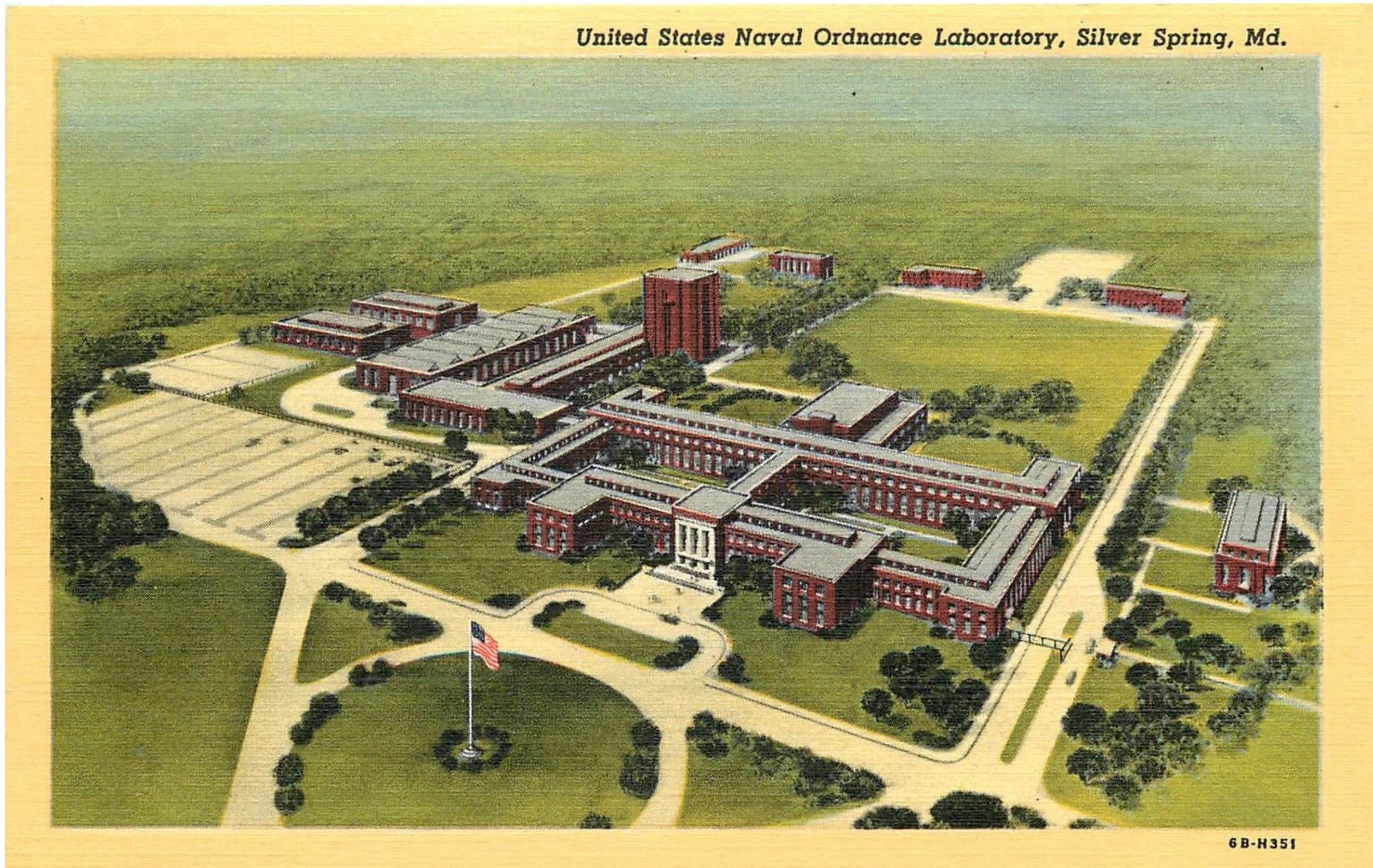

2018 FDA Headquarters Master Plan

CONSULTING PARTIES INFORMATION MEETING

April 4, 2018

Consulting Parties Information Meeting

Welcome and Introductions



Ca. 1946 postcard

NHPA/NEPA SCHEDULE

NHPA Consulting Parties Meetings	November 2017 – September 2018
Introductory Consulting Parties Meeting	November 14, 2017
Draft EIS Public Review Period	March 2 – April 16, 2018
Draft EIS Public Hearing	March 22, 2018
Consulting Parties Meeting #2 (Effects)	Today
Montgomery/Prince George's Co. Planning Board	May 16, 2018
NCPC Commission Meeting	June 7, 2018
Planning and Design Guidelines	Summer 2018
NHPA Agreement Document	Summer-Fall 2018
Final EIS	Summer-Fall 2018
Preparation of EIS Decision Document	Fall 2018

Consulting Parties Meeting #1 – November 2017

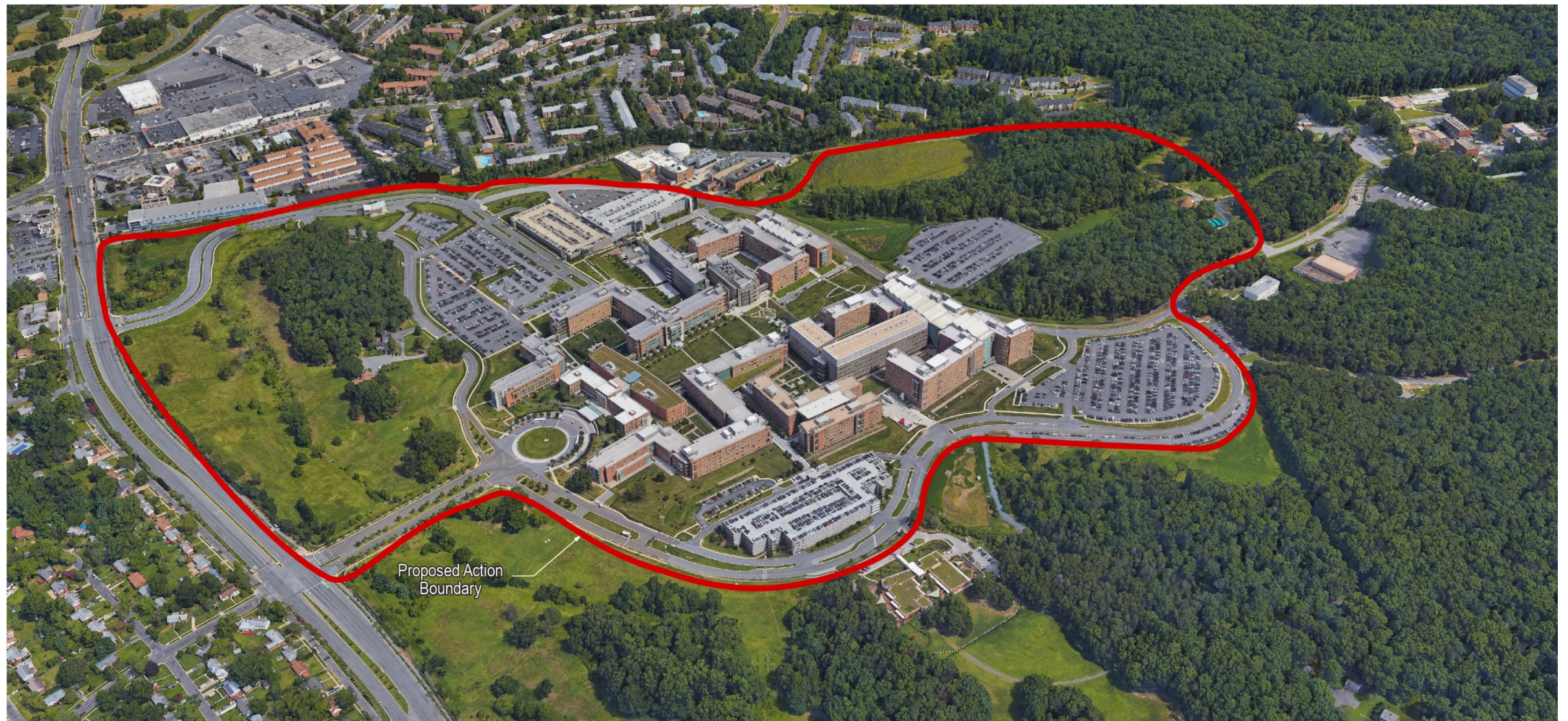
Review



Architect's Rendering, ca. early 1940s

- Introduction to the Project
- Section 106 Process
- Federal Research Center History
- Previous Consultation
- Definition of the Undertaking
- Area of Potential Effect
- Historic Resources in the FRC
- Master Plan Alternatives
- Archaeological Findings

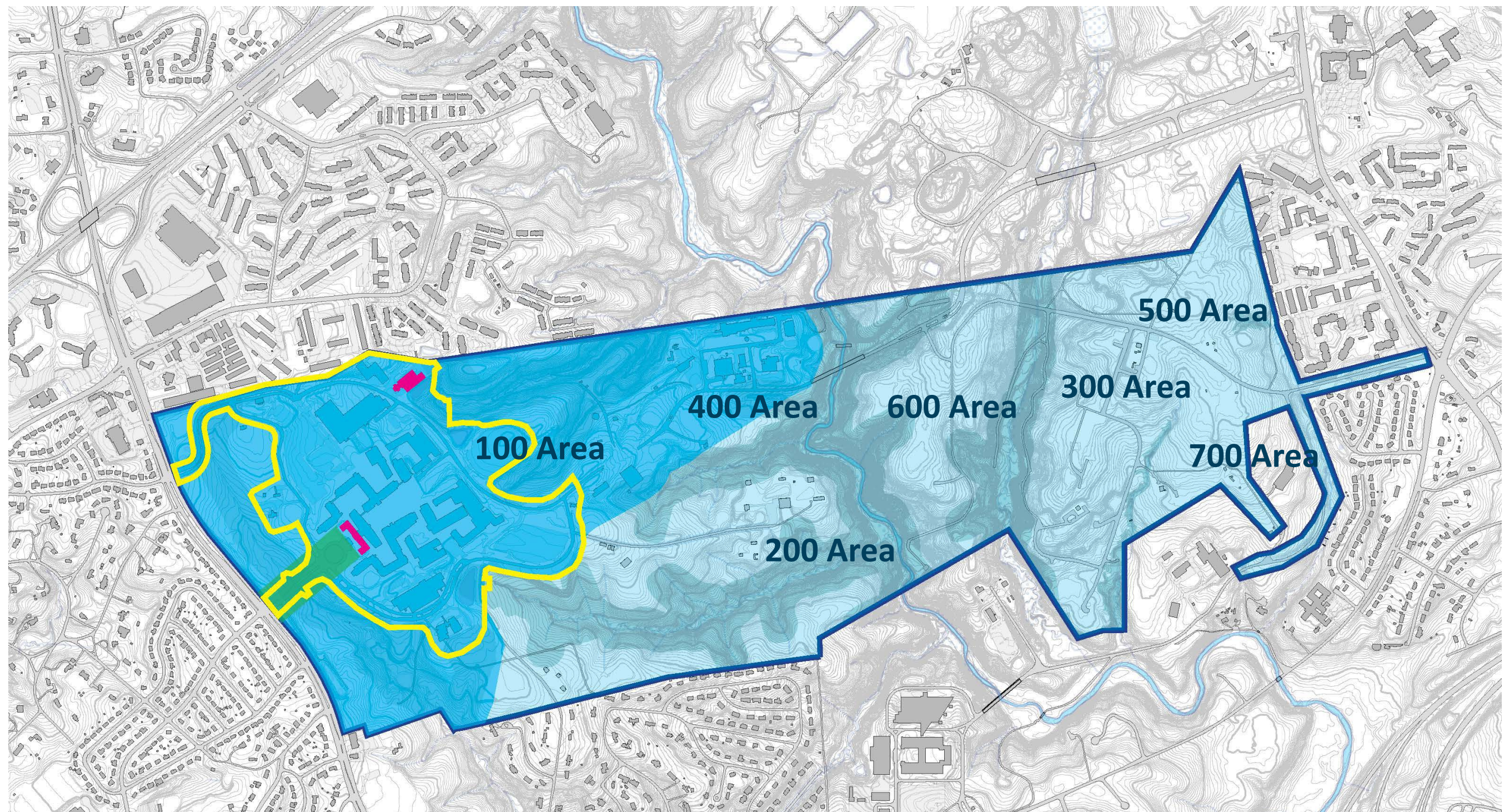
Undertaking









“The proposed master plan would provide GSA and FDA with a framework to expand the FDA campus, taking into account all the relevant physical, cultural, environmental, transportation, and regulatory considerations. As part of the master planning process, development alternatives that would meet the future needs of FDA are being studied.”

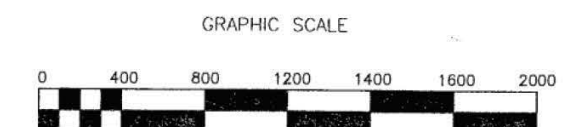
Area of Potential Effect (APE)

Draft Map of the Primary and Secondary Areas of Potential Effect



LEGEND

- | | |
|--|--|
|  Primary Area of Potential Effect |  Flagpole Environmental Setting |
|  Secondary Area of Potential Effect |  FDA Campus Boundary |
|  Buildings 1 and 100 |  Naval Ordnance Laboratory National Register-eligible District Boundary |



Consulting Parties Meeting #2 – April 4, 2018

Agenda



1960s-era Postcard

- Master Plan Development
- Potential Effects
- Historic Resources in the Naval Ordnance Laboratory Historic District
- Next Steps

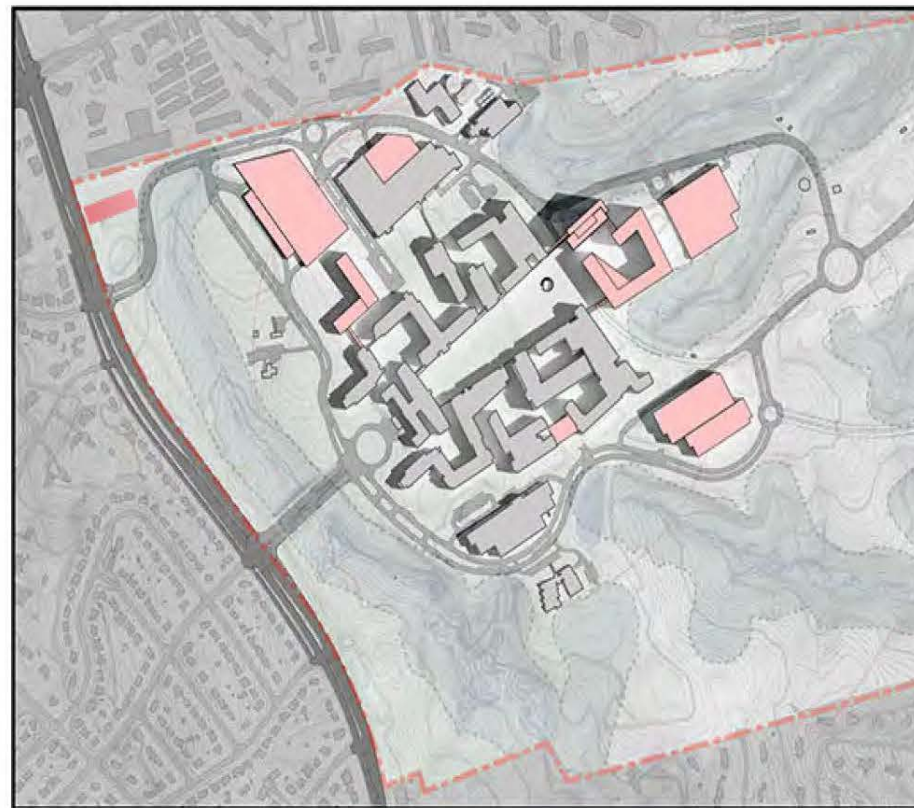
Development Alternatives Overview

Alternative A



- Midrise Buildings (5-9 Floors)
- Total New GSF: **1,589,161 ft²**
- 4 new parking structures (projected 7,064 spaces)*
- New Cafeteria in new Proposed Development Area
- Conference Center in NW Development Area
- Distribution Center Located either under the new plaza connecting the new development with the existing Campus or adjacent to the Northeast parking garage
- Truck Screening Facility
- Transit Center

Alternative B



- (1) 20-story Tower + midrise buildings
- Total New GSF: **1,748,834 ft²**
- 3 new parking structures (projected 7,073 spaces)*
- New Cafeteria in new Proposed Development Area
- Conference Center in NW Development Area
- Distribution Center Located either under the new plaza connecting the new development with the existing Campus or adjacent to the Northeast parking garage
- Truck Screening Facility
- Transit Center

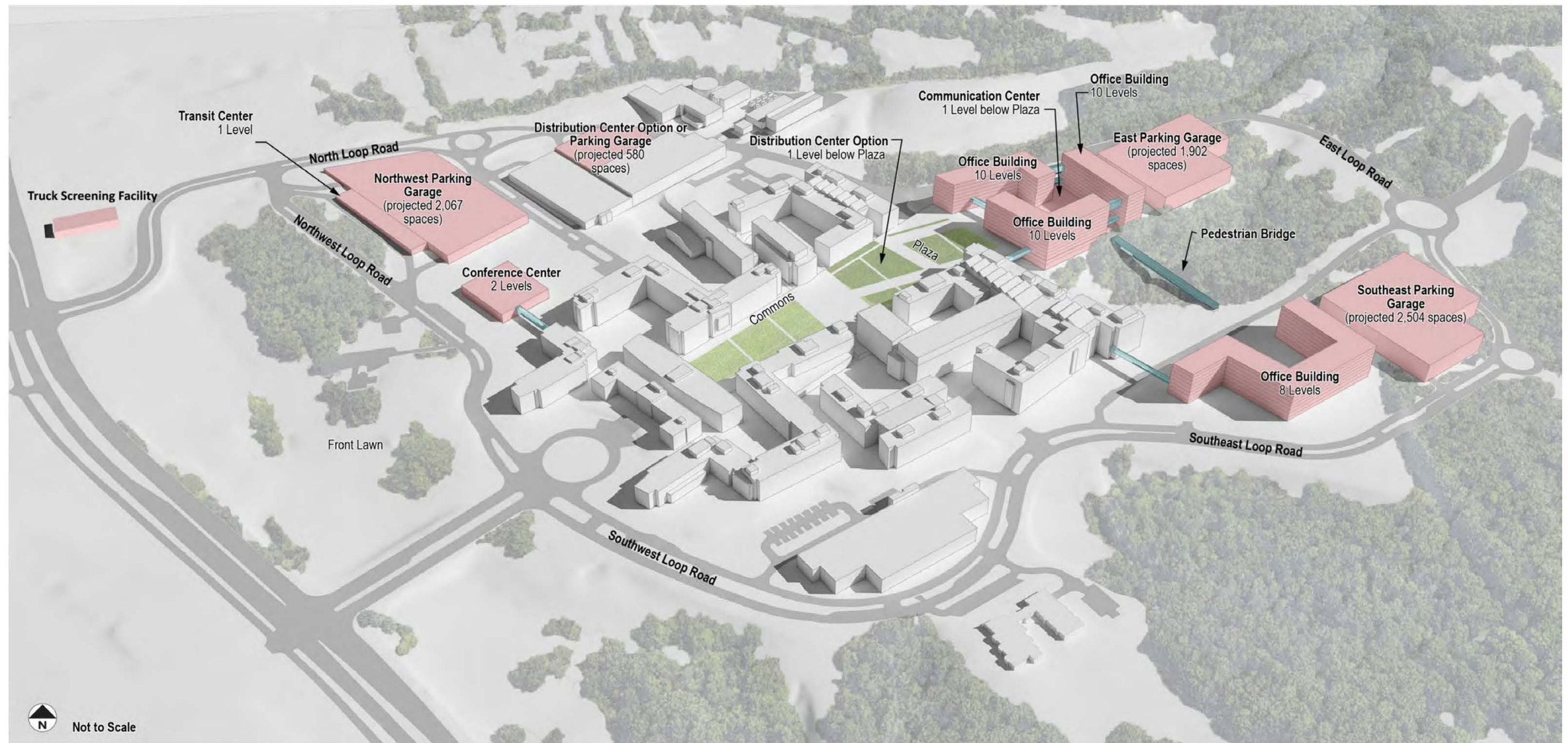
Alternative C



- (2) 14-story towers + midrise buildings
- Total New GSF: **1,573,124 ft²**
- 4 new parking structures (projected 7,141 spaces)*
- New free-standing Cafeteria in Plaza
- Conference center adjacent to new northwest parking garage
- Distribution Center Located either under the new plaza connecting the new development with the existing Campus or adjacent to the Northeast parking garage
- Truck Screening Facility
- Transit Center

*New parking includes replacement of existing parking displaced by new buildings and assumes parking at 1 space per 1.8

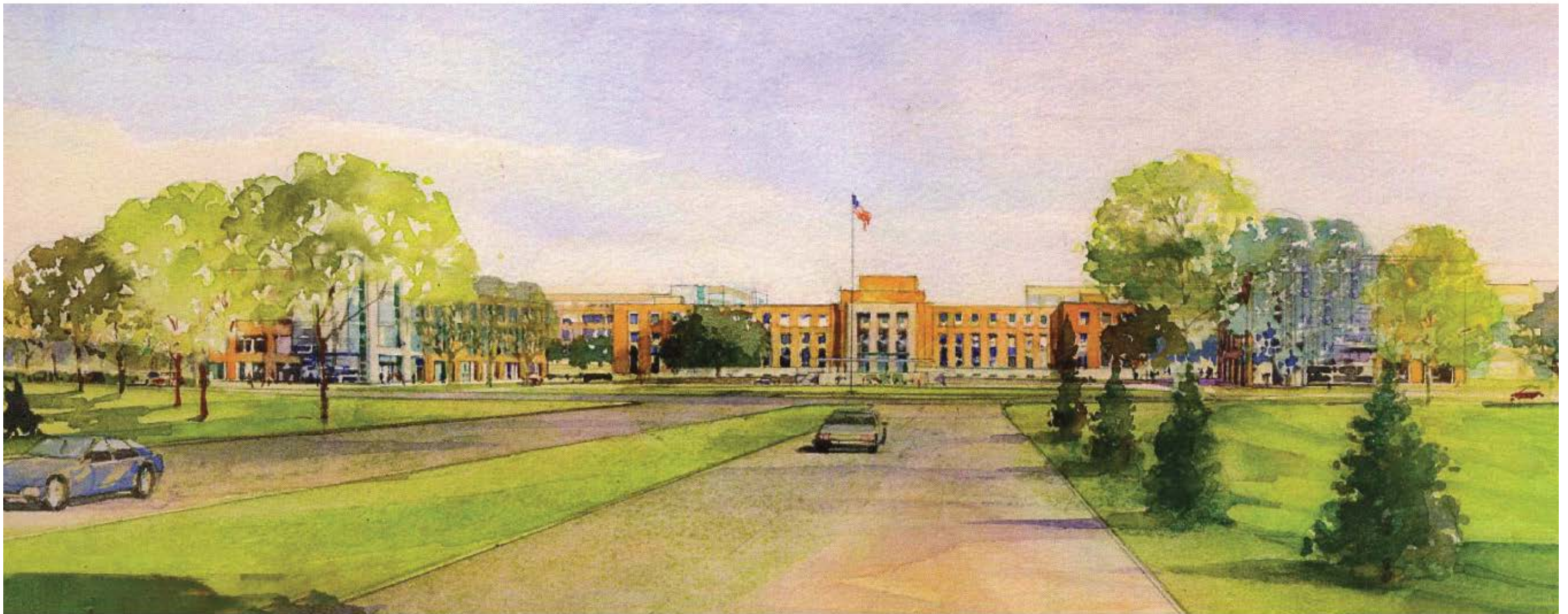
Preliminary Draft Alternative A – Aerial View



Preliminary Draft Alternative A

ALTERNATIVE A

NEW HAMPSHIRE AND MAHAN DRIVE VIEW

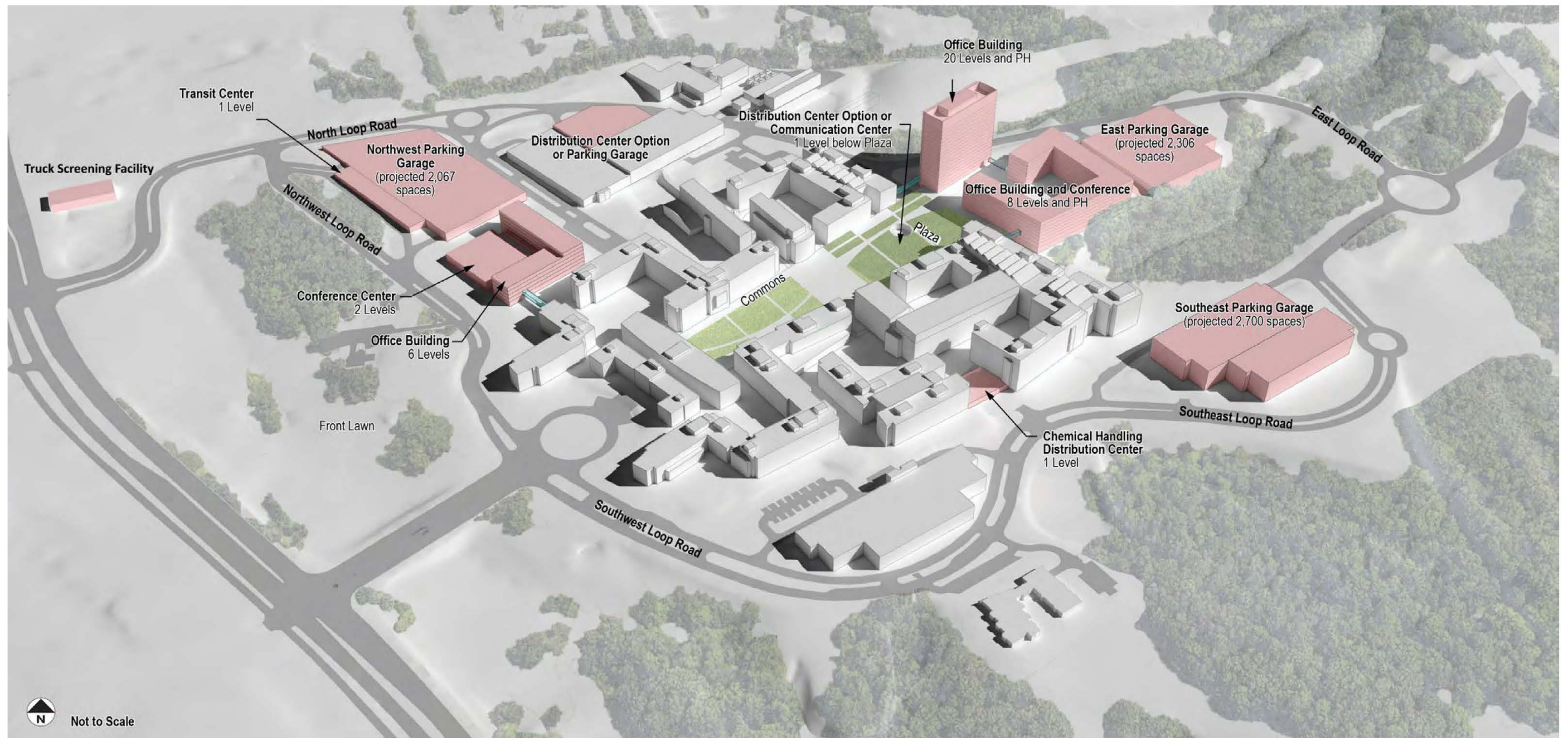


Preliminary Draft Alternative A

ALTERNATIVE A MAHAN CIRCLE VIEW



Preliminary Draft Alternative B – Aerial View



Preliminary Draft Alternative B

ALTERNATIVE B

NEW HAMPSHIRE AND MAHAN DRIVE VIEW

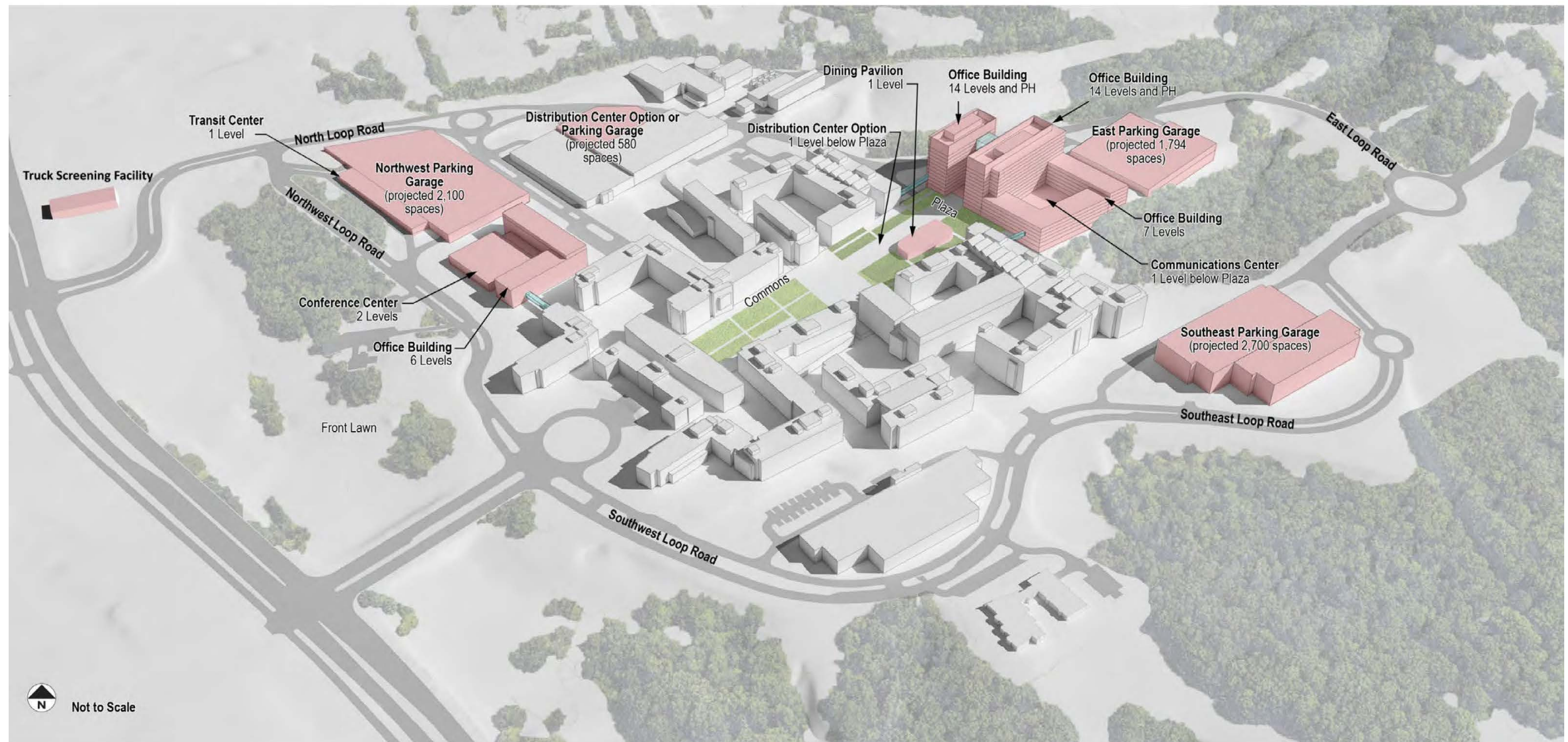


Preliminary Draft Alternative B

ALTERNATIVE B MAHAN CIRCLE VIEW



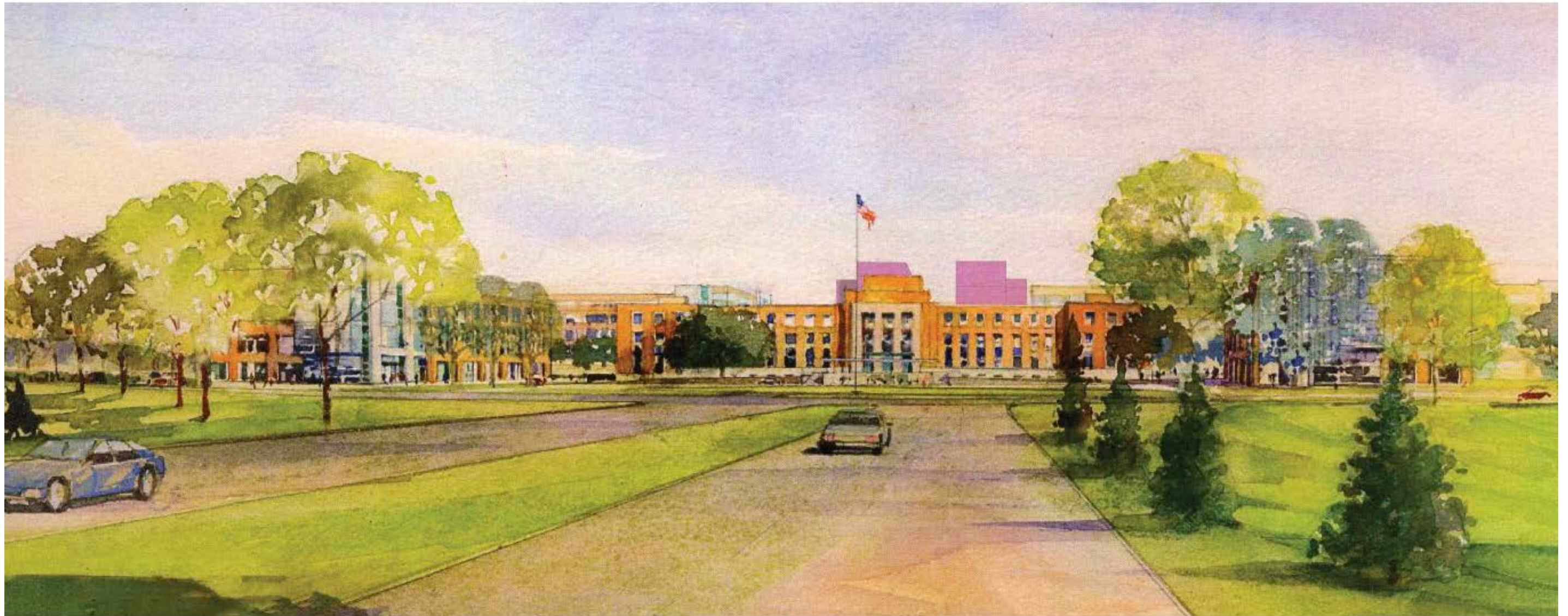
Preliminary Draft Alternative C – Aerial View



Preliminary Draft Alternative C

ALTERNATIVE C

NEW HAMPSHIRE AND MAHAN DRIVE VIEW



Preliminary Draft Alternative C

ALTERNATIVE C MAHAN CIRCLE VIEW



No Action Alternative



- Current operations would continue
- 10,987 employees and support staff
- 7,793 current peak daily population
- Additional employees would be housed in leased space

Section 106 Effects

36 CFR PART 800: PROTECTION OF HISTORIC PROPERTIES

Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties.

What is an adverse effect?

“An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.”

Examples of adverse effects:

- Physical destruction
- Alterations not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties
- Removal from historic location
- Change in character of use or physical features that contribute to historic significance
- Visual, atmospheric, or audible elements that diminish integrity
- Neglect causing deterioration
- Transfer out of federal ownership without conditions to ensure long-term preservation

2000/2002 MOA Key Stipulations

The Section 106 Assessment of Adverse Effects evaluates the Action Alternatives in relation to the requirements for new design established under the 2000/2002 Memorandum of Agreement (MOA).

Key provisions:

- “GSA will submit to the MD SHPO the proposed design plans for all phases of the project to ensure that the design of the proposed buildings will be compatible with neighboring historic buildings in terms of their height, scale, massing, and materials.”
- Retention of contributing resources in Area 100: Buildings 1 and 100, Flagpole, and green buffer zone/historic golf course
- Recordation of buildings proposed for demolition under HABS/HAER

Potential Effects

Master Plan Alternative A (Action Alternative)

- No adverse effects to Buildings 1, 100, flagpole or golf course
- No adverse effects to other contributing buildings in the APEs
- No adverse effects on the historic buffer
- No adverse visual effects

Potential Effects

Master Plan Alternative B (Action Alternative)

- No adverse effects to Buildings 1, 100, flagpole or golf course
- No adverse effects to other contributing buildings in the APEs
- No adverse effect on historic buffer
- The alteration to the historic view from New Hampshire Avenue beyond the front of Building 1 and the deviation from previous design review stipulations is a potential adverse effect.

Potential Effects

Master Plan Alternative C (Action Alternative)

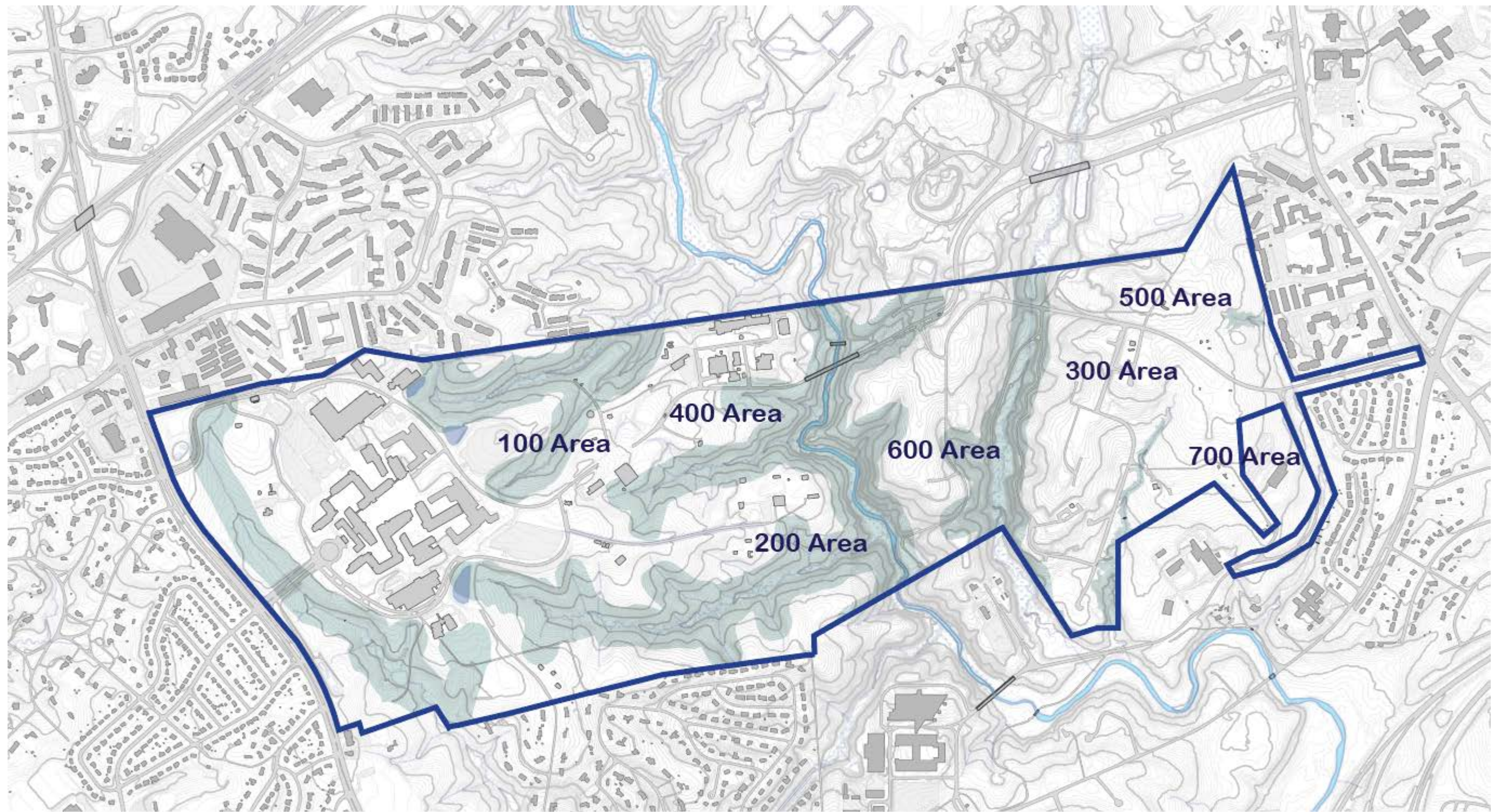
- No adverse effects to Buildings 1, 100, flagpole or golf course
- No adverse effects to other contributing buildings in the APEs
- No adverse effect on historic buffer
- The alteration to the historic view from New Hampshire Avenue beyond the front of Building 1 and the deviation from previous design review stipulations is a potential adverse effect.

Potential Effects



Master Plan Alternative - No Action Alternative

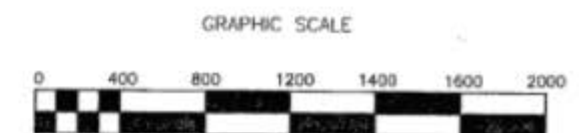
- No adverse effects to Buildings 1, 100, flagpole or golf course
- No adverse effects to other contributing buildings in the APEs
- No adverse effects on historic buffer
- No adverse visual effects

Historic Resources in the FRC



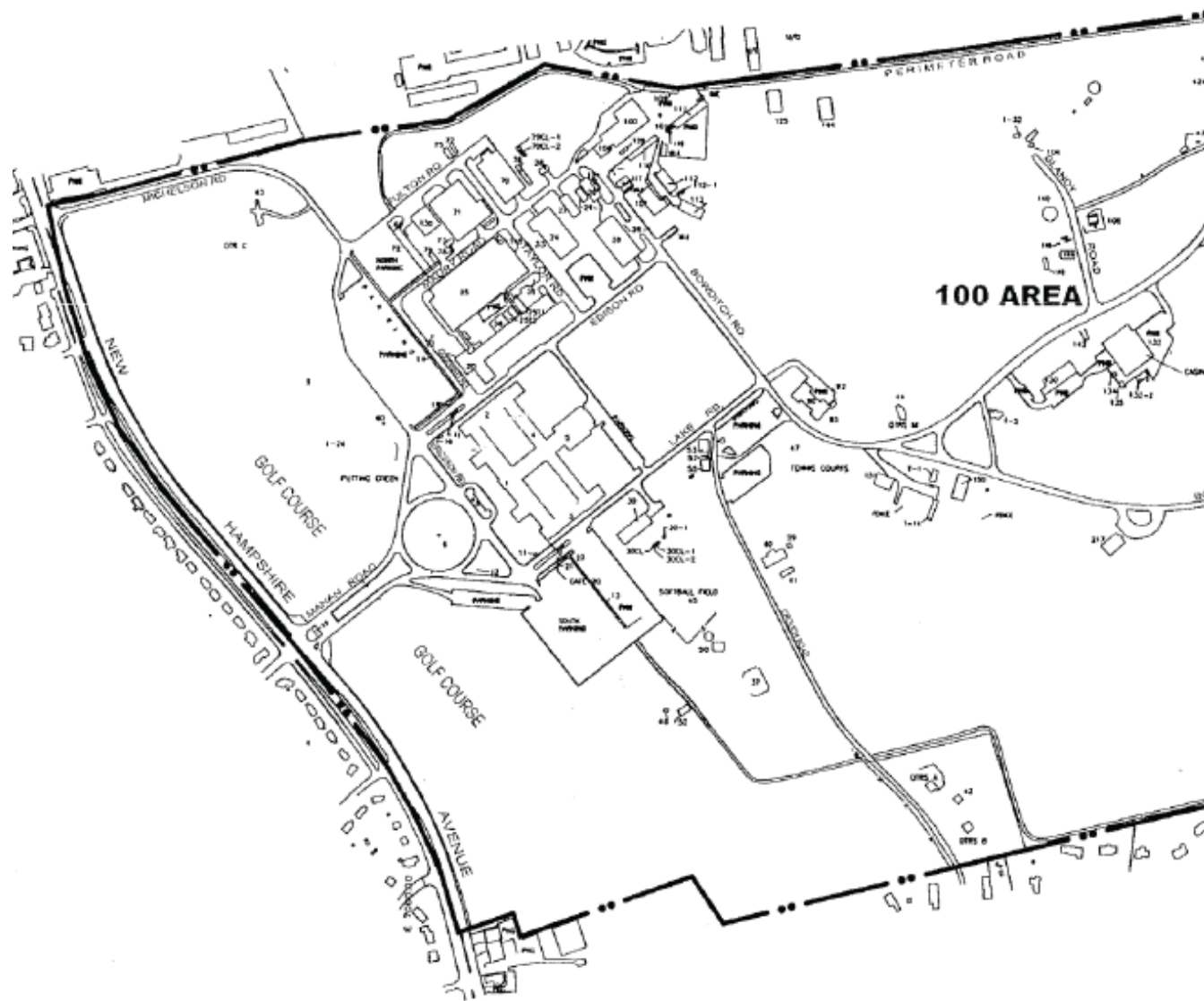
LEGEND

-  Naval Ordnance Laboratory National Register-eligible District Boundary
-  Naval Ordnance Laboratory Historic Area Numbers

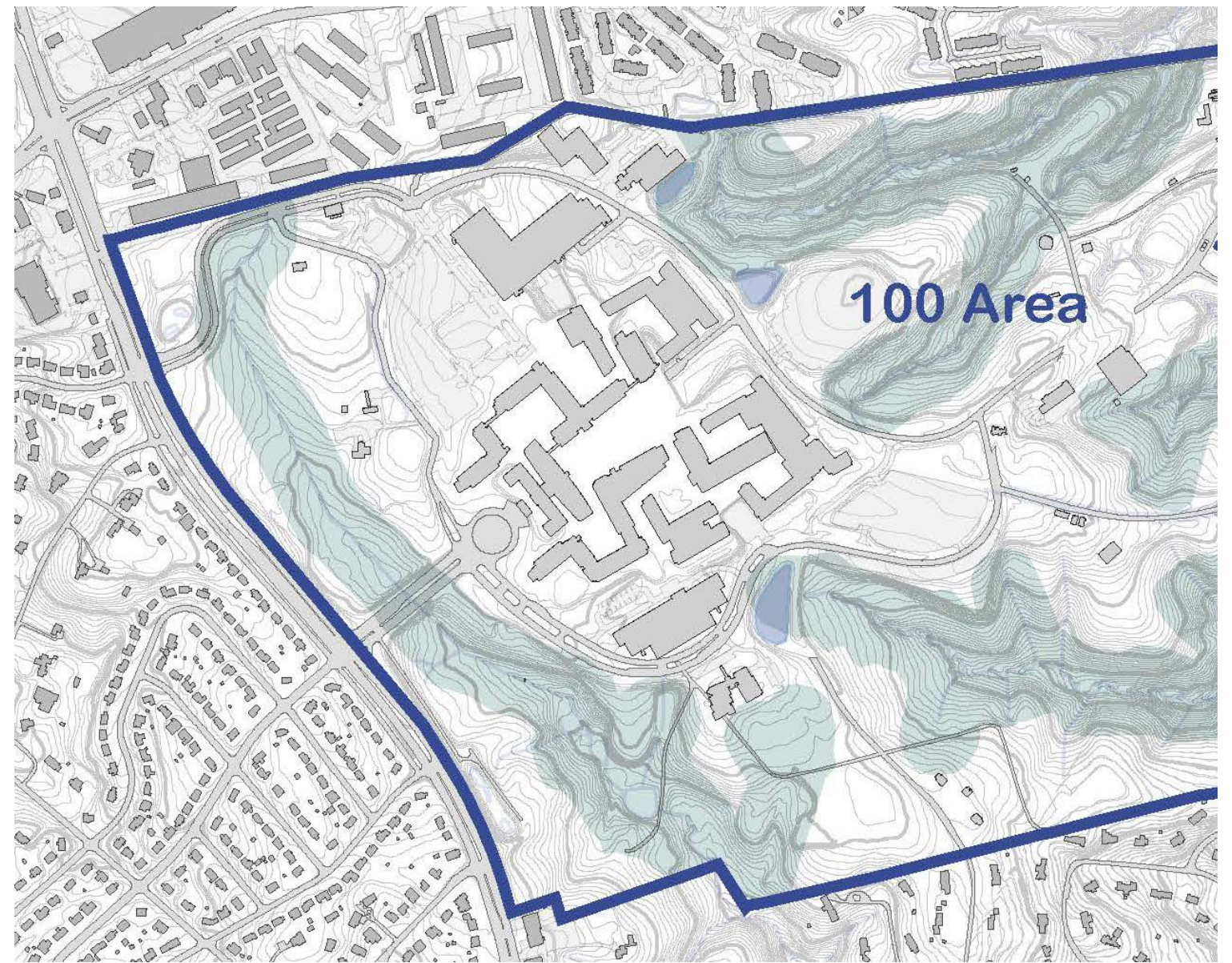


100 Area - Primary APE

- Main Administration and Laboratory Complex
- Redeveloped under 2000/2002 MOA
- Buildings 1, 100, Golf Course and Flagpole retained (National Register contributing)
- Documented in 2003



1997



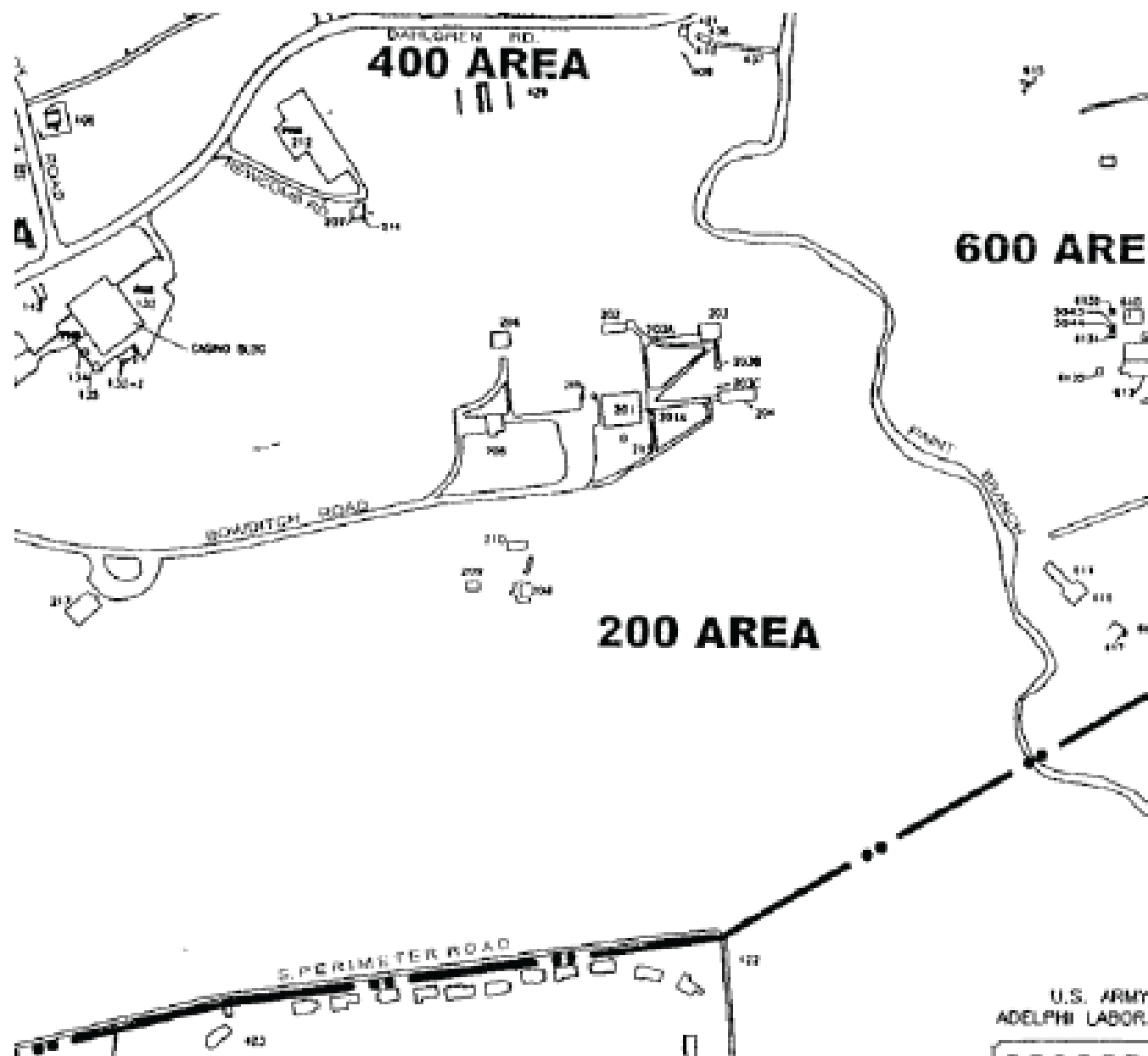
2017

100 Area - Primary APE

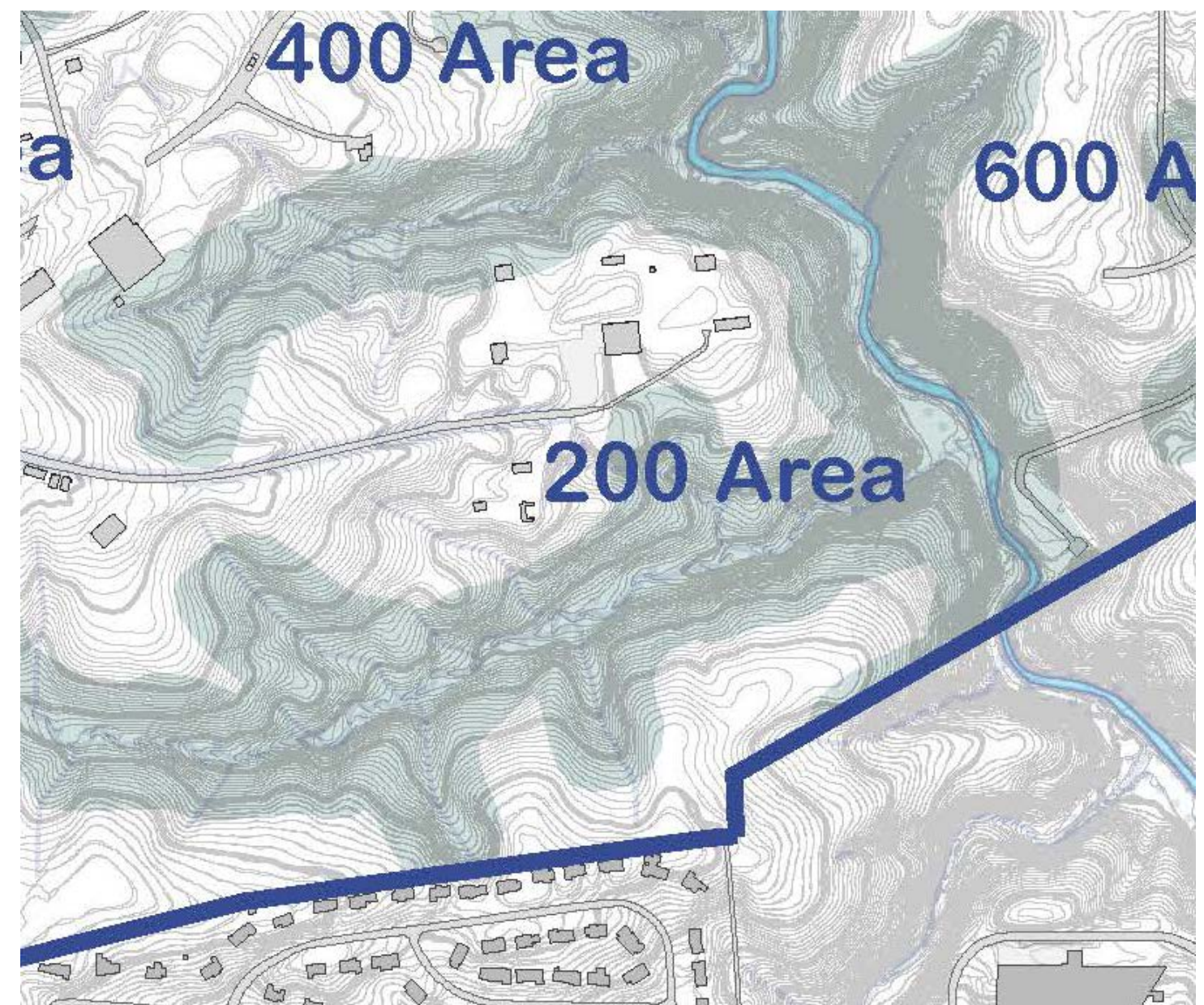


200 Area – Secondary APE

- Magnetics Testing Area
- Contributing buildings extant



1997



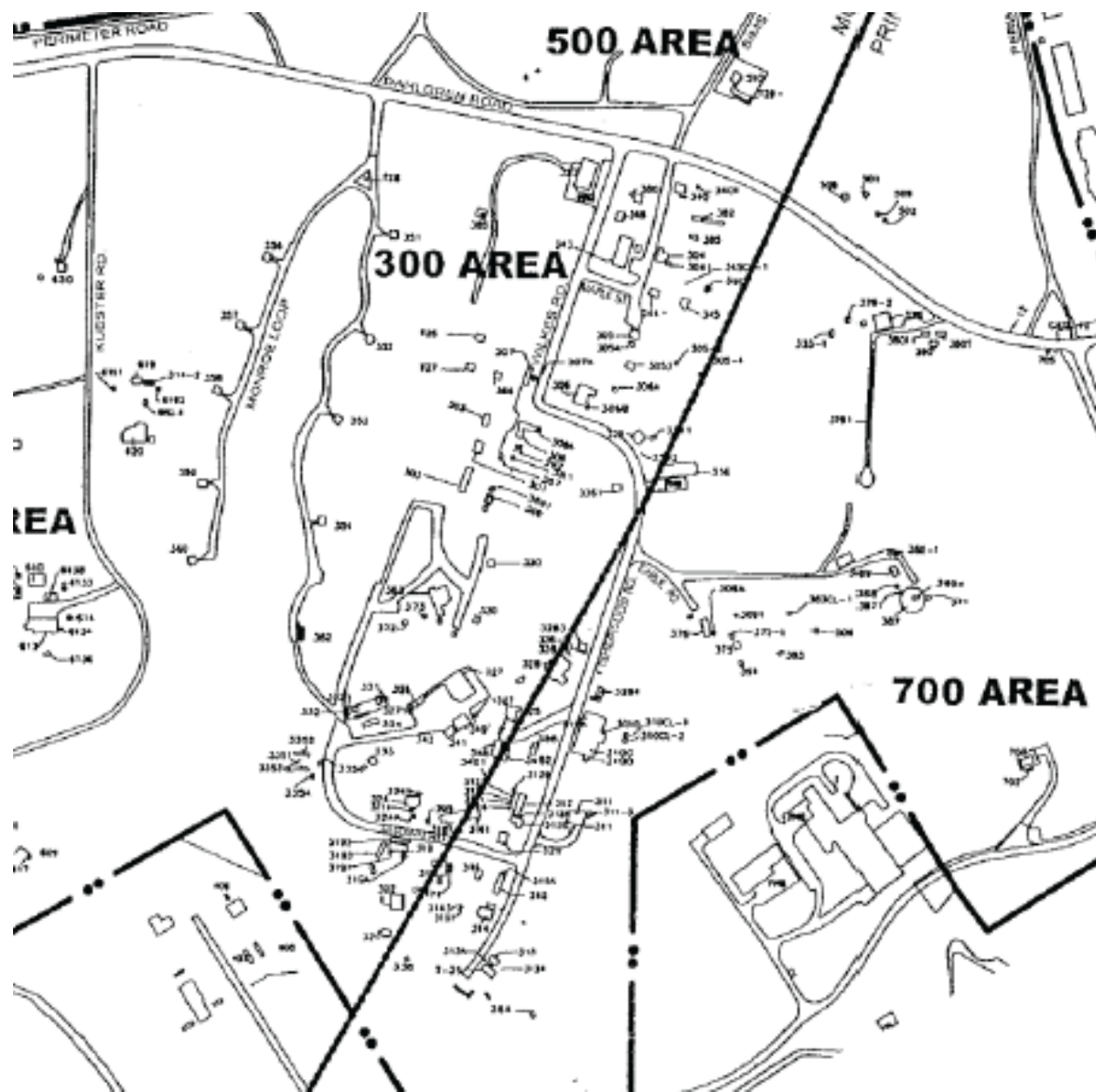
2017

200 Area – Secondary APE

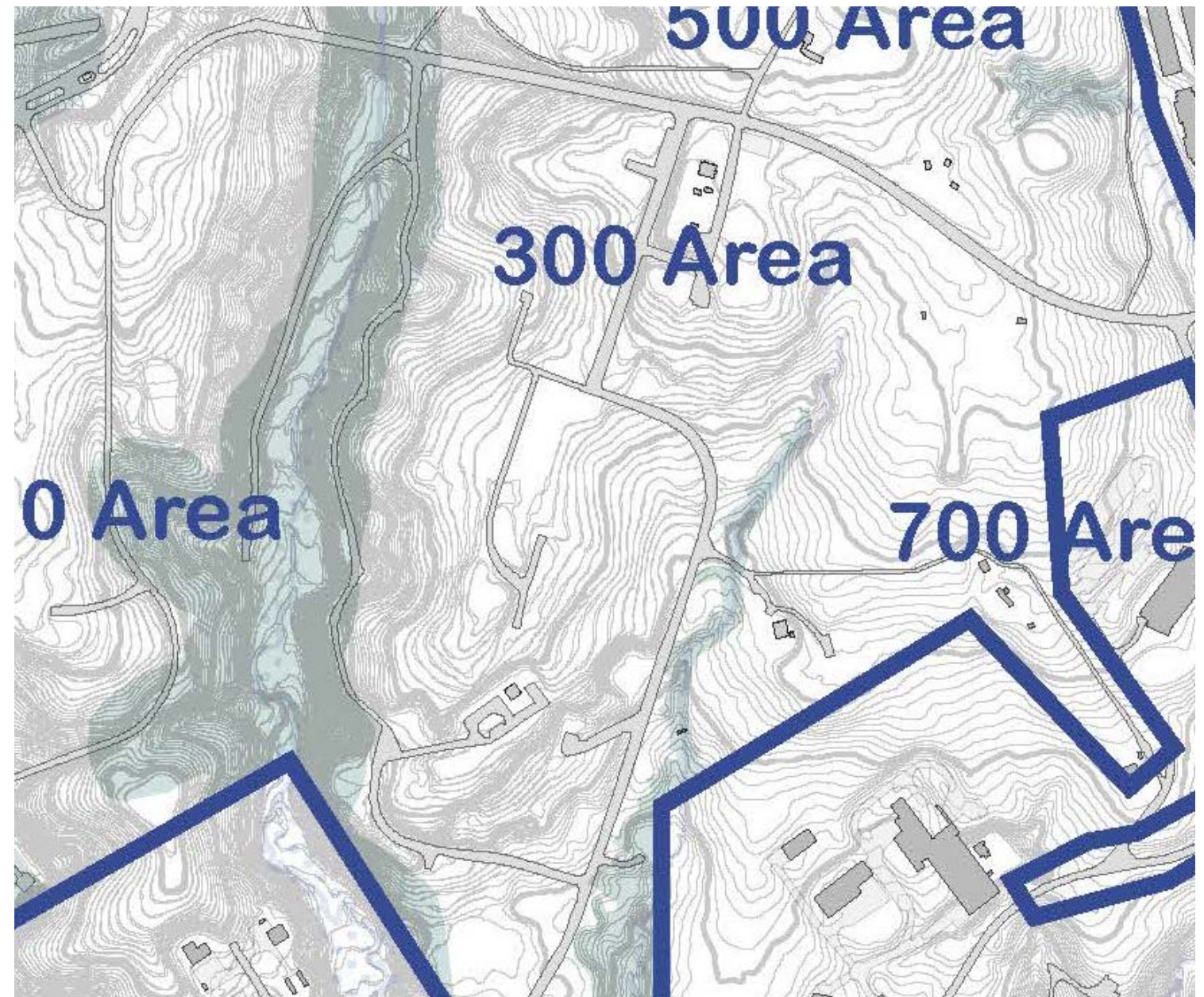


300 Area – Secondary APE

- Explosives Testing Area
- Demolished under the provisions of the 2003 MOA
- Documented in 2003 prior to demolition



1997



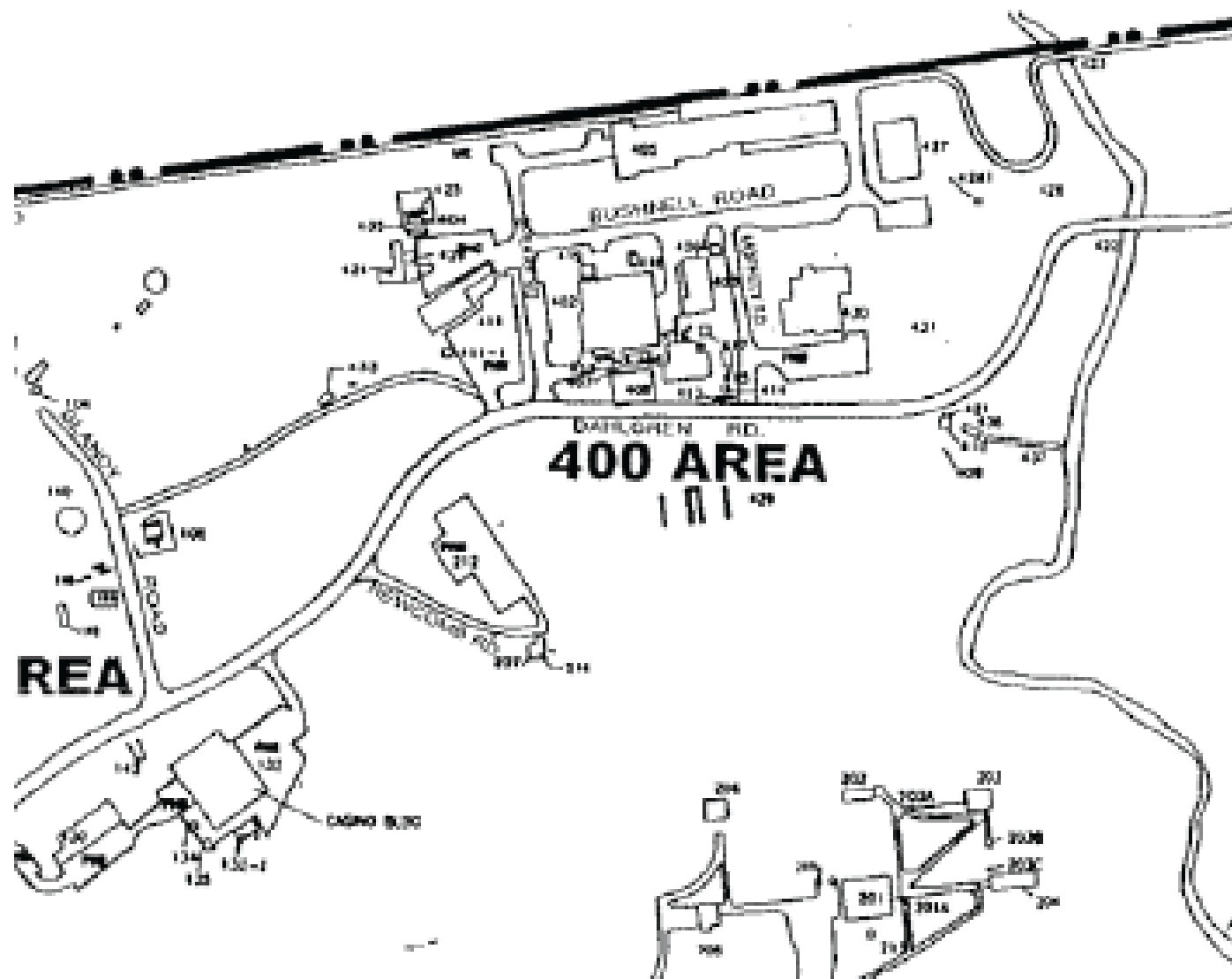
2017

300 Area – Secondary APE

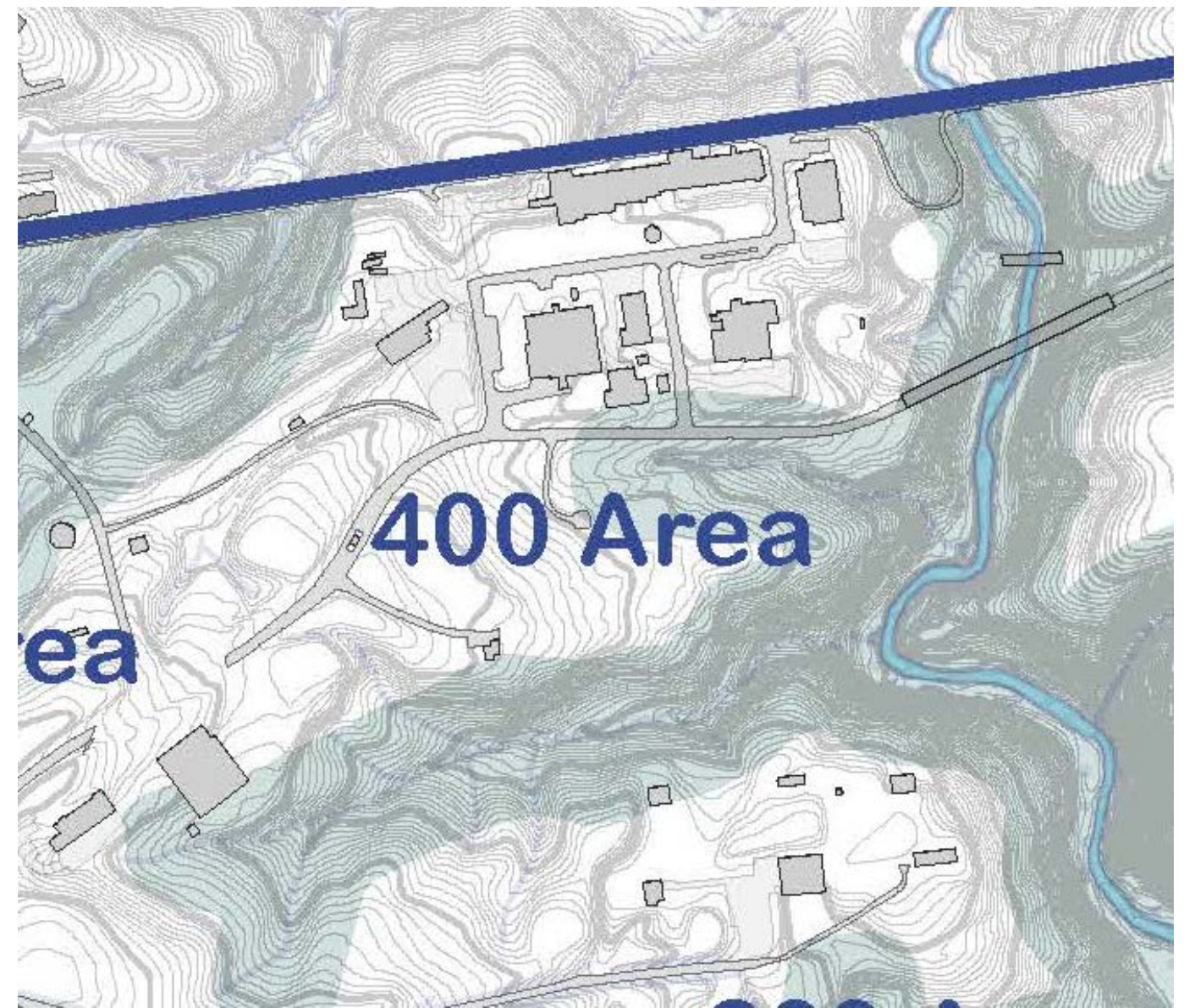


400 Area – Primary APE

- Ballistics Testing Area
- Contributing buildings extant
- Currently leased by the United States Air Force as the Arnold Engineering Development Center (AEDC)-White Oak
- Documented in 2003



1997



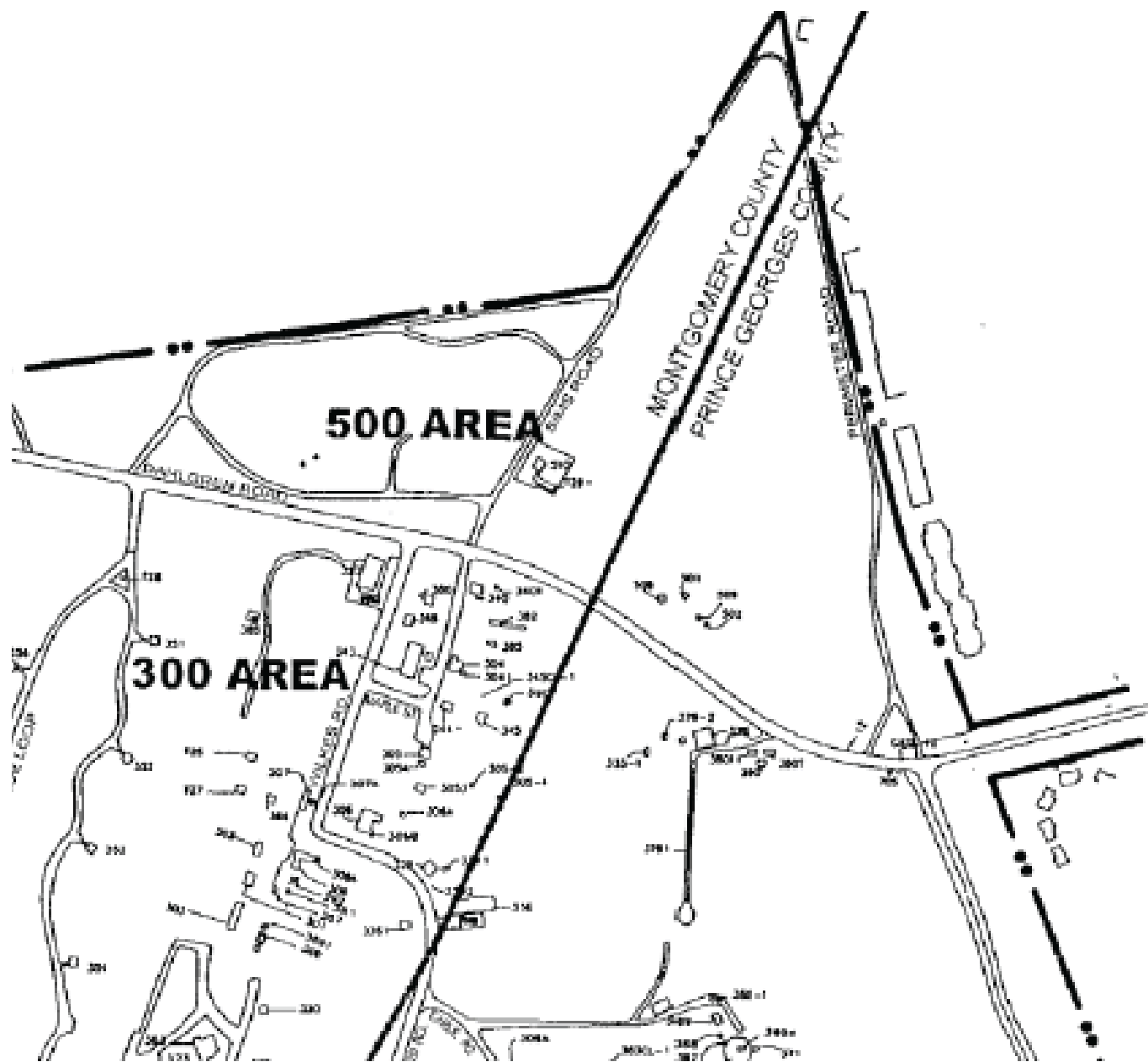
2017

400 Area – Primary APE



500 Area – Secondary APE

- Hazardous Storage and Disposal Area
- 1997 DOE listed two contributing buildings: one demolished prior to transfer; one later reclassified as non-contributing due to lack of integrity
- No extant contributing buildings



1997



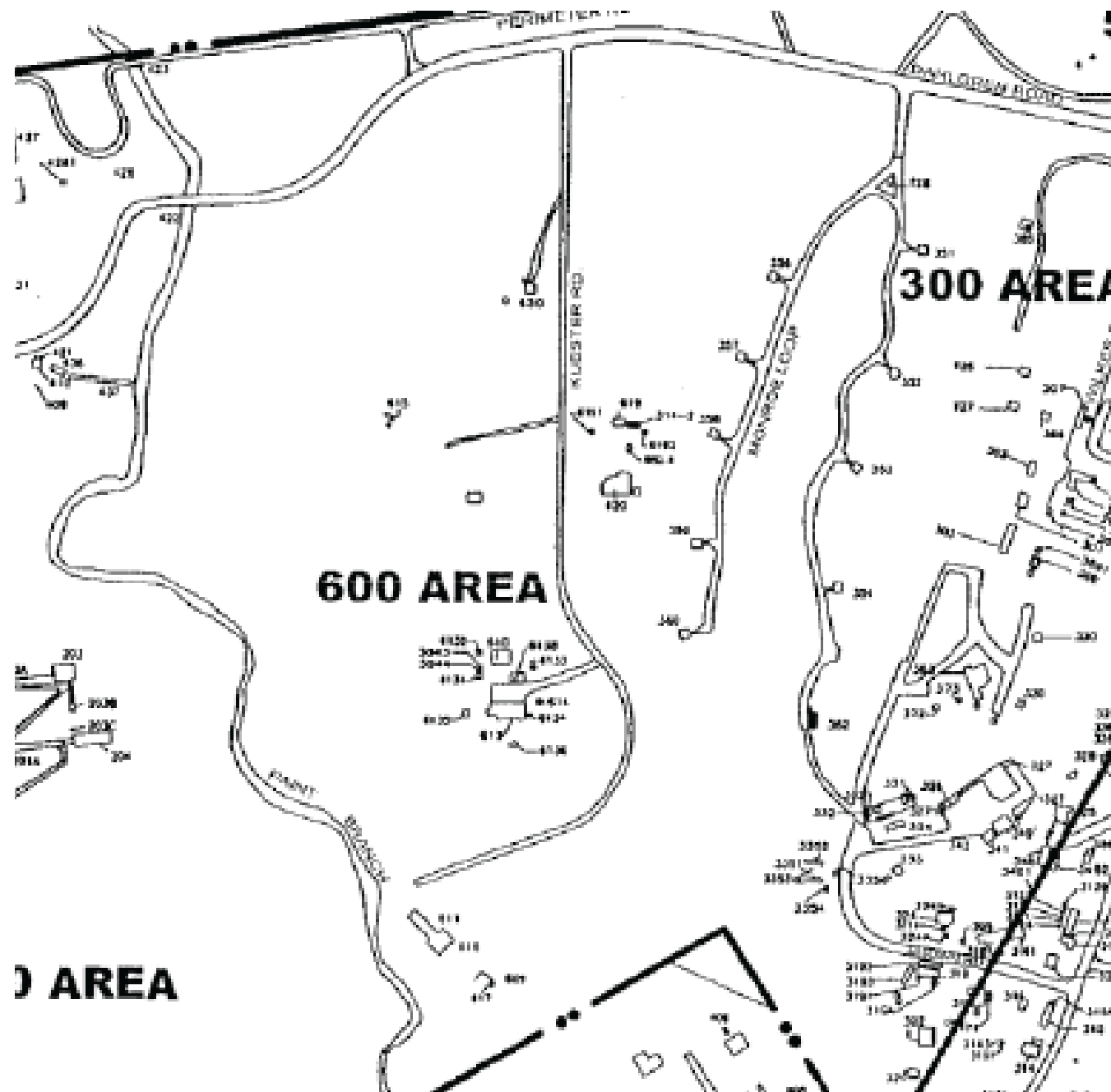
2017

500 Area – Secondary APE

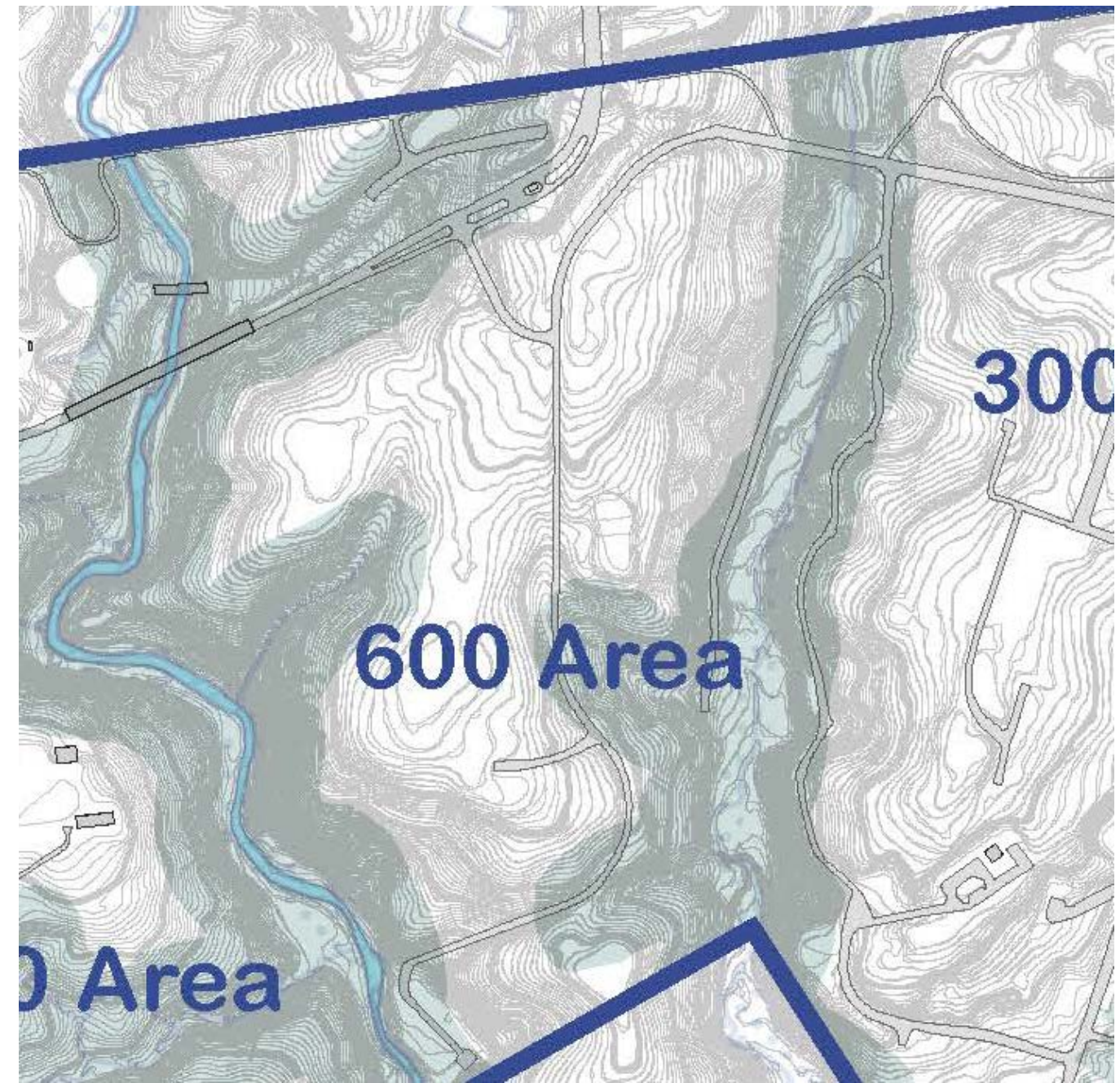


600 Area – Secondary APE

- Shock Testing Area
- Demolished under the provisions of the 2003 MOA
- No contributing buildings extant



1997



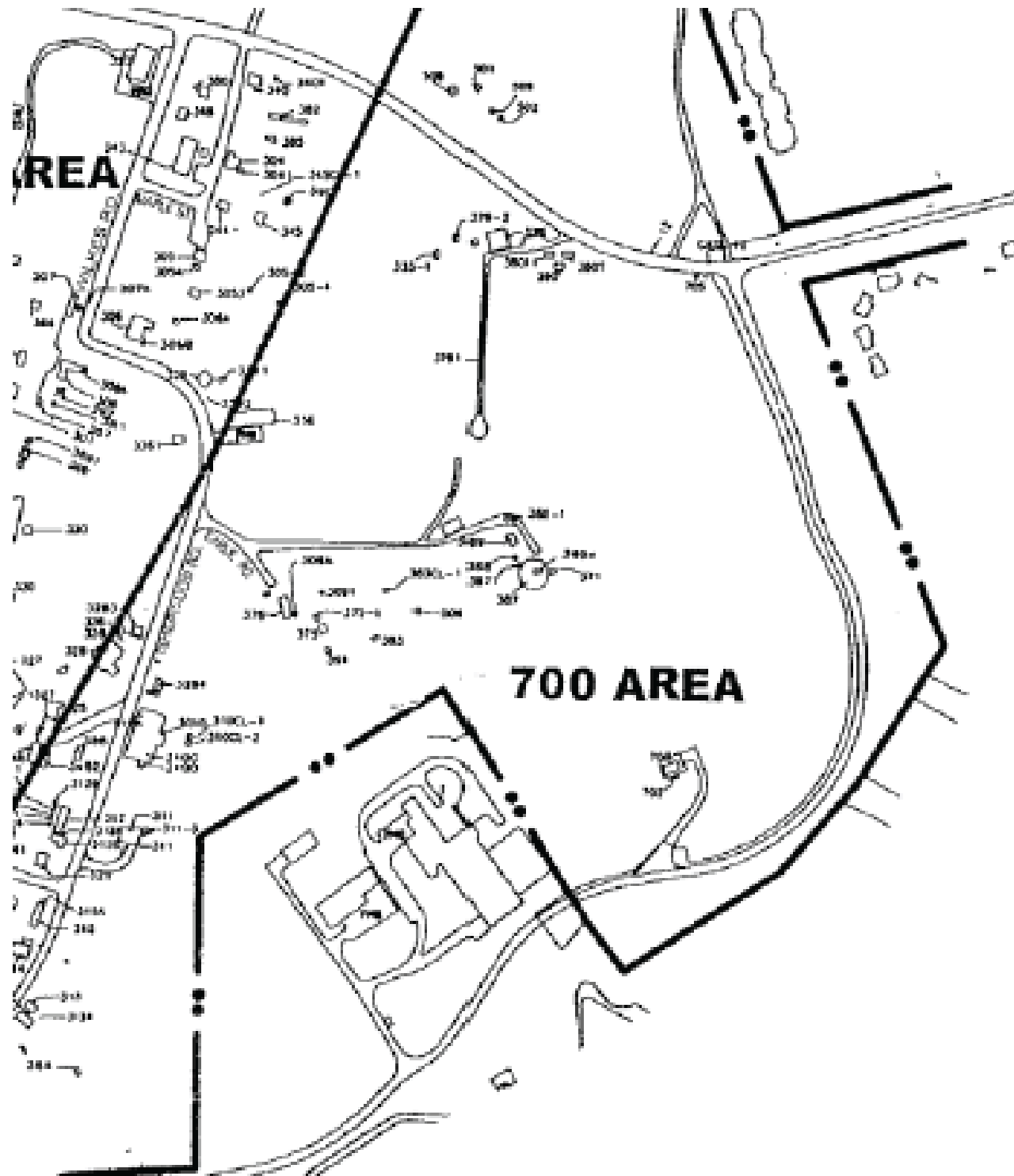
2017

600 Area – Secondary APE

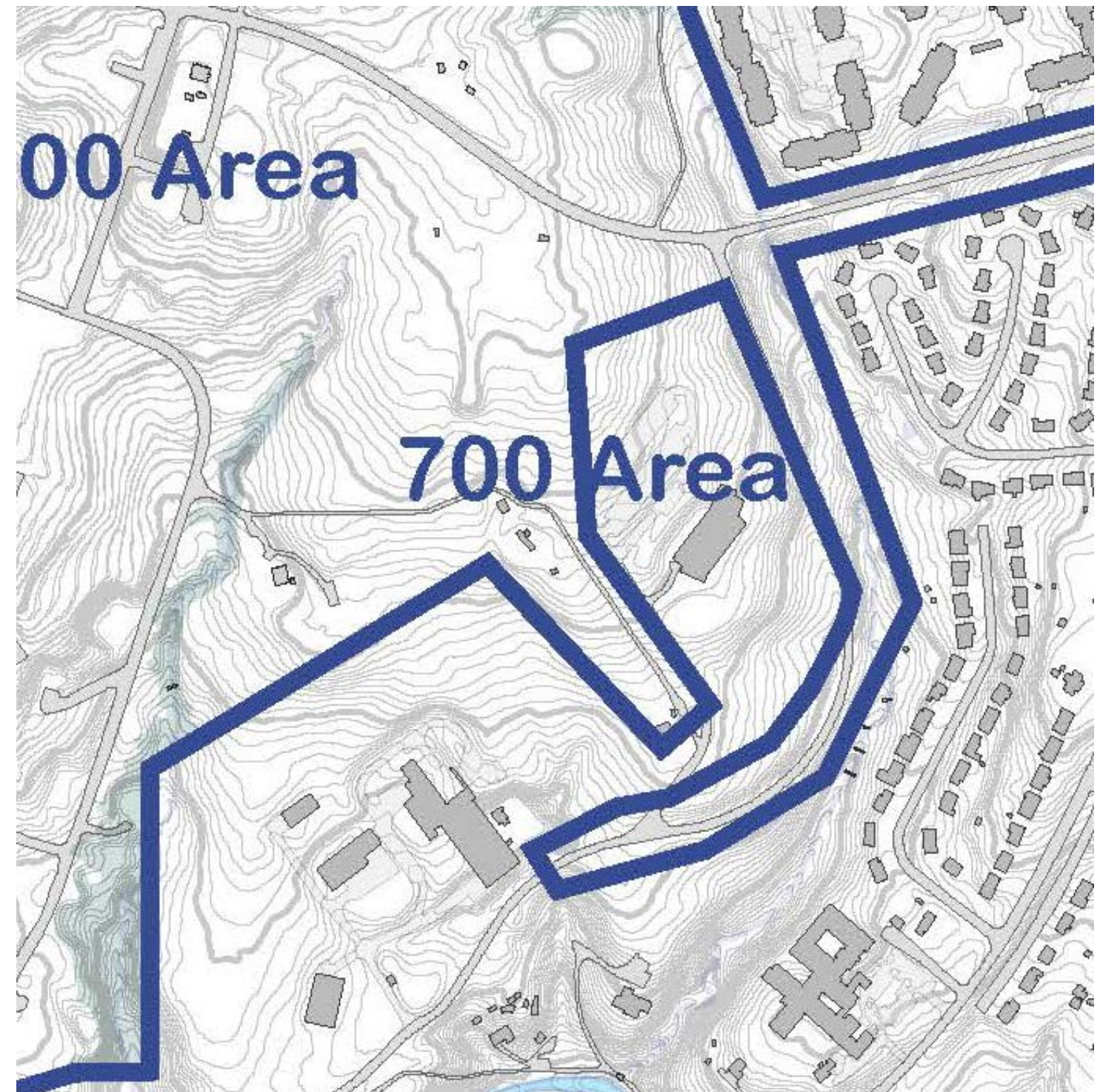


700 Area – Secondary APE

- Hazardous Storage and Disposal Area
- 1997 DOE determined there were no contributing buildings



1997



2017

700 Area – Secondary APE



Next Steps

Environmental Impact Statement (EIS)

- Public Review Draft EIS
 - March 2 – April 16, 2018
 - Public Hearing March 22, 2018
- Final EIS
 - Summer-Fall 2018
- Record of Decision
 - Fall 2018

NHPA/Section 106

- Consulting Parties Meetings
 - November 2017 to September 2018
 - Introduction
 - Alternatives
 - Effects
 - Planning and Design Guidelines
 - Mitigation and Final Planning and Design Guidelines
- Planning and Design Guidelines
 - Summer 2018
 - Present Guidelines at CP Meeting
- Agreement Documents
 - Fall 2018

Questions and Answers

