

COMMISSION ACTION

NCPC File No. MP201



U.S. FOOD AND DRUG ADMINISTRATION CONSOLIDATION
2006 MASTER PLAN UPDATE AND TRANSPORTATION MANAGEMENT PLAN
White Oak, Montgomery County, Maryland

Submitted by the General Services Administration

July 6, 2006

Commission Action Requested by Applicant

Approval of master plan update and transportation management plan pursuant to 40 U.S.C. 8722(b)(1).

Commission Action

The Commission:

Approves the 2006 master plan update for the U.S. Food and Drug Administration Consolidation at the White Oak Federal Research Center in Montgomery County, Maryland, as shown on NCPC Map File No. 3104.10(05.12)41040, and

- Requires that the applicant submit detailed designs for specific perimeter security projects conforming to the master plan for Commission review when they are developed.
- Notes concern that the campus will remain without landscaping other than seeding until implementing the landscape plan during the final construction phase in 2011, reminding FDA and GSA of:
 - the March 3, 2005 Commission action approving final site and building plans for the North Garage 1 that included river birch trees along the west façade and eastern red cedar trees along the north facade.
 - the April 6, 2006 Commission action approving preliminary and final site and building plans for the Center for Devices and Radiological Health (CDRH) Office Building, requesting additional information on landscaping for the CDRH courtyard for Commission review.
- Recommends that the applicant revise and resubmit landscape concept plans, including both landscape zones and the proposed landscape concept, depicting inventoried trees

inventoried to be saved and the overlay stream valley buffers, and confirming that no facilities are to be located in stream valley buffers.

Approves the FDA White Oak Transportation Management Plan in accordance with the following stipulations:

- A parking ratio of 1:1.5 through 2011, limiting the number of employee parking spaces to 5,141.
 - With no new parking spaces added to those in the current master plan to accommodate any future expansion of population or buildings, except to serve the proposed on-site transit facility.
- An updated transportation management plan (TMP) submission in 2008 reflecting current conditions, in accordance with the policies of the Commission's Transportation Element in the 2004 Comprehensive Plan for the National Capital.

Recommends that FDA and GSA continue working with Montgomery County and relevant transit agencies to improve transit service from Metrorail stations to the site as soon as possible, preferably to coincide with occupancy of the next major office building, focusing on:

- Improving Ride-On Bus and Metrobus headways or augmenting Ride-On service with FDA shuttles.
- Accommodating Metrobus and Ride-On routes at an FDA on-campus transit facility.
- Supporting initiating cross-county public express bus service between Montgomery County and the White Oak site.

Deborah B. Young
Secretary to the National Capital Planning Commission