

also identified the White Oak Shopping Center as a location for potential redevelopment.

Prince George’s County Land Use Planning

Approximately 40 acres of the FRC lies within Prince George’s County Planning Area 61, which is located in the southwestern corner of Subregion 1, and mainly covers the areas of Beltsville and North Beltsville. The Master Plan for Subregion 1 was adopted in 1990 and revised in 2010. The Planning Area is bordered by the Montgomery County Line to the west, the MARC and CSX railway tracts to the east, Paint Branch and I-495/95 to the south, and Indian Creek and the ICC to the north. Much of Planning Area 61 is characterized by residential and commercial uses (Prince George’s County, 2017). The portion of the FRC that is located within Prince George’s County is surrounded by residential development. The Master Plan for Subregion 1 of Prince George’s County does not identify the FRC or these neighborhoods as a specific area for strategic development (Prince George’s County, 2017).

1.5.3 Natural Features

The natural features of the 660-acres of the FRC include built-up land at the FDA Headquarters, large wooded land areas and aquatic features including the Paint Branch. The rolling topography, water resources, and the wildlife habitats enhance the FDA’s employee and guest experience. Refer to section 1.7 Natural Resources for additional information.

1.5.4 Coordination

Consultation with Federal, state, and local agencies has been conducted throughout the Master Plan process. See Section 2.2 for a detailed explanation.

1.5.5 Major Property Owners

Figures 1-4 and 1-7 depicts property boundaries as well as major property owners.

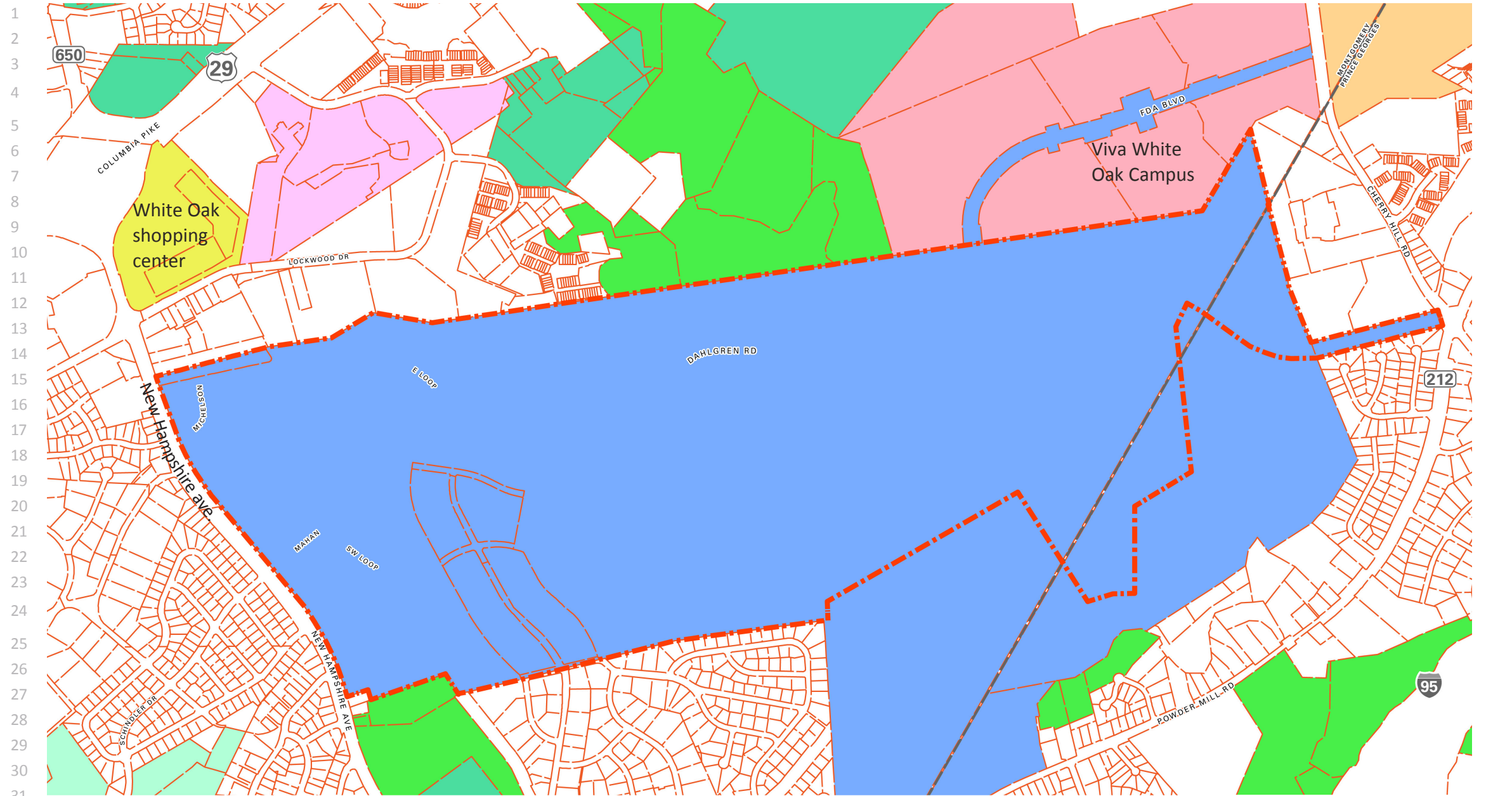
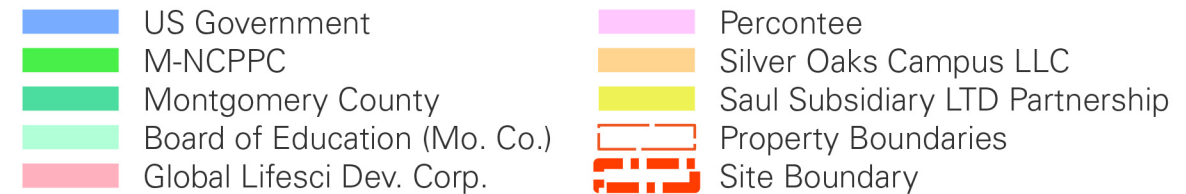


Figure 1-7: Major Property Owners



Federally Owned: The FDA Headquarters, as well as the Army's Adelphi Research Laboratory to the south, are owned by the US Government, with frontages mainly on New Hampshire Avenue, Cherry Hill Road, and Powder Mill Road. The Federal Government maintains an easement along FDA Boulevard on the future Viva White Oak development.

M-NCPPC: The Maryland-National Capital Park and Planning Commission is a public agency that administers parks in Montgomery and Prince George's County. The agency owns parcels to the north (within the Paint Branch stream valley) and to the south of New Hampshire Avenue (Hillandale Park) and to the southeast of Paint Branch Park.

Montgomery County: North of the headquarters, the County owns a community center, several undeveloped properties in the Paint Branch stream valley, and a composting facility.

Percontee: This private developer owns the land making up the future Viva White Oak campus (identified as Global Lifesci Development Corporation) as well several multifamily properties near the New Hampshire Avenue/US 29 interchange.

Saul Centers: This private developer (identified by Saul Subsidiary LTD Partnership) owns the White Oak shopping center, which may be redeveloped in the future.

Other Parcels: Much of the smaller parcels, especially to the east, west, and south of the FRC Campus, are privately owned and most are residences.

1.5.6 Zoning

The FRC is located in two Maryland county jurisdictions: Montgomery County and Prince George's County, with the majority of the 662 acres being within Montgomery County. Adjacent zoning to the property in Montgomery County include:

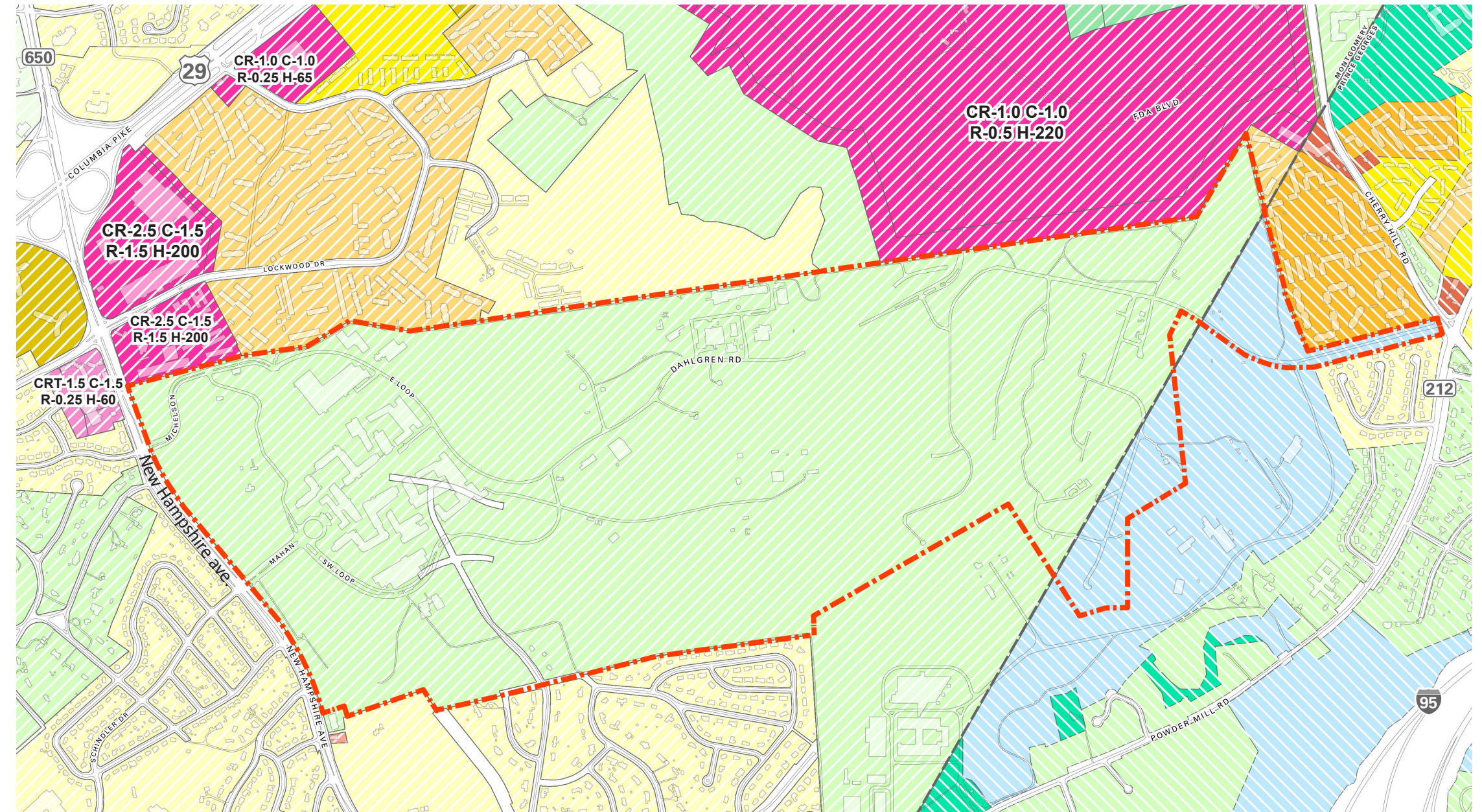


Figure 1-8: Zoning

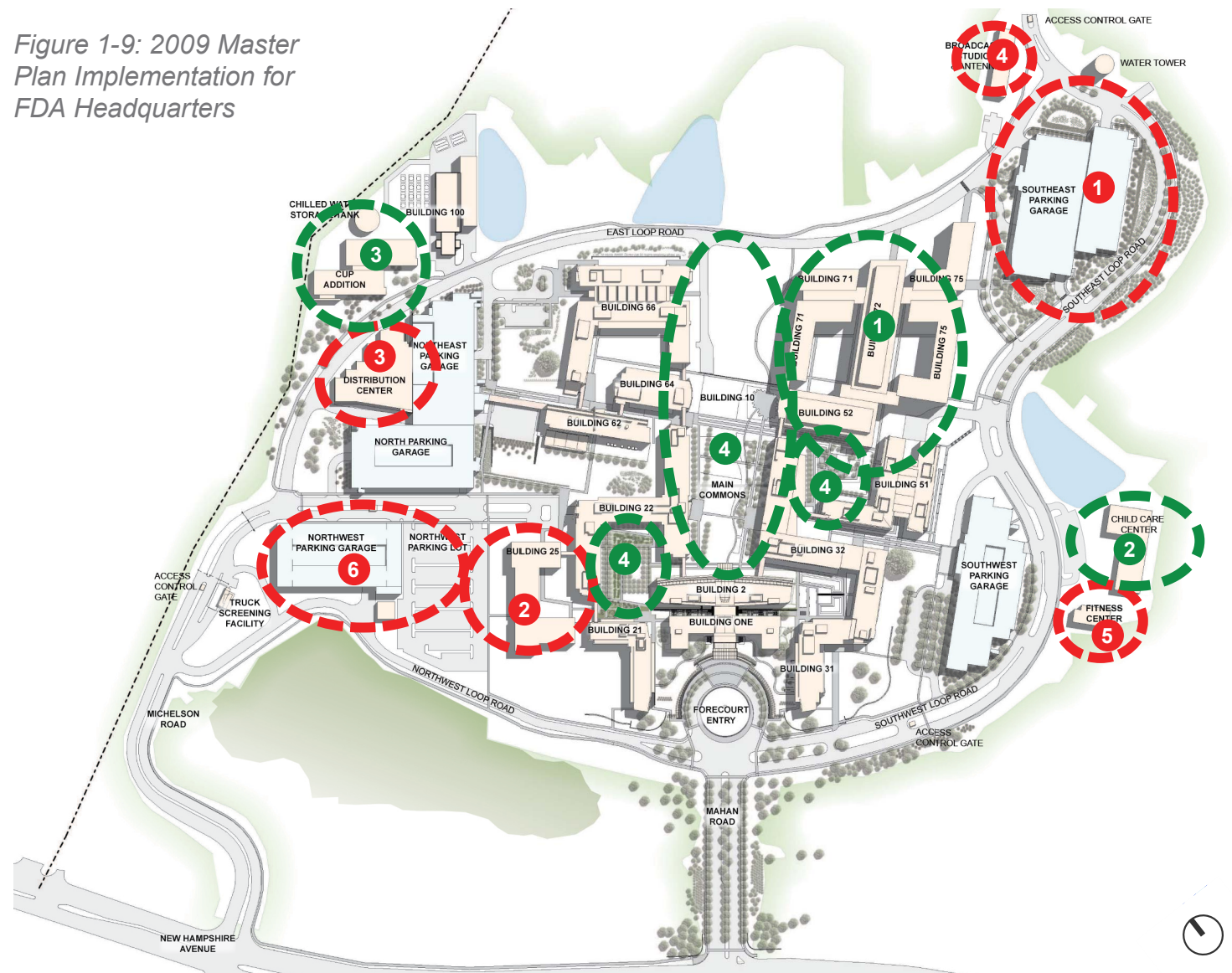
- R-90: Moderate Density Single Family
 - R-20: Multifamily Med Density Residential
 - RE-2: Residential Estate (FRC is zoned as such)
 - C-2.5, C-1.5, R-1.5, H-200: Shopping Center
- Adjacent Zoning in Prince George's County include:
- ROS: Reserved Open Space (FRC is zoned as such)
 - RR: Rural Residential
 - R18: Multifamily Medium Density Residential

Montgomery County		RT-6.0 (Residential Townhouse)
RE-1 (Residential Estate)		R-H (High-Rise Residential)
RE-2 (Residential Estate)		CRT (Commercial Residential Town)
R-90 (Moderate Density Single Family)		CR (Commercial Residential)
R-20 (Multifamily Med Density Residential)		
Prince Georges County		O-S (Open Space)
ROS (Reserved Open Space)		R-R (Rural Residential)
R-80 (One-Family Detached Residential)		R-S (Residential Suburban Development)
R-30 (Multifamily Low Density Residential)		R-T (Residential Townhouse)
R-18 (Multifamily Med Density Residential)		CSC (Commercial Shopping Center)



Site Boundary

Figure 1-9: 2009 Master Plan Implementation for FDA Headquarters



Projects completed since 2009 Master Plan:

- 1 SE Quad 1,230,000 GSF
- 2 Child Care Center
- 3 CUP Expansion
- 4 Landscaping of the Commons & 2 courtyards
- Perimeter Security (Not Keyed to plan)
- Five Major Art Installations (Not Keyed to plan)

Projects that have not been completed:

- 1 Southeast Garage - 2,700 spaces
- 2 Building 25 – 180,000 SF
- 3 Distribution Center – 97,000 SF
- 4 Broadcast Studio
- 5 Fitness Center
- 6 Northwest Garage

- R80: One Family Detached Residential
- O-S: Open Space

The most significant zoning features near the FRC are the new Commercial Residential and Commercial Residential Town zones, established by Montgomery County in 2010. As part of the White Oak Science Gateway Master Plan, the parcels indicated in Figure 1-8 were rezoned in 2014.

Both zones encourage a flexible range of densities and heights, which allow a mix of commercial and residential uses, as well encouraging well-designed streets and public spaces. As shown figure 1-3, there currently are several tall residential buildings in the immediate vicinity. The Enclave Apartments is 19 floors and White Oak Towers is 23 floors. In addition, the White Oak Shopping Center immediately to the north is zoned to permit construction up to 200 feet tall and Viva White on northeastern corner of the FRC is zoned to permit buildings up 220 feet tall. Commercial Residential and Commercial Residential Town zones are further classified by combined maximum FAR (Floor Area Ratio), a maximum non-residential FAR, a maximum residential FAR, and a maximum height limit in feet. For example, the White Oak Shopping Center, at the intersection of US 29 and New Hampshire Avenue, has a maximum FAR of 2.5, a maximum non-residential FAR of 1.5, a maximum residential FAR of 1.5, and a maximum height of 200 feet.

1.6 The FRC Campus

Figure 1-10 shows the FRC property boundary, the FDA Headquarters within the FRC, and major features on the site, as well as significant places of interest. The approximately 660-acre FRC campus is roughly 10,000 feet east-west by 3,300 feet north-south. The areas of development are separated by eight wooded stream courses. The largest of which is Paint Branch, bisecting the site from north to south.

The FRC campus is divided into several large numbered zones that were used during the days

of the Naval Ordnance Laboratory for building identification purposes. These areas also roughly corresponded to the type of research that was conducted. Areas include:

100 Area: This area, served as the core of the former laboratory, now the FDA Headquarters, featuring building numbers over and under 100. In addition, the 100 area features a handful of former laboratory facilities as well as several support facilities, some of which remain in use to this day.

200 Area: The former magnetics testing area was designed to be isolated from the remainder of the property in order to minimize electromagnetic interference. The main laboratory buildings were built with wooden pegs instead of nails.

300 Area: This steeply sloping area was the site of the lab's explosives research, and featured over 150 buildings and explosives magazines prior to the closure of the NOL. Most facilities have been removed, but several structures and concrete pads remain.

400 Area: The former ballistics area includes several large technical facilities, a handful of which remain in use to this day. Several wind tunnels are currently in use by the Air Force, as part of the Arnold Engineering Development Center (AEDC). The first of these, the Supersonic Wind Tunnel, was captured from Germany after the Second World War.

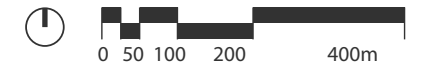
500 and 700 Area: These consist of small clusters of buildings that were once used to store or dispose hazardous materials. At the extreme eastern edge of the campus was a gated connection to Cherry Hill Road, now permanently closed.

600 Area: This area, located along Paint Branch, was involved in the testing of weaponry.



Figure 1-10: Property Boundary, Areas & Places of Interest

— — — — — FEDERAL RESEARCH CENTER — FDA HEADQUARTERS



1.6.1 FRC West Campus

The western portion of the FRC (most of Area 100) is dominated by the current FDA Headquarters. Only one significant building of the former Naval Ordnance Laboratory remains- the central Administration Building (Building 1), though some smaller outbuildings remain, including the memorial flagpole fronting. The construction of the new FDA Headquarters began concurrent with the demolition of the former laboratory in 2002. Other features of the site include the front lawn, which was originally a nine hole golf course but has been environmentally remediated and replanted. South of the FDA Child Care Center is a flat open space, which is intended to serve as a fitness trail. The following images and key plan (Figure 1-11) provide some context.

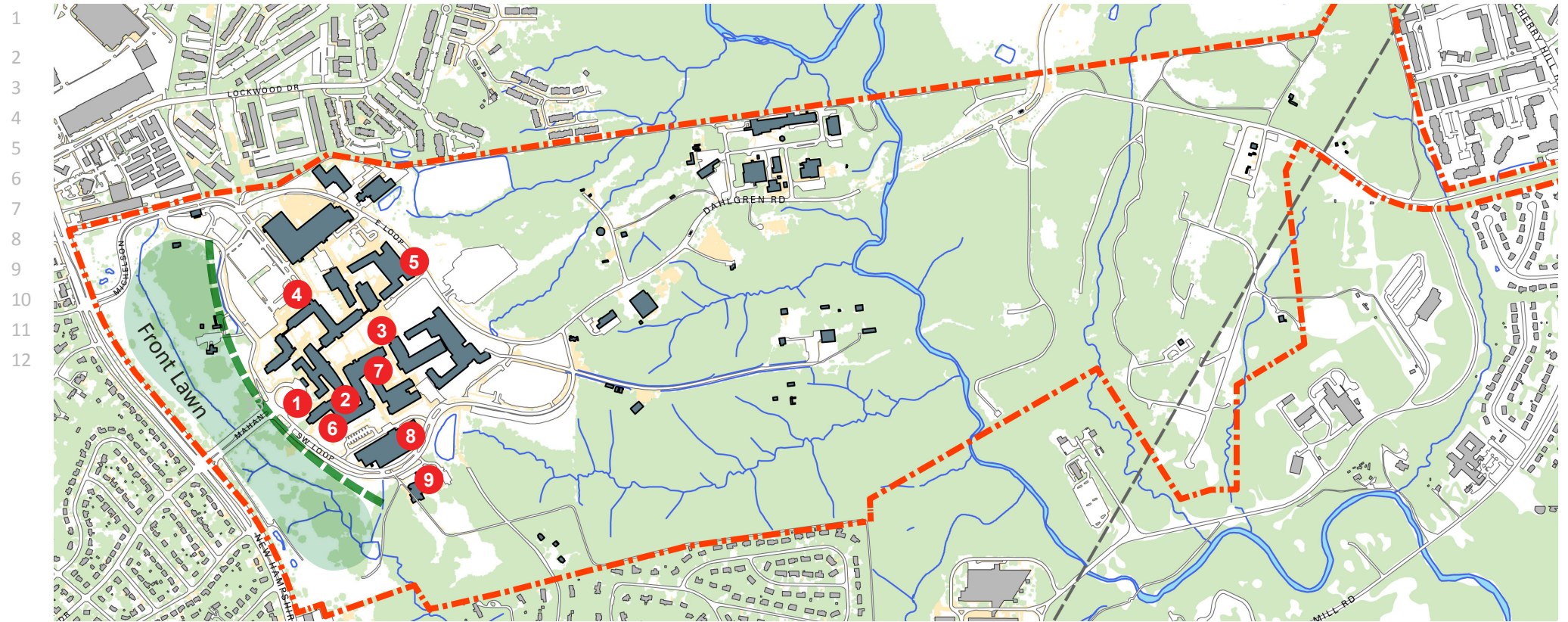


Figure 1-11: FRC West Campus Key Plan, including FDA Headquarters



1 Entry roundabout, Front Lawn, Buildings 21 and Building 1



2 Buildings 2 and 32



3 Commons Area, Building 71, and Building 52/72



4 Building 22



5 Building 66



6 Building 31



7 Outdoor Dining terrace at Building 32



8 Southwest Parking Garage



9 FDA Child Care Center

1.6.2 FRC Central Campus

The central portion of the FRC Campus (areas 100, 200, and 400) is characterized by two smaller clusters of military research facilities, with one being still operational while the other has been deactivated. The Arnold Engineering Development Complex (AEDC), operated by the Air Force, maintains a handful of operational wind tunnels, with the oldest taken from Germany after the Second World War. Some of the AEDC complex is unoccupied, including the original facility that housed the German wind tunnel. The other complex is the former Magnetics Testing facility, which is part of the Naval Ordnance Laboratory. Most of the larger structures remain unoccupied to this day. The following images and key plan (Figure 1-12) provide some context.

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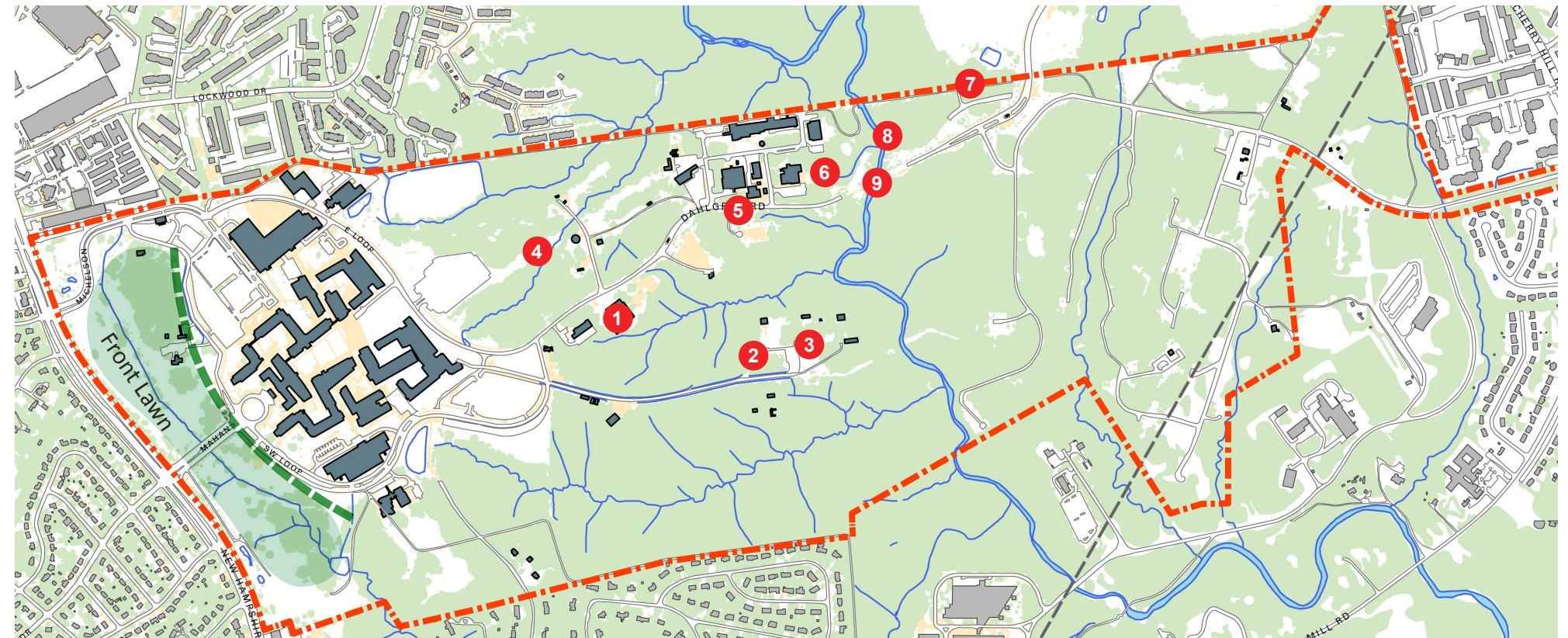


Figure 1-12: FRC Central Campus Key Plan



1 Former Defense Nuclear Agency Casino Facility



2 Former Operations Lab in Magnetics Area



3 Former Large Projects Laboratory and Model Laboratory



4 Berm east of East Loop surface parking lot



5 Supersonic Wind Tunnel Building



6 Vacuum Sphere and Hydroballistics Tank Building



7 Northern Perimeter Road



8 Ruins of wooden bridge over Paint Branch



9 Paint Branch, new Dahlgren Road Bridge, and Undersea Weapons Tank

1.6.3 FRC Eastern Campus & Viva White Oak

The eastern portions of the FRC Campus (areas 300, 500, 600, and 700) are characterized by the former explosives research area of the Naval Ordnance Laboratory. Most of the facilities have been removed or demolished since the closure of the Laboratory in 1997. Some facilities continue to exist in a decaying state. North of the property is the future home of Viva White Oak. The property is currently vacant but its main feature will be the newly-built FDA Boulevard, which connects Cherry Hill Road to the FRC campus. The following images and key plan (Figure 1-13) provide some context.

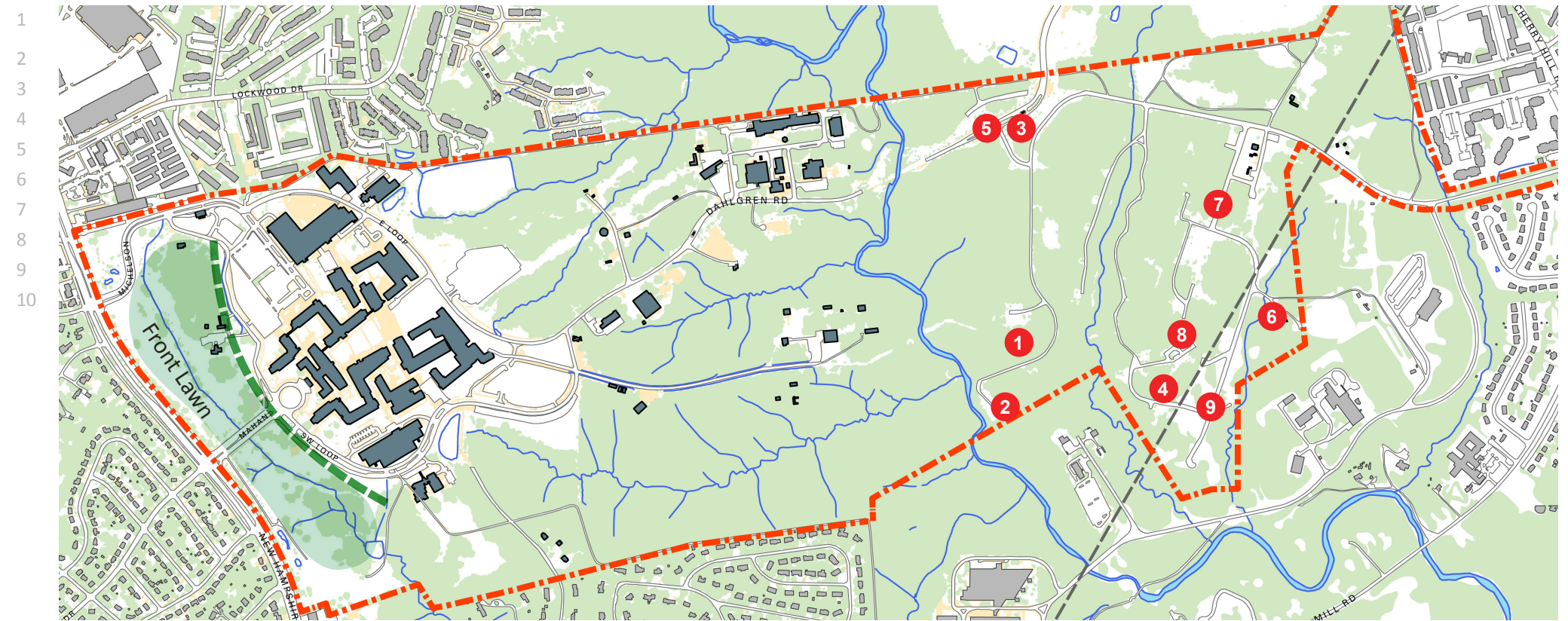


Figure 1-13: FRC East Campus Key Plan



1 View of existing overhead power lines and clearing



2 Concrete retaining wall near Paint Branch



3 View looking north towards Viva White Oak site