



Information Presentation

Commission Meeting: December 7, 2017

PROJECT

**Food and Drug Administration
Headquarters Consolidation at the Federal
Research Center, White Oak – Master Plan**
10903 New Hampshire Avenue
Silver Spring, Maryland

SUBMITTED BY

United States General Services Administration

NCPC FILE NUMBER

MP201

NCPC MAP FILE NUMBER

3104.00(05.00)44644

REVIEW AUTHORITY

Advisory
per 40 U.S.C. § 8722(b)(1)

PRESENTER

General Services Administration

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.

	Existing	Proposed
Laboratory and Office Area	3,766,605 GSF	1,555,00 GSF
Campus Population	10,987 people	7,250 people
Parking	6,817 spaces	7,050 spaces*

*Table 1: Existing and proposed building areas, campus population, and parking. *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.

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

Table 2: Comparison of potential alternatives under consideration, including proposed building area and parking.

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:



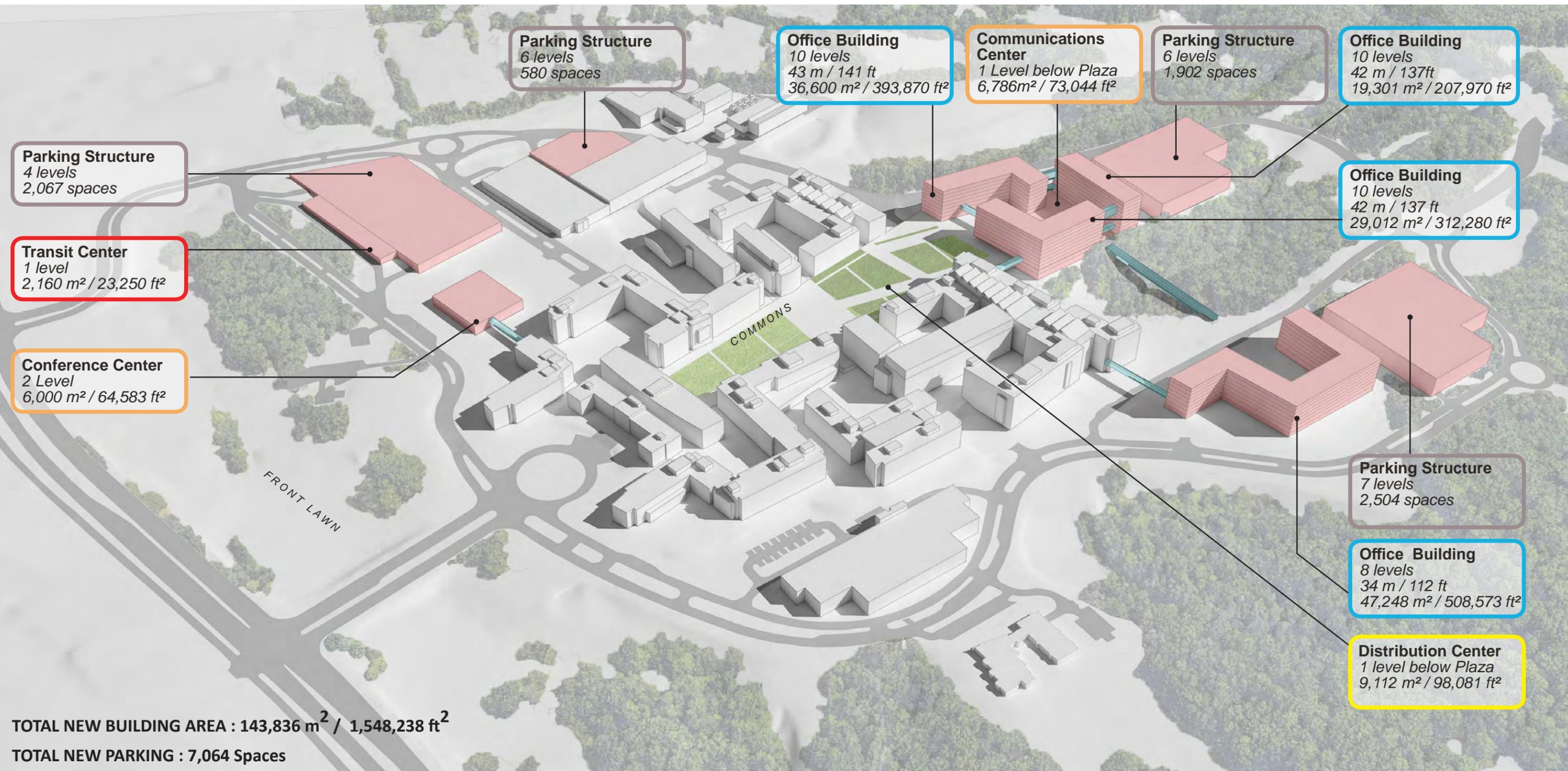
Figure 1: 2017 Potential Development Areas

PROJECT TIMELINE

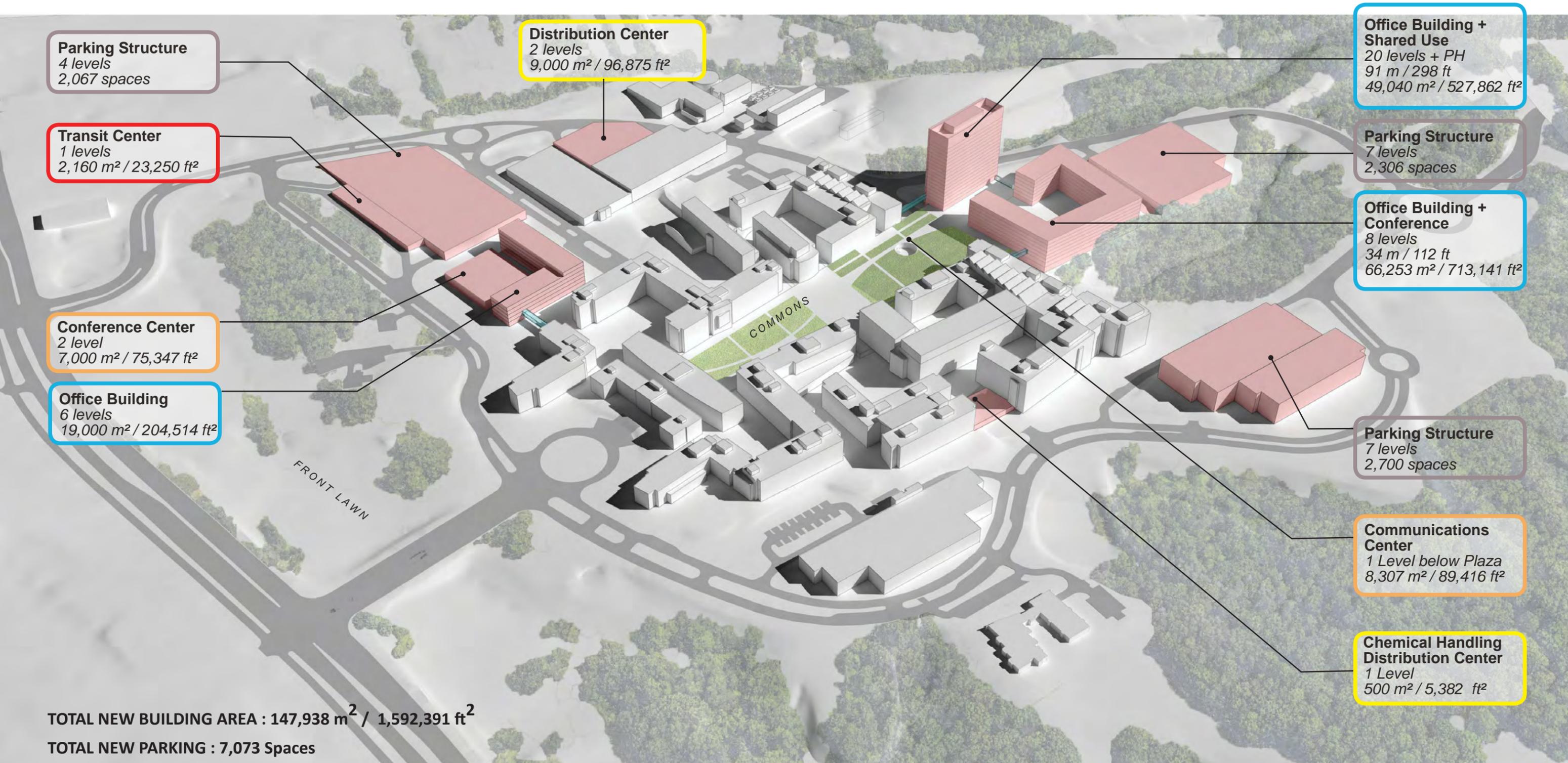
Previous actions	<p>December 3, 2009 – Approval of the 2009 Master Plan Update for the U.S. Food and Drug Administration (FDA) Consolidation at the White Oak Federal Research Center in Montgomery County, Maryland.</p> <p>July 6, 2006 – Approval of Master Plan Modification and Transportation Management Plan.</p> <p>July 7, 2002 – Approval of Revised Master Plan.</p> <p>June 26, 1997 – Approval of Master Plan FDA Consolidation.</p>
Remaining actions (anticipated)	<ul style="list-style-type: none">– Approval of comments on Draft Master Plan– Approval of Final Master Plan

ALTERNATIVE A

AERIAL VIEW AND PROGRAM

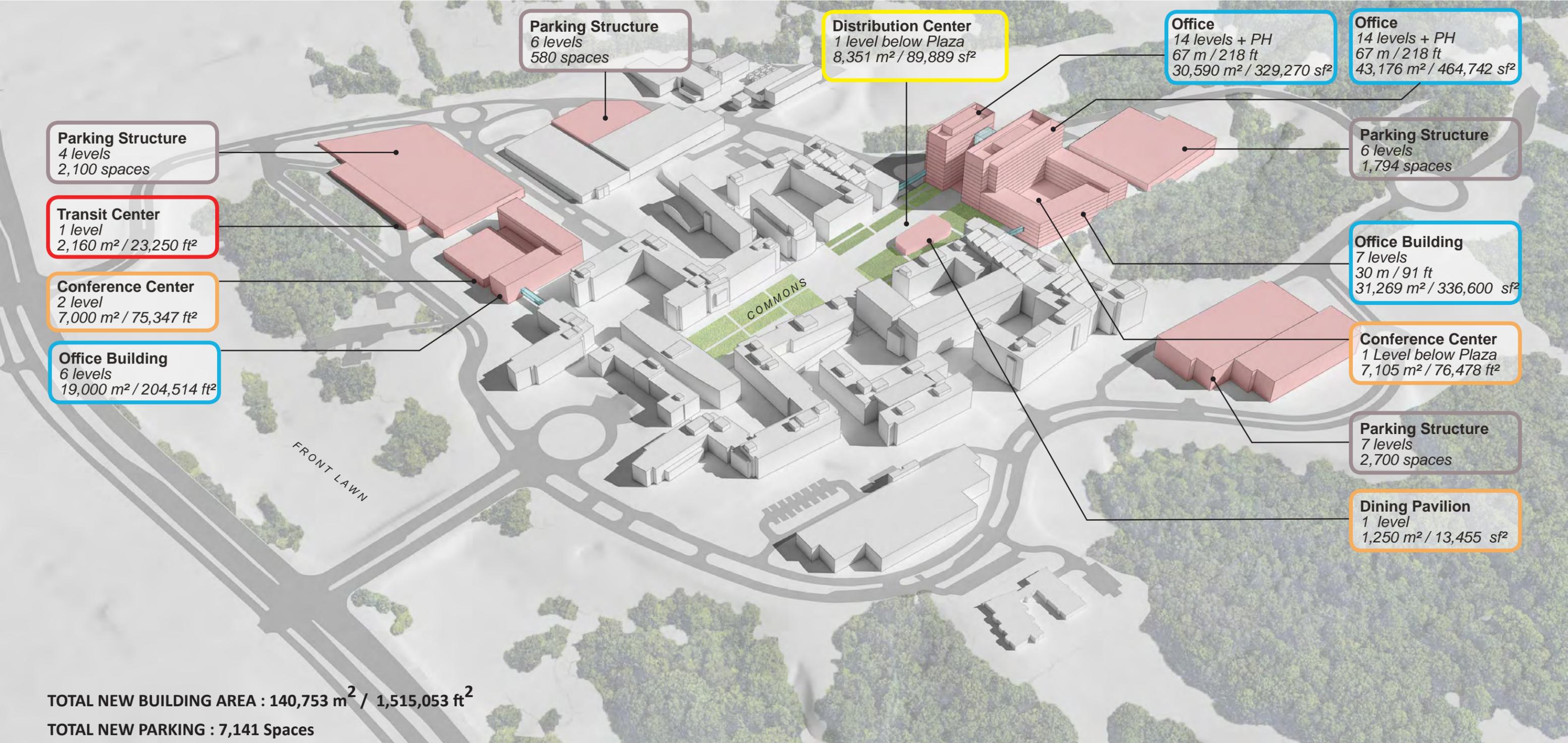


(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 1.8 Employees)

ALTERNATIVE B**AERIAL VIEW AND PROGRAM**

ALTERNATIVE C

AERIAL VIEW AND PROGRAM



(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

