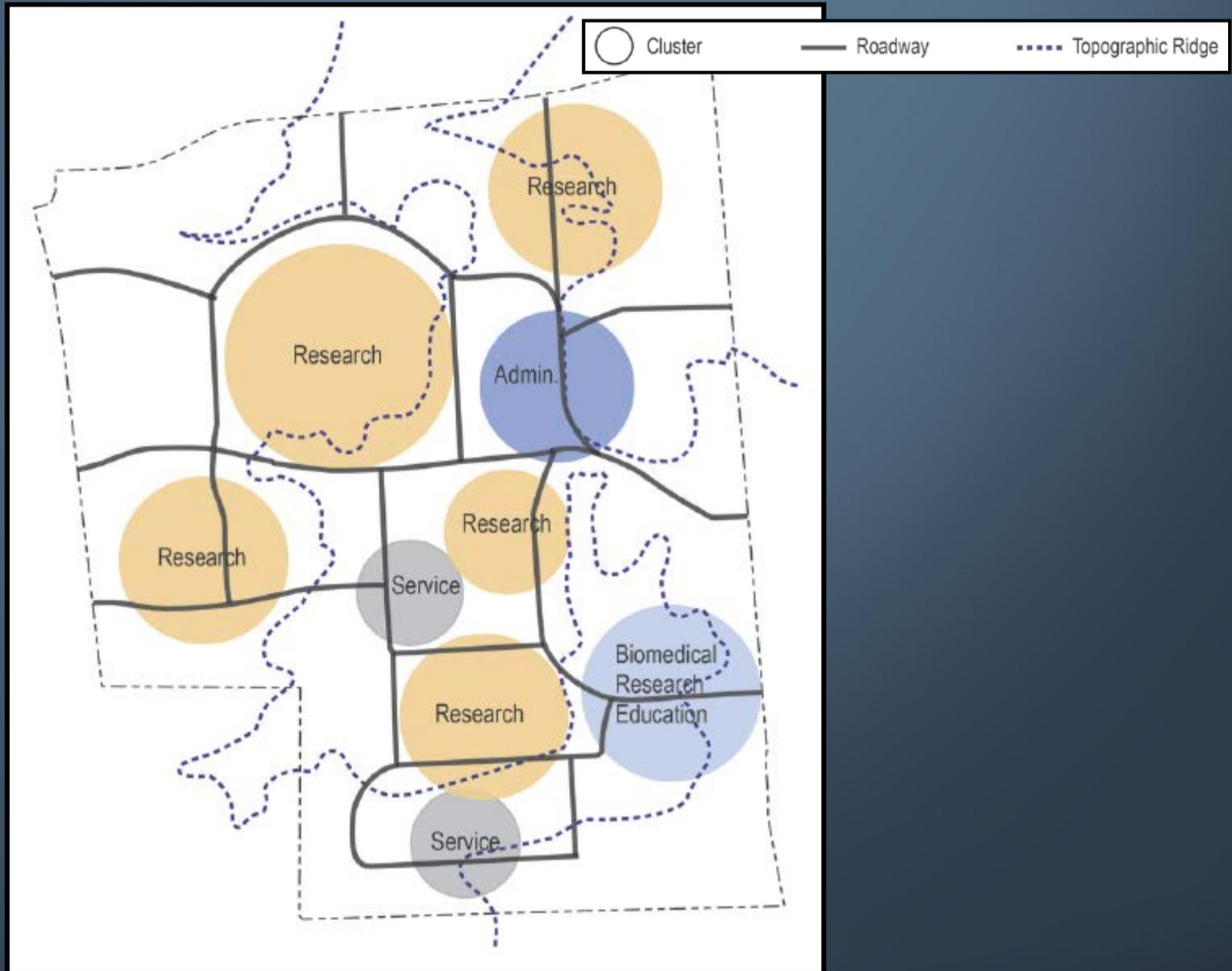


Existing Bicycle/Pedestrian Facilities



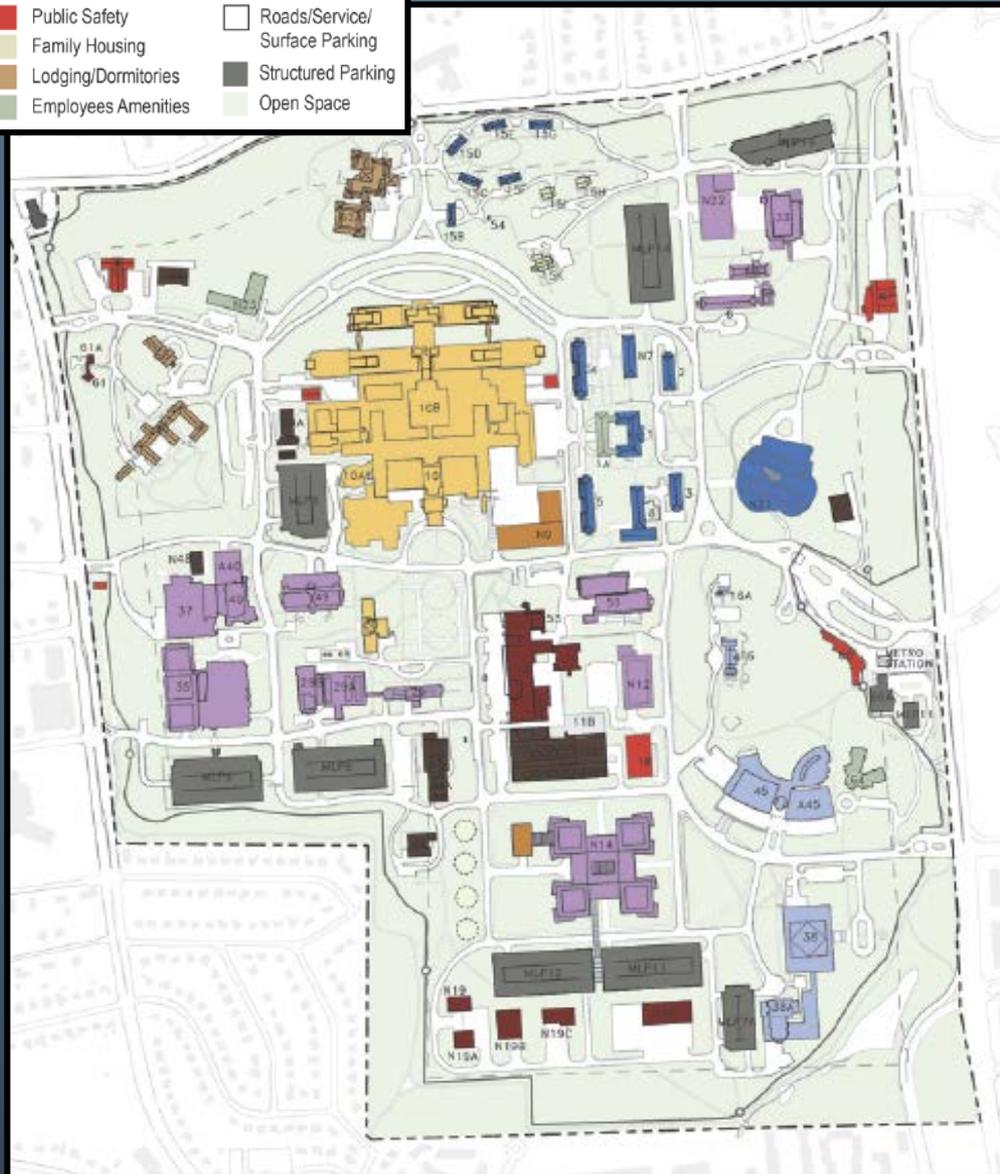


Planning Principals – Campus Organization and Structure



Future Development – *Development Sites*

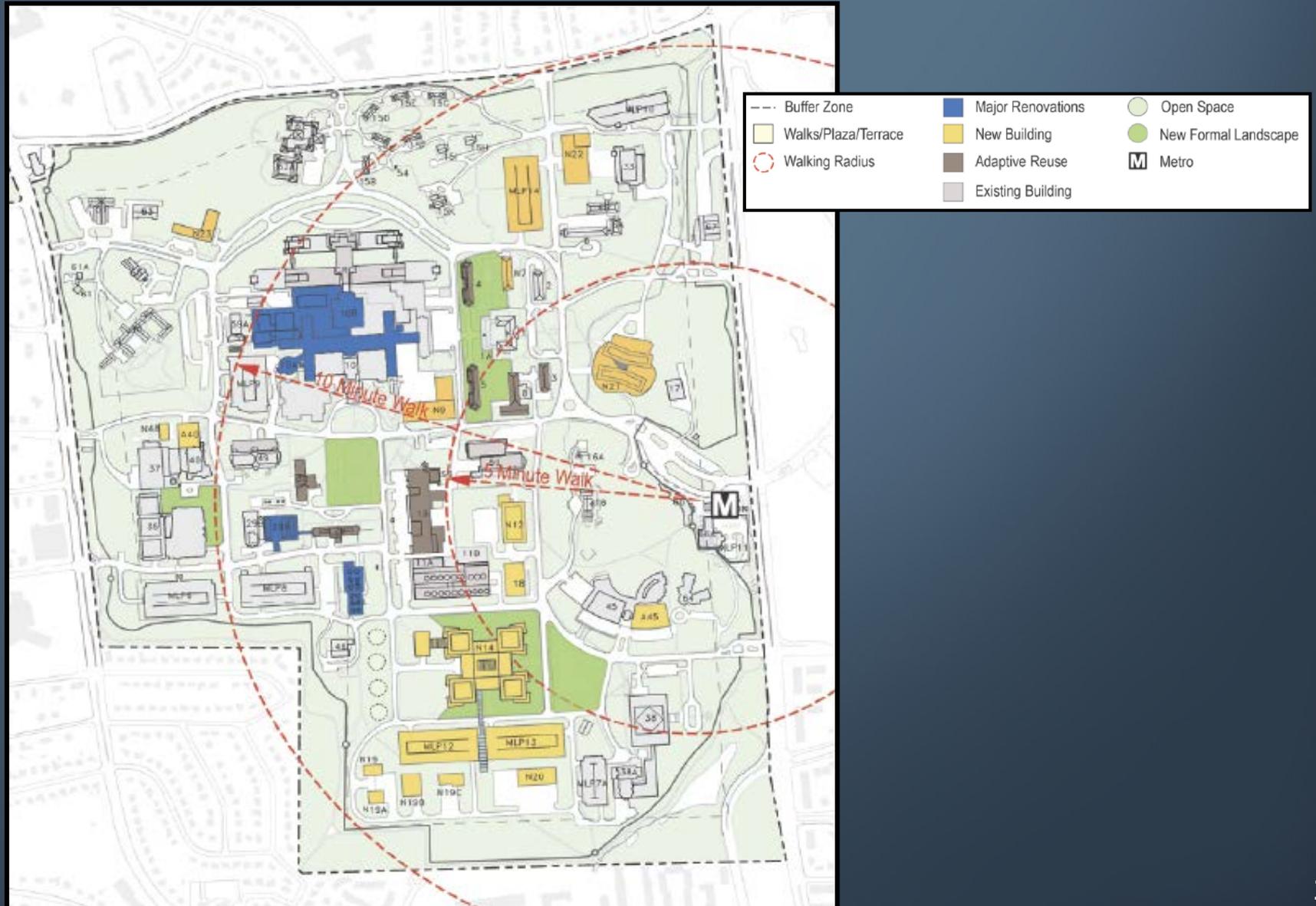
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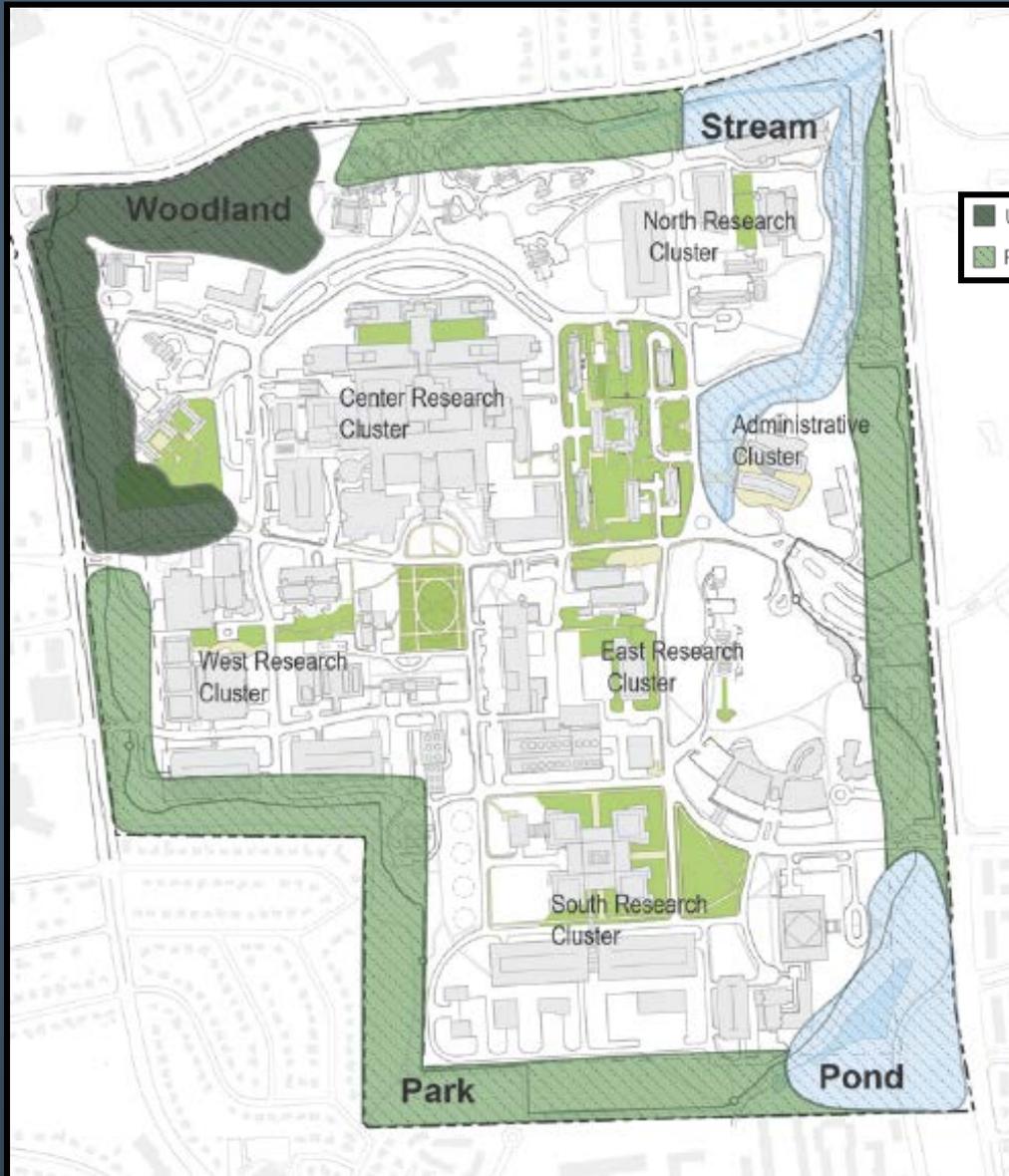
Future Development – Concept Diagram



Future Development – *Development Sites*



Future Development – *Landscape Concept*



- | | | |
|---|---|--|
|  Upland Woods |  Stream Valley Woods |  Formal Landscape |
|  Perimeter/ Buffer Landscape |  Walks/ Hardscape | |

Future vs. Existing Comparison – Land Use

Exhibit 4.1.B. Existing Land Use Chart & Table

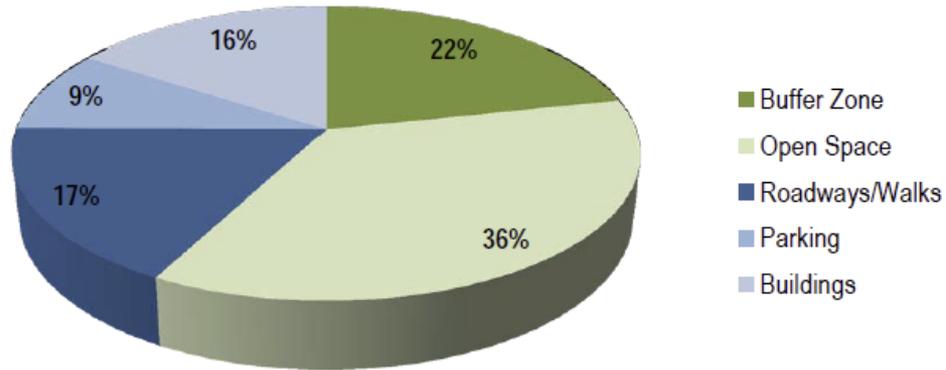


Exhibit 5.2.F. Land Use Chart and Table

