3.2.2 Action Alternatives

Under the Action Alternatives, the number of FDA employees and support staff at the FDA Campus would increase to approximately 18,000. The proposed master plan alternatives would add between 1,100,000 to 1,200,000 gsf of office space and 300,000 to 400,000 gsf special use space to support FDA’s mission.

Parking would be provided at ratio of 1 space for every 1.8 employees (1:1.8) for a total of 10,094 parking spaces for FDA employees and campus support staff; and visitor parking would be increased from 1,000 to 1,615 parking spaces. Thus, the total number of parking spaces provided on the FDA Campus would be 11,709, which would include the additional 7,436 new additional parking spaces for FDA and its employees. Additional new parking spaces include replacement of existing 2,544 parking spaces displaced by new buildings.

The East Loop Road would be reconfigured to allow for ease of circulation and access into and out of the FDA Campus. The reconfigured East Loop Road would circle around the new office buildings proposed on the east side of the FDA Campus and would connect with Blandy Road. At Blandy Road and FDA Boulevard, a new traffic circle would be constructed that would connect it with the Southeast Loop Road. The Southeast Loop Road would circle around the Southeast Parking Garage and connect to the existing Southeast Loop Road that would be reconfigured for the connection.

Under each of the Action Alternatives, a distribution center would be constructed either under the new plaza connecting the new development on the east with the existing development or adjacent to the Northeast Parking Garage. In both cases, the distribution would connect directly into the existing tunnel network. It is important to point out that while each alternative has specific location shown for the distribution center, the location of the distribution center is interchangeable between alternatives. In other words, the location of the distribution center is an independent decision. In addition to the distribution center, FDA intends to enhance the loading docks adjacent to Building 72 to better handle chemical distribution to the lab buildings. This enhancement is common to all the alternatives.

A Truck Screening Facility would be constructed at the entrance to the FDA Campus on Michelson Road and a new Transit Center would be located on the existing northwest surface lots.

In addition to the above-mentioned elements, there are commonalities to each of the Action Alternatives that range from historic preservation to high preference buildings. The net result is that each of three action alternatives A, B and C have the capability of accommodating 18,000 FDA employees and support staff in GSA’s proposed Master Plan.

**MASTER PLAN ALTERNATIVES SUMMARY**

- Approximately 18,000 employees and support staff
- Approximately 1,100,000 to 1,200,000 gsf of office space and 300,000 to 400,000 gsf special use space
- Parking ratio 1:1.8
- 10,094 total parking spaces for FDA employees and support staff
- Visitor parking of 1,615 parking spaces
- Reconfigured East Loop Road
- Distribution Center located either under the new plaza connecting the new development with the existing Campus or adjacent to the Northeast parking garage
- Mid Rise Buildings (5-9 Floors)
- Total New GSF: 1,589,161 ft² (Office & Special Use)
- 4 new parking structures (7,064 Spaces*)
- Most impervious surfaces added

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

- Preservation of the historic New Hampshire Avenue green buffer
- Preservation of historic structures
- Compact walkable campus
- Iconic building anchoring commons
- High performance buildings

**Alternative B**

1. (1) 20-story Tower + Midrise Buildings
2. Total New GSF: **1,748,834 ft²**
   (Office & Special Use)
3. 3 new parking structures (7,073 Spaces*)
4. Least impervious surfaces added (equal to C)

**Alternative C**

5. (2) 14-story towers + Midrise buildings
6. Total New GSF: **1,573,124 ft²**
   (Office & Special Use)
7. 4 new parking structures (7,141 Spaces *)
8. Least impervious surfaces added (equal to B)
3.3 ALTERNATIVE A: Mid-Rise Office Buildings

With Alternative A, building heights would be in the range of existing buildings and the planning principle of the buildings define a series of courtyard spaces in the tradition of great university campuses. The buildings would not be visible from New Hampshire Avenue. New buildings would be placed at the eastern end of the Commons and the plaza would be extended to facilitate a walkable campus.

3.3.1 Summary of Alternative A

New buildings would be positioned at the eastern end of the commons and the plaza would be extended to facilitate a walkable campus. The buildings would not be visible from New Hampshire Avenue.

Alternative A would also include the following:

- Five new office buildings up to 10-stories tall;
- Three to four new parking garages;
- A pedestrian bridge to connect the Southeast parking garage and office building with the new office buildings on the east side of the FDA Campus;
- A Communications Center located within the new campus expansion on the eastern end of the campus; and
- A Conference Center located in the northwest quadrant of the existing main campus.

Table 3-1: Alternative A Development Concept

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Size (ft²)</th>
<th>Size (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Office</td>
<td>1.2M</td>
<td>109K</td>
</tr>
<tr>
<td>Communication Center</td>
<td>74K</td>
<td>6.9K</td>
</tr>
<tr>
<td>Transit/Visitor Center</td>
<td>23K</td>
<td>2.2K</td>
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<tr>
<td>Central Conference</td>
<td>64K</td>
<td>6K</td>
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<tr>
<td>Distribution Center</td>
<td>97K</td>
<td>9K</td>
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<tr>
<td>Parking</td>
<td>160K</td>
<td>15K</td>
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<tr>
<td>Special/Shared Spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transit/VISITOR CENTER</td>
<td>2,160</td>
<td>23,250</td>
</tr>
<tr>
<td>Parking Structure</td>
<td>4 levels</td>
<td>2,067</td>
</tr>
<tr>
<td>Transl/Visitor Center</td>
<td>1 level</td>
<td>2,160 m² / 23,250 ft²</td>
</tr>
<tr>
<td>Truck Screening</td>
<td>1 level</td>
<td>880 m² / 9,400 ft²</td>
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<tr>
<td>Conference Center</td>
<td>2 Level</td>
<td>6,000 m² / 64,583 ft²</td>
</tr>
<tr>
<td>TOTAL NEW BUILDING AREA</td>
<td>147,643 m² / 1,589,161 ft² (OFFICE AND SPECIAL SPACES ONLY)</td>
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<tr>
<td>TOTAL OFFICE</td>
<td>108,669 m² / 1,169,715 ft²</td>
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<tr>
<td>TOTAL SPECIAL USE AND SHARED USE</td>
<td>38,974 m² / 419,446 ft²</td>
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<tr>
<td>TOTAL NEW PARKING</td>
<td>7,064 Spaces</td>
<td></td>
</tr>
</tbody>
</table>

Figure 3-4: Alternative A Aerial View
Parking Structure
6 levels
2,504 spaces

Parking Structure
6 levels
1,913 spaces

Communications Center
1 Level below Plaza
6,880 m² / 74,055 ft²

Distribution Center
1 level below Plaza
9,000 m² / 96,875 ft²

Chemical Handling
Distribution Center
1 Level

Building A
10 levels
43 m / 141 ft
27,142 m² / 292,160 ft²
Office
21,189 m² / 228,083 sf²
Shared Use
5,953 m² / 64,077 sf²

Building B
10 levels
42 m / 137 ft
19,389 m² / 207,973 ft²
Office
17,389 m² / 187,176 sf²
Shared Use
1,932 m² / 20,797 sf²

Building C
10 levels
42 m / 137 ft
19,321 m² / 207,973 ft²
Office
17,389 m² / 187,176 sf²
Shared Use
1,932 m² / 20,797 sf²

Building D
8 levels
34 m / 112 ft
47,248 m² / 508,577 ft²
Office
47,248 m² / 508,577 ft²

Building E
7 levels
2,504 spaces
ALTERNATIVE A
New Development Concept Diagram

1 Central Axis from Building 1
2 Cross Axis

LEGEND
- New Development
- Axial Relationship

Scale 1:5,000

Figure 3-5: Alternative A Concept Diagram
**ALTERNATIVE A**

*Illustrative Plan - Overall Land Use*

1. New Office Building
2. New Parking Garage
3. Distribution Center (Below Plaza)
4. New Conference Center
5. New Cafeteria
6. Potential Truck Screening Facility
7. Potential Bypass Road to FDA Blvd
8. Transit Hub and Bus Bays
9. Pedestrian Only Path
10. Pedestrian Bridge

**SUSTAINABILITY FEATURES**

1. Proposed Green Roof
2. Rooftop Solar Panels
3. Permeable Paving
4. Bio-Retention Area
ALTERNATIVE A
Ground Level Plan (Below Plaza)

1 New Office Building
2 New Parking Garage
3 Distribution Center
4 New Conference Center
5 New Communication Center
6 Other Shared Use
7 Potential Bypass Road to FDA Blvd
8 Transit Hub and Bus Bays
9 Pedestrian Only Path
10 Truck Screening Facility
11 Pedestrian Bridge

LEGEND
- Building Entrance/ Lobby
- Existing Tunnel System
- New Tunnel System

NORTH

Scale 1:5,000

Figure 3-7: Alternative A Ground Level Plan (Below Plaza)
Figure 3-8: Alternative A Circulation Diagram

LEGEND

<table>
<thead>
<tr>
<th>Vehicles</th>
<th>Unscreened</th>
<th>Screened</th>
<th>Stops</th>
<th>Garage Entrances</th>
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<tr>
<td>Trucks</td>
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<td></td>
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<tr>
<td>FDA Shuttle</td>
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</tr>
<tr>
<td>Bus</td>
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<td></td>
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</tr>
<tr>
<td>Visitors</td>
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<tr>
<td>FDA Employees</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

Potential Truck Screening Facility
Truck Screening Facility
Distribution Center
Chemical Handling Distribution Center
Potential Access Road
Scale 1:5,000
0 50 100 200 400m

NORTH
ALTERNATIVE A
Sections and Line of Sight

Figure 3-9: Alternative A Sections and Line of Sight Diagram