U.S. FOOD AND DRUG ADMINISTRATION MUIRKIRK ROAD CAMPUS MASTER PLAN

Draft Environmental Impact Statement

Appendix B – Scoping Comments

June 2021

Prepared by: GSA

In cooperation with: U.S. FOOD & DRUG ADMINISTRATION

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GSA National Capital Region

January 4, 2021

RE: Scoping for the Proposed U.S. Food and Drug Administration Muirkirk Road Campus Master Plan Environmental Impact Statement

Dear Interested Party:

Please be advised that the U.S. General Services Administration (GSA), in cooperation with the U.S. Food and Drug Administration (FDA), will prepare an Environmental Impact Statement (EIS) to analyze the potential impacts from the proposed Master Plan for the Muirkirk Road Campus (MRC), in Laurel, Maryland, located in Prince George's County.

GSA will prepare the EIS in accordance with Section 102 of the National Environmental Policy Act (NEPA), Council on Environmental Quality Regulations (40 C.F.R. § 1500-1508), and the GSA Public Buildings Service NEPA Desk Guide (October 1999). NEPA requires that a Federal agency provide the public with an opportunity to participate in the process of analyzing the impacts of Federal actions on the human environment. The purpose of this letter is to notify members of the community and other stakeholders of an opportunity to assist GSA in identifying potential environmental issues and impacts that may occur as a result of the proposed Master Plan for the MRC.

GSA will also initiate consultation under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and will partially fulfill the Section 106 public notification and consultation requirements through the NEPA scoping process. GSA will also be consulting with the Maryland Historical Trust and other interested parties to identify historic properties that may potentially be affected by the implementation of the proposed action and to seek ways to resolve potential adverse effects.

Due to the ongoing COVID-19 pandemic and the state/local requirements for social distancing, a prerecorded presentation will be available at www.gsa.gov/ncrnepa in lieu of an in-person public scoping meeting. A project phone line [410-777-9537] has also been set up to listen to the presentation and to leave comments on the proposed Master Plan EIS. The prerecorded presentation and phone line will be available from January 4, 2021, through February 11, 2021.

U.S. General Services Administration
1800 F Street, NW, Room 4400
Washington, DC 20405
www.gsa.gov

DocuSign Envelope ID: 377BAF91-DEF5-44C6-B2BC-2AB85E1BEDED

In addition to providing verbal comments via the project phone line, agencies and the public are encouraged to provide written comments on any potential environmental issues or concerns related to the proposed Master Plan EIS. Written comments regarding the environmental analysis for the proposed Master Plan EIS must be postmarked by February 11, 2021, and sent to the following address:

Mr. Marshall Popkin
NEPA Compliance Specialist
ATTN: FDA MRC Master Plan EIS Scoping Comment
Office of Planning and Design Quality
Public Buildings Service
U.S. General Services Administration
1800 F Street, NW, Room 4400
Washington, DC, 20405

Comments also may be submitted by email to marshall.popkin@gsa.gov using the subject line: FDA MRC Master Plan EIS Scoping Comment.

If you have any questions, please contact me at (202) 708-5891, or Marshall Popkin, NEPA Compliance Specialist, at (202) 919-0026.

Sincerely,

DocuSigned by:
Darren Blue
A129529746E1427...
Darren J. Blue
Regional Commissioner
Public Buildings Service

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

February 11, 2021

Mr. Marshall Popkin
Office of Planning and Design Quality
Public Buildings Service
National Capital Region
U.S. General Services Administration
1800 F Street, NW, Room 4400
Washington, DC 20405

RE: Scoping to Prepare an Environmental Impact Statement for the U.S. Food and Drug Administration Muirkirk Road Campus Master Plan

Dear Mr. Popkin:

The U.S. Environmental Protection Agency (EPA) has reviewed the notice sent December 31, 2020 regarding the preparation of an Environmental Impact Statement (EIS or Study) by the U.S. General Services Administration (GSA) to analyze the potential impacts from the proposed Master Plan for the U.S. Food and Drug Administration (FDA) Muirkirk Road Campus (MRC), in Laurel, Maryland. Thank you for providing this notice.

In accordance with the National Environmental Policy Act (NEPA) of 1969, Section 309 of the Clean Air Act and the Council on Environmental Quality (CEQ) regulations implementing NEPA (40 CFR 1500-1508), EPA is providing comments for your consideration in the development of the EIS. We have recommendations for resource areas to consider in the attached enclosure.

We recommend that the Study carefully discuss the existing and proposed conditions. For a planning document, it would be helpful to clearly identify goals, on and off-site resources, and constraints. We recommend including as much detail as possible regarding onsite sensitive environmental resources such as streams and wetlands, adjacent conditions such as residential communities, and development constraints or restrictions (e.g. buffers, tree preservation, building height restrictions, etc.) so that this can be used to inform assessment of alternatives, effects, and appropriate minimization and mitigation efforts.

We understand from the virtual scoping meeting presentation that a number of studies are ongoing. We also recommend coordination with applicable agencies and providing preliminary methods, results, and/or reports of environmental studies prior to release of the draft EIS to ensure that any concerns regarding assessment type, methodologies, or data collection are addressed early in the planning process.

We would welcome the opportunity to discuss any of these comments and to work with you as more information becomes available. We request that you share preliminary findings and the draft EIS

with EPA and other agencies that may have authority or expertise. Please feel free to contact Carrie Traver of my staff at 215-814-2772 or traver.carrie@epa.gov should you have any questions.

Sincerely,

Stepan Nevshehirlian
Environmental Assessment Branch Chief
Office of Communities, Tribes & Environmental Assessment

Enclosure

U.S. Food and Drug Administration Muirkirk Road Campus Master Plan
Detailed Comments for Scoping

EPA has the following recommendations for consideration in the development of the EIS:

Purpose and Need

The notice indicates that the purpose of the MRC Master Plan is to guide future site development for next 20 years. The proposed action is needed to accommodate projected growth at the MRC and to provide the necessary office and laboratory space for the FDA to conduct complex and comprehensive research and reviews. We recommend that the existing conditions, needs, and challenges be explained to inform the Study, such as the types of research that is currently conducted at MRC, anticipated changes or expansion, and the specific types of facilities necessary to support this work.

Alternatives Analysis

We recommend the details of each alternative, including the "no action" alternative be clearly presented in a comparative form for easy analysis by the reader. From the presentation, we understand that several on-site alternatives are being evaluated. We also recommend including a discussion of whether off-site alternatives for consolidation of facilities have been assessed.

EPA supports alternatives that avoid impacts to aquatic resources. We appreciate the intent to integrate the stream valley into the design in all three alternatives.

Air Quality

EPA, under the requirements of the 1970 Clean Air Act (CAA) as amended in 1977 and 1990, has established National Ambient Air Quality Standards (NAAQS) for six contaminants, referred to as criteria pollutants. The EIS should identify whether the area is in attainment, nonattainment, or maintenance for each standard. Under the general conformity rule, reasonably foreseeable direct and indirect emissions associated with all operational and construction activities, must be quantified and compared to the de minimis levels in nonattainment or maintenance areas. We recommend the EIS include a conformity applicability analysis or determination in accordance with the guidance provided in Determining Conformity of General Federal Actions to State or Federal Implementation Plans.

We recommend that the EIS also include a discussion of emissions that may be associated with the operation of the facility, including any hazardous air pollutants, existing permits, and whether permits may need modification or additional permits may need to be obtained.

Groundwater and Water Use

We recommend that the EIS identify principal aquifers in the region, any potential impacts on groundwater supplies, including public or private wells, and estimated water usage and source(s) of water for the facility.

Wetlands and Streams

Tributaries to Beaverdam Creek are present near MOD 1/2 and the Beltsville Research Facility; streams, wetlands, and open waters are mapped on the site. As part of the impact assessment, aquatic resources on or immediately surrounding the site should be delineated and characterized. The extent of streams should be mapped and potential permanent and temporary impacts to streams onsite and the affected

watersheds be assessed in the EIS. Wetlands on the site should be delineated according to the 1987 Corps of Engineers Wetlands Delineation Manual ("the 1987 Manual") and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual.

- In accordance with Section 404 of the Clean Water Act, impacts to aquatic resources should be avoided or minimized whenever possible. We encourage avoiding direct or indirect impacts to the streams onsite. If impacts are anticipated, a mitigation plan that compensates for lost or reduced functions and values may be needed.
- We recommend that information regarding onsite wetlands be included in the EIS, such as the area of the wetlands in the study area, vegetation, sources of hydrology, and the expected area of any direct or indirect impacts.
- If impacts to wetlands are planned or likely, we recommend including an analysis of the wetland's functions and values to document baseline conditions and establishing a point of reference for future mitigation actions.

Opportunities may exist to improve the quality and functioning of stream and wetland resources onsite, such as upgrading inadequate road crossings or improving stormwater management. Other water quality protection and enhancement opportunities may include riparian buffer enhancement, protecting and enhancing floodplain areas, stream restoration, and enhancing native vegetation.

Surface Water Resources

The EIS would benefit from a narrative discussion of the specific temporary and permanent impacts to biological, physical, and chemical characteristics of aquatic ecosystems from the construction and operation of facilities including the addition, replacement, or expansion of road crossings, installation of utilities, and stormwater discharges.

We recommend that the EIS outline specific measures to protect surface waters, including erosion and sedimentation control practices during construction, and post-construction management and treatment of stormwater. As part of this analysis, it would be helpful to discuss how the proposed stormwater management facilities protect water quality by addressing pollutants such as runoff from parking lots (including thermal impacts, heavy metals and petroleum/oils) and landscape pollutants (such as fertilizers, pesticides, bacteria, and sediment).

Green Infrastructure and Low Impact Development

EPA encourages and promotes principles of sustainable design, which recognizes the interconnection of human resources and natural resources, and considers both in site and building design, energy management, water supply, waste prevention, and facility maintenance and operation. We support reducing impacts to the watershed by minimizing impervious area and examining opportunities to add or enhance green infrastructure to reduce stormwater runoff where possible.

- Stormwater runoff is one of the leading sources of water pollution in the United States and high percentages of impervious surfaces are linked to aquatic resource degradation and impairment. The incorporation of Low Impact Development (LID) and green infrastructure components in site design could be beneficial to reduce runoff volume and improve water quality as well as provide a more aesthetically pleasing campus. A number of options could be implemented to improve the environmental footprint and efficiency of the campus. Where possible, we

recommend consideration of opportunities to protect or enhance native vegetation, minimize the construction of additional impervious cover, preserve natural drainage patterns, and/or mitigate existing impacts.

- We recommend consideration of opportunities to minimize the construction of impervious areas such as buildings, parking, sidewalks, and roads. Such measures may include use of structured parking or use of pervious pavement options.
- We also suggest consideration of a suite of options to reduce impact from development and to enhance efficiency of the building, such as water collection and storage from roof areas, solar panels, and green roof installations. We also support the construction of vegetation-based stormwater best management practices (BMPs) to provide water quality protection along with benefits such as habitat and aesthetic enhancement.
- Guidance and resources for implementing green infrastructure practices and LID can be found at the following sites:
    - https://19january2017snapshot.epa.gov/sites/production/files/2015-09/documents/eisa-438.pdf
    - www.epa.gov/greeninfrastructure
    - www.epa.gov/nps/lid
    - www.epa.gov/smartgrowth http://www.bmpdatabase.org

EPA also encourages consideration of facility design that incorporates energy efficient features, lighting, and infrastructure. Please consider recommendations such as those included in the LEED (Leadership in Energy and Environmental Design) Green Building Rating System. For more information, please review information from the U.S. Green Building Council at: http://www.usgbc.org/leed.

Utilities

The EIS would benefit from a discussion of the utilities that will be required for the Project (electric, water, wastewater treatment, sewer, etc.), whether existing infrastructure has sufficient capacity, and whether additional utilities or upgrades will be needed.

Hazardous Wastes

We recommend that the EIS describe any known soil or groundwater contamination on the site or hazardous materials located within the study area, including asbestos-containing materials, lead-based paint, and oil and other hazardous materials. We recommend including the investigations. If unknown, we recommend it be stated when studies will be conducted.

If applicable, the EIS should discuss potential impacts from construction and p methods and a plan for disposal.

Waste and Pollution Prevention

We recommend that the EIS also discuss waste streams (including air, water, and solid waste) generated at the facility during operation, including any hazardous wastes, how such wastes are or will be managed, and applicable permits. It would be helpful to describe if there are designs or practices that address pollution reduction and prevention.

The potential for spills during construction or operation of the facility, including spill prevention systems and plans, should also be described.

Wildlife and Biological Resources

Impacts to wildlife and vegetation that may occur from development, include but are not limited to: vegetation clearing and maintenance, noise and construction disturbance, bird mortality from window strikes (see https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/buildings-and-glass.php), impacts from barriers, and lighting. Impacts to species, including state and federally-listed species of special concern should be clearly evaluated, and consultation with appropriate federal and state agencies should be documented in the EIS.

To reduce habitat impacts and to preserve other ecological functions such as stormwater retention, we recommend avoiding impacts to wetlands and large trees where possible. Installation of native plants in landscaping could also provide and enhance habitat and provide visual enhancement of the site. We suggest maintenance and enhancement of the existing forested vegetation where possible to benefit habitat and provide a buffer to surrounding properties.

Invasive Species

The EIS would benefit from an evaluation of the Project's potential for dispersal of invasive species during construction and landscape maintenance, and a discussion of any avoidance or mitigation actions taken to reduce impacts.

Cultural Resources

The virtual scoping meeting presentation states that consultation under Section 106 of the National Historic Preservation Act of 1966 (NHPA) has been initiated with the with Maryland Historical Trust. It would be helpful if the EIS clearly explains potential impacts to historic resources, including the affected resources, how impacts were determined, the status of the consultation, and any proposed mitigation or minimization measures.

Viewshed and Aesthetics

The EIS would benefit from a discussion of viewshed and aesthetic impacts from the facility. If impacts are likely, it would be helpful to identify potentially impacted properties and measures (architectural components, screening, etc.) that will be used to mitigate impacts.

Environmental Justice

We concur that an assessment should be conducted to identify whether areas of potential environmental justice (EJ) concern are present and may be disproportionately impacted by Project activities. This identification should inform appropriate outreach to affected communities to assure that communication regarding project development reaches citizens in an appropriate way and feedback from the affected communities is fully considered.

Methodologies are discussed by several agencies including CEQ. EPA's environmental justice screening tool, EJSCREEN, can be utilized to provide such information. It can be accessed at: https://www.epa.gov/ejscreen. EJSCREEN provides demographic information on the census block group level. A census block group is a geographical unit used by the United States Census Bureau (Bureau) and is the smallest geographical unit for which the Bureau publishes sample data. An assessment of this level can address the question as to whether low-income and/or minority communities may be disproportionately impacted by the activities described in the EIS. Specifically, consideration

should be given to the block group(s) which contain the communities most impacted by the Project activities, including traffic.

Socioeconomic Impacts

The EIS should include a discussion of the community and socioeconomic impacts of the Project, including the number of people, employees and/or jobs impacted as a result of the Project and address the decrease or increase of people, employees, jobs in relation to its effect on tax base, local housing, job markets, schools, utilities, businesses, property values, etc.

Traffic

The presentation indicates that 300 people are currently employed at the site. It is anticipated that 700 employees will be added in Phase I and approximately 800 more employees will be added in later phases for a total workforce of approximately 1800 people. Therefore, a key component of the Study will be evaluation of potential impacts relating to traffic and transportation, including potential impacts on local communities from congestion, safety, noise, and air quality effects.

- We recommend clarifying whether all the employees will be relocated from other facilities and identifying the current location of those facilities. We suggest the Study include an evaluation of how employees currently commute to work and existing or anticipated public transit options. For relocated employees, what changes would be expected, given the current and anticipated transportation options to the site?
- We suggest as part of the traffic evaluation, the Study assess opportunities that reduce single occupancy vehicle traffic, such as enhancing access by public transit or ride sharing and evaluate whether opportunities for pedestrian or bike exist or could be enhanced. These may be further evaluated in the Transportation Management Plan (TMP), but we encourage the EIS to discuss consideration of transportation strategies and include the TMP to support the findings.

Community Impacts – Noise and Lighting

In addition to traffic, other potential impacts from the facilities and expanded workforce such as noise and lighting should be evaluated.

- We recommend the results of any noise analyses in the Project area be summarized in the EIS, including noise caused by construction and noise during the operation of the facility.
- The EIS would benefit from an evaluation of lighting impacts on nearby residences and consideration of options such as buffers, height, direction, and screening of lights to reduce impacts where possible.

We encourage ongoing community engagement and involvement to address concerns that may arise from the proposal. We suggest developing an outreach and communication plan to reach affected community members. Where possible, we suggest making specific commitments to reduce potential impacts from the facility.

National Capital Planning Commission

401 9th Street, NW North Lobby, Suite 500 Washington, DC 20004 Tel 202.482.7200 Fax 202.482.7272
www.ncpc.gov

IN REPLY REFER TO:
NCPC File No. 8245

January 13, 2021

Mr. Marshall Popkin
Office of Planning and Design Quality
Public Buildings Service – National Capital Region
US General Services Administration
1800 F Street, NW, Room 4400
Washington, DC 20405

RE: Food and Drug Administration (FDA) Muirkirk Road Campus (MRC) Master Plan Environmental Impact Statement (EIS) Scoping Comments

Dear Mr. Popkin:

Thank you for the opportunity to provide scoping comments on the EIS that the US General Services Administration (GSA) is preparing in coordination with the FDA for the forthcoming MRC Master Plan located in Laurel, Maryland. As the federal government's central planning agency in the National Capital Region, the National Capital Planning Commission (NCPC) has advisory review authority over projects at the FDA MRC under the National Capital Planning Act ((40 USC § 8722 (b) (1))[1].

It is our understanding that the FDA's primary mission is to protect the public health by ensuring the safety, efficacy, and security of human and veterinary drugs, biological products, and medical devices. The MRC supports their mission with research facilities and laboratories that conduct research on food and animal drug safety, toxicology, microbiology, and molecular biology. We also understand that the purpose of the proposed Master Plan is to guide future site development, accommodate projected growth, and provide the necessary office and laboratory space for FDA to conduct complex and comprehensive research and reviews.

NCPC staff has reviewed the Virtual Public Scoping Meeting materials available to the public and offers the following comments based on policies from the *Comprehensive Plan for the National* Capital, to guide further development of the alternatives. NCPC staff requests that GSA provide another information presentation once the alternatives are further developed and analyzed and prior to the selection of the preferred alternative. Further, staff recommends that GSA submits the Draft Master Plan when it releases the Draft Environmental Impact Statement (DEIS) for public review.

Urban Design

The FDA MRC Master Plan should integrate the urban design principles for federal facilities and property included in the Comprehensive Plan. NCPC's policies encourage compact development, compatibility with nearby buildings, and enhancing the pedestrian experience in and around federal buildings and campuses wherever possible. The alternatives for the FDA MRC Master Plan should indicate the functions of existing buildings to remain and their relationship to the operations of new buildings. The building functions should

[1] The Planning Act requires federal agencies to advise and consult with NCPC in the preparation of agency plans prior to preparation of construction plans.

inform concentrations of new buildings and support facilities (e.g.; parking) and minimize impacts to greenfield or undeveloped sites. If parking cannot be located below grade, proposed parking structures should have as small a footprint as possible. NCPC also finds it will be beneficial to orient building entrances on common landscape space, maximize the long pastural views of the campus, and enhance the primary employee and visitor entrance into the campus from Muirkirk Road in support of general campus planning principles.

Comprehensive Plan policies also state that master plans should include an urban design component. The urban design component should analyze existing installation characteristics and surroundings; propose urban design principles in regard to topics such as building groupings, massing and architectural character, streetscape, landscape elements and character, signage, and parking; include a strategy for the site and design of principal agency functions; and a strategy for utilitarian or routine support functions to avoid or minimize intrusion on principal urban design features. For more information on NCPC's urban design principles for federal facilities and property, refer to Part II, Section C of the Federal Urban Design Element of the Comprehensive Plan.

Transportation and Circulation

The FDA MRC is located approximately five and a half miles from the Greenbelt Metro Station and approximately one mile from the MARC Muirkirk Station Camden Line. The campus location in a suburban area beyond 2,000 feet of Metrorail qualifies the campus for NCPC's recommended parking ratio of one parking space per every two employees (1:2). Aside from parking, the policies of the Federal Transportation Element support a regional multimodal transportation system that promotes responsible land use and development and contributes to a high quality of life for residents, workers, and visitors, while improving regional mobility, transportation access, and environmental quality, and promotes efficient and sustainable travel to federal workplaces and destinations. Therefore, the EIS should assess changes to travel characteristics (e.g; traffic volumes, pedestrian and cyclist circulation, etc.) and parking on the campus and in the surrounding area in each of the FDA MRC Master Plan alternatives. The EIS should also consider any cumulative traffic impacts related to the new Bureau of Engraving and Printing Facility, one and a half miles away on Odell Road.

NCPC requires a Transportation Management Plan (TMP) for master plans that sets forth short- and long-term transportation goals for federal facilities and establishes Transportation Demand Management (TDM) strategies to help meet those goals. On July 9, 2020, the Commission approved an update to the Federal Transportation Element and Addendum, and the related Submission Guidelines. The update included revisions to TDM strategies and TMP preparation and monitoring. The updates are now currently in effect and apply to future master plan submissions. More information about the Element and Submission Guidelines update can be found online at ncpc.gov/initiatives/transportation.

Energy Use and Sustainability

Comprehensive Plan policies encourage sustainable building and site development to reduce impacts to the natural environment. As such, new buildings at the FDA MRC should reduce potable water use, optimize building orientation for passive solar energy gain, and plan space for solar panels or other sources of on-site renewable energy generation. In addition, parking areas should be designed to support electric vehicle charging stations with consideration for electricity sourced from renewable resources. The campus should also incorporate intensive and extensive green roofs on building and garage rooftops that provide visual and occupiable amenity space for building users as well as environmental benefits including enhanced stormwater management, reduction in the urban heat island effect, and overall building cooling which reduces energy use.

The FDA MRC Master Plan should minimize land disturbance and strive to meet stormwater management requirements through low impact development strategies (e.g.; bioswales, permeable paving, green roofs, cisterns, rain barrels, etc.) rather than use of manufactured treatment devices or detention/retention ponds, and seek to integrate stormwater management facilities with the campus' open space network. In summary, the EIS should analyze changes to energy and water use, and stormwater runoff across campus development alternatives.

New development at the FDA MRC is required to comply with the Maryland Department of the Environment's (MDE) stormwater regulations (https://mde.maryland.gov/) and should plan to meet federal requirements under Section 438 of the Energy Independence and security Act (https://www.epa.gov/sites/production/files/2015-09/documents/eisa-438.pdf)

Natural and Environmental Resources

The 247-acre FDA MRC includes multiple stream valleys as well as large tracts of densely forested areas located between existing development and pastures that mainly follow the course of the stream valleys. NCPC policies acknowledge the importance of conserving and protecting water resources and tree canopy in the region. Therefore, the EIS should identify and assess the existing condition of the streams and potential impacts of future development on their overall health, function, and water quality. In addition, the EIS should study changes to tree canopy and vegetation and changes to habitat that would result due to proposed development.

On November 5, 2020, the Commission approved an update to the policies related to tree canopy and vegetation in Section G of the Federal Environment Element and related Submission Guidelines which are in effect as of February 1, 2021. The updated policies include an enhanced focus on tree preservation; alternatives to mitigate tree canopy loss if preservation is not possible; and specific guidance on replacement tree ratios, specifications, and locations. Per the new policies and Submission Guidelines, the FDA MRC Master Plan must include a Tree Preservation and Replacement Plan that identifies any known critical habitat areas or old growth forests; preservation areas and areas for replanting; a description of any trees to be removed; and a description of methods to replace trees that are removed.

NCPC's current replacement rate for forests or large stands of trees removed is 1:1 (one acre planted for every one acre removed). In addition, a Forest Management Plan prepared by a licensed forester is required with the final Master Plan. The Forest Management Plan must describe the initial planting procedures and the year-by-year maintenance procedures that will be implemented for a minimum of five years following the initial replanting. Replacement rates and procedures for individual trees are listed under policy FE.G.2 of the Federal Environment Element. It should be noted that deviations from NCPC's tree preservation and replacement policies are not considered at the Master Plan level of review. More information about the Federal Environment Element and Submission Guidelines update, as well as an applicant Resource Guide can be found online at: ncpc.gov/initiatives/treereplacement.

Federal Workplace

As a federal workplace, the FDA MRC Master Plan should incorporate the policies of the Federal Workplace Element. NCPC's federal workplace policies encourage campuses to balance security requirements with locational considerations. The EIS should consider strategies to achieve perimeter security requirements that are integrated with the surrounding context without interrupting visual resources. In addition, the EIS should consider the impact of the FDA MRC Master Plan on the overall economic health of the surrounding community and the communities from which the agency is relocating its employees. As GSA and FDA work to determine which employees will relocate to the MRC, NCPC notes that Comprehensive Plan policies recommend maintaining 60 percent of the region's total federal

employment in the District of Columbia. Therefore, the EIS should consider potential cumulative impacts to the District's federal workforce if any FDA employees are consolidated to the MRC from the District.

On July 11, 2019, the Commission released the draft update of the Federal Workplace Element for a 60-day public comment period that closed on September 16, 2019. The Federal Workplace Element update is anticipated for final adoption in early 2021. More information about the update can be found online at ncpc.gov/initiatives/workplace.

Historic and Cultural Resources

NCPC policies advocate for the stewardship of historic properties in the National Capital Region. NCPC recognizes that agencies are responsible for preserving historic properties while also accommodating programmatic needs and mission requirements . In accordance with Section 106 of the National Historic Preservation Act, GSA is required to initiate consultation with the Maryland Historic Trust (MHT) to identify the Area of Potential Effect (APE) and address potential impacts to historic resources within the APE. The FDA MRC Master Plan should identify any historic structures or resources (e.g.; landscapes, views, etc.) within the APE. Further, the EIS should assess potential development impacts to the use, character, location, and setting of any significant historic or cultural resources within the APE, with appropriate mitigation proposed to minimize potential adverse effects. As the FDA MRC is located in the environs, NCPC does not have a responsibility to comply with Section 106. However, NCPC encourages GSA to coordinate with MHT early in the planning process. For more information, consult relevant NCPC policies in the Historic Preservation Element of the Comprehensive Plan for guidance during the EIS and master planning process.

Outreach and Coordination

NCPC recognizes the significance of federal government coordination with local jurisdictions throughout the region to address areas of mutual interest and prepare strategies for the region's urban design and environmental quality. As such, new and major modifications to master plans are subject to intergovernmental referral, meaning they are transmitted to local and state government agencies for input and typically requires a review period of 90 days. NCPC encourages GSA to engage with local planning officials, including Prince George's County, to understand how the FDA MRC Master Plan may impact and/or support jurisdictional planning and transportation initiatives. GSA should also work with local partners to understand and address any potential community concerns.

Summary

In summary of the comments provided, NCPC requests the EIS evaluate and assess the potential short and long-term direct, indirect, and cumulative impacts of the project on the following topic areas between the Proposed Action Alternatives and the No Action Alternative:

- Change in building functions, the built environment, and campus character;
- Change in travel and parking characteristics on-site and in the surrounding area;
- Change in site access and perimeter security;
- Change in views/visual quality in and around the site;
- Change in housing demand and economic health of the surrounding area and areas where employees will be relocating from;
- Change in energy and potable water use;
- Change in total impervious surface area;
- Change in stormwater runoff volumes;
- Change in stream health, function, and water quality;

- Change in total vegetation, tree canopy area, and number of on-site trees;
- Change in habitat and functions of natural resources; and
- Change in effect on historic properties and resources

NCPC appreciates the opportunity to provide these scoping comments as part of the project's EIS and look forward to the next informational presentation. If you have any questions, please contact Stephanie Free at (202) 482-7209 stephanie.free@ncpc.gov, or consult our agency website at ncpc.gov/plans/compplan/ for further information about the Comprehensive Plan or ncpc.gov/review/guidelines/ for information about the Submission Guidelines.

Sincerely,

Diane Sullivan, Director
Urban Design and Plan Review Division

From: Marshall Popkin - WPDBA
To: Glynn, Joan; Estes, Liz
Cc: Paul Gyamfi - WPDBA; Shelly Jones - WPDBA
Subject: Fwd: FDA MRC Master Plan EIS Comment
Date: Friday, January 8, 2021 4:39:40 PM

Good afternoon, Joan:

Please see the scoping comment below from USGS for the FDA MRC EIS.

Thank you,
Marshall

---------- Forwarded message ---------
From: **Kopec, Brett A** <bkopec@usgs.gov>
Date: Fri, Jan 8, 2021 at 4:26 PM
Subject: FDA MRC Master Plan EIS Comment
To: marshall.popkin@gsa.gov <marshall.popkin@gsa.gov>

Brett Kopec
USGS
Administrative Operations Assistant

From: Gordon, Alison D <agordon@usgs.gov>
Sent: Friday, January 8, 2021 3:56 PM
To: Kopec, Brett A <bkopec@usgs.gov>
Cc: Janowicz, Jon A <jjanowicz@usgs.gov>
Subject: Fw: ENVIRONMENTAL REVIEW (ER) NEW POSTING NOTIFICATION: ER20/0536 - NOI EIS GSA Proposed Master Plan for the U.S. Food and Drug Administration Muirkirk Road Campus (Prince George's County, Laurel, MD)

The USGS has No Comment at this time. Thank you.

From: oepchq@ios.doi.gov <oepchq@ios.doi.gov>
Sent: Tuesday, December 22, 2020 12:16 PM
To: Reddick, Virginia <Virginia_Reddick@ios.doi.gov>; Treichel, Lisa C <Lisa_Treichel@ios.doi.gov>; Alam, Shawn K <Shawn_Alam@ios.doi.gov>; Braegelmann, Carol <carol_braegelmann@ios.doi.gov>; Kelly, Cheryl L <cheryl_kelly@ios.doi.gov>; ERs, FWS HQ <FWS_HQ_ERs@fws.gov>; Runkel, Roxanne <Roxanne_Runkel@nps.gov>; Werdel, Nancy <Nancy_Werdel@nps.gov>; Norris, J. Michael <mnorris@usgs.gov>; Gordon, Alison D <agordon@usgs.gov>; oepchq@ios.doi.gov <oepchq@ios.doi.gov>; Raddant, Andrew <Andrew_Raddant@ios.doi.gov>; Lazinsky, Diane <Diane_Lazinsky@ios.doi.gov>
Subject: ENVIRONMENTAL REVIEW (ER) NEW POSTING NOTIFICATION: ER20/0536 - NOI EIS GSA

Proposed Master Plan for the U.S. Food and Drug Administration Muirkirk Road Campus (Prince George's County, Laurel, MD)

This e-mail alerts you to a Environmental Review (ER) request from the Office of Environmental Policy and Compliance (OEPC). This ER can be accessed here.
To access electronic ERs visit the Environmental Assignments website: https://ecl.doi.gov/ERs.cfm. For assistance, please contact the Environmental Review Team at 202-208-5464.
Comments due to Agency by: 02/11/21

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Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

Office of Planning & Design Quality (OPDQ)
National Capital Region
Public Buildings Service
U.S. General Services Administration
1800 F Street, NW (Room 4400)
Washington, DC 20407

February 16, 2021

Mr. Marshall Popkin, NEPA Compliance Specialist, Office of Planning and Design Quality
U.S. General Services Administration
Public Building Service - National Capital Region
1800 F Street, NW
Room 4400
Washington, DC 20405

Ms. Joan Glynn, Senior Principal
Stantec
6110 Forest Place
Laurel, MD 20707

STATE CLEARINGHOUSE RECOMMENDATION

State Application Identifier: **MD20210104-0004**
Applicant: U.S. General Services Administration (GSA) **and** Stantec
Project Description: Environmental Impact Statement Scoping: Proposed Action Includes Implementation of a Master Plan for the U.S. Food and Drug Administration (FDA) Muirkirk Road Campus (MRC), in Laurel, Prince George's County, Maryland
Project Address: 8301 Muirkirk Road, Pasture Road, N Loop Road, S Loop Road, Odell Road, Laurel, MD 20708
Project Location: Prince George's County
Recommendation: **Consistent with Qualifying Comments and Contingent Upon Certain Actions**

Dear Mr. Popkin and Ms. Glynn:

In accordance with Presidential Executive Order 12372 and Code of Maryland Regulation 34.02.02.04-.07, the State Clearinghouse has coordinated the intergovernmental review of the referenced project. This letter constitutes the State process review and recommendation.

Review comments were requested from the Maryland Departments of General Services, Health, Natural Resources, Transportation, and the Environment; Prince George's County; the Maryland National Capital Parks and Planning Commission - Prince George's County; and the Maryland Department of Planning, including the Maryland Historical Trust. The Maryland Department of General Services did not have comments; and the Maryland Departments of Health, and Natural Resources did not provide comments.

The Maryland Department of Transportation; the Maryland National Capital Parks and Planning Commission - Prince George's County; and the Maryland Department of Planning found this project to be consistent with their plans, programs, and objectives.

The Maryland Department of Planning (MDP) provided the following comments: "Scope meets MDP standards. This project is located within the City of Laurel, a municipality with planning and zoning authority. The project is within a municipal PFA [Priority Funding Area]."

The Maryland National Capital Parks and Planning Commission - Prince George's County provided the following comments:

> "The 2010 Approved Subregion 1 Master Plan and Sectional Map Amendment retained the R-O-S (Reserved Open Space) zone on the subject property. This project is in the Established Communities Growth Policy Area. Established Communities are most appropriate for infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services, facilities and infrastructure in this area to ensure that the needs of existing residents are met (p.20). The 2010 Approved Subregion 1 Master Plan and Sectional Map Amendment recommends institutional land uses on the subject property. Any future transportation-oriented development of this site will require coordination with U.S. F.D.A. staff and the Prince George's County Department of Permits, Inspection, and Enforcement (DPIE). The Master Plan will impact Muirkirk Road along with internal roads Pasture Road, North Loop Road, and South Loop Road. The subject property fronts Muirkirk Road (MC-106), which is a designated master plan collector road per the 2009 Master Plan of Transportation (MPOT). The subject property also fronts Odell Road (P-101), which is a designated primary road per the MPOT, and a small portion of Ellington Drive which does not carry a master plan designation. None of these roads have existing sidewalks along the frontage of the subject site. Both Muirkirk Road and Odell Road are planned bicycle lanes per the MPOT. The portion of Ellington Drive is a planned shared roadway per the MPOT. It is recommended that pedestrian and bicycle connectivity both on and off campus be considered and implemented to the greatest degree possible during the Master Plan process and subsequent redevelopment. Coordination with DPIE and Maryland State Highway Administration to assess any operational impacts at nearby intersections from new motor vehicle traffic accessing the subject site is also recommended. The 1878 Hopkins Map of Prince George's County indicates that two families, Mrs. Isaac Snowden and Lester D. Moore, were residing on the portion of the subject property that is to the east of Odell Road. Lester D. Moore married the daughter of Mrs. Arabella Snowden. The Snowden's residence was possibly located on a knoll to the west of the current entrance road into the complex from Odell Road, southwest of its intersection with Springfield Road. Two house sites belonging to J. Alonzo Barnes are depicted on the east side of Odell Road in the area where the Maryland National Guard complex is located. According to the Maryland Historical Trust's online cultural resources database, one archeological site, 18PR377, the Barnes Farmstead, was identified in that location, which also contained a prehistoric component. If any development is proposed in the areas within the project boundaries that have not been previously disturbed, additional Phase I archeology survey is recommended. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or Resources. If construction is proposed in the future in any areas that have not previously been disturbed within the project boundaries, additional Phase I archeological investigations are recommended in medium to high probability areas."

The Maryland Department of the Environment (MDE) found this project to be generally consistent with their plans, programs, and objectives, but included certain qualifying comments summarized below.

1. "Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable State and federal laws and regulations. Underground storage tanks must be registered and the installation must be conducted and performed by a contractor certified to install underground storage tanks by the Land and Materials Administration in accordance with COMAR 26.10. Contact the Oil Control Program at (410) 537-3442 for additional information.

2. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.
3. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Resource Management Program at (410) 537-3314 for additional information regarding recycling activities.
4. The Resource Management Program should be contacted directly at (410) 537-3314 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.
5. Any contract specifying 'lead paint abatement' must comply with Code of Maryland Regulations (COMAR) 26.16.01 - Accreditation and Training for Lead Paint Abatement Services. If a property was built before 1978 and will be used as rental housing, then compliance with COMAR 26.16.02 - Reduction of Lead Risk in Housing; and Environment Article Title 6, Subtitle 8, is required. Additional guidance regarding projects where lead paint may be encountered can be obtained by contacting the Environmental Lead Division at (410) 537-3825.
6. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please contact the Land Restoration Program at (410) 537-3437.
7. Borrow areas used to provide clean earth back fill material may require a surface mine permit. Disposal of excess cut material at a surface mine may require site approval. Contact the Mining Program at (410) 537-3557 for further details."

The Maryland Historical Trust stated that their finding of consistency is contingent upon the applicant's completion of the review process required under Section 106 of the National Historic Preservation Act, as follows: "GSA has initiated consultation with the Maryland Historical Trust pursuant to Section 106 of the National Historic Preservation Act, and will need to complete the Section 106 consultation and consider effects on historic properties as it develops the master plan."

Prince George's County stated that their finding of consistency is contingent upon the applicant taking the actions summarized below.

> "Prince George's County has reviewed the proposed Master Plan for the Muirkirk Road Campus (MRC), in Laurel, Maryland, located in Prince George's County, and request to review the Environmental Impact Statement (EIS) a soon as it becomes available. The site is out of the Special Flood Hazard Area (SFHA) shown on the effective Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), panel 24033C0065E dated September 16, 2016. The Storm Water Management Technical Group Comprehensive Watershed Management Plans for the Anacostia River Watershed, dated September 1993, also show no floodplain impacts. Provided [enclosed] are multiple attachments which include: a copy of the FIRM panel 24033C0065E, a FEMA National Flood Hazard Layer FIRMette, and a GIS map showing Greenhorne & O'Mara Anacostia River Watershed Study 1-percent annual chance

floodplain delineation. The site plan should be reviewed by the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) and all regulatory floodplain questions should be directed to DPIE."

The State Application Identifier Number must be placed on any correspondence pertaining to this project.

Please remember, you must comply with all applicable state and local laws and regulations. If you need assistance or have questions, contact the State Clearinghouse staff person noted above at 410-767-4490 or through e-mail at sylvia.mosser@maryland.gov.

Thank you for your cooperation with the MIRC process.

Sincerely,

Myra Barnes, Lead Clearinghouse Coordinator

MB:SM
Enclosures—Prince George's County additional documents
cc:

Tony Redman - DNR	Will Andalora - DHMH	Ivy Thompson - MNCPPCP
Amanda Redmiles - MDE	Tanja Rucci - DGS	Joseph Griffiths - MDPL
Ian Beam - MDOT	Kathleen Herbert - PGEO	Beth Cole - MHT

21-0004_CRR.CLS.docx

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS 80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information about the **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at www.ngs.noaa.gov.

Base map files were obtained in digital spatial data format from Prince George's County. Road centerlines were provided by the Prince George's County Office of Information Technology and Communications. Road centerlines were produced at a scale of 1"=200' using geodetic control and aerial photography. Political boundaries and streamlines were provided by the Prince George's County Department of Environmental Resources. Streamlines were rectified to match 2007 digital aerial photography for Prince George's County.

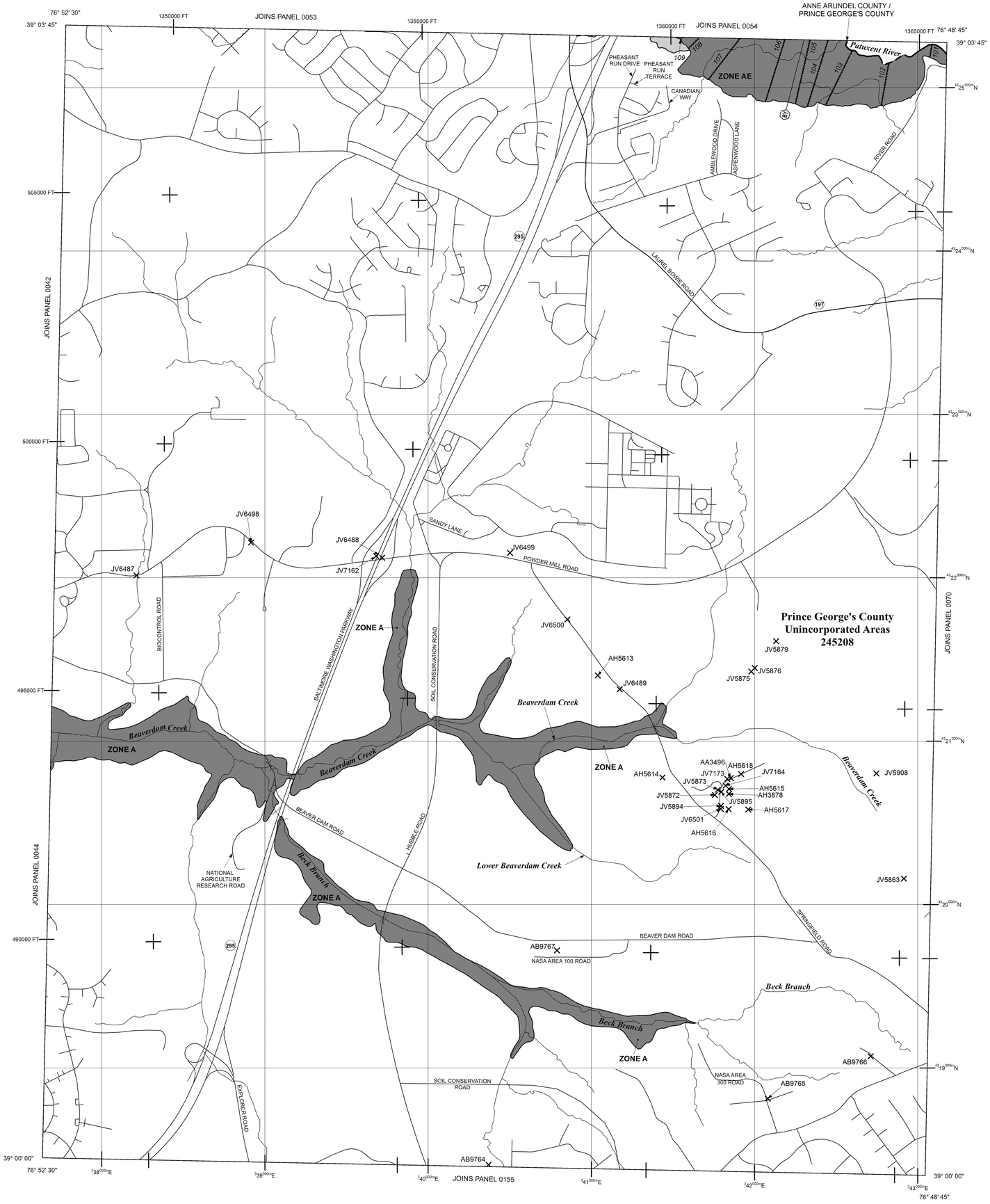
This map reflects more detailed and up-to-date **stream channel configurations and redelineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the *Flood Insurance Study* report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/national-flood-insurance-program.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAS)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths and flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

	Bridge
	Footbridge
	Culvert
A — A	Cross section line
23 - - - 23	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4276 000 M	1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT	5000-foot grid ticks: Maryland State Plane coordinate system (FIPSZONE 1900), Lambert Conformal Conic projection
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 16, 2016

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0065E

FIRM
FLOOD INSURANCE RATE MAP
PRINCE GEORGE'S COUNTY, MARYLAND
AND INCORPORATED AREAS

PANEL 65 OF 466

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PRINCE GEORGE'S COUNTY	245208	0065	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
24033C0065E

EFFECTIVE DATE
SEPTEMBER 16, 2016

Federal Emergency Management Agency

National Flood Hazard Layer FIRMette

FEMA

76°52'21"W 39°3'23"N

76°51'44"W 39°2'55"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

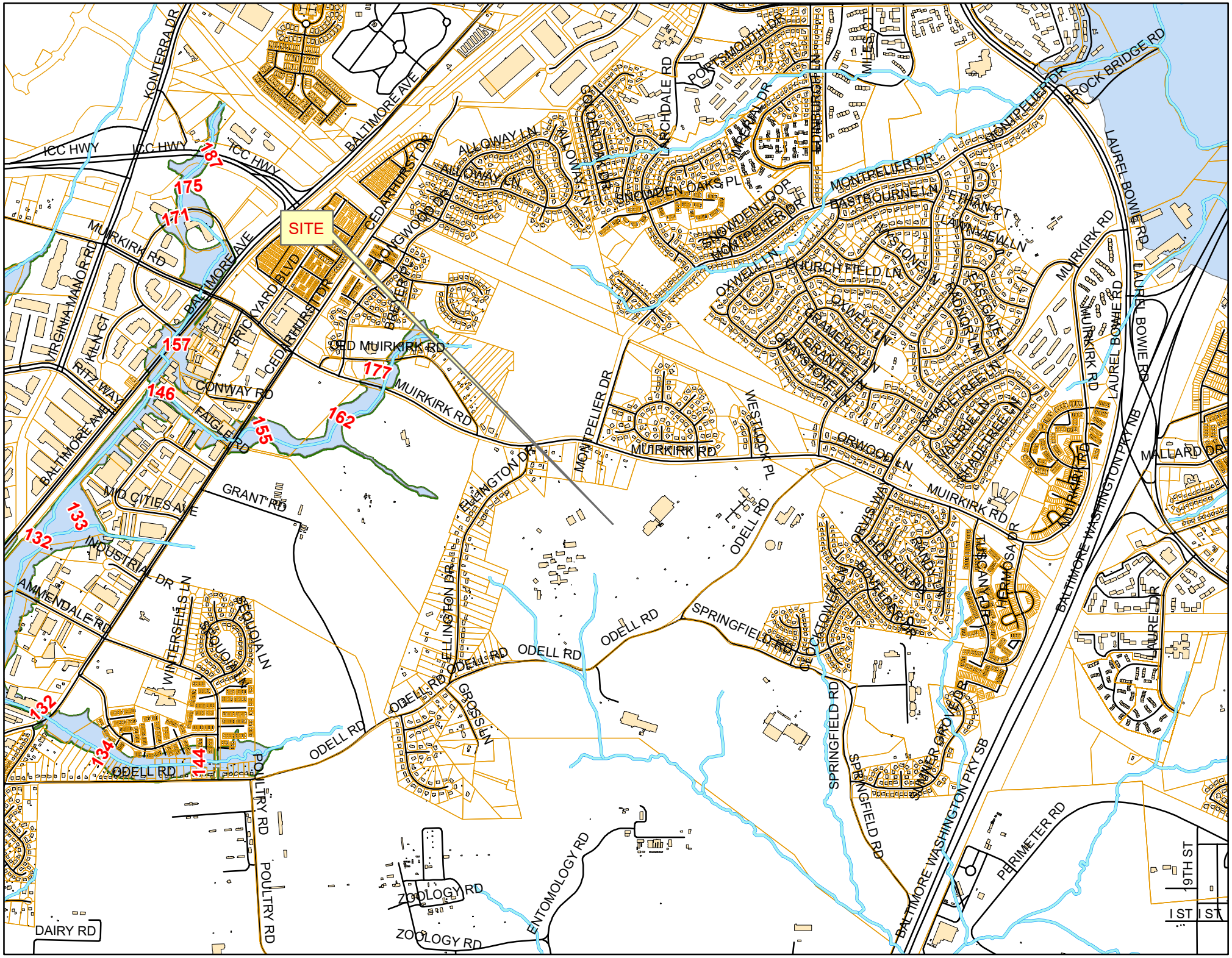
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2021 at 9:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


SITE
ICC HWY
KONTERRA DR
BALTIMORE AVE
MUIRKIRK RD
VIRGINIA MANOR RD
KILN CT
RITZ WAY
BRICKYARD BLVD
CEDARHURST DR
CONWAY RD
EAGLE RD
MID CITIES AVE
GRANT RD
INDUSTRIAL DR
AMMENDALE RD
WINTERSELLS LN
SEQUOIA LN
ODELL RD
POULTRY RD
DAIRY RD
ZOOLOGY RD
ENTOMOLOGY RD
ELLINGTON DR
GROSS LN
MONTPELIER DR
WESTLOCK PL
ALLOWAY LN
GOLDENOAK DR
LARCHDALE RD
PORTSMOUTH DR
SNOWDEN OAKS PL
SNOWDEN LOOP
EASTBOURNE LN
ETHAN CT
OXWELL LN
CHURCH FIELD LN
GRANITE ST
ORWOOD LN
VALERIE LN
SHADETREE LN
ORVIS WAY
BORDEN PL
SPRINGFIELD RD
SUMMER GROVE DR
TUSCANY DR
TUSCANY PL
BROCK BRIDGE RD
LAUREL BOWIE RD
BALTIMORE WASHINGTON PKY NB
BALTIMORE WASHINGTON PKY SB
PERIMETER RD
MALLARD DR
19TH ST
1ST ST
175
171
157
146
177
162
155
133
132
134
144

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Department of the Environment

Angela D. Alsobrooks
County Executive

Michelle W. Russell
Acting Director

February 1, 2021

TO: Shellon A. Holloway, Engineer III
Programs Support Section, SD, DoE

FROM: Dawn Hawkins-Nixon, Associate Director
Department of the Environment

DHN

RE: Clearinghouse Referral Number: MD20210104-0004

This intergovernmental review item is being forwarded to you for your information and comment. Please review the attached item and return to this office by February 3, 2021.

PROJECT DESCRIPTION: Environmental Impact Statement Scoping: Proposed Action Includes Implementation of a Master Plan for the U.S. Food and Drug Administration (FDA) Muirkirk Road Campus (MRC), in Laurel, Prince George's County, Maryland

REVIEWER RESPONSE:

( ) No Comment.

( ) In conformance with County plans, programs, and objectives. Recommend favorable review.

(X) See comments.

Reviewed By: Shellon Holloway

Telephone: (301)883-5932

Comment: The site is out of the Special Flood Hazard Area (SFHA) shown on the effective Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), panel 24033C0065E dated September 16, 2016. The Storm Water Management Technical Group Comprehensive Watershed Management Plans for the Anacostia River Watershed, dated September 1993, also show no floodplain impacts. Provided are multiple attachments which include: a copy of the FIRM panel 24033C0065E, a FEMA National Flood Hazard Layer FIRMette, and a GIS map showing Greenhorne & O'Mara Anacostia River Watershed Study 1-percent annual chance floodplain delineation.

The site plan should be reviewed by the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) and all regulatory floodplain questions should be directed to DPIE.

Maryland
Department of
the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary
Horacio Tablada, Deputy Secretary

February 11, 2021

Mr. Marshall Popkin
NEPA Compliance Specialist
ATTN: FDA MRC Master Plan EIS Scoping Comment
Office of Planning and Design Quality
Public Building Service
U.S. General Services Administration
1800 F Street, NW, Room 4400
Washington, DC 20405
Marshall.popkin@gsa.gov

Re: FDA MRC Master Plan EIS Scoping Comment

Dear Mr. Popkin:

The purpose of this letter is to convey the Maryland Department of the Environment's, Wetlands and Waterways Program's (Program) comments on the Environmental Impact Statement (EIS) development process for the proposed site development of the Muirkirk Road Campus (MRC) in Laurel, Prince George's County. As stated in the online public scoping presentation, the purpose of the project is to develop the MRC to accommodate a projected increase in the workforce and consolidation with other Food and Drug Administration offices.

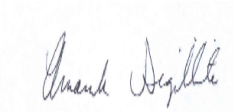
The online scoping demonstration describes three development alternatives: the Compact Campus, the Dual Campus and the Northeast Campus. Please be aware that when the DEIS is released for public comment, the general elements we will be reviewing are: project purpose and need; avoidance and minimization of impacts to nontidal wetlands, the nontidal wetland buffer, streams and the 100-year nontidal floodplain; alternatives analysis; and, mitigation for unavoidable permanent nontidal wetland impacts. Please include in the DEIS a table that includes all impacts (permanent and temporary) to the regulated resources listed above for all three development alternatives.

Please be aware that if the total permanent impacts to nontidal wetlands are 5,000 square feet or greater, mitigation will be required. Finding acceptable mitigation opportunities in the project area can be challenging. Please contact Ms. Kelly Neff of the Mitigation and Technical Assistance Section as soon as possible to begin discussing nontidal wetland mitigation for the project. Ms. Neff can be reached at 410-537- 4018, 443-463-9722 or at kelly.neff@maryland.gov .

Additionally, depending on the amount of stream impacts associated with the project, stream mitigation may be required also. Please feel free to contact Mr. William Seiger, Chief, Waterway Construction Division for questions concerning stream and 100-year nontidal floodplain impacts. Mr. Seiger can be reached at 410-537-3821 or at william.seiger@maryland.gov

Please feel free to contact me with any questions about these comments or about the State's regulatory review process. I can be reached at 410-537-3766, 443-829-8127 or at amanda.sigillito@maryland.gov .

Sincerely,



Amanda Sigillito

C: Jeff Thompson (MDE – Central Region, Nontidal Wetlands Division)
Kelly Neff (MDE – Mitigation and Technical Assistance Section, Nontidal Wetlands Division)
William Seiger (MDE – Waterway Construction Division)

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

February 11, 2021

Mr. Marshall Popkin
NEPA Compliance Specialist
Office of Planning and Design Quality
Public Buildings Service
United States General Services Administration
1800 F Street, NW, Room 4400
Washington DC 20405

Dear Mr. Popkin:

Thank you for providing the Maryland Department of Transportation State Highway Administration (MDOT SHA) the opportunity to comment on the scope for the proposed United States Food and Drug Administration (FDA) Muirkirk Road Campus (MRC) Master Plan Environmental Impact Statement (EIS). MDOT SHA looks forward working with the General Services Administration (GSA), FDA, Prince George's County, the Maryland-National Capital Park and Planning Commission, and National Capital Planning Commission as this master plan EIS progresses.

Based on a review of the virtual public scoping meeting, the MRC, and surrounding areas, please be aware that the MRC is near to the study area of MDOT SHA's MD 201 Extended/US 1 Corridor Study. The MD 201 Extended/US 1 Corridor Study investigated MD 201 and US 1 corridor upgrade alternatives to create a four-to-six-lane divided roadway from I-95/I-495 to Muirkirk Road. MDOT placed this study on hold in 2008, having not identified a preferred alternative, and awaiting funding to complete design and advance subsequent phases. No additional planned or ongoing MDOT SHA projects near to the MRC would be substantively impacted. MDOT SHA does recommend, though, that this master plan EIS be coordinated, as necessary, with the Bureau of Engraving and Printing's plans to potentially relocate to nearby Powder Mill Road in the Beltsville Agricultural Research Center.

Thank you again for the opportunity to comment on the scope for the proposed FDA MRC Master Plan EIS. If you have questions, please contact Mr. David Rodgers, MDOT SHA Regional Planner, at 410-545-5670, toll free 1-888-204-4828, or via email at drodgers1@mdot.maryland.gov. Mr. Rodgers will be happy to assist you.

Sincerely,

Matt Baker

Matt Baker
Chief
Regional and Intermodal Planning Division (RIPD)

cc: Mr. Darren Blue, Public Buildings Service Regional Commissioner, National Capital Region, GSA
Mr. David Rodgers, Regional Planner, RIPD, MDOT SHA

Maryland
DEPARTMENT OF COMMERCE

Larry Hogan | Governor
Boyd Rutherford | Lt. Governor
Kelly M. Schulz | Secretary of Commerce

February 9, 2021

Re: Comments for Environmental Impact Statement (EIS) Scoping process for the update of the Master Plan for the Food and Drug Administration's Muirkirk Road Campus.

Dear Mr. Popkin:

I write to you today in support of the Master Plan development for the Food and Drug Administration's (FDA) Muirkirk Road Campus (MRC). The Master Plan should provide for the need to accommodate projected growth at the MRC and development of the necessary office and laboratory space for FDA to conduct complex and comprehensive research and reviews.

FDA is one of the most important federal agencies in our country and our state, and we always stand by to offer support. Their mission cannot be more critical to nation's citizens than it is today. Expansion on the campus can address several key needs of the FDA, including consolidation and expansion of operations and the reduction of leased space, thereby benefiting taxpayers. This project will also have a significant economic impact on the state of Maryland and Prince George's County. Maryland has a long history of world-renown scientific research to include 74 federal labs and the highly skilled workforce to ensure continued success of the FDA MRC mission, one that has called Maryland home since 1981. This exceptional location is central to mass transit, major roads and highways with close proximity to airports that will favorably support the growing workforce.

Maryland
DEPARTMENT OF COMMERCE

Larry Hogan | Governor
Boyd Rutherford | Lt. Governor
Kelly M. Schulz | Secretary of Commerce

I want to thank you for your consideration of my support for the expansion of facilities and operations at the Muirkirk Road Campus. The state will be happy to provide the FDA and the General Services Administration the support it needs throughout the environmental impact analysis and the development process. If you have any questions or need more information, please reach out to Helga Weschke, Director of Federal Business Relations at the Maryland Department of Commerce (Helga.Weschke@maryland.gov).

Sincerely,

Kelly M. Schulz
Secretary

cc:
County Executive Angela D. Alsobrooks, Prince George's County
David Iannucci, President and CEO, Prince George's County Economic Development Corporation
Helga Weschke, Director, Federal Business Relations, Maryland Department of Commerce

Glynn, Joan

Sent:
To:
Cc:
Subject:

Thank you so much. It certainly gives me a better perspective about the Campus and is very helpful. I greatly appreciate your time and consideration.
Best regards,
Helga

Helga Weschke
Federal Business Relations
Department of Commerce
401 E, Pratt St, 7th floor
Baltimore, MD 21202
Helga.Weschke@Maryland.Gov
(443) 467-4260 (M)
Website | Facebook | Twitter

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On Fri, Jan 22, 2021 at 10:52 AM Marshall Popkin - WPDBA <marshall.popkin@gsa.gov> wrote:
Good morning, Ms. Weschke,

Please find GSA's responses below to the Maryland Department of Commerce's questions.

- *How many acres is the campus?*

  Response: The U.S. Food and Drug Administration (FDA) Muirkirk Road Campus (MRC) is approximately 197 acres and is located at the intersection of Muirkirk and Odell Roads in Laurel, Maryland.

- *What organizations/operations are currently on the campus?*

  Response: The Muirkirk Road Campus is currently occupied by the FDA Center for Veterinary Medicine (CVM) and the Center for Food Safety and Applied Nutrition (CFSAN).

- *What type of research is conducted on the campus?*

Response: CVM conducts research that helps the center ensure the safety of animal drugs, animal food, and food products made from animals. Additional information on CVM can be found at: Center for Veterinary Medicine | FDA

CFSAN conducts research aimed at ensuring the safety and proper labeling of foods (including dietary supplements) in the U.S. marketplace. Additional information on CFSAN can be found at: Center for Food Safety and Applied Nutrition (CFSAN) | FDA

- *I see that there is the Beltsville Research Facility. Is this part of the USDA Agriculture Research Center in Beltsville? And if so, what do they do there?*

Response: The Muirkirk Road Campus Beltsville Research Facility is a part of FDA operations; not the USDA Agriculture Research Center. The research conducted is as described in the previous question.

- *What is the purpose of the new buildings? I understand laboratories and office.*

Response: The Master Plan's proposed new facilities will include office spaces and specialty spaces (i.e.- Visitor Center, truck screening, Distribution Center, conference space, cafeteria, and the like).

- *Will this future project be a consolidation of other FDA operations located in the region, or is this an expansion of current operations on campus?*

Response: The MRC Master Plan is being prepared to guide development that will accommodate projected growth and continued FDA's consolidation in order to conduct complex and comprehensive research and reviews.

- *Assuming that approval to move forward on the Master Plan development, what would be the timing moving forward?*

Response: The Master Plan will guide development over the next 20 years. Timing of the Master Plan implementation, including the construction of individual projects, has not been solidified and is dependent on FDA's needs and funding. The Master Plan will continue to be updated on a 5 year basis.

Best regards,
Marshall

On Mon, Jan 11, 2021 at 2:36 PM Helga Weschke -COMMERCE- <helga.weschke@maryland.gov> wrote:

Mr. Marshall,

Thank you very much for your quick reply. My objective is to obtain further detail on this project so as to brief Secretary of Maryland Dept.of Commerce, Kelly Schulz and Governor Hogan's office. Here are my questions:

- How many acres is the campus?
- What organizations/operations are currently on the campus?
- What type of research is conducted on the campus?
- I see that there is the Beltsville Research Facility. Is this part of the USDA Agriculture Research Center in Beltsville? And if so, what do they do there?
- What is the purpose of the new buildings? I understand laboratories and office.
- Will this future project be a consolidation of other FDA operations located in the region, or is this an expansion of current operations on campus?

- Assuming that approval to move forward on the Master Plan development, what would be the timing moving forward?
- I understand that this is a very long process, but is there a goal for the timing of construction and occupancy in the future?

Let me apologize for being so inquisitive. I appreciate your time and attention and I look forward to your reply
Best regards,
Helga

Helga Weschke
Federal Business Relations
Department of Commerce
401 E, Pratt St, 7th floor
Baltimore, MD 21202
Helga.Weschke@Maryland.Gov
(443) 467-4260 (M)
Website | Facebook | Twitter

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On Mon, Jan 11, 2021 at 11:47 AM Marshall Popkin - WPDBA <marshall.popkin@gsa.gov> wrote:

Good morning, Ms. Weschke,

Thank you for your correspondence.

I would like to kindly request that you provide GSA with your questions in writing so that we can retain them for the project's administrative record. We will respond to your questions in writing.

Following this exchange, if you still have further questions, I can look into setting up a meeting.

Thank you,
Marshall

On Fri, Jan 8, 2021 at 9:22 AM Helga Weschke -COMMERCE- <helga.weschke@maryland.gov> wrote:

Good morning Mr. Popkin,
I am with the state agency Maryland Department of Commerce. I am the liaison for our federal agencies. I have a number of questions about this project and the property. Could we schedule a brief call so I can discuss my questions.
Thank you,
Respectfully,
Helga Weschke

Helga Weschke
Federal Business Relations
Department of Commerce
401 E, Pratt St, 7th floor
Baltimore, MD 21202
Helga.Weschke@Maryland.Gov
(443) 467-4260 (M)
Website | Facebook | Twitter

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--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

Office of Planning & Design Quality (OPDQ)
National Capital Region
Public Buildings Service
U.S. General Services Administration
1800 F Street, NW (Room 4400)
Washington, DC 20407

--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

Office of Planning & Design Quality (OPDQ)
National Capital Region
Public Buildings Service
U.S. General Services Administration
1800 F Street, NW (Room 4400)
Washington, DC 20407

PRINCE GEORGE'S | COUNTY COUNCIL

Thomas E. Dernoga
Council Member
District 1

February 19, 2021

Attention: Mr. Marshall Popkin
Office of Planning and Design Quality
Public Buildings Service
National Capital Region
U.S. General Services Administration
1800 F Street, NW, Room 4400
Washington, DC 20405

Re: Comments to Scoping Phase for FDA Muirkirk Road Campus

Dear Mr. Popkin:

Thank you for the opportunity to provide comments regarding the Scoping Phase for the FDA Muirkirk Road Campus (MRC). My comments reflect feedback received during community outreach meetings and on the project web site. I particularly want to highlight the comments provided to you by the Woodbridge Crossing Homeowners Association.

Transportation. The Baltimore-Washington corridor has reached gridlocked traffic congestion, particularly along the North-South corridor adjacent to the Muirkirk Road Campus. I urge the Draft EIS include an analysis of the transportation capacity adequacy. This analysis should not be myopic and limited to just the intersections near the Baltimore-Washington Parkway and Powder Mill Road. Link analysis should be made of the Parkway, Edmonston Road/Kenilworth Avenue, Muirkirk Road, Odell Road and Route 1. The proposed entrances along Odell Road are of particular concern as this is a narrow 2-lane road with no shoulders or turning lanes. Alternative routes will be used by workers at the proposed site regardless of location and should be included in the EIS.

In addition, the proposed site is not accessible by public transportation. Shuttles from the Greenbelt Metro should be evaluated along with what Metrobus services are available or could be made available.

Environmental Issues. The MRC and overall Beltsville Agricultural Research Center (BARC) are zoned as Reserved-Open-Space (R-O-S) by Prince George's County. Specifically R-O-S provides for permanent maintenance of certain areas of land in an undeveloped state, with the consent of the property owners; encourages preservation of large areas of trees and open space; designed to protect scenic and environmentally sensitive areas and ensure retention of land for non-intensive active or passive recreational uses; provides for very low density residential development and a limited range of public, recreational, and agricultural uses.

Any further development of this property should minimize any impact to this land, or Alternative C in the slides provided. Furthermore, any additional development should voluntarily go through the Prince George's County Planning process including a redesignation of the zoning of the properties.

Environmental – Watersheds. The MRC and overall BARC are home to several watersheds including the Indian Creek and Upper Beaverdam Creek. The potential impacts to these watersheds need to be considered in detail. The evaluation methodology should be publicly available and subject to public comment.

Environmental – Bird Studies. An analysis published in the journal Science (September 2019) documented

a decline of birds in the United States by 29% over the past half-century, a catastrophic loss to ecosystems. A key issue is habitat loss. The area around the proposed site is a prime nesting area for particular bird species. Studies of some of these species have been ongoing for three decades or more. The potential impact of further building and removal of undeveloped lands must be evaluated, and minimization practices must be implemented.

Energy Usage. What types of energy sources will be considered? The State of Maryland is a leading proponent of alternative sources of energy. Use of solar and geothermal should be prioritized. Information on this aspect of the project is missing from the current information provided and should be included in the Draft EIS.

Water Usage. What will be the water and sewer requirement and impact on the existing system? What will be needed to connect adequate access? Are special systems required to handle the by-products of the printing and engraving process to ensure chemicals or other toxic by-products are not entering the sewer system? The Draft EIS should include a section addressing these issues.

Waste management. What types of waste are produced and how is the waste managed? What are the options for recycling? In particular, are there processes to ensure that hazardous waste is kept separate from normal waste with appropriate safeguards in place to monitor, track, and dispose of? The Draft EIS should include a section addressing these issues.

Communications and Web Site. Based on constituent responses that we are still receiving, it is clear that continued dialogue with regional residents be part of the process. Further communication should be in person, or Zoom if COVID-19 is still a limiting factor, and via your web site. We have received complaints that the website does not have as much information as residents would like; none of the documents and/or studies referenced in the video are available. Full study materials should be posted for community use.

Again, thank you for the opportunity to provide comments regarding the Scoping Phase. I look forward to continuing to work with you on this project. Please call me with any questions.

Sincerely,

Thomas E. Dernoga

Website: pgccouncil.us/District 1
Telephone: (301) 952-3887
Fax: (301) 952-4801

County Administration Building
14741 Governor Oden Bowie Drive, 2nd Floor
Upper Marlboro, Maryland 20772

From:	Marshall Popkin - WPDBA
To:	Glynn, Joan; Estes, Liz
Subject:	Fwd: FDA Muirkirk Road Campus (MRC) Master Plan - EIS Scoping comments; Project Coordination; M-NCPPC presentation
Date:	Wednesday, February 10, 2021 3:22:19 PM

FYI -- Shelly reached out to Prince George's County regarding potential scoping comments. Their reply is below.

Thanks,
Marshall

---------- Forwarded message ---------
From: **Shelly Jones - WPDBA** <shelly.jones@gsa.gov>
Date: Wed, Feb 10, 2021 at 3:17 PM
Subject: Fwd: FDA Muirkirk Road Campus (MRC) Master Plan - EIS Scoping comments; Project Coordination; M-NCPPC presentation
To: Marshall Popkin - WPDBA <marshall.popkin@gsa.gov>, Tom Terrio - WPDBA <thomas.terrio@gsa.gov>

FYI. Please see the area planner's response below. Hopefully we'll get comments tomorrow.

---------- Forwarded message ---------
From: **Luckin, Zachary** <Zachary.Luckin@ppd.mncppc.org>
Date: Wed, Feb 10, 2021 at 2:32 PM
Subject: Re: FDA Muirkirk Road Campus (MRC) Master Plan - EIS Scoping comments; Project Coordination; M-NCPPC presentation
To: Shelly Jones - WPDBA <shelly.jones@gsa.gov>

Shelly,

I am Zack Luckin, a planner with the Community Planning Division. I reviewed the development proposal and had no issues or recommended changes to the plan. I submitted my comments through our Development Review Division and they (have or will) send the entire department's comments in aggregate. In either case, I would be happy to attend a virtual meeting on any of the dates you mentioned if my input is required.

Best.

Zachary W. Luckin
Planner | Community Planning Division
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-3571 | zachary.luckin@ppd.mncppc.org

On Feb 10, 2021, at 11:02 AM, Shelly Jones - WPDBA <shelly.jones@gsa.gov> wrote:

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Ms. Checkley,

My name is Shelly Jones, I'm a Senior Community Planner with GSA and serve as the Project Manager for this project; as well as, the approved 2018 FDA Headquarters Master Plan in White Oak.

I'm reaching out to you about the FDA Muirkirk Road Campus (MRC) Master Plan. Specifically, regarding Prince George's County's Scoping comments for the MRC EIS; further project coordination; the 90-day intergovernmental review in June 2021; and, presenting the Draft Master Plan to the Prince George's County Planning Board in July 2021.

The MRC EIS Virtual Scoping Period end date approaches tomorrow Thursday, February 11, 2021. We've not received the County's comments yet; and wanted to follow-up. We are very interested in and encourage you to provide feedback on the MRC EIS if you've not already done so by tomorrow evening. Perhaps, the comments were provided via the Maryland Clearinghouse and we'll receive your feedback as part of the collective package. If so, thank you so much. If you wouldn't mind, would you also email a copy to Marshall Popkin, GSA's NEPA Compliance Specialist, who is included on this email.

In mid-November, we had an early virtual coordination meeting with some of the Planning staff and would like to continue that effort. Are you and your staff available on either February 17th, 19th, or 22nd for a virtual meeting? We'd like to get the County's feedback on the updated proposed development alternatives and associated elements. Additionally, we would like to start the process for the intergovernmental review in June and the Draft Master Plan presentation to M-NCPPC in July.

In advance, thank you for your assistance. I look forward to hearing from you.

Best Regards,
Shelly
--
Shelly W. Jones, AIA
Senior Community Planner
Office of Planning & Design Quality

U.S. General Services Administration
Public Buildings Service | National Capital Region
1800 F Street, NW, Suite 4400
Washington, DC 20407

Office: 202-401-9657
Cell: 202-710-5335

--
Shelly W. Jones, AIA
Senior Community Planner
Office of Planning & Design Quality
National Capital Region
1800 F Street, NW
Suite 4400
Washington, DC 20407

Office: 202-401-9657
Cell: 202-710-5335

--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

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National Capital Region
Public Buildings Service
U.S. General Services Administration
1800 F Street, NW (Room 4400)
Washington, DC 20407

Prince George's county MARYLAND
experience expand explore
ECONOMIC DEVELOPMENT CORPORATION

1801 McCormick Drive
Suite 350
Largo, MD 20774
(301) 583-4650
www.pgcedc.com

February 11, 2021

Mr. Marshall Popkin
Office of Planning and Design Quality
Public Buildings Service
National Capital Region
U.S. General Services Administration
1800 F Street, NW, Room 4400
Washington, DC 20405

Re: MRC Master Plan and EIS Scoping Comment

Dear Mr. Popkin:

Thank you for providing the opportunity to comment during the scoping period for the proposed Master Plan for FDA's Muirkirk Road Campus (MRC). The Prince George's County Economic Development Corporation (EDC) wishes to express its strong support for the proposed Master Plan for FDA's MRC property in Prince George's County.

We understand that FDA is proposing to expand its MRC property with the addition of 458,000 square feet of office and special use spaces. Also, FDA's 300 employee workforce at MRC is projected to increase to 1,800 employees over 20 years, with 700 additional employees within five to six years during phase 1 of the expansion and an additional 800 employees in subsequent expansion phases.

EDC will do all we can to welcome the agency's new employees to Prince George's County. The County provides an enriched quality of life, outstanding housing choices, successful retail locations, 27,000 acres of park land, multiple entertainment and sports events, and the 300-acre National Harbor, home to the MGM, Gaylord National Resort & Convention Center, and many other hotels, restaurants, and entertainment venues.

Prince George's County is proud to be the home to many federal facilities, including FDA, USDA, NASA Goddard, NOAA, the U.S. Census Bureau, Joint Base Andrews and the new USCIS headquarters at the Branch Avenue Metro, to name a few. There are also many higher education institutions such as the University of Maryland College Park – the State's flagship campus; Bowie State University; Capitol Technology University; University of Maryland Global Campus; and Prince George's Community College. The County will soon open a new state-of-the-art University of Maryland Capital Region Medical Center, a teaching hospital, not far from Children's National Hospital's new 60,000 square foot medical facility at the Woodmore Towne Centre off the Capital Beltway.

The Prince George's County Economic Development Corporation is committed to supporting this important federal agency project. We thank you for choosing Prince George's County, Maryland, for the proposed FDA expansion at its Muirkirk Road Campus.

Sincerely,

David S. Iannucci
President and CEO
Prince George's County
Economic Development Corporation

From:	Marshall Popkin - WPDBA
To:	Glynn, Joan; Estes, Liz; Paul Gyamfi - WPDBA; Shelly Jones - WPDBA; William Geier; Ann Wheaton
Subject:	Fwd: FDA Muirkirk Road Campus (MRC) Master Plan - EIS Scoping comments; Project Coordination; M-NCPPC presentation
Date:	Wednesday, February 10, 2021 3:29:26 PM

Good afternoon,

Additional MRC Scoping comments below.

Thank you,
Marshall

---------- Forwarded message ---------
From: **Ray, Bobby** <Bobby.Ray@ppd.mncppc.org>
Date: Wed, Feb 10, 2021 at 3:23 PM
Subject: Re: FDA Muirkirk Road Campus (MRC) Master Plan - EIS Scoping comments; Project Coordination; M-NCPPC presentation
To: Shelly Jones - WPDBA <shelly.jones@gsa.gov>
Cc: Tom Terrio - WPDBA <thomas.terrio@gsa.gov>, Marshall Popkin - WPDBA <marshall.popkin@gsa.gov>

The 1878 Hopkins Map of Prince George's County indicates that two families, Mrs. Isaac Snowden

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From: Shelly Jones - WPDBA <shelly.jones@gsa.gov>
Sent: Wednesday, February 10, 2021 2:02 PM
To: Checkley, Andree <andree.checkley@ppd.mncppc.org>
Cc: Barnett-Woods, Bryan <bryan.barnettwoods@ppd.mncppc.org>; Ray, Bobby <Bobby.Ray@ppd.mncppc.org>; Luckin, Zachary <Zachary.Luckin@ppd.mncppc.org>; Tom Terrio - WPDBA <thomas.terrio@gsa.gov>; Marshall Popkin - WPDBA <marshall.popkin@gsa.gov>
Subject: FDA Muirkirk Road Campus (MRC) Master Plan - EIS Scoping comments; Project Coordination; M-NCPPC presentation

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Ms. Checkley,

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I'm reaching out to you about the FDA Muirkirk Road Campus (MRC) Master Plan. Specifically, regarding Prince George's County's Scoping comments for the MRC EIS; further project coordination; the 90-day intergovernmental review in June 2021; and, presenting the Draft Master Plan to the Prince George's County Planning Board in July 2021.

The MRC EIS Virtual Scoping Period end date approaches tomorrow Thursday, February 11, 2021. We've not received the County's comments yet; and wanted to follow-up. We are very interested in and encourage you to provide feedback on the MRC EIS if you've not already done so by tomorrow evening. Perhaps, the comments were provided via the Maryland Clearinghouse and we'll receive your feedback as part of the collective package. If so, thank you so much. If you wouldn't mind, would you also email a copy to Marshall Popkin, GSA's NEPA Compliance Specialist, who is included on this email.

In mid-November, we had an early virtual coordination meeting with some of the

Planning staff and would like to continue that effort. Are you and your staff available on either February 17th, 19th, or 22nd for a virtual meeting? We'd like to get the County's feedback on the updated proposed development alternatives and associated elements. Additionally, we would like to start the process for the intergovernmental review in June and the Draft Master Plan presentation to M-NCPPC in July.

In advance, thank you for your assistance. I look forward to hearing from you.

Best Regards,
Shelly
--
Shelly W. Jones, AIA
Senior Community Planner
Office of Planning & Design Quality

U.S. General Services Administration
Public Buildings Service | National Capital Region
1800 F Street, NW, Suite 4400
Washington, DC 20407

Office: 202-401-9657
Cell: 202-710-5335

--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

Office of Planning & Design Quality (OPDQ)
National Capital Region
Public Buildings Service
U.S. General Services Administration
1800 F Street, NW (Room 4400)
Washington, DC 20407

From: Marshall Popkin - WPDBA
To: Glynn, Joan; Estes, Liz; William Geier; Ann Wheaton; Shelly Jones - WPDBA; Paul Gyamfi - WPDBA
Subject: Fwd: FDA MRC Master Plan & EIS Scoping Comment
Date: Friday, February 12, 2021 9:26:41 AM

Good morning, Joan,

Please find the note below with scoping comments from a resident who lives near MRC.

- Marshall

---------- Forwarded message ---------
From: **Kim HB** <kiminie@yahoo.com>
Date: Thu, Feb 11, 2021 at 11:46 PM
Subject: FDA MRC Master Plan & EIS Scoping Comment
To: <marshall.popkin@gsa.gov>

Dear Sir,

I'm writing to express my dire concern for the proposed plans for the FDA expansion project in our immediate neighborhood/area. I strongly oppose any plans involving widening of Springfield or Odell Rds, especially at the expense of the current land buffer between the homes located near the existing roads. The homes in these areas will be severely negatively impacted for obvious reasons.

The current plans involving stripping trees away from the wooded areas between Springfield Rd, Odell Rd, and the Woodbridge Crossing sub-development area are a major threat to property values, decreasing equity homeowners have have patiently built and are relying upon for future planning. These plans also leave the neighborhood widely exposed to the roads, again, decreasing the desirability of our properties. The wildlife we often see passing through and inhabiting these areas will also be displaced, which is a major, major concern as habitats are continually being destroyed; this has most recently and locally been exhibited by the expansion of the National Guard site through destruction of trees very near the adjacent homes.

There are several abandoned buildings on Odell Rd and open land which appears to be unused that I strongly encourage the planners of this project to explore as a more appropriate alternative to decreasing wildlife habitat, encroaching upon private yard space and street buffer zones, and causing property values to plummet for homes in the neighborhood.

Thank You,

Kimberly Baqqi
Woodbridge Crossing

--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

Office of Planning & Design Quality (OPDQ)
National Capital Region
Public Buildings Service
U.S. General Services Administration
1800 F Street, NW (Room 4400)
Washington, DC 20407

From: Marshall Popkin - WPDBA
To: Glynn, Joan; Estes, Liz; Paul Gyamfi - WPDBA; Shelly Jones - WPDBA; William Geier; Ann Wheaton
Subject: Fwd: FDA Muirkirk Road Campus MPEIS
Date: Friday, February 12, 2021 9:25:59 AM

Good morning, Joan,

Please find the note below with scoping comments from a resident who lives near MRC.

- Marshall

---------- Forwarded message ---------
From: **alicia brooks** <toothie32@hotmail.com>
Date: Thu, Feb 11, 2021 at 11:58 PM
Subject: FDA Muirkirk Road Campus MPEIS
To: marshall.popkin@gsa.gov <marshall.popkin@gsa.gov>

Dear Mr. Popkin,

This letter is to address my concerns regarding the proposal of the FDA to double the square footage of office space and increase the workers on site from 300 to 1,800. My name is Alicia Brooks and I am a resident in Woodbridge Crossing. I moved here in 2012 and love my home and its location. The reason why I purchased here was because the homes are off the beaten path, small community, quite area, convenience of travel to many areas, hopes to earn equity in my home and retire peacefully. Thus far, it has been a great experience with little to no concerns.

Since this new project has begun, it is a big concern for this community. The removing or stripping of the wooded area has exposed the backyards of several homes in the neighborhood. This has and will completely rob residents of their privacy in every way in exchange for a parking lot view of cars, buildings, and unknown people very close to their homes and the community. Will the values of our homes and the community go down and if so, how do we protect our investments?

The traffic flow along Springfield Road and Odell Drive is another major concern. There is Capital College that has students and faculty that utilize those roads in numbers and on a daily basis as well as employees of the government building across from Woodbridge Crossing. It was already busy and congested during rush hour prior to covid with cars lined up waiting to turn on Powder Mill. The noise factor, air pollution and the idea of the area becoming a business/industrial vision is unfair to the existing residence who moved here seeking a residential community.

I am aware that there is additional acreage that can be utilized without the disruption to our neighborhood or our community. Can that be a consideration or option that could reduce our

community concerns? Was there an environmental impact study done?

Just because you have the right to do something does not make it right. Thank you for your time and consideration.

Alicia Brooks

--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

Office of Planning & Design Quality (OPDQ)
National Capital Region
Public Buildings Service
U.S. General Services Administration
1800 F Street, NW (Room 4400)
Washington, DC 20407

From: Marshall Popkin - WPDBA
To: Glynn, Joan; Estes, Liz
Cc: William Geier; Ann Wheaton; Shelly Jones - WPDBA; Paul Gyamfi - WPDBA
Subject: Fwd: FDA MRS Master Plan and EIS Scoping Comment
Date: Thursday, January 21, 2021 10:20:53 AM

Good morning, Joan,

Please find the note below with scoping comments from a resident who lives near MRC.

- Marshall

---------- Forwarded message ---------
From: **Rico DiCamillo** <ricodicamillo@gmail.com>
Date: Wed, Jan 20, 2021 at 11:45 AM
Subject: FDA MRS Master Plan and EIS Scoping Comment
To: <marshall.popkin@gsa.gov>

Mr. Popkin,

I have reviewed the presentation regarding the proposed expansion of the FDA facilities. It is not clear whether the property directly behind my property will be impacted by this expansion, based upon the map contained in the presentation.

I live at 11616 Lighthouse Drive. I wanted to understand if there will be any construction on the property directly behind my property. The parcel in the drawing resides east of the parcel marked "east parcel" and below the parcel utilized for the WSSC pumping station and the parcel containing the Maryland National Guard Armory. This area, outlined in red, is not identified on the map.

I am particularly concerned due to recent construction on the site of the Maryland National Guard Armory. They are building a new parking lot, and to contain the runoff from the paved parking area, two silt ponds are being constructed. To accomplish that, a large forested area has been removed. Unfortunately, the clearing leaves several homeowners in my community without a green space behind their homes. Those homes are are located at the end of Bovelder Drive. So my concern would be a similar removal of the forest directly behind my property.

Thank you in advance for any information you can provide.

Rico Di Camillo
11616 Lighthouse Drive.

Sent from my iPad

--
Marshall B. Popkin
NEPA Compliance Specialist

marshall.popkin@gsa.gov
(202) 919-0026

Office of Planning & Design Quality (OPDQ)
National Capital Region
Public Buildings Service
U.S. General Services Administration
1800 F Street, NW (Room 4400)
Washington, DC 20407

From: Marshall Popkin - WPDBA
To: Damon Freijomel
Cc: Glynn, Joan; Estes, Liz; Shelly Jones - WPDBA
Subject: Re: Food and Drug Administration Muirkirk Road Campus Master Plan
Date: Thursday, January 21, 2021 11:01:47 AM

Hello,

This is not a solicitation.

Thank you,
Marshall

On Wed, Jan 20, 2021 at 9:34 AM Damon Freijomel
<Damon.Freijomel@constructionjournal.com> wrote:

> Hi,
>
> Do you have an anticipated release date for that solicitation? Perhaps a solicitation number?
>
> **Damon Freijomel**
> Data Specialist
>
> 772.781.2144 | Ext 420
> Damon.Freijomel@ConstructionJournal.com
> www.ConstructionJournal.com

--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

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1800 F Street, NW (Room 4400)
Washington, DC 20407

From: Marshall Popkin - WPDBA
To: Glynn, Joan; Estes, Liz; William Geier; Ann Wheaton; Shelly Jones - WPDBA; Paul Gyamfi - WPDBA
Subject: Fwd: Master Plan for FDA's Muirkirk Road Campus (MRC) Comments
Date: Monday, February 8, 2021 11:54:24 AM

Good morning, Joan,

Please find the note below with scoping comments from a resident who lives near MRC.

- Marshall

---------- Forwarded message ---------
From: **Alison Harris** <alharris10@gmail.com>
Date: Fri, Feb 5, 2021 at 4:52 PM
Subject: Re: Master Plan for FDA's Muirkirk Road Campus (MRC) Comments
To: <marshall.popkin@gsa.gov>

I would also like to object to the amount of traffic that this will bring to Springfield Road and Odell Road, both of which are only one lane in each Direction.

On Fri, Feb 5, 2021, 4:49 PM Alison Harris <alharris10@gmail.com> wrote:

> Hello Marshall,
>
> My name is Alison Harris, and I own a home located at 11614 Lighthouse Drive in Laurel Maryland in the Woodbridge Crossing community. I am highly concerned about your proposed development which would take place behind my home. The environmental impact and sound barriers, not to mention the noise from construction, is of huge concern. I have a 1 year old son and we are going to be welcoming another child soon as well.
>
> Additionally, the value of our home would substantially decrease if we were to lose any of the woods or wooded barrier behind our home, between our house and the road. This is a huge concern.
>
> I would like to officially state my objection to building in that area, and urge you to consider our neighborhood while making final decisions. Another project by a government entity, just took down all of the woods behind the houses on Belvedere Lane, creating a huge eyesore parking lot and zero sound barrier between the residential neighborhood and a commercial entity and street. I would hate to see another section of our neighborhood go through this.
>
> If this project continues, please allow for a decent amount of the wooded area to remain intact for a natural barrier between the commercial entity and our home.
>
> Sincerely,
> Alison Harris

--

Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

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National Capital Region
Public Buildings Service
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1800 F Street, NW (Room 4400)
Washington, DC 20407

From:	Marshall Popkin - WPDBA
To:	Glynn, Joan; Estes, Liz; Paul Gyamfi - WPDBA; Shelly Jones - WPDBA; William Geier; Ann Wheaton
Subject:	Fwd: FDA MRC Master Plan & EIS Scoping Comment
Date:	Wednesday, February 10, 2021 2:09:08 PM

Good afternoon, Joan,

Please find the note below with scoping comments from a resident who lives near MRC.

- Marshall

---------- Forwarded message ---------
From: **Diana Hedrick** <diana_hedrick@comcast.net>
Date: Wed, Feb 10, 2021 at 2:05 PM
Subject: FDA MRC Master Plan & EIS Scoping Comment
To: marshall.popkin@gsa.gov <marshall.popkin@gsa.gov>

Mr. Popkin,
Thank you for the opportunity to comment on the MRC Master plan development during the current EIS scoping period.
As a longtime resident of the area in question, my concerns lie in comparing the Draft Area of Potential Effect with the Preliminary Conceptual Development Alternatives.
It would be most helpful to provide with each Alternative a clear pictorial on the areas effected with explanations on bullet points noted on Preliminary Conceptual Development Alternatives.
Some examples would be:

- How would the East Parcel be effected by any of the Alternatives?
- Location of additional roadways being added?
- All Alternatives-where would new entry gates on Odell Road be located?
- What determines and defines the level of disruption during construction?
- Regarding Commonalities- highlight location of the new walkway, show areas of maintained tree cover

While understanding the consolidation aspect of the project I believe the possible adverse effects of this project need to be addressed more closely. There is a heavy residential area along with long existing natural undeveloped areas surrounding the project and proper consideration should to be given to maintain the quality of these areas.

May I also take the opportunity to point out there is a large industrial park, both developed and undeveloped, only a few miles from the current Muirkirk campus which could be considered as a potential alternative. Land has been cleared, many buildings are vacant, close to interstate 95, the ICC and MARC train stop. Understand land would need to be bought/leased but perhaps the expense would be offset by lower construction costs.
Hoping the questions above will help point out community issues with the project.
Thank you for your consideration.
Diana Hedrick
Woodbridge Crossing Community
Laurel, MD

--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

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Public Buildings Service
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Washington, DC 20407

From: Marshall Popkin - WPDBA
To: Glynn, Joan; Estes, Liz; Ann Wheaton; William Geier; Shelly Jones - WPDBA; Paul Gyamfi - WPDBA
Subject: Fwd: FDA MRC Master Plan and EIS Scoping Comment
Date: Wednesday, February 10, 2021 9:51:28 AM

Good morning, Joan,

Please find the note below with scoping comments from a resident who lives near MRC.

- Marshall

---------- Forwarded message ---------
From: **Michelle Walker** <michellew59@hotmail.com>
Date: Tue, Feb 9, 2021 at 6:07 PM
Subject: FDA MRC Master Plan and EIS Scoping Comment
To: marshall.popkin@gsa.gov <marshall.popkin@gsa.gov>

Ms. Popkin,
I'd like to voice my concerns regarding the FDA MRC Master Plan and EIS Scoping. I live in Woodbridge Crossing development in Laurel, Maryland. I believe the expansion will adversely impact my community for the following reasons.

- Due to the increase in employees from 300 to 1,800, it will greatly affect the traffic flow and lead to more traffic congestion particularly at the intersections of Springfield Road and Powder Mill Road and Odell Road and Muirkirk Road.
- Potential for an adverse financial impact on homeowners resulting from the "street view" which would place industrial facilities right next to homes in a residential neighborhood.
- Commercial type buildings next to Ashcroft Road, Compass Court, the north end of Lighthouse Drive, the west end of Admiral Drive and potentially the west end of Bovelder Drive.

Please take my concerns into consideration as I object to the expansion.

Regards,
Michelle Walker
11702 Bovelder Court, Laurel, MD 20708

--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

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From: Marshall Popkin - WPDBA
To: Glynn, Joan; Estes, Liz; Paul Gyamfi - WPDBA; Shelly Jones - WPDBA; William Geier; Ann Wheaton
Subject: Fwd: FDA Muirkirk Road Campus MP EIS
Date: Wednesday, February 10, 2021 10:34:12 AM

Good morning, Joan,

Please find the note below with scoping comments from a resident who lives near MRC.

- Marshall

---------- Forwarded message ---------
From: **Jputw2** <jputw2@aol.com>
Date: Wed, Feb 10, 2021 at 10:29 AM
Subject: FDA Muirkirk Road Campus MP EIS
To: <marshall.popkin@gsa.gov>
Cc: <tedernoga@co.pg.md.us>, <senatorpeters@senatorpeters.com>, <geraldine.valentino@house.state.md.us>, <jim.rosapepe@senate.state.md.us>, <angelaalsobrooks.com@aol.com>, <marylehmanfordelegate@gmail.com>, <bewarren@co.pg.md.us>

Mr. Poplin,

Thank you for seeking public input during the scoping phase in preparation for creating an Environmental Impact Statement to address the proposal to create office space to accommodate up to 1,800 personnel at the Muirkirk Campus.

Of critical importance to your intended immediate neighbors who live in the Woodbridge Crossing community are a number of issues which I will define below.

I'm speaking both as a long-time resident and currently President of the Board of Directors of our Homeowners Association which comprises 184 homes.

Those long-time employees who have worked at the FDA for more than 25 years may recall the considerable concern raised by members of our HOA and adjoining communities to a 1995 proposal by the FDA to install an incinerator to destroy chemicals and animal remains at the Muirkirk facility, At the final public meeting with FDA officials, members of this organized community effort clearly established the many factors which made that proposal an unacceptable endeavor to the public

health and welfare of our communities.

As a result, the incinerator project was shelved and later established elsewhere in a location which did not pose the same health and welfare challenges to the public.

Though we are not yet able to address health and welfare issues which are likely to be established in the MP EIS, we are very concerned about the physical attributes of this project and its' adverse impact on the financial value of the homes in our community.

We are a Majority-Minority community; most of our neighbors have purchased homes here for, among other reasons, to accrue equity for retirement elsewhere once that age arrives, accruing tuition to pay for educating our children for entry into a college, as a 'Nest Egg' for the usual reasons and for the convenient access to nearby working locations.

Though the maps and charts provided in the scoping material lack sufficient detail, we fear that to strip the wooded areas next to Ashcroft Drive, Compass Court, Lighthouse Drive and the west ends of Admiral Drive and Bovelder Drive, and establishing office buildings and parking spaces at those fairly small locations on the periphery of Odell Road would materially reduce in value afforded by the 'street view' of the nearby homes in our community.

As a related topic, the construction right now proceeding to extend the parking lot for the National Guard Armory on Odell Drive has cleared that area of a significant amount of trees, exposing several of community homes to the unfavorable view of a parking lot immediately adjacent to those community homes. That initiative alone has driven community concern about the likely reduced financial value of homes in the immediate vicinity of that parking lot.

We fear a similar outcome if the green space on the eastern side of Odell Road is laid bare and replaced by office type structures and parking lots. If, as has occurred at the National Guard Armory, an emergency power system is planned for the new installation, please also note and consider the placement of the generating systems away

from facing any residential buildings in order to mitigate the sound of these generators during routine testing (on Wednesdays at the Armory) and times of emergency.

We further question why only this location is being considered when the BARC itself consists of approximately 7,000 acres of nearby land, many abandoned structures, some of which could be repurposed for office space, saving federal funding, which is the plan and goal of the current construction efforts at the BARC under way by the Bureau of Engraving and Printing.

We also question why the Odell property immediately adjacent to this Woodbridge Crossing residential community is being considered as a building site, but not another specific acreage, also on Odell Road, immediately opposite the South Gate of the Blue Ponds site, specifically, between the intersection of Odell Road and Springfield Road up to the government facility entrance at 8101 Odell Road.

Further, an additional 1,800 personnel intended to be located next to our community represents a greatly increased level of road traffic on the several nearby two lane roads which already are adversely impacted by the growth in numbers of the student body at Capitol Technology University at its' campus on the opposite side of our community.

Conditions on these roads, especially but not totally confined to the Rush Hour movements are already an unsafe passage for vehicular movement.

If this FDA proposal EIS contains an indication that a road widening initiative is part of the overall process, please note that Springfield Road is a County responsibility up to a point about a quarter mile from the intersection at Powder Mill Road, where it is Park Service property and responsibility.

This road widening proposal, if indeed it will exist, would prompt considerable concern by the property owners who have only a short amount of land between their respective homes on Ashcroft Drive and Springfield Road. In essence, the projected amount of increased road traffic obviously brings traffic noise right to the living spaces of those

homes.

In sum, there are a number of serious concerns of interest to our HOA members, concerns which need to be addressed in a public forum following the release of the EIS, at least via a Zoom.com procedure.

Thank you for the opportunity to comment during the prescoping process.

Al Gray,
President,
Woodbridge Crossing Homeowners Association
301-210-1551

--
Marshall B. Popkin
NEPA Compliance Specialist
marshall.popkin@gsa.gov
(202) 919-0026

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