

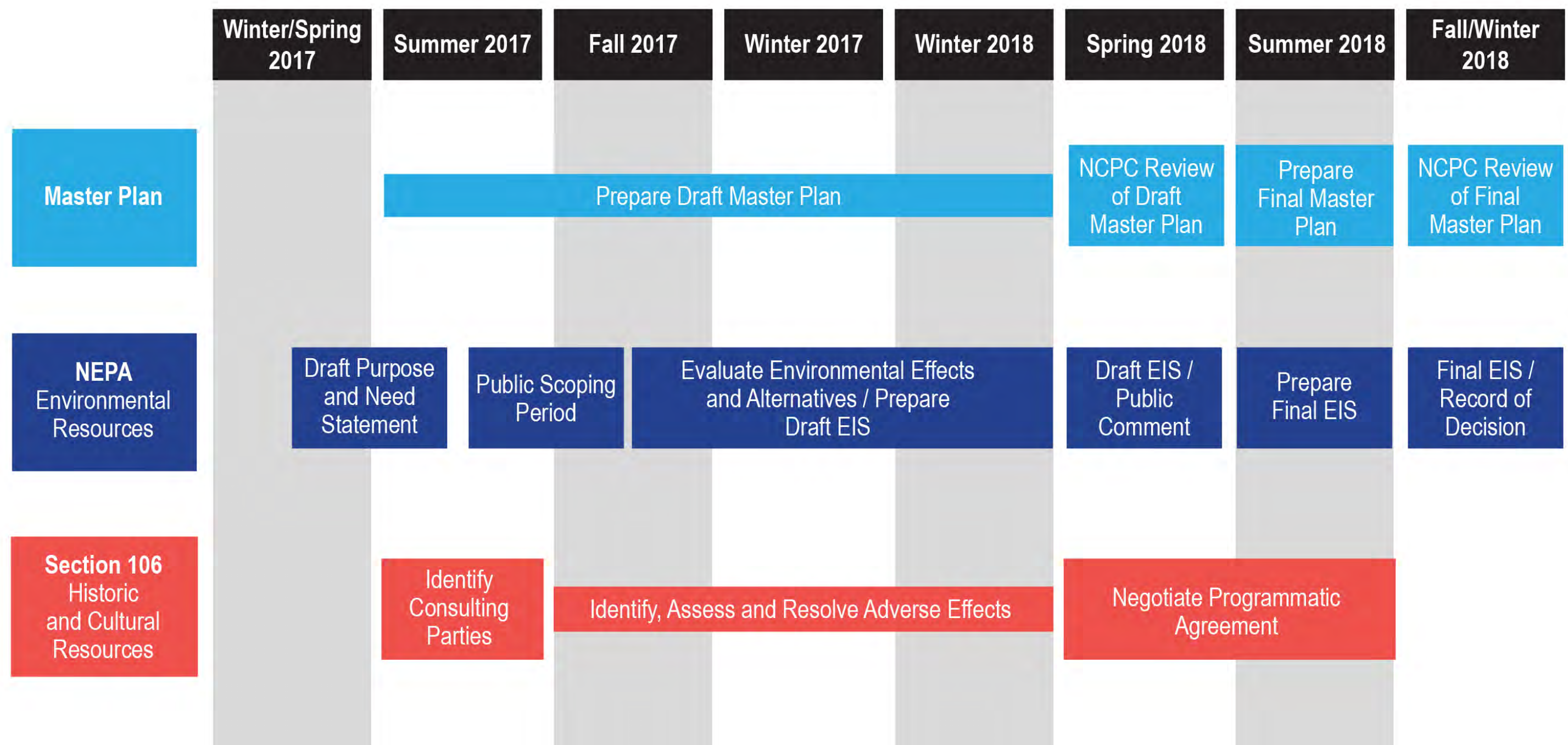


Welcome to the FDA Headquarters Consolidation Public Scoping Meeting

The purpose of this meeting is to gather early public input on the scope of the study, potential alternatives, and areas of concern.



Master Plan / EIS / Section 106 Process



Potential Impact Topics

Natural and Physical Environment

- Geology, Soils, and Topography
- Water Resources
- Stormwater
- Wetlands
- Vegetation and Wildlife
- Threatened, Endangered, and Sensitive Species
- Air Quality
- Noise



Cultural Environment

- Historic Properties
- Archaeological Resources

Infrastructure and Waste Management

- Utilities
- Transportation and Parking
- Waste Management

Social Environment

- Land use Planning
- Population
- Housing
- Economy, Employment, and Income
- Environmental Justice in Minority and Low Income Population
- Taxes and Revenue
- Community Facilities and Services
- Aesthetics and Visual Resources
- Public Health and Safety

History of FDA Consolidation

1944

- ✓ The White Oak property was acquired in 1944 and was used as a weapons research facility by the Department of Defense.
- ✓ As a result of the 1993 Defense Base Realignment and Closure Act, the Naval Surface Warfare Center closed on June 22, 1995.
- ✓ GSA obtained 662 acres of the former Naval Surface Warfare Center from the U.S. Navy in 1997, and the site was renamed the Federal Research Center (FRC) at White Oak.
- ✓ An Environmental Impact Statement (EIS) was prepared to analyze impacts from the consolidation of 5,947 FDA employees at the FRC.

1997

- ✓ In March 2002, an additional 309 employees were added to the number of FDA employees on the site.
- ✓ In February 2003, FDA proposed an increase in total employees to 7,720 in support of Congressional mandates, and other program expansions.
- ✓ In June 2005, a Supplemental EIS was prepared to analyze impacts from the addition of new employees and other program expansions.
- ✓ In 2007, FDA proposed an increase in total employees by 1,170 in support of new legislative laws expanding previous programs.
- ✓ In March 2009, a second Supplemental EIS was prepared to assess the impacts from the addition of new employees and other program expansions.

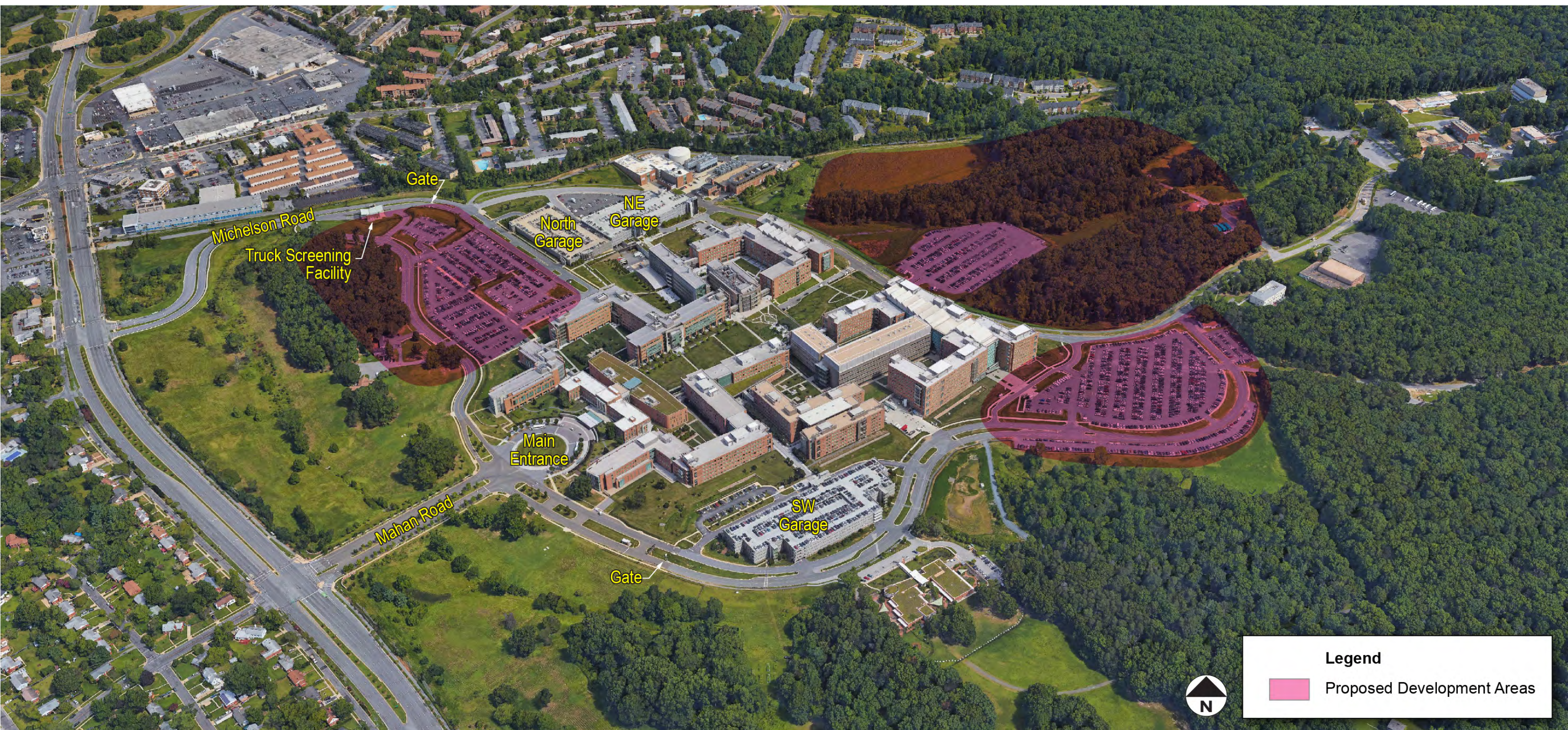
2008

2017

- ✓ In 2017, FDA proposed an increase in the total employee population at the FRC of up to 18,000* in order to consolidate leased buildings in Montgomery County and accommodate growth related primarily to existing and reauthorized user fee programs.
- ✓ GSA issued a Notice of Intent to prepare an EIS on August 18, 2017.

*Not all present on any given day.

Proposed Development Areas



GSA has considered a range of options for proposed development at the FRC. Other options for development have not been further studied due to various environmental constraints, loss of collegial atmosphere, and connectivity to the existing campus.

Purpose and Need

Purpose:

To provide a Master Plan for the FDA Campus at FRC to consolidate current staff in leased buildings and accommodate the projected growth.

Need:

The proposed action is needed to continue to support the FDA Headquarters consolidation at FRC and provide the necessary office space in order to conduct the complex and comprehensive reviews mandated by Congress.



Preliminary Draft Development Alternatives

Alternative A



- Midrise Buildings (5-9 Floors)
- Distribution Center below new Plaza
- Communication Center in new Proposed Development Area
- 4 new parking structures (projected 5,035 spaces)*
- New Cafeteria in new Proposed Development Area
- Conference Center in NW Development Area

Alternative B



- (1) 20-story Tower + midrise buildings
- Distribution Center and Ancillary chemical handling
- Communication Center below new Plaza
- 3 new parking structures (projected 7,073 spaces), including previously designed SE Garage*
- New Cafeteria in new Proposed Development Area
- Conference Center in new Proposed Development Area

Alternative C



- (2) 14-story towers + midrise buildings
- Distribution Center below plaza
- Communication Center in base of new Proposed Development Area
- 4 new parking structures (projected 7,174 spaces), including previously designed SE Garage*
- New free-standing Cafeteria in Plaza
- Conference center adjacent to new northwest parking garage

No Build Alternative

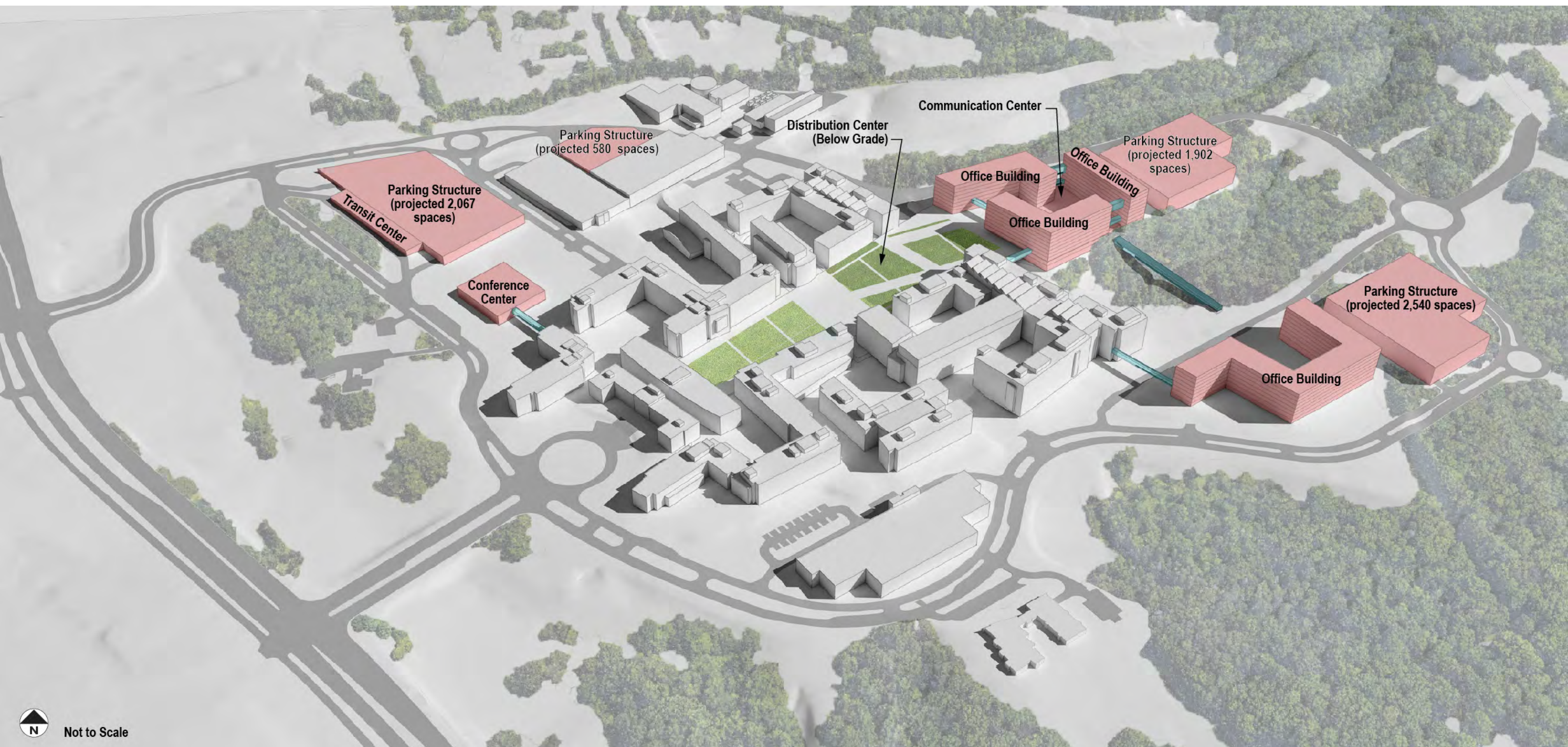


- Campus remains as-is, no new buildings

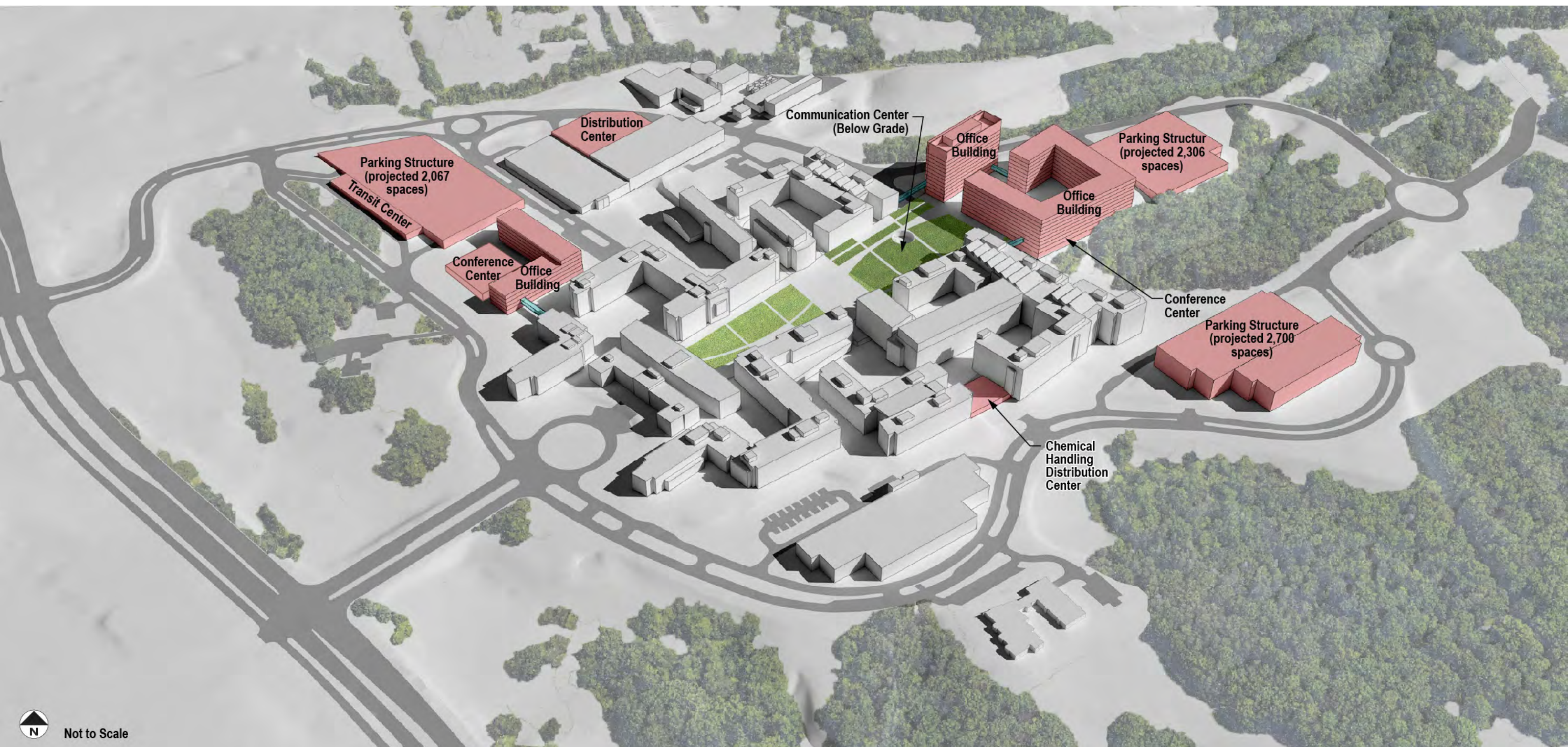
The Preferred Alternative could be a combination of selected options from Alternatives A, B, and C.

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

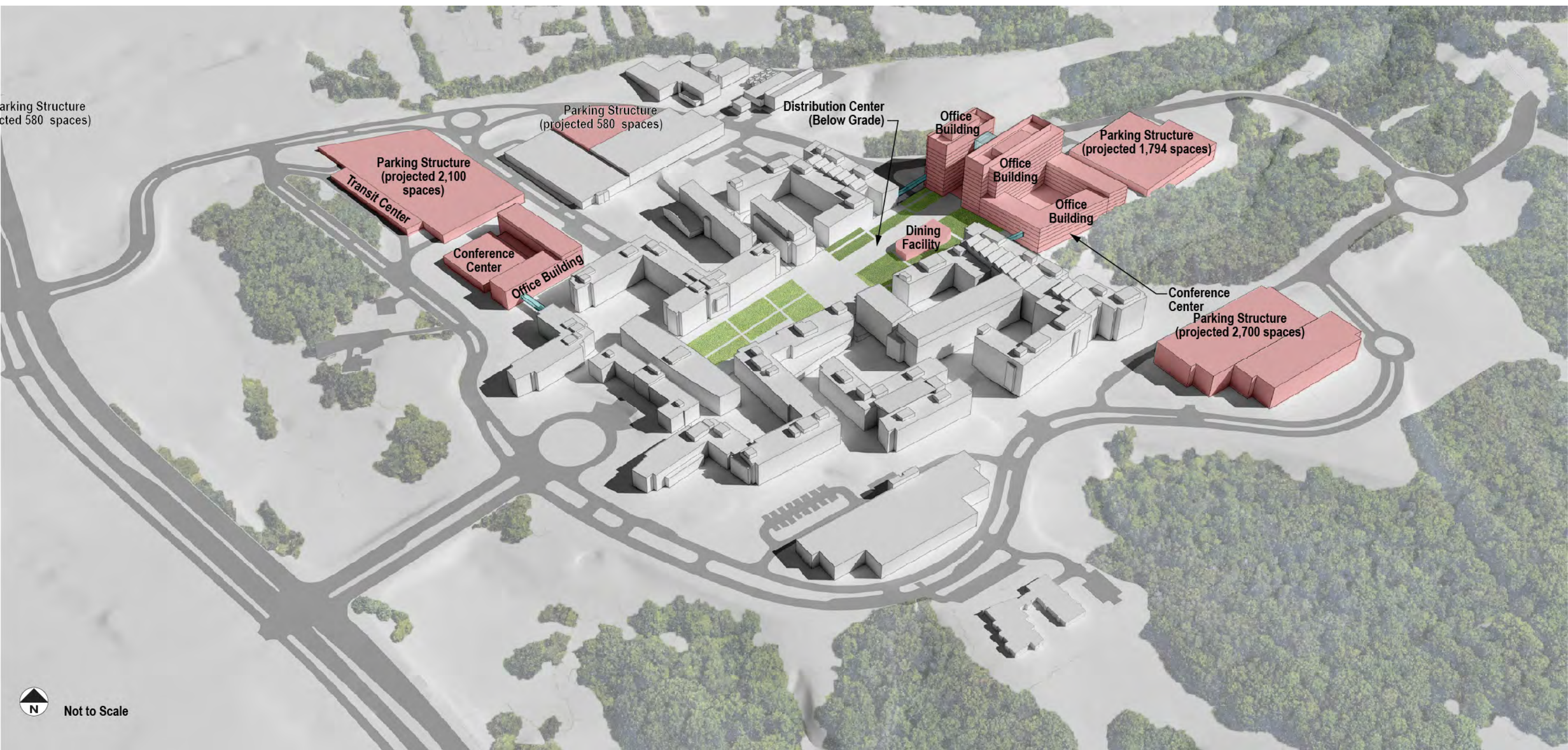
Preliminary Draft Alternative A – Aerial View



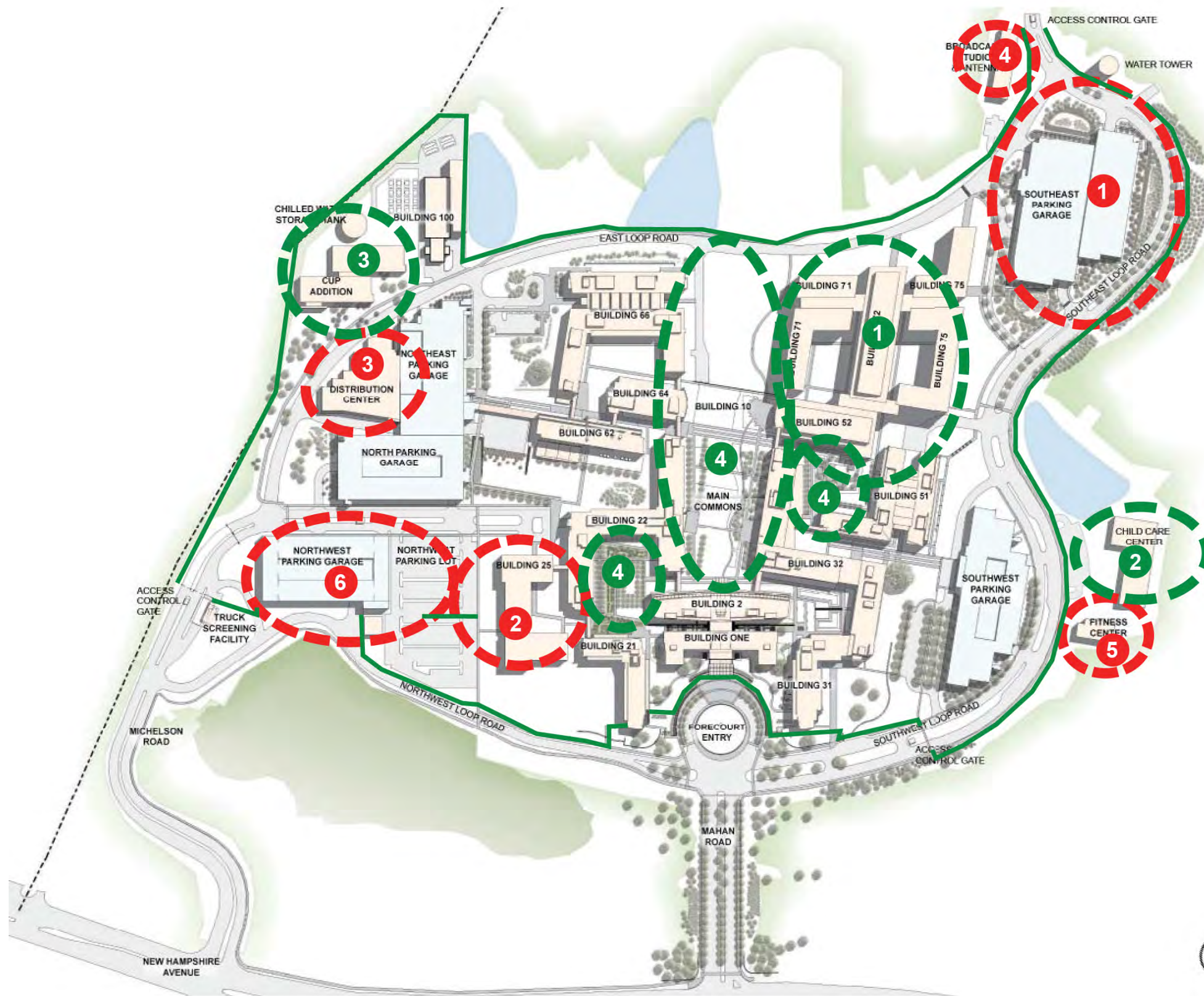
Preliminary Draft Alternative B – Aerial View



Preliminary Draft Alternative C – Aerial View



2009 Supplemental EIS Implementation



Projects completed since 2009 Supplemental EIS:

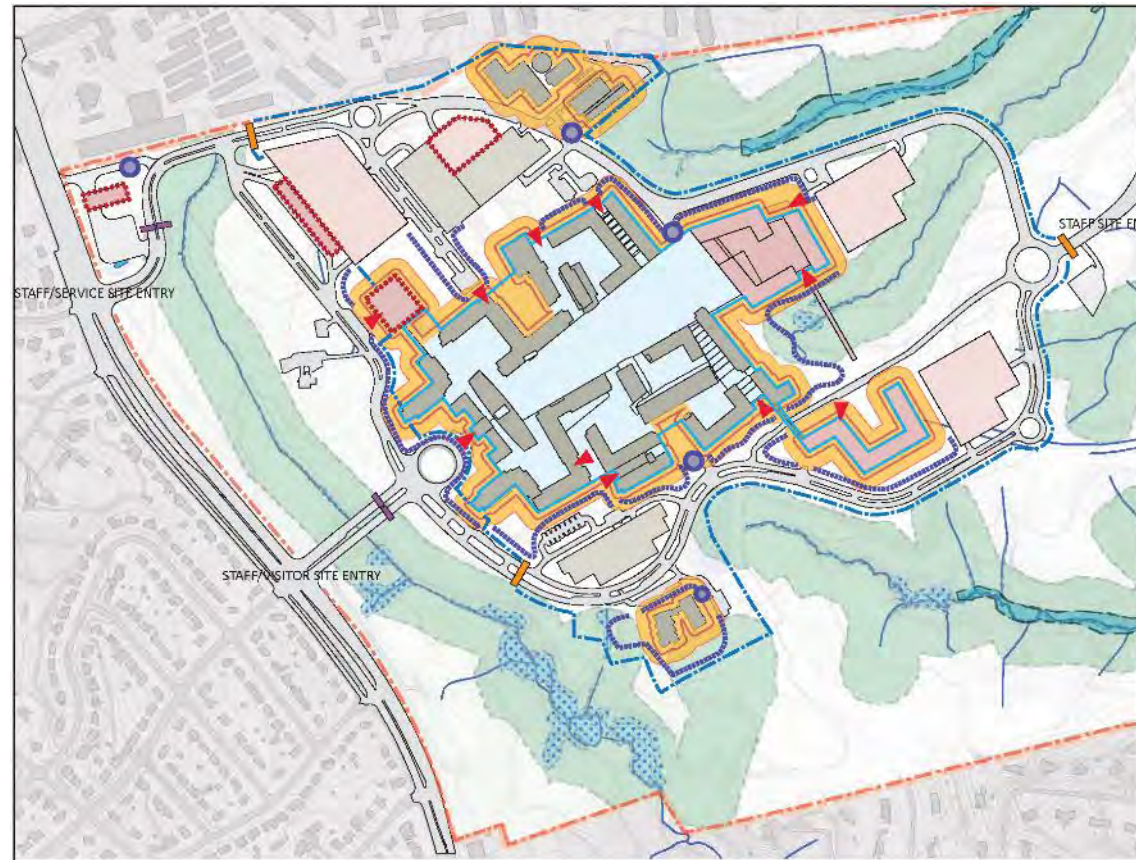
- 1 SE Quad 1,230,000 GSF
 - 2 Child Care Center
 - 3 Expansion of Facility
 - 4 Landscaping of the Commons and 2 Courtyards
- Perimeter Security

Projects that have not been completed:

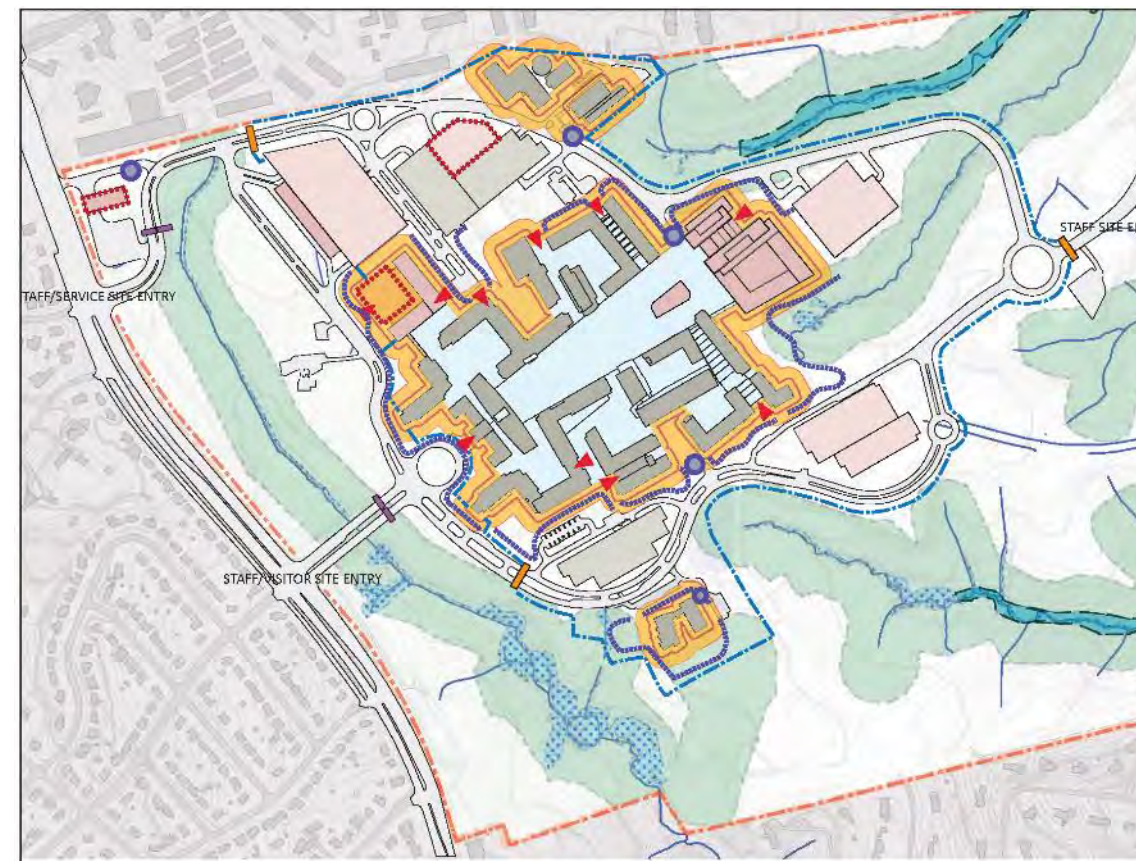
- 1 Southeast Garage – 2,700 spaces
- 2 Building 25 – 180,000 GSF
- 3 Distribution Center – 97,000 GSF
- 4 Broadcast Studio – 25,000 GSF
- 5 Fitness Center – 10,000 GSF
- 6 Northwest Garage – 585 Spaces

Security and Environmental Constraints

Alternative A



Alternative B



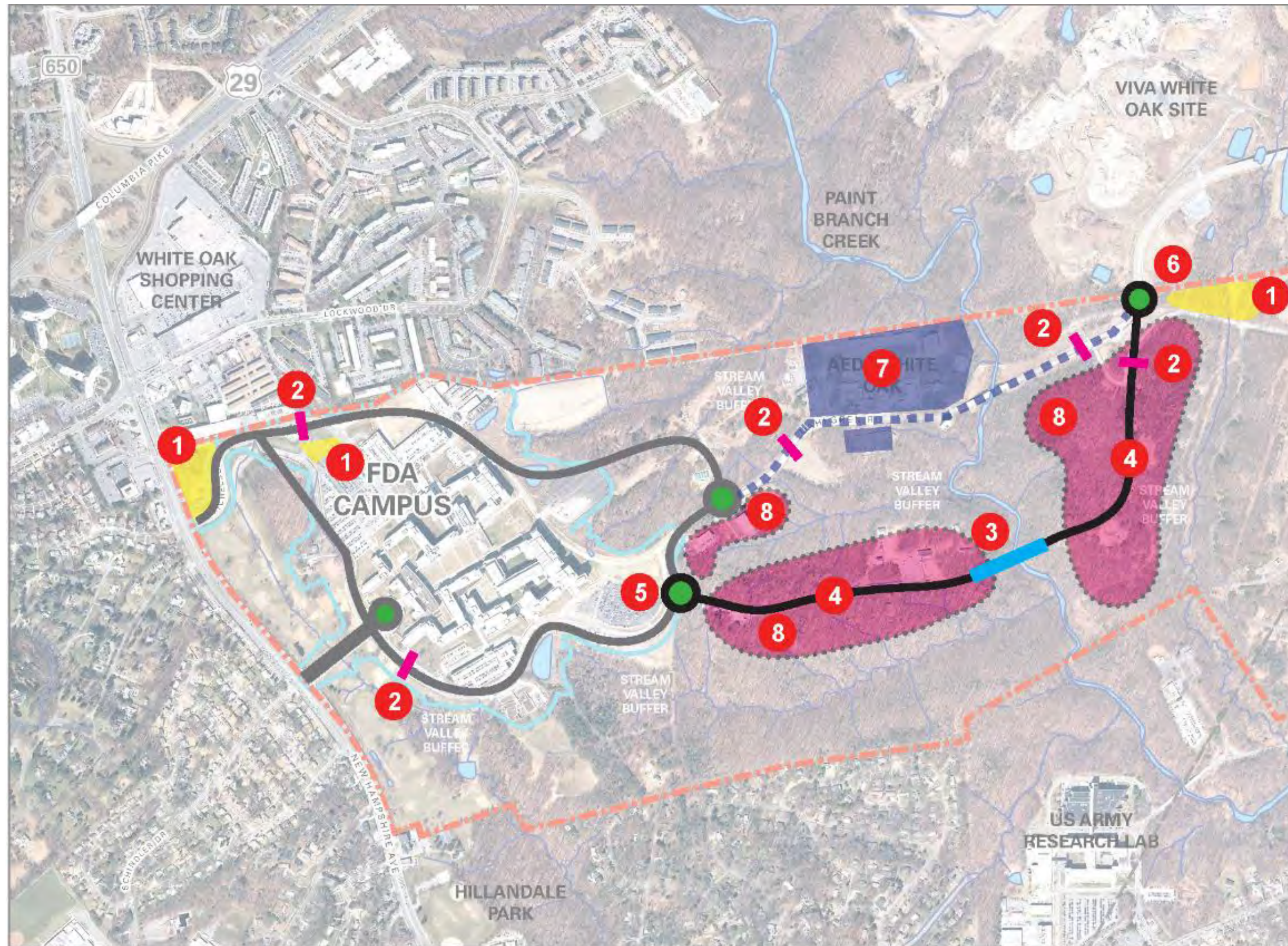
Alternative C

LEGEND

- 25' Standoff
- 75' Standoff
- Site Perimeter
- Vehicle Barrier
- Outer Perimeter Fence
- Permanent Gate
- Over-size Vehicle Barrier
- Pedestrian Entrance Security Point
- Service Access Point
- Inner Campus Perimeter
- New Building
- New Building Garage
- Existing Building
- Existing Building Garage
- Entrance Function
- Stream Valley Buffer
- Wetland
- 100 year Floodplain



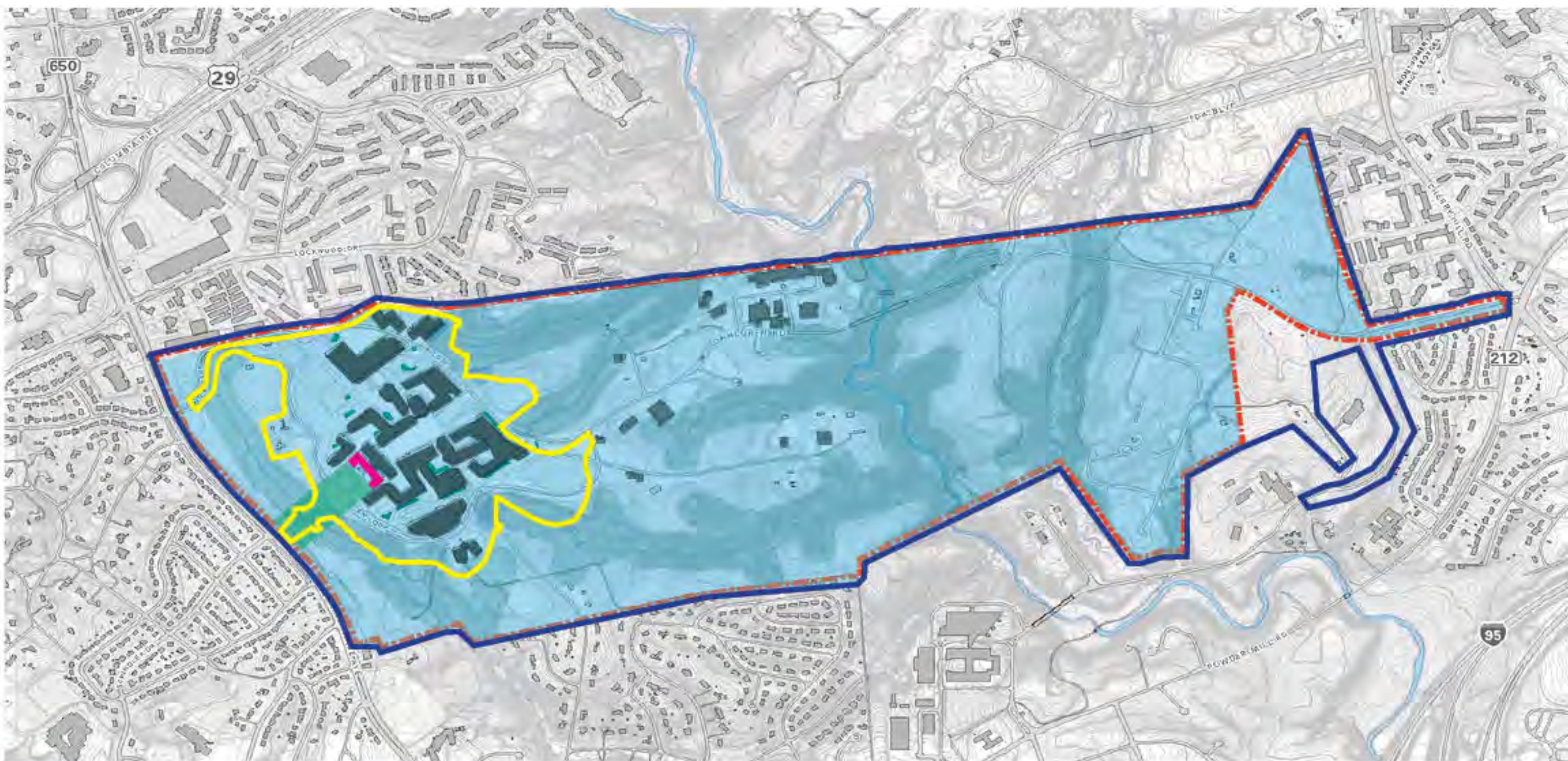
Truck Screening Location Options



Schedule/Next Steps

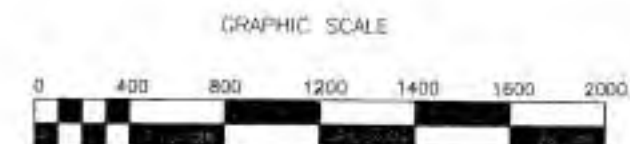
Public Scoping Meeting	Tonight
Consulting Parties Meetings	Ongoing
End of Public Scoping Period	September 25, 2017
Preparation of Draft EIS	Winter 2017/2018
Draft EIS Public Comment Period/Public Hearing	January/February 2018
Final EIS	Fall 2018
Preparation of Decision Document	Fall 2018

Area of Potential Effect



LEGEND

-  Area of Potential Effect
-  Building One
-  Flagpole Environmental Setting
-  FDA Campus Boundary
-  Naval Ordnance Laboratory National Register District Boundary



Ways to Comment

Submit comments tonight:

Write your comments on the comment cards provided.

Submit written comments electronically to:

Paul.gyamfi@gsa.gov

Mail written comments to:

Attention: Mr. Paul Gyamfi
Office of Planning and Design Quality
Public Buildings Service
National Capital Region
U.S. General Services Administration
301 7th Street, SW, Room 4004
Washington, DC 20407



All comments are due to GSA by September 25, 2017

For more information please visit the project website:

<https://www.gsa.gov/portal/content/166346>