The General Services Administration (GSA) will provide an information presentation on the Master Plan for the U.S. Food and Drug Administration (FDA) Consolidation at the White Oak Federal Research Center (FRC) in Montgomery County, Maryland. The FRC is part of a 710-acre site that previously served as the weapons research center for the Navy from 1944 to 1995. The Defense Base Realignment and Closure Act of 1990 ended the Navy’s use of the site as a weapons research center. In 1997, the Navy transferred 670 acres to GSA and the Army acquired the remaining 40 acres of the site as part of the transfer. The Commission originally reviewed a master plan for the campus in 1997. Since then, the Commission has reviewed updates to the master plan in three separate occasions. Most recently, the Commission reviewed a master plan update in 2009.

GSA is preparing a new master plan for the FRC to accommodate future growth and further consolidate FDA operations. GSA has identified several key areas for potential development, as shown in Figure 1. Development would include new office buildings, parking garages, reconfigured roads and new security screening points. The proposed master plan is needed to continue to support the FDA Headquarters consolidation at FRC and provide the necessary office space in order to conduct the complex and comprehensive reviews mandated by Congress. The 2017 master plan has the following aspirations:

1. Create a collegial environment to foster scientific interaction;
2. Create opportunities for constant, creative interchange and collaboration;
3. Create an image of scientific excellence, vigor and dignity;
4. Create an image of the FDA as a leading scientific institution for attraction and retention;
5. Create state-of-the-art work spaces;
6. Create efficiencies through shared use;
7. Reduce travel times for meetings and conferences; and
8. Reduce dependence on leased facilities.

GSA is also preparing an Environmental Impact Statement (EIS) for the master plan to assess the impacts of the proposed consolidation of the total population at the site increasing up to approximately 18,000 employees over a 15-year period. The EIS will identify reasonable
alternatives to the proposed action and assess potential impacts from the proposed expansion on the human environment. GSA is also preparing a Transportation Management Plan (TMP) as part of the master plan. Concurrently, GSA is conducting Section 106 consultation. The project entails expansion of the FDA campus to add approximately 1.6 million gross square feet of new office space and approximately 7,050 parking spaces to accommodate an additional 7,250 employees.

<table>
<thead>
<tr>
<th>Laboratory and Office Area</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3,766,605 GSF</td>
<td>1,555,00 GSF</td>
</tr>
<tr>
<td>Campus Population</td>
<td>10,987 people</td>
<td>7,250 people</td>
</tr>
<tr>
<td>Parking</td>
<td>6,817 spaces</td>
<td>7,050 spaces*</td>
</tr>
</tbody>
</table>

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

GSA is currently considering four alternatives, including a no build alternative. The preferred alternative could be a combination of selected options from Alternatives A, B, and C. All action alternatives include sustainable features such as green roofs, rooftop solar panels, permeable paving, and bio-retention areas. In addition to office buildings and parking garages, the action alternatives accommodate a distribution center, a communication center, a conference center, and a cafeteria.

<table>
<thead>
<tr>
<th>Alternatives</th>
<th>Total New Building Area (Square Feet)</th>
<th>Total New Parking parking ratio 1 space per 1.8 Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative A: Midrise buildings (5-9 Floors)</td>
<td>1,548,238 SF</td>
<td>Four new parking structures 7,064 spaces</td>
</tr>
<tr>
<td>Alternative B: (1) 20-story tower plus midrise buildings</td>
<td>1,592,391 SF</td>
<td>Three new parking structures 7,073 spaces (including previously designed SE garage)</td>
</tr>
<tr>
<td>Alternative C: (2) 14-story towers plus midrise buildings</td>
<td>1,515,053 SF</td>
<td>Four new parking structures 7,141 spaces (including previously designed SE garage)</td>
</tr>
<tr>
<td>No Build Alternative: Campus Remains As-Is, no new buildings</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

The purpose of this information presentation is to gather feedback from the Commission on the scope of the study, potential alternatives, and areas of concern to inform the EIS process. GSA anticipates to submit a draft master plan to the Commission in spring 2018 and a final master plan in fall/winter 2018.
ATTACHED:

![Figure 1: 2017 Potential Development Areas](image)

**PROJECT TIMELINE**

<table>
<thead>
<tr>
<th>Previous actions</th>
<th>December 3, 2009 – Approval of the 2009 Master Plan Update for the U.S. Food and Drug Administration (FDA) Consolidation at the White Oak Federal Research Center in Montgomery County, Maryland.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>July 6, 2006 – Approval of Master Plan Modification and Transportation Management Plan.</td>
</tr>
<tr>
<td></td>
<td>July 7, 2002 – Approval of Revised Master Plan.</td>
</tr>
<tr>
<td></td>
<td>June 26, 1997 – Approval of Master Plan FDA Consolidation.</td>
</tr>
</tbody>
</table>

| Remaining actions (anticipated)                        | – Approval of comments on Draft Master Plan                                                                                                                                                        |
|                                                       | – Approval of Final Master Plan                                                                                                                                                                       |
ALTERNATIVE A
AERIAL VIEW AND 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)
ALTERNATIVE B
AERIAL VIEW AND PROGRAM

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

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

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

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

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

Parking Structure
7 levels
2,306 spaces

Parking Structure
4 levels
2,067 spaces

Parking Structure
7 levels
2,700 spaces

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

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

Conference Center
2 level
7,000 m² / 75,347 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)
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)
NO BUILD ALTERNATIVE

AERIAL VIEW