

Phase 2 Summary

Building(s), Roadway(s) and Improvement

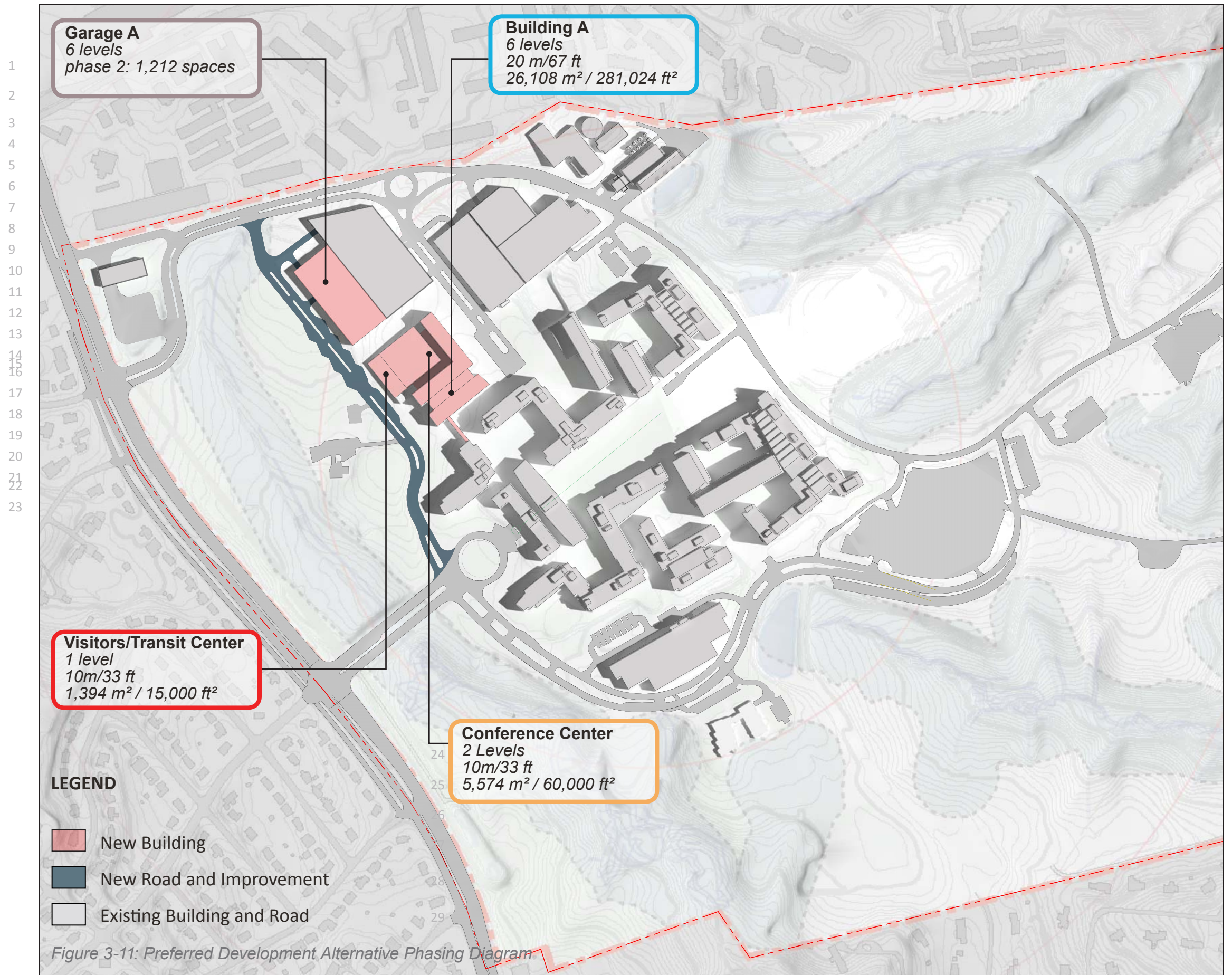
PHASE 2 will include realignment of the NW Loop Road, construction of Office Building A, the Conference Center, Visitor Center and the remainder portion of Garage A.

NW Loop Road

Building A	26,108 m ² / 281,024 ft ²
Conference Center	5,574 m ² / 60,000 ft ²
Visitor/Transit Center	1,394 m ² / 15,000 ft ²

Phase 2 Total	33,076 m ² / 356,024 ft ²
Cumulative Total	43,852 m² / 472,024 ft²

Garage A Phase 2	1,212 spaces
Cumulative Total	2,962 spaces



Phase 3 Summary

Building(s), Roadway(s) and Improvement

Phase 3 includes the construction of Parking Garage C in the SE Quad and realignment of the SE Loop Road. This garage is necessary to permit the largest phase to proceed as the final phase.

SE Loop Road

No buildings To be constructed in this phase

Cumulative Total 43,852 m² / 472,024 ft²

Garage C 2,884 spaces

Cumulative Total 5,846 spaces

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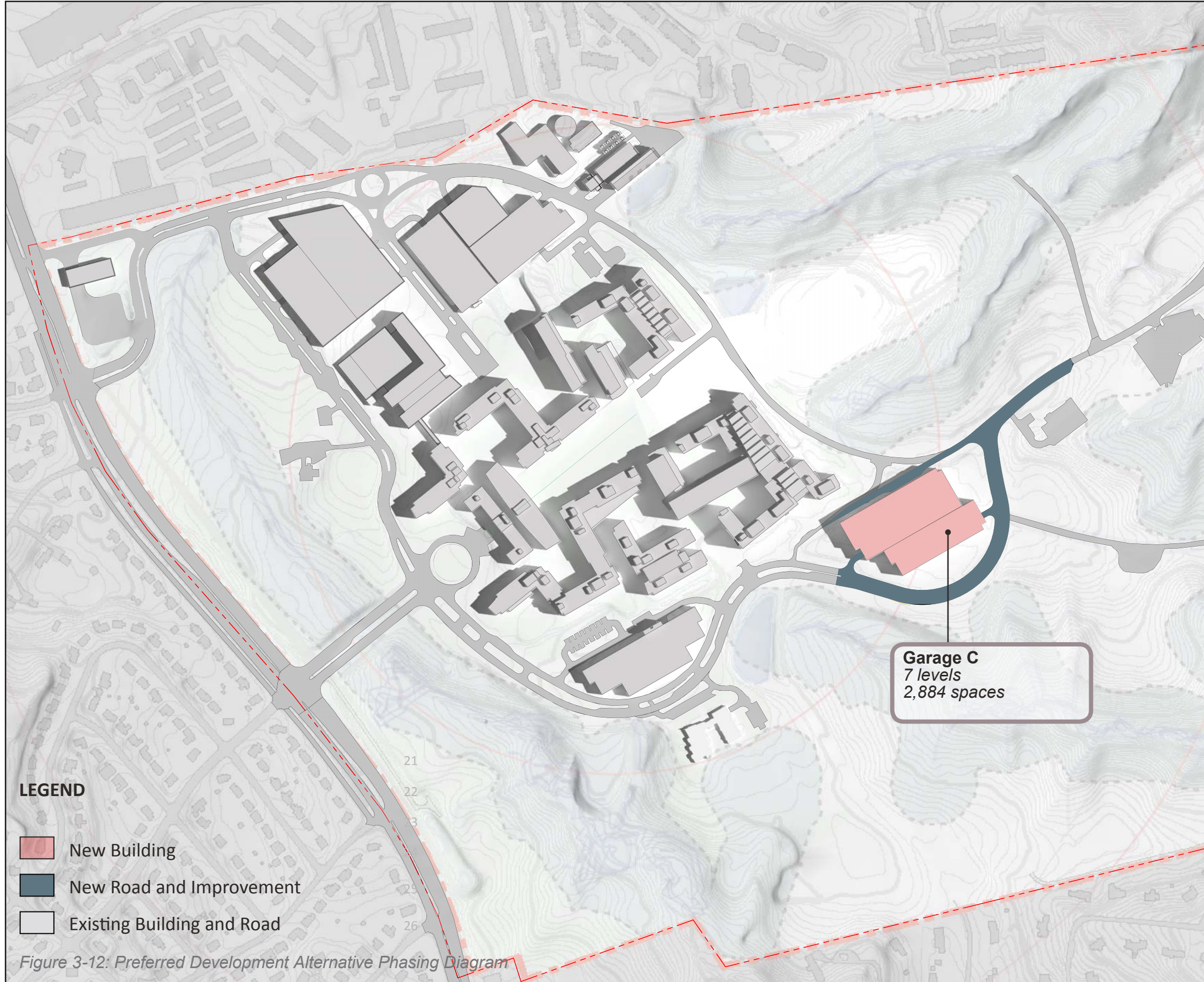


Figure 3-12: Preferred Development Alternative Phasing Diagram

Phase 4 Summary

Building(s), Roadway(s) and Improvement

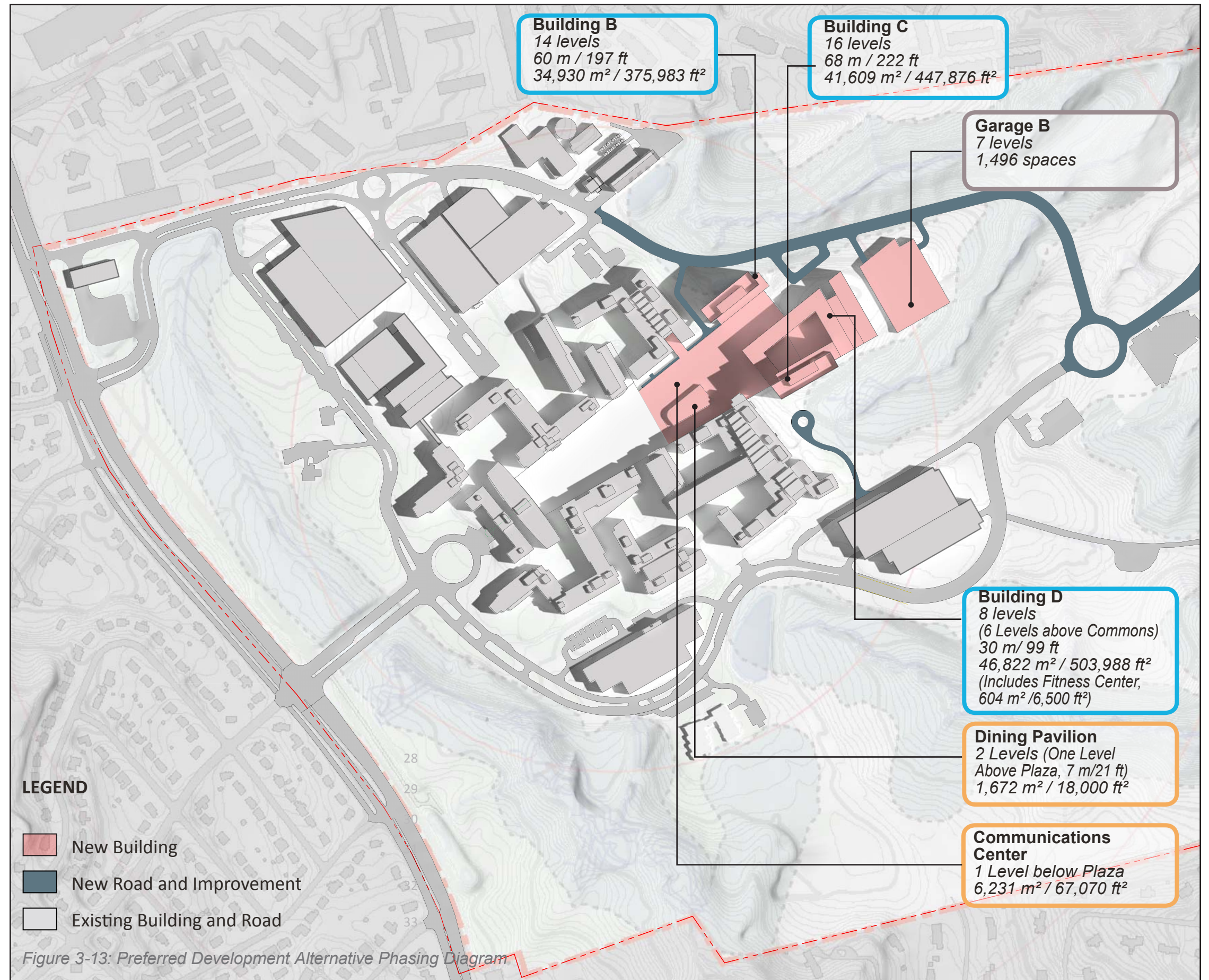
Phase 4 is the construction of Buildings B, C & D, Elevated Plaza, Communication Center, Dining Pavilion and Garage B. At approximately 1.4M GSF this is largest single phase. They could be easily reversed based on the availability of funds.

NW Loop Road	
Elevated Plaza	
Building B	34,930 m ² / 375,983 ft ²
Building C	41,609 m ² / 447,876 ft ²
Building D	46,822 m ² / 503,988 ft ²
Communication Center	6,231 m ² / 67,070 ft ²
Dining Pavilion	3,145 m ² / 33,853 ft ²
Misc. shared use	1,838 m ² / 19,797 ft ²

Phase 4 Total	134,579 m ² /1,448,600 ft ²
Cumulative Total	178,432 m²/1,920,624 ft²

Garage B	1,496 spaces
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Cumulative Total	7,342 spaces
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3.3.7 Design Guidelines

Architectural Character

With approximately 3.0 million square feet of space completed at the FDA Headquarters, the architectural character established in the original 1997 Master Plan has clearly emerged and will continue to guide future planning, form making, and aesthetic development. The FDA Headquarters consists of buildings placed to define a variety of different scaled courtyards. Much like a university campus, FDA has a large Commons that is the central focus of the campus and a series of smaller courtyards, all of which are intended to promote interaction and collaboration between staff. The campus was designed to foster walkability, keep parking and vehicular circulation at the periphery, and permit views of nature both at outside ground level and from large glass windows.

The scale of the plan development is intended to serve dual purposes. On one hand, the development should be as intimate as possible to offset the immense project scope. At the same time, the scale should clearly establish the significance and importance of this major Federal facility. The architecture should connote a sense of spontaneity and delight, notwithstanding the restrained approach to building design necessitated by cost constraints. It should project an image for FDA as a cutting edge modern facility, as well as a Federal agency of major stature, inspiring dignity and permanence. The principal materials are to be both forward looking and compatible with the historic structures on campus.

The laboratory buildings are primarily clad in metal panels to depict FDA as leading scientific institution. Office buildings, which constitute a sizable percentage of the program, are clad in a brick that complements the historic buildings on campus. This approach maintains continuity between the past and the present and creates collegial atmosphere by contrasting modern glass and steel with the warmth

1 of brick and views of nature beyond. Typically,
2 the office buildings have large punched window
3 openings detailed in a more modern way than the
4 historic buildings to differentiate from the historic
5 buildings and ground them in the period in which
6 they are built. To stitch the campus together, metal
7 panels that match the laboratory buildings are used
8 as an accent element in office buildings. In addition,
9 like historic Building 1, limestone is used on the new
10 office buildings as an accent.

11 As the Master Plan is implemented in the future,
12 the intent is to continue the material strategy that
13 was established in the 1997 Master Plan and has
14 continued to evolve through the latest construction
15 project completed in 2014. The exception to this
16 strategy is the taller buildings recommended in the
17 Preferred Development Alternative. These buildings
18 are iconic office towers anchoring the eastern end of
19 the campus. Using all-brick exteriors with punched
20 openings on high rise buildings would make them
21 too heavy in appearance, overemphasizing their
22 height and presence in relation to Building 1, as well
23 as inhibiting their ability to achieve zero net energy.
24 These structures should be light in appearance using
25 the most sophisticated curtain systems available at
26 the time they are being designed. While they should
27 be contemporary in appearance and function, it
28 would be appropriate to use design gestures to
29 relate them to the existing fabric that is now well
30 established on the campus, for example using brick
31 in an accent wall up the entire height of the building,
32 and maintaining similar scales, such as window
33 openings and floor to floor heights.

34 The Dining Pavilion, situated on the Commons,
35 presents a great opportunity to activate the space
36 and become a destination for FDA Employees. As
37 such, it needs to be sensitively designed and be a
38 standard banner for design excellence. It is seen as
39 a light, transparent structure with the kitchen and
40 back-of-house support spaces on the level directly
41 below the Commons. In the implementation stage, if
42 these goals cannot be met then the facility should be
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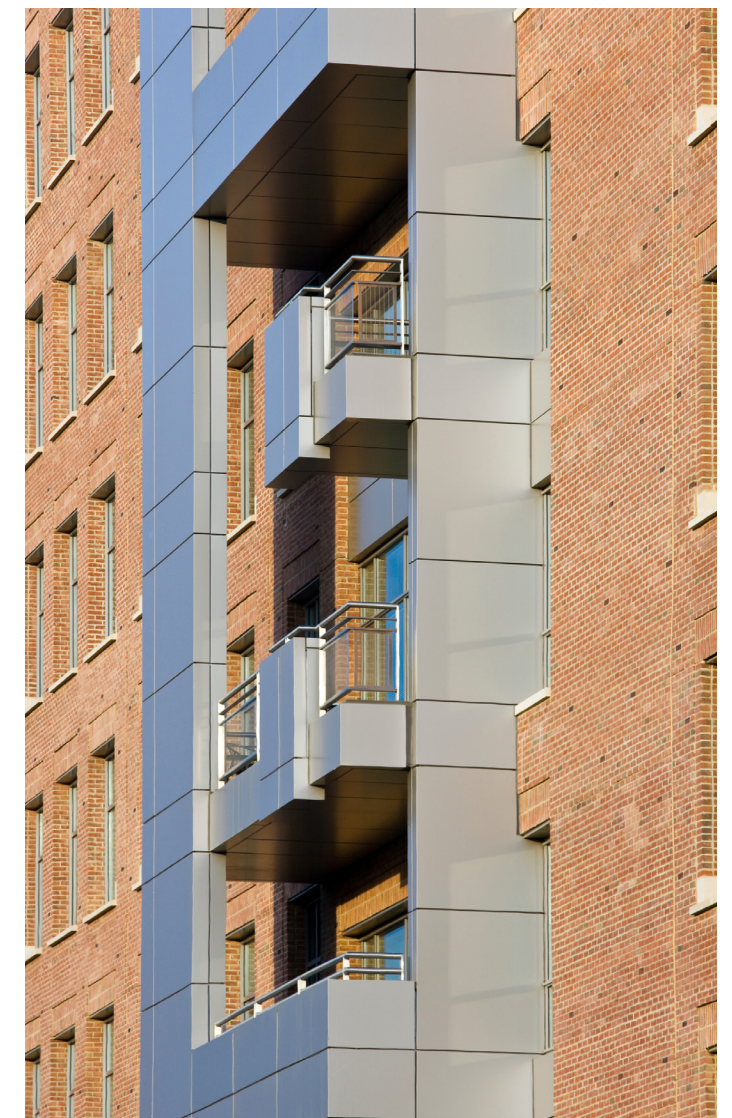
44 repositioned into one of the new office buildings. 88
45 89
46 The FDA Headquarters has evolved over the last 90
47 20 years. It was one of the earliest projects to be 91
48 initiated under GSA's Design Excellence Program. 92
49 The tenants of that program have played a 93
50 significant role in guiding the design. This Master 94
51 Plan is the next step in the headquarters' evolution. 95
52 It is a long-term vision to add significant capacity. 96
53 While the implementation could be years away, it is 97
54 highly likely small scaled projects will come about 98
55 in advance of the completion of the Master Plan to 99
56 meet the current needs of FDA. As those projects 100
57 are designed, there needs to be the same care in 101
58 design that has taken place within the headquarters 102
59 to date. Design excellence encompasses all scales of 103
60 work, from large projects too much smaller efforts, 104
61 and their guiding principals apply no matter the scale 105
62 of the work undertaken. 106
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Historic Building 1 with its new modern entrance at the base of the building, adjacent to Building 31



Left is the Engineering Physics Lab - Right is Building 21. Labs buildings are sheathed in glass and metal panel and office buildings in brick. The limestone portal is modern interpretation of the Building 1 historic entrance



Photos illustrate the use of the same brick used that on Historic Building 1 used on the office buildings, but is detailed in more contemporary way. Lab buildings are sheathed metal panel. To tie the office building and lab buildings together, metal that matches the lab buildings is used as an accent material.

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3.3.8 Streetscape & Landscape Plan

Existing Landscape

Since the inception of the original Master Plan in 1997, the fundamental concept has been to create a walkable campus to promote collaboration and accessibility. Now 20 years later, this continues to be the fundamental goal. Like a great university campus, buildings have been carefully sited to create a series of experiences and define a sequence of exterior spaces from the large Commons-oriented west to east to a series of smaller scaled courtyards. To make this successful, the landscape takes on an elevated level of importance. As the next phases are completed, the landscape needs to be implemented concurrently with each successive phase.

Generously sized outdoor spaces are positioned around the buildings, reflecting the growth of the campus over time and evoking the historic character of the NOL with its groupings of buildings spatially oriented in clusters and separated by green spaces. The grounds persist mostly as flexible areas that support the basic needs of circulation between the buildings; however, some of the courtyards have been adapted to host unique gardens. The gardens contain mostly herbaceous species of a wide variety that display the changing seasons throughout the year. The contrast of these contemporary, wild beds against the well-manicured lawns laced throughout, gives the landscape a distinct character of an ever-evolving canvas.

Proposed Design

The proposed landscape improvements aim to build on the successes of the existing campus and support the new facilities and the heavier everyday use. The grounds of the campus, therefore, become an important interstitial space that can be used to blend the existing and extended campus, by maintaining views and access, blending old and new materials, and creating complementary forms to create a unified campus experience. Throughout the campus, walkability will remain a priority. Since

the campus is expanding along existing organizing geometry, extending walkways and plazas to access the new office buildings, parking garages, and visitor center will help maintain desire lines for movement throughout the campus and seamlessly connect the existing and proposed designs.

Perimeter security features, lighting, and signage are key elements to ensure a functional, safe, and user-friendly campus experience. Site elements will be selected carefully to match existing details and finishes. Security features such as bollards, curb walls or knee walls will be designed to blend into the landscape as much as possible to maintain a welcoming appeal.

Ecological considerations

An important goal for the landscape is to support a healthy relationship between the campus and the surrounding natural systems. While impact to the existing mixed deciduous forest and stream valley buffer will be minimized, the campus edges offer new opportunities to enhance the ecological performance of the landscape. A mix of native woodlands species, including shade trees, understory trees, and shrubs can be used to naturalize disturbed areas at the campus perimeter and help the campus blend into the surrounding landscape. Native species provide habitat, rain water catchment, and improvements to water and air quality. In existing detention ponds, introducing native plants and removing invasive species will also improve the function and visual impact of these important catchment systems. Improvements to these ponds, including specific recommendations for restoration and management, should align with on-going studies by GSA.

Throughout the campus, the ecological benefits of the landscape include using a mix of plants to increase bio-diversity, using flowering plants for pollinators, using shade trees to lower building energy consumption, and drought tolerant plants

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Art and Landscape successfully integrated together

to minimize the use of irrigation. When irrigation is needed, water from a rainwater harvesting system should be used as a sustainable and cost-effective source. In all stormwater management areas and within stream valley buffers, using native plants and designating no-mow zones will help to decrease maintenance, and improve the ecological health of the campus. Rain gardens not only protect the health of receiving water-bodies but can be planted with a variety of species to provide habitat and prevent erosion. Rain gardens should be integrated into programmable areas to provide stormwater catchment and enjoyable spaces for people. Bio-swales around roadways should be planted with native grasses and wetland species that are easy to maintain and effectively filter pollutants.

Relationship to Adjacent

While the campus is intentionally inwardly focused and avoids obtrusion to neighbors, the publicly accessible entry roads and visible front lawn will be improved as a result of the plan. Improvements to the roads include new street trees and an upgraded

multi-purpose path for bikers and pedestrians. Additional bike racks or bike share stations should be provided throughout the campus to encourage bike commuting as a community benefit.

By replacing the surface visitor parking lots with a sustainable garage and welcoming visitor's center, the curb appeal of the campus will improve. The campus will continue to embrace its unique setting within the densely wooded forest. In the front lawn, new stands of trees will be planted to restore the stream valley and provide a picturesque landscape in the campus foreground, helping to frame views toward the historic buildings. (Please see section 4.3.1 for the addition and removal of existing trees).

Art in Architecture

The GSA Art in Program has been successfully implemented in previous construction phases. One example is Mathew Ritchie's "This Garden at This Hour" in the photo above. Future locations for art will be determined by selected artist in consultation with the Art in Architecture panel.

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*Preferred Development Alternative
Streetscape & Landscape Concept Diagram*

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LEGEND

Existing

- Commons
- Garden
- Paving

Proposed

- Structures
- Special Paving
- Walkway
- Un-Mowed Planting
- Mowed Lawn
- Bio-Retention Area / Rain Garden
- Restored Detention Basin*

*Area to be evaluated for invasive species removal and additional plantings including wetland and native grass species

NORTH



Scale 1:5,000



*Preferred Development Alternative
Illustrative Plan - Overall Land Use*

- 1** New Office Building
- 2** New Parking Garage
- 3** Distribution Center
- 4** New Conference & Visitor Center
- 5** New Dining
- 6** Potential Truck Screening Facility
- 7** Transit Hub and Bus Bays
- 8** Dining Pavilion

SUSTAINABLE FEATURES

- 1** Proposed Green Roof
- 2** Rooftop Solar Panels
- 3** Permeable Paving
- 4** Stormwater Management Area
- 5** Stream Restoration Planting
- 6** Naturalized Edge Planting
- 7** Preserved Forest

NORTH



Scale 1:5,000



Figure 3-14: Preferred Development Alternative Illustrative Plan

*Preferred Development Alternative
Illustrative Plans - Commons*

Commons

The FDA Headquarters Commons will be extended to meet the new buildings creating new opportunities for gardens and space for outdoor gatherings. The new larger Commons will still function as central green that prioritizes walkability and movement between buildings. A new stormwater management area will collect water in an existing low point adding new colorful plants and new paving to the space updating the existing Commons to match the expansion. At the center of the Commons, the existing artistic garden will become a pivotal point in the landscape interrupting the curvilinear walkways for a unique moment for users. By providing a range of experiences along the Commons, users can adapt the landscape to their needs and find new ways to use or view the campus. Ideas for the Commons include a tree grove to provide shade and more intimate gathering spaces, a flexible lawn for larger gatherings, and a feature garden at the end of the Commons. Outdoor dining under the canopy of the dining pavilion will take place and activate the lawn on an everyday basis. Trees play an important role in framing the views to the forest beyond.

Within the new courtyards on the eastern end, stairs will be integrated into the paving to allow people to access the two lower levels from the Commons. Lawn will compose the upper terrace to create a continuous green effect as viewed from the plaza level. In the lowest courtyard, plants adapted for shade are proposed along the southern face to cool the air in between the buildings. Taller plants or small trees would be seen from the plaza level to continue the green view. Built-in seat walls can be added to this space to help contain the plants and further utilize the courtyard.

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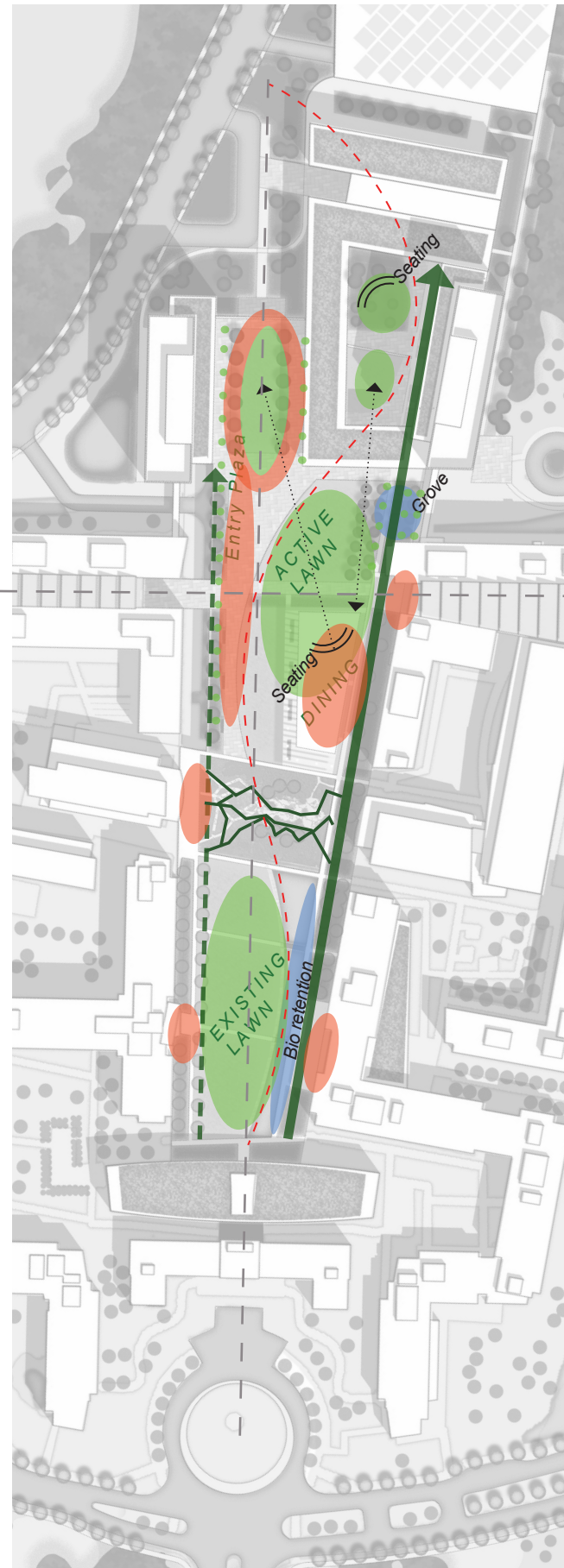


Figure 3-15: Commons Concept Diagram

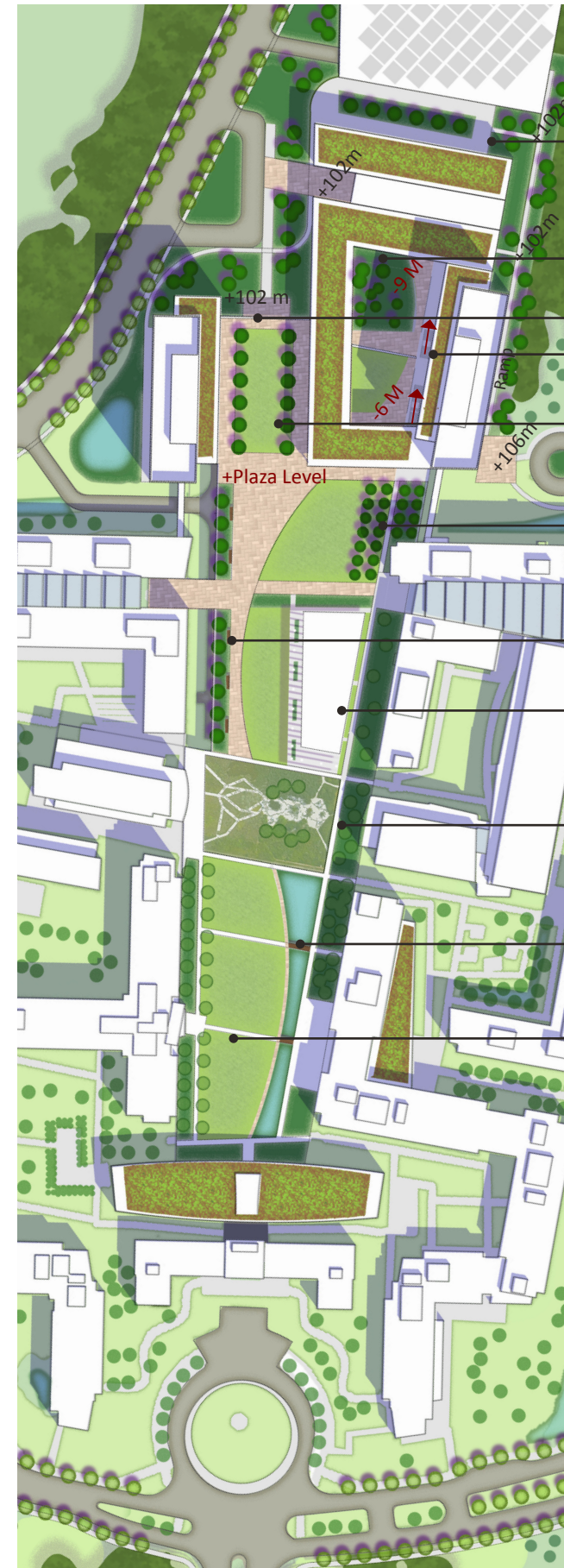


Figure 3-16: Commons Plan Enlargement

- Grade Level
- Permeable Paving
- Shade Garden
- Guardrail
- Stairs to Courtyard Below
- Feature Lawn
- Tree Grove and Seating Area
- Integrated Seating
- Dining Pavilion
- Existing Garden to Remain
- Walkway over Bio-Retention Bed
- Existing Commons to Remain

NORTH

Scale 1:3,000

0 30 60 120 240m