7. PRELIMINARY DRAFT DEVELOPMENT ALTERNATIVES

ALTERNATIVE A
- Mid Rise Buildings (5-9 Floors)
- Distribution Center below New Plaza
- Communication Center in new proposed development area
- 4 new parking structures (7,064 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 facility
- Communication Center below new Plaza
- 3 new parking structures (7,073 Spaces*), including previously designed SE Garage
- New Cafeteria in new proposed development area
- Conference Center in NW 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 (7,141 Spaces*), including previously designed SE Garage
- New free-standing Cafeteria in Plaza
- Conference Center in NW development area

NO BUILD ALTERNATIVE
- Campus Remains As-Is, no new buildings

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

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

**CONCEPT DIAGRAM**

1. Central Axis from Building 1
2. Cross Axis

**LEGEND**
- New Development
- Axial Relationship

**NORTH**

Scale 1:5,000

0 50 100 200 400m
ALTERNATIVE A
AERIAL VIEW AND PROGRAM

TOTAL NEW BUILDING AREA : 143,836 m² / 1,548,238 ft²
TOTAL NEW PARKING : 7,064 Spaces

(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 1.8 Employees)
ALTERNATIVE A
STORMWATER MANAGEMENT PLAN

LEGEND
- Bio-swale
- Schematic locations for Micro Bio-Retention Facilities
- Rainwater capture and reuse
- Walled Underground SWM Facility
- Green Roof

Scale 1:5,000

0 50 100 200 400m

SECTION 7. MASTERPLAN CONCEPTUAL ALTERNATIVES

RELOCATION OF EXISTING SWM POND #3.
NEW WALLED OR UNDERGROUND SWM FACILITY
ALTERNATIVE A
SECURITY & ENVIRONMENTAL CONSTRAINTS DIAGRAM

LEGEND
- 25’ 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’ Standoff

SCALE 1:5,000
ALTERNATIVE A
ILLUSTRATIVE PLAN

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

Scale 1:5,000

0 50 100 200 400m

NORTH
ALTERNATIVE A
NEW HAMPSHIRE AND MAHAN DRIVE VIEW
ALTERNATIVE A
MAHAN CIRCLE VIEW
ALTERNATIVE A
SOUTH NEW HAMPSHIRE AVE VIEW
ALTERNATIVE A
COMMONS VIEW

SECTION 7. MASTERPLAN CONCEPTUAL ALTERNATIVES
ALTERNATIVE A

SECTION A-A

SECTION B-B
ALTERNATIVE B
CONCEPT DIAGRAM

1. Central Axis from Building 1
2. Cross Axis

LEGEND
- New Development
- Axial Relationship

SCALE 1:5,000
ALTERNATIVE B
AERIAL VIEW AND PROGRAM

TOTAL NEW BUILDING AREA: 147,938 m² / 1,592,391 ft²
TOTAL NEW PARKING: 7,073 Spaces

(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 1.8 Employees)
SECURITY & ENVIRONMENTAL CONSTRAINTS DIAGRAM

LEGEND

- 25’ 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’ Standoff

Scale 1:5,000

NORTH
ALTERNATIVE B
ILLUSTRATIVE PLAN

1. New Office Building
2. New Parking Garage
3. Distribution Center
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. Stairs to Below

SUSTAINABILITY FEATURES
1. Proposed Green Roof
2. Rooftop Solar Panels
3. Permeable Paving
4. Bio-Retention Area

Scale 1:5,000
ALTERNATIVE B

SECTIONS

SECTION A-A

SECTION B-B
ALTERNATIVE B
COMMONS VIEW
ALTERNATIVE B
NEW HAMPSHIRE AND MAHAN DRIVE VIEW
ALTERNATIVE B
NEW HAMPSHIRE AND MAHAN DRIVE VIEW
ALTERNATIVE B
MAHAN CIRCLE VIEW
ALTERNATIVE B
SOUTH NEW HAMPSHIRE AVE VIEW

NEW OFFICE BUILDING
ALTERNATIVE C
CONCEPT DIAGRAM

1. Central Axis from Building 1
2. Cross Axis

LEGEND
- New Development
- Axial Relationship

Scale 1:5,000

NORTH

0 50 100 200 400m
ALTERNATIVE C
AERIAL VIEW AND PROGRAM

TOTAL NEW BUILDING AREA : 140,753 m² / 1,515,053 ft²
TOTAL NEW PARKING : 7,141 Spaces

(New parking includes replacement of existing parking displaced by new buildings, and assumes parking at 1 space per 1.8 Employees)
### ALTERNATIVE C

**SECURITY & ENVIRONMENTAL CONSTRAINTS DIAGRAM**

**LEGEND**

- 25’ 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’ Standoff

Scale 1:5,000

NORTH

0 50 100 200 400m
ALTERNATIVE C
ILLUSTRATIVE PLAN

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. Dining Pavilion

SUSTAINABILITY FEATURES
1. Proposed Green Roof
2. Rooftop Solar Panels
3. Permeable Paving
4. Bio-Retention Area
ALTERNATIVE C

SECTIONS

SECTION A-A

SECTION B-B
ALTERNATIVE C
COMMONS VIEW
ALTERNATIVE C
NEW HAMPSHIRE AND MAHAN DRIVE VIEW
ALTERNATIVE C
NEW HAMPSHIRE AND MAHAN DRIVE VIEW
ALTERNATIVE C
MAHAN CIRCLE VIEW
ALTERNATIVE C
SOUTH NEW HAMPSHIRE AVE. VIEW

NEW OFFICE BUILDING
NO BUILD ALTERNATIVE
AERIAL VIEW
NO BUILD ALTERNATIVE
EXISTING COMMONS VIEW
POTENTIAL ACCESS ROAD & TRUCK SCREENING LOCATION OPTIONS

1. Potential Truck Screening Facility
2. Vehicle Screening/Checkpoint
3. Potential Future New Bridge
4. Potential Future New Access Road
5. Junction with Loop Road
6. Junction with FDA Blvd
7. AEDC Air Force Facility
8. Potential Future Development Zones
EXISTING PARKING

Surface Parking: 66 SP
Garage Parking: 1,462 SP
NW Quad Subtotal : 1,528 SP

Surface Parking: 207 SP
Garage Parking: 1,350 SP
NE Quad Subtotal : 1,557 SP

Surface Parking: 1,939 SP
Garage Parking: 1,939 SP
SE Quad Subtotal : 1,939 SP

Surface Parking: 848 SP
Garage Parking: 945 SP
NW Quad Subtotal : 1,793 SP

TOTAL REQUIRED PARKING SPACE: 8,498 SP
TOTAL PROVIDED PARKING SPACE: 6,817 SP
ADDITIONAL PARKING REQUIRED : 1,681 SP
PARKING SUMMARY

CURRENT PARKING: Staff (FDA & Support) & Visitors

Total Existing Parking Required:
8,498 - Required
6,817 - Existing parking
1,681 - Parking Deficit

* Current Peak Daily Population: 7,793

MASTER PLAN PARKING: Staff (FDA & Support) & Visitors

Total Projected Parking Required:
11,709 - Required
4,273 - Existing parking to remain
7,436 - New Parking Required **

** New parking includes the replacement of existing parking spaces demolished to accommodate new buildings.