



Executive Director's Recommendation

Commission Meeting: February 6, 2020

PROJECT National Institutes of Health Master Plan Amendment National Institutes of Health, Bethesda Campus 9000 Rockville Pike Bethesda, Maryland	NCPC FILE NUMBER MP02 NCPC MAP FILE NUMBER 3101.20(05.00)45062 APPLICANT'S REQUEST Approval of comments on draft master plan amendment
SUBMITTED BY United States Department of Health and Human Services National Institutes of Health	PROPOSED ACTION Approve with comments
REVIEW AUTHORITY Approval of Master Plans for use by the Commission per 40 U.S.C. § 8722(a) and (b)(1)	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The United States Department of Health and Human Services (DHHS) has submitted a proposed amendment to their 2013 Master Plan to reflect two new projects: a parking garage (MLP-15) / utility vault and a 527,000 square foot addition to the Clinical Center Complex, identified as the Surgery, Radiology, Laboratory Medicine (SRLM) addition. The garage is designed as a six-level structure, with 780 spaces to replace below-grade parking under the Clinical Center that will be converted to other medical uses. The new garage will also replace employee spaces that have been removed from service for construction staging in other parts of the campus, as well as surface parking in the project site. The enclosed 2-level, 31,000 square foot utility vault will replace an existing sub-station adjacent to the Clinical Center that operates near capacity. The SRLM building addition will provide much needed expansion space for the Clinical Center. The project submission is currently at a conceptual level, with an on-going EIS study and Section 106 consultation underway.

KEY INFORMATION

- The National Institutes of Health campus was established in Bethesda in 1938, 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 2013 Master Plan updated the 2003 plan with a maximum total of 1.6 million square feet of new research space and 775,000 square feet of new administrative/support space. Notable projects included: a new 600,000 square foot (17-story) office tower; a new 775,000 gross square foot (4-story) laboratory building; and three new parking garages. None of the projects have been constructed.

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- The NIH has recently submitted four projects to NCPC for review that were not included the 2013 Master Plan including:
 - 2,400 square foot Fire House (Building 51) addition;
 - 12,000 square foot Clinical Center Complex (Building 10) addition;
 - 13,200 square foot new modular building; and
 - 2,500 square foot government vehicle fueling station.
 - NCPC's long-term parking ratio for the NIH-Bethesda campus is a 1:3 ratio based on its adjacent location next to the Medical Center Metrorail Station.

RECOMMENDATION

The Commission:

Notes that NIH last updated their master plan in 2013.

Notes that the proposed master plan amendment includes the construction of a new 780 space parking garage and utility vault, and a 527,000 square foot expansion to the Clinical Center Complex, identified as the Surgery, Radiology, Laboratory Medicine (SRLM) addition. NIH is analyzing the projects in an Environmental Impact Statement, which they will submit to NCPC for review when available.

Notes that the amendment preserves many of the planning principles from the 2013 master plan including the 250-foot wide landscaped perimeter buffer; the tapered building height limit; and the desire for clustered development. Some of these strategies have been in effect since NIH's 2005 Campus Master Plan.

The Surgery, Radiology, Laboratory Medicine Addition

Notes that the proposed 527,000 square foot addition will provide much-needed expansion space to the Clinical Center Complex while maintaining existing operations during construction. NIH considered but dismissed other relocation and renovation alternatives.

Supports the location for the new addition as it efficiently co-locates many shared uses and allows maintenance of operations during construction.

Finds that the new addition will not exceed the existing height limits for the site under the 2013 master plan, with a planned maximum height of 150 feet.

Supports the design approach as shown in the early renderings with windows, new entrances, landscaping and public space to differentiate this part of the building, and significantly smaller setbacks from the street to create a more urban environment.

Parking

Notes that NCPC's final 2013 master plan approval included an interim parking cap of 9,045 spaces with the understanding that NIH would submit an updated master plan in 2018. The Commission recommended that the 2018 update meet NCPC's 1:3 Comprehensive Plan goal through a combination of gradual parking removal and employee population growth, with endorsement by several County, State, and federal representatives.

Notes that NIH did not submit an update to the master plan in 2018 as previously requested by the Commission, and the current amendment does not include a commitment or path to reaching the 1:3 parking goal.

Finds the current parking ratio is a 1:2.4 (8,666 employee spaces for 20,725 employees) and that the new garage will result in a 1:2.3 ratio, which is significantly less than NCPC's Comprehensive Plan goal of 1:3.

Finds that NIH would need to reduce its employee parking capacity by approximately 800 spaces to meet NCPC's 1:3 goal for the campus based on the assumed future population of 23,594 employees.

Notes the master plan amendment includes a new 780 space parking garage to replace the parking that will be lost with the closing of the underground garage at the Clinical Center Complex, which is failing structurally and is too expensive to renovate and maintain for continued public use. NIH will repurpose the space for other uses.

Advises the applicant that the Commission will not formally review the parking garage until NIH develops a detailed plan to reduce employee parking with an immediate short-term reduction, as well as clear milestones and strategies for attaining the 1:3 goal over the next 20 years. Specific strategies could include:

- Conversion of all employee parking at the existing MLP-9 garage (across the street from the proposed new garage site) to visitor/patient use and eliminating/reducing the size of the proposed (MLP-15) garage;
- Eliminating one of the planned employee garages (MLP-12, 13, 14) elsewhere on campus;
- Reducing the size of the proposed garage by eliminating employee parking; and/or
- Eliminating existing surface parking in other areas on the campus.

Garage/Utility Vault Design and Location

Notes that the proposed garage/utility vault will be located on an existing surface parking lot immediately adjacent to a property identified as the Convent of the Sisters of the Visitation of Washington (Maryland Inventory of Historic Properties No. M:35-9-6), which is eligible for the National Register of Historic Places.

Notes that the Convent property, which is owned and used by NIH, has several character-defining features including the layout of the perimeter walls; picturesque character of the garden as defined

by curvilinear footpaths, open lawn areas, and mix of evergreen and deciduous trees; and remaining original perimeter wall with terra cotta, brick piers, and coping.

Notes that the Maryland Historic Trust requires the following additional information to continue its Section 106 consultation related to the Convent property:

- Plans for the protection of the perimeter wall during adjacent project construction;
- Architectural drawings showing the proposed new design of the perimeter wall and new gate;
- Landscaping plan within the Convent garden to minimize visual impact; and
- Landscaping plan for the area between the garage and perimeter wall.

Finds that while structured parking is preferable to surface parking, the massing of the proposed garage at approximately 90 feet (6 stories) in height and 500 feet in length will have a significant impact on the views and setting of the Convent, and is likely to result in an adverse effect under Section 106 of the National Historic Preservation Act.

Recommends that NIH evaluate ways to reduce the visual impact of the new garage on the Convent property including modifications to the garage height and massing and the development of a robust landscape plan should NIH submit the project for future review.

Future submission information and coordination

Requests the following information be included in the next submission:

- A detailed employee parking reduction plan with defined actions and timeframes for meeting the 1:3 Comprehensive Plan parking ratio goal starting with an immediate reduction in employee parking;
- The draft Environmental Impact Statement document that analyzes the new garage/utility vault and new SRLM addition;
- Night-time and day-time visualizations of the proposed garage from different Convent property perspectives; and
- All Section 106 materials requested by the Maryland Historic Trust.

PROJECT REVIEW TIMELINE

Previous actions	None.
Remaining actions (anticipated)	Spring, 2020 – Final master plan amendment

PROJECT ANALYSIS

Executive Summary

The proposed master plan amendment includes a new 527,000 square foot building addition to the Clinical Center Complex (CCC) and a new conjoined parking garage (780 spaces) and two-story

utility vault. The addition provides much needed clinical space and is designed to create a more urban environment in this part of the campus. The garage will replace decommissioned employee, visitor, and patient parking from under the CCC, as well as employee parking that has been gradually removed for construction staging during the last few years. The current parking ratio for the campus is 1.2:4, which is a slight improvement from the 1:2.3 ratio for the campus at the time of NCPC's final master plan approval. The Comprehensive Plan goal for the Bethesda Campus is 1:3 based on its location adjacent to the Medical Center Metrorail Station. The submission does not include a commitment nor defined parking reduction strategies to attain the goal. As such, more information is needed to justify the need for a new garage and to help the Commission understand how the campus will attain its 1:3 goal over the next 20 years. In addition, the proposed garage is adjacent to a historic Covent property (owned by NIH), which is eligible for National Register of Historic Places. The Maryland Historic Trust has asked for more information in the Section 106 process.

Background

The National Institutes of Health (NIH) campus currently spans 310 acres in Bethesda, Maryland, with Rockville Pike (MD 355) along its eastern boundary, Old Georgetown Road (MD 187) along its western boundary, West Cedar Lane along the north, and residential neighborhoods along its southern edge. The campus hosts approximately 75 buildings, with a steady growth in development density over the years due to a continuing need for medical research. NIH is fully enclosed with a decorative perimeter security fence, with access provided by eight gated vehicular entrances, one commercial vehicle gate, and four pedestrian/bicycle-only gates. Current planning issues include aging infrastructure, physical security, parking demand, and new facility needs as primary drivers for on-going design and construction work on the campus.

The proposed master plan amendment preserves many of the planning principles from the 2013 master plan including the 250-foot wide landscaped perimeter buffer; the tapered building height limit; and the desire for clustered development. Some of these strategies have been in effect since NIH's 2005 campus master plan. The proposed amendment includes two new projects in the northwestern part of campus – a new conjoined parking garage and utility vault and a new 527,000 square foot addition to the Clinical Center Complex (CCC). The 2013 master plan describes a need for the new CCC addition but does not identify a specific location for the project, and the new combined garage/utility vault are not envisioned in the plan. The 2013 master plan includes 28 total projects (26 unfunded) over a 20-year planning timeframe, with an assumed maximum employment increase of 3,000, which will result in a total campus population of 23,594. Since the final NCPC approval of the plan in January 2016, the NIH-Bethesda employment population has increased by 131 to 20,725.

The new projects are inter-related, as the garage, utility vault, and building addition will enable the Clinical Center Complex to continue its medical research function as a state-of-the-art facility. The proposed garage is designed with six levels and 780 spaces, measuring approximately 90-feet high by 120-feet wide and 500 feet in length, to be constructed on the site of an existing mixed patient, resident, employee, government vehicle lot across the street (Convent Drive) from the CCC. The garage will house relocated employee, patient, and visitor parking from under the CCC.

that will be converted to other supporting medical uses. The underground garage is failing structurally and is costly to operate due to the need for vehicle screening.

The new utility vault is designed as a two-level, 31,000 square foot, windowless structure attached to the southside of the garage, enclosing a replacement sub-station to the existing one adjacent to the CCC, which is past its useful life. The vault measures 120 feet wide and 150 feet long, designed with reinforced concrete. The new eight-story CCC addition, identified as the Surgery, Radiology, Laboratory Medicine (SRLM) addition, is designed in a “stepped” configuration along the northwestern corner of the CCC. The design measures approximately 300 feet from east-to-west and 290 feet from north-to-south, sited on landscaped property that is now open, next to the building.

The projects require an amendment to the 2013 master plan since they constitute a major change in the character and intensity of development in the northwestern part of the campus. NIH is assessing the new development through an Environmental Impact Statement (EIS), which is still under development and will be submitted to NCPC for review when available. NCPC reviewed the 2013 master plan over a span of three years, with an initial draft review in November 2012, a final review in April 2015, and a second final review in January 2016. The proposed amendment maintains several key aspects of the 2013 master plan including an existing 250-foot natural buffer area around the NIH-Bethesda campus perimeter, a tapered building height limit for on-campus development and encouraging clustered development.

Analysis

Surgery, Radiology, Laboratory Medicine Addition

The NIH submission describes the proposed new Surgery, Radiology, Laboratory (SRLM) addition as necessary expansion space for the Clinical Center Complex (CCC) without significant disruption to the functioning of the hospital during construction, and the new space will co-locate with similar functions inside the existing CCC. NIH identified the project site as the most preferable out of the other alternatives considered, which included various relocation alternatives to other existing campus buildings and/or additional renovations elsewhere in the CCC. Therefore, staff recommends that the Commission **note that the proposed 527,000 square foot addition will provide much-needed expansion space to the Clinical Center Complex while maintaining existing operations during construction. NIH considered but dismissed other relocation and renovation alternatives.** Furthermore, staff recommends that the Commission **support the location for the new addition as it efficiently co-locates many shared uses and allows maintenance of operations during construction.**

The submission states that the new addition will not exceed the existing tapered building height restriction, which is reflected in the 2013 master plan and will continue under the proposed amendment. The height limit ranges from 60 feet along the NIH campus edges to 200 feet in the most interior part of campus, with the intent of minimizing the visual impact of campus development on adjacent communities. Two maximum height limits apply to the SRLM site – 160 feet and 180 feet – and the new addition will not violate either limit with its designed maximum

(penthouse) height of 150 feet. Therefore, staff recommends that the Commission **find that the new addition will not exceed the existing height limits for the site under the 2013 master plan, with a planned maximum height of 150 feet.**

The submission does not provide a lot of information regarding the new addition since NIH is still in the preliminary stages of design. However, the master plan amendment portrays the project as an eight-story structure in a “stepped” configuration, with approximately 527,000 square feet of interior space on the northwest corner of the existing CCC. The addition will move the building line to within 18 feet of Convent Drive, near the Convent Drive / Center Drive intersection, which serves as a vehicular entry onto campus for employees. The project will create a more dramatic, urban-like appearance to the campus upon entry, which is a change from existing conditions. Staff finds that the new SRLM will create additional visual interest when entering on to campus here, and the build-out will not adversely impact the overall appearance of the CCC, which is already a massive building complex. Therefore, staff recommends that the Commission **support the design approach as shown in the early renderings with windows, new entrances, landscaping and public space to differentiate this part of the building, and significantly smaller setbacks from the street to create a more urban environment.**

Parking

As background, NCPC has encouraged NIH to meet its 1:3 Comprehensive Plan goal for the Bethesda campus since 2005, as reflected in 2005, 2012, 2015, and 2016 Commission actions. The campus benefits from good transit, walking, and biking accessibility with a location adjacent to the Medical Center Red Line station that is mid-way between downtown Washington, DC and the Shady Grove Station. In addition, the 2013 master plan envisions the area adjacent to the Metrorail station as a transit center, with stops for Ride-On and Metrobus service, a commuter drop-off area, and stops serviced by multiple NIH shuttle routes. There are several notable transit-serving projects, either planned or under construction, that will benefit the campus including the Purple Line (planned service in 2022) and future Bus Rapid Transit (BRT) route along Rockville Pike (Maryland Route 355).

As part of NCPC's 2013 master plan review, the Commission specifically recommended a 1:3 parking ratio for the Bethesda campus during each of its three actions - November 2012 draft review, April 2015 final review, and January 2016 final review. The 1:3 goal received support from the Montgomery County Council, Maryland National Capital Park and Planning Commission (MNCPPC) and several other State and federal representatives as expressed through official letters. After NCPC's 2015 final master plan disapproval action, as a way forward, NIH and NCPC negotiated an interim 9,045-space cap on employee parking with the understanding that NIH would submit its next master plan update in 2018 for Commission review. NCPC recommended that the next master plan update comply with the 1:3 ratio goal through a combination of gradual parking removal and employee growth in its final 2016 approval; however, NIH has not developed an update since then. Therefore, staff recommends that the Commission **note that NCPC's final 2013 master plan approval included an interim parking cap of 9,045 spaces with the understanding that NIH would submit an updated master plan in 2018. The Commission recommended that the 2018 update meet NCPC's 1:3 Comprehensive Plan goal through a**

combination of gradual parking removal and employee population growth, with endorsement by several County, State, and federal representatives.

It is difficult for NCPC to review the proposed 780 space new garage without understanding the larger employee parking landscape at NIH. The new garage is designed to fully replace decommissioned visitor, patient, and employee parking from under the CCC; existing project site surface parking; and spaces that have been decommissioned for construction staging in other parts of the campus. The existing garage under the CCC is in very poor condition, with structural issues, severe ceiling cracking, and is costly to maintain for safe public use. NIH must provide secondary screening for vehicles entering under the CCC pursuant to security requirements, which adds to the cost of maintaining the parking. Thus, while the campus currently has a slightly improved current ratio (1:2.4), the new garage will result in a 1:2.3 ratio. NIH will repurpose the space for other uses. Therefore, staff recommends that the Commission **find the current parking ratio is a 1:2.4 (8,666 employee spaces for 20,725 employees) and that the new garage will result in a 1:2.3 ratio, which is significantly less than NCPC's Comprehensive Plan goal of 1:3.**

The proposed master plan amendment does not change the assumed 3,000-person increase in employment from the 2013 master plan. The new SRLM addition will not add any new workers on campus. As such, based on the future campus population of 23,594, a 1:3 ratio would equate to 7,865 employee spaces, or approximately 800 spaces fewer than the existing inventory of 8,666 spaces. Therefore, staff recommends that the Commission **find that NIH would need to reduce its employee parking capacity by approximately 800 spaces to meet NCPC's 1:3 goal for the campus based on the assumed future population of 23,594 employees.**

NCPC remains unclear about how NIH plans to achieve the 1:3 Comprehensive Plan goal through meaningful parking reduction actions, which were anticipated under the 2018 update. The proposed garage is not included in the 2013 master plan and without a firm commitment to significantly reducing parking, employee capacity may remain generally the same for the long-term. As such, NCPC should not review any additional parking garage plans until NIH commits to NCPC's 1:3 goal for the campus. There are several ways NIH could make an immediate impact on their parking ratio. Staff recommends that the Commission **advise the applicant that the Commission will not formally review the parking garage until NIH develops a detailed plan to reduce employee parking with an immediate short-term reduction, as well as clear milestones and strategies for attaining the 1:3 goal over the next 20 years. Specific strategies could include:**

- **Conversion of all employee parking at the existing MLP-9 garage (across the street from the proposed new garage site) to visitor/patient use and eliminating/reducing the size of the proposed (MLP-15) garage;**
- **Eliminating one of the planned employee garages (MLP-12, 13, 14) elsewhere on campus;**
- **Reducing the size of the proposed garage by eliminating employee parking; and/or**
- **Eliminating existing surface parking in other areas on the campus.**

Garage/Utility Vault Design and Location

The proposed new garage/utility vault is sited on a 135-space terraced patient/visitor, government vehicle, resident, and employee lot adjacent to a historic property known as the Convent of the Sisters of the Visitation of Washington (Maryland Inventory of Historic Properties No. M:35-9-6). The Convent property, which is owned and used by NIH, is eligible for the National Register of Historic Places.

NIH sent a letter to the Maryland Historic Trust (MHT) requesting guidance during the Section 106 process related to the Convent property in light of the proposed adjacent location and scale of the garage/utility vault project. The NIH submission includes a historic assessment of the Convent, with a discussion of measures intended to avoid adverse effects to the property's setting. The submission identifies several character-defining features including the layout of the perimeter walls; picturesque character of the garden as defined by curvilinear footpaths, open lawn areas, and mix of evergreen and deciduous trees; and remaining original perimeter wall with terra cotta, brick piers, and coping. In response, MHT transmitted a letter to NIH requesting additional information to continue consultation including the layout of the perimeter walls; picturesque character of the garden as defined by curvilinear footpaths, open lawn areas, and mix of evergreen and deciduous trees; and remaining original perimeter wall with terra cotta, brick piers, and coping. Therefore, staff recommends that the Commission **note that the Convent property has several character-defining features including the layout of the perimeter walls; picturesque character of the garden as defined by curvilinear footpaths, open lawn areas, and mix of evergreen and deciduous trees; and remaining original perimeter wall with terra cotta, brick piers, and coping.** Furthermore, staff recommends that the Commission **note that the Maryland Historic Trust requires the following additional information to continue its Section 106 consultation related to the Convent property:**

- **Plans for the protection of the perimeter wall during adjacent project construction;**
- **Architectural drawings showing the proposed new design of the perimeter wall and new gate;**
- **Landscaping plan within the Convent garden to minimize visual impact; and**
- **Landscaping plan for the area between the garage and perimeter wall.**

NCPC Comprehensive Plan policies encourage structured parking rather than surface parking, and redevelopment of sites rather than developing on natural land. The proposed new garage is consistent with these policies. However, the structure will likely have significant adverse visual impacts to the adjacent Convent property with its six-level design (maximum height of 93 feet) and 500-foot length, creating a complete visual wall along the property's eastern edge. Additional landscaping may help partially hide the wall, but views of the garage looking east from the Convent will likely remain based on the large size of the structure. Therefore, staff recommends that the Commission **find that while structured parking is preferable to surface parking, the massing of the proposed garage at approximately 90 feet (6 stories) in height and 500 feet in length will have a significant impact on the views and setting of the Convent, and is likely to result in an adverse effect under Section 106 of the National Historic Preservation Act.**

The master plan amendment does not justify the full replacement of parking from under the CCC when NIH has an excess in parking capacity (based on a 1:3 ratio) and there is no clear path forward to attaining the goal. One possibility is to convert other nearby employee parking to patient/visitor use, which may reduce or fully eliminate the need for a new garage and improve NIH's overall parking ratio. Reducing the size of the new garage would help mitigate its visual impact to the adjacent Convent property and enable landscaping to more effectively hide the structure. Therefore, staff recommends that the Commission **recommend that NIH evaluate ways to reduce the visual impact of the new garage on the Convent property including modifications to the garage height and massing and the development of a robust landscape plan should NIH submit the project for future review.**

Future Submission Information and Coordination

In follow-up to previous observations, points, and comments raised in this staff report, NIH should submit additional information to NCPC for consideration as part of the final master plan amendment proposal. Additional information is critical that documents how the NIH campus will achieve a 1:3 goal in the future; if replacement parking can be accommodated using other nearby existing lots and garages; and if the new garage is necessary. Therefore, staff recommends that the Commission **request the following information be included in the next submission:**

- **A detailed employee parking reduction plan with defined actions and timeframes for meeting the 1:3 Comprehensive Plan parking ratio goal starting with an immediate reduction in employee parking;**
- **The draft Environmental Impact Statement document that analyzes the new garage/utility vault and new SRLM addition;**
- **Night-time and day-time visualizations of the proposed garage from different Convent property perspectives; and**
- **All Section 106-materials requested by the Maryland Historic Trust;**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The proposed amendment is generally consistent with the Comprehensive Plan for the National Capital in particular, the Transportation, and Federal Environment Elements. However, the current overall employee ratio of 1:2.4 exceeds the applicable long-term 1:3 goal for the campus as previously discussed. As such, NCPC is requesting an employee parking reduction plan as part of its recommendation to force attention on how the goal will be achieved.

National Historic Preservation Act

NIH has initiated the required assessment of the garage/utility vault and new SRLM addition under Section 106 of the National Historic Preservation Act, with a background submission to the Maryland Historic Trust (MHT). The MHT reviewed the submission and requested additional information before its consultation can continue as follows:

- Plans for the protection of the perimeter wall during adjacent project construction;
- Architectural drawings showing the proposed new design of the perimeter wall and new gate;
- Landscaping plan within the Convent garden to minimize visual impact; and
- Landscaping plan for the area between the garage and perimeter wall.

NCPC staff notes that the applicant appears to have already decided upon a project site for the garage/utility vault and is currently developing the project design without providing adequate documentation of avoidance and minimization measures as required under the Section 106 process. NCPC would like to review this documentation and participate as a consulting party in the Section 106 review process.

For projects in the Environs, outside of the District of Columbia, NCPC does not have a formal review responsibility under Section 106 of the NHPA.

National Environmental Policy Act

The NIH is currently undertaking an Environmental Impact Statement (EIS) to analyze potential impacts to the human and natural environment from the new SRLM addition and garage/utility vault projects. The EIS document is not yet available for review by NCPC. NCPC staff is recommending that the Commission request the DEIS document as part of the final master plan amendment submission to help clarify previous planning decisions made by NIH related to project locations, Section 106 process, and potential visual impacts from the garage/utility vault on the Convent property.

For projects in the Environs, outside of the District of Columbia, NCPC does not have a formal review responsibility under NEPA.

CONSULTATION

The submission was referred out to the Maryland Department of Planning clearinghouse, which forwarded the project to the following agencies: Maryland Department of Natural Resources, Maryland Department of Transportation, Maryland Department of the Environment, Maryland Department of Planning, and Maryland Historical Trust. Each of the review agencies found the project to be generally consistent with their plans, programs, and objectives, with no significant comments provided. In addition, the NIH is consulting with various State and local agencies as part of the on-going NEPA review.

The NIH presented the new SRLM addition and garage/utility vault projects to their Community Liaison Committee (CLC) in June 2019. The CLC group is a neighborhood outreach group that NIH hosts quarterly to present future projects for community feedback and address local community concerns with campus operations. The CLC is made up of representatives from 16 local citizen associations. Based on meeting notes, the CLC did not raise any serious concerns with the projects.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Letter
- Project Narrative
- NCPC Staff PowerPoint Summary Presentation

Prepared by Michael Weil
02/7/2020

POWERPOINT (ATTACHED)

NIH Master Plan Amendment

National Institutes of Health
9000 Rockville Pike
Bethesda, Maryland

Draft Review

United States Department of Health and Human Services

Project Summary



Commission Meeting Date: February 6, 2020

NCPC Review Authority: Federal Projects in the Environs per 40 U.S.C. § 8722(b)(1)

Applicant Request: Approval of comments on draft master plan amendment

Session: Open Session

NCPC Review Officer: Michael Weil

NCPC File Number: MP02

Project Summary:

The United States Department of Health and Human Services (DHHS) has submitted a proposed draft amendment to their 2013 master plan, which includes two separate projects: construction of a new conjoined garage (known as MLP-15) / utility vault and a new addition to their Clinical Research Center, known as the Surgery, Radiology, Laboratory Medicine (SRLM) addition. The proposed garage will be a 6-level structure, with 780-spaces (to accommodate patients, visitors, and employees), intended as replacement parking at the CRC, since the existing below grade space will be converted to another medical use (i.e. storage, repair). The new utility vault will be a fully enclosed 2-level, 31,000 square foot structure meant to replace an existing sub-station adjacent to the CRC, which is currently operating at capacity. The new 527,000 square foot SRLM addition will provide much-needed expansion space for the Clinical Research Center. The proposed new garage will connect to the CRC with an underground tunnel. The project submission is currently at a conceptual level, with on-going EIS study and Section 106 consultation underway.

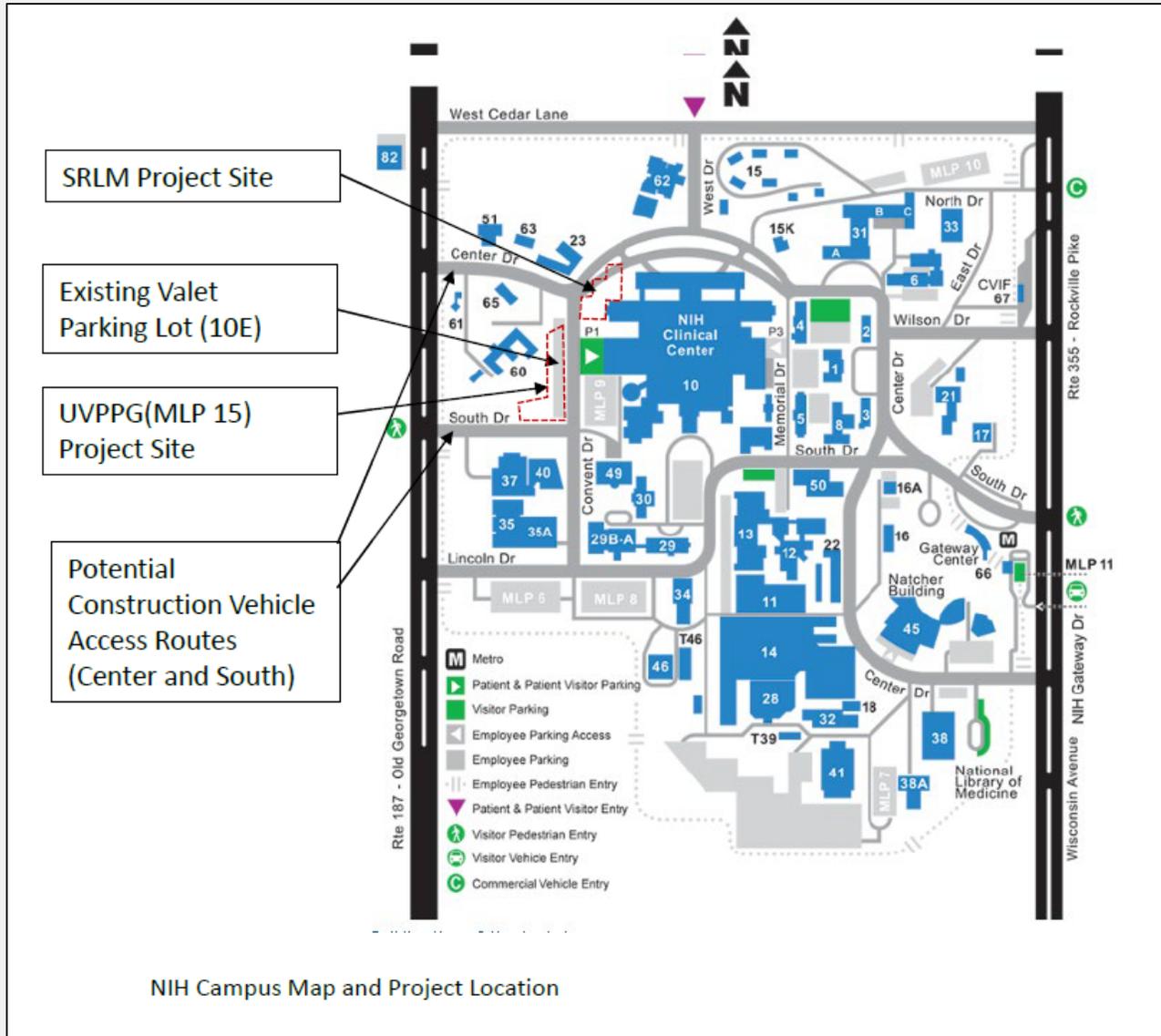
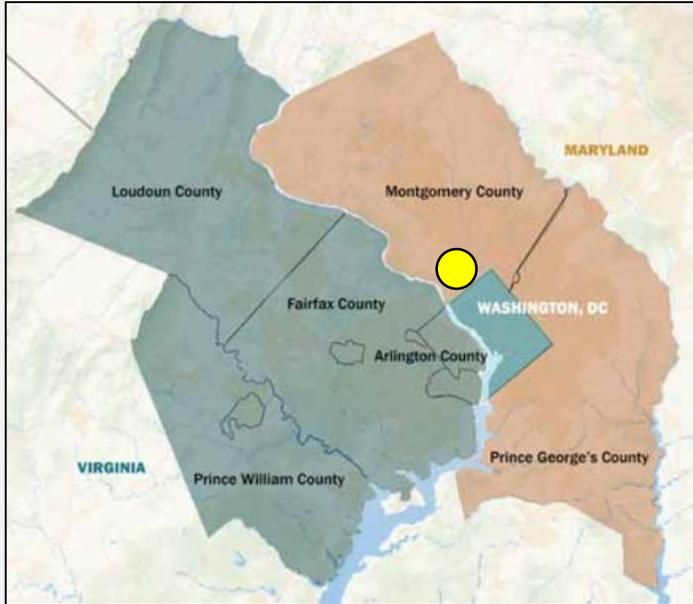
As context, The NIH-Bethesda campus was established in 1938, totaling over 300 acres bounded by Rockville Pike (MD 355) to the east, Old Georgetown Road (MD 187) to the west, and West Cedar Lane to the north. The campus currently houses approximately 75 buildings, with a steady growth in density over the years due a continuing need for cutting edge medical research facilities. Planning issues including aging infrastructure, physical security, parking demand, and new facility needs are primary drivers for all design and construction work on the campus. NCPC last reviewed the campus master plan in 2013.

Project Summary

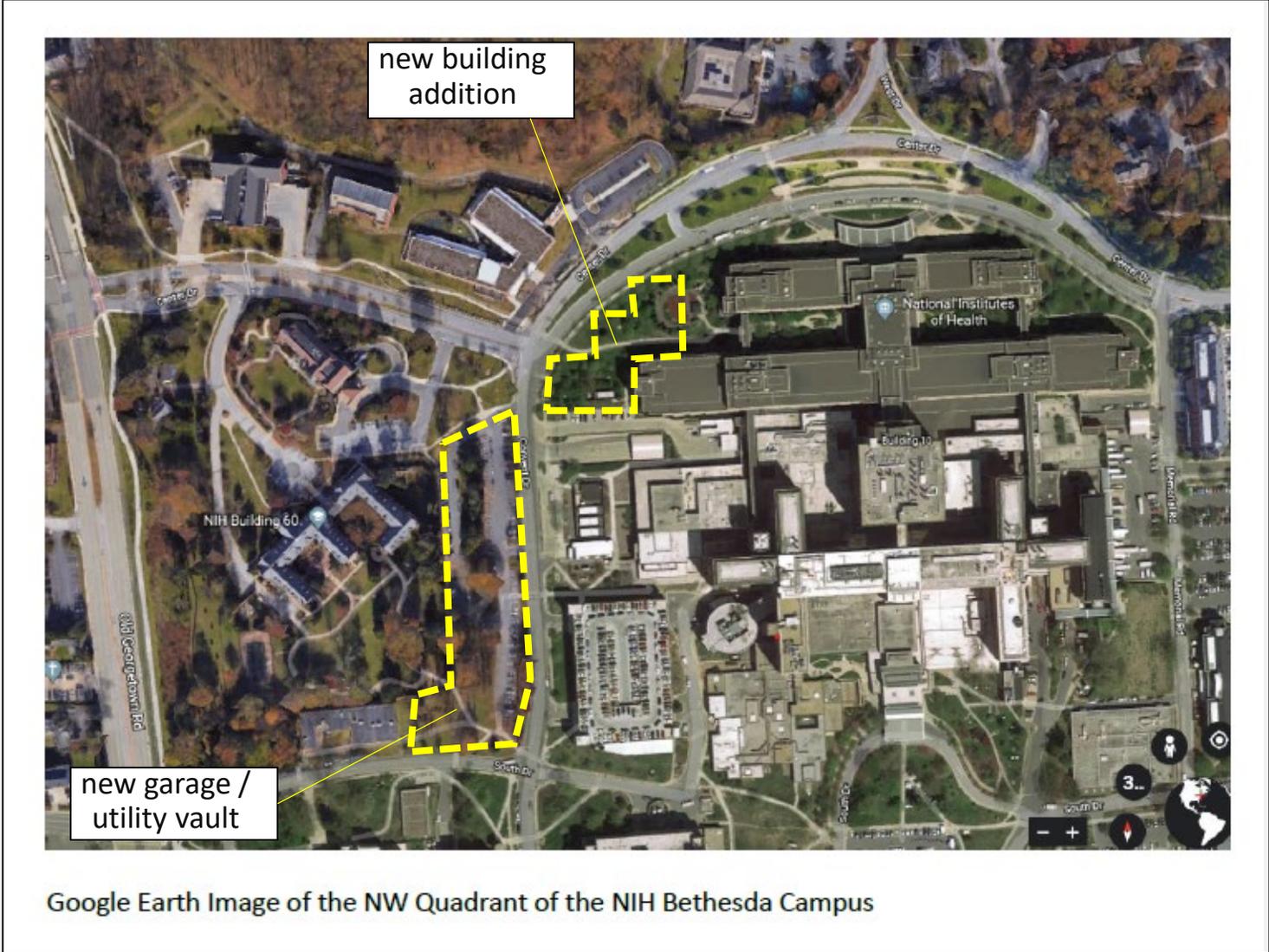
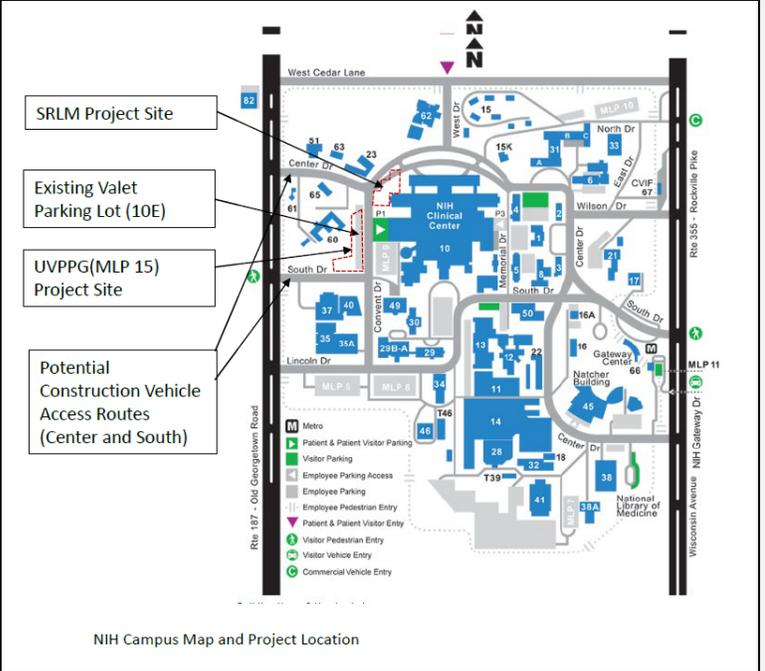
The new garage/utility vault site – partially developed with a surface employee lot - is bordered on its west by Building 60 (known as the Convent), which is eligible for the National Register of Historic Places. The site topography is highest at the Convent perimeter wall (along the west-side of the site) and slopes down (to the east) toward the roads, most dramatically at the southern end of the project site, where a pathway emerges from the southeast corner of the Convent garden and descends to the South Drive / Convent Drive intersection. There is an existing network of underground utility tunnels aligned north-south through the center of the project site, with connections off to the east and west.

As part of the on-going Section 106 consultation with MHT, NIH identified the Area of Potential Effect (APE) as including the Convent to the west, adjacent Convent Drive to the east, adjacent South Drive to the south, Center Drive to the North, and the buildings on the other side of those streets (Buildings 22, 37, 40, 49, MLP-9, and Building 10). The one historic property included within the APE - the Convent (MIHP M: 35-9-6) – was completed in 1923, used as a cloistered monastery for the Catholic Order of the Sisters of the Visitation, and serving that function until 1981, when NIH assumed ownership. Within the property, NIH constructed a compatible addition to the building in the 1980s, and NIH recognizes that the proposed new garage/vault has the potential to affect the historic Convent property.

Project Location



Project Location



Existing Garage/Vault Site



Figure 18: View toward the family lodge at the northwest edge of the project site. Foreground shows the intersection of Center Drive and Convent Drive.

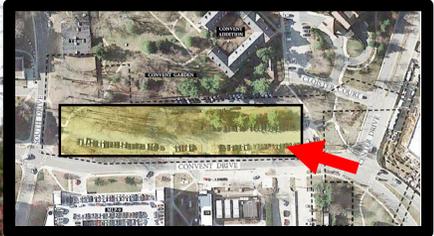


Figure 19: View looking south down Convent Drive from sidewalk outside Building 10.

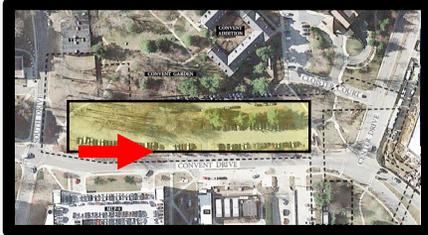


Figure 20: View looking north along eastern edge of project site, showing change in elevation from lower parking terrace to higher level.

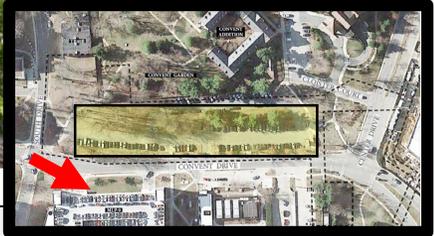


Figure 21: MLP-9, situated across Convent Drive from the project site.

Existing Garage/Vault Site



Figure 2: View from project site towards northwest and corner of Center Drive and Convent Drive. Building 10 appears to the right.



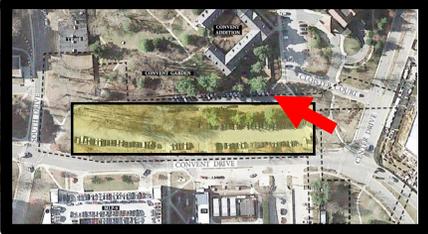
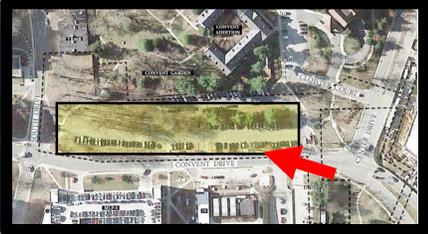
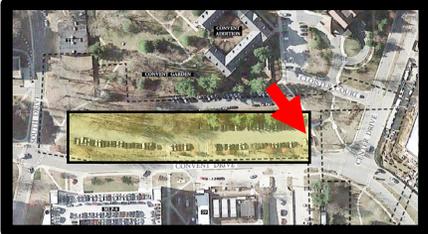
Figure 3: View of project site from northwest, showing non-original section of Convent garden wall and the 1986-87 addition.



Figure 4: View looking south along western edge of project site, showing both original and non-original segments of the Convent garden wall and the 1986-87 addition.



Figure 5: View looking from west to east from upper parking lot terrace toward lower terrace with Convent Building 10 beyond.



Existing Garage/Vault Site



Figure 6: View toward southeast corner of project site as seen from across the intersection of South Drive and Convent Drive, showing the non-accessible sidewalk leading to the Convent garden.



Figure 7: View of non-original southeast gate at Convent garden. Walls to either side are constructed of the original terracotta masonry units with brick capstones and piers.



Figure 8: View looking north along western edge of project site, showing an original segment of the Convent garden wall and a driveway across the site.



Figure 9: View looking from southeast gate of Convent garden downhill toward the intersection of South Drive.

Existing Garage/Vault Site



Figure 14: View toward the east from the Convent garden during wintertime, showing the extent of tree cover from evergreen trees. Building 10 and MLP-9 are visible beyond the perimeter wall.

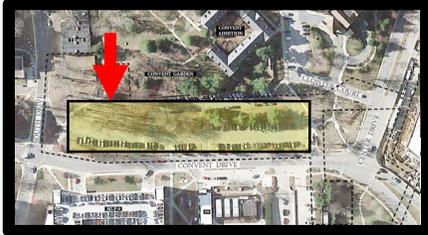


Figure 16: View toward the east from the Convent garden during wintertime, showing the extent of tree cover from evergreen trees. Building 10 and MLP-9 are visible beyond the perimeter wall.



Figure 15: View toward the east from the historic grotto during wintertime, showing the extent of tree cover from evergreen trees. Building 10 is visible beyond the perimeter wall.

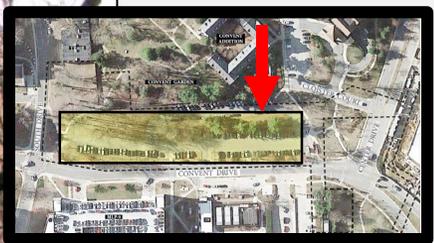
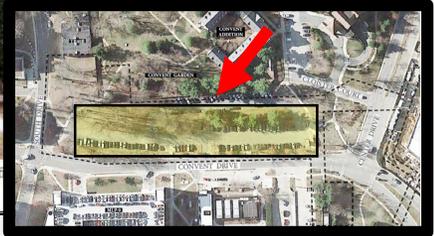


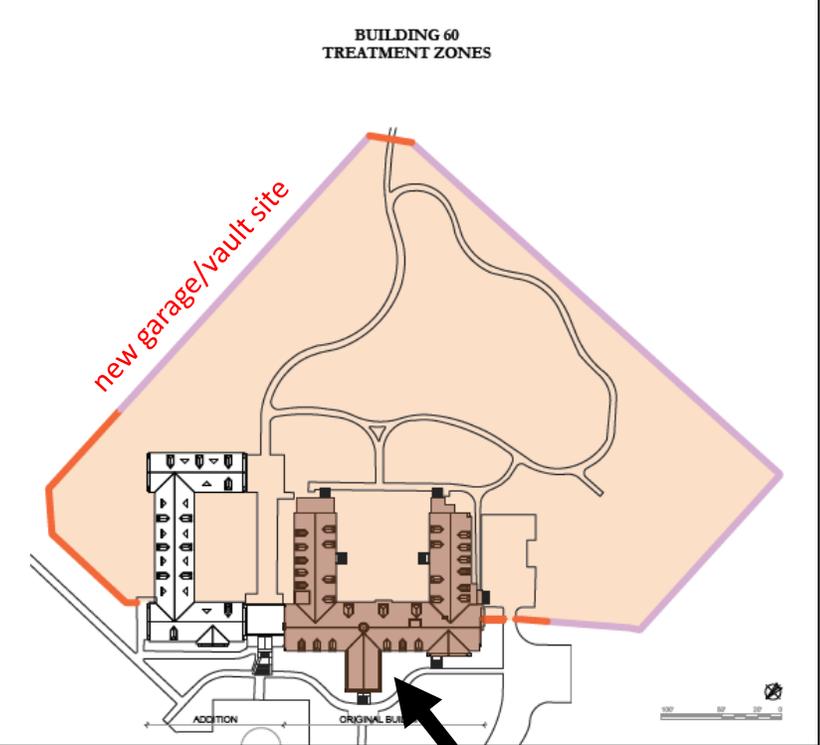
Figure 17: View toward the east from the Convent garden during wintertime, showing the extent of tree cover from evergreen trees. Building 10 and MLP-9 are visible beyond the perimeter wall.



Convent Building Site



Figure 10: View of the original Convent building. The building is in the Georgian Revival style and has remained with much of its architectural character intact both inside and out.



Convent Building Site



Figure 11: View of the non-original 1986-87 addition from within the Convent garden. The paving and landscape are non-original but retain some of the character of the original garden.

Convent Building Site



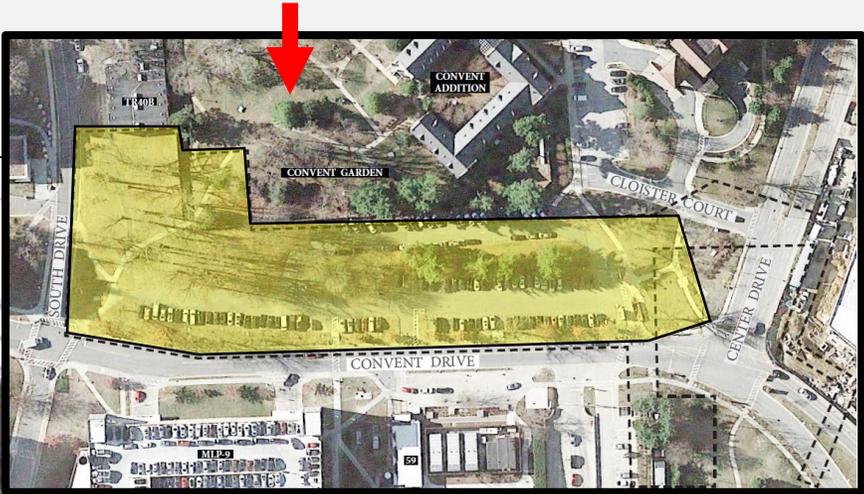
Figure 12: View looking east across the Convent garden, in the direction of the historic grotto, showing the extent of tree cover in the autumn while most leaves remain on the branch.



Convent Building Site



Figure 14: View toward the east from the Convent garden during wintertime, showing the extent of tree cover from evergreen trees. Building 10 and MLP-9 are visible beyond the perimeter wall.



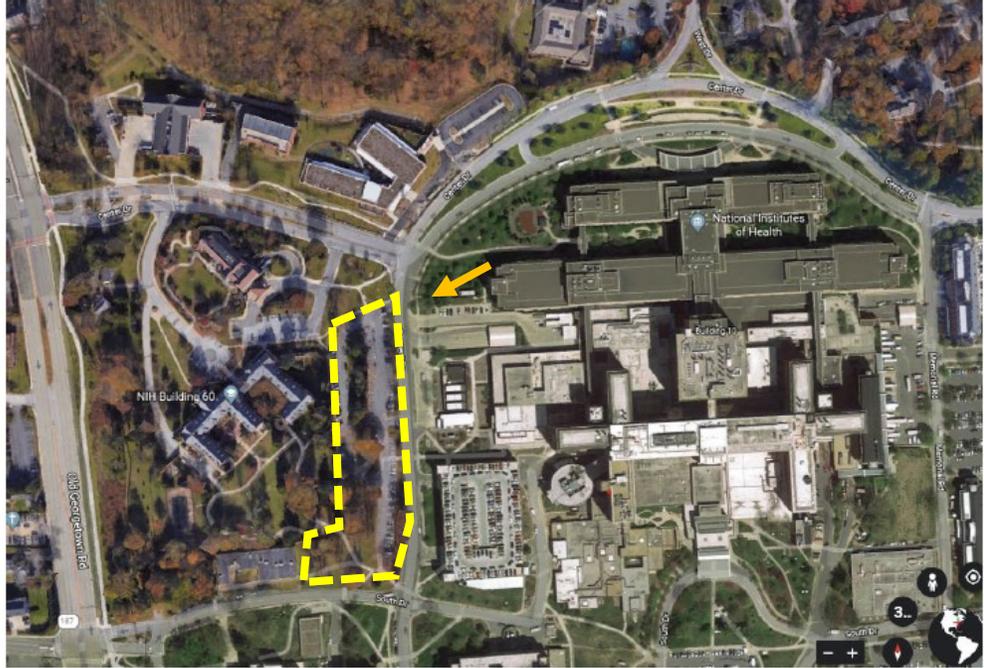
Garage/Utility Vault Renderings



Conceptual Rendering – UVPPG (MLP 15)
North-East View (Elevator Lobby on Convent Drive)



Conceptual Rendering – UVPPG (MLP 15)
North-East View (Elevator Lobby on Convent Drive)



Google Earth Image of the NW Quadrant of the NIH Bethesda Campus

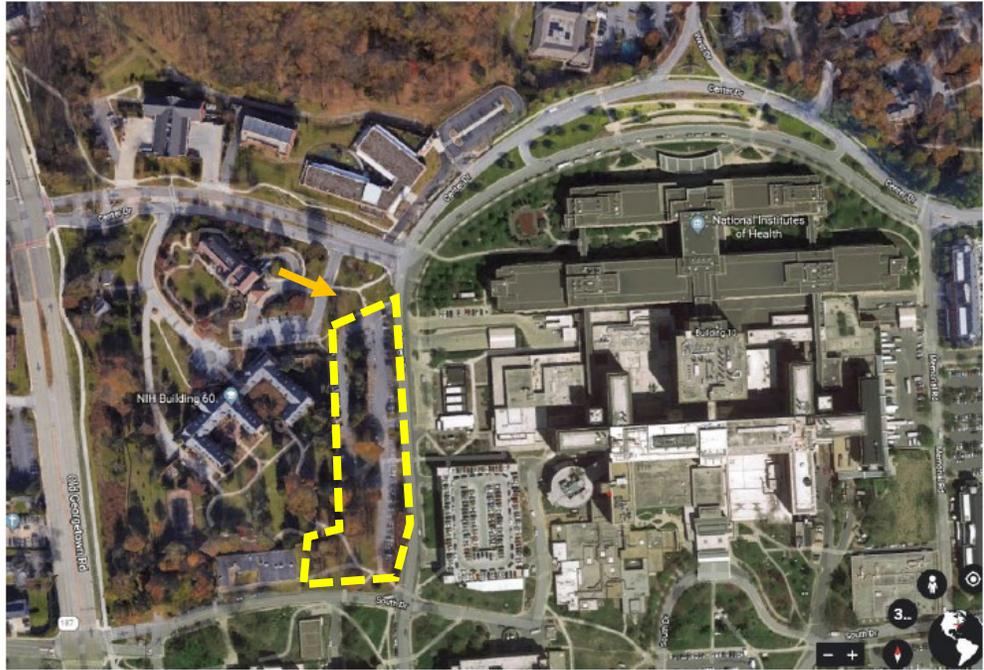
Garage/Utility Vault Renderings



Conceptual Rendering – UVPPG (MLP 15)
North-West View (from Convent Grounds & Family Lodge)

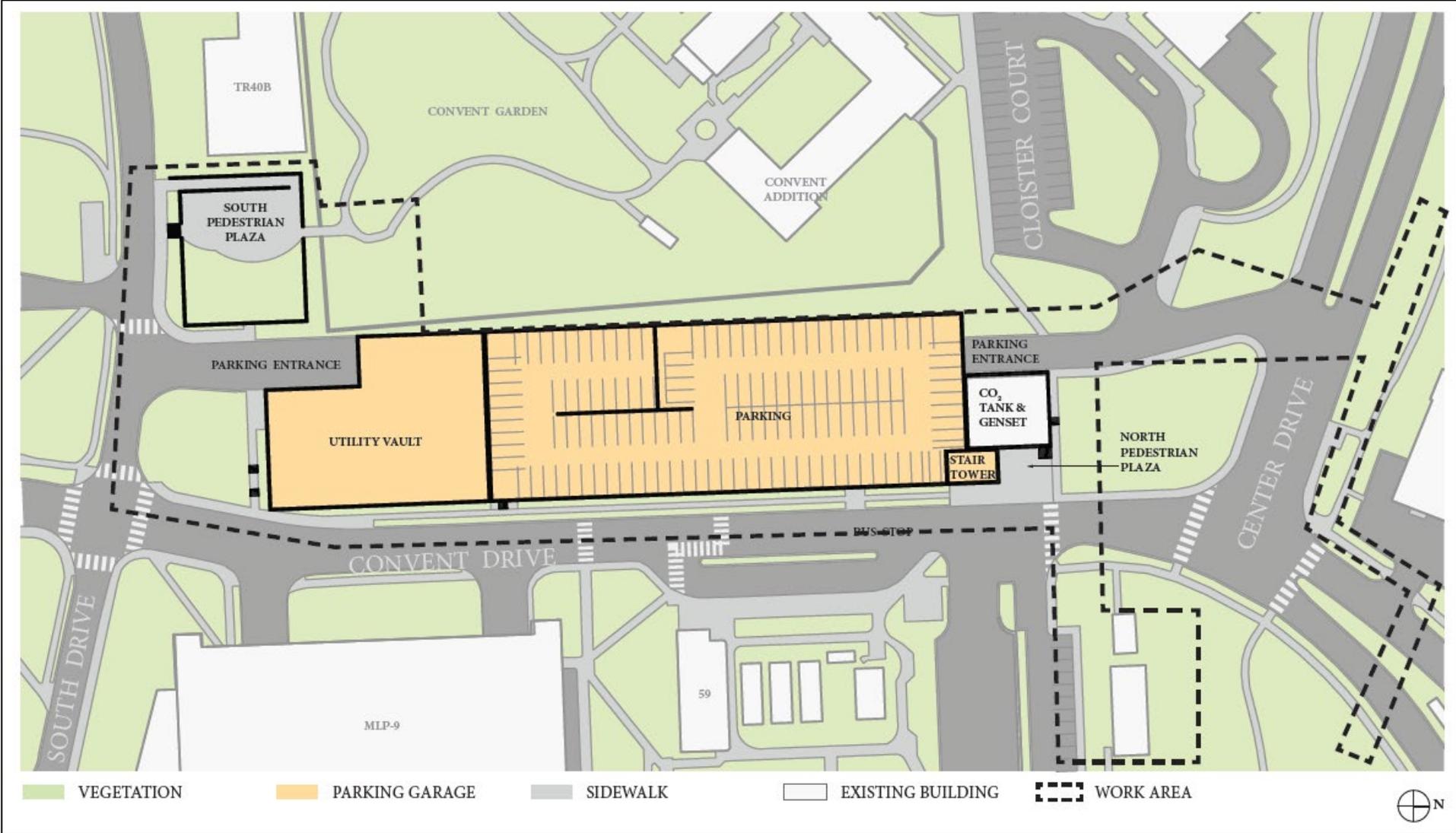


Conceptual Rendering – UVPPG (MLP 15)
North-West View (from Convent Grounds & Family Lodge)

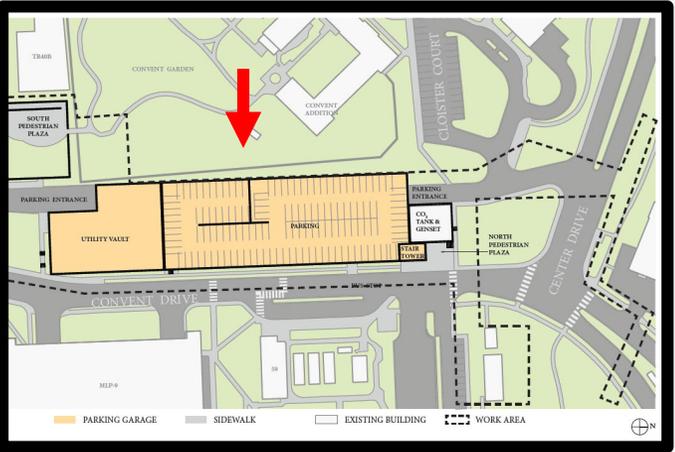
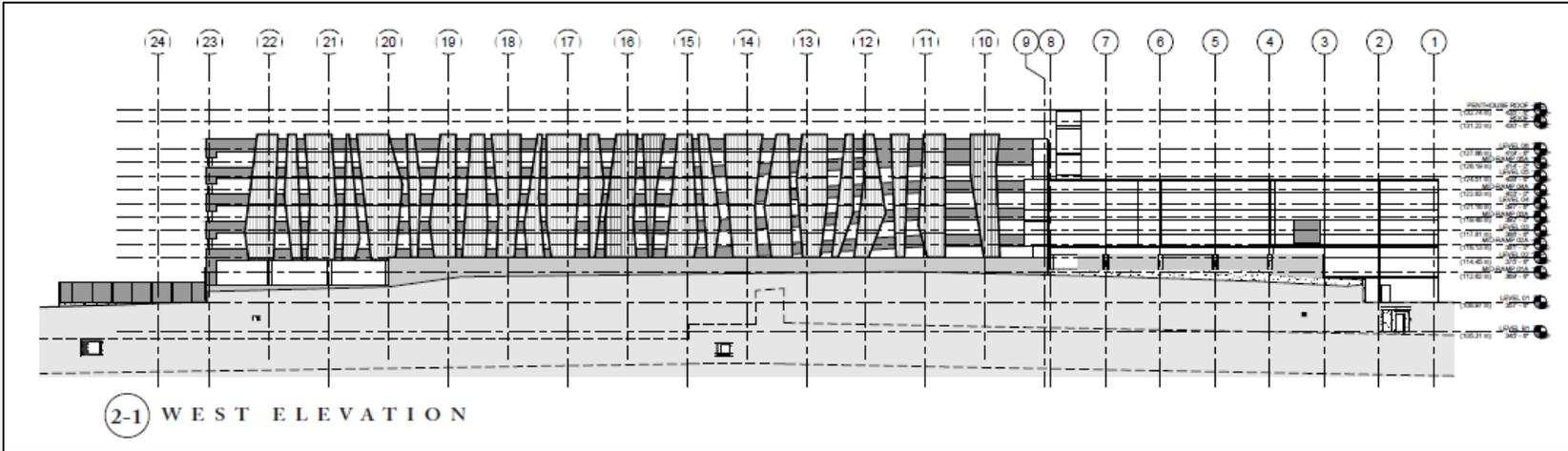
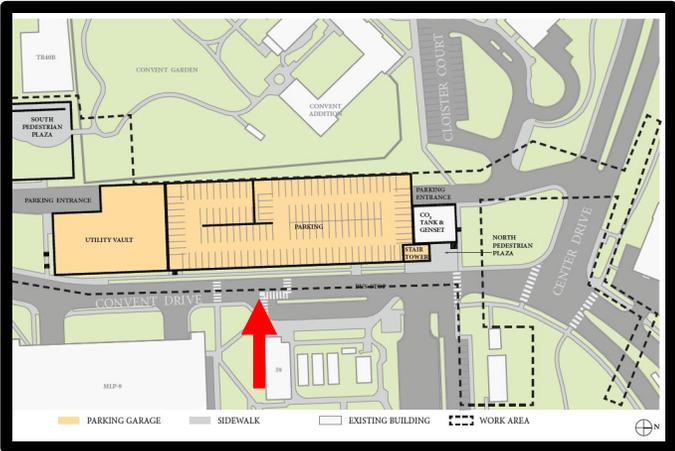
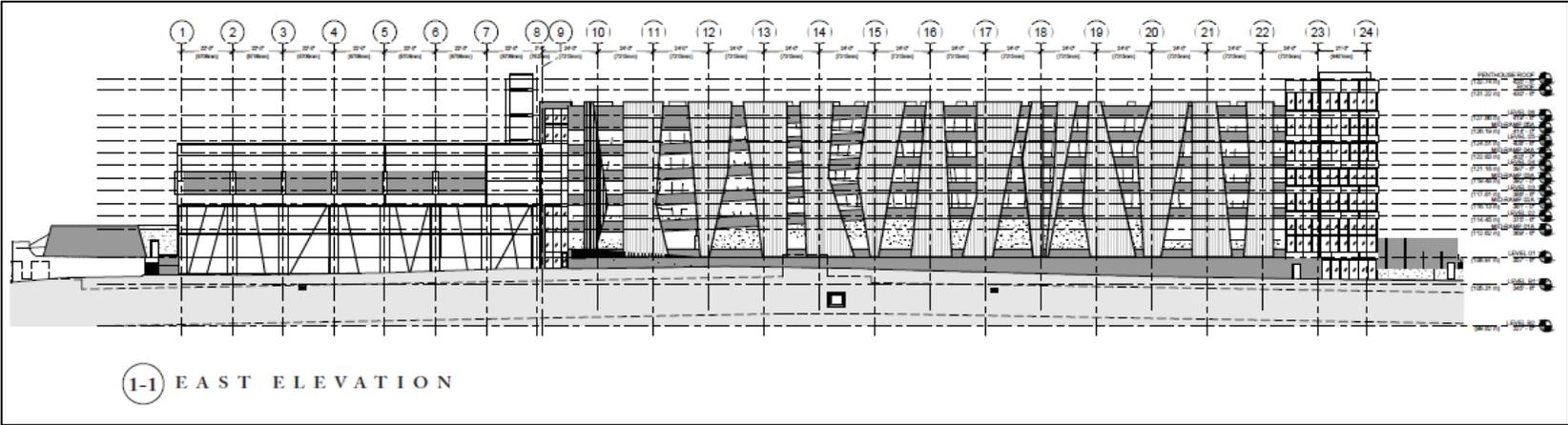


Google Earth Image of the NW Quadrant of the NIH Bethesda Campus

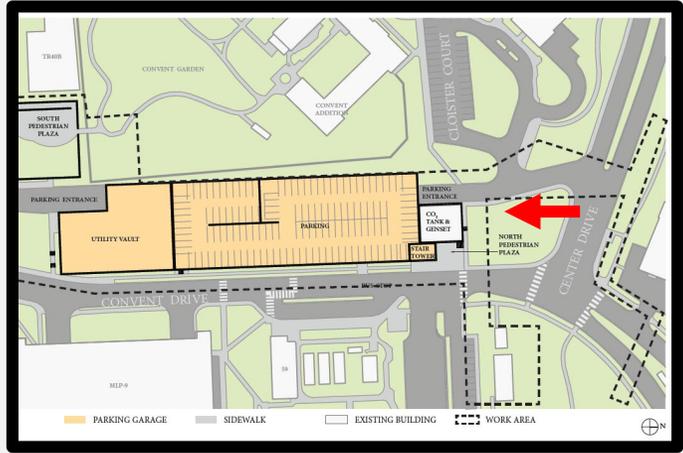
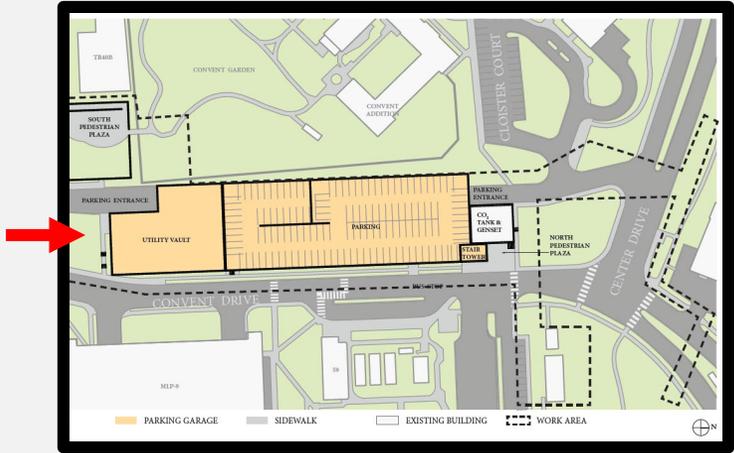
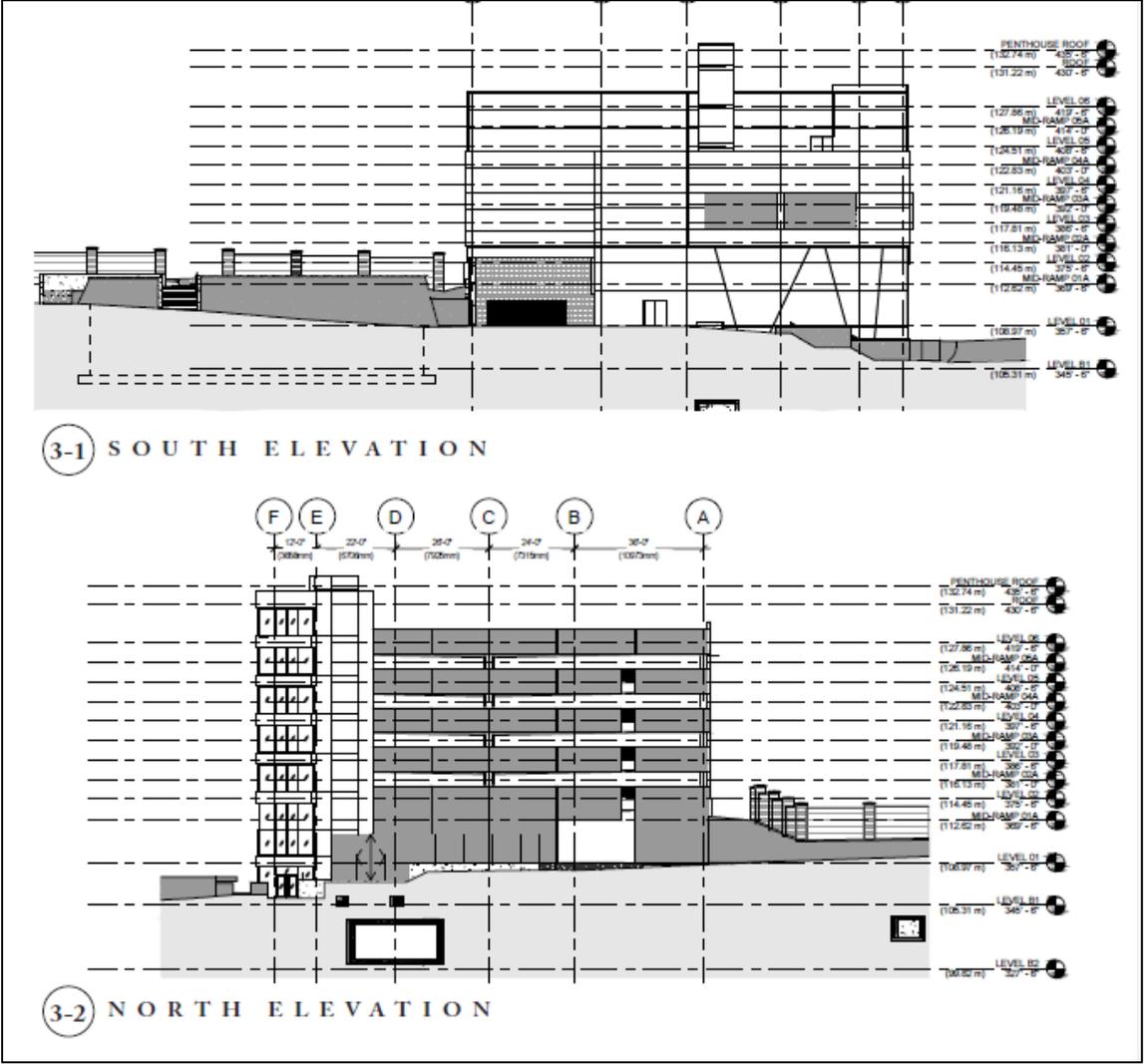
Garage / Utility Vault Concept Plan



Project Elevations



Project Elevations



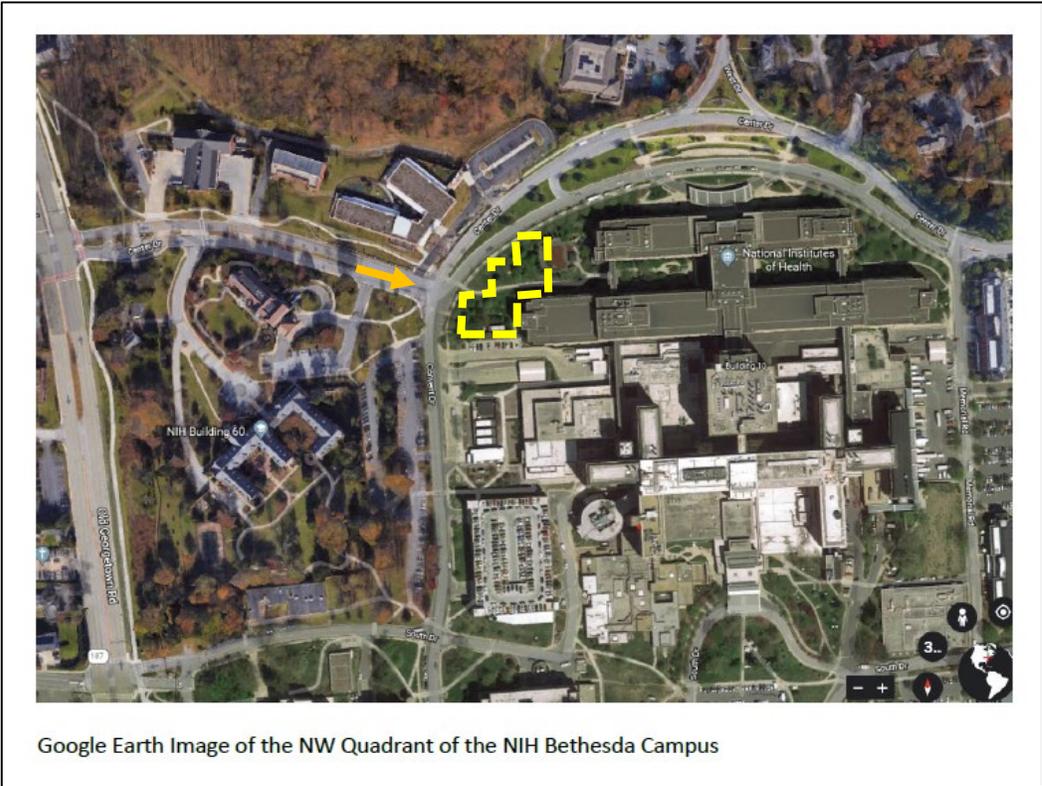
Building Addition Rendering



Schematic Site Plan – SRLM



Conceptual Rendering – SRLM
North-West View from Center Drive (Old Georgetown Road) Entrance



Google Earth Image of the NW Quadrant of the NIH Bethesda Campus

Proposed New Projects (compared to 2013 MP)

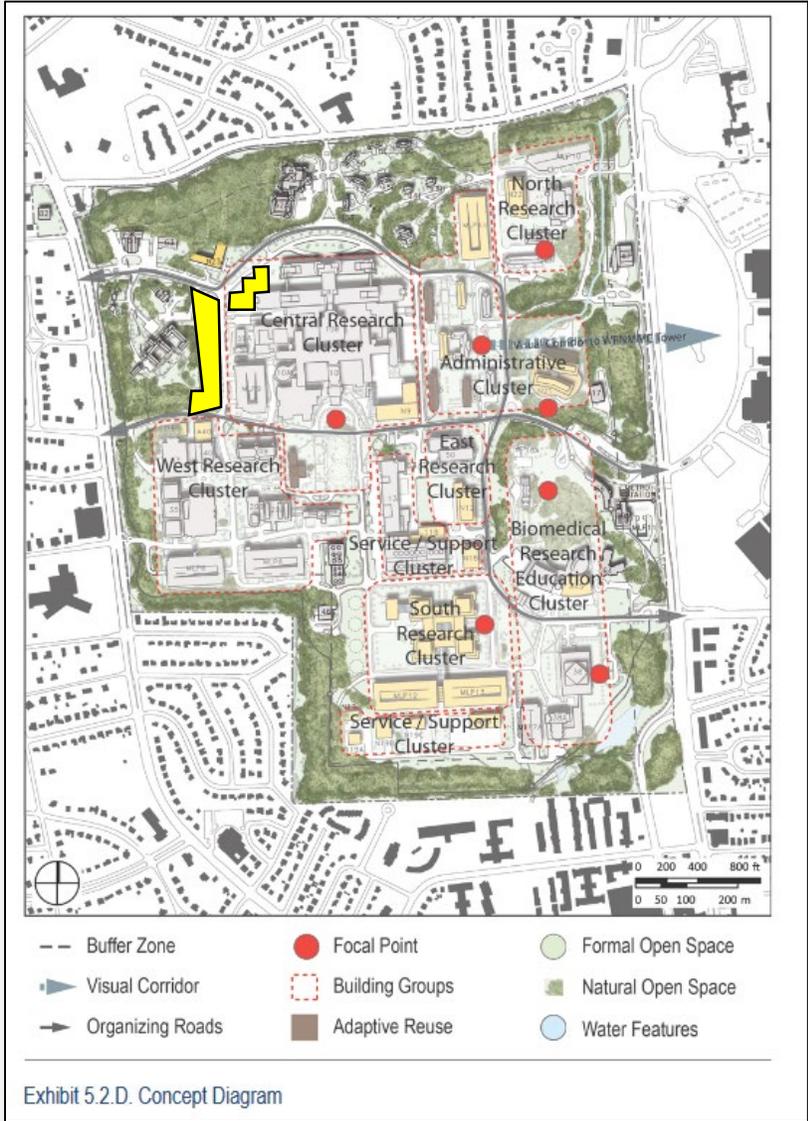
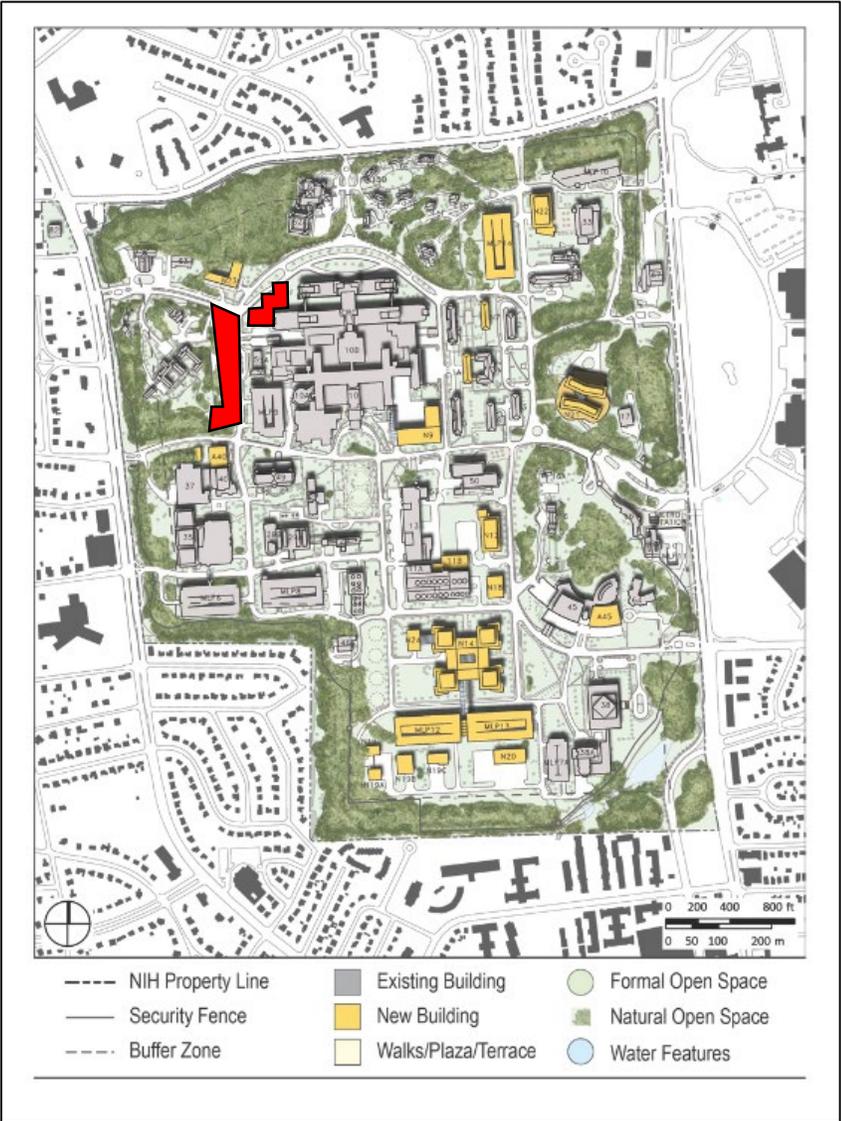
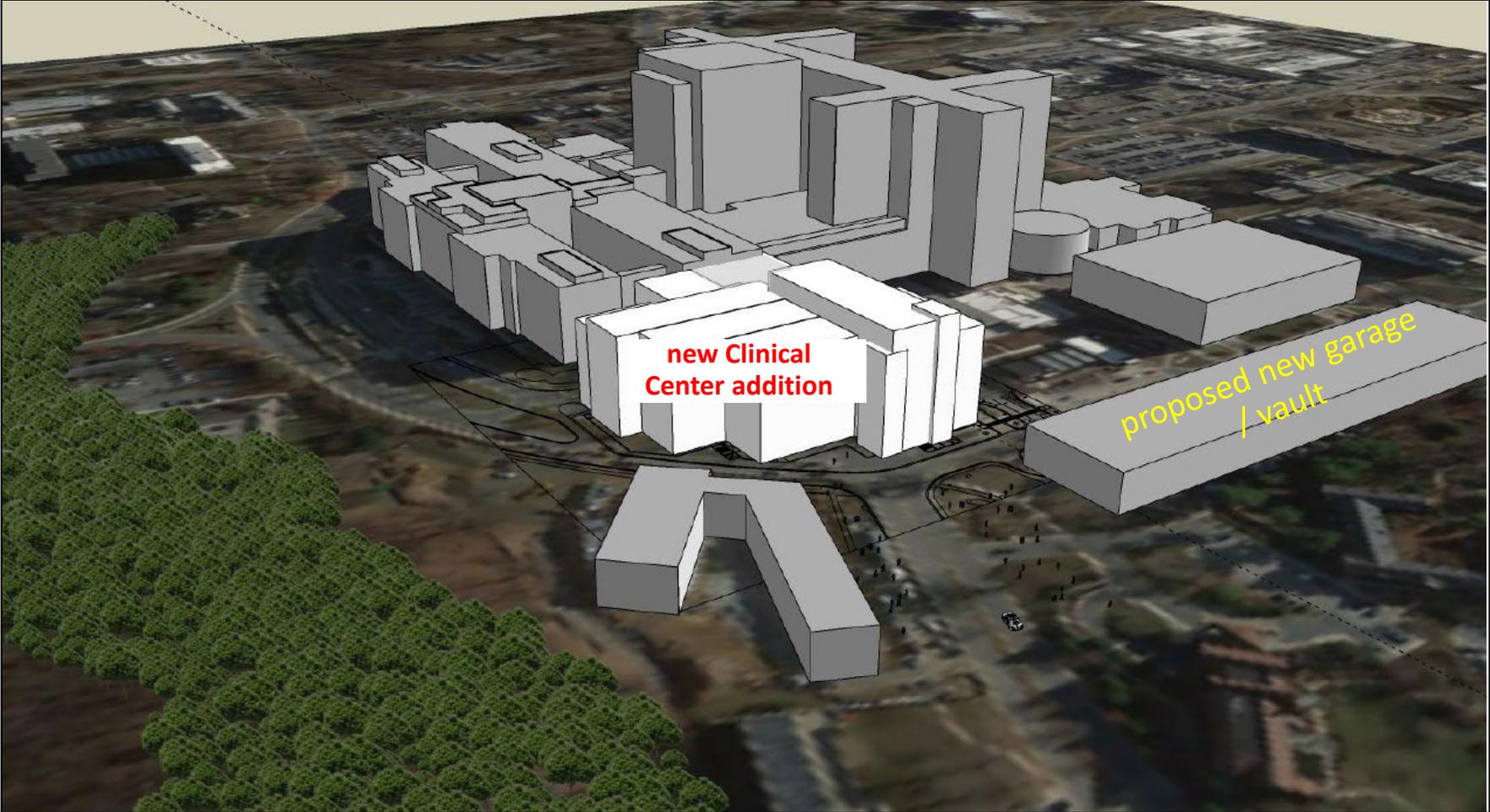
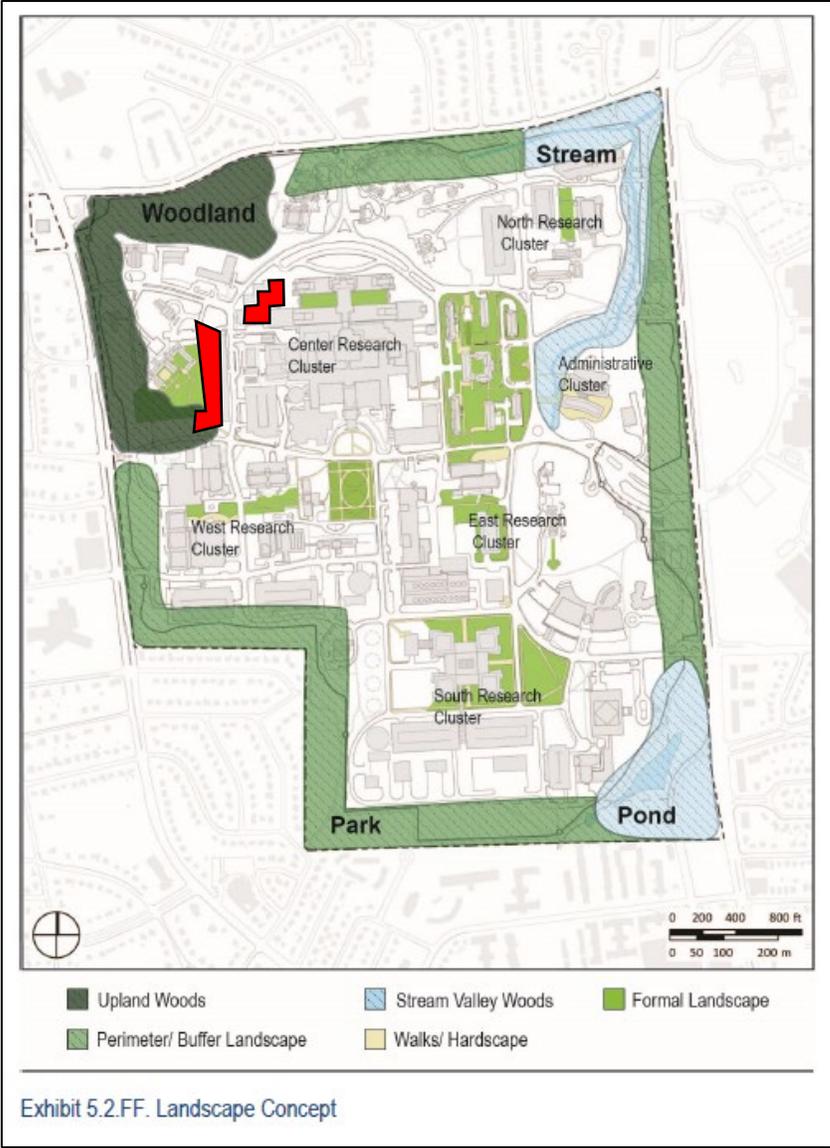
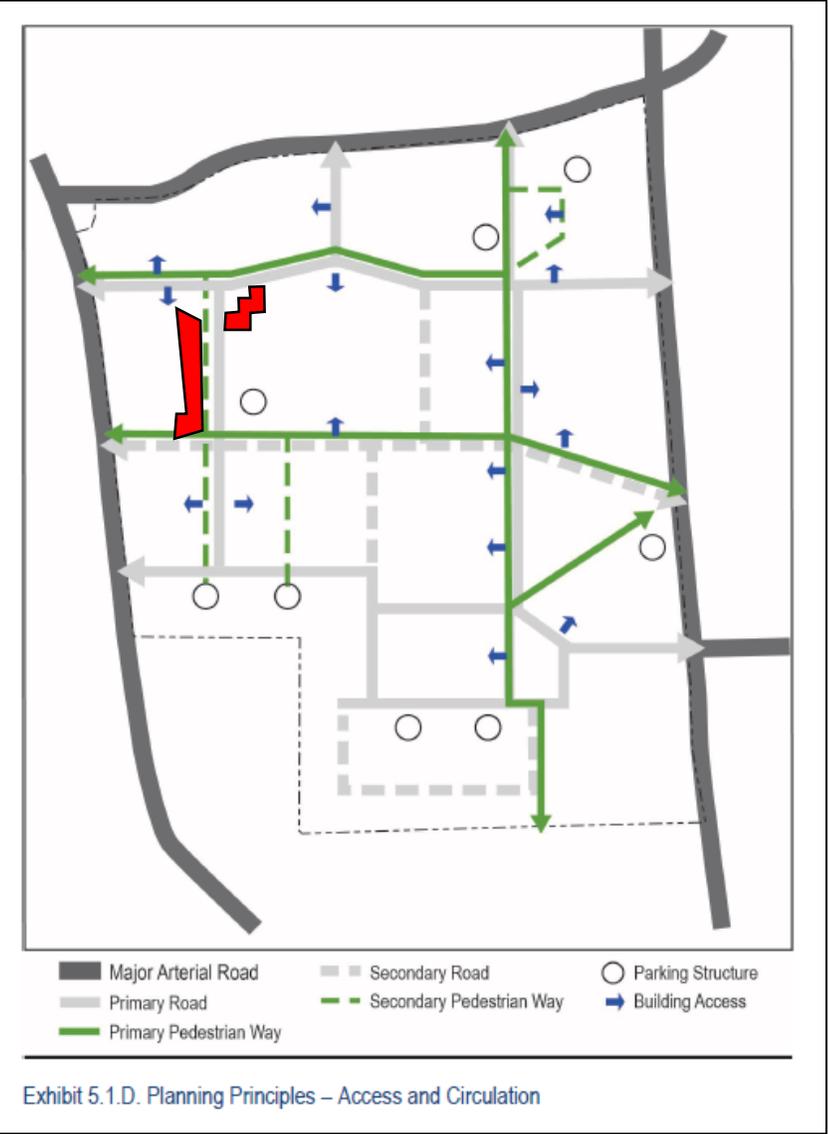


Exhibit 5.2.D. Concept Diagram

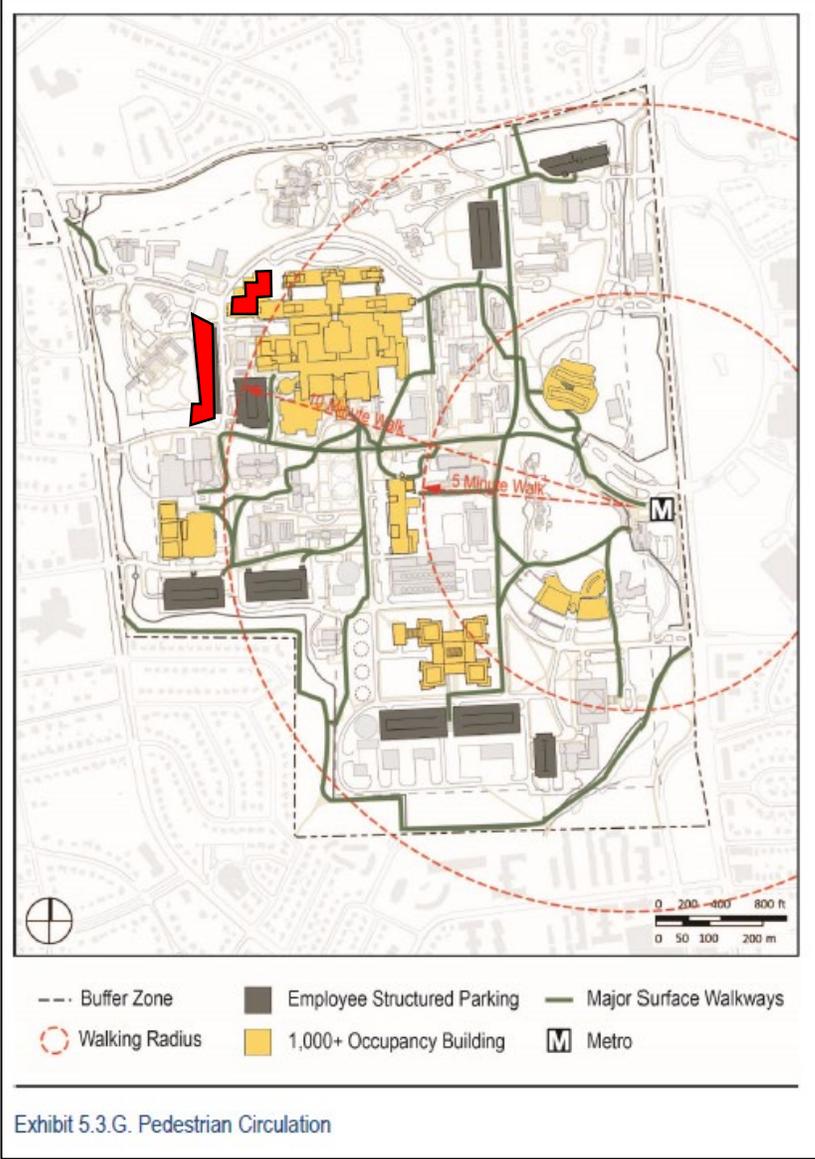
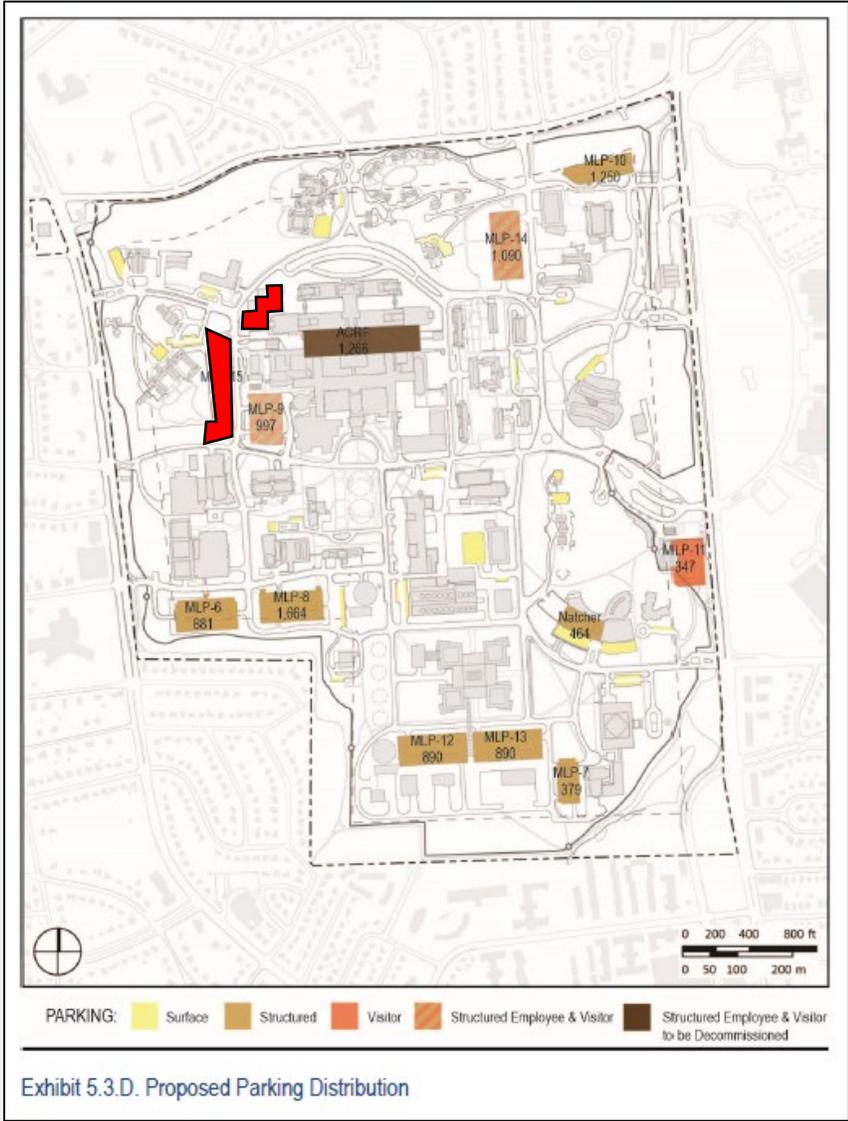
Conceptual Massings



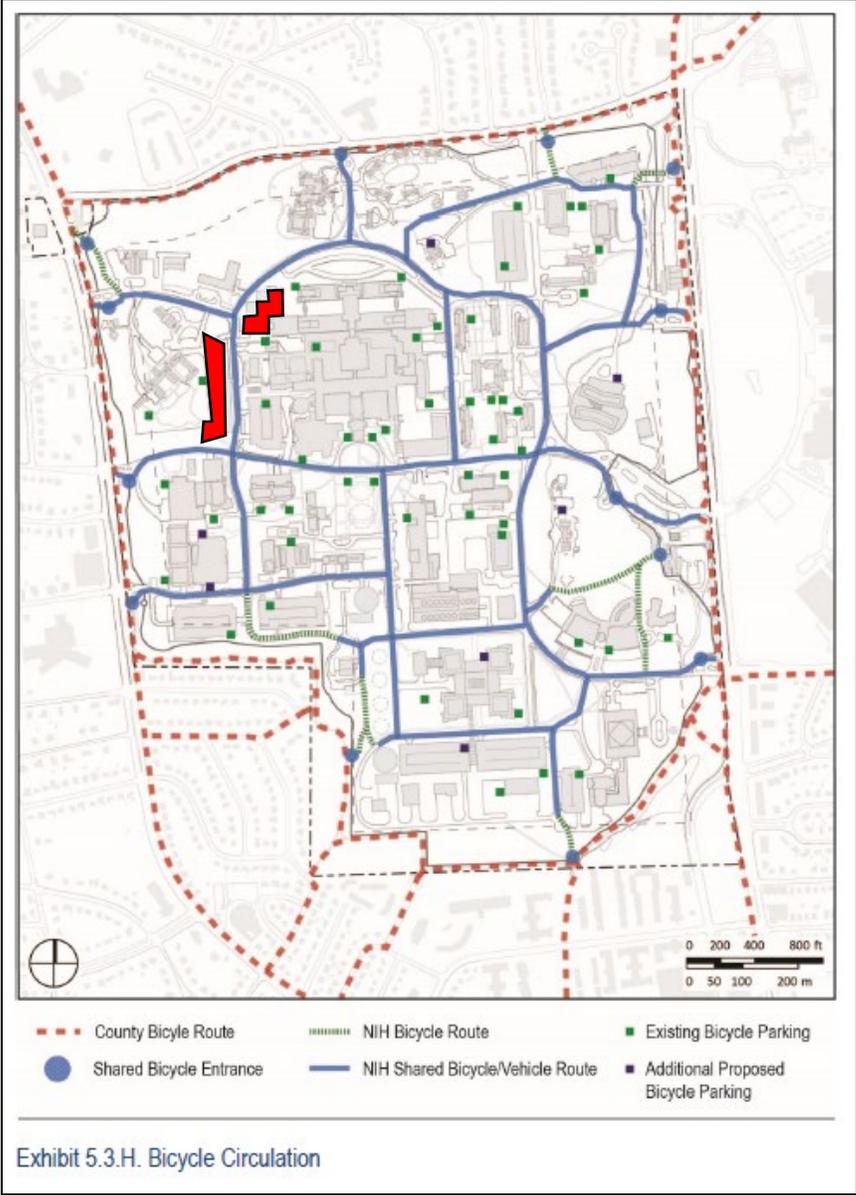
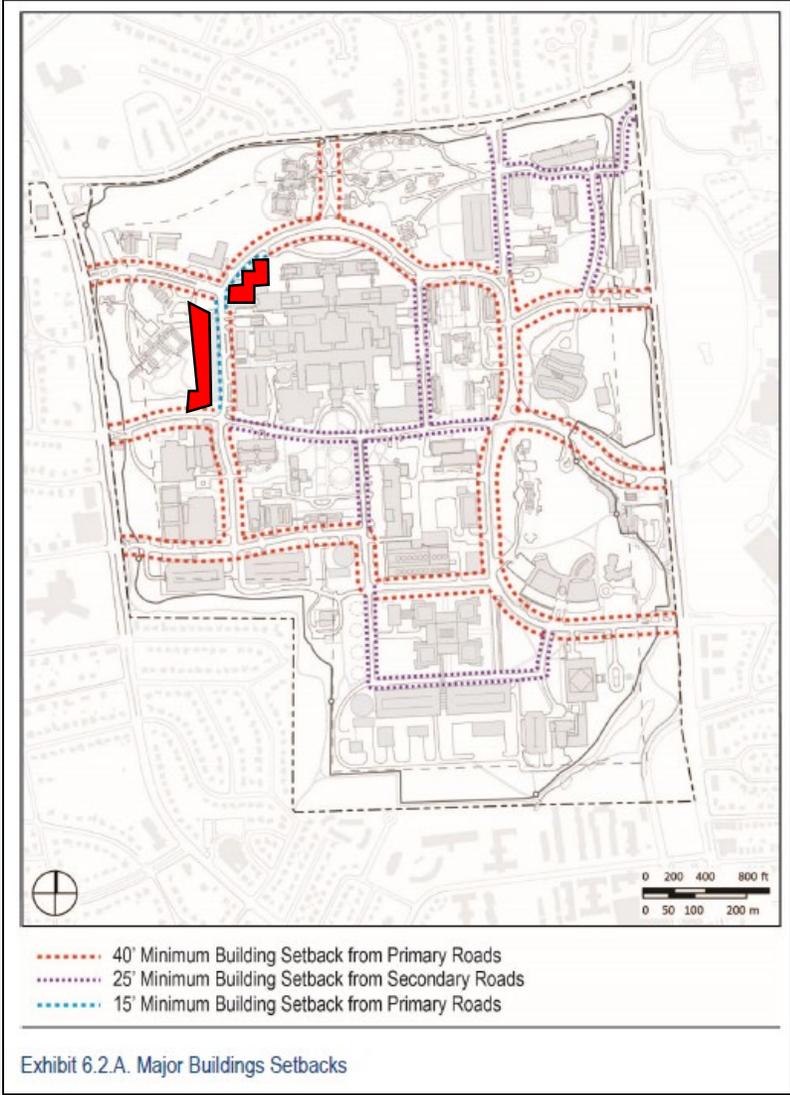
2013 Master Plan Comparison



2013 Master Plan Comparison



2013 Master Plan Comparison



2013 Master Plan Comparison

