



## Information Presentation

Commission Meeting: February 4, 2021

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<b>PROJECT</b> <b>Food and Drug Administration Muirkirk Road Campus Master Plan</b> Food and Drug Administration Headquarters 8301 Muirkirk Road Laurel, Maryland	<b>NCPC FILE NUMBER</b> 8245
<b>SUBMITTED BY</b> United States General Services Administration	<b>NCPC MAP FILE NUMBER</b> 3212.31(05.00)45258
	<b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8722(b)(1)

**PRESENTER**  
Stephanie Free

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The US Department of General Services (GSA), in coordination with the Food and Drug Administration (FDA), initiated a public scoping period on January 4, 2021 in preparation of an Environmental Impact Statement (EIS) for the forthcoming FDA Muirkirk Road Campus (MRC) Master Plan as required under the National Environmental Policy Act (NEPA). The purpose of this Information Presentation is to introduce the Commission to the FDA MRC, its purpose, and the goals of the Master Plan which is in the early scoping stages. NCPC staff submitted scoping comments to GSA to assist in preparing the EIS. A copy of that letter is attached to this report for reference.

The FDA's primary mission is to protect the public health by ensuring the safety, efficacy, and security of human and veterinary drugs, biological products, and medical devices. The MRC supports their mission with research facilities and laboratories that conduct research on food and animal drug safety, toxicology, microbiology, and molecular biology. GSA indicates the purpose of the proposal is to provide a Master Plan for the MRC to guide future site development. The proposed Master Plan is needed to accommodate projected growth at the MRC and provide the necessary office and laboratory space for FDA to conduct complex and comprehensive research and reviews. As a reminder, the FDA headquarters is located at White Oak, Maryland and the Commission approved the master plan for that campus in 2018.

The FDA MRC is located in Prince George's County, Maryland approximately five and a half miles north of the Greenbelt Metrorail Station and one mile east of the MARC Muirkirk Station Camden Line. The main campus parcel is bound by Muirkirk Road to the north and Odell Road to the south and east. The Maryland Army National Guard and South Laurel Pumping Station are immediately adjacent to the campus on Odell Road and forested areas buffer the campus from adjacent residential uses to the north and west. The campus facilities are dispersed across the main parcel between forested stream valleys and three large pastures. These facilities include an Animal Research Facility (ARF); and the Beltsville Research Facility (BRF) and two office buildings referred to as "Mod 1 and Mod 2" which are located nearest to Muirkirk and Odell Roads. The campus also includes an "East Parcel" located on the east side of Odell Road which is entirely forested and currently undeveloped.

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The 247-acre campus is owned by FDA and was acquired from the Department of Agriculture in 1964. The initial FDA MRC Site Development Plan was approved by the Commission in 1966 and later updated with Commission's approval of the 1981 Beltsville Master Plan. The forthcoming Master Plan is intended to facilitate and support additional employee population on the campus consolidated from other leased spaces throughout the region. The campus currently houses 300 employees and is planned to bring an additional 1,500 employees to the campus over the next 20 years with the implementation of the Master Plan. GSA and FDA have identified the MRC Master Plan as an opportunity to reinforce FDA's image as a leading scientific institution and foster employee retention and growth by creating a collegial environment that embodies strong principles of sustainable design and environmental stewardship. In addition, consolidating FDA employees to this campus will reduce dependency on leased facilities, streamline operations, and reduce travel times and vehicle trips between FDA offices for meetings and conferences.

NCPC staff reviewed the Virtual Public Scoping Meeting materials which include three development alternatives for the FDA MRC Master Plan. All three alternatives retain the Mod 1 and Mod 2 buildings and study new development in previously developed areas near the Mod buildings and at the BRF. Each of the three alternatives propose an additional 458,000 gross square feet of office and special use space and above-grade structured parking with 900 parking spaces and 50 visitor surface parking spaces. The alternatives differ in their concentration and distribution of new buildings and parking structures with varying amounts of disturbance and land cover; access points and street networks; and distribution of open spaces.

NCPC staff scoping comments identify policies from the *Comprehensive Plan for the National Capital* that can guide further development of the alternatives. The comments also identify topics that require further analysis in the draft EIS. In summary, the policies reflected in the scoping comments primarily pertain to the Federal Urban Design, Transportation, Environment and Workplace Elements. Staff encourages GSA to consider grouping building functions and pursue compact development oriented around common landscape space in support of general campus planning principles. Further, staff notes the recent updates to the Transportation and Environment Elements (tree preservation and replacement policies), and the forthcoming update to the Workplace Element, as they will shape the alternatives and support the analysis for the draft EIS. The comments also include guidance regarding outreach to the local jurisdiction agencies to coordinate the proposal with planning and transportation efforts as well as to address potential community concerns.

Next steps include evaluation of environmental effects and alternatives for the draft EIS and preparation of the draft Master Plan. Staff originally recommended that GSA provide a second Informational Presentation to the Commission once the alternatives are further developed and analyzed pursuant to the EIS scoping comments, and prior to GSA's selection of a preferred alternative. However, additional coordination with GSA following issuance of the scoping comment letter confirmed that GSA intends to present the further developed alternatives to the Commission with the draft Master Plan, prior to selecting a preferred alternative. Therefore, a second informational presentation is no longer necessary. GSA anticipates the draft EIS will be released for public comment in summer 2021 during which time the draft Master Plan will be

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referred-out to the local jurisdiction agencies for review and comment. The Commission’s review of the draft Master Plan is planned for fall 2021, and GSA anticipates review of the final Master Plan and Record of Decision in mid to late 2022.

ATTACHED:

- NCPC Staff EIS Scoping Comments for the FDA MRC Master Plan
- Project Summary

**PROJECT TIMELINE**

<b>Previous actions</b>	<b>1966</b> – The Commission approved the FDA MRC Site Development Plan <b>1981</b> – The Commission approved the Beltsville Master Plan
<b>Remaining actions</b> (anticipated)	<b>Fall 2021</b> – Review of Draft Master Plan <b>Mid to Late 2022</b> – Review of Final Master Plan

IN REPLY REFER TO:  
NCPC File No. 8245

January 13, 2021

Mr. Marshall Popkin  
Office of Planning and Design Quality  
Public Buildings Service – National Capital Region  
US General Services Administration  
1800 F Street, NW, Room 4400  
Washington, DC 20405

RE: Food and Drug Administration (FDA) Muirkirk Road Campus (MRC) Master Plan  
Environmental Impact Statement (EIS) Scoping Comments

Dear Mr. Popkin:

Thank you for the opportunity to provide scoping comments on the EIS that the US General Services Administration (GSA) is preparing in coordination with the FDA for the forthcoming MRC Master Plan located in Laurel, Maryland. As the federal government's central planning agency in the National Capital Region, the National Capital Planning Commission (NCPC) has advisory review authority over projects at the FDA MRC under the National Capital Planning Act ((40 USC § 8722 (b) (1))<sup>1</sup>.

It is our understanding that the FDA's primary mission is to protect the public health by ensuring the safety, efficacy, and security of human and veterinary drugs, biological products, and medical devices. The MRC supports their mission with research facilities and laboratories that conduct research on food and animal drug safety, toxicology, microbiology, and molecular biology. We also understand that the purpose of the proposed Master Plan is to guide future site development, accommodate projected growth, and provide the necessary office and laboratory space for FDA to conduct complex and comprehensive research and reviews.

NCPC staff has reviewed the Virtual Public Scoping Meeting materials available to the public and offers the following comments based on policies from the *Comprehensive Plan for the National Capital*, to guide further development of the alternatives. NCPC staff requests that GSA provide another information presentation once the alternatives are further developed and analyzed and prior to the selection of the preferred alternative. Further, staff recommends that GSA submits the Draft Master Plan when it releases the Draft Environmental Impact Statement (DEIS) for public review.

### Urban Design

The FDA MRC Master Plan should integrate the urban design principles for federal facilities and property included in the Comprehensive Plan. NCPC's policies encourage compact development, compatibility with nearby buildings, and enhancing the pedestrian experience in and around federal buildings and campuses wherever possible. The alternatives for the FDA MRC Master Plan should indicate the functions of existing buildings to remain and their relationship to the operations of new buildings. The building functions should

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<sup>1</sup> The Planning Act requires federal agencies to advise and consult with NCPC in the preparation of agency plans prior to preparation of construction plans.

inform concentrations of new buildings and support facilities (e.g.; parking) and minimize impacts to greenfield or undeveloped sites. If parking cannot be located below grade, proposed parking structures should have as small a footprint as possible. NCPC also finds it will be beneficial to orient building entrances on common landscape space, maximize the long pastural views of the campus, and enhance the primary employee and visitor entrance into the campus from Muirkirk Road in support of general campus planning principles.

Comprehensive Plan policies also state that master plans should include an urban design component. The urban design component should analyze existing installation characteristics and surroundings; propose urban design principles in regard to topics such as building groupings, massing and architectural character, streetscape, landscape elements and character, signage, and parking; include a strategy for the site and design of principal agency functions; and a strategy for utilitarian or routine support functions to avoid or minimize intrusion on principal urban design features. For more information on NCPC's urban design principles for federal facilities and property, refer to Part II, Section C of the Federal Urban Design Element of the Comprehensive Plan.

### *Transportation and Circulation*

The FDA MRC is located approximately five and a half miles from the Greenbelt Metro Station and approximately one mile from the MARC Muirkirk Station Camden Line. The campus location in a suburban area beyond 2,000 feet of Metrorail qualifies the campus for NCPC's recommended parking ratio of one parking space per every two employees (1:2). Aside from parking, the policies of the Federal Transportation Element support a regional multimodal transportation system that promotes responsible land use and development and contributes to a high quality of life for residents, workers, and visitors, while improving regional mobility, transportation access, and environmental quality, and promotes efficient and sustainable travel to federal workplaces and destinations. Therefore, the EIS should assess changes to travel characteristics (e.g; traffic volumes, pedestrian and cyclist circulation, etc.) and parking on the campus and in the surrounding area in each of the FDA MRC Master Plan alternatives. The EIS should also consider any cumulative traffic impacts related to the new Bureau of Engraving and Printing Facility, one and a half miles away on Odell Road.

NCPC requires a Transportation Management Plan (TMP) for master plans that sets forth short- and long-term transportation goals for federal facilities and establishes Transportation Demand Management (TDM) strategies to help meet those goals. On July 9, 2020, the Commission approved an update to the Federal Transportation Element and Addendum, and the related Submission Guidelines. The update included revisions to TDM strategies and TMP preparation and monitoring. The updates are now currently in effect and apply to future master plan submissions. More information about the Element and Submission Guidelines update can be found online at [ncpc.gov/initiatives/transportation](https://ncpc.gov/initiatives/transportation).

### *Energy Use and Sustainability*

Comprehensive Plan policies encourage sustainable building and site development to reduce impacts to the natural environment. As such, new buildings at the FDA MRC should reduce potable water use, optimize building orientation for passive solar energy gain, and plan space for solar panels or other sources of on-site renewable energy generation. In addition, parking areas should be designed to support electric vehicle charging stations with consideration for electricity sourced from renewable resources. The campus should also incorporate intensive and extensive green roofs on building and garage rooftops that provide visual and occupiable amenity space for building users as well as environmental benefits including enhanced stormwater management, reduction in the urban heat island effect, and overall building cooling which reduces energy use.

The FDA MRC Master Plan should minimize land disturbance and strive to meet stormwater management requirements through low impact development strategies (e.g.; bioswales, permeable paving, green roofs, cisterns, rain barrels, etc.) rather than use of manufactured treatment devices or detention/retention ponds, and seek to integrate stormwater management facilities with the campus' open space network. In summary, the EIS should analyze changes to energy and water use, and stormwater runoff across campus development alternatives.

New development at the FDA MRC is required to comply with the Maryland Department of the Environment's (MDE) stormwater regulations (<https://mde.maryland.gov/>) and should plan to meet federal requirements under Section 438 of the Energy Independence and security Act (<https://www.epa.gov/sites/production/files/2015-09/documents/eisa-438.pdf>)

### *Natural and Environmental Resources*

The 247-acre FDA MRC includes multiple stream valleys as well as large tracts of densely forested areas located between existing development and pastures that mainly follow the course of the stream valleys. NCPC policies acknowledge the importance of conserving and protecting water resources and tree canopy in the region. Therefore, the EIS should identify and assess the existing condition of the streams and potential impacts of future development on their overall health, function, and water quality. In addition, the EIS should study changes to tree canopy and vegetation and changes to habitat that would result due to proposed development.

On November 5, 2020, the Commission approved an update to the policies related to tree canopy and vegetation in Section G of the Federal Environment Element and related Submission Guidelines which are in effect as of February 1, 2021. The updated policies include an enhanced focus on tree preservation; alternatives to mitigate tree canopy loss if preservation is not possible; and specific guidance on replacement tree ratios, specifications, and locations. Per the new policies and Submission Guidelines, the FDA MRC Master Plan must include a Tree Preservation and Replacement Plan that identifies any known critical habitat areas or old growth forests; preservation areas and areas for replanting; a description of any trees to be removed; and a description of methods to replace trees that are removed.

NCPC's current replacement rate for forests or large stands of trees removed is 1:1 (one acre planted for every one acre removed). In addition, a Forest Management Plan prepared by a licensed forester is required with the final Master Plan. The Forest Management Plan must describe the initial planting procedures and the year-by-year maintenance procedures that will be implemented for a minimum of five years following the initial replanting. Replacement rates and procedures for individual trees are listed under policy FE.G.2 of the Federal Environment Element. It should be noted that deviations from NCPC's tree preservation and replacement policies are not considered at the Master Plan level of review. More information about the Federal Environment Element and Submission Guidelines update, as well as an applicant Resource Guide can be found online at: [ncpc.gov/initiatives/treereplacement](https://ncpc.gov/initiatives/treereplacement).

### *Federal Workplace*

As a federal workplace, the FDA MRC Master Plan should incorporate the policies of the Federal Workplace Element. NCPC's federal workplace policies encourage campuses to balance security requirements with locational considerations. The EIS should consider strategies to achieve perimeter security requirements that are integrated with the surrounding context without interrupting visual resources. In addition, the EIS should consider the impact of the FDA MRC Master Plan on the overall economic health of the surrounding community and the communities from which the agency is relocating its employees. As GSA and FDA work to determine which employees will relocate to the MRC, NCPC notes that Comprehensive Plan policies recommend maintaining 60 percent of the region's total federal

employment in the District of Columbia. Therefore, the EIS should consider potential cumulative impacts to the District's federal workforce if any FDA employees are consolidated to the MRC from the District.

On July 11, 2019, the Commission released the draft update of the Federal Workplace Element for a 60-day public comment period that closed on September 16, 2019. The Federal Workplace Element update is anticipated for final adoption in early 2021. More information about the update can be found online at [ncpc.gov/initiatives/workplace](https://ncpc.gov/initiatives/workplace).

### Historic and Cultural Resources

NCPC policies advocate for the stewardship of historic properties in the National Capital Region. NCPC recognizes that agencies are responsible for preserving historic properties while also accommodating programmatic needs and mission requirements. In accordance with Section 106 of the National Historic Preservation Act, GSA is required to initiate consultation with the Maryland Historic Trust (MHT) to identify the Area of Potential Effect (APE) and address potential impacts to historic resources within the APE. The FDA MRC Master Plan should identify any historic structures or resources (e.g.; landscapes, views, etc.) within the APE. Further, the EIS should assess potential development impacts to the use, character, location, and setting of any significant historic or cultural resources within the APE, with appropriate mitigation proposed to minimize potential adverse effects. As the FDA MRC is located in the environs, NCPC does not have a responsibility to comply with Section 106. However, NCPC encourages GSA to coordinate with MHT early in the planning process. For more information, consult relevant NCPC policies in the Historic Preservation Element of the Comprehensive Plan for guidance during the EIS and master planning process.

### Outreach and Coordination

NCPC recognizes the significance of federal government coordination with local jurisdictions throughout the region to address areas of mutual interest and prepare strategies for the region's urban design and environmental quality. As such, new and major modifications to master plans are subject to intergovernmental referral, meaning they are transmitted to local and state government agencies for input and typically requires a review period of 90 days. NCPC encourages GSA to engage with local planning officials, including Prince George's County, to understand how the FDA MRC Master Plan may impact and/or support jurisdictional planning and transportation initiatives. GSA should also work with local partners to understand and address any potential community concerns.

### Summary

In summary of the comments provided, NCPC requests the EIS evaluate and assess the potential short and long-term direct, indirect, and cumulative impacts of the project on the following topic areas between the Proposed Action Alternatives and the No Action Alternative:

- Change in building functions, the built environment, and campus character;
- Change in travel and parking characteristics on-site and in the surrounding area;
- Change in site access and perimeter security;
- Change in views/visual quality in and around the site;
- Change in housing demand and economic health of the surrounding area and areas where employees will be relocating from;
- Change in energy and potable water use;
- Change in total impervious surface area;
- Change in stormwater runoff volumes;
- Change in stream health, function, and water quality;

- Change in total vegetation, tree canopy area, and number of on-site trees;
- Change in habitat and functions of natural resources; and
- Change in effect on historic properties and resources

NCPC appreciates the opportunity to provide these scoping comments as part of the project's EIS and look forward to the next informational presentation. If you have any questions, please contact Stephanie Free at (202) 482-7209 [stephanie.free@ncpc.gov](mailto:stephanie.free@ncpc.gov), or consult our agency website at [ncpc.gov/plans/compplan/](http://ncpc.gov/plans/compplan/) for further information about the Comprehensive Plan or [ncpc.gov/review/guidelines/](http://ncpc.gov/review/guidelines/) for information about the Submission Guidelines.

Sincerely,

*Diane Sullivan*

Diane Sullivan, Director  
Urban Design and Plan Review Division

# Food and Drug Administration Muirkirk Road Campus Master Plan

Laurel, Maryland

Information Presentation

United States General Services Administration

# Project Summary

**Commission Meeting Date:** January 4, 2021

**NCPC Review Authority:** 40 U.S.C. § 8722(b)(1)

**Applicant Request:** N/A

**Session:** Informational

**NCPC Review Officer:** Stephanie Free

**NCPC File Number:** 8245

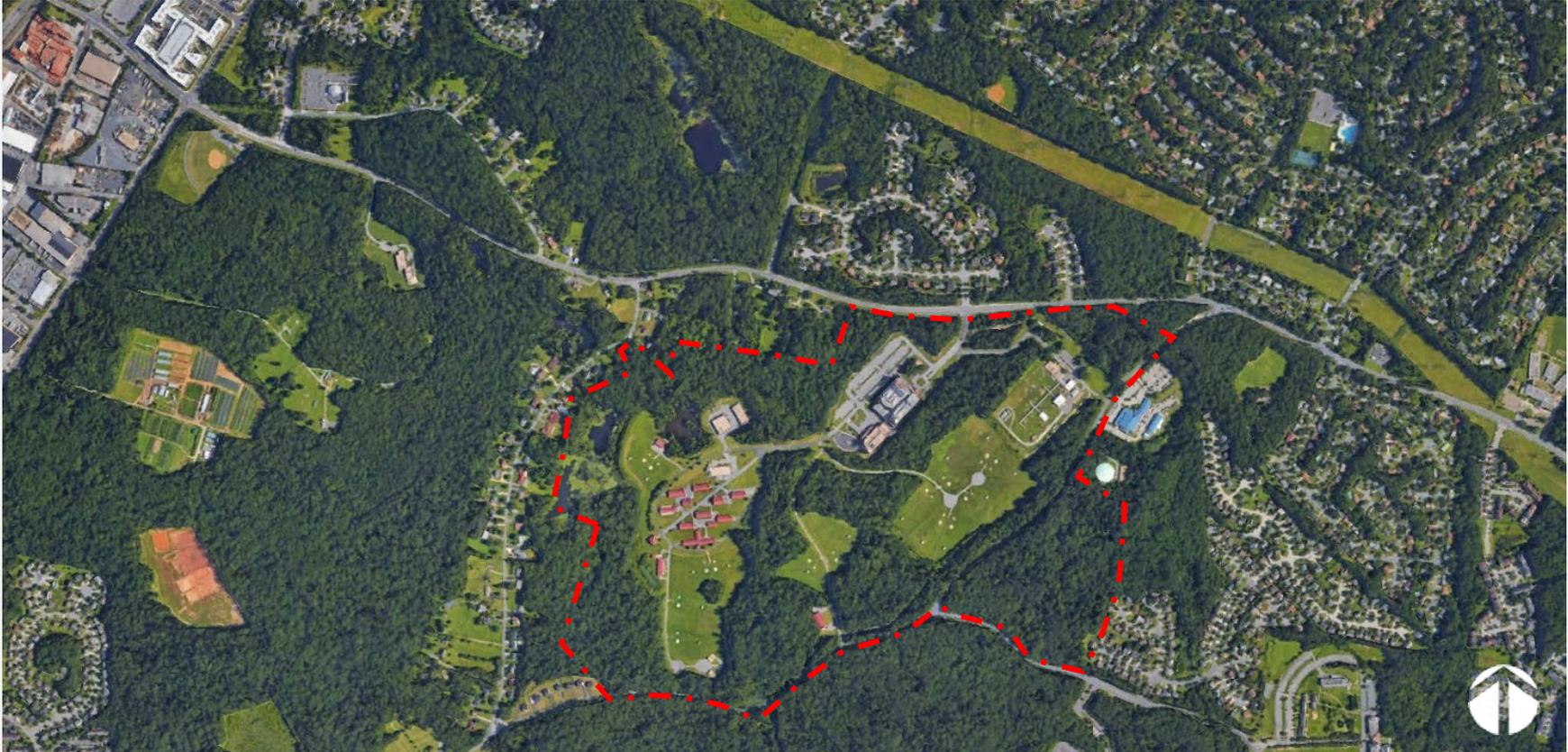
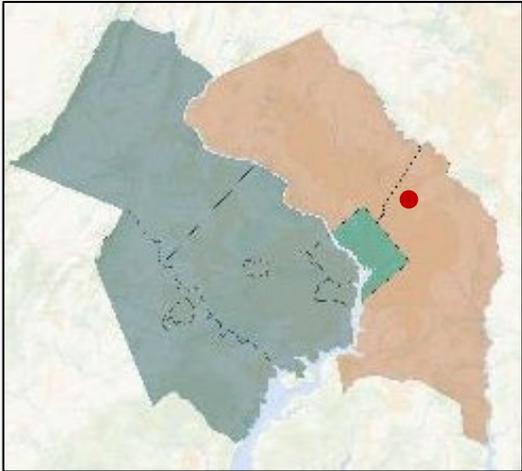
## Project Summary:

The purpose of the Informational Session is to introduce the Commission to the FDA Muirkirk Road Campus, its purpose, and the goals of the Master Plan which is in the early scoping stages. GSA will give a virtual tour of the campus, discuss their program needs, and very early program alternatives. Following GSA's presentation, staff will highlight some of the main scoping comments that we sent to GSA. The MRC master plan was last approved by NCPC in 1981. The forthcoming master plan proposes to house a total of 1,800 FDA employees on the campus. There are currently 300 employees on the site today, for a net increase of 1,500 employees.

The existing campus has 480,000 gross square feet (gsf) of office and laboratory space primarily split between Mod Buildings 1 & 2, the Beltsville Research Facility (BRF), and the Animal Research Facility. The proposal will add an additional 458,000 gsf of office and special use space and 950 parking spaces (a 1:2 ratio) over the next 20 years. Phase 1 of the master plan implementation will occur over the next 5-6 years with the addition of 700 employees, and an addition 800 employees will be added to the campus in Phase 2 (6+ years).

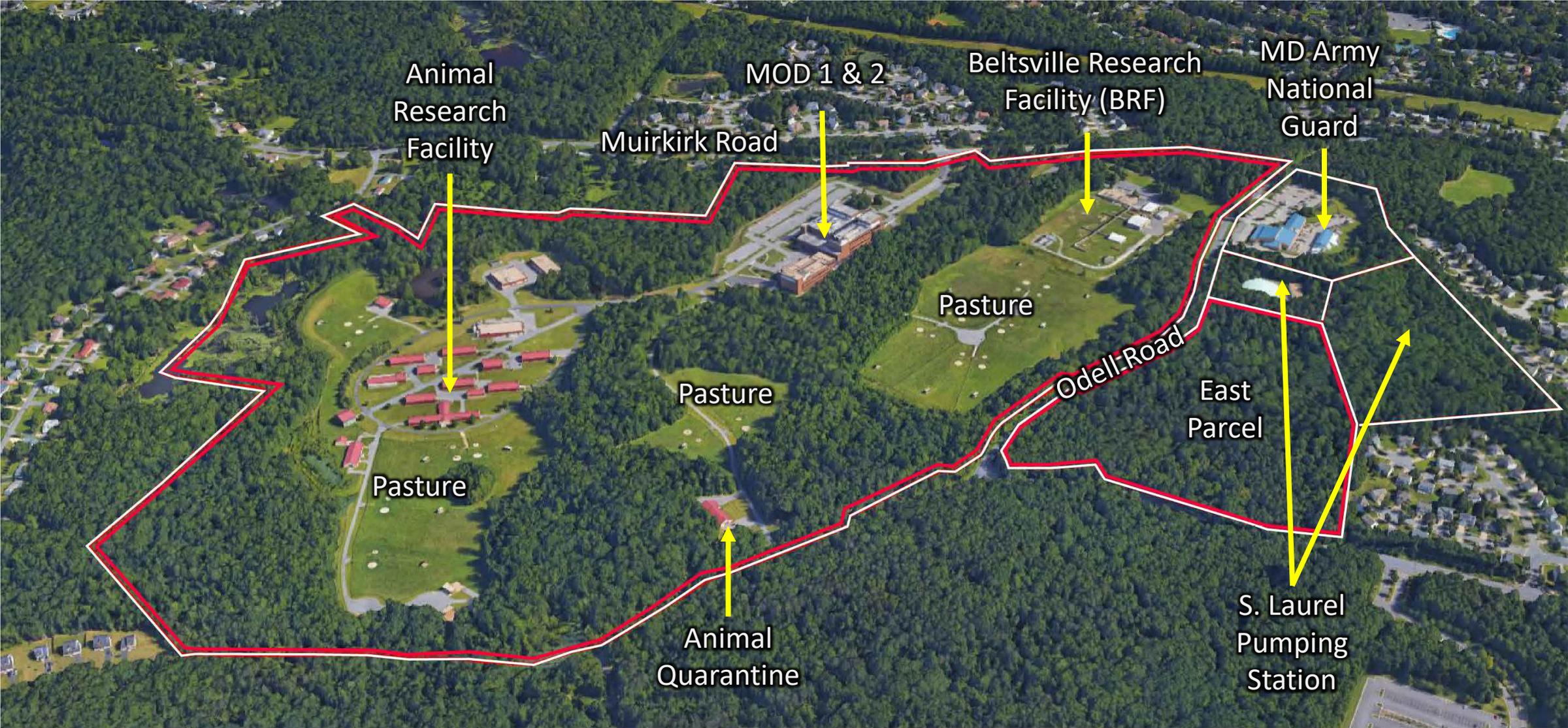
GSA is currently studying three alternatives (Alternative A, B, and C) for the new campus configuration, which are included in the EIS scoping period. Alternative A concentrates new office development adjacent to existing Mod Buildings 1 & 2 and locates all new parking in above-grade garages near the BRF; Alternative B splits new office development between Mods 1 & 2 and the BRF, and locates one above-grade parking garage near the Mod Buildings and another above-grade parking garage near the BRF; and Alternative C concentrates new office development and parking at the BRF and all new parking in one above-grade garage. A natural landscape (stream valley) amenity space with a pedestrian bridge is a central feature in all three alternatives.

# Site Location

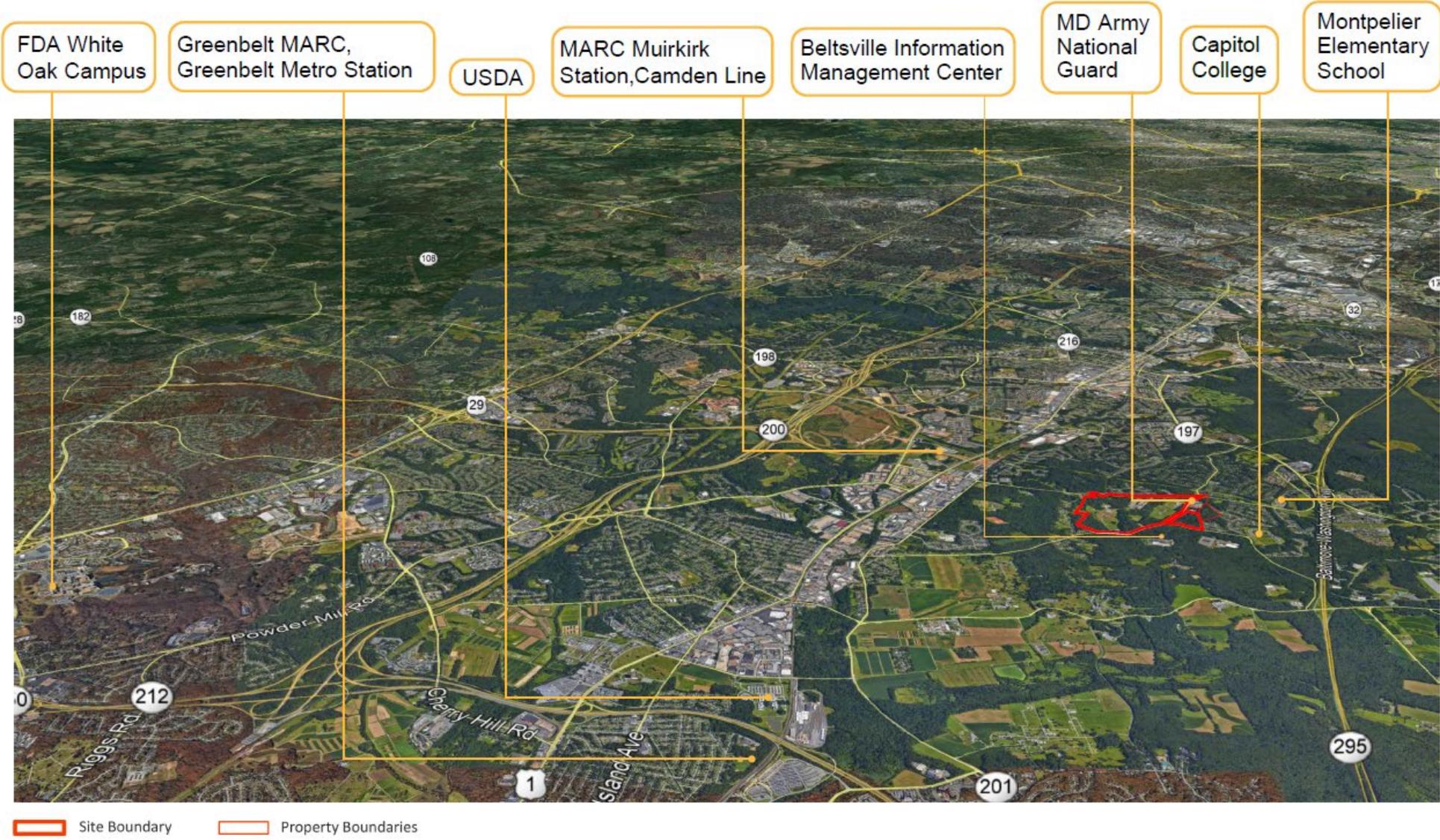


Location Map

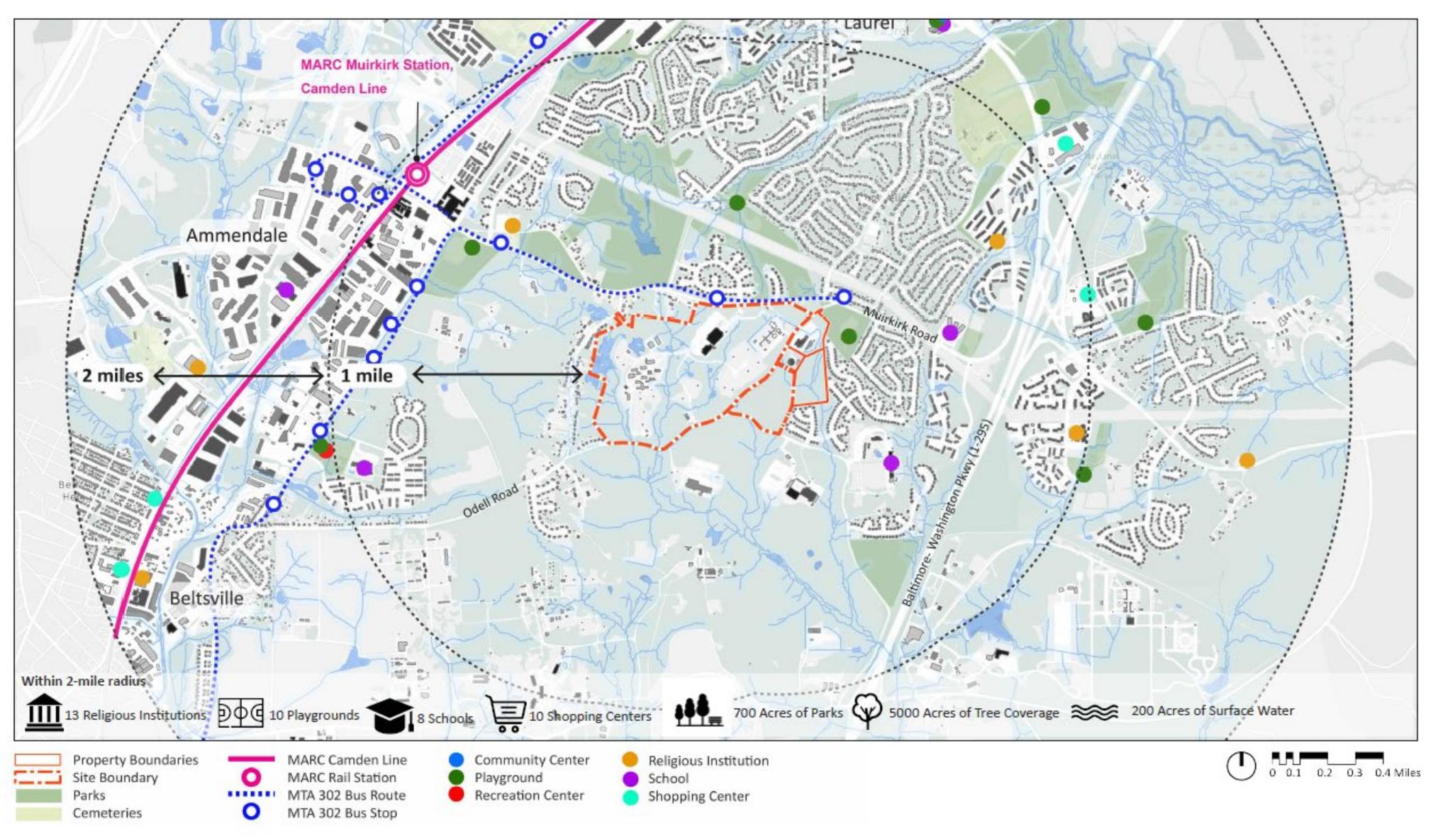
# FDA Muirkirk Road Campus



# Surrounding Context



# Surrounding Context



# Site Context



*Main entrance MOD 1 view looking south from access road*



*Service road east of main entrance of MOD 1 looking south*



*MOD 1 view looking from north*



*Outdoor seating at loading areas for MOD 1 & 2*

# Site Context



*Southern entrance gate looking north at MOD 1 & 2*



*BRF building entrance*



*BRF complex (Fitness center)*



*Covered walkway view looking at BRF from south*

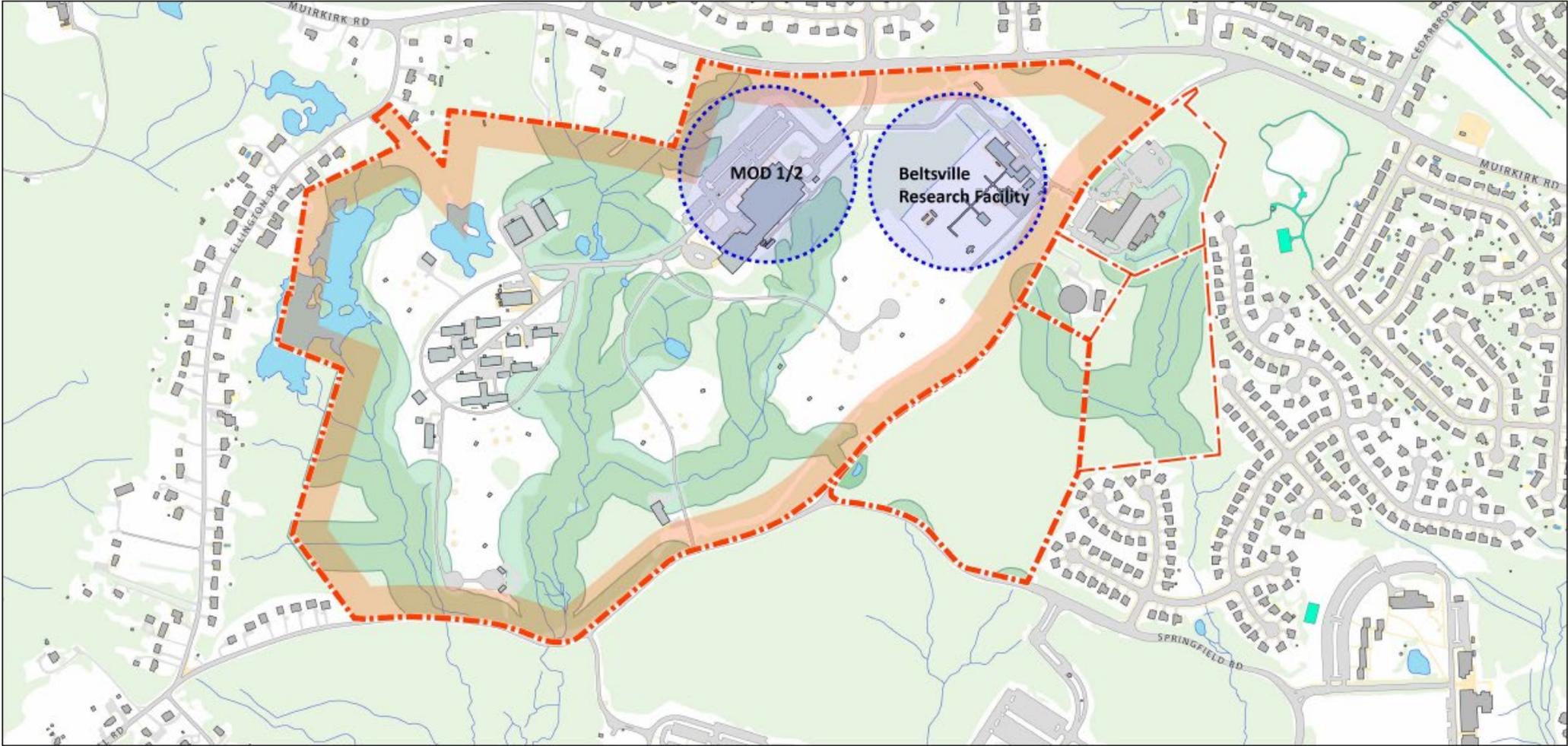


*BRF complex*



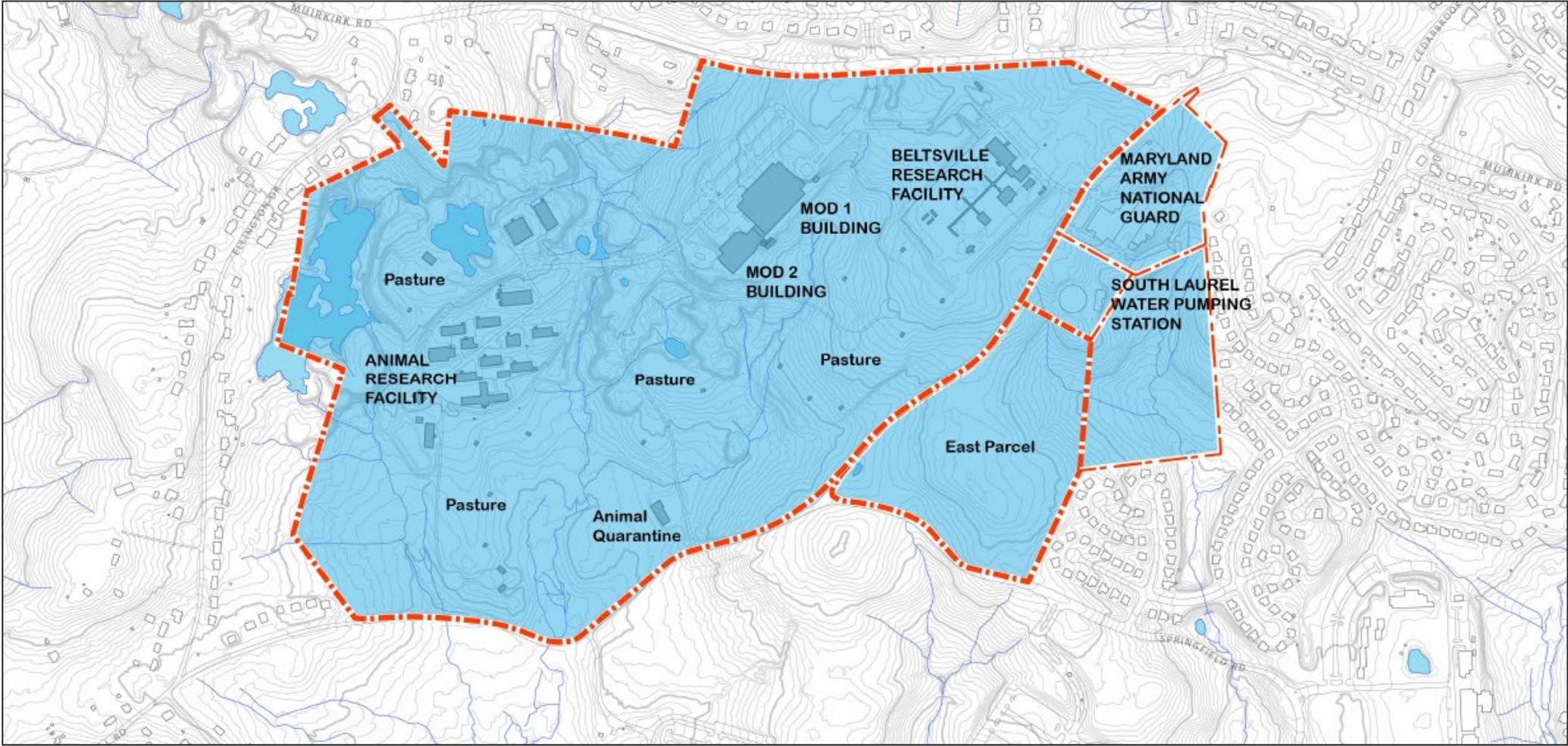
*Pasture looking east*

# Draft Master Plan Study Areas



- Study Areas
- Stream Valley Buffer
- Bodies of Water
- Existing/Intermittent Streams
- Security Buffer
- FDA Facilities
- Property Boundaries
- Site Boundary

# Draft Area of Potential Effect (APE)



- Area of Potential Effect
- Property Boundaries
- Site Boundary



# Project Summary

## SPACE / POPULATION

### EXISTING LABORATORY AND OFFICE GROSS SQUARE FOOTAGE (GSF)

- 480,000 GSF (approx.)

### PROPOSED ADDITIONAL NEW BUILDING AREA (GSF)

- 458,000 GSF (approx.) For Office and Special Use Space

	Phase 1	Phase 2
Additional Office GSF	175,000 GSF	200,000 GSF
Additional special use space GSF	42,000 GSF	41,000 GSF

### EXISTING MRC POPULATION

- 300 employees

### PROJECTED MRC POPULATION

- Phase 1 - 700 people
- Future Phases - 800 people
- Up to approximately 1,800 people

## DEVELOPMENT BUDGET AND FUNDING

### PRELIMINARY ESTIMATE

- \$234 Million (approx.) (2020 dollars)

## 310 Existing Parking spaces

### Population for Phase 1

Existing - 300 employees

Phase I - 700 employees

Total 1,000 employees

### Parking at 1 space for 2 employees

500 employees spaces required

50 visitors spaces required

550 Total spaces

### Future Development

800 employees

400 Additional spaces required

### Total Parking

950 spaces for 1800 employees and visitors

# Vision and Mission

**Reinforce FDA's image as a leading scientific institution, foster employee as appropriate with retention and attraction:**

- Create a collegial environment to foster scientific interaction
- Create an image of the FDA as a leading scientific institution for attraction and retention
- Be an environmental steward, preserve open space, enhance site's natural features
- Embody the highest principals of sustainable design

## ECONOMICS

**Create a more efficient and cost effective agency:**

- Reduce dependencies on leased facilities
- Maximize on-site population to streamline operations
- Utilize shared facilities
- Reduce travel times to and from meetings and conferences

# Vision and Mission

## ENVIRONMENTAL STEWARDSHIP

**Protect the site's tree canopy, maintain bio-diversity, minimize runoff, and create sustainable complex:**

- Minimize land coverage
- Convert surface parking lots into building pads
- Create both zero net energy & zero net water facilities
- Utilize innovative storm water practices

## TRANSPORTATION

**Foster effective transportation solutions to minimize traffic and parking, reinforce the innovative existing policies:**

- Welcome Metro Bus and Prince George's County TheBus on site
- Create an on-site transit hub
- Continue to subsidize van and car pools
- Phase future parking based on the impact of autonomous vehicles

# Development Alternatives - Differences

## ALTERNATIVE A

Compact Campus; Integrating old and new



- Concentrates new office development at Mod 1 & 2
- Locates all new parking at BRF in two garages
- Is most disruptive during construction
- Adds the least impervious surfaces
- Adds one new entry gate at Odell Road
- Requires more new roadways than Alternative B but less than C

## ALTERNATIVE B

Dual Campus; Distributing development in two sites



- Splits new office development between Mod 1 & 2 and BRF
- Locates one new parking garage at Mod 1 & 2 and one at BRF
- Causes moderate disruption during construction
- Adds more impervious surfaces than A but less than C
- Adds one new entry gate at Odell Road
- Requires least new roadways

## ALTERNATIVE C

Northeast Campus; Reimagining BRF



- Concentrates new office development at BRF
- Locates all new parking at BRF in one garage
- Is least disruptive during construction
- Adds most impervious surfaces
- Adds two new entry gates at Odell Road
- Requires most new roadways

# Development Alternatives - Commonalities

## ALTERNATIVE A

Compact Campus; Integrating old and new



## ALTERNATIVE B

Dual Campus; Distributing development in two sites



## ALTERNATIVE C

Northeast Campus; Reimagining BRF



## COMMONALITIES

- Proposes 375,00 GSF office and 83,000 GSF shared amenity space
- Proposes in total 950 parking spaces
- Defines distinctive quality of campus through natural landscape
- Treats stream valley between Mod 1 & 2 and BRF as central design element
- Connects Mod 1 & 2 and BRF with a new covered walkway
- Locates bus drop-off / pick-up on site near buildings
- Integrates significant storm water management features
- Maintains tree cover and minimizes environmental disturbances
- Has minimal impact on surrounding communities

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

# Alternative A

- 1 Pedestrian connection between MOD and BRF sites
- 2 Natural landscape amenity space
- 3 Central campus landscape space
- 4 Restored natural area

## LEGEND

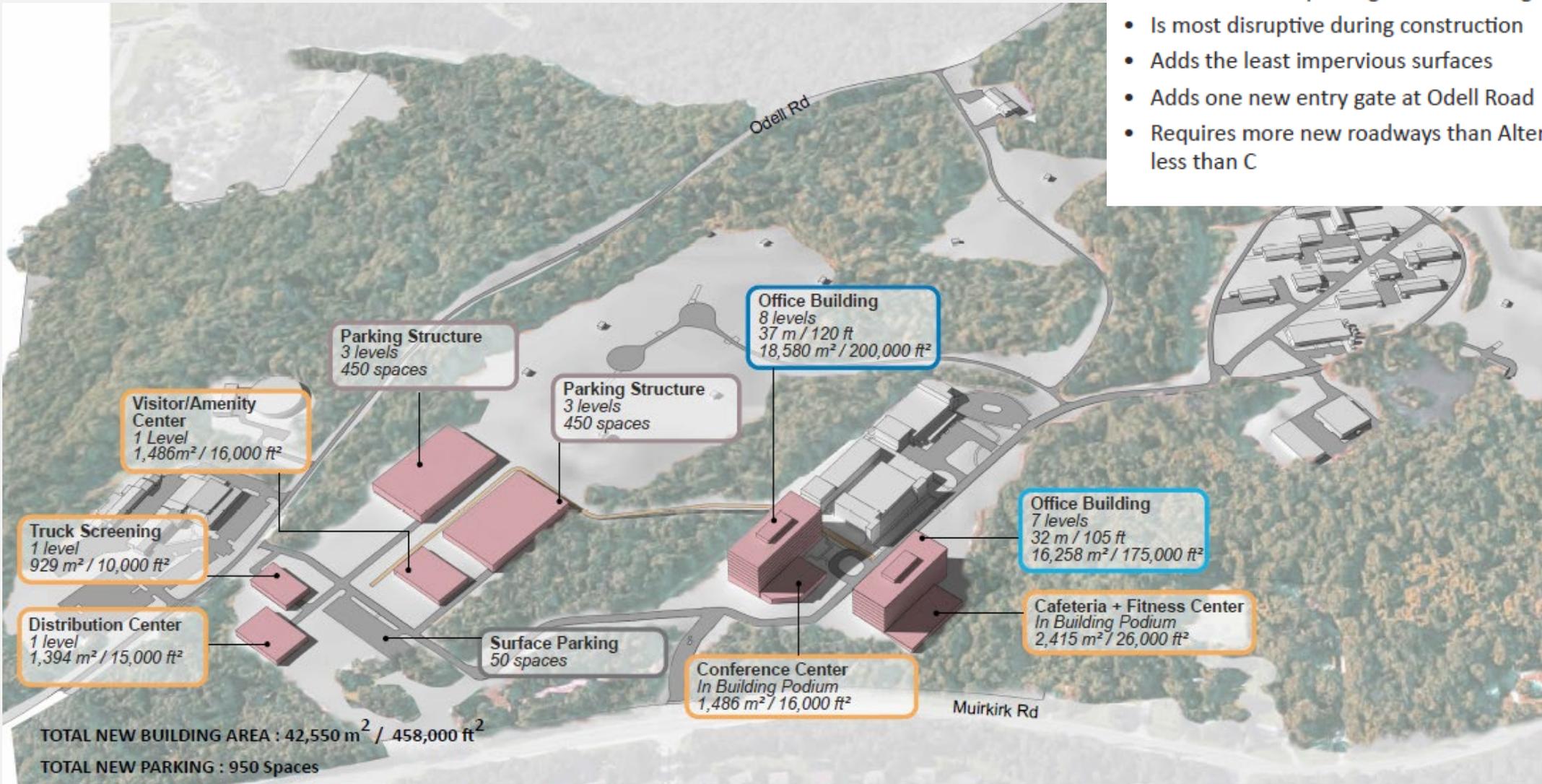
-  New Development
-  Axial Relationship
-  Parking Structure
-  Site Boundary
-  Property Boundary



- Concentrates new office development at Mod 1 & 2
- Locates all new parking at BRF in two garages
- Is most disruptive during construction
- Adds the least impervious surfaces
- Adds one new entry gate at Odell Road
- Requires more new roadways than Alternative B but less than C

# Alternative A

- Concentrates new office development at Mod 1 & 2
- Locates all new parking at BRF in two garages
- Is most disruptive during construction
- Adds the least impervious surfaces
- Adds one new entry gate at Odell Road
- Requires more new roadways than Alternative B but less than C



*(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 2 Employees)*

# Alternative B

- 1 Pedestrian connection between MOD and BRF sites
- 2 Natural landscape amenity space
- 3 Distributed campus landscape spaces

**LEGEND**

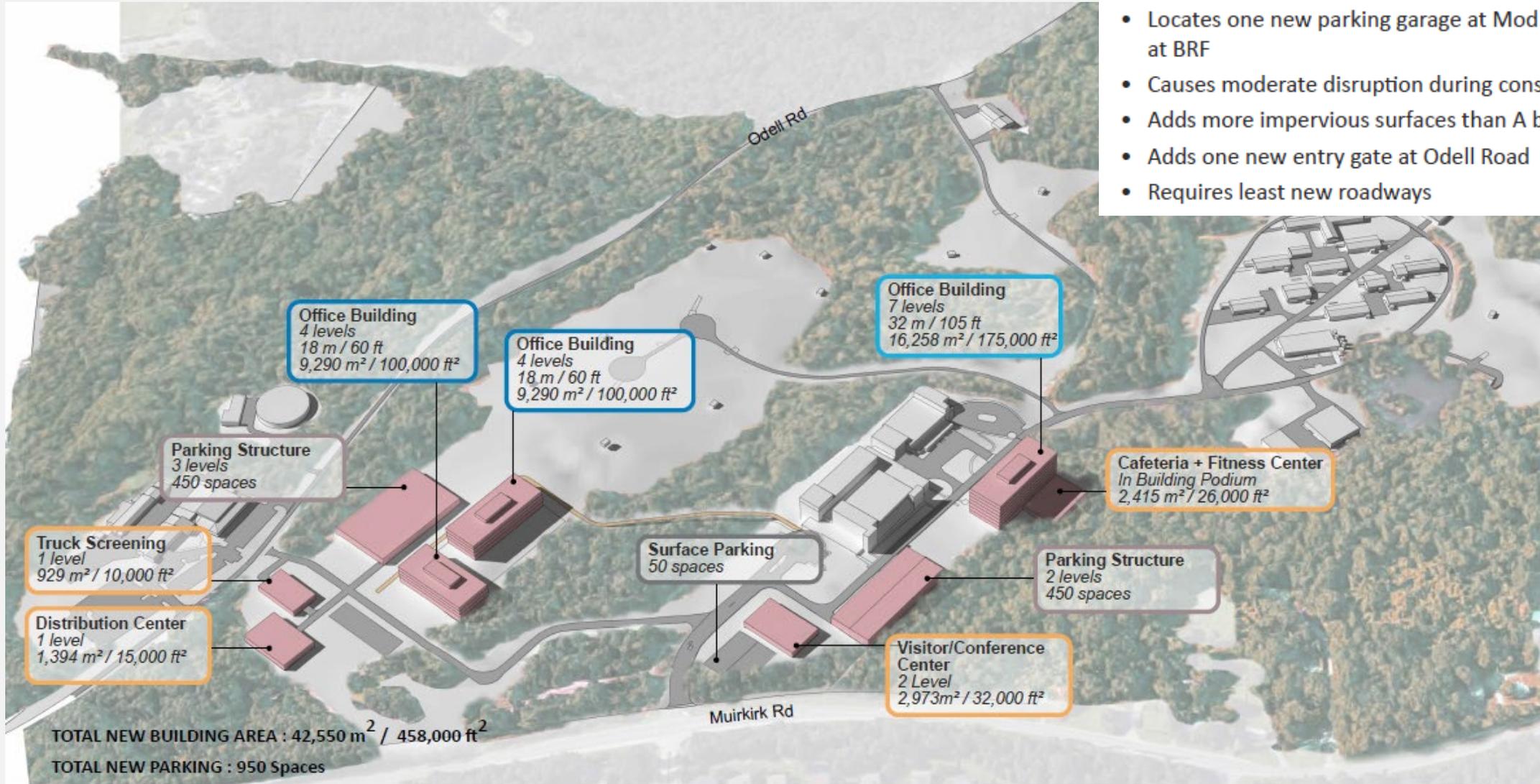
-  New Development
-  Axial Relationship
-  Parking Structure
-  Site Boundary
-  Property Boundary



- Splits new office development between Mod 1 & 2 and BRF
- Locates one new parking garage at Mod 1 & 2 and one at BRF
- Causes moderate disruption during construction
- Adds more impervious surfaces than A but less than C
- Adds one new entry gate at Odell Road
- Requires least new roadways

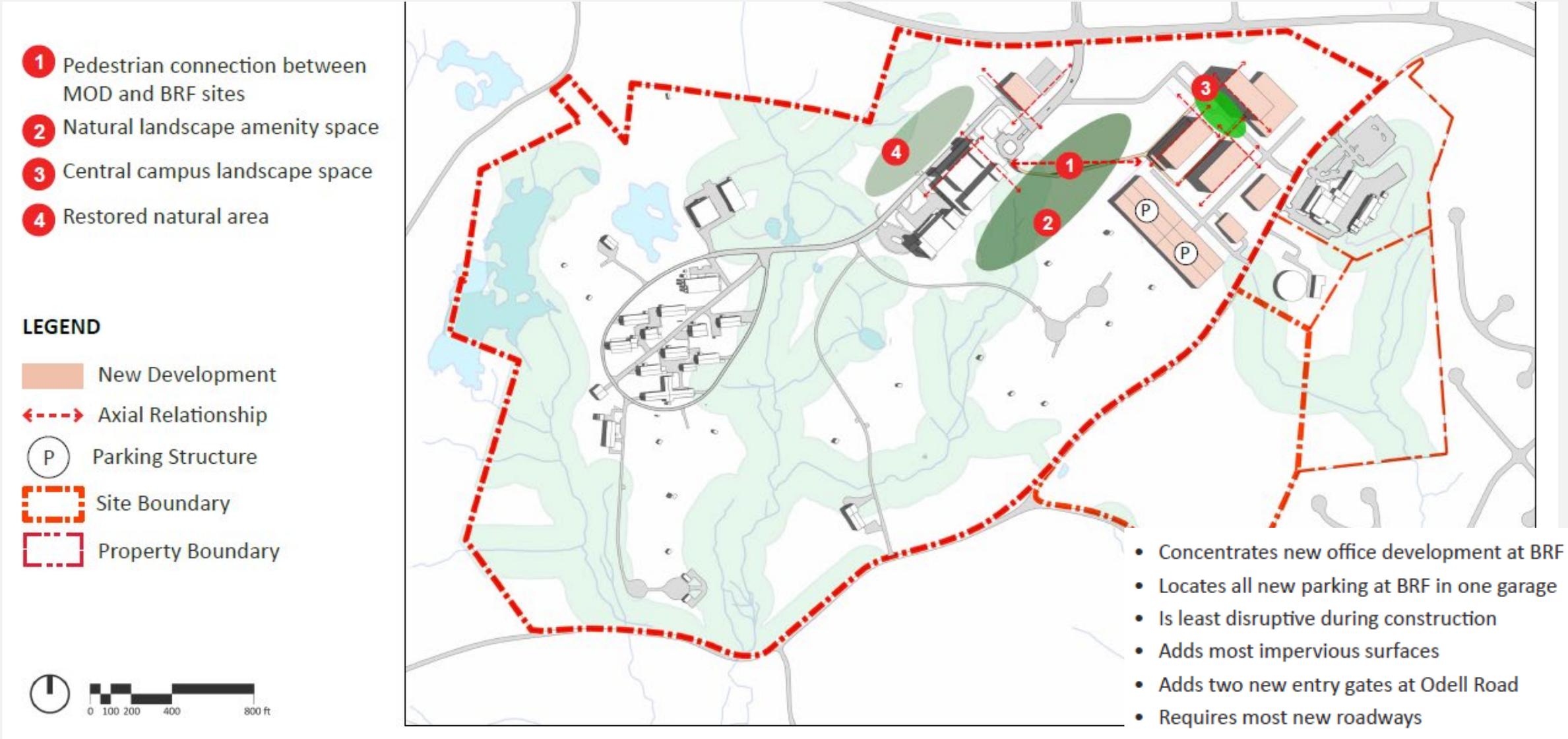
# Alternative B

- Splits new office development between Mod 1 & 2 and BRF
- Locates one new parking garage at Mod 1 & 2 and one at BRF
- Causes moderate disruption during construction
- Adds more impervious surfaces than A but less than C
- Adds one new entry gate at Odell Road
- Requires least new roadways



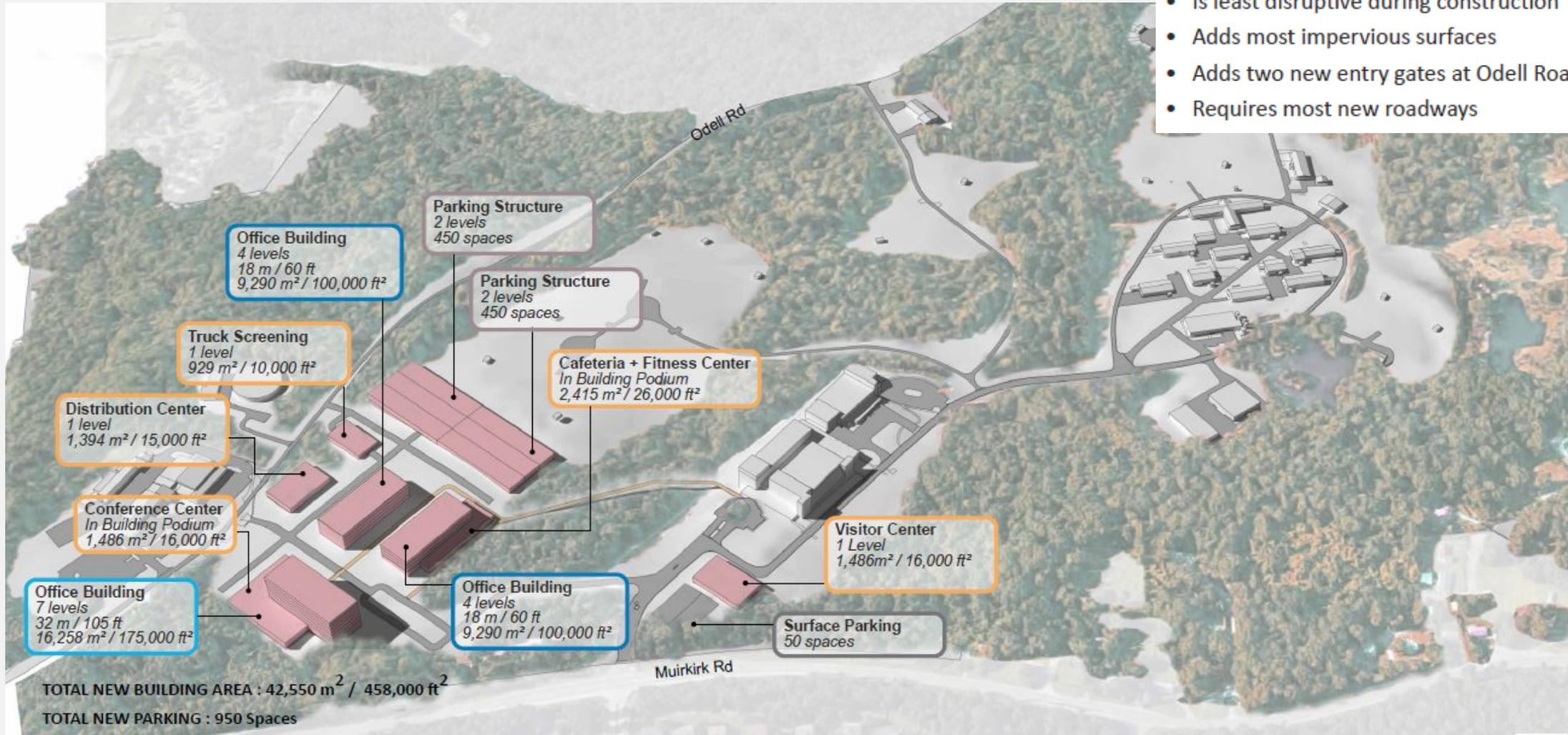
*(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 2 Employees)*

# Alternative C



# Alternative C

- Concentrates new office development at BRF
- Locates all new parking at BRF in one garage
- Is least disruptive during construction
- Adds most impervious surfaces
- Adds two new entry gates at Odell Road
- Requires most new roadways



*(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 2 Employees)*



# Landscape Precedents

## PEDESTRIAN WALKWAYS AND ELEVATED PEDESTRIAN BRIDGE



Glenstone Museum, Potomac, MD



Glenstone Museum, Potomac, MD



## PLAZAS AND MEADOWS



Glenstone Museum, Potomac, MD



University of Pennsylvania, Philadelphia, PA



University of Pennsylvania, Philadelphia, PA

# Project Schedule

