Executive Director's Recommendation

Commission Meeting: September 3, 2020

PROJECT
Utility Vault and Parking Garage MLP-15
National Institutes of Health, Bethesda Campus
9000 Rockville Pike
Bethesda, Maryland

SUBMITTED BY
United States Department of Health and Human Services
National Institutes of Health

REVIEW AUTHORITY
Federal Projects in the Environs
per 40 U.S.C. § 8722(b)(1)

NCPC FILE NUMBER
8207

NCPC MAP FILE NUMBER
3101.20(05.00)45182

APPLICANT'S REQUEST
Approval of preliminary and final site and building plans

PROPOSED ACTION
Approve preliminary site and building plans with comments

ACTION ITEM TYPE
Staff Presentation

PROJECT SUMMARY

The United States Department of Health and Human Services (DHHS) has submitted a proposal to construct a new parking Garage (Multi-Level Parking-15) and Utility Vault to support the Building 10, Clinical Center Complex located immediately to the east. The Garage/Utility Vault will be constructed as a single structure. In addition, NIH plans to construct a new Clinical Center addition known as the Surgery, Radiology, Laboratory Medicine (SRLM) addition, which will be submitted in the future as a separate project. The MLP-15 Garage is designed as a six-level, 780-space structure and the new Utility Vault is designed as a two-level, 31,000 square foot structure. The proposed project must be located close to the Clinical Center based on their important connection to the future expansion and operation of the Building 10 Complex.

KEY INFORMATION

- NIH has designed the new Garage and Utility Vault to reflect nearby structures in the area including the large Clinical Center Complex and MLP-6 Garage across the street. The Clinical Center is a Modern-style red brick building and is clearly visible throughout the northern part of the campus with its relatively large fourteen-story, 3.14 million square foot size.
- The Garage/Utility Vault is consistent with many of the current 2013 Master Plan's guiding principles including: its designated 250-foot wide landscaped perimeter buffer; the campus's building height limit; and emphasis on clustered development. Some of these strategies have been in effect since NIH's 2003 Master Plan.
- The project would modify the Master Plan's prescribed 40-foot Convent Drive setback, with its proposed location 15-feet to the west of the roadway.
- The Master Plan's concept landscape plan identifies the area along the western and southwestern edges of the Garage/Utility Vault site as "Landscape Dominant", characterized by natural rolling topography and mature woodland cover of various age and density. The

project would require partial clearing of the forested area, with proposed tree replacement intended to restore the area's existing woodland character as much as possible.

- The NCPC parking ratio for the NIH Bethesda Campus is 1:3 due to its proximity to Metrorail service (Medical Center Station). After significant analysis, NIH has submitted a plan to meet the 1:3 goal through Travel Demand Management, future employment growth, and corrected employment and parking inventory numbers (Project # MP02).

RECOMMENDATION

The Commission:

Approves the preliminary site and building plans for the new MLP-15 Garage and Utility Vault on the main National Institutes of Health (NIH) campus in Bethesda, Maryland.

Notes that the MLP-15 Garage and Utility Vault project is part of a larger amendment to the current 2013 NIH Master Plan (Project # MP02), intended to support the Clinical Center as a state-of-the-art research facility through medical space expansion, parking replacement, and additional future power generation capacity.

Notes that the new Garage would replace existing employee, patient, and visitor parking in the immediate area and is reflected in the NIH parking plan to attain the campus's 1:3 parking goal by 2033.

Finds that the new MLP-15 Garage/Utility Vault would significantly impact the existing character of the area along the westside of the project site, which the NIH Master Plan identifies as "Landscape Dominant."

Recommends that NIH restore the area's wooded character to the extent possible by implementing a more effective and robust landscape design based on the following NCPC draft guidelines:

- Replace trees with a mix of native evergreen and deciduous shade trees similar to the existing mix on the Convent grounds and project site;
- Plant replacement trees with a minimum caliper size of 2.5 inches for shade trees, 1.5 inches for ornamental trees, and six-foot height for multi-stem and evergreen trees;
- Replace existing trees that measure less than 10-inches in diameter at a one-to-one (1:1) ratio; and
- Replace existing trees that measure 10-inches in diameter or more at a higher ratio based on the condition of each tree removed. Existing trees with a condition rating of "Fair," "Good," or "Excellent" should be replaced at a minimum two-to-one (2:1) ratio.

Recommends that NIH plant a new continuous row of street trees along the westside of Convent Drive, between Center Drive and South Drive, using the same tree species as the existing street trees or another compatible species.

Finds that additional trees and plantings can help screen the views of the Garage and Utility Vault from surrounding streets and buildings.

Recommends a more robust intensive green roof over the new fuel tank vault with ornamental trees and shrubs to help restore the wooded character of the site and to create a more sheltered, pleasant setting for the proposed pedestrian plaza.

Requests that NIH provide additional information about the proposed green screens in the final submission with confirmation that the proposed plants are appropriate for the amount of sun exposure; that the proposed plants are capable of growing vertically up the entire height of the screens; the time anticipated for the plants to reach the top level of the Garage; and an alternative treatment should the proposed green screens prove unsuccessful.

Recommends that NIH evaluate the following additional design features for inclusion in the final plans for the new MLP-15 Garage and Utility Vault:

- Rooftop solar panels on the Utility Vault and affixed to canopies on the top level of the new Garage;
- Permeable pavers and other permeable paving for construction of all on-site sidewalks and garage driveways.
- Garage and other on-site lighting that complies with International Dark-Sky Association (IDSA) standards; and
- Bioswale areas with appropriate native compatible grasses and shrubs.

Notes that NIH has issued a "no adverse effect" determination with conditional concurrence from the Maryland Historic Trust (MHT) based on a plan to protect the historic wall during construction; preserve historic wall materials and reuse those materials to help restore wall sections; and plant new trees on the Convent grounds to help hide future views of the project from the west.

Notes that NCPC does not have a formal Section 106 responsibility for NIH projects with the campus's location outside of the District of Columbia.

PROJECT REVIEW TIMELINE

Previous actions	**February 2020** – deferred action
Remaining actions (anticipated)	**Fall 2020** – Final site and building plan review

PROJECT ANALYSIS

Executive Summary

The new Garage/Utility Vault is proposed to enable continued use of the NIH Clinical Center Complex as a premier, world-class research facility. The project is proposed in conjunction with an amendment to the current 2013 Master Plan (Project # MP02), which is consistent with several of the Plan's key framework principles. However, the project would require decreasing the prescribed setback distance along Convent Drive and impact the area's current woodland character. NCPC comments are designed to improve the proposed preliminary landscape plan to help mitigate the project's impact as much as possible. The new MLP-15 Garage is reflected in a detailed NIH plan to attain NCPC's 1:3 Comprehensive Plan goal for the campus by 2033 (Project # MP02). Therefore, staff recommends that the Commission **approve the preliminary site and building plans for the new MLP-15 Garage and Utility Vault on the main National Institutes of Health (NIH) campus in Bethesda, Maryland.**

Background

NIH proposes to construct a new six-level Garage with a capacity of 780 spaces (40% for employees and 60% for patients/visitors), measuring approximately 120 feet wide (east-west), 360 feet long (north-south), with its top level ranging in elevation between 60-80 feet above the ground. The garage's highest elevation (stair/elevator tower rooftop) would measure approximately 100 feet above grade. Preliminary plans show the new Garage as constructed of pre-cast architectural concrete, with brick and dry-stone stacked veneers, and green screens attached to the western façade of the exterior westside structural columns (facing toward the Convent grounds). Vehicular access would be from both the north (Center Drive) and south (South Drive) of the Garage, with a direct below-grade tunnel (under Convent Drive) connection extending to the basement level of the existing Clinical Center. Plans show an air-open walled-in area adjacent to the northside of the Garage that would accommodate generators and a CO2 tank. The Garage is sited 15-feet from the western curb of Convent Drive and aligned between 8-20 feet from the historic Convent perimeter wall to the west.

In addition to the new Garage, the project would construct a new two-level, 31,000 square foot, above-ground Utility Vault, which is physically connected to the southside of the Garage, measuring approximately 120 feet wide (east-west), 160 feet long (north-south), and with a rooftop elevation of 45 feet above ground. Plans show the new Utility Vault as constructed of pre-cast architectural concrete, with brick and dry-stone stacked veneers in places. The new Garage's southern access driveway would pass beneath the Utility Vault's upper level, which would extend over the driveway. The Utility Vault is sited 15-feet from the western curb of Convent Drive and between 6-8 feet from the historic Convent perimeter wall to the west.

Plans show a new underground fuel tank vault to the west of the Utility Vault, on the other side of the Garage's southern access driveway, with concrete walls and a dry-stone stacked veneer, with a proposed sedum green roof and rooftop plaza area. The fuel vault would have an underground tunnel connection to the Utility Vault (below the Garage driveway), with door access on its eastside, facing the Utility Vault. The roof, measuring approximately 90 x 100-feet, would support a 30 x 35-foot pedestrian plaza constructed of concrete pavers. The new vault would appear as a raised plateau, with a pedestrian connection to the plaza area from its northside, near the historic

Convent wall. Plans show a new sidewalk along the vault's northern and western edges, extending between a relocated Convent gate and South Drive.

Preliminary landscape plans show the total removal of 137 trees within the project site consisting of a mix of shade, evergreen, and ornamental trees. As mitigation, NIH would replant a mix of shade, ornamental, and evergreen trees (126 trees total) on the project site and along the western and eastern sides of the historic Convent building. In addition to the new trees, NIH would also plant new shrubs along the east and south sides of the fuel vault; along the southern edge of the Utility Vault; along the eastside of the new Garage/Utility Vault; and to the north of the Garage.

Ancillary site development would include sidewalks, stormwater management areas, lighting, and outside furniture. NIH would construct a new five-foot wide sidewalk along Convent Drive between the eastside of the Garage and roadway curb (connecting sidewalks along Center Drive and South Drive). Plans show three new benches within the new fuel tank vault plaza area to help establish a new gathering space. Finally, NIH would relocate the Convent's entry gate approximately 50 feet to the north of its current wall corner location, which would preserve access between the Convent grounds, project site (near the fuel tank vault), and South Drive.

The purpose of the Garage/Utility Vault project is to enable continued use of the main Clinical Center (Building 10) as a premier, world-class research facility through expansion of the facility's clinical/research space. The new Garage would replace area parking (removed from both the project site and beneath the Clinical Center) in an accessible location and enable NIH to reduce its operating costs associated with continued use of the CCC garage. NIH's proposed parking plan, which shows how the campus would attain a 1:3 parking goal (by 2033), reflects the new MLP-15 Garage. The new Utility Vault would expand electrical (sub-station) capacity for the Clinical Center (and new Surgery Radiology Laboratory Medicine Addition) without disrupting the power supply that would result from reconstructing the facility on the same site. These projects are part of a larger master plan amendment for the northwestern part of the NIH campus (Project # MP02).

In terms of phasing, the project would not be phased but constructed as one project. Once the Garage and Utility Vault are operational, the existing electrical equipment (Buildings 59, 59A) would be relocated into the new Utility Vault, and Buildings 59 and 59A would then be removed. NIH would use the MLP-15 Garage to store construction materials and equipment, as well as provide space for management functions for construction of the new SRLM Addition before opening the Garage up to public parking. Once the staging area for the SRLM is no longer needed and the garage spaces are operational, underground Clinical Center parking (780) would be closed and repurposed to another use (i.e. equipment repair, storage, freezer space).

In summary, staff recommends that the Commission:

- **Note that the MLP-15 Garage and Utility Vault project is part of a larger amendment to the current 2013 NIH Master Plan (Project # MP02), intended to support the Clinical Center as a state-of-the-art research facility through medical space expansion, parking replacement, and additional future power generation capacity.**

- **Note that the new Garage would replace existing employee, patient, and visitor parking in the immediate area and is reflected in the NIH parking plan to attain the campus's 1:3 parking goal by 2033.**

Analysis

The current NIH Master Plan identifies the area along the western and southwestern edges of the Garage/Utility Vault site as "Landscape Dominant", characterized by natural rolling topography and mature woodland cover of various age and density. According to the Plan, buildings within these areas are generally "visually absorbed" by the landscape. The new Garage/Utility Vault project would require partial clearing of the existing woodland area, with new trees proposed to help restore the forested character of the area once the project is complete. However, the future visual character of the area would be significantly impacted until the new trees have time to mature. Therefore, staff recommends that the Commission **find that the new MLP-15 Garage/Utility Vault would significantly impact the existing character of the area along the westside of the project site, which the NIH Master Plan identifies as "Landscape Dominant."**

NIH has tree replacement policies which recommend one-to-one replacement for smaller trees and a higher ratio for larger trees; however, the project's proposed replacement would not fully replace the number of trees removed. NCPC is currently revising its tree policies to reflect the latest industry standards and Best Management Practices from local jurisdictions in the Region, with draft replacement policies based on tree size, species, and condition ratings. The intent of the updated Commission policies is to prevent a net tree canopy loss. Staff believe that the proposed tree mitigation could be accomplished in a more effective manner than currently reflected in preliminary landscape plans. Therefore, staff recommends that the Commission **recommend that NIH restore the area's wooded character to the extent possible by implementing a more effective and robust landscape design based on the following NCPC draft guidelines:**

- **Replace trees with a mix of native evergreen and deciduous shade trees similar to the existing mix on the Convent grounds and project site;**
- **Plant replacement trees with a minimum caliper size of 2.5 inches for shade trees, 1.5 inches for ornamental trees, and six-foot height for multi-stem and evergreen trees;**
- **Replace existing trees that measure less than 10-inches in diameter at a one-to-one (1:1) ratio; and**
- **Replace existing trees that measure 10-inches in diameter or more at a higher ratio based on the condition of each tree removed. Existing trees with a condition rating of "Fair," "Good," or "Excellent" should be replaced at a minimum two-to-one (2:1) ratio.**

The project would remove several street trees along Convent Drive, with no tree replacement proposed along Covent Drive once construction is complete. The NIH Master Plan (Exhibit 6.4.C, Campus Planting Patterns) shows trees along Convent Drive to help frame the roadway as a major street on campus. The new Garage would be located approximately 15 feet from the roadway, leaving ample space for a sidewalk and street trees. NIH should plant a continual line of street trees along the length of the site (westside of Convent Drive) as shown in the Master Plan, either with the same tree species as the existing trees (to be removed) or with another comparable species

suitable for roadway adjacency conditions. Examples of such species include London plane tree, little leaf linden, willow oak, and American elm (Dutch Elm Disease resistant varieties only). Therefore, staff recommends that the Commission **recommends that NIH plant a new continuous row of street trees along the westside of Convent Drive, between Center Drive and South Drive, using the same tree species as the existing street trees or another compatible species.** In addition, staff recommends that the Commission **find that additional trees and plantings can help screen the views of the garage and utility vault from surrounding streets and buildings.**

NIH proposes to construct the fuel tank vault with sedum plants (extensive green roof) and stone patterns surrounding a small plaza on the vault roof. While extensive green roofs offer many environmental benefits, the low-profile and openness of the extensive roof would contrast with the existing, mature wooded character of the site. To maintain more of the existing character, the applicant should explore methods to increase the soil depth above the vault structure to support small trees and shrubs. Additional soil depth can be achieved by mounding the soil and/or constructing low landscape walls that may be used for seating and supporting additional soil. An intensive or semi-intensive green roof treatment would create a more park-like setting for the proposed pedestrian plaza, thereby adding to the potential quality of the space. Therefore, staff recommends that the Commission **recommend a more robust intensive green roof over the new fuel tank vault with ornamental trees and shrubs to help restore the wooded character of the site and to create a more sheltered, pleasant setting for the proposed pedestrian plaza.**

Finally, landscape plans propose vertical green screens affixed to the western façade of the new Garage coinciding with the exterior structural columns to help breakup the scale of the structure when viewed from the Convent grounds. The green screens are shown to scale the entire height of the Garage columns, with maximum heights of approximately 60 feet above grade. It is currently unclear if the proposed plants can successfully grow from the ground to the top of the Garage as illustrated in the submission drawings. Factors such as microclimate (including sun exposure), plant species, density and frequency of planting, and maintenance would affect the success of the green screens. Therefore, NIH should include this additional information in the final project submission and consider alternatives to the green screen should it prove to be unsuccessful beyond the period of establishment (one to three years) for the plants. Therefore, staff recommends that the Commission **request that NIH provide additional information about the proposed green screens in the final submission with confirmation that the proposed plants are appropriate for the amount of sun exposure; that the proposed plants are capable of growing vertically up the entire height of the screens; the time anticipated for the plants to reach the top level of the Garage; and an alternative treatment should the proposed green screens prove unsuccessful.**

Besides landscaping, NIH should consider incorporating sustainable features into the project such as solar panels, permeable paving, and lighting that is consistent with International Dark-Sky Association (IDSA) standards. Canopy-mounted solar panels on the top level of the Garage would have the benefit of sheltering parkers from the weather in addition with generating sustainable power for the Garage and other area lighting. Sustainability in design is encouraged through both NCPC Comprehensive Plan (Federal Element) and NIH Master Plan (Chapter 6, Development

Guidelines). Site development plans show new sidewalks and access drives to the Garage, which could be constructed of permeable pavers and concrete to reduce the demand for additional stormwater management capacity. Therefore, staff recommends that the Commission **recommend that NIH evaluate the following additional design features for inclusion in the final plans for the new MLP-15 Garage and Utility Vault:**

- **Rooftop solar panels on the Utility Vault and affixed to canopies on the top level of the new Garage;**
- **Permeable pavers and other permeable paving for construction of all on-site sidewalks and Garage driveways.**
- **Garage and other on-site lighting that complies with International Dark-Sky Association (IDSA) standards; and**
- **Bioswale areas with appropriate native compatible grasses and shrubs.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The proposed new Garage/Utility Vault are included in the Master Plan amendment, which was submitted for final NCPC approval at its meeting on September 3, 2020 (Project # MP02). The amendment includes the new Garage, Utility Vault, and a new addition to the Clinical Center Complex (SRLM addition). As part of the amendment, NIH has submitted a parking plan that demonstrates how the campus would attain a 1:3 goal by 2033, which is consistent with NCPC's Transportation Element. The new Garage is reflected in the parking plan. However, the Garage/Utility Vault submission includes a landscape plan that would result in a net tree loss (-11), which is inconsistent with current NCPC tree replacement policies.

National Historic Preservation Act

NIH identifies several character-defining features for the NRHP-eligible Convent property 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. The new Garage/Utility Vault project would be clearly visible from the Convent property based on its height, its siting near the historic perimeter wall (6-20 feet away) and required tree removal for construction.

NIH has completed its Section 106 review of the project with a "no adverse effect" finding (June 23, 2020), and a conditional concurrence by MHT in July 2020, based on multiple mitigation measures as follows: protecting the historic wall during construction; preserving historic materials from the wall and reusing the materials to help restore various sections of the wall; and planting new trees on the Convent grounds to help hide views of the project from the west. NCPC does not have a formal Section 106 responsibility for the project, with its location outside of the District of Columbia.

Therefore, staff recommends that the Commission **note that NIH has issued a "no adverse effect" determination with conditional concurrence from the Maryland Historic Trust (MHT) based on a plan to protect the historic wall during construction; preserve historic wall materials and reuse those materials to help restore wall sections; and plant new trees on the Convent grounds to help hide future views of the project from the west.** Furthermore, staff recommends that the Commission **note that NCPC does not have a formal Section 106 responsibility for NIH projects with the campus's location outside of the District of Columbia.**

National Environmental Policy Act

The NIH is currently analyzing the proposed project through an Environmental Impact Statement (EIS), with a release of a draft EIS for public comment from July 10th - August 10th. NIH anticipates a signed Record of Decision (ROD) in early September 2020. For projects in the Environs, outside of the District of Columbia, NCPC does not have a formal review responsibility under NEPA.

CONSULTATION

NCPC previously referred out the Master Plan amendment development, which includes the proposed new Garage/Utility Vault, to the Maryland Department of Planning (MDP) clearinghouse. In turn, MDP forwarded the projects to the following agencies for review and comment: 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 apart from the MHT (see National Historic Preservation Act section). In addition, the NIH consulted with various State and local agencies during the on-going NEPA review for the projects.

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. NIH reports that 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
08/26/2020

POWERPOINT (ATTACHED)

National Capital Planning Commission

National Institutes of Health Parking (MLP-15) Garage and Utility Vault

9000 Rockville Pike, Bethesda, Maryland

Approval of Preliminary and Final Site and Building Plans

United States Department of Health and Human Services

September 3, 2020 | File: 8207

Project Summary

Commission Meeting Date: September 3, 2020

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

Applicant Request: Approval of preliminary and final site and building plans

Session: Open Session

NCPC Review Officer: Michael Weil

NCPC File Number: 8207

Project Summary:

The United States Department of Health and Human Services (DHHS) has submitted preliminary and final site and building plans for a new parking garage (MLP-15) and Utility Vault, included as part of a proposed final master plan amendment (MP02) for the northwest area of the NIH campus. The garage would be a 6-level structure (between 55-100-feet above grade depending on perspective location), with 780-spaces (patient, visitor, and employee parking), intended to replace both surface parking (on the new garage/UV site) and parking that would be removed under the Clinical Center based on security concerns and cost to repair and restore the space. The new Utility Vault would be a fully enclosed 2-level (between 40-60-feet above grade), 31,000 square foot structure to provide expanded electrical (sub station) capacity close to the Clinical Center. Finally, the development would include a partially-underground vault to house emergency fuel tanks to the west of the main Utility Vault site, enclosed with a sedum green roof and open pedestrian plaza area. The new MLP-15 garage would connect to the Clinical Center through a new underground tunnel, intended as a patient entry into the Center.

The new garage/Utility Vault site – partially developed with a surface parking lot (with 140 visitor, patient, employee spaces) - is bordered on its west by Building 60 (known as the Convent), which is eligible for the National Register of Historic Places. The project site slopes from its western edge (along its boundary with the Convent property – physically separated with a historic perimeter wall) and slopes downward to the east (towards Convent Drive) and south towards South Drive. The lowest point on the project site is situated at the Convent Drive / South Drive intersection, near the southeast corner of the future Utility Vault.

Project Summary

Section 106 Review

NIH issued a “no adverse effect” finding for construction of their proposed new MLP-15 garage/Utility Vault adjacent to the historic Convent property, with concurrence issued by MHT in July 2020. The finding was based on the following detailed plans:

Plans for how the perimeter wall will be protected during construction.

Risk identification

Due to the nature of the proposed construction, the NIH has identified the following risks: damage from vibration from nearby construction, especially the UVPPG foundation; and physical impact to the wall.

Protection measures

Vibration will be minimized by using auger piles instead of driven piles. The wall would be protected from impact from tools/equipment along the site through self-supporting chain link fencing. A supplemental wooden framework with debris netting would be secured to the fencing to protect the wall from falling materials. See Attachment A for a sketch of impact protection. A change in the west façade treatment from large sections of precast concrete to a metal framework (planted screen) will further reduce this risk.

Documentation and Monitoring

The NIH has documented the existing condition of the wall by photographing each wall section. A construction quality management services contractor would conduct routine field inspections, over and above the monitoring provided by the construction contractor’s quality control and safety personnel. The NIH can thereby monitor the condition of the wall and the efficacy of the protection measures and can propose changes.

Project Summary

Section 106 Review (continued)

Architectural drawings for alterations to the wall and gate.

Disassembly of one of the south wall sections to establish a new opening will result in some amount of salvaged terra cotta and brick. The quantity of material would be insufficient to restore the open southeast corner to its original closed condition. The NIH proposes to:

- Retain salvaged material as stock for future repairs to original portions of the wall.
- Construct a compatible corner infill using new materials, following precedent established at the northeast segment of the wall. These newer wall sections, being faced in clay brick, are compatible yet distinguishable from the original terra cotta sections. These new sections will use a precast concrete cap, to reduce the incidence of water infiltration behind the brick.
- Drawing(s) for a new compatible metal gate will be submitted later. A photo of the existing compatible, non-original gate is provided on Slide X.

Landscaping plan within the Convent garden to minimize visual impact; Landscaping plan for area between garage and the perimeter wall.

The view from the garden, following soon after NIH's initial 1949 purchase of 50 acres of land from the Sisters of the Visitation, has been characterized by development of high-rise hospital and laboratory buildings. The new garage/UV would be the nearest yet, and the NIH recognizes that the west façade bears a special responsibility to the setting of the Convent building and garden.

Project Summary

Section 106 Review (continued)

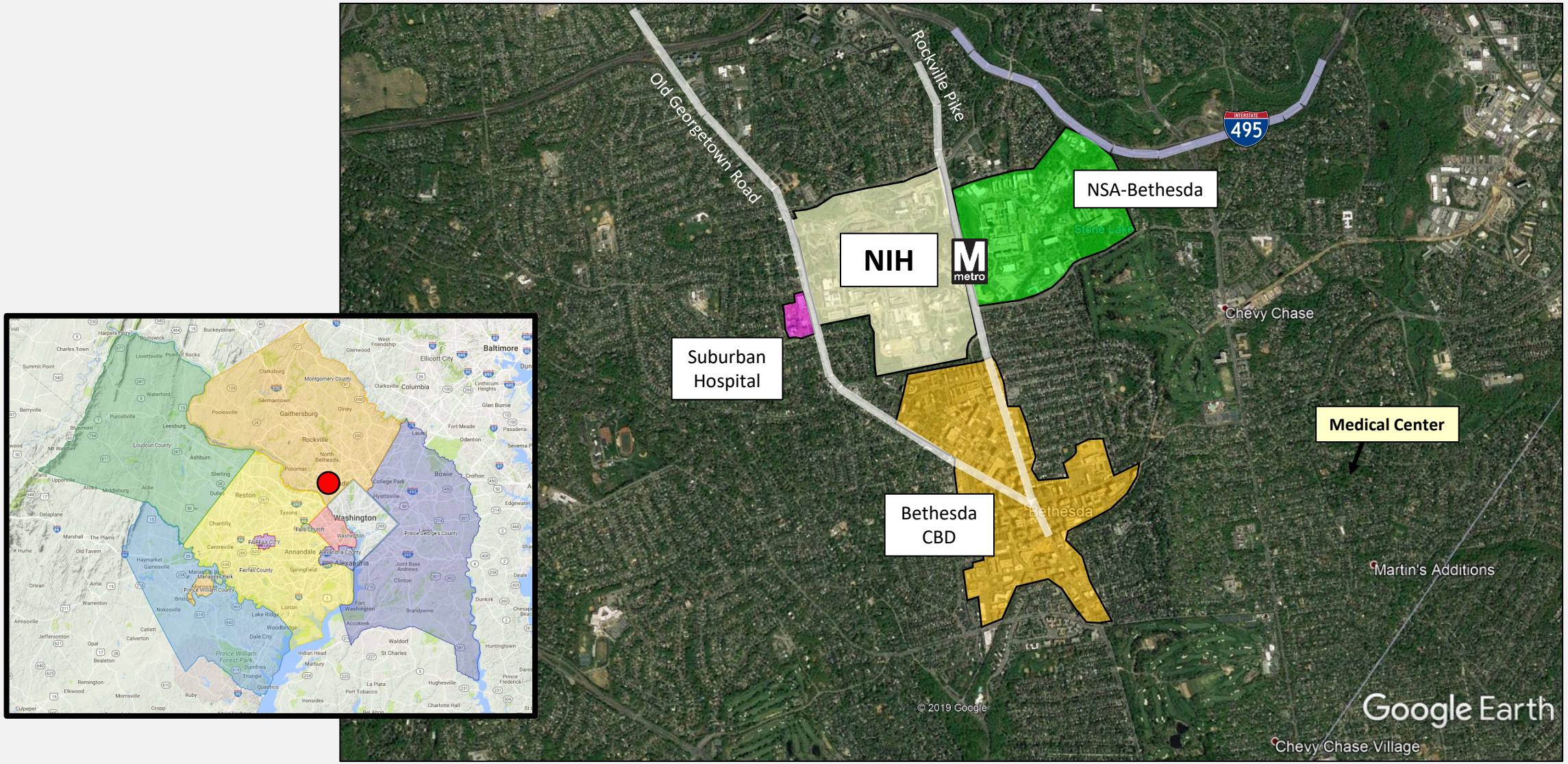
The NIH proposes a two-part approach for using plantings to minimize the visual impact:

- Additional plantings throughout the garden will supplement existing landscaping and provide visual interest at the reconstructed corner where a portion of (noncontributing) walkway will be removed. The NIH Landscape Architect was consulted in this landscape planning, to recommend species and to review the planting plan for consistency with the present character of the garden.

- In lieu of ground plantings in the area between the garage and the Convent perimeter wall, the NIH proposes planted screens mounted on the parking garage portion of the UVPPG. The planted screens would fill out before any newly planted trees and provide a much more extensive screen of greenery than could be achieved by only planting trees along the perimeter wall. Furthermore, this plan maintains a clear area adjacent to the outside of the wall, for easy inspection of that space by maintenance staff, and to ensure that organic matter and moisture are not trapped against the wall. Updates to the facades have been favorably reviewed by the NIH Architectural Design Review Board.

Finally, the NIH has consulted with the public through the NEPA process (on-going), with the NIH Community Liaison Council, and the project is currently submitted for NCPC preliminary review.

NIH Campus


Old Georgetown Road
Rockville Pike
495
NSA-Bethesda
NIH
metro
Suburban Hospital
Bethesda CBD
Medical Center
Chevy Chase
Martin's Additions
Chevy Chase Village
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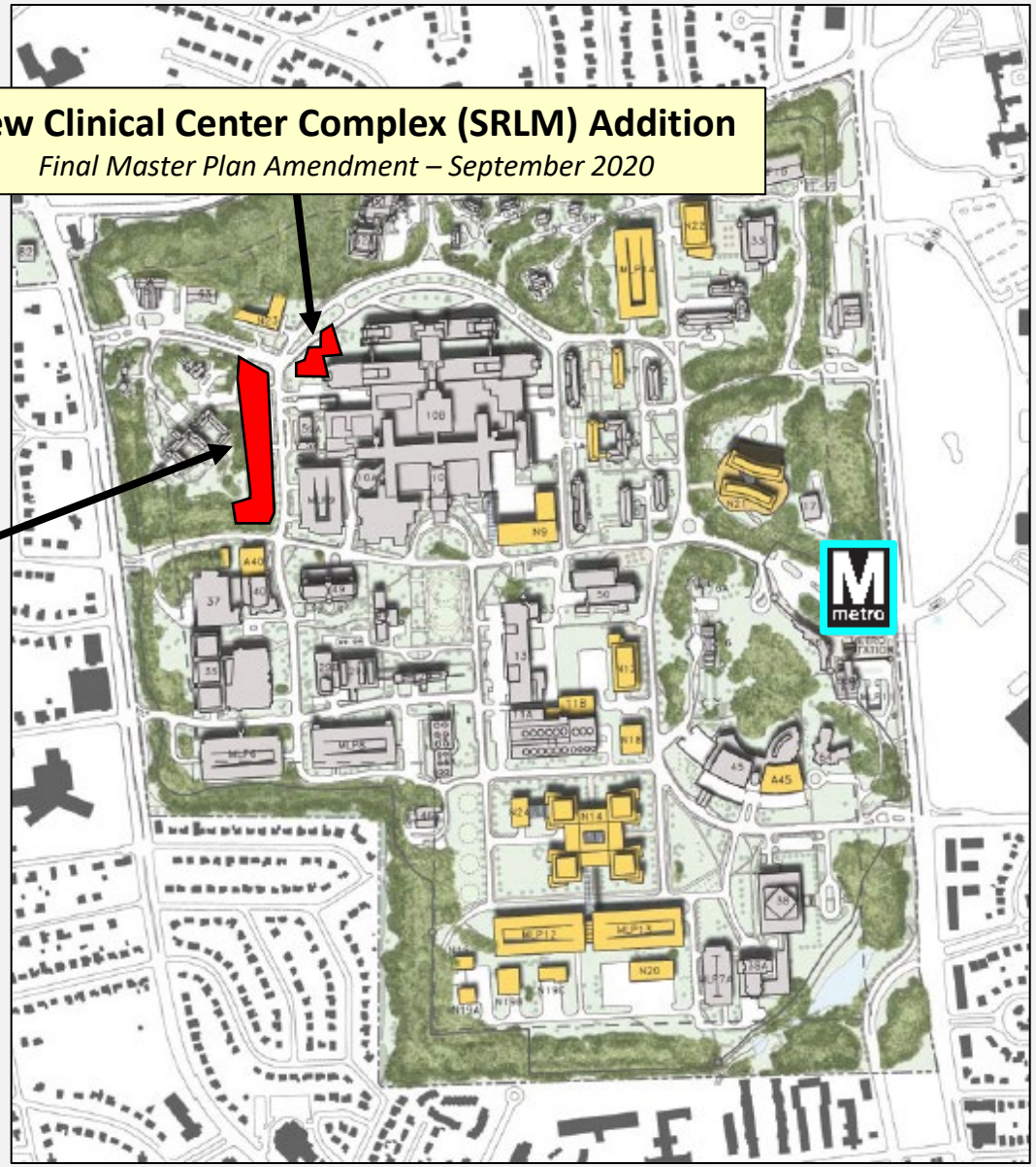
Project Location

NIH Property Line	Existing Building	Formal Open Space
Security Fence	New Building	Natural Open Space
Buffer Zone	Walks/Plaza/Terrace	Water Features

New Clinical Center Complex (SRLM) Addition
Final Master Plan Amendment – September 2020

MLP-15 garage / Utility Vault
Final Master Plan Amendment & Preliminary/Final Review – September 2020



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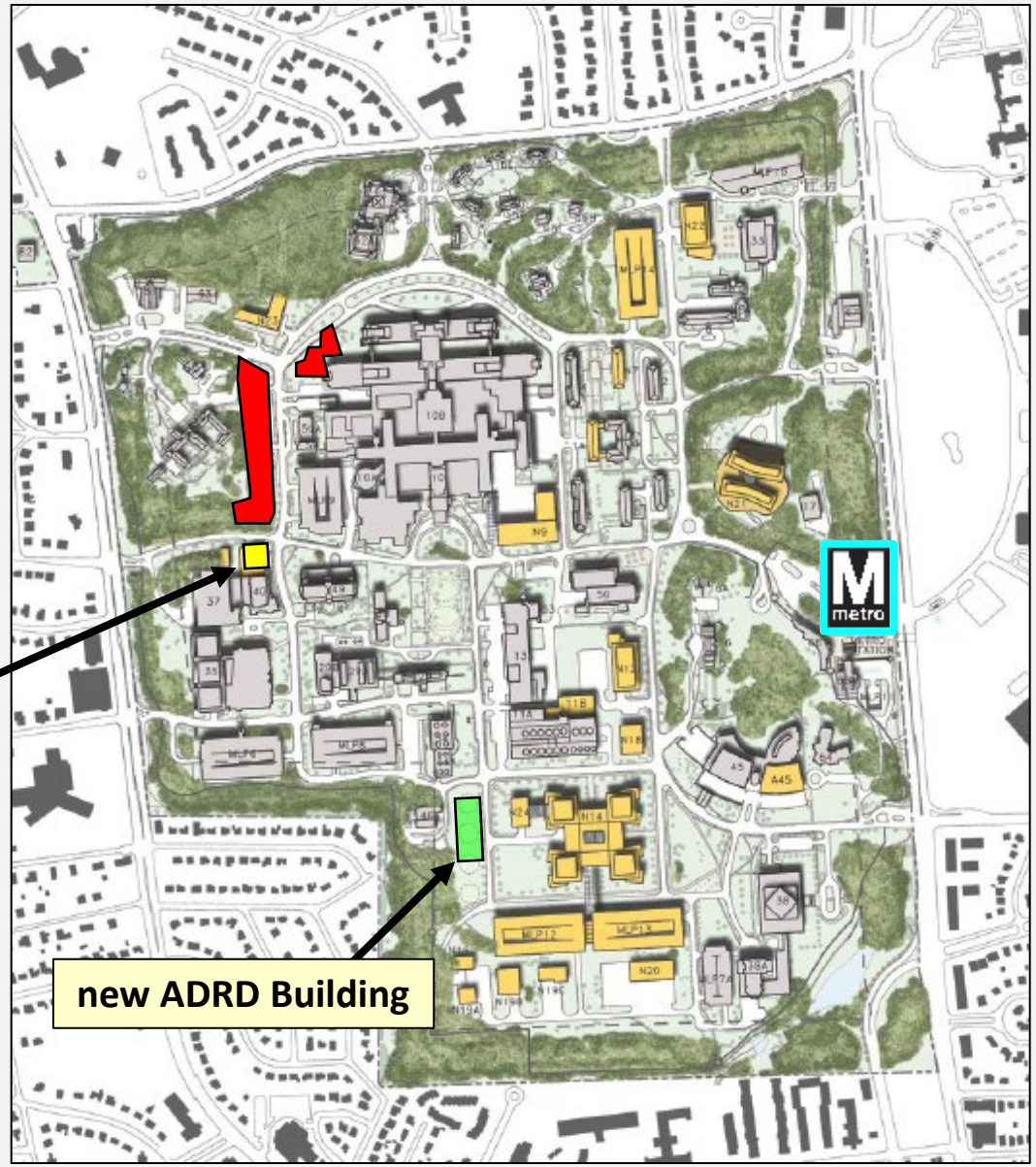
2013 Master Plan

Project Location

NIH Property Line
Security Fence
Buffer Zone
Existing Building
New Building
Walks/Plaza/Terrace
Formal Open Space
Natural Open Space
Water Features

new Building 40A Addition
Preliminary NCPC approval - September 2020

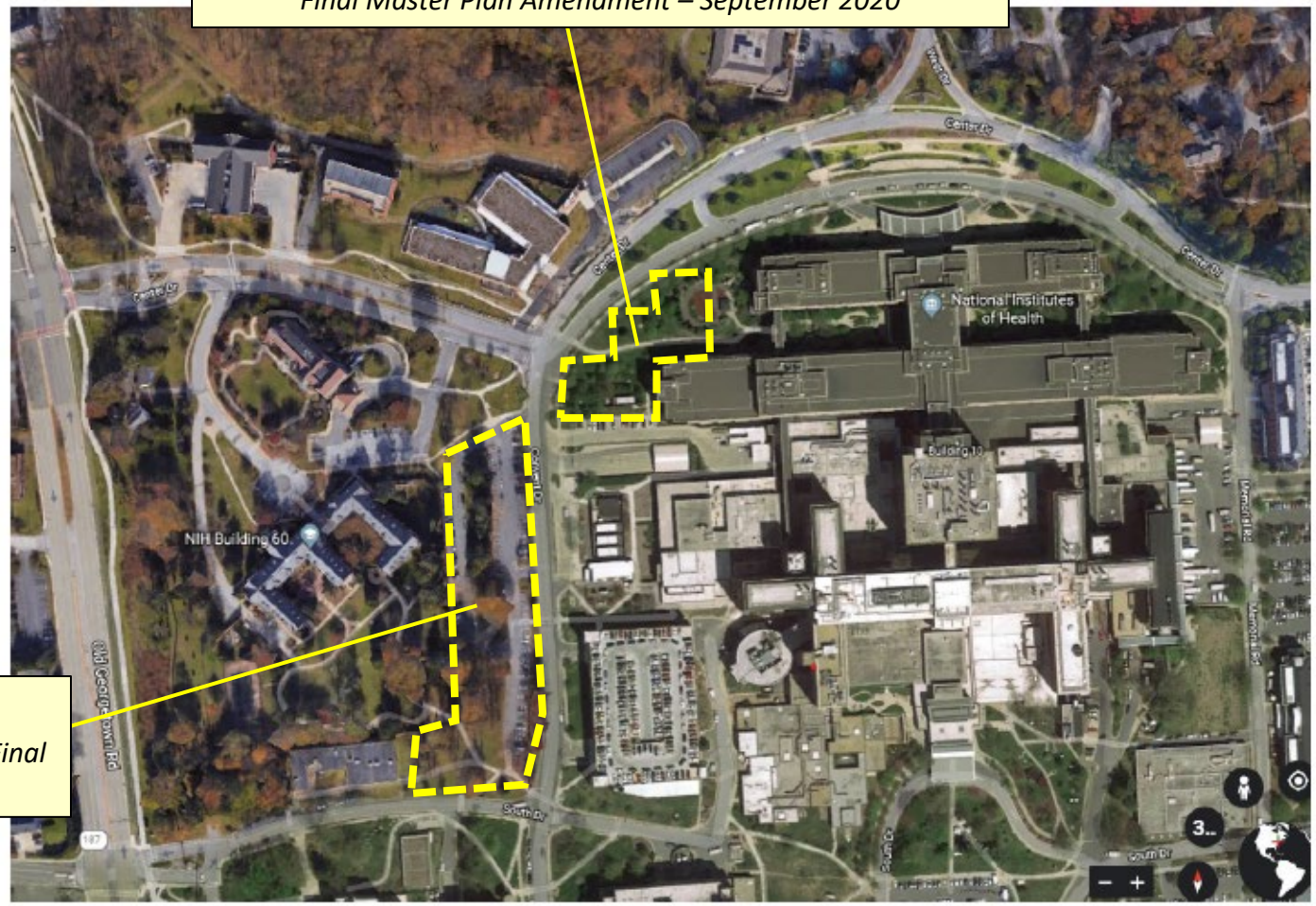


2013 Master Plan

Project Location

New Clinical Center Complex (SRLM) Addition
Final Master Plan Amendment – September 2020

MLP-15 garage / Utility Vault
Final Master Plan Amendment & Preliminary/Final Review – September 2020



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

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Concept Site Plan

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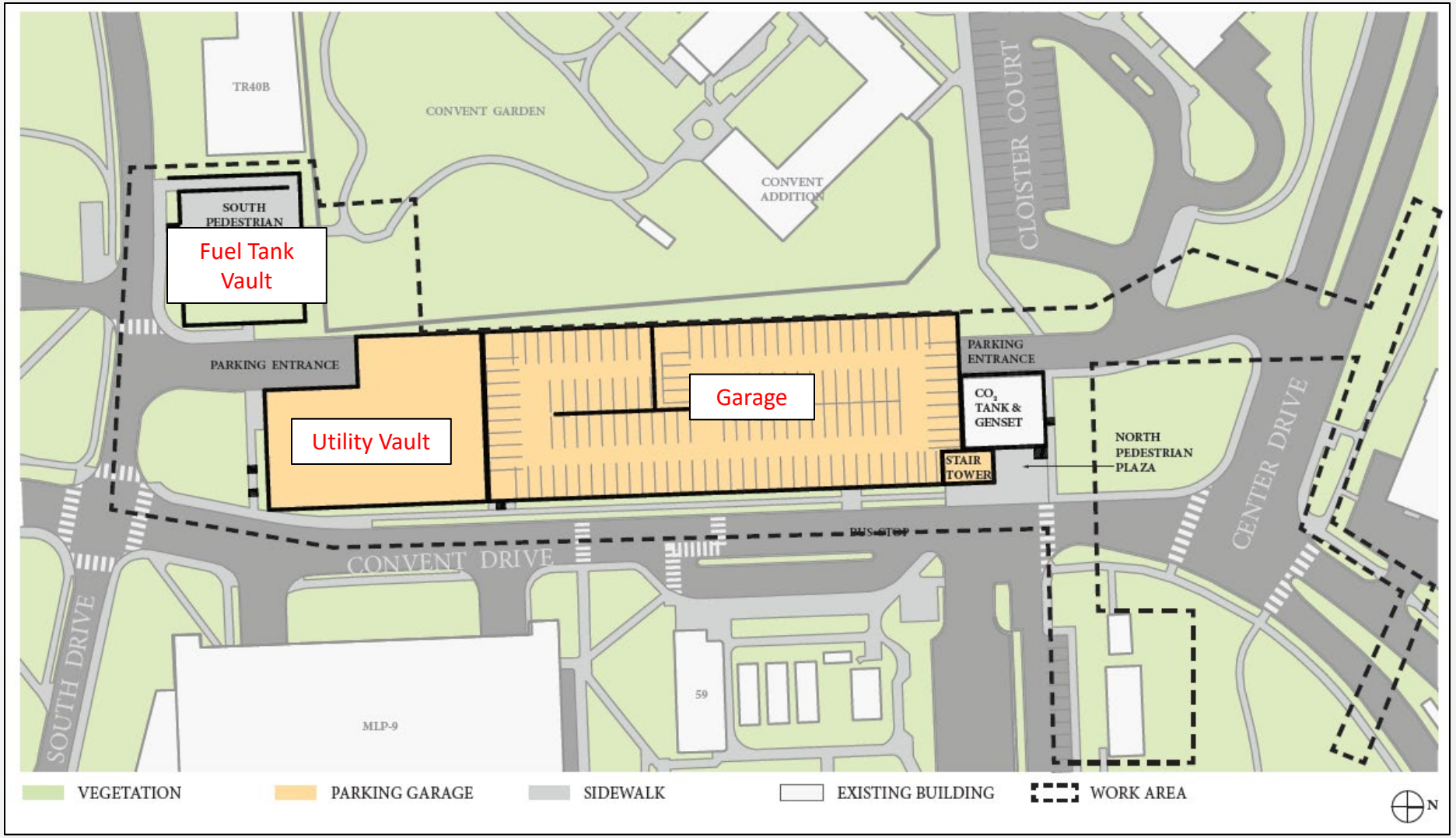
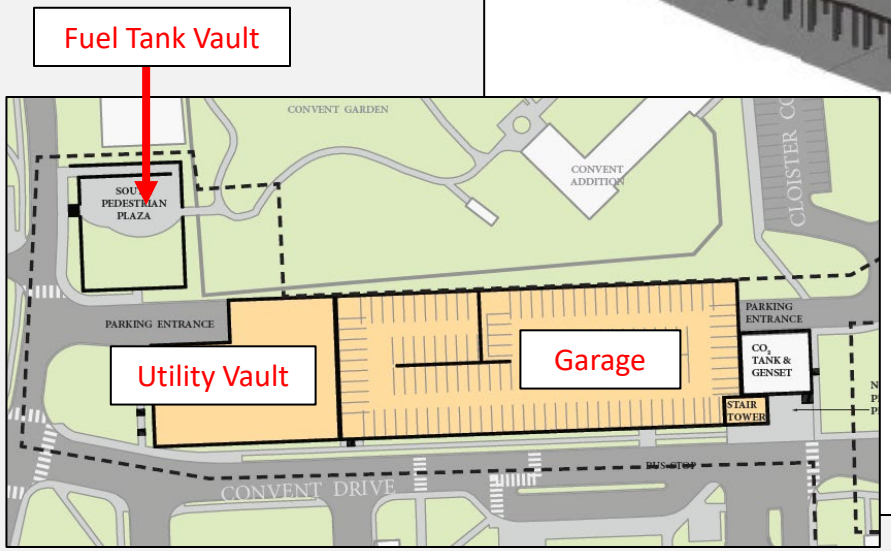
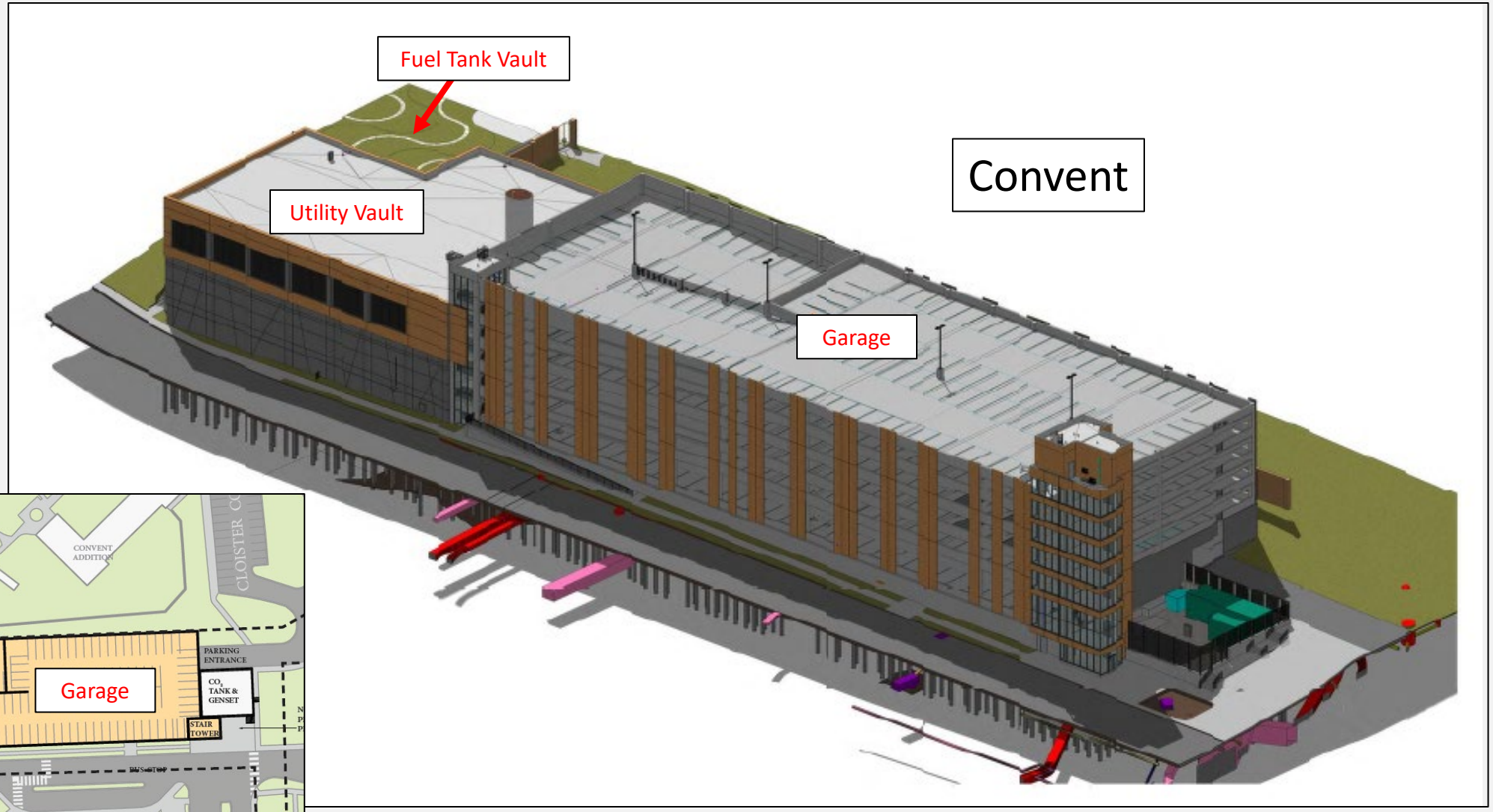
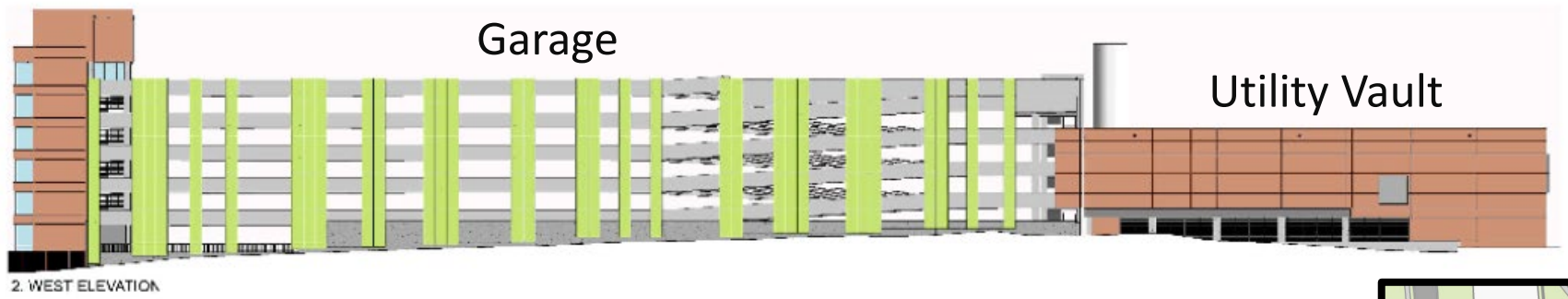


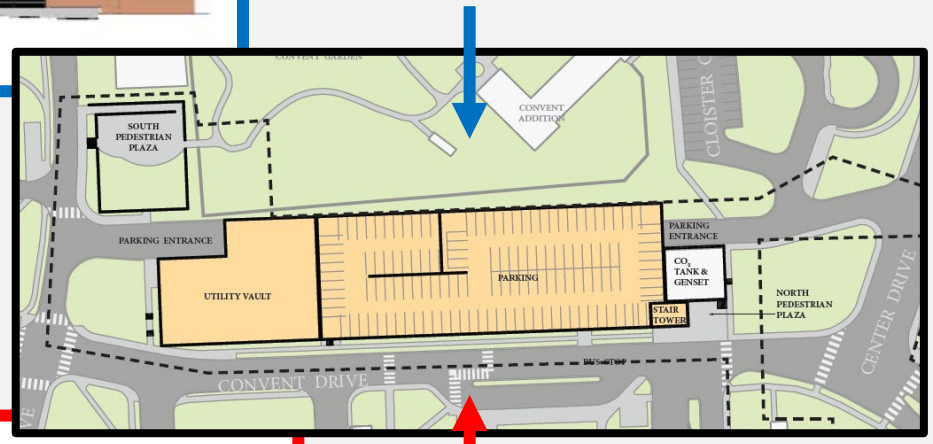
Concept Rendering

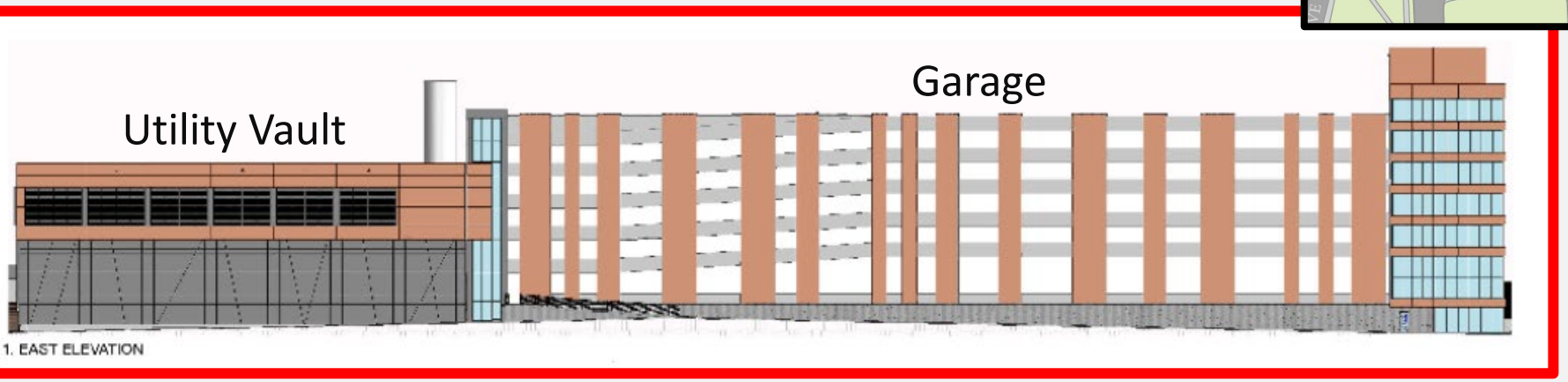




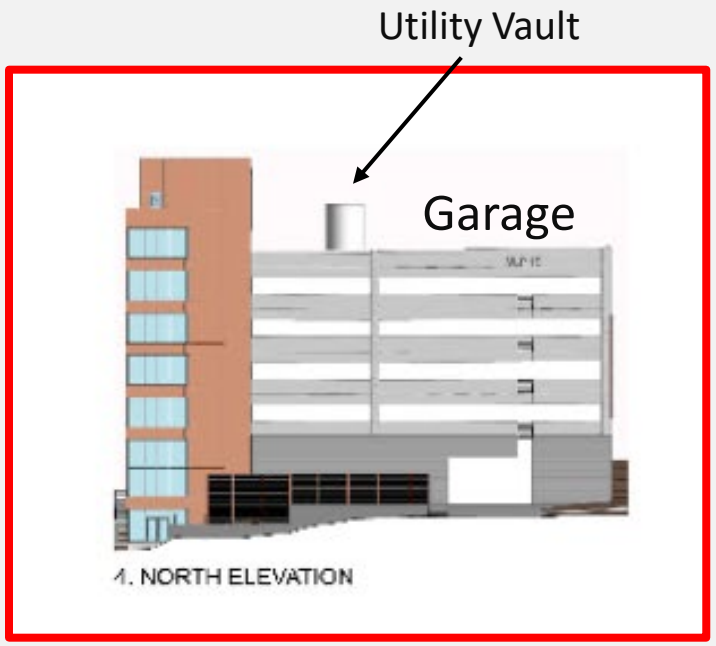
Concept Elevations

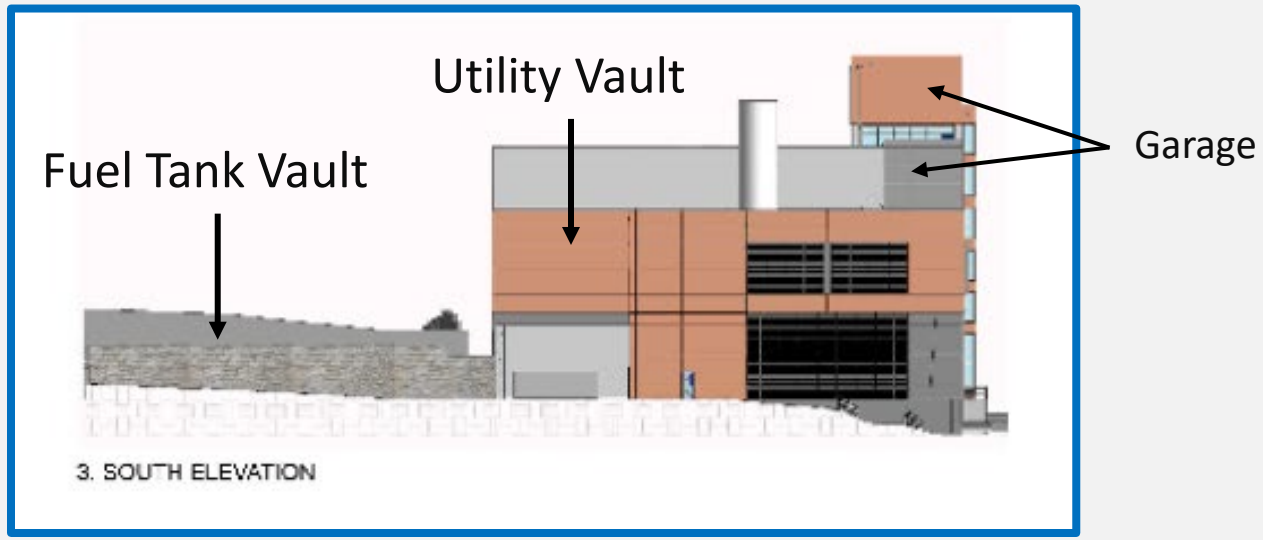


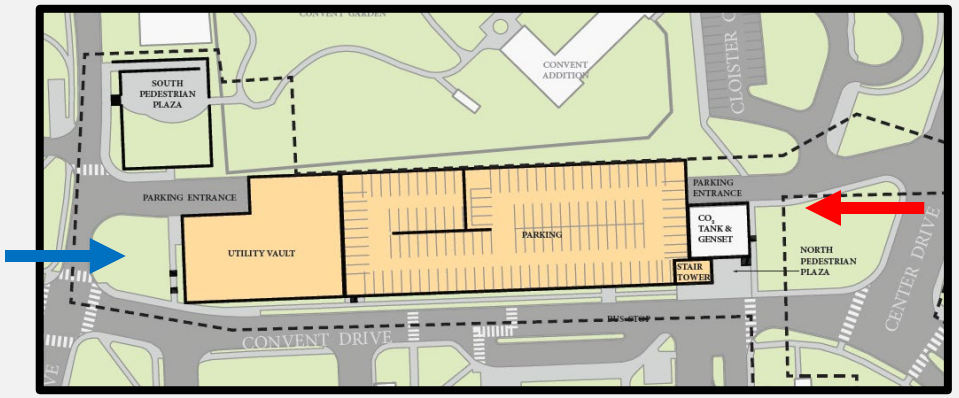




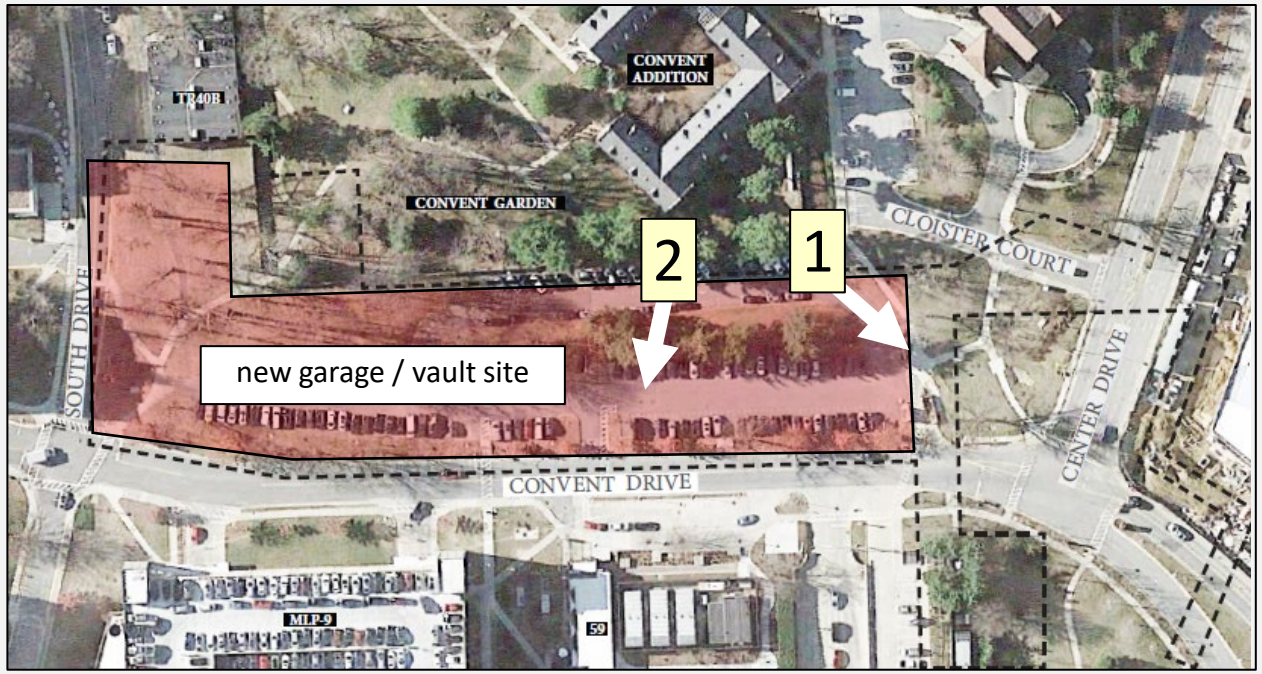
Concept Elevations

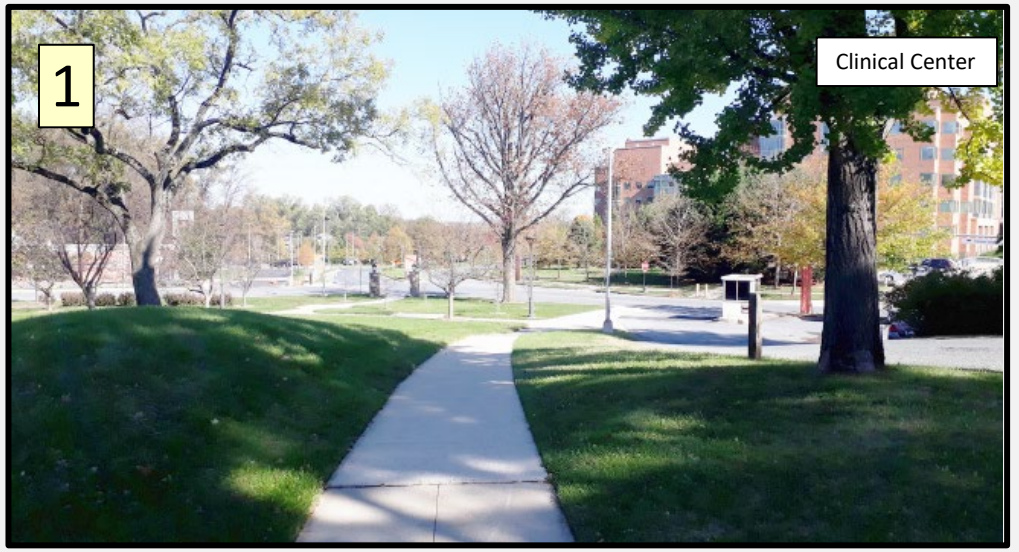




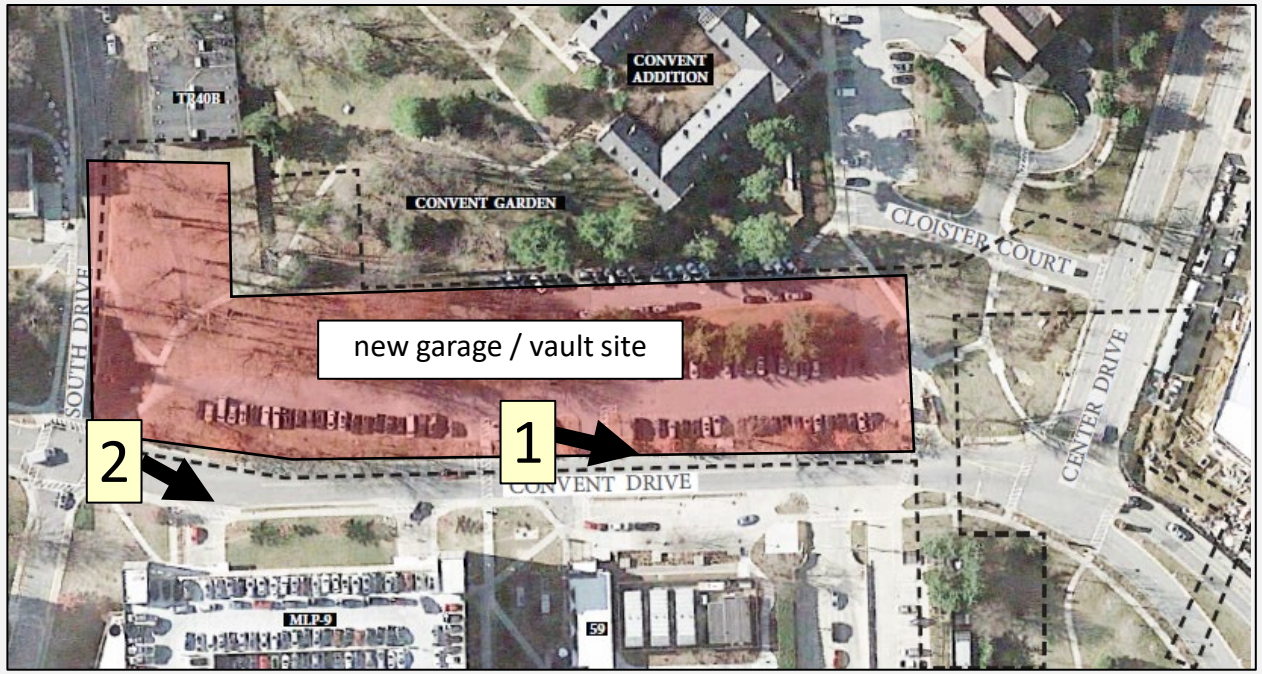


Existing Views





Existing Views



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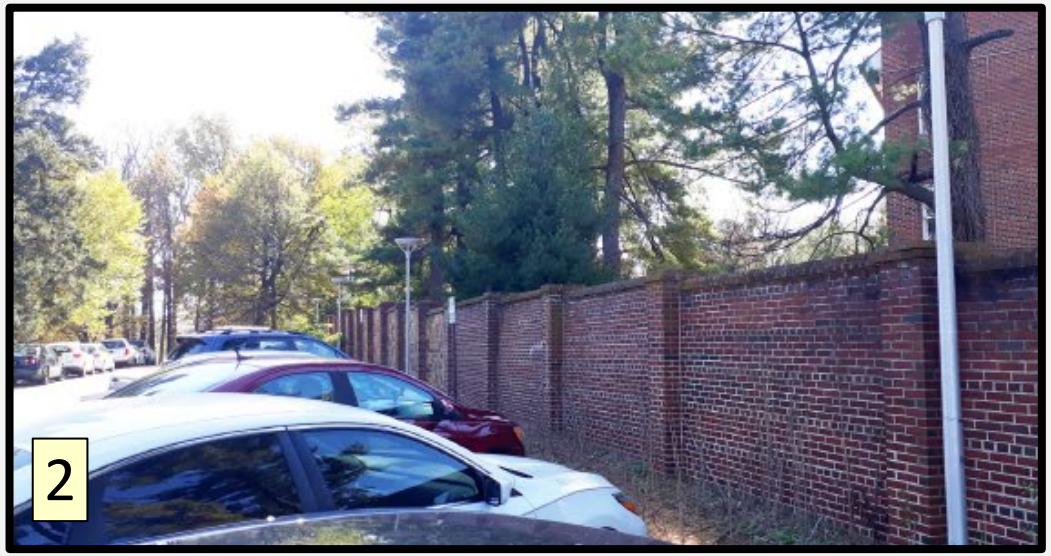
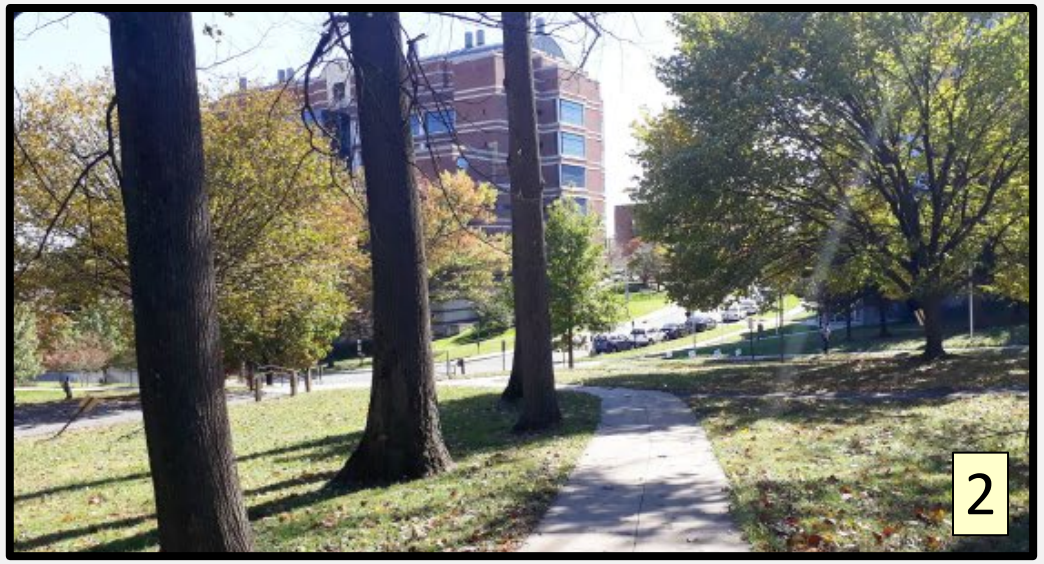
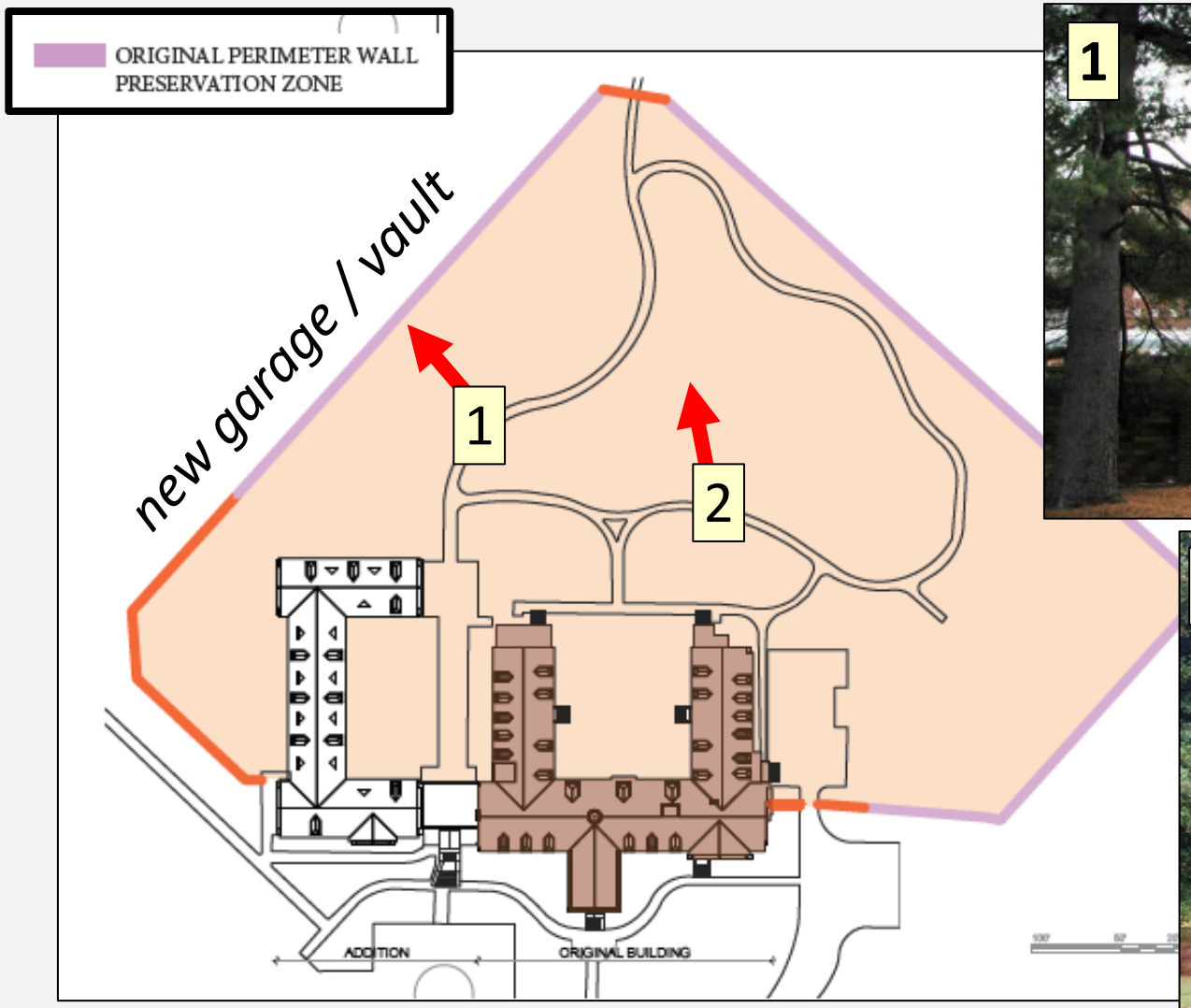


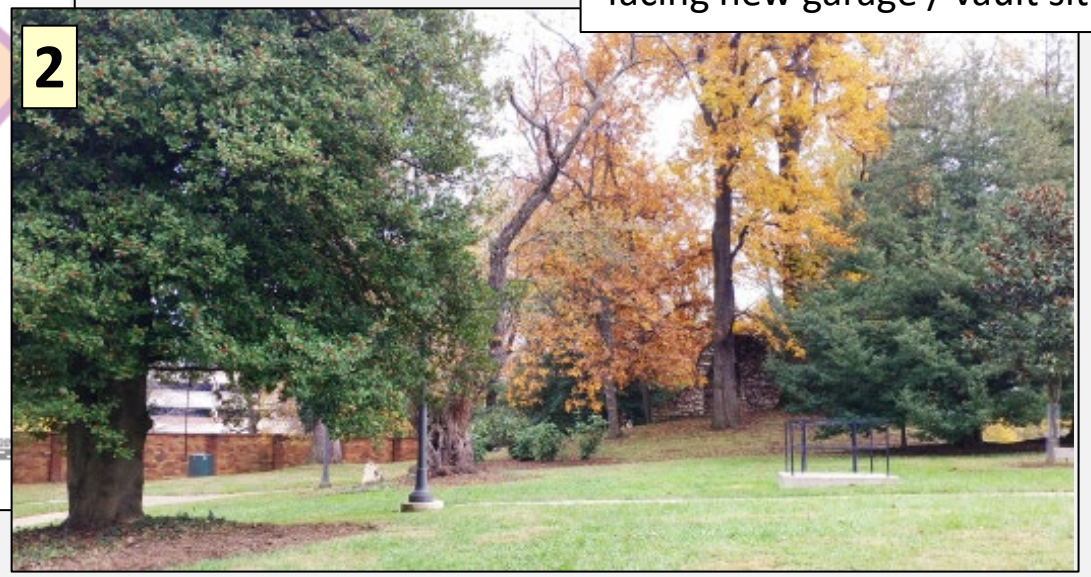
Existing Views



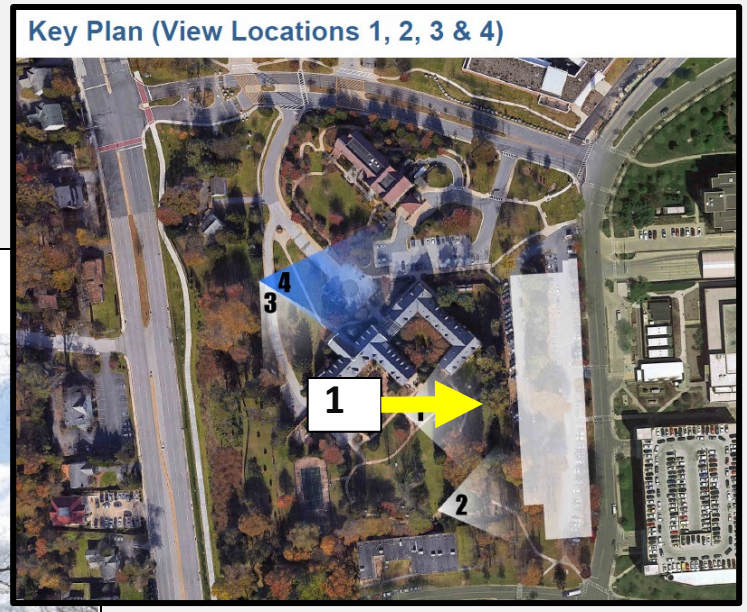
Existing Views



facing new garage / vault site

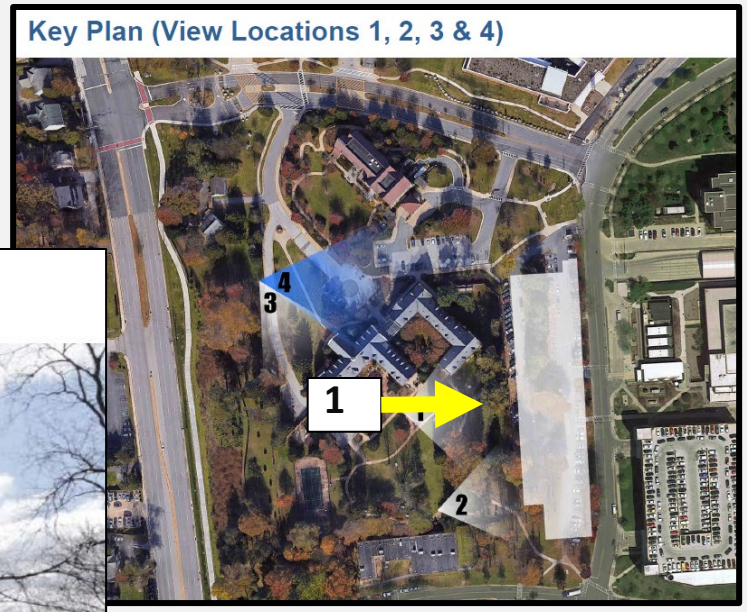


Existing Condition Photo

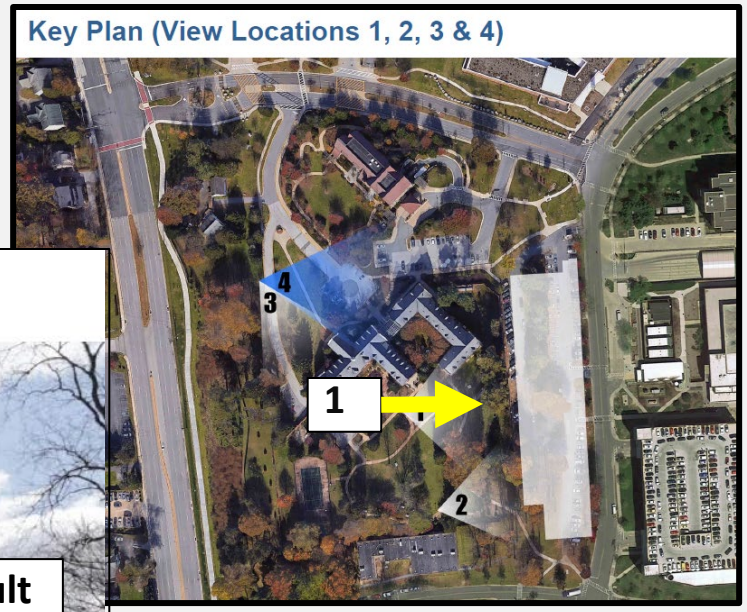


Location 1 – Existing View (Day)

Future Condition Photo



Future Condition Photo

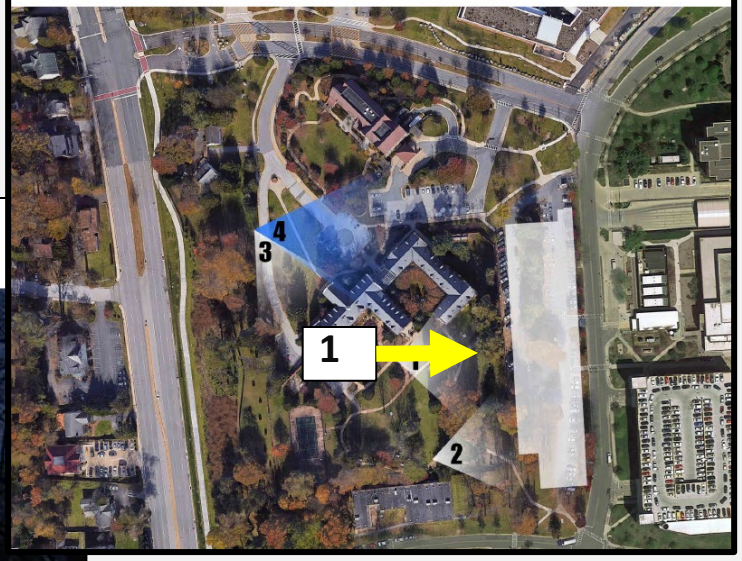


Location 1 – New View (Daytime - 10 Year Outlook)

NIH Bethesda Campus UVPPG - Attachment F
Page 4 of 15

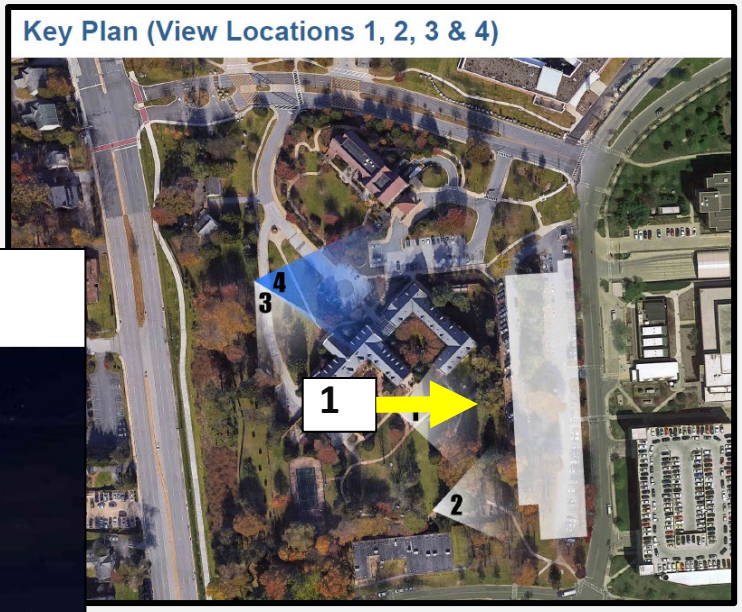
Existing Condition Photo

Key Plan (View Locations 1, 2, 3 & 4)



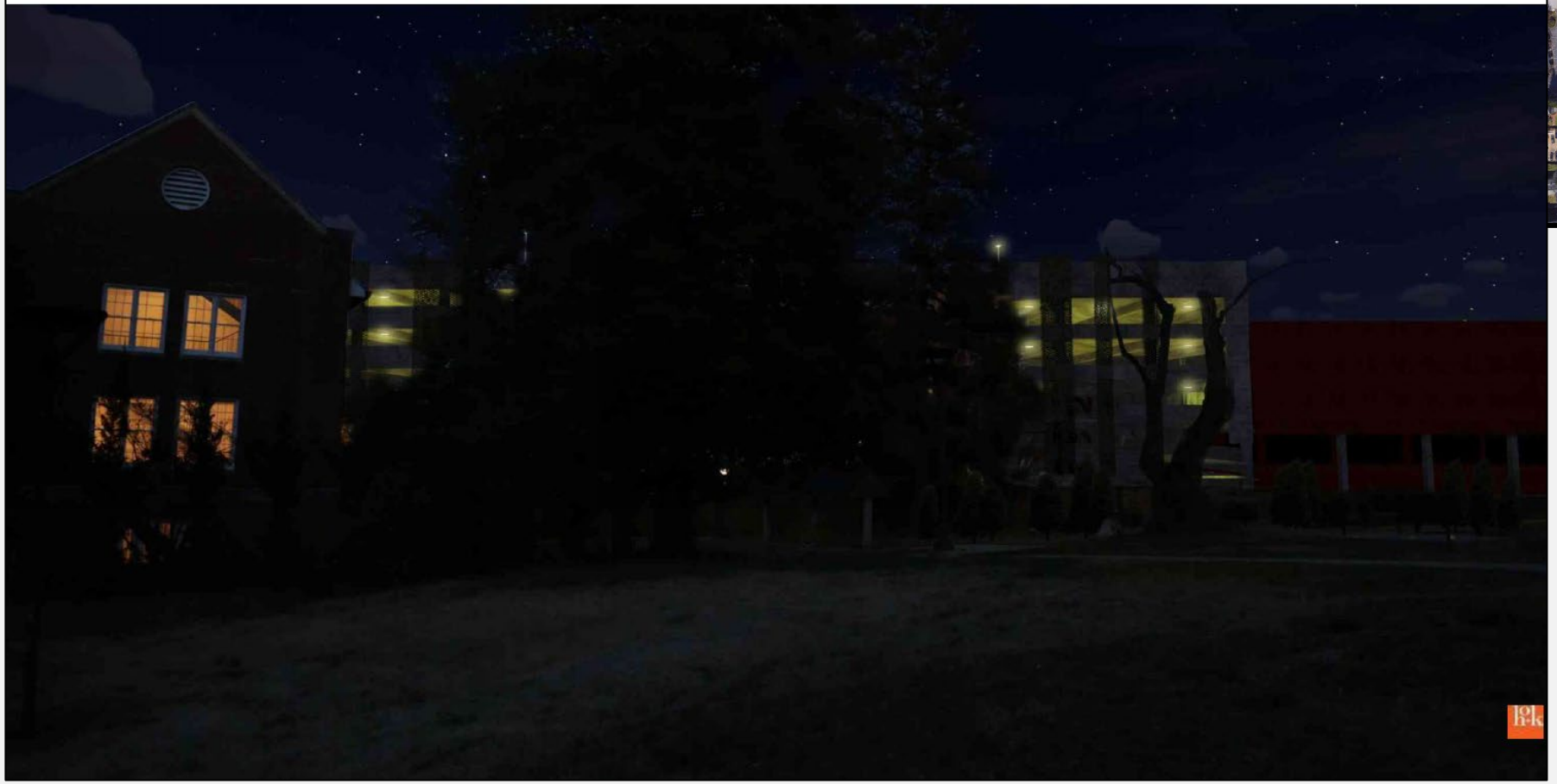
Location 1 – Existing View (Night)

Future Condition Photo



Location 1 – New View (Night - 10 Year Out Look)

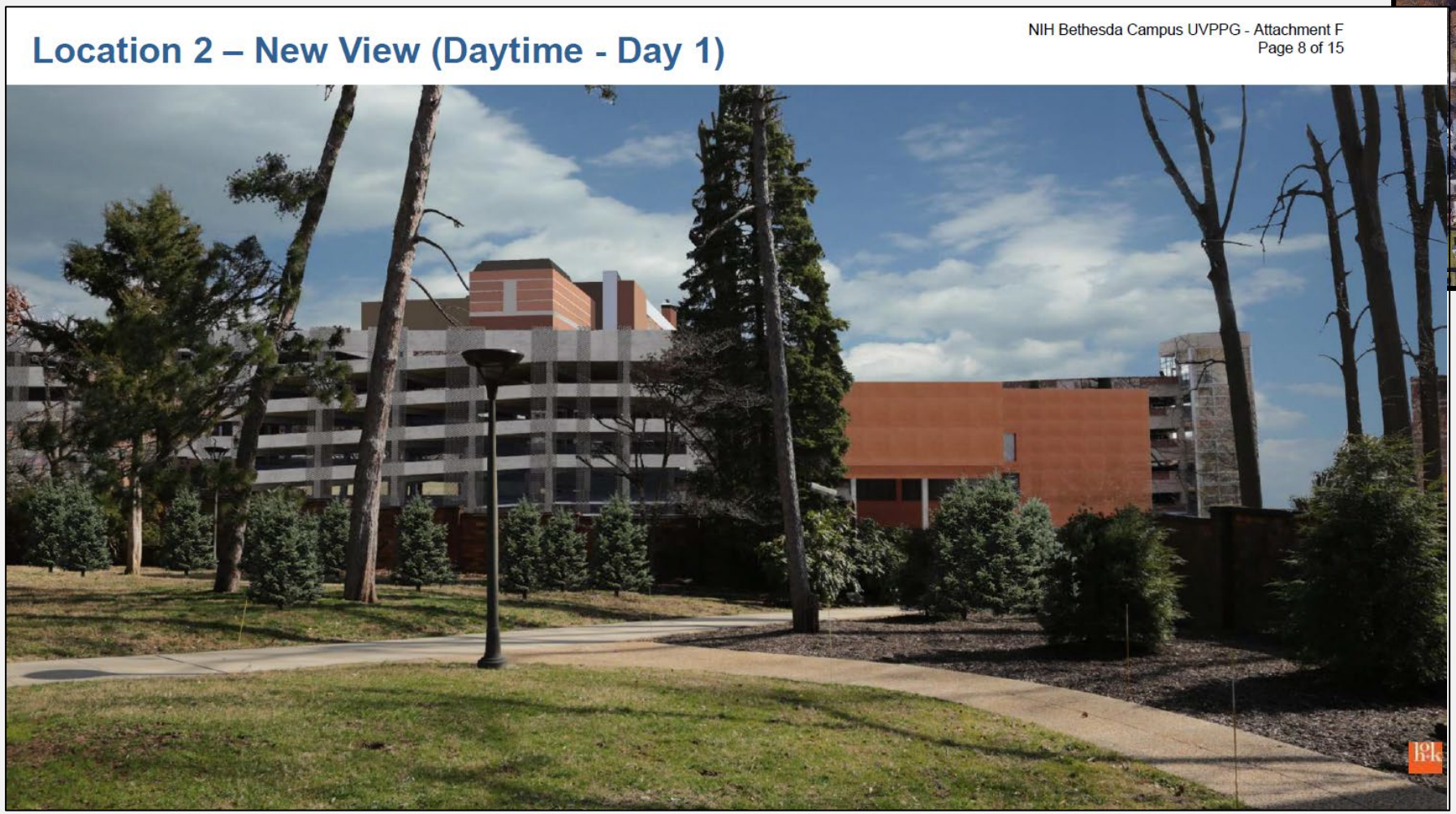
NIH Bethesda Campus UVPPG - Attachment F
Page 6 of 15



Existing Condition Photo

Location 2 – Existing View (Day)

Future Condition Photo



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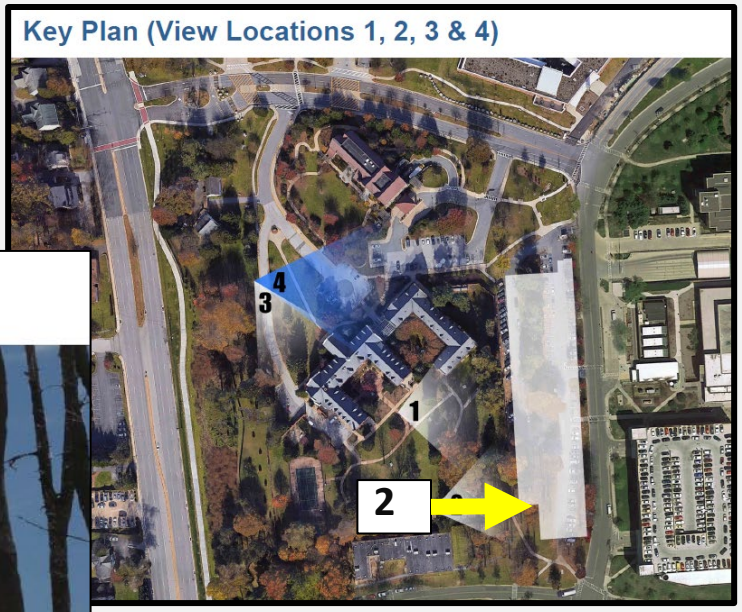
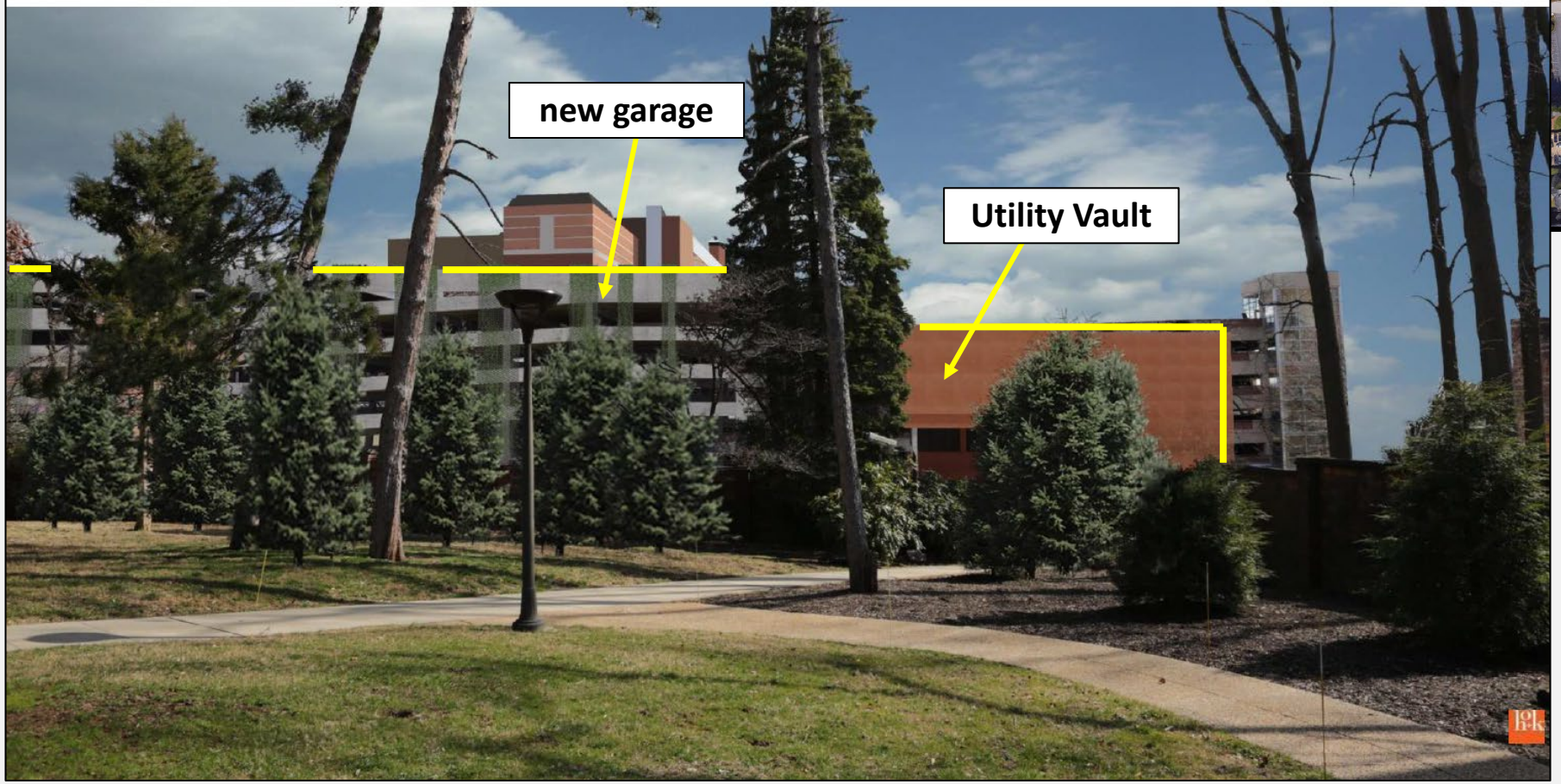


Location 2 – New View (Daytime- 10 Year Outlook)

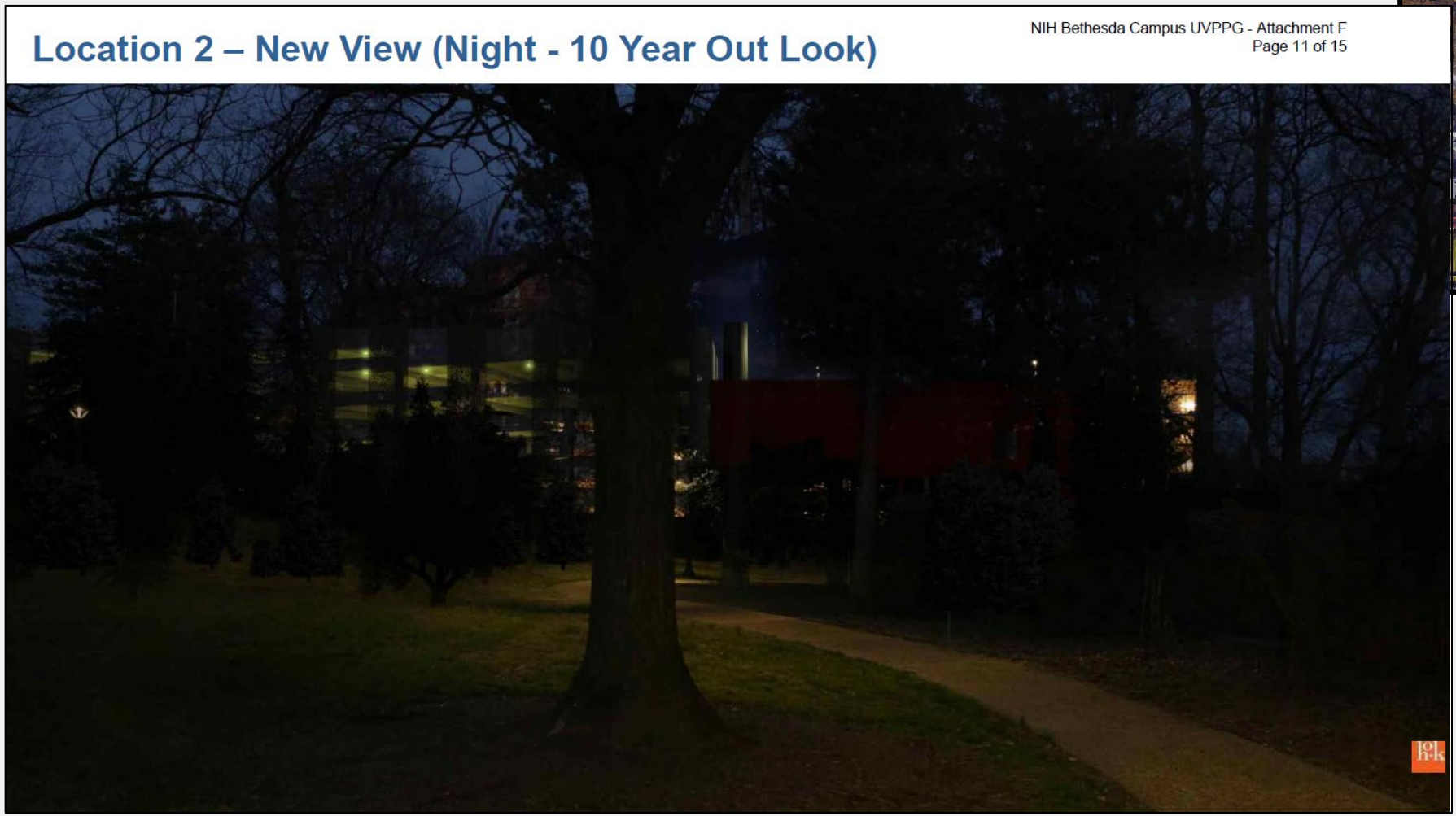
NIH Bethesda Campus UVPPG - Attachment F
Page 9 of 15

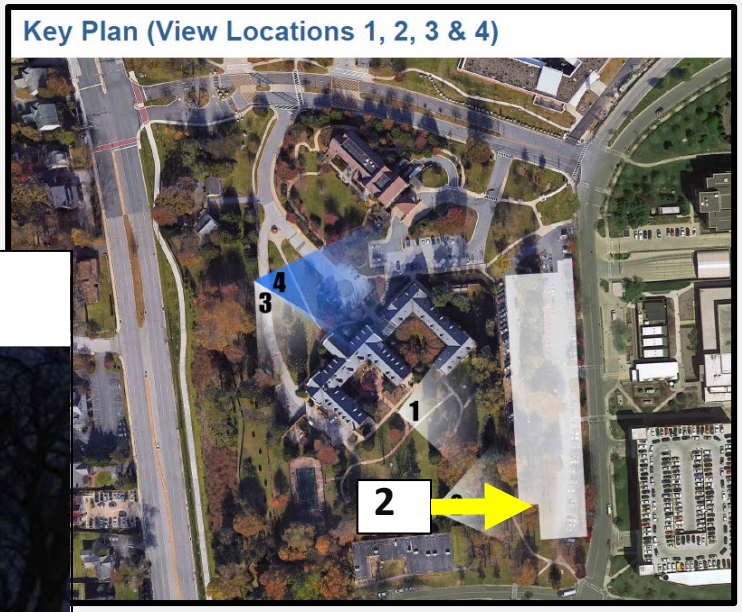


Existing Condition Photo

Location 2 – Existing View (Night)

Future Condition Photo



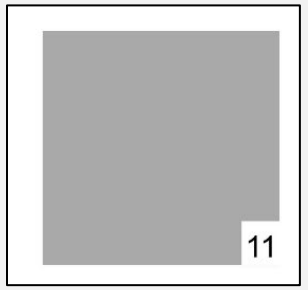


Existing Condition Photo

Future Condition Photo

Location 4 – New View (Day)

Project Materials



LIST OF MATERIALS:

1. GREENSCREEN - Matte green

2 PRECAST ARCH. CONCRETE #1 - Match control sample color from HOK

3. PRECAST ARCH. CONCRETE #2 - Match control sample from HOK

4. STONE - Carderock drywall stone

5. STOREFRONTS- Duranar Champagne Gold UC51568XL
5a. COPINGS: Metal coping to match existing adjacent materials in color.

6. PAVERS - Hanover Glacier White w/ Tudor finish

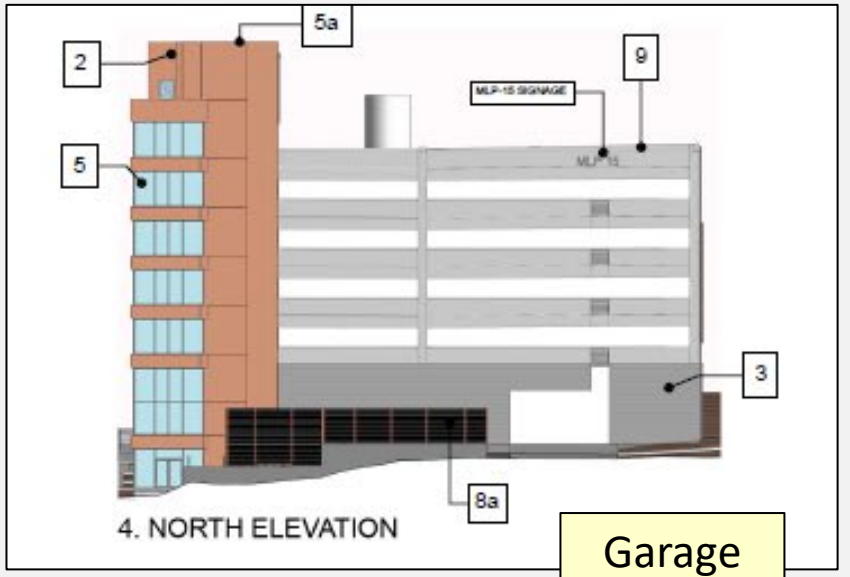
7. RAILINGS - Color: Bronze
7a. RAILINGS - Hollow metal, Color: Bronze

8. ALUM. LOUVERS - Duranar Medium Gray: UC51595XL
8a. LOUVERED FENCE - Pre-finished louver metal screen, Color: Duranar Medium Gray: UC51595XL

9. TEXTURED ACRYLIC FINISH- Applied on concrete or cmu, Color: Light Grey

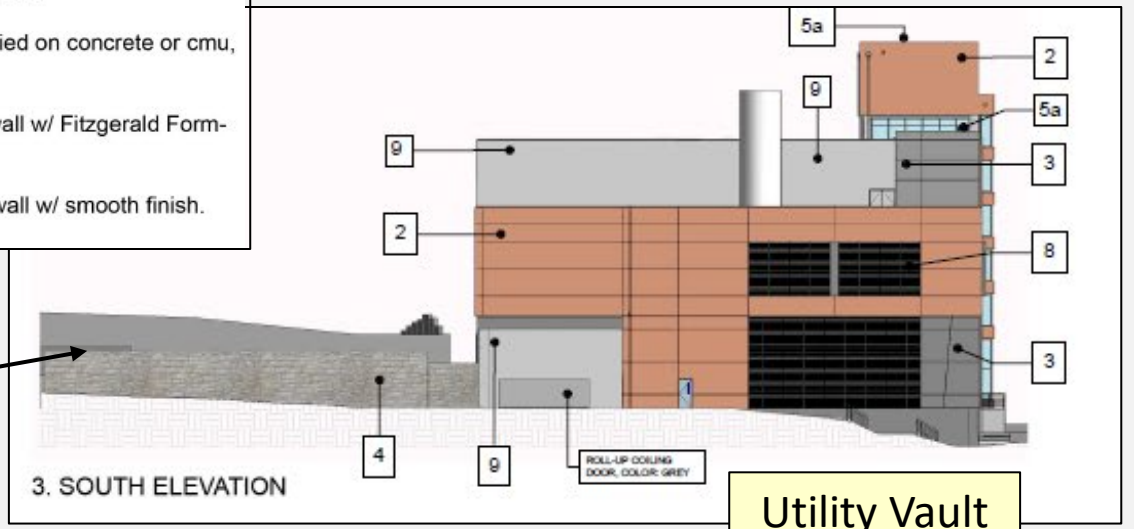
10. FORMLINER: Concrete retaining wall w/ Fitzgerald Form-liner #16954 oriented vertically

11. CONC. WALL: Concrete retaining wall w/ smooth finish.



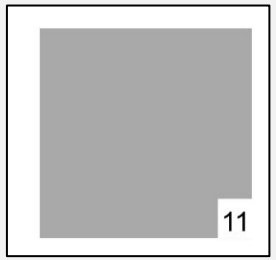
Garage

Fuel Tank Vault



Utility Vault

Project Materials



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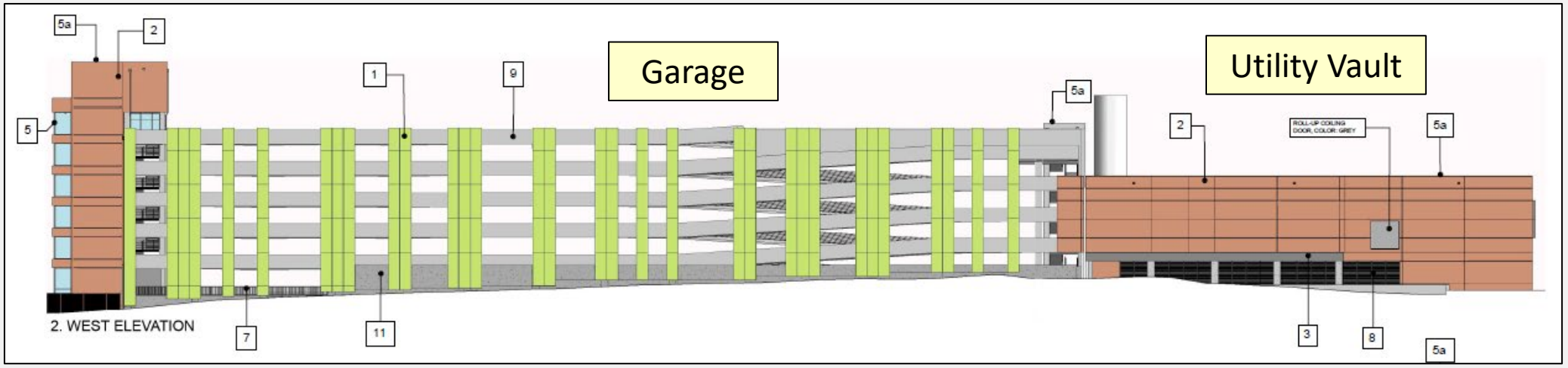
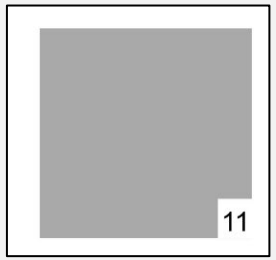


Project Materials



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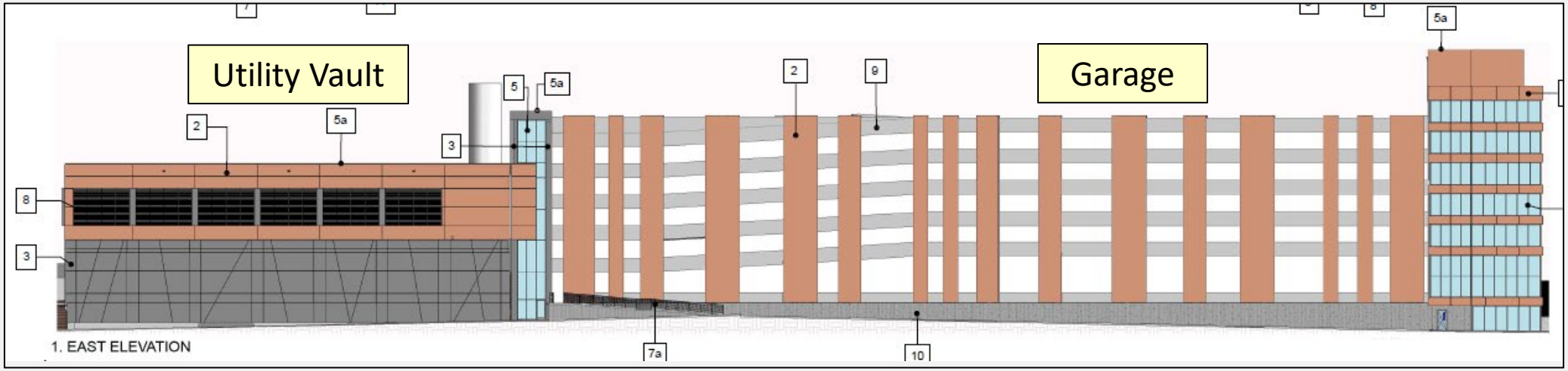
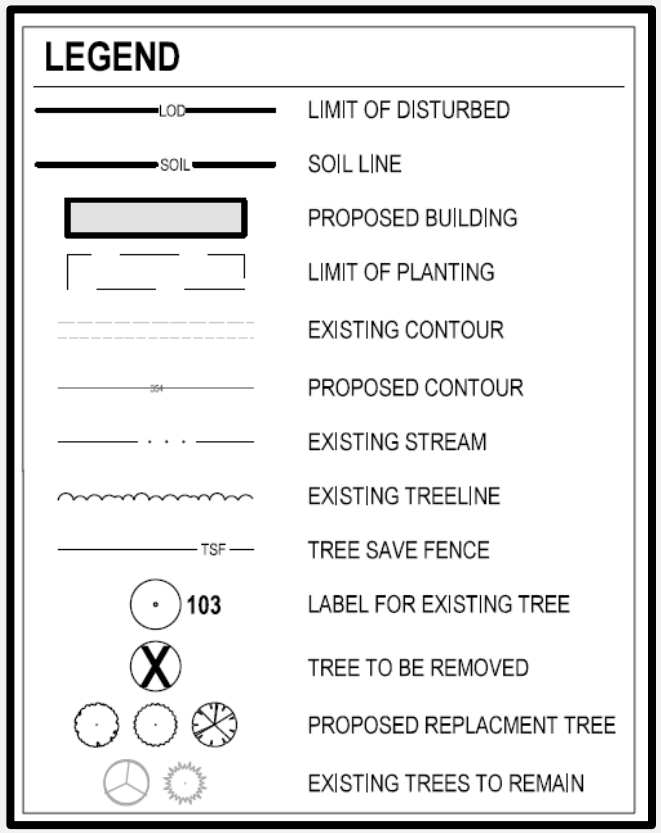
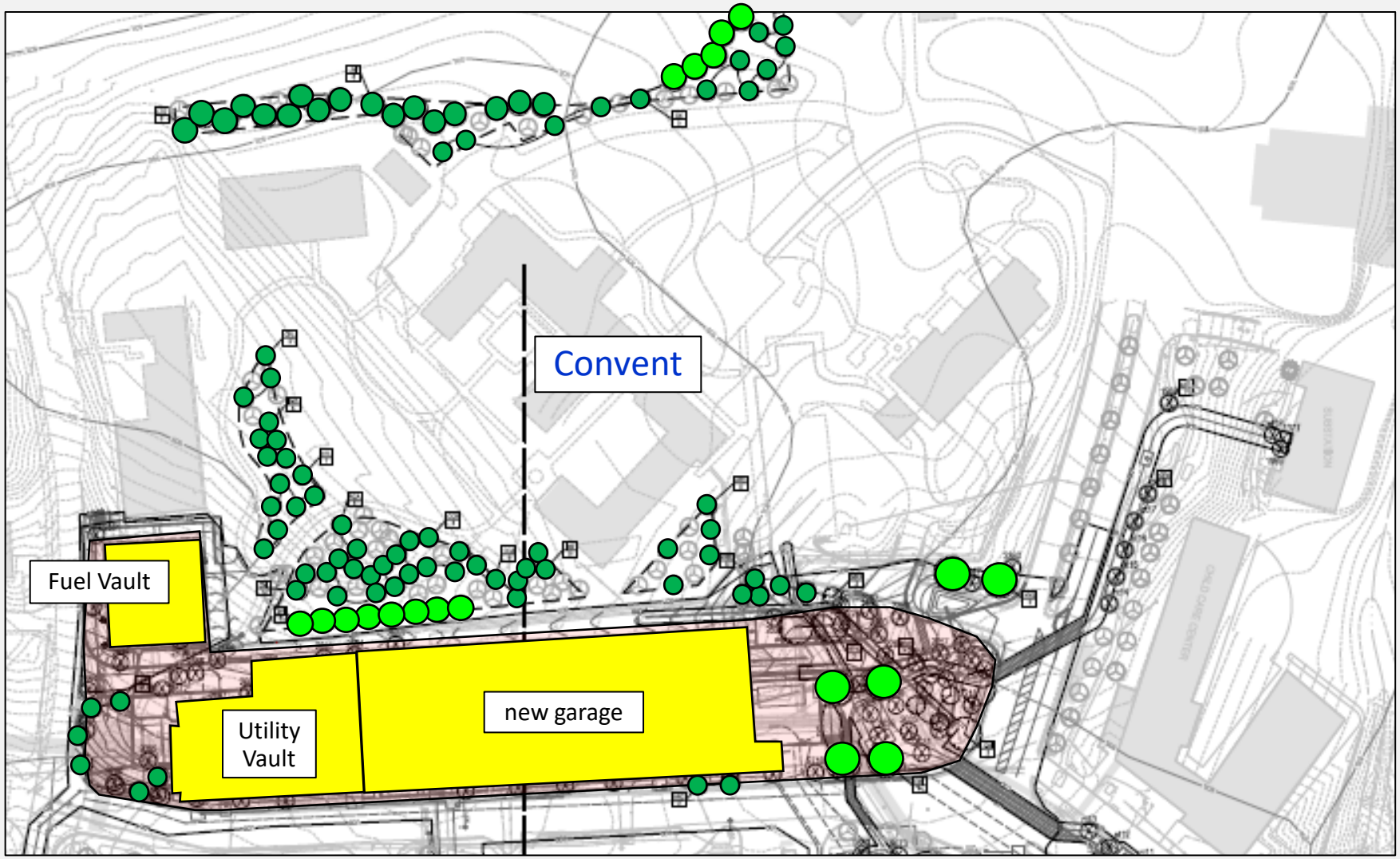
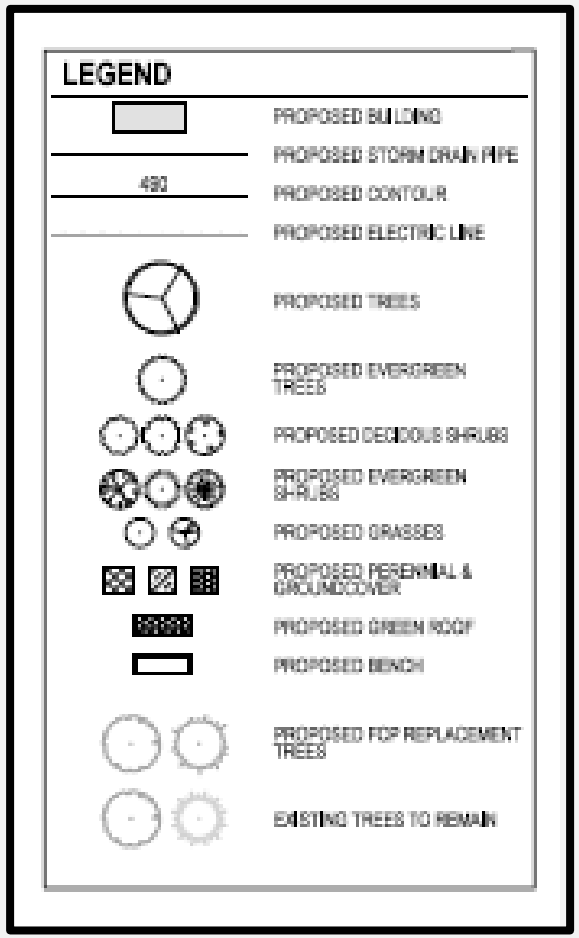


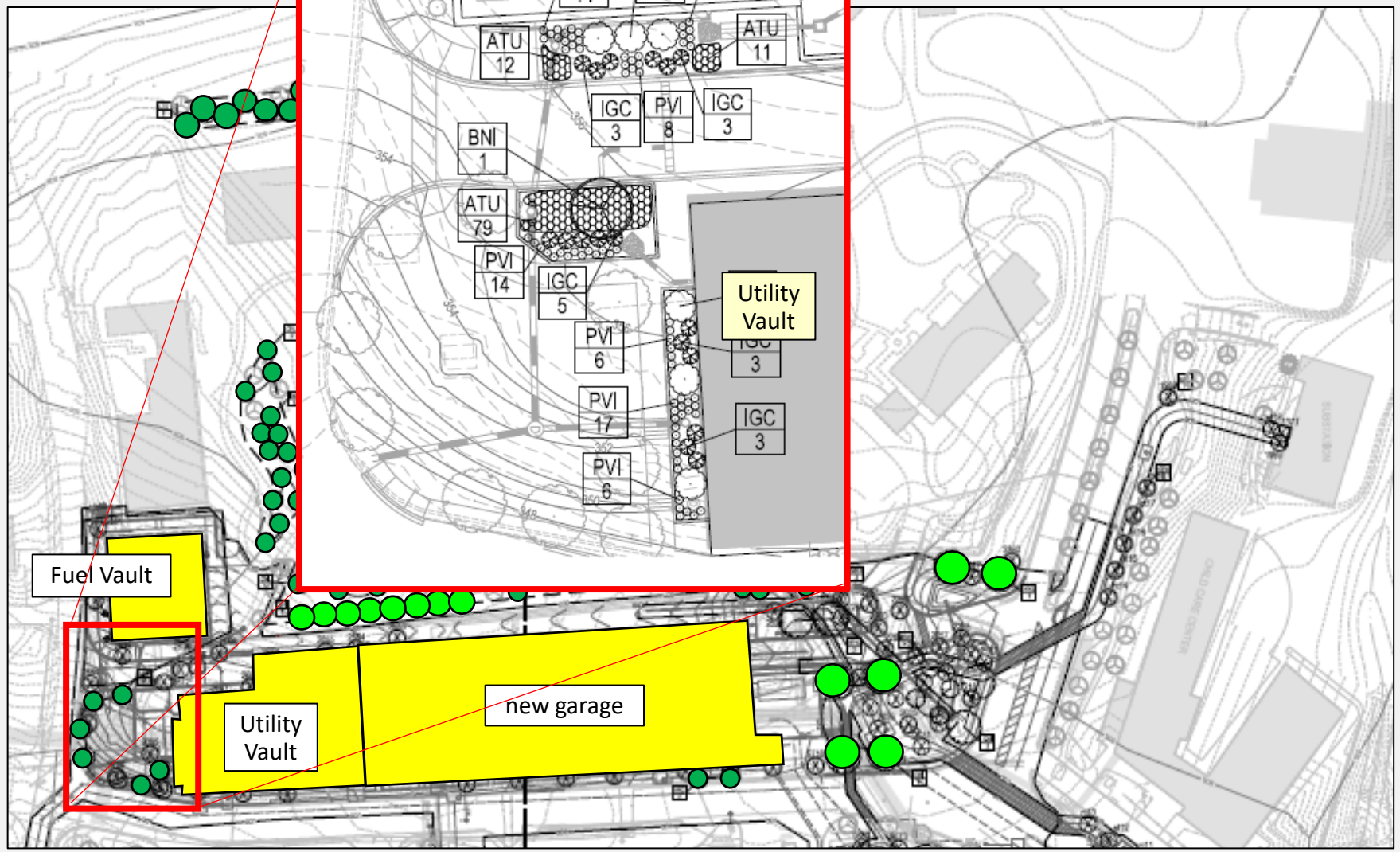
Tree Removal / Replacement



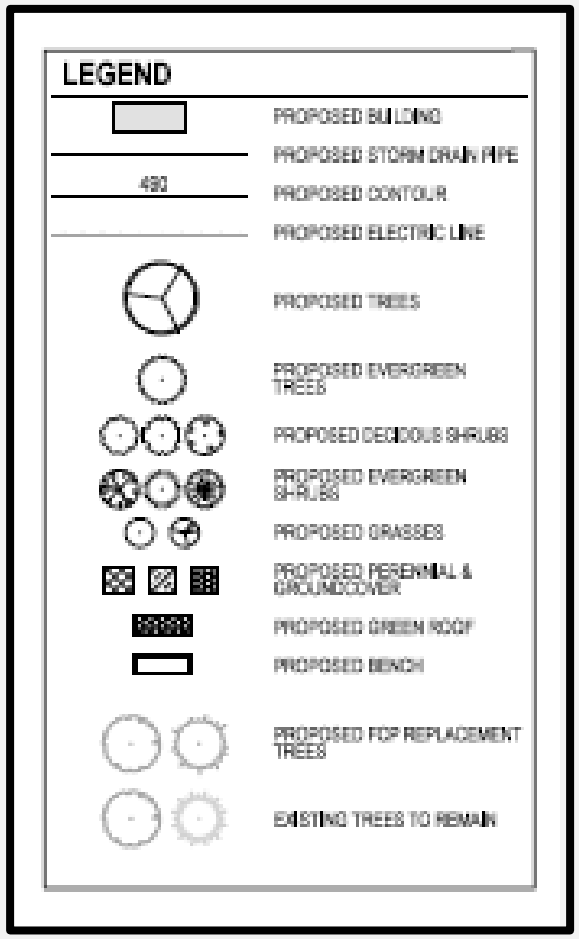


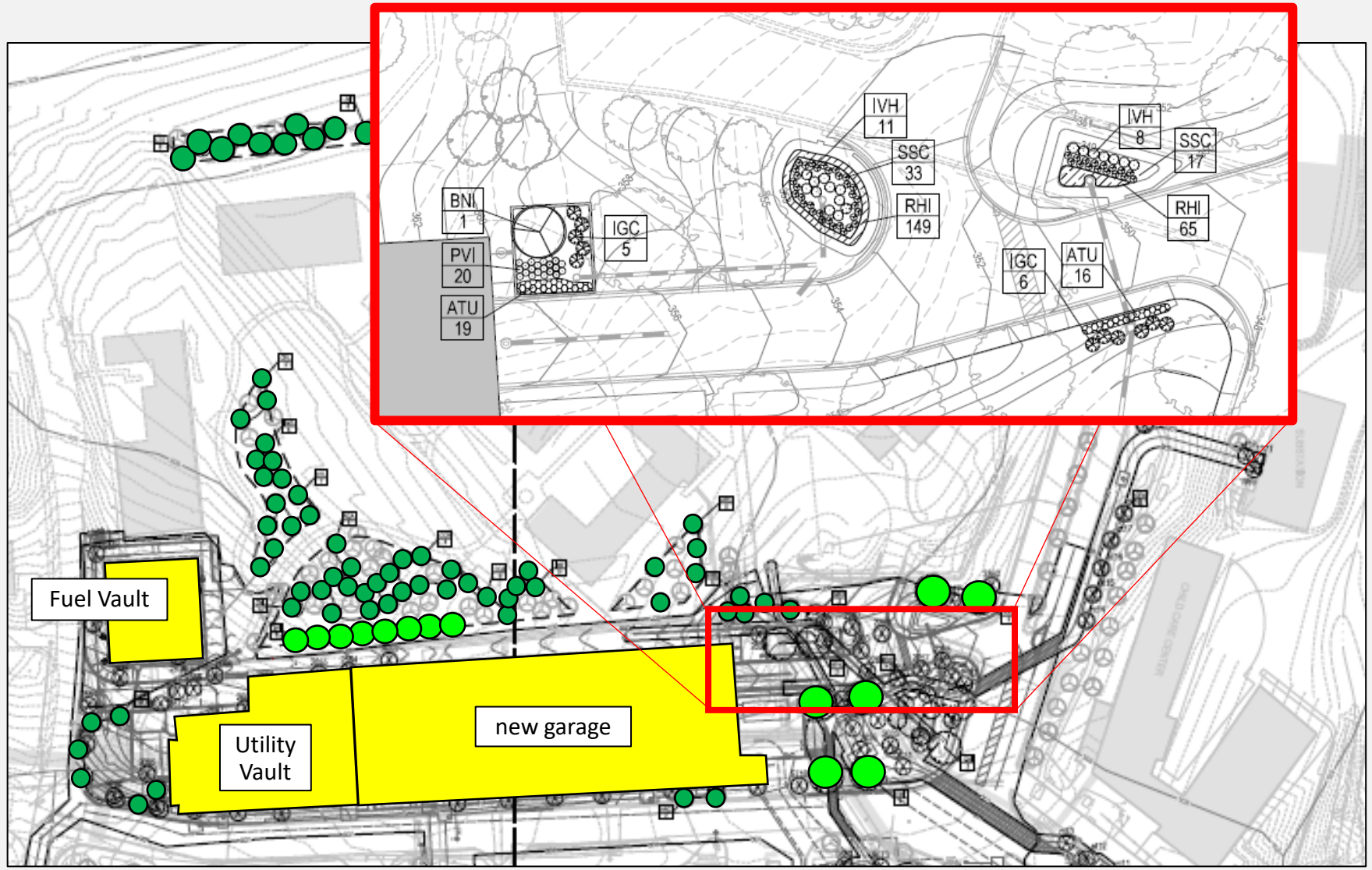
Landscaping



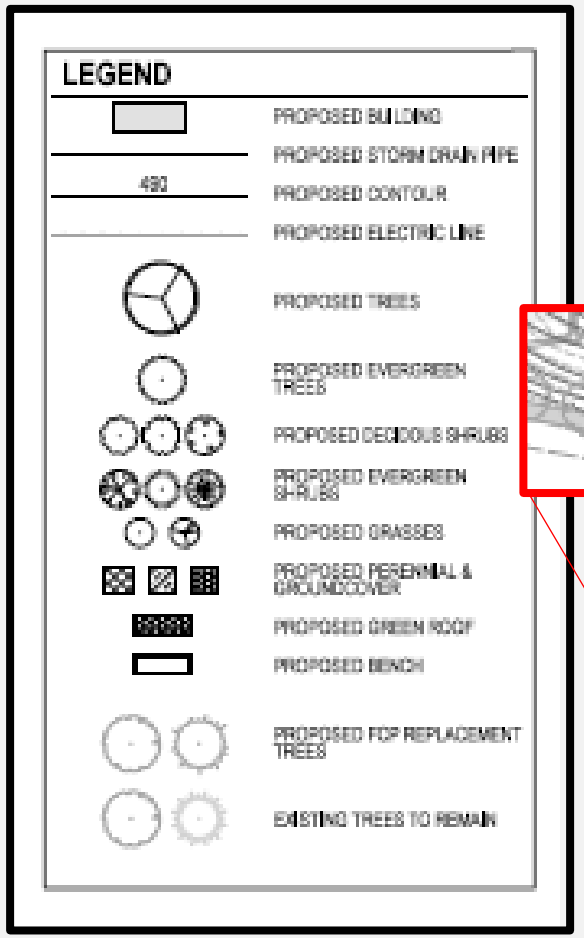


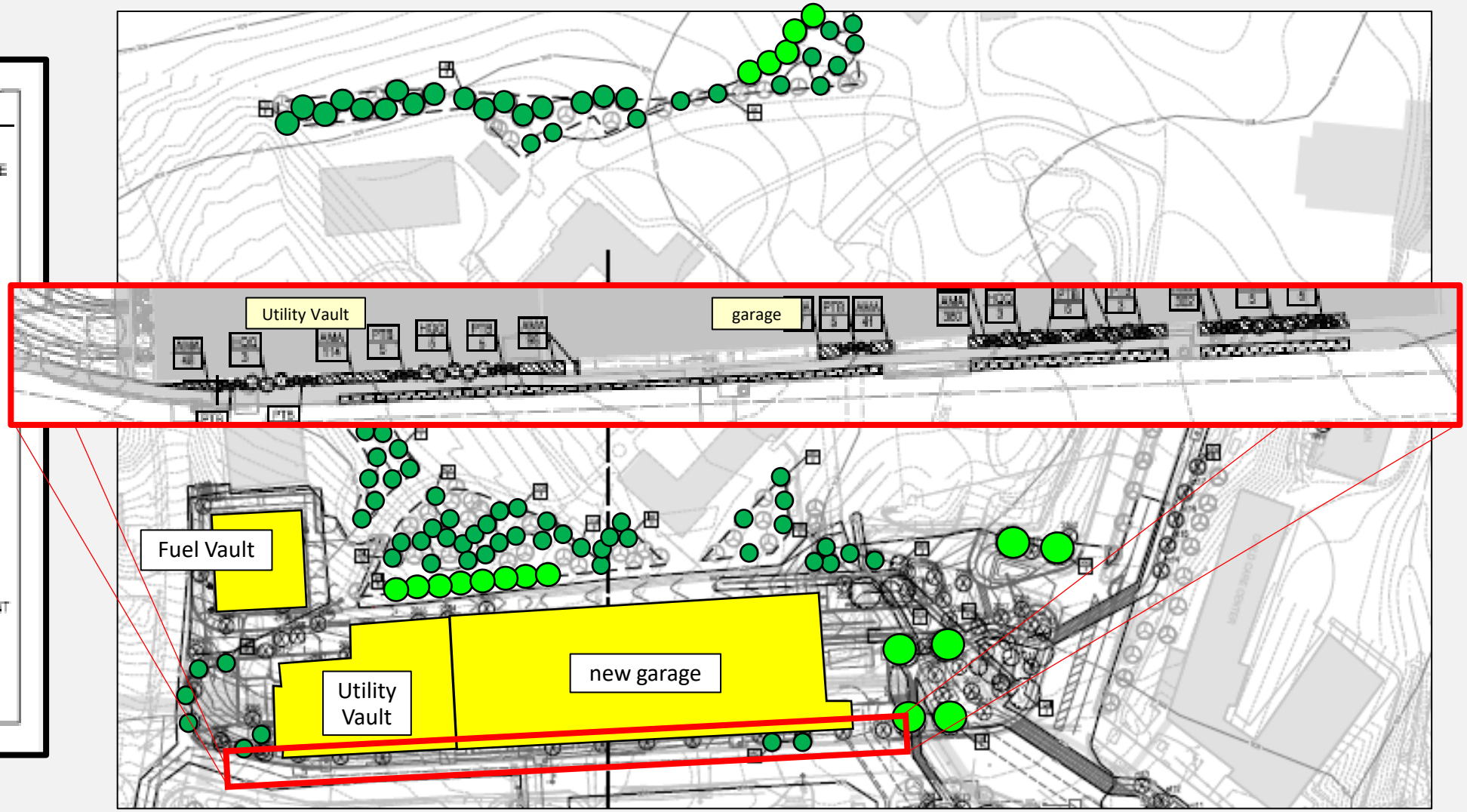
Landscaping



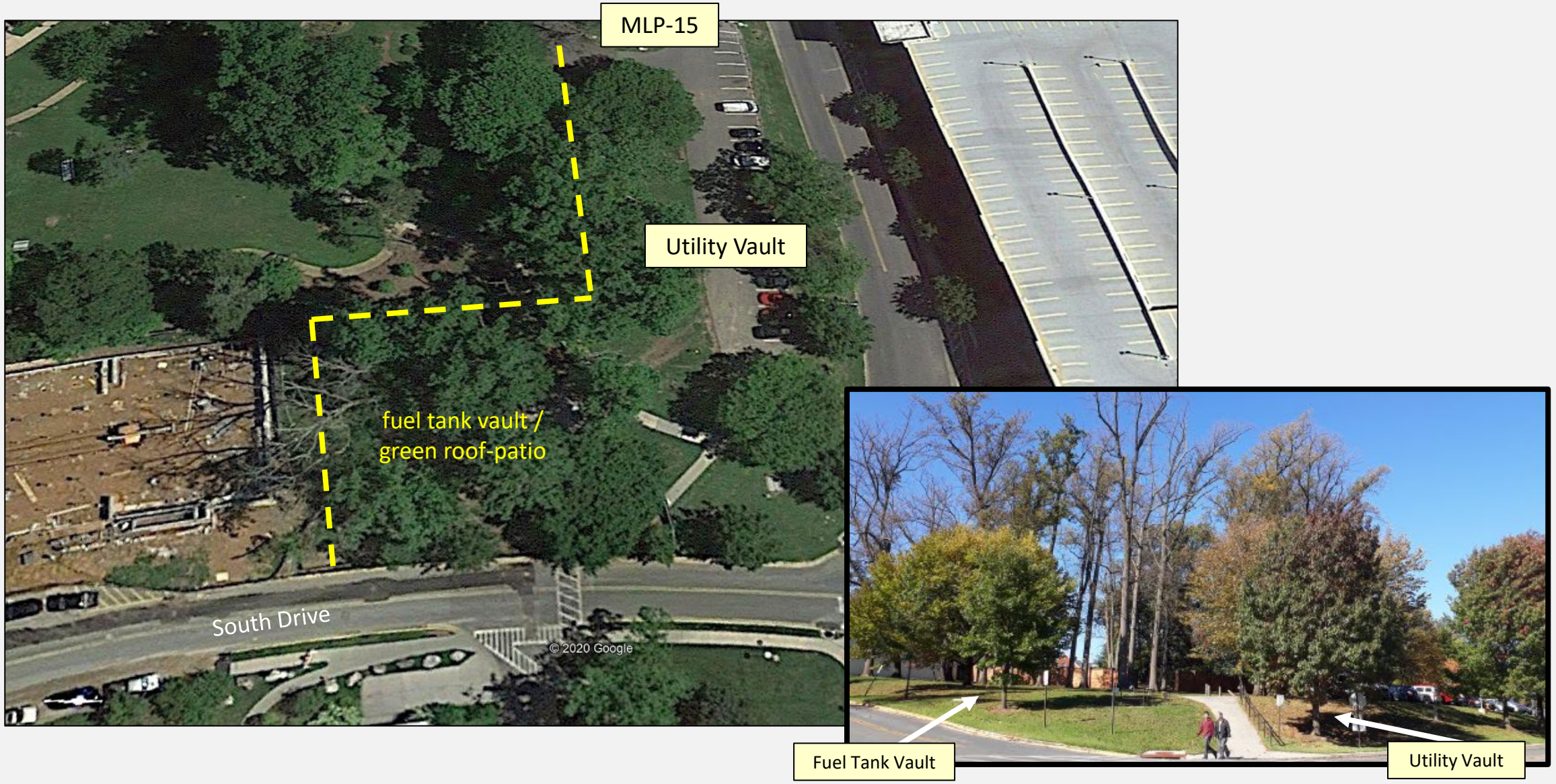


Landscaping

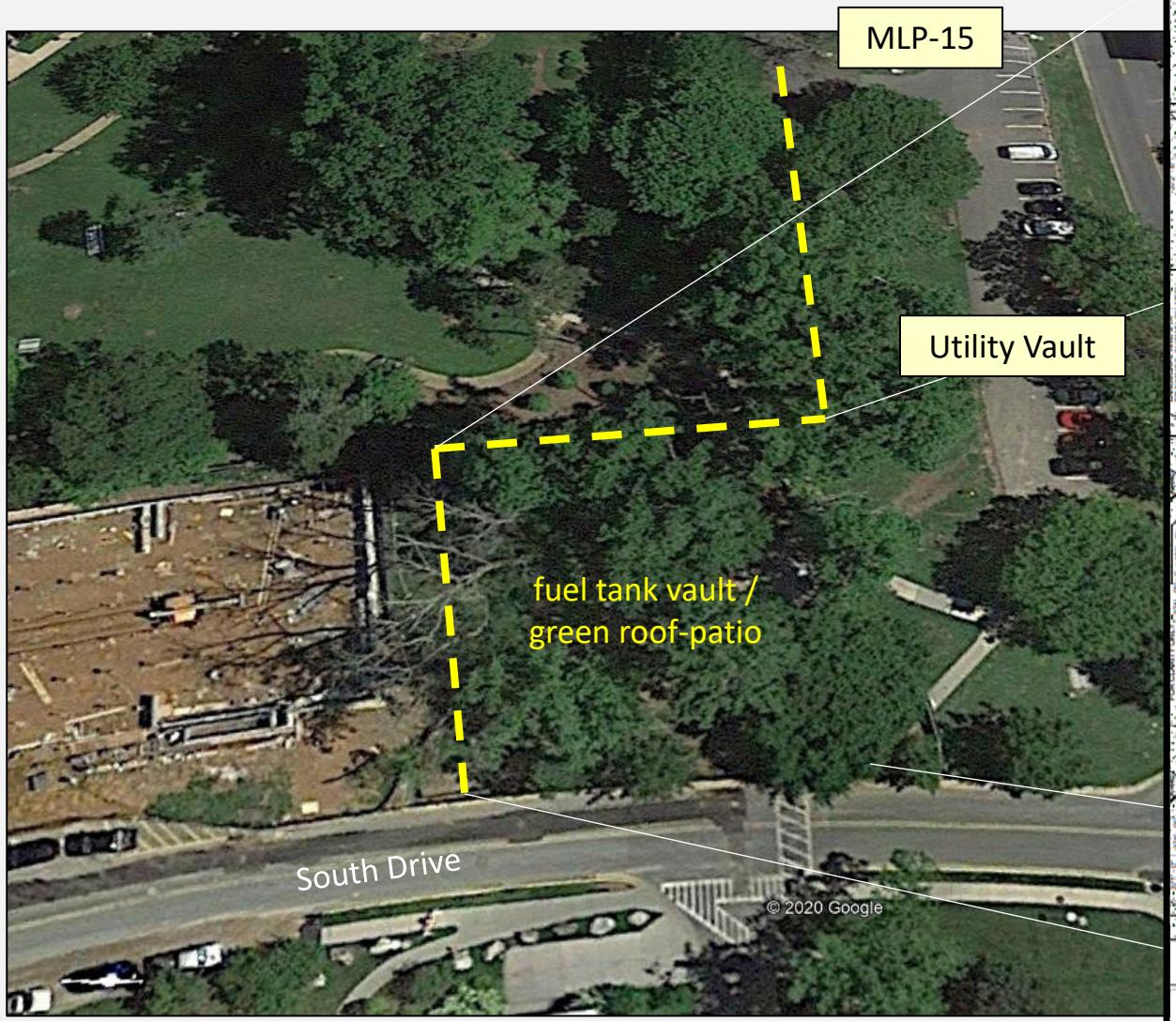


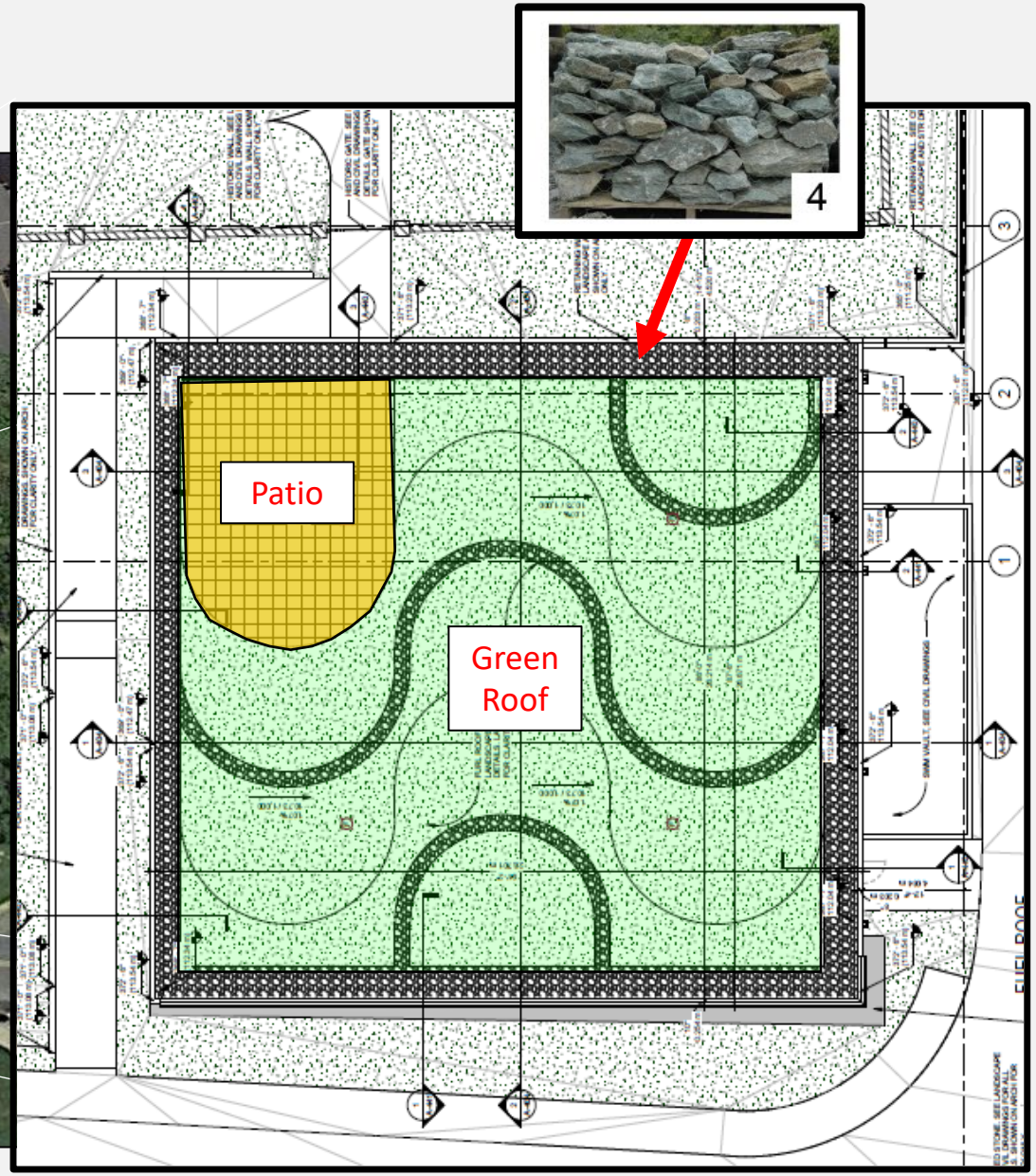


Fuel Tank Vault

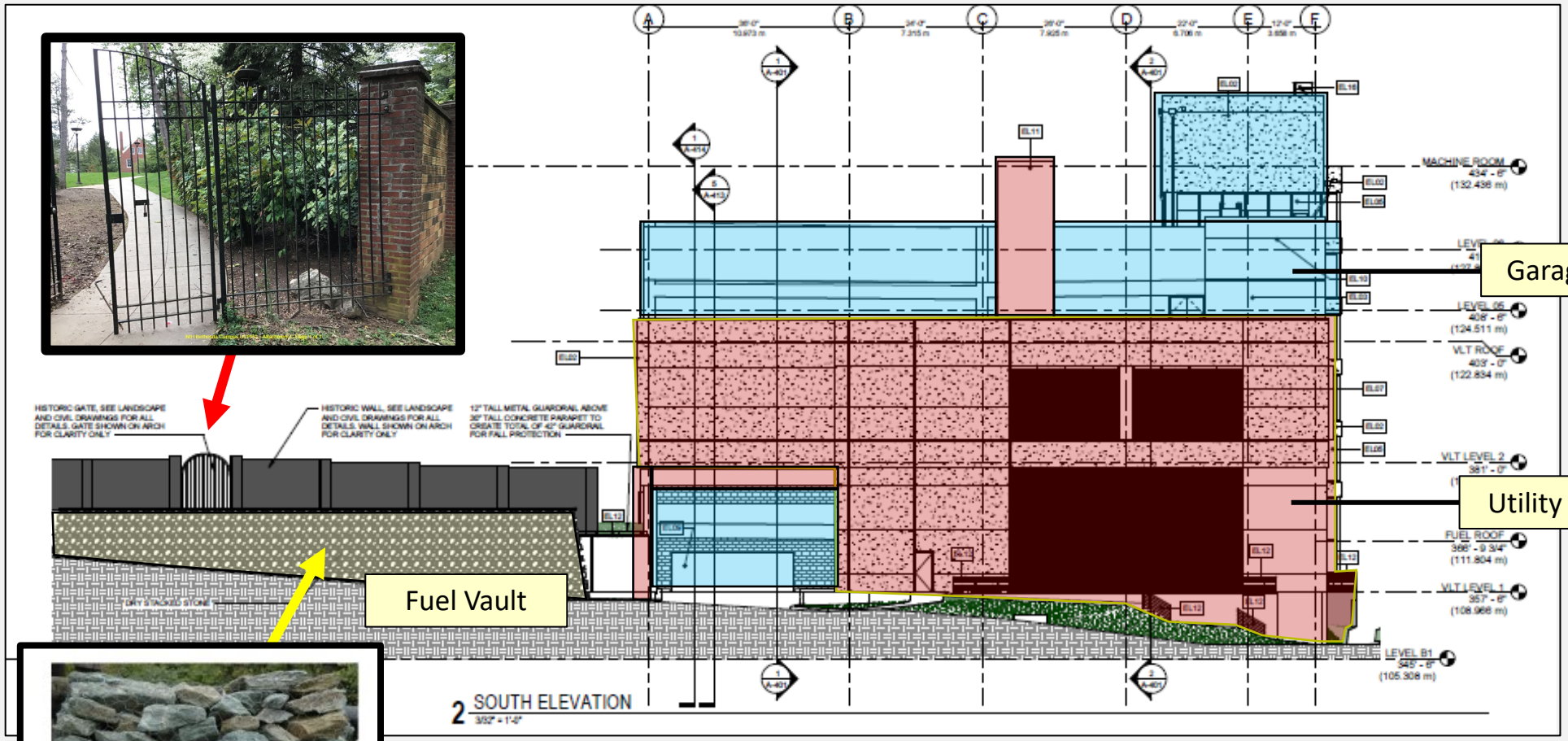


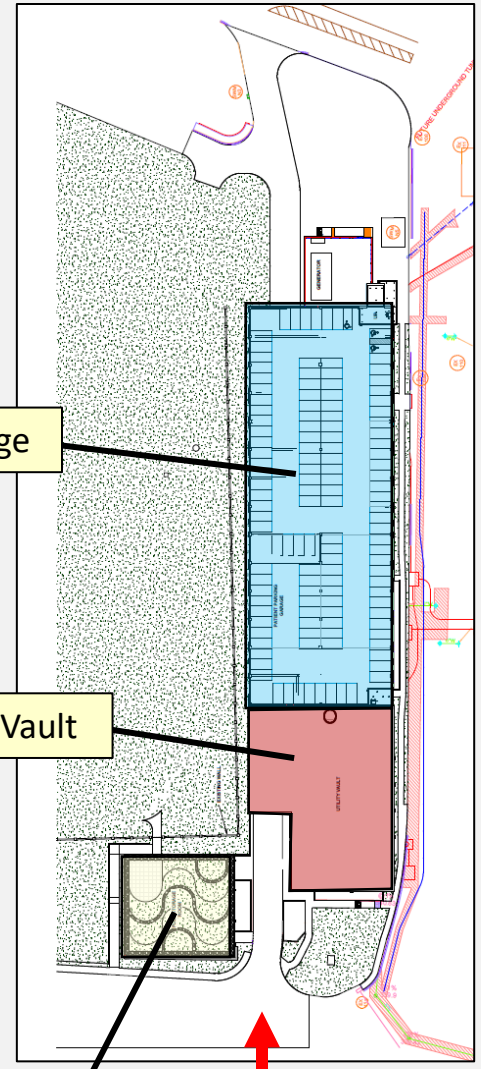
Fuel Tank Vault



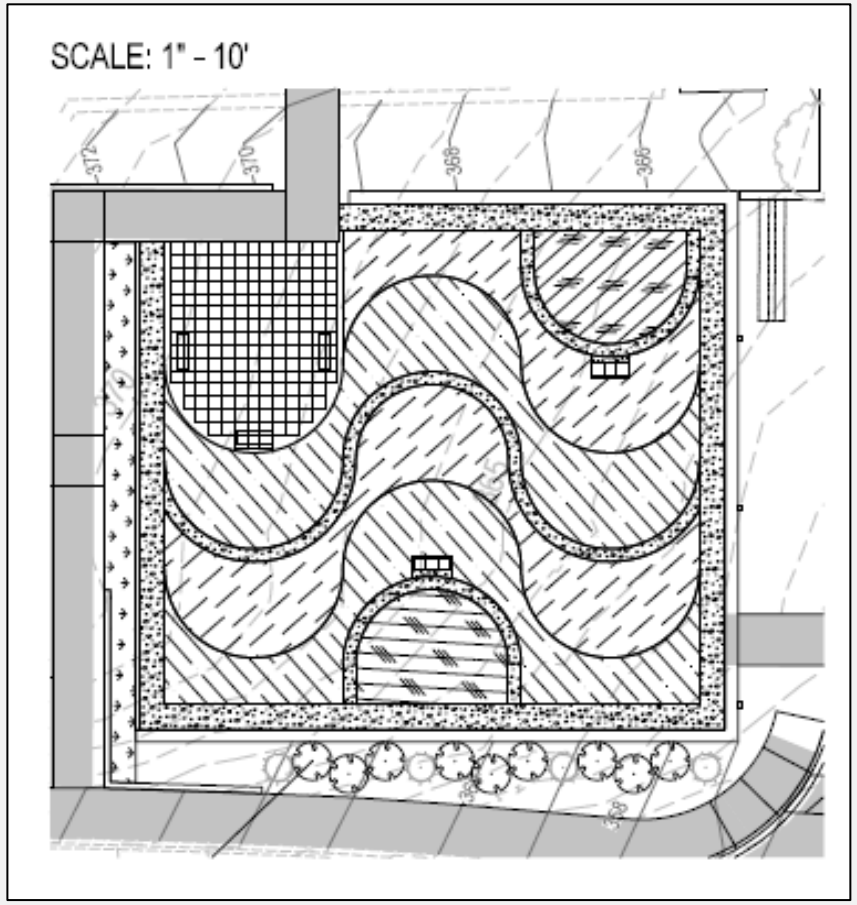


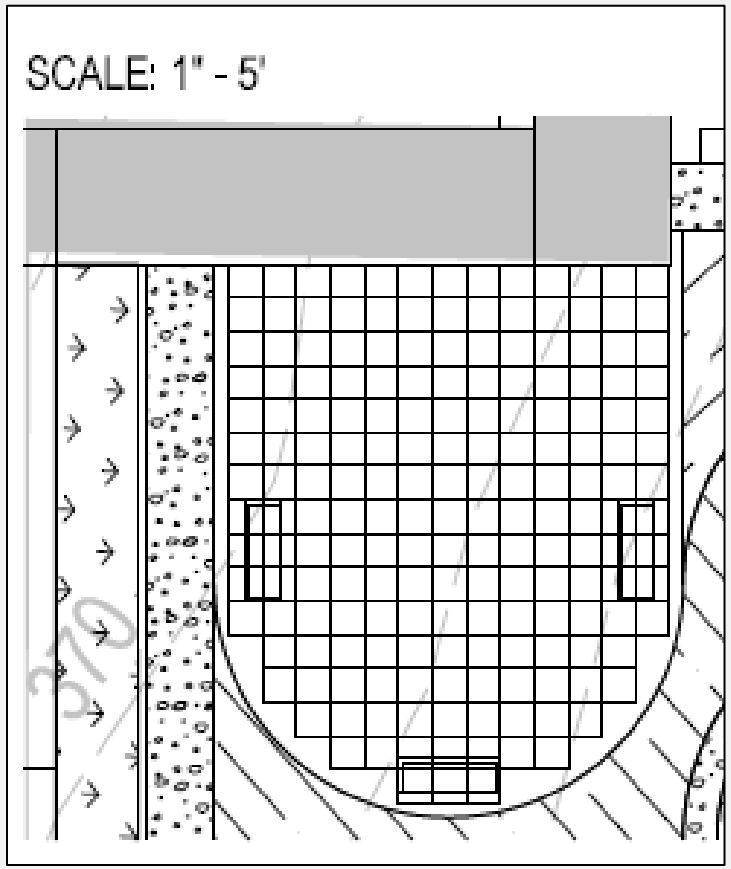
Fuel Tank Vault





Fuel Tank Vault





Green Roof Landcape Planting Schedule

SYM	Construction Items	Detail	Total Quantity
	Tuff Stuff		2201 SF
	Sunray/Yellow-Blue Pregrown Sedum		1841 SF
	Maroon/Red Mix Pregrown Sedum		724 SF

Hardscape Schedule

SYM	Construction Items	Detail	Total Quantity
	Aggregate Gravel #8		1104 CF
	Pedestal Pavers		736 SF
	Parc Vue Backless Bench	PV643-02	3 EA
	Parc Vue Backless	PV644-04	2 EA.

2013 Master Plan Consistency

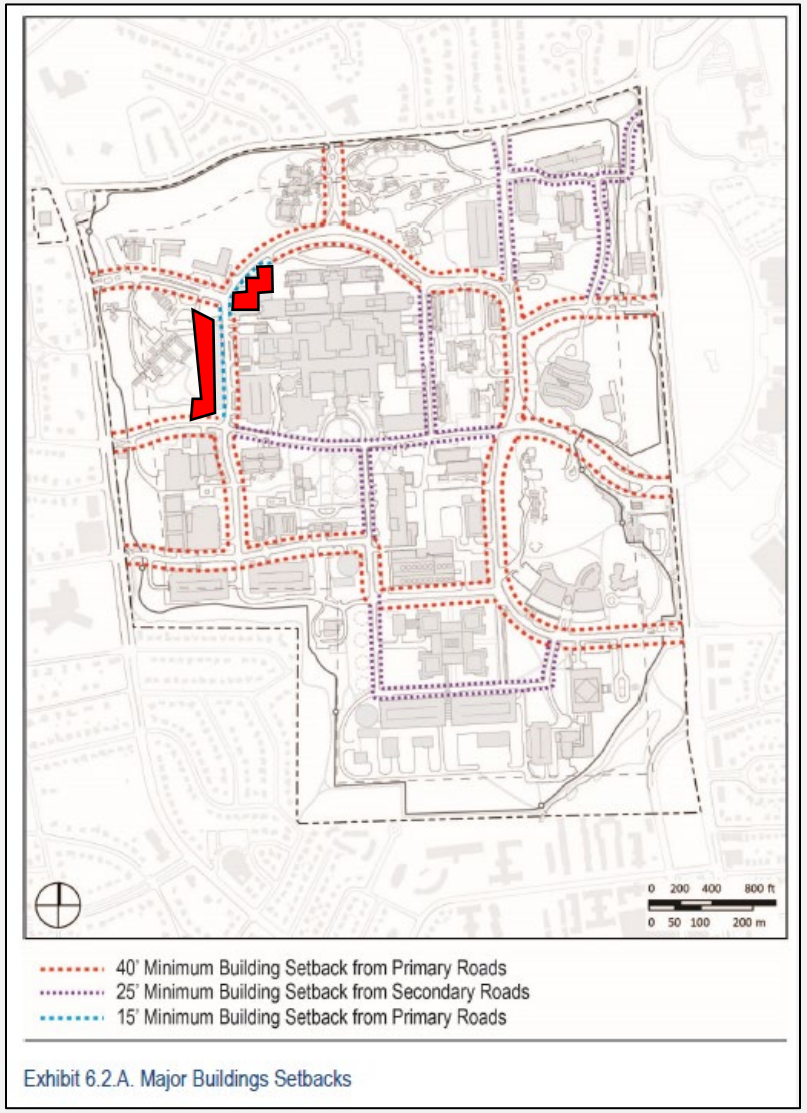


Exhibit 6.2.A. Major Buildings Setbacks

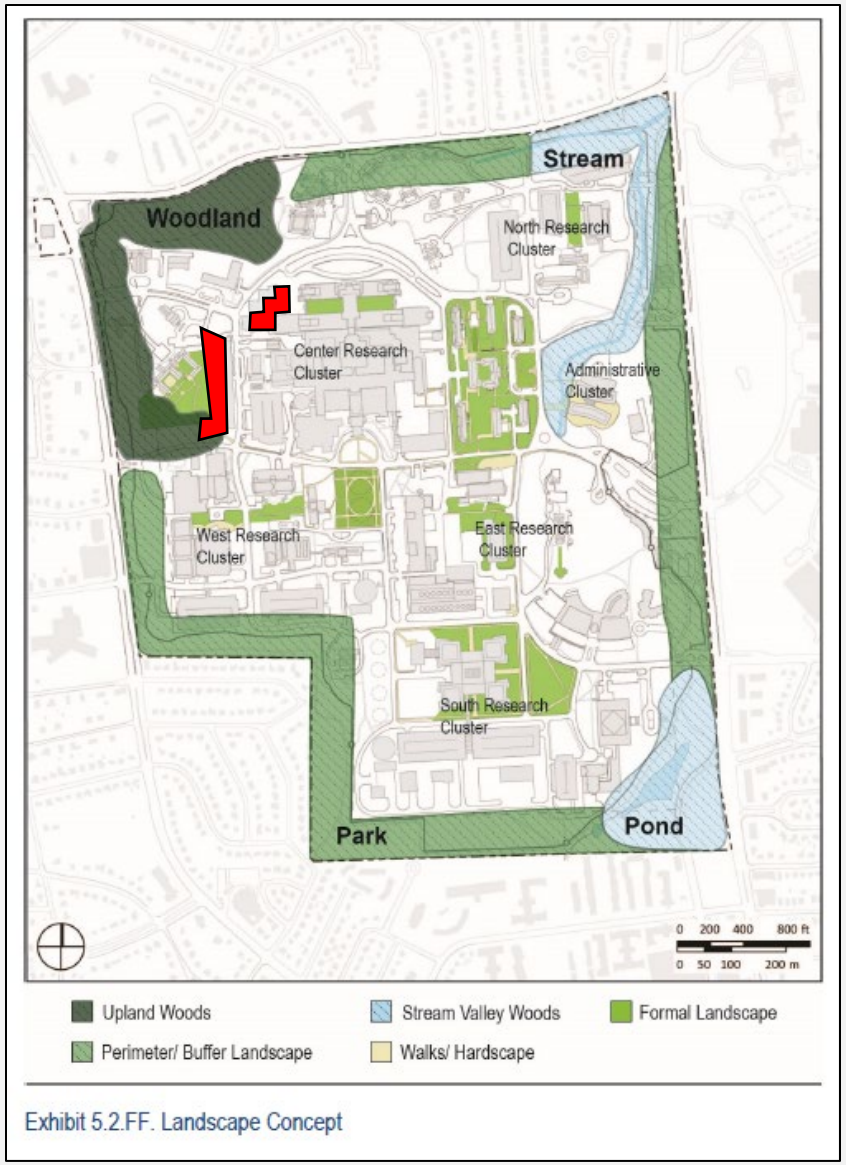
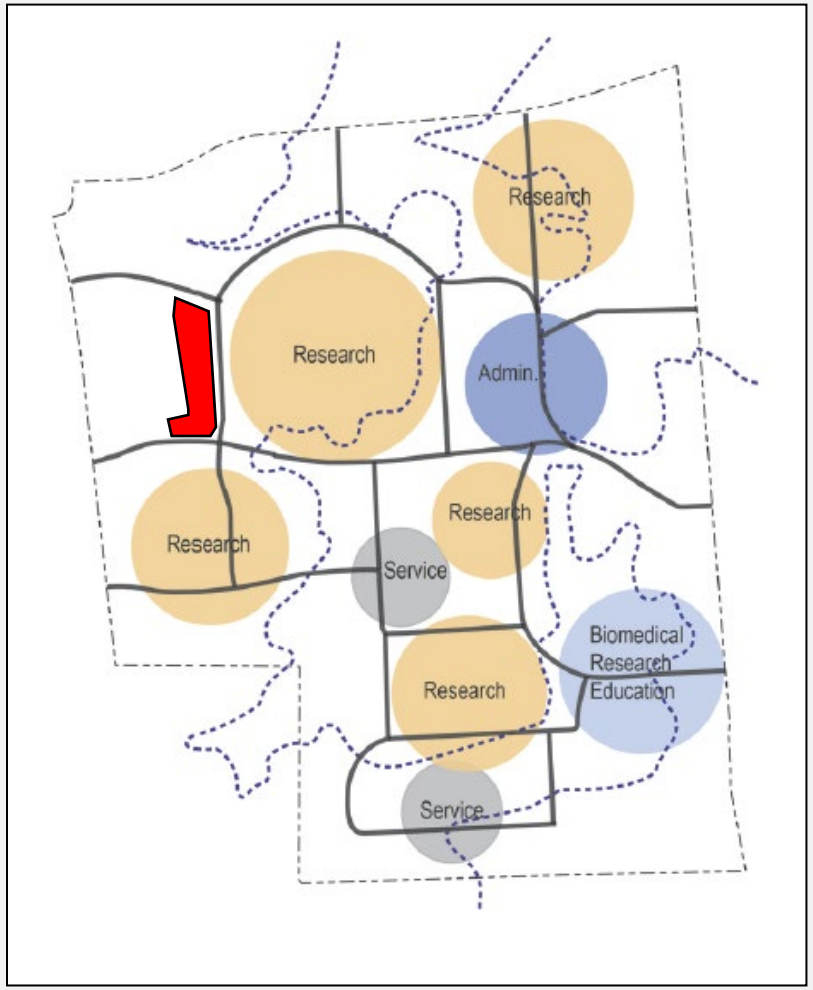


Exhibit 5.2.FF. Landscape Concept

2013 Master Plan Consistency



Campus Organization and Structure

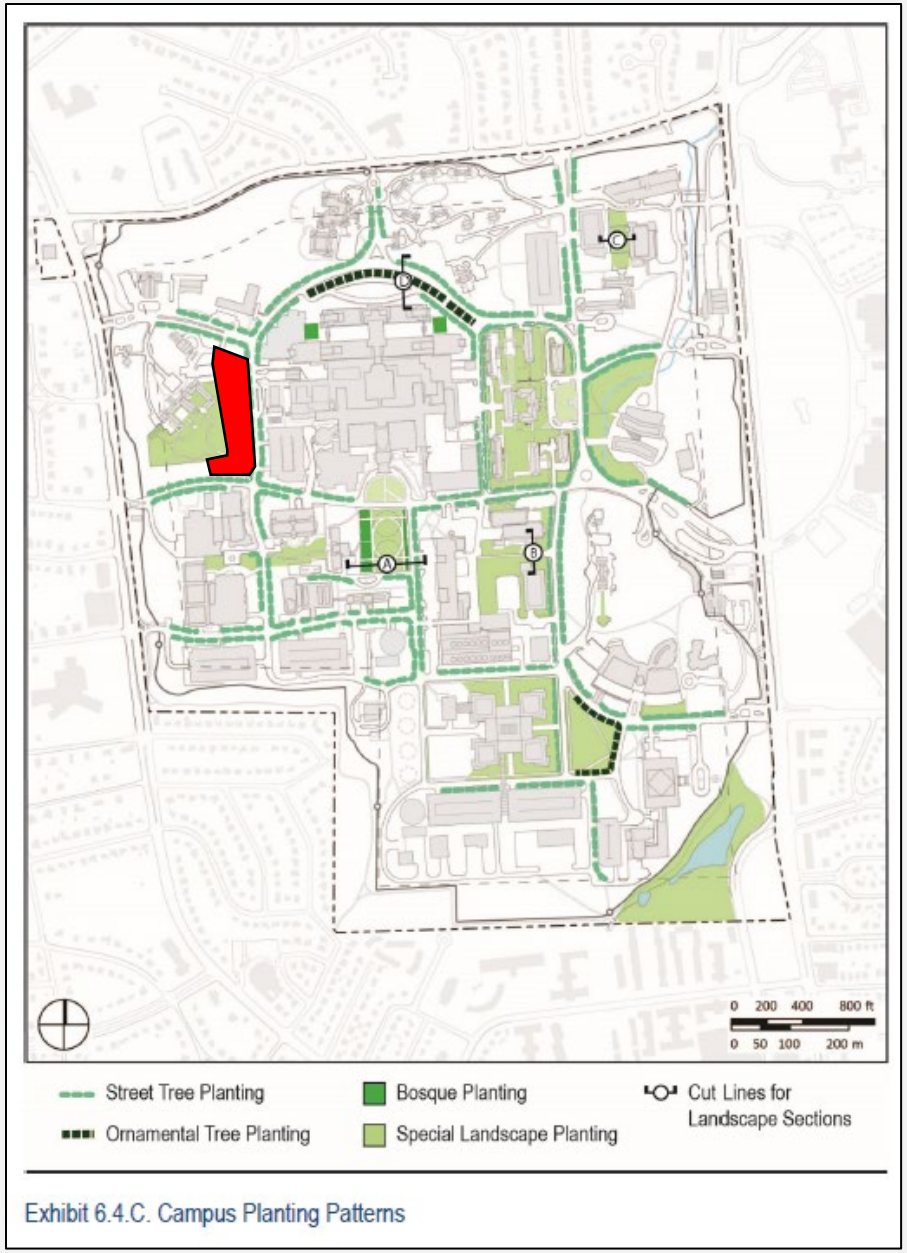


Exhibit 6.4.C. Campus Planting Patterns