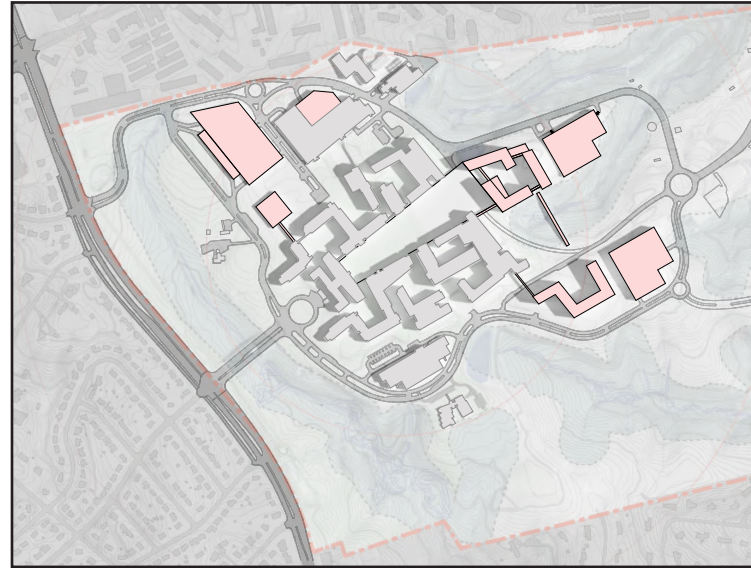


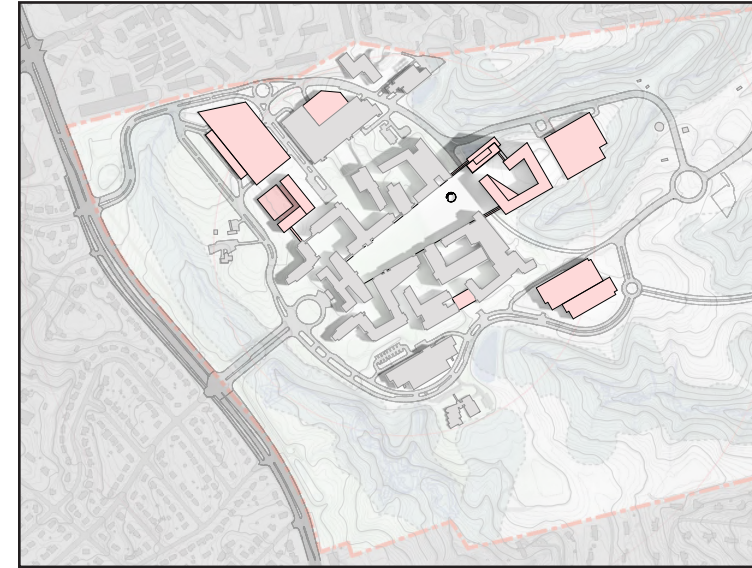
# 7. PRELIMINARY DRAFT DEVELOPMENT ALTERNATIVES

## ALTERNATIVE A



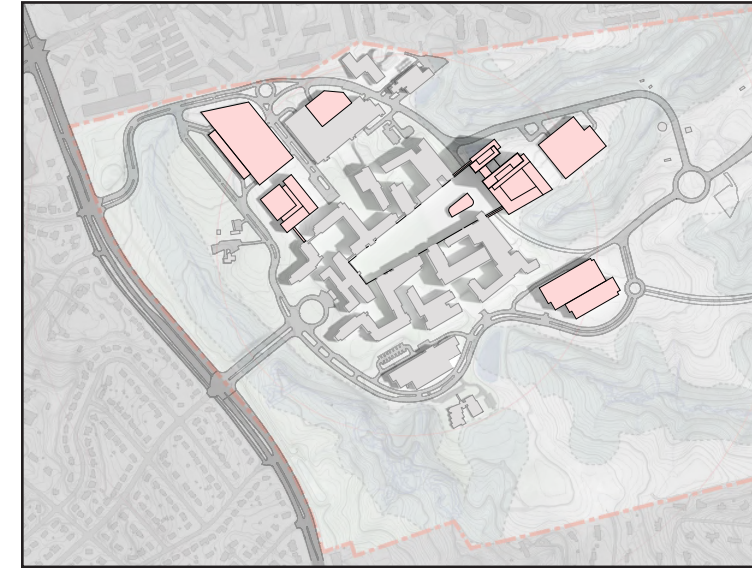
- Mid Rise Buildings (5-9 Floors)
- Distribution Center below New Plaza
- Communication Center in new proposed development area
- 4 new parking structures (7,064 Spaces\*)
- New Cafeteria in new proposed development area
- Conference Center in NW development area

## ALTERNATIVE B



- (1) 20-story Tower + Midrise Buildings
- Distribution Center and ancillary chemical handling facility
- Communication Center below new Plaza
- 3 new parking structures (7,073 Spaces\*), including previously designed SE Garage
- New Cafeteria in new proposed development area
- Conference Center in NW development area

## ALTERNATIVE C



- (2) 14-story towers + Midrise buildings
- Distribution Center below plaza
- Communication Center in base of new proposed development area
- 4 new parking structures (7,141 Spaces \*), including previously designed SE Garage
- New free-standing Cafeteria in Plaza
- Conference Center in NW development area

## NO BUILD ALTERNATIVE



- Campus Remains As-Is, no new buildings

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

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

# ALTERNATIVE A CONCEPT DIAGRAM

- 1** Central Axis from Building 1
- 2** Cross Axis



## LEGEND

- New Development
- Axial Relationship



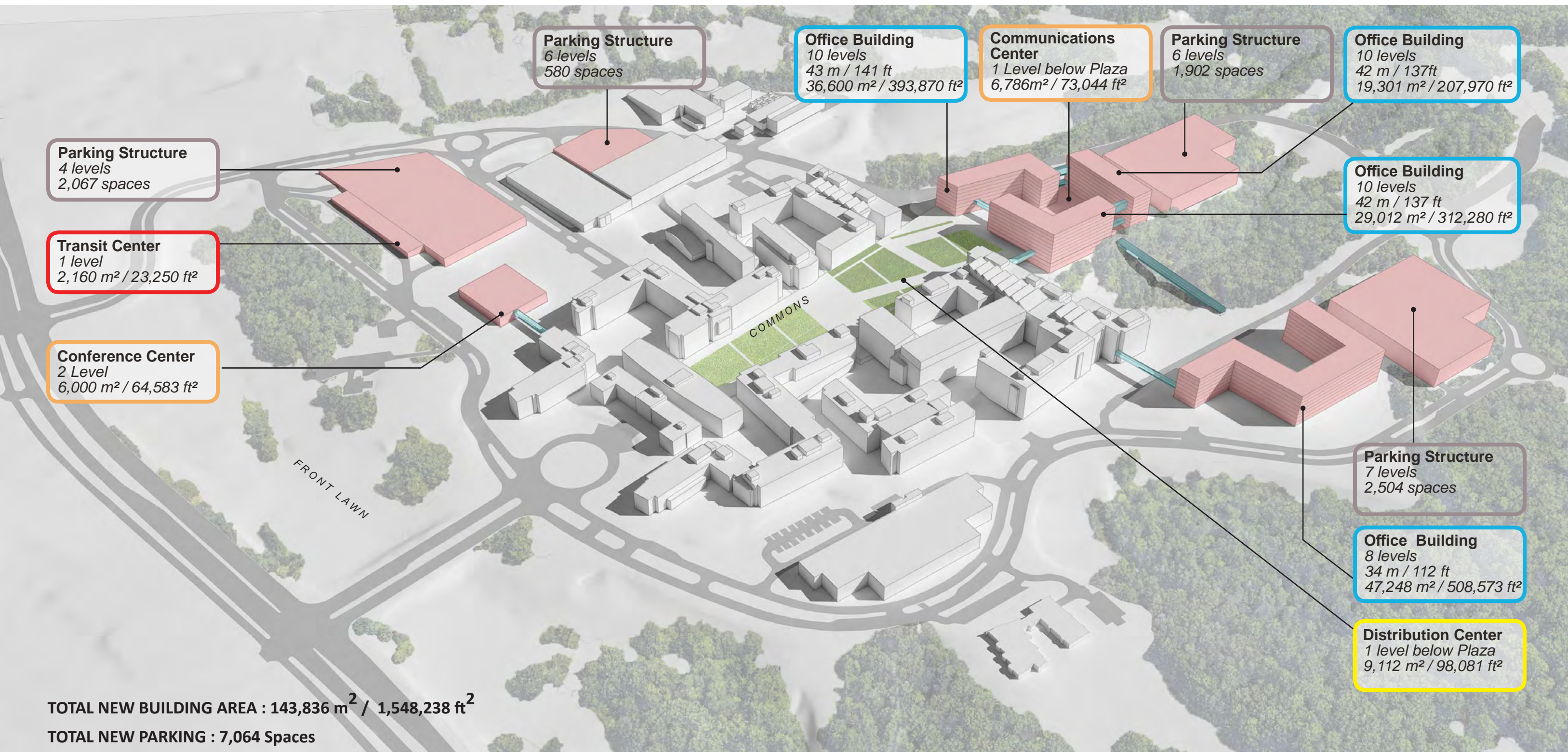
Scale 1:5,000





# ALTERNATIVE A

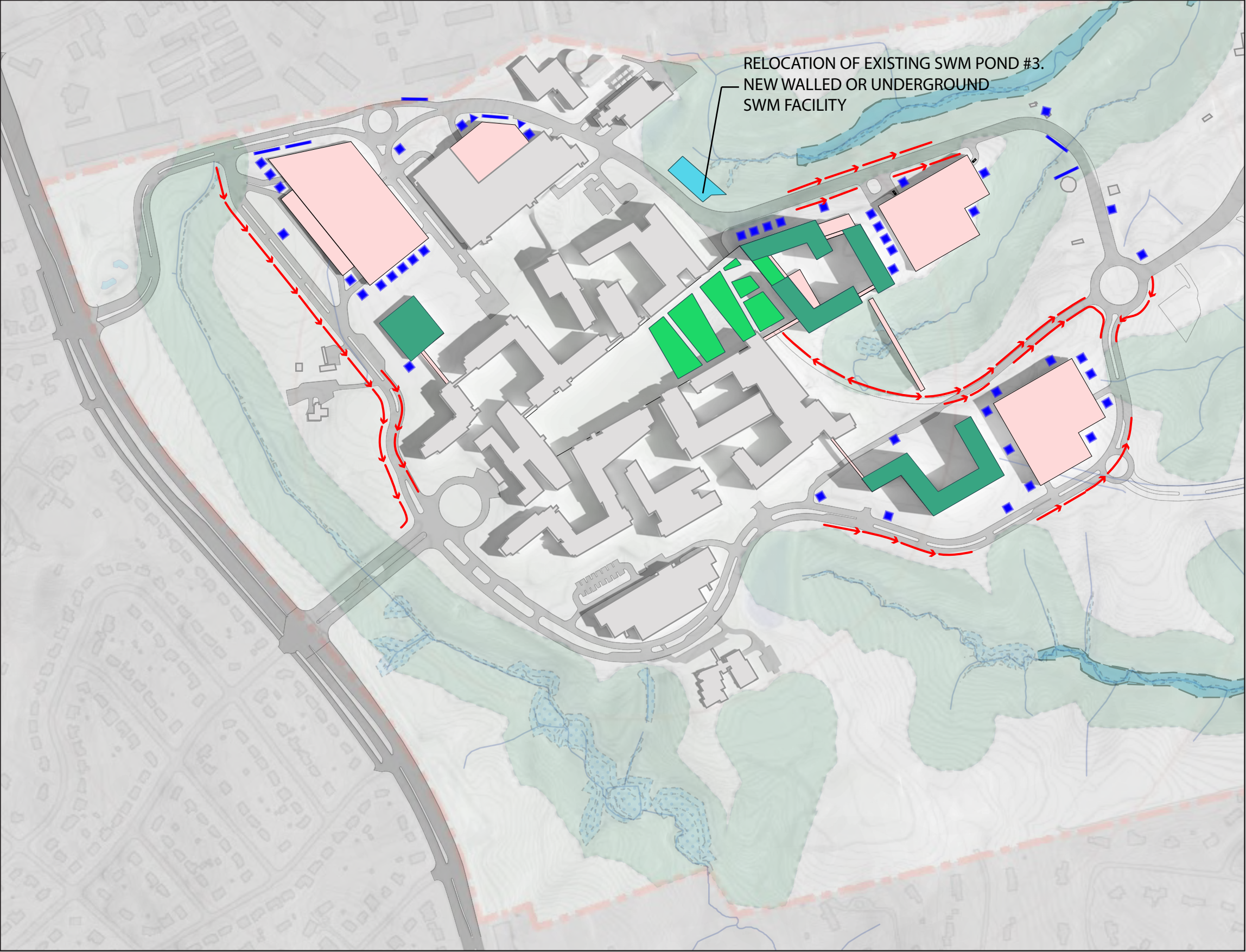
## AERIAL VIEW AND PROGRAM








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



# ALTERNATIVE A STORMWATER MANAGEMENT PLAN



LEGEND

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



Scale 1:5,000





# ALTERNATIVE A

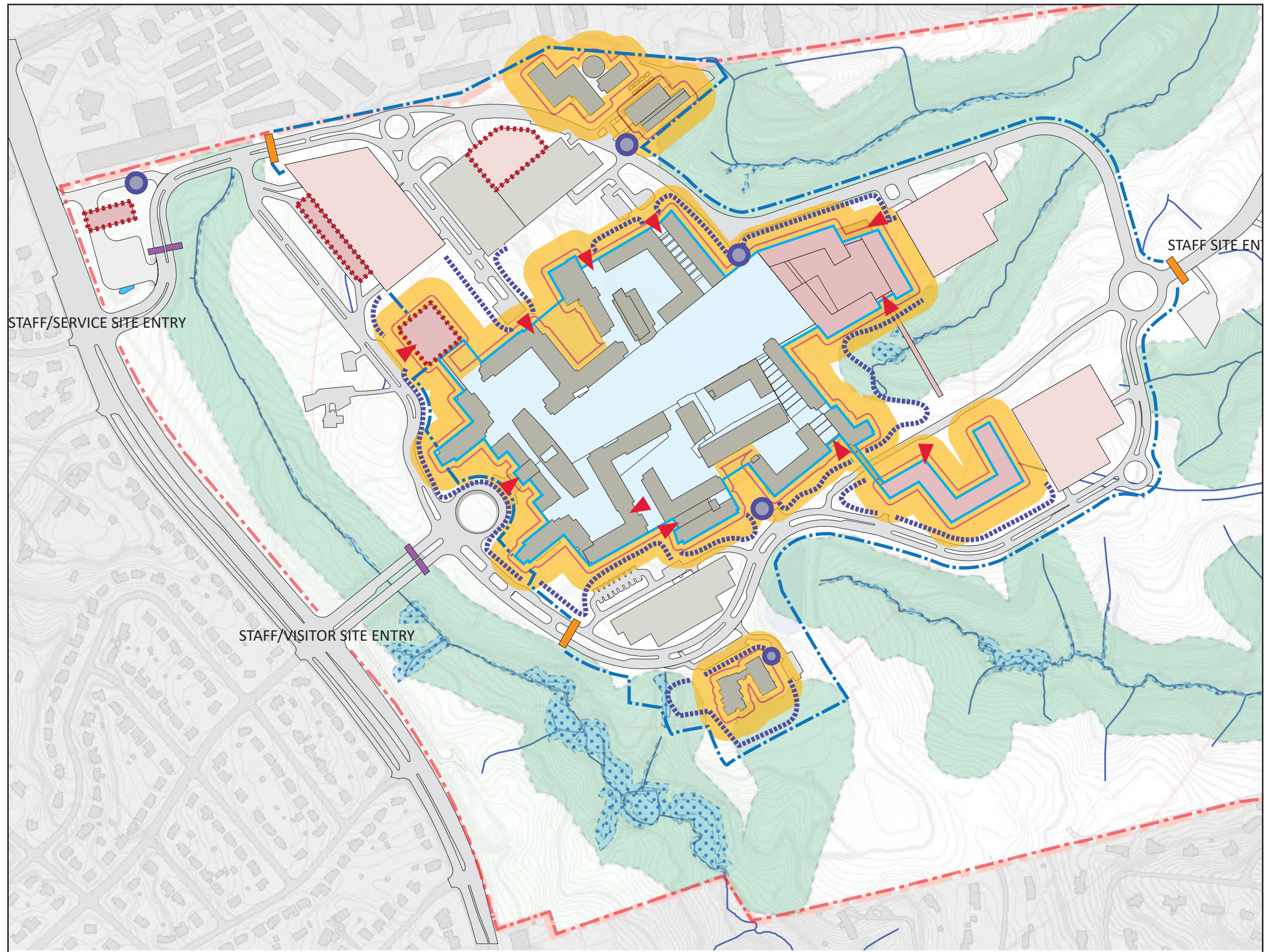
## SECURITY & ENVIRONMENTAL CONSTRAINTS DIAGRAM

### LEGEND

- 25' Standoff
- Site Perimeter
- Vehicle Barrier
- Outer Perimeter Fence
- Permanent Gate
- Over-size Vehicle Barrier
- Pedestrian Entrance Security Point
- Service Access Point
- Inner Campus Perimeter
- New Building
- New Building Garage
- Existing Building
- Existing Building Garage
- Entrance Function
- Stream Valley Buffer
- Wetland
- 100' Standoff



Scale 1:5,000





# ALTERNATIVE A ILLUSTRATIVE PLAN

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

## SUSTAINABILITY FEATURES

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



Scale 1:5,000







**ALTERNATIVE A**  
NEW HAMPSHIRE AND MAHAN DRIVE VIEW







# ALTERNATIVE A

MAHAN CIRCLE VIEW







# ALTERNATIVE A

SOUTH NEW HAMPSHIRE AVE VIEW







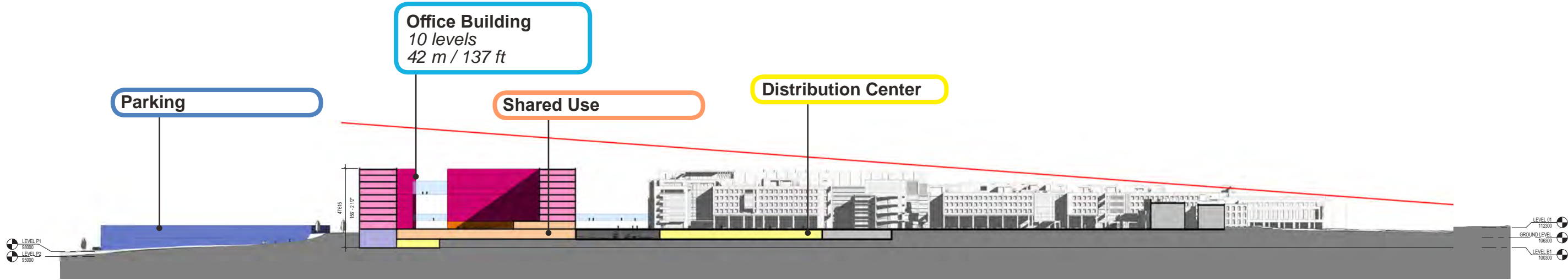
# ALTERNATIVE A

## COMMONS VIEW

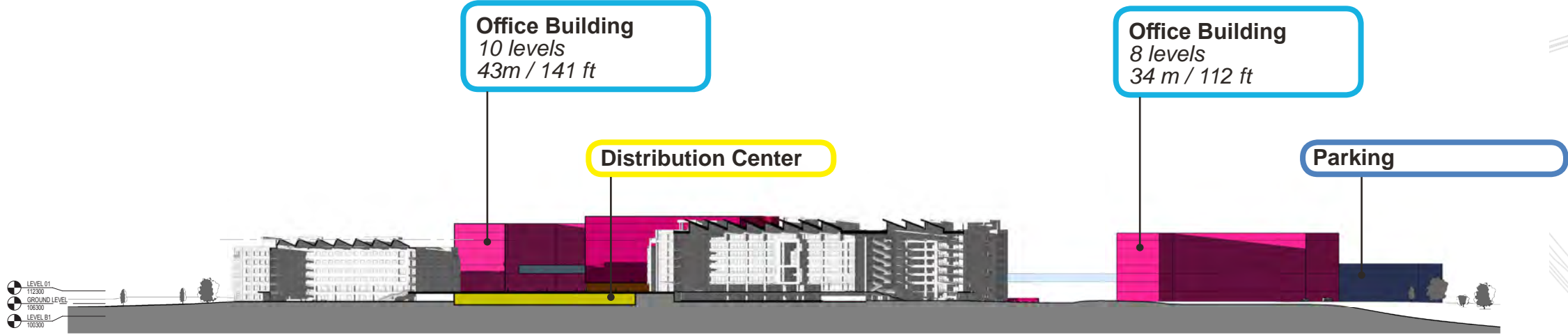




# ALTERNATIVE A SECTIONS



## SECTION A-A



## SECTION B-B



# ALTERNATIVE B CONCEPT DIAGRAM

- 1** Central Axis from Building 1
- 2** Cross Axis



## LEGEND

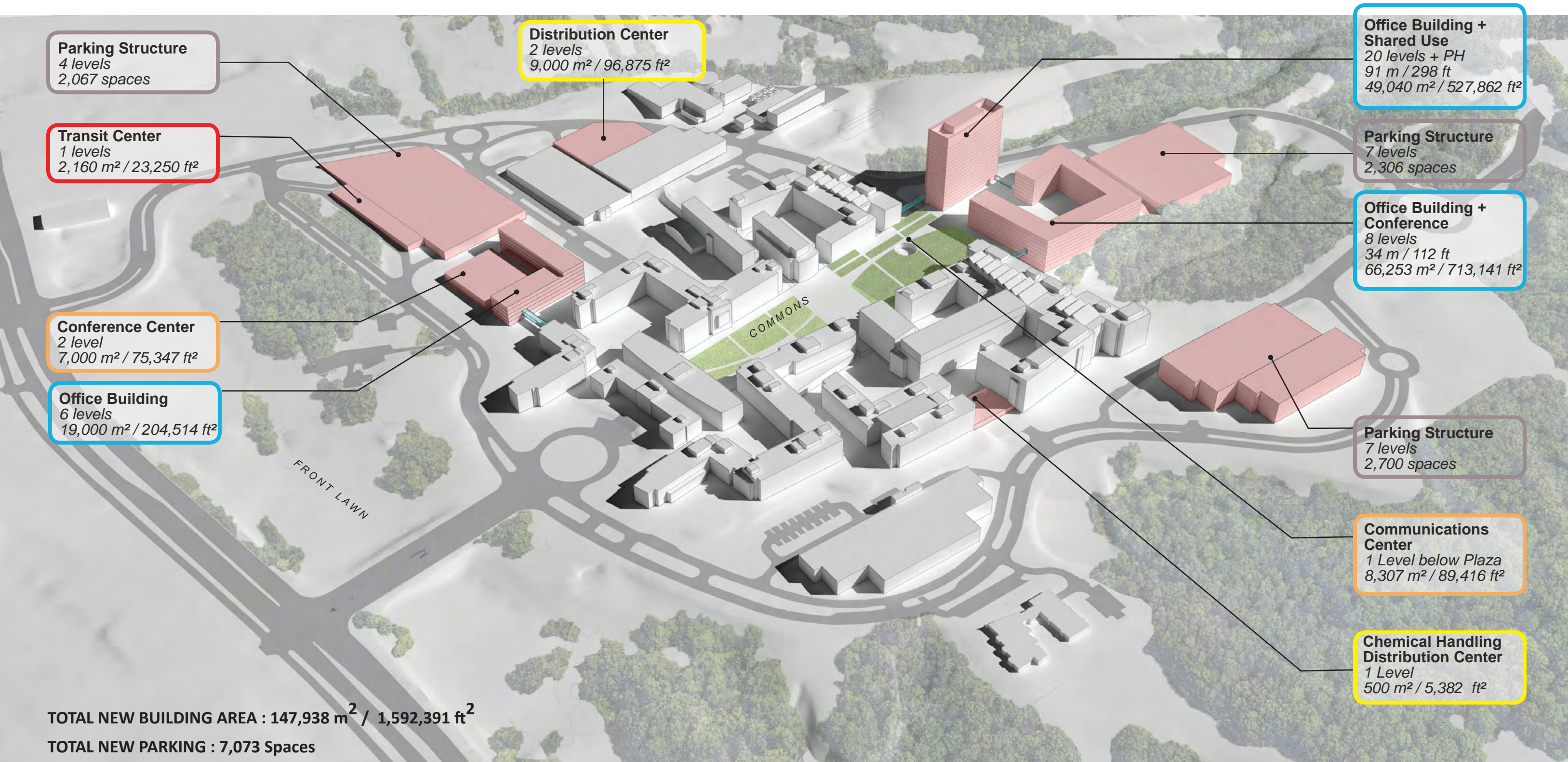
- New Development
- Axial Relationship



Scale 1:5,000





**ALTERNATIVE B****AERIAL VIEW AND PROGRAM**



# ALTERNATIVE B

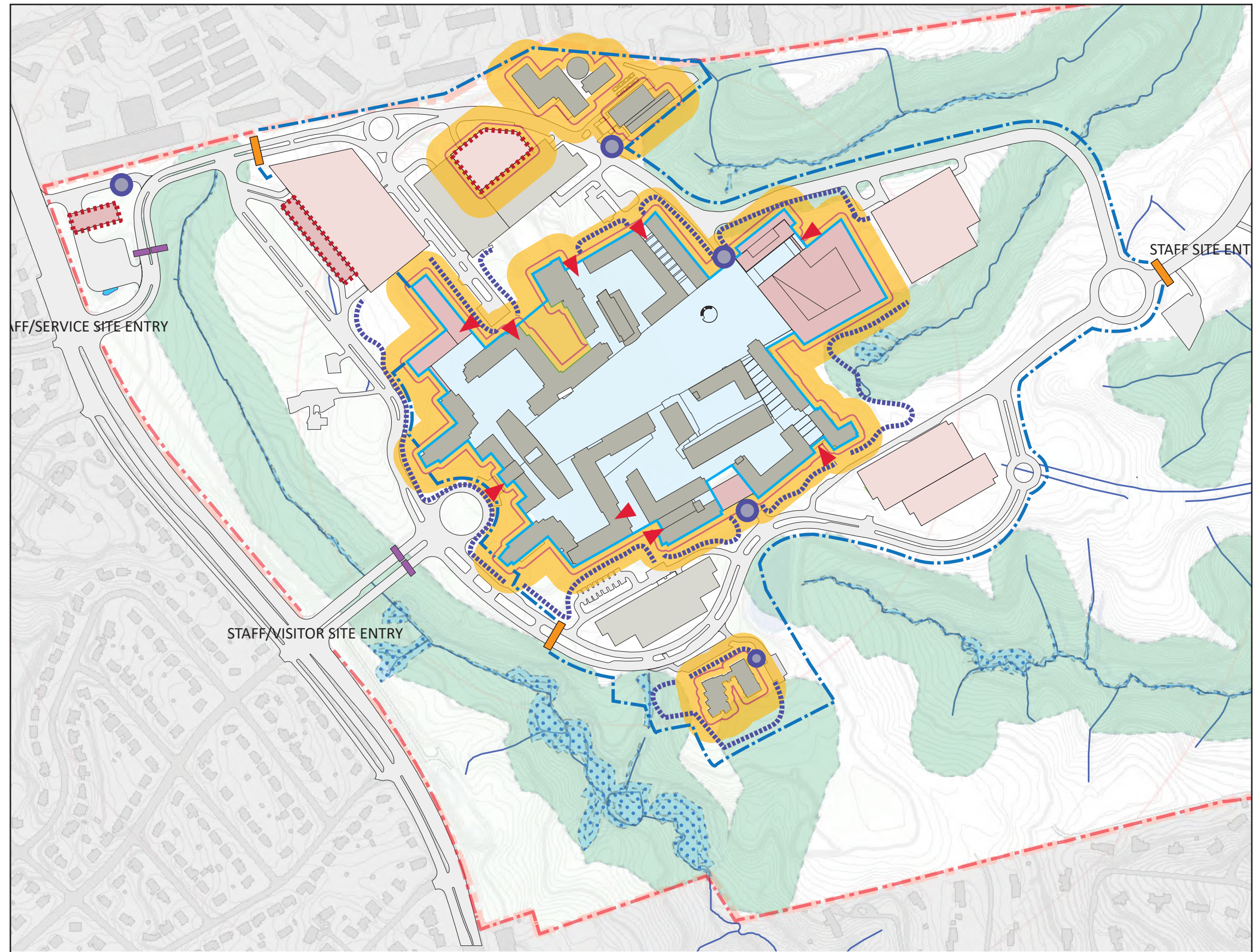
## SECURITY & ENVIRONMENTAL CONSTRAINTS DIAGRAM

### LEGEND

- 25' Standoff
- Site Perimeter
- Vehicle Barrier
- Outer Perimeter Fence
- Permanent Gate
- Over-size Vehicle Barrier
- Pedestrian Entrance Security Point
- Service Access Point
- Inner Campus Perimeter
- New Building
- New Building Garage
- Existing Building
- Existing Building Garage
- Entrance Function
- Stream Valley Buffer
- Wetland
- 100' Standoff



Scale 1:5,000





# ALTERNATIVE B

## ILLUSTRATIVE PLAN

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

### SUSTAINABILITY FEATURES

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



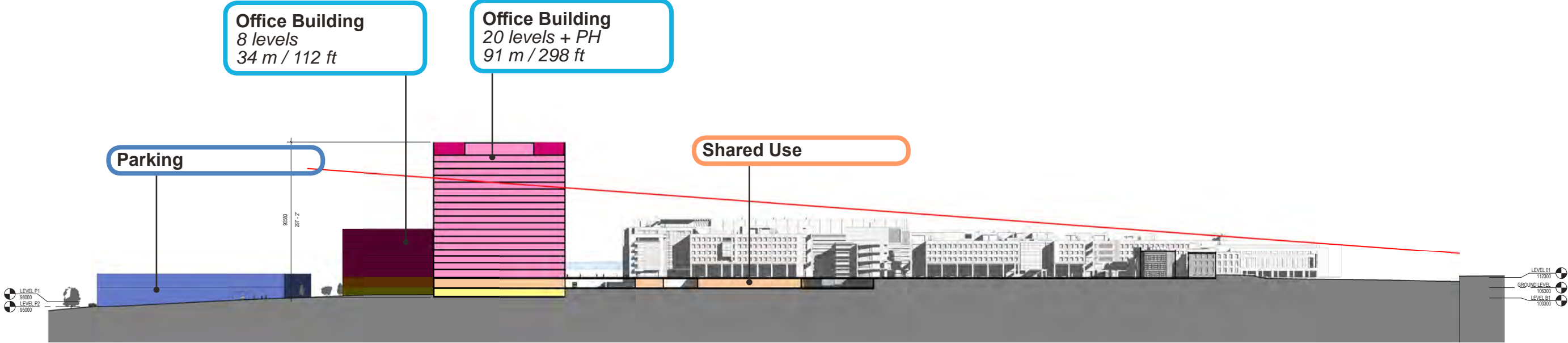
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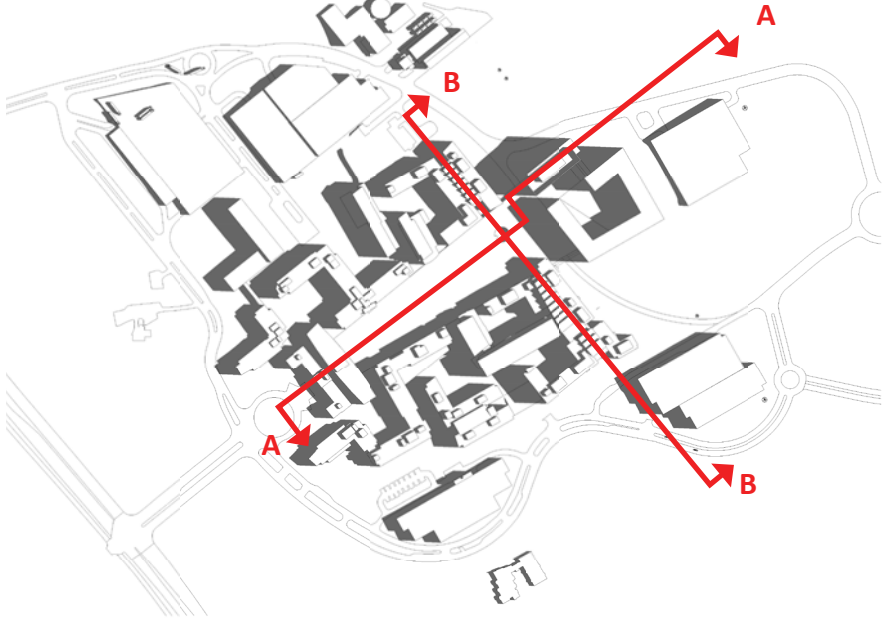
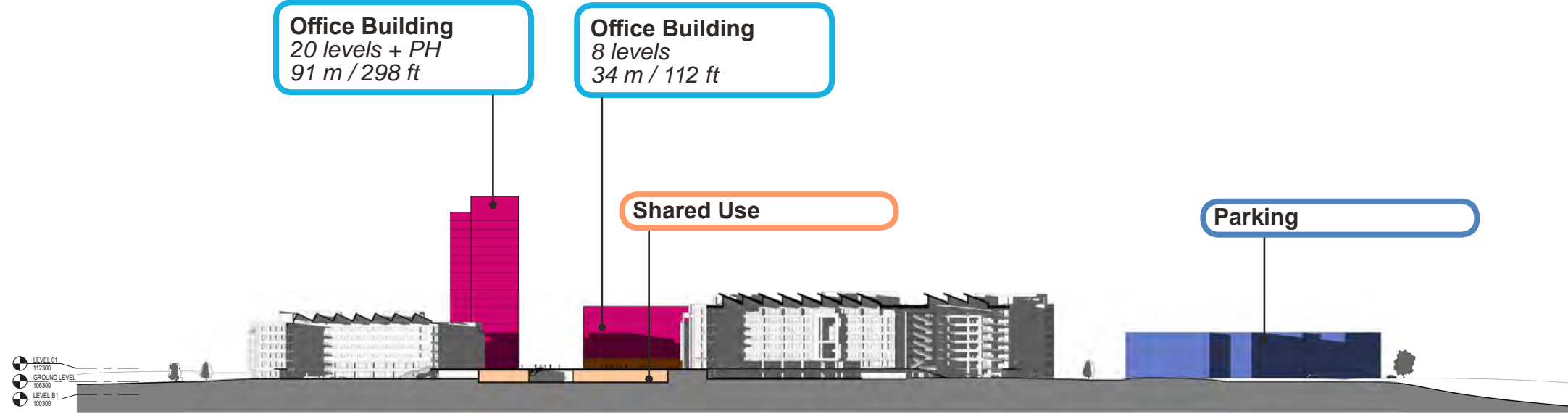


# ALTERNATIVE B

## SECTIONS



## SECTION A-A



## SECTION B-B





# ALTERNATIVE B

## COMMONS VIEW





**ALTERNATIVE B**  
NEW HAMPSHIRE AND MAHAN DRIVE VIEW







# ALTERNATIVE B

NEW HAMPSHIRE AND MAHAN DRIVE VIEW







# ALTERNATIVE B

MAHAN CIRCLE VIEW







**ALTERNATIVE B**  
SOUTH NEW HAMPSHIRE AVE VIEW





# ALTERNATIVE C CONCEPT DIAGRAM

- 1** Central Axis from Building 1
- 2** Cross Axis



## LEGEND

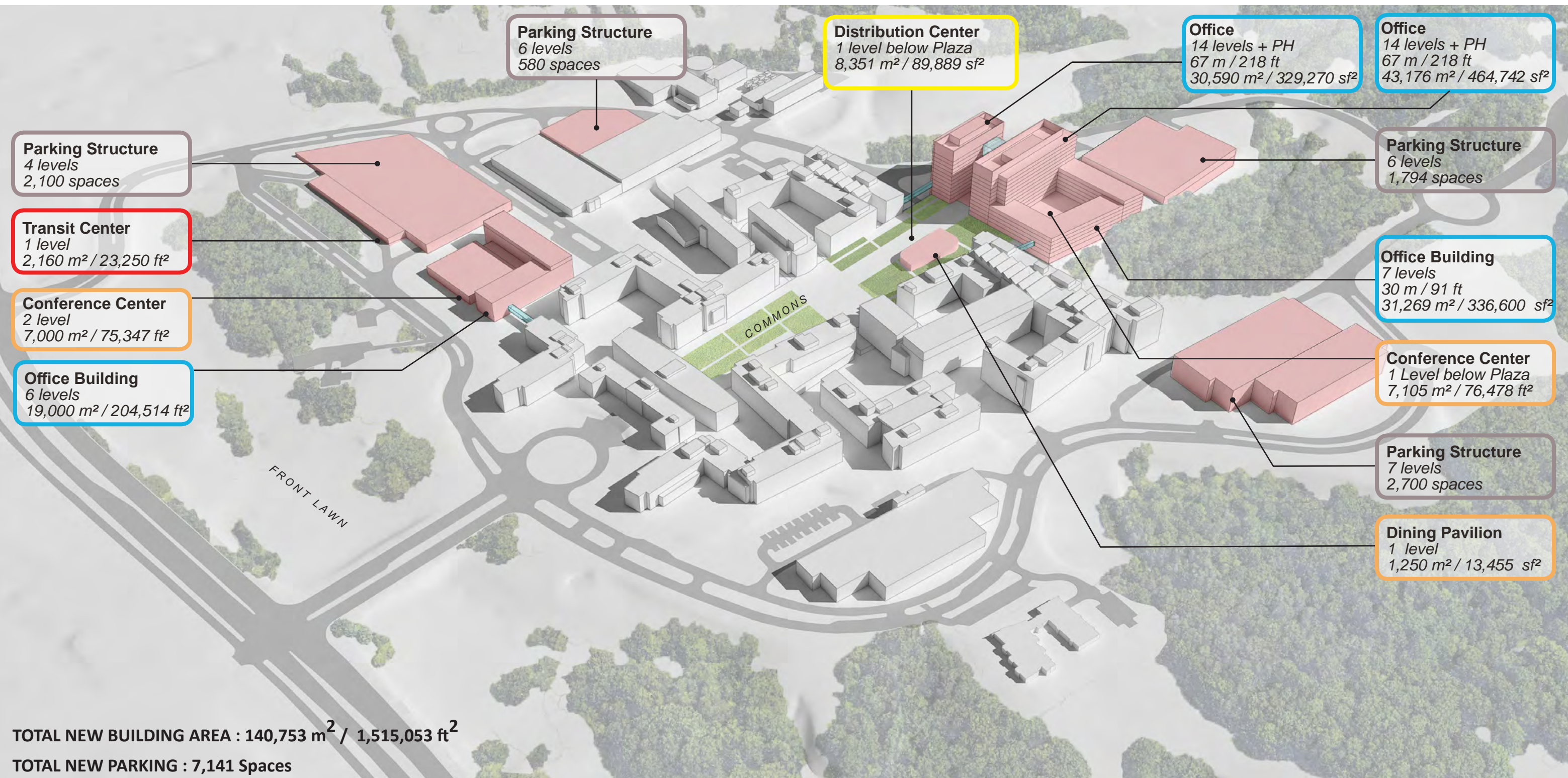
- New Development
- Axial Relationship



Scale 1:5,000





**ALTERNATIVE C****AERIAL VIEW AND PROGRAM**

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



# ALTERNATIVE C

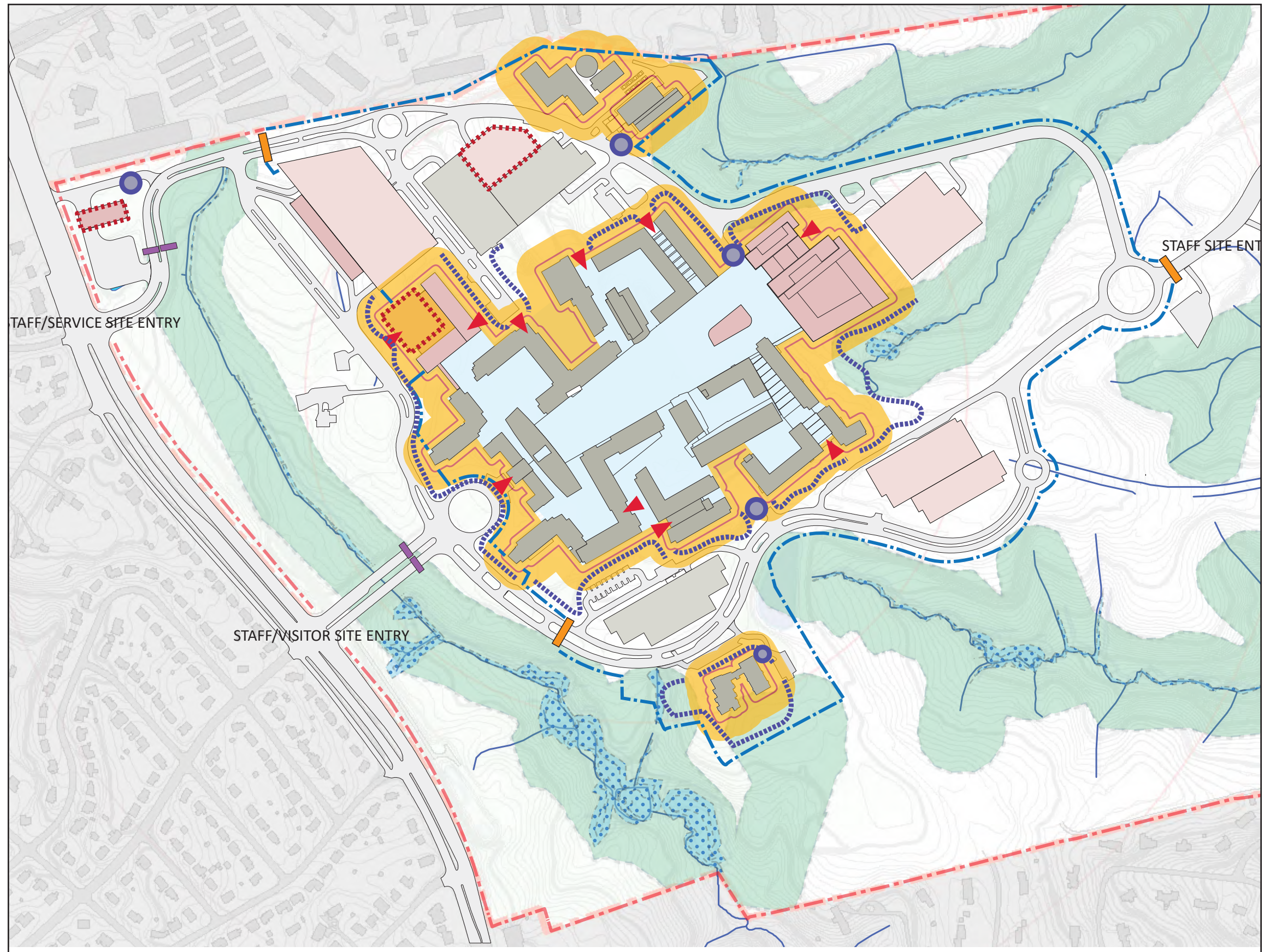
## SECURITY & ENVIRONMENTAL CONSTRAINTS DIAGRAM

### LEGEND

- 25' Standoff
- Site Perimeter
- Vehicle Barrier
- Outer Perimeter Fence
- Permanent Gate
- Over-size Vehicle Barrier
- Pedestrian Entrance Security Point
- Service Access Point
- Inner Campus Perimeter
- New Building
- New Building Garage
- Existing Building
- Existing Building Garage
- Entrance Function
- Stream Valley Buffer
- Wetland
- 100' Standoff



Scale 1:5,000





# ALTERNATIVE C

## ILLUSTRATIVE PLAN

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

### SUSTAINABILITY FEATURES

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



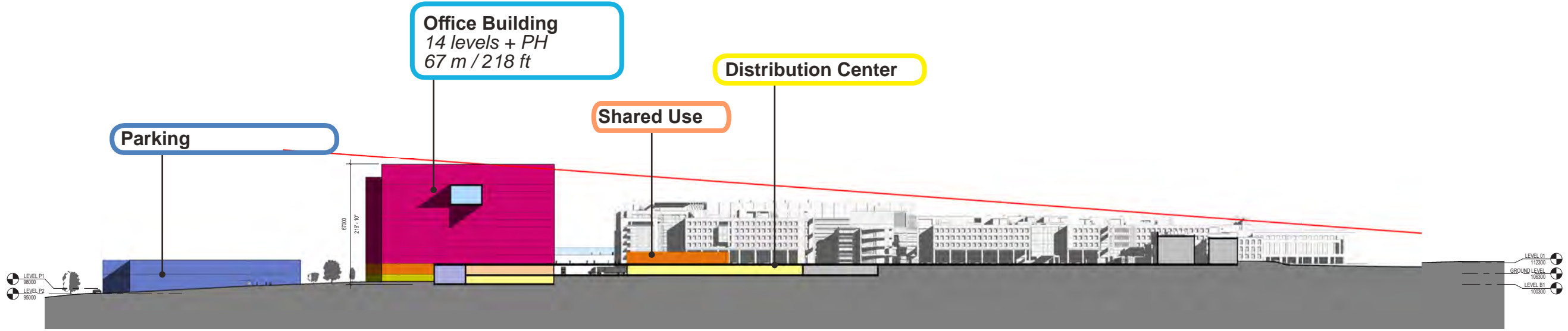
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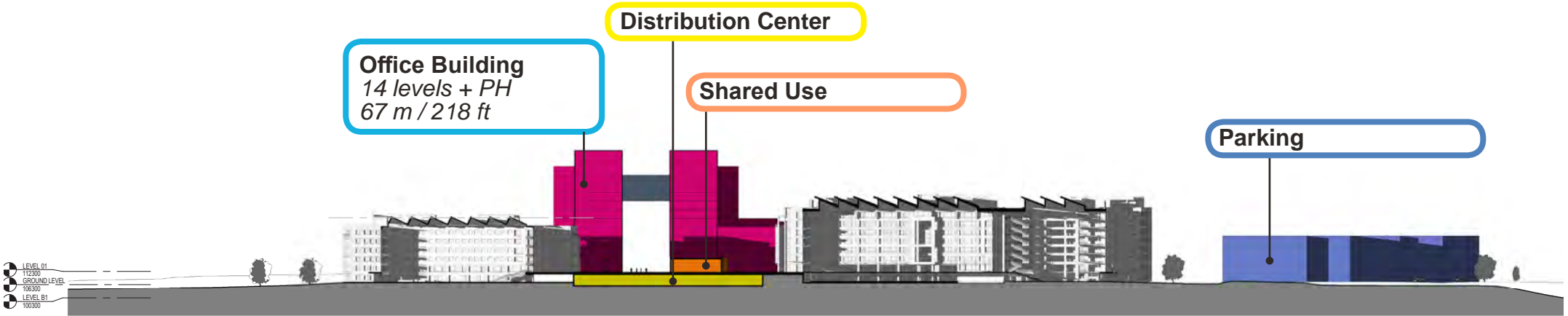


# ALTERNATIVE C

## SECTIONS



SECTION A-A



SECTION B-B







# ALTERNATIVE C

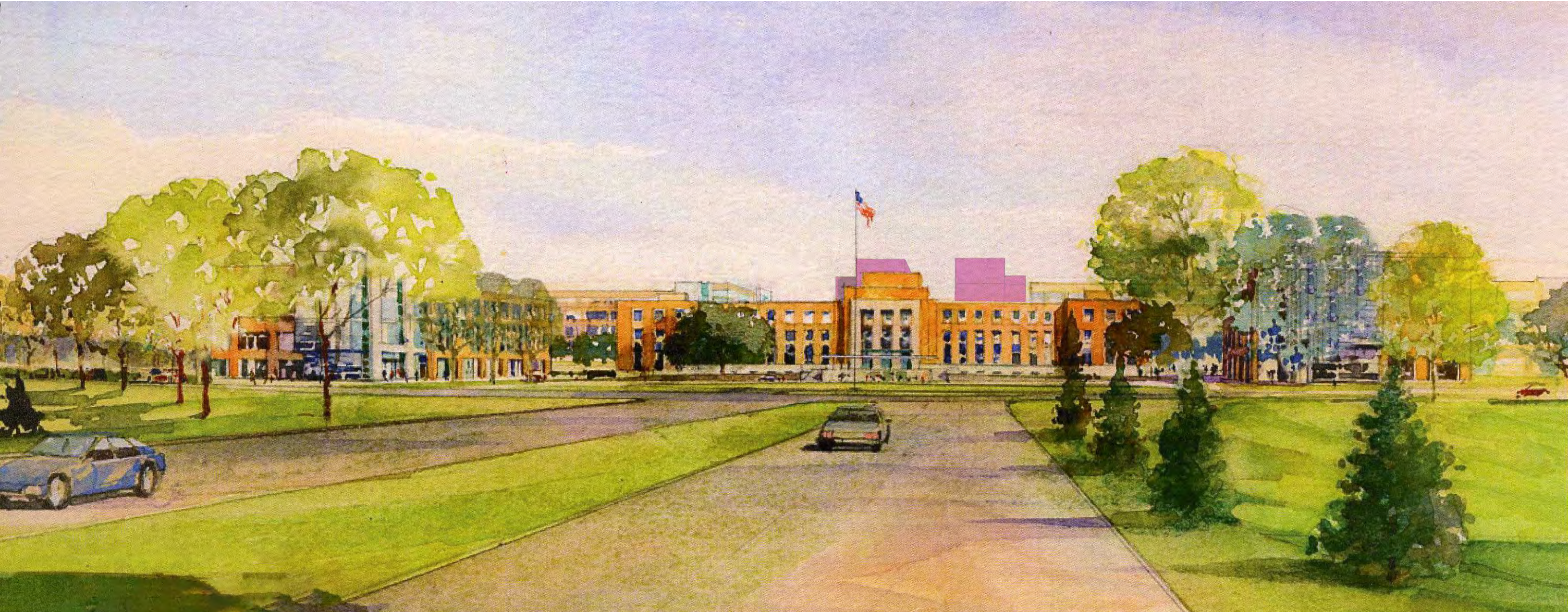
## COMMONS VIEW





# ALTERNATIVE C

NEW HAMPSHIRE AND MAHAN DRIVE VIEW







# ALTERNATIVE C

NEW HAMPSHIRE AND MAHAN DRIVE VIEW







# ALTERNATIVE C

MAHAN CIRCLE VIEW







# ALTERNATIVE C

SOUTH NEW HAMPSHIRE AVE. VIEW



NEW OFFICE BUILDING



# NO BUILD ALTERNATIVE

AERIAL VIEW





# NO BUILD ALTERNATIVE

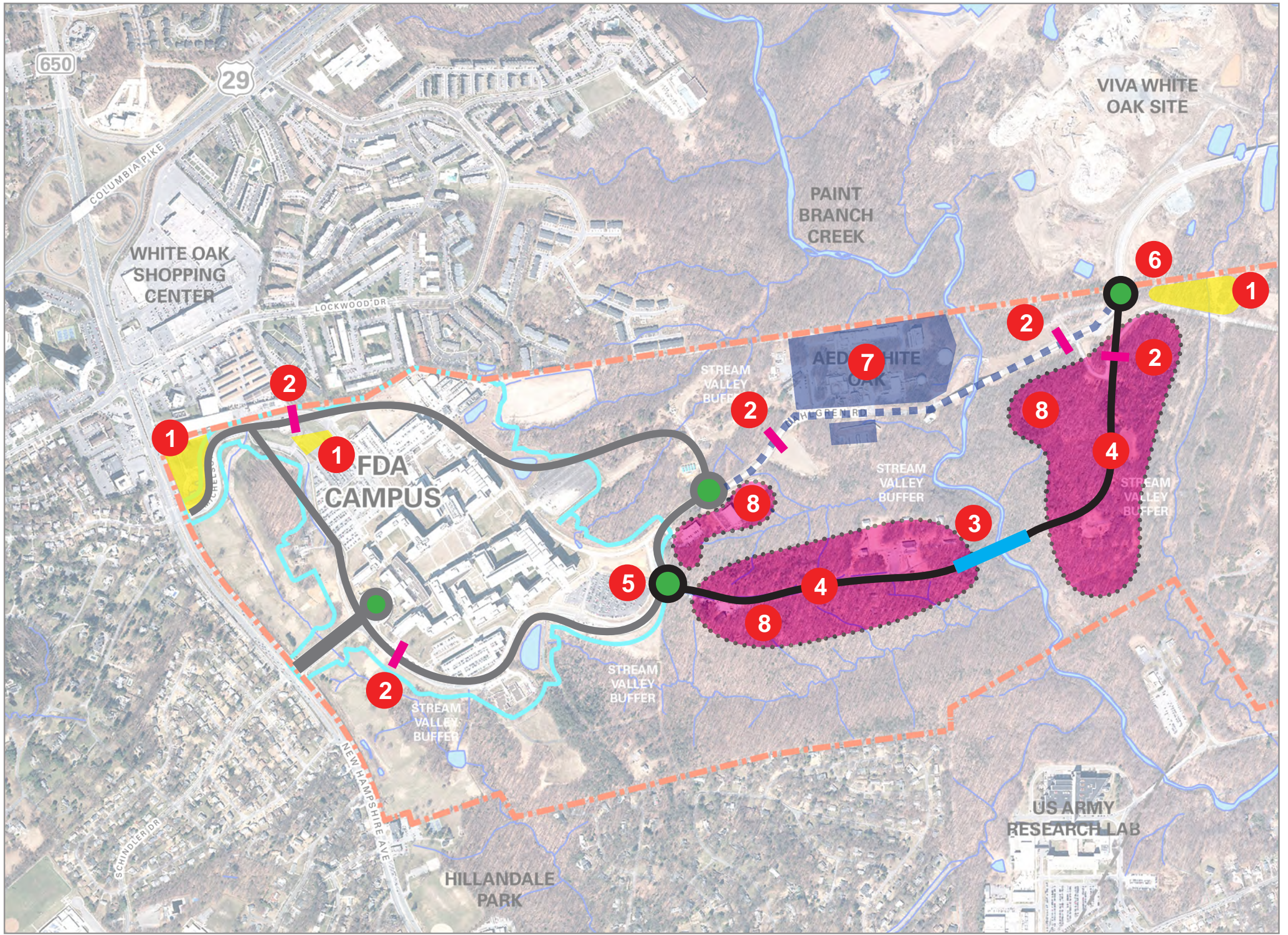
EXISTING COMMONS VIEW





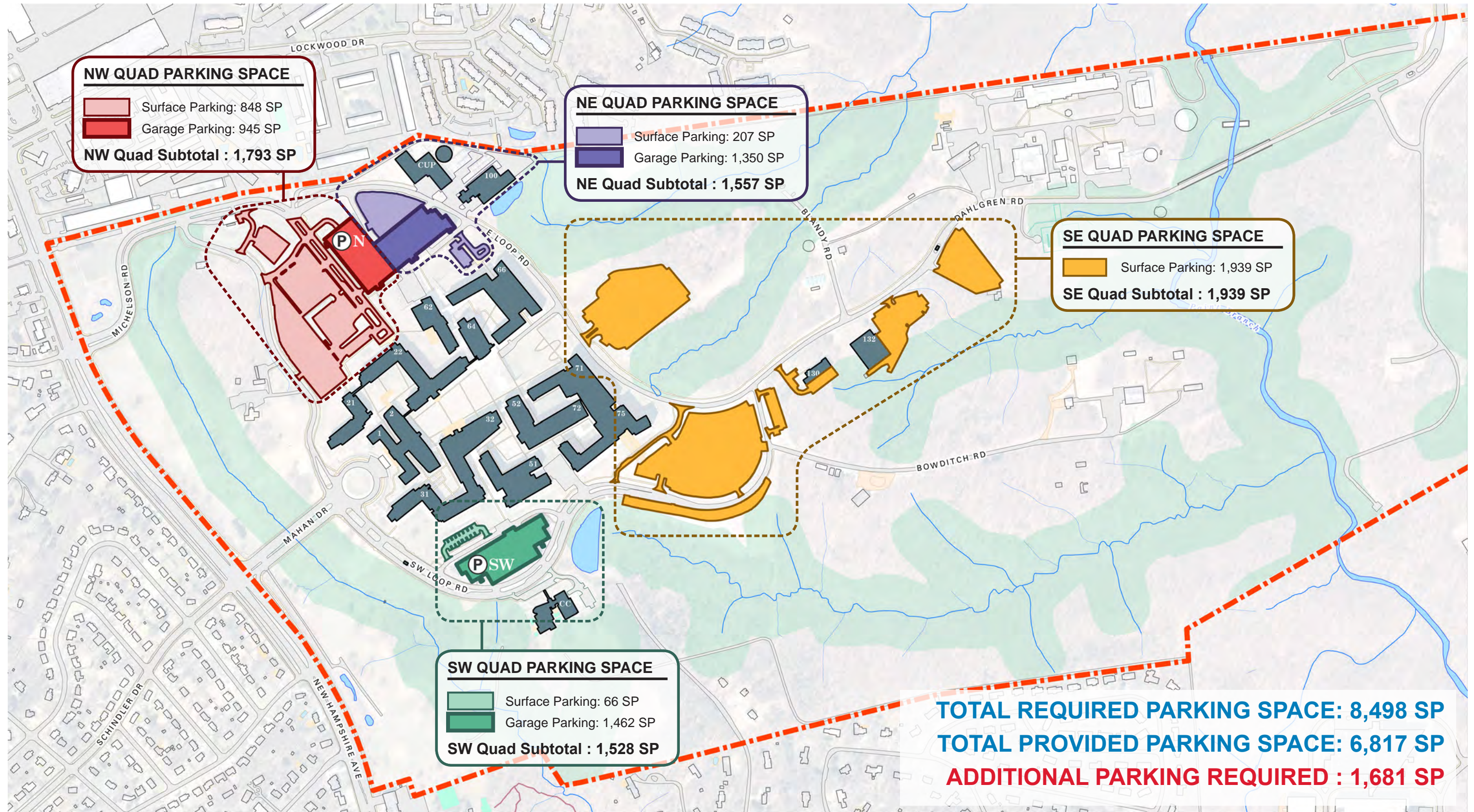
# POTENTIAL ACCESS ROAD & TRUCK SCREENING LOCATION OPTIONS

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





# EXISTING PARKING





# PARKING SUMMARY

## CURRENT PARKING : Staff (FDA & Support ) & Visitors

### Total Existing Parking Required :

8,498 - Required

6,817 - Existing parking

**1,681 - Parking Deficit**

*\* Current Peak Daily Population : 7,793*

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

### Total Projected Parking Required :

11,709 - Required

4,273 - Existing parking to remain

**7,436 - New Parking Required \*\***

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