
2021 Muirkirk Road Campus Master Plan

CONSULTING PARTIES INFORMATION MEETING

April 28, 2021

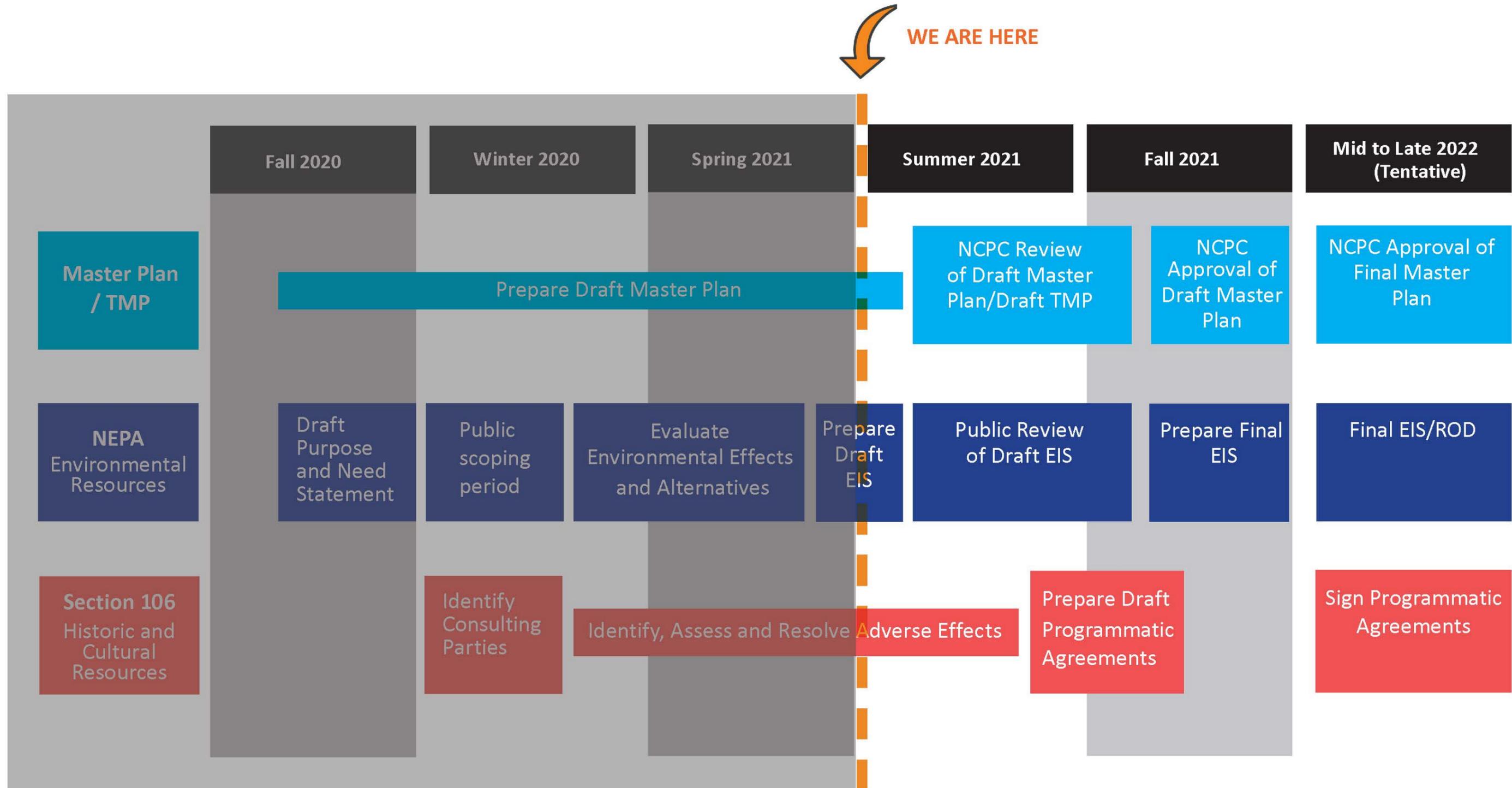
Consulting Parties Information Meeting

Welcome and Introduction



Consulting Parties Information Meeting

MASTER PLAN PROCESS



NHPA/NEPA

NHPA and NEPA Schedule

Draft Determination of Eligibility Concurrence	March 4, 2021
Draft Master Plan Development Alternatives	March 10, 2021
Introductory Consulting Parties Meeting	March 24, 2021
Preparation of Draft EIS	December 2020-end March 2021
Second Consulting Parties Meeting	April 28, 2021
Draft MP Submission to NCPC	June 4, 2021
Draft EIS Public Review Period	June 4-July 19, 2021
Draft EIS Public Hearing	June 23, 2021
NCPC Commission Hearing – Draft MP	September 2, 2021
NCPC Approval of Final Master Plan	Mid to late 2022 (tentative)
Final EIS/ROD	Mid to late 2022 (tentative)

Consulting Parties Meeting #1 – March 24, 2021

Review



Beltsville Research Facility Building

Introduction to the Project

Section 106 Process

Definition of the Undertaking

Area of Potential Effect (APE)

Muirkirk Road Campus History

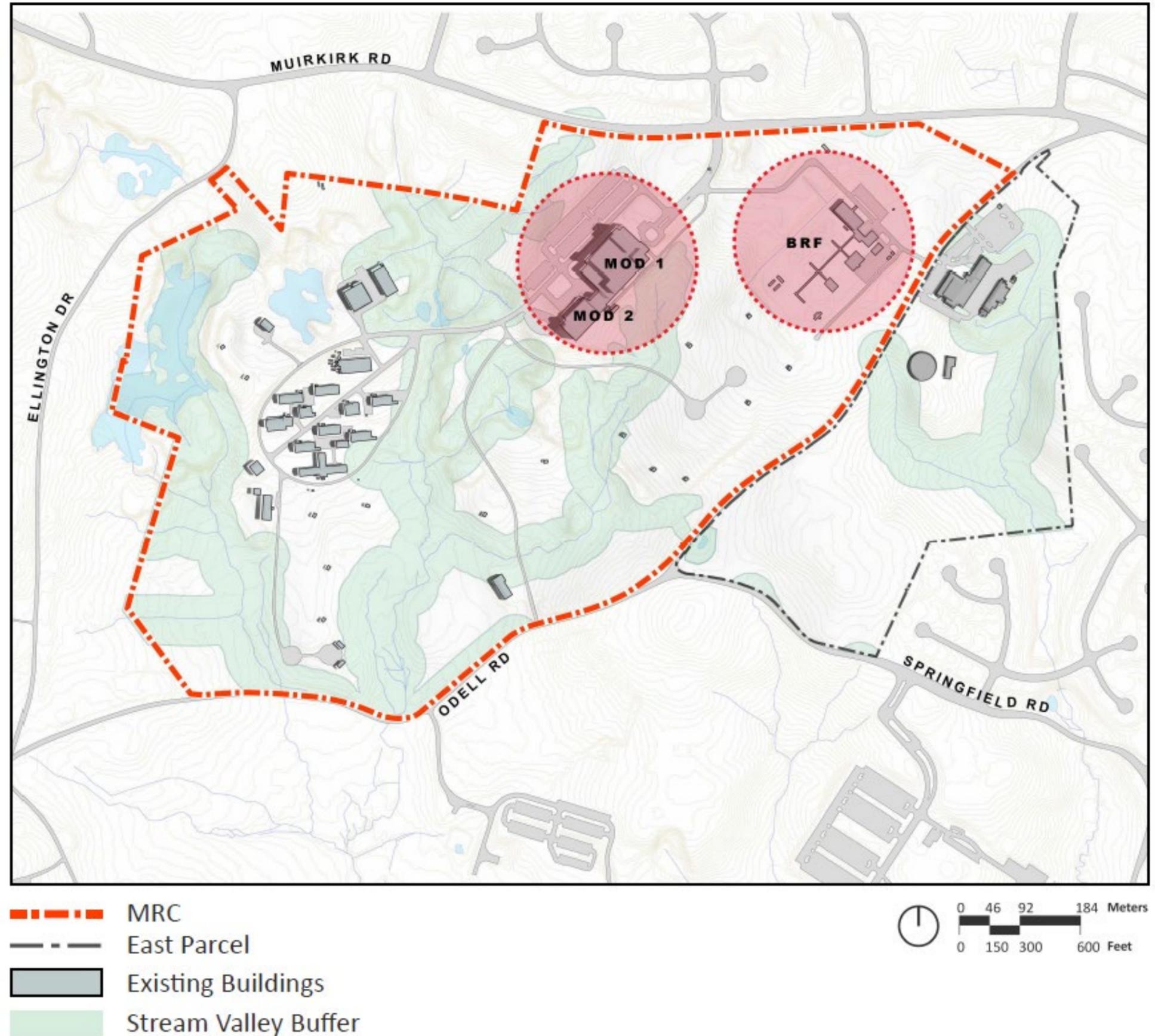
Resources in the APE

Master Plan Alternatives

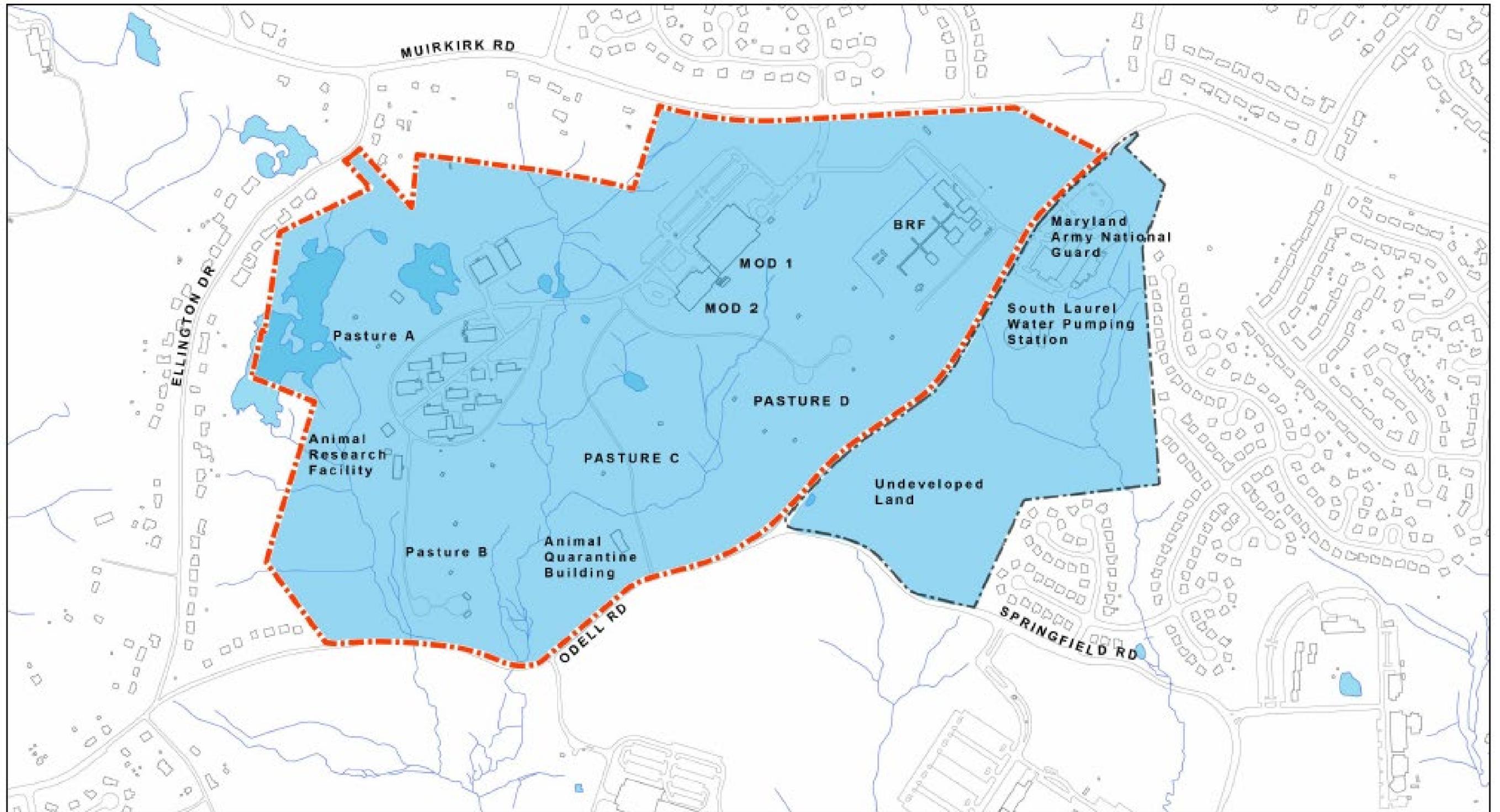
Archaeological Findings

Undertaking

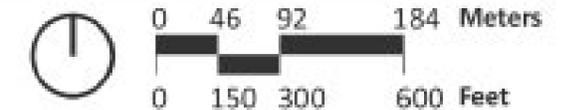
Expansion of MRC to consolidate FDA staff and to accommodate a total population of up to 1,800 employees in two phases over approximately 20 years.



Area of Potential Effect (APE)

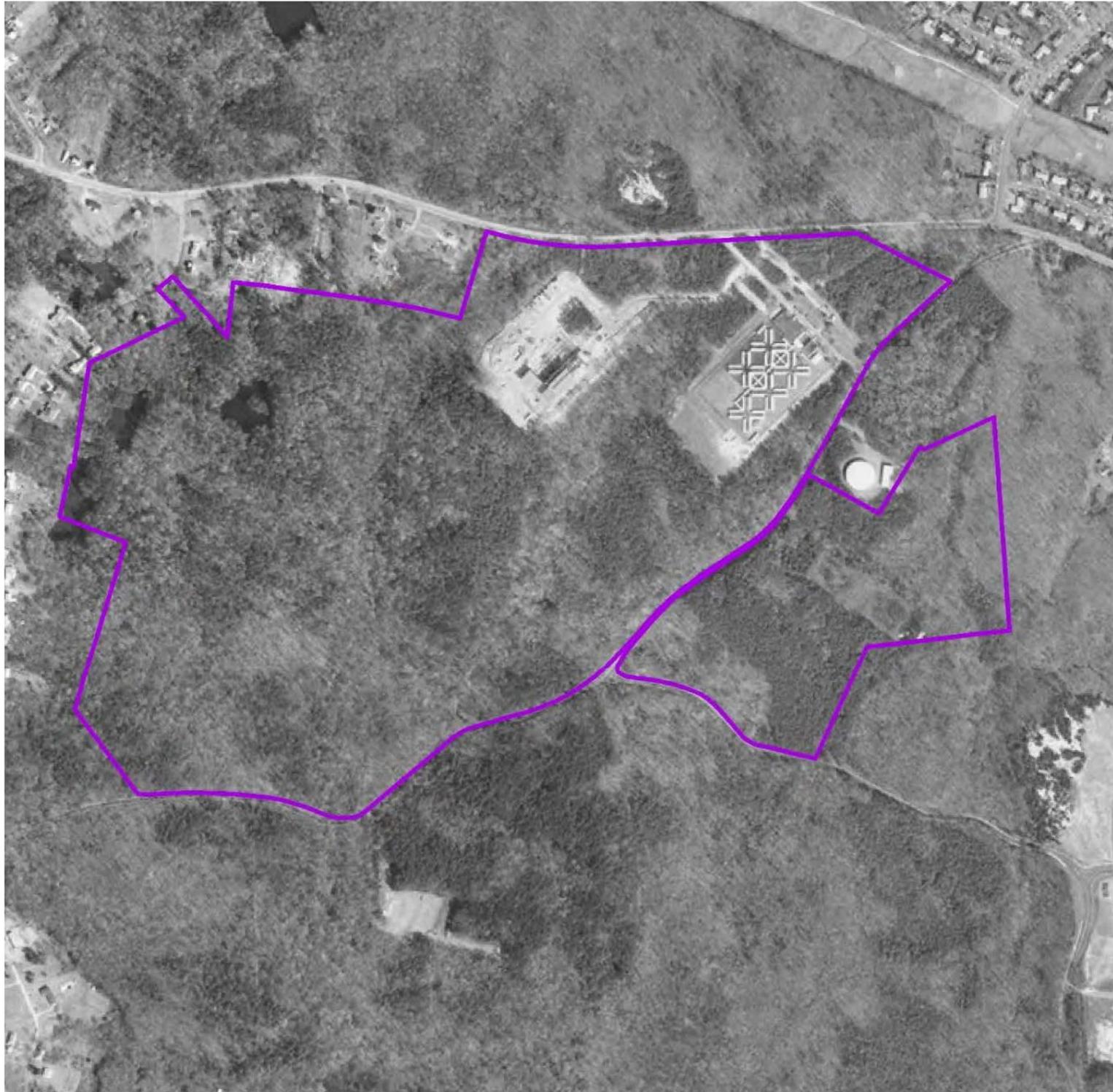


- MRC
- East Parcel
- Area of Potential Effect



Consulting Parties Meeting #2 – April 28, 2021

Agenda



1984 aerial

Master Plan Development

Section 106 Effects

Potential Effects

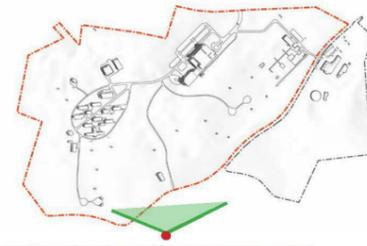
Agreement Documents

Next Steps

Questions/Discussion

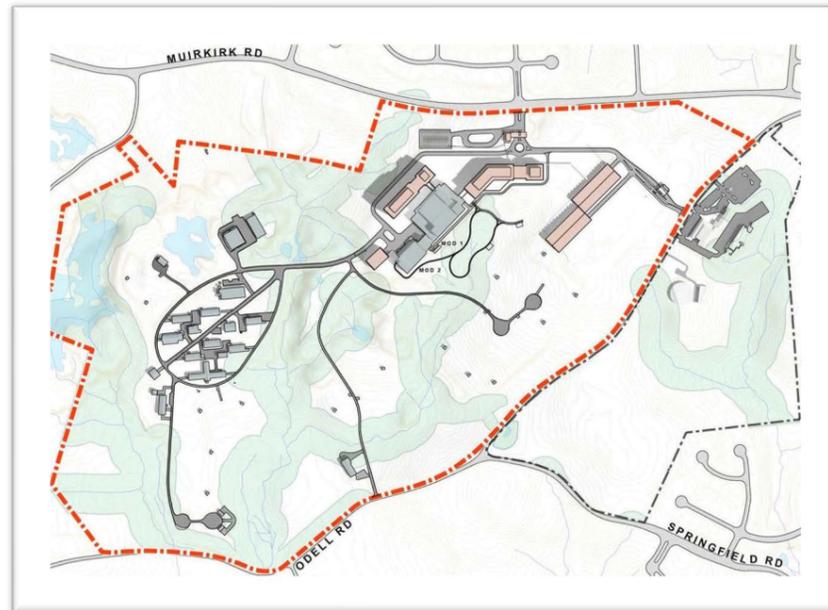
Preliminary Draft Development Alternatives

NO-ACTION ALTERNATIVE
Aerial View Looking North



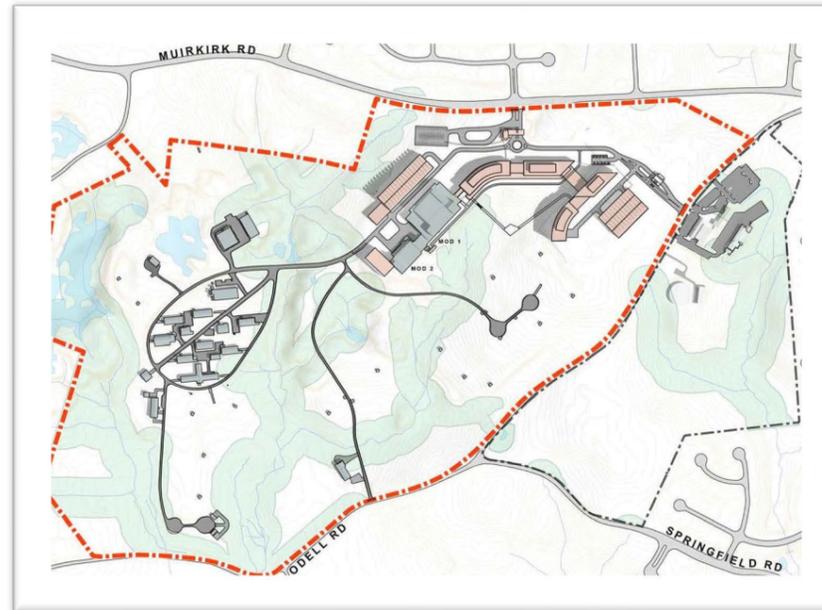
Preliminary Draft Development Alternatives

Alternative A: Compact Campus; Integrating old and new



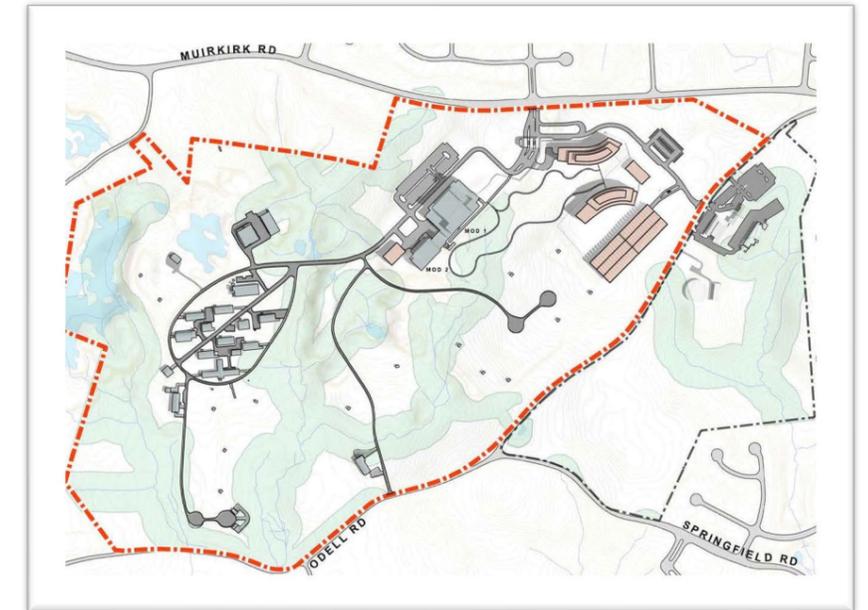
- Concentrates new office development at MOD 1 and 2
- Locates all new parking at BRF in two garages
- Is most disruptive during construction
- Adds the least impervious surfaces
- Requires more new roadways than B but less than C

Alternative B: Dual Campus; Distributing development between two sites



- Splits new office development between MOD 1 and 2 and BRF
- Locates one new parking garage at MOD 1 and 2 and one at BRF
- Causes moderate disruption during construction
- Adds more impervious surfaces than A but less than C
- Requires least new roadways

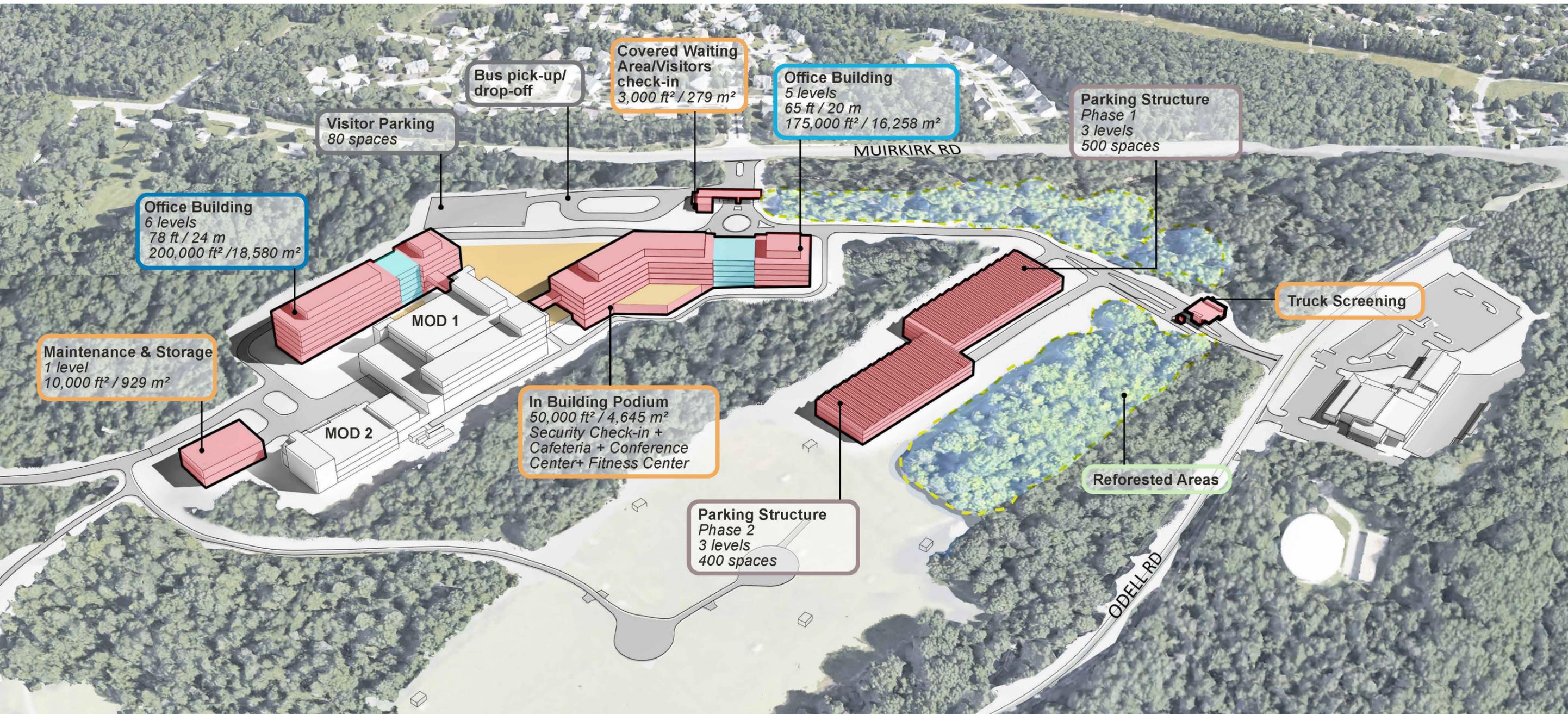
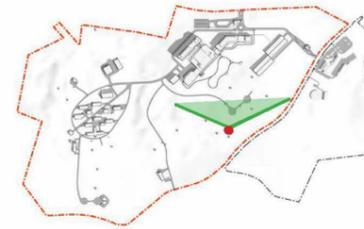
Alternative C: Northeast Campus; Reimagining BRF



- Concentrates new office development at BRF
- Locates all new parking at BRF in one garage
- Is least disruptive during construction
- Adds most impervious surfaces
- Requires most new roadways

Preliminary Draft Development Alternatives

Alternative A: Compact Campus; Integrating old and new
Aerial View Looking North



TOTAL NEW BUILDING AREA: 438,000 ft² / 40,692 m² | TOTAL NEW PARKING : 980 Spaces



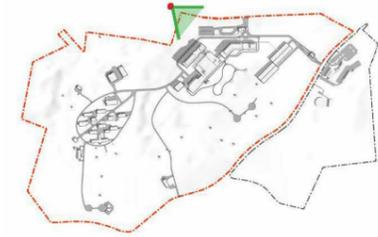
Preliminary Draft Development Alternatives

Alternative A: Compact Campus; Integrating old and new
View from Muirkirk Road Looking Southeast



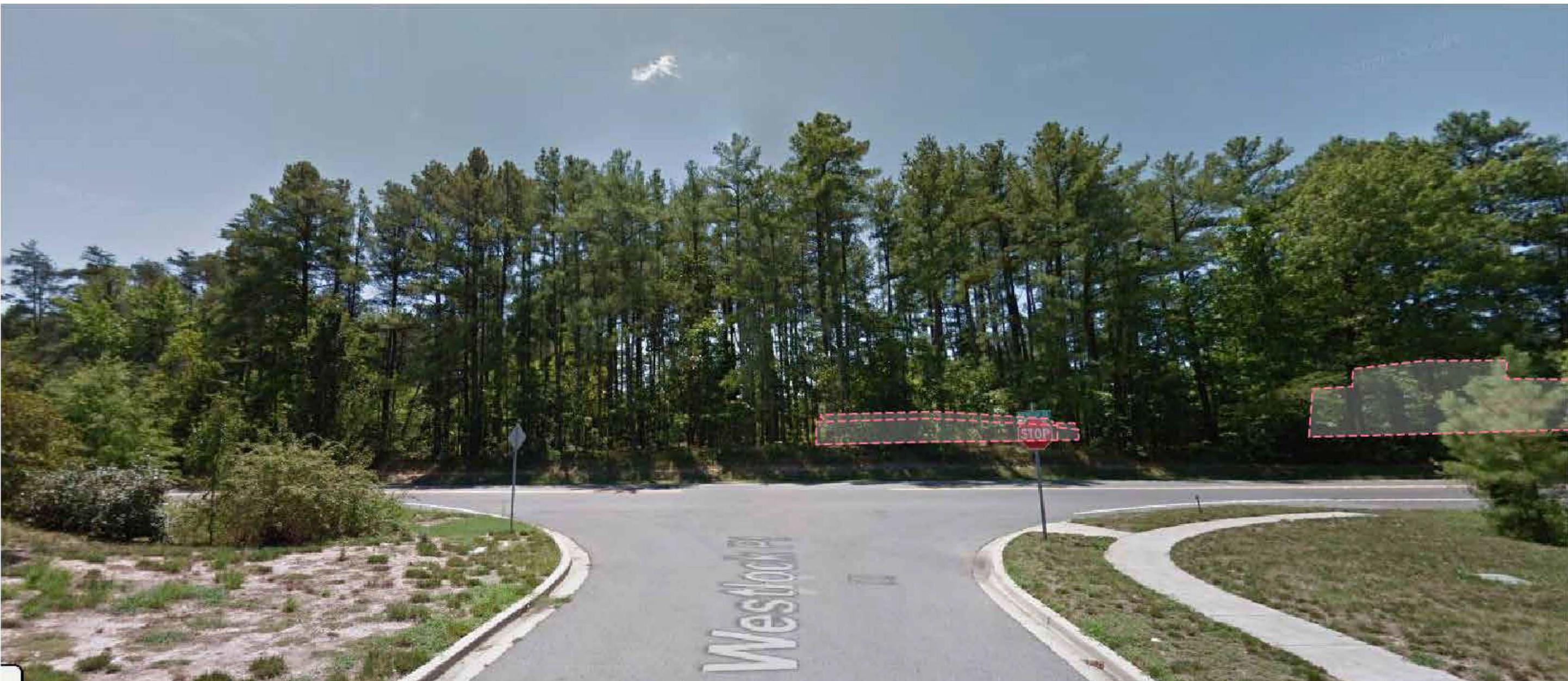
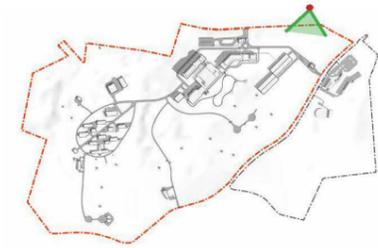
Preliminary Draft Development Alternatives

Alternative A: Compact Campus; Integrating old and new
View from Muirkirk Road Looking East



Preliminary Draft Development Alternatives

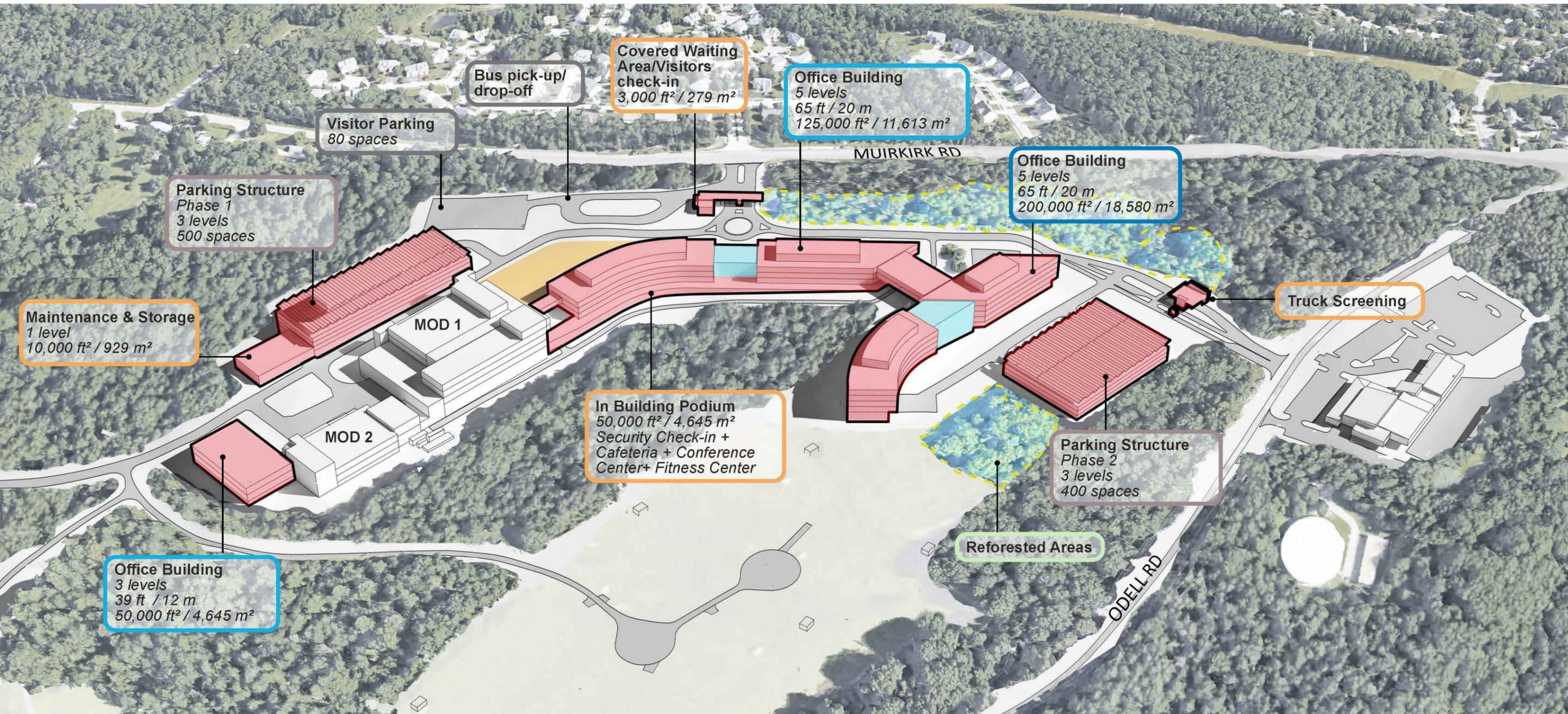
Alternative A: Compact Campus; Integrating old and new
View from Westlock Place Looking South



Preliminary Draft Development Alternatives

Alternative B: Dual Campus; Distributing development between two sites

Aerial View Looking North



TOTAL NEW BUILDING AREA: 438,000 ft² / 40,692 m² | TOTAL NEW PARKING : 980 Spaces



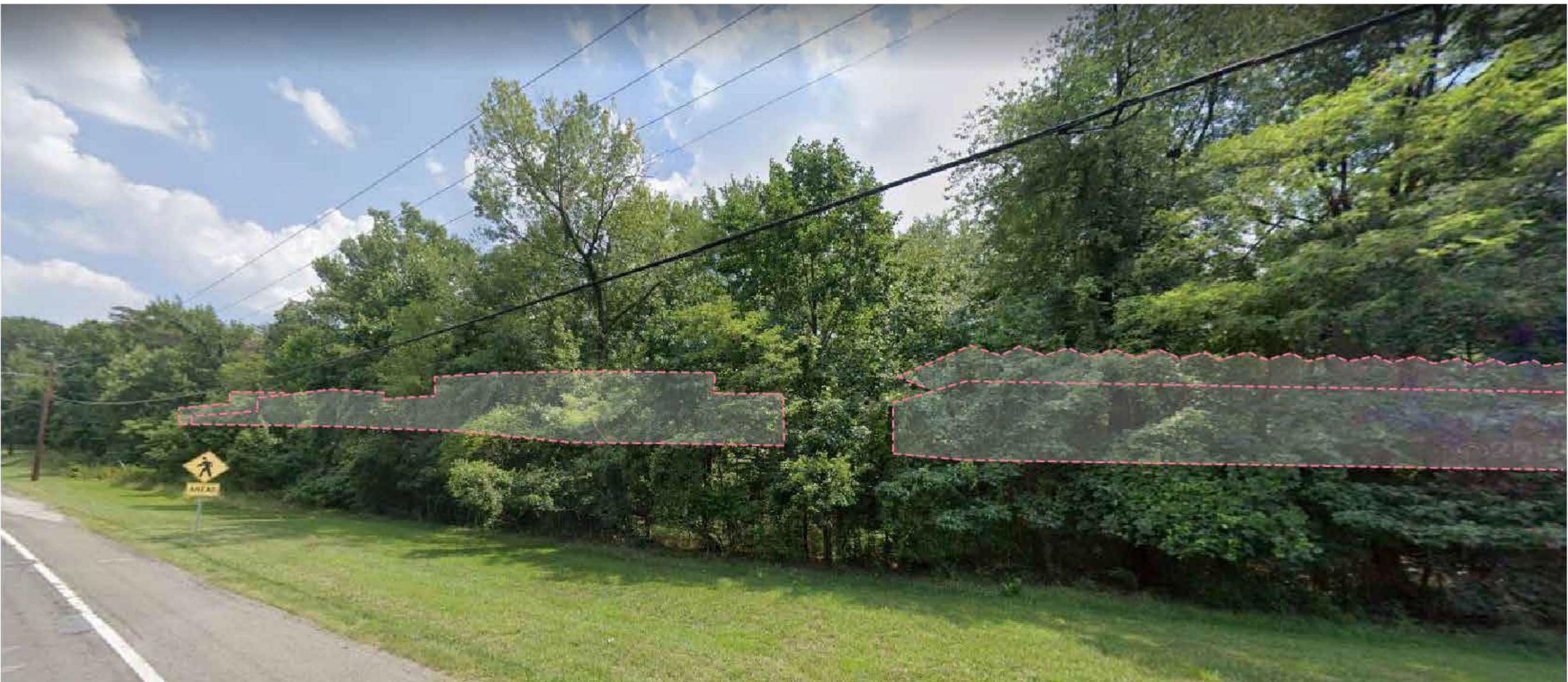
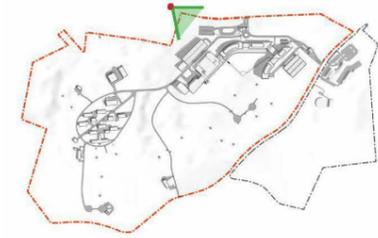
Preliminary Draft Development Alternatives

Alternative B: Dual Campus; Distributing development between two sites
View from Muirkirk Road Looking Southeast



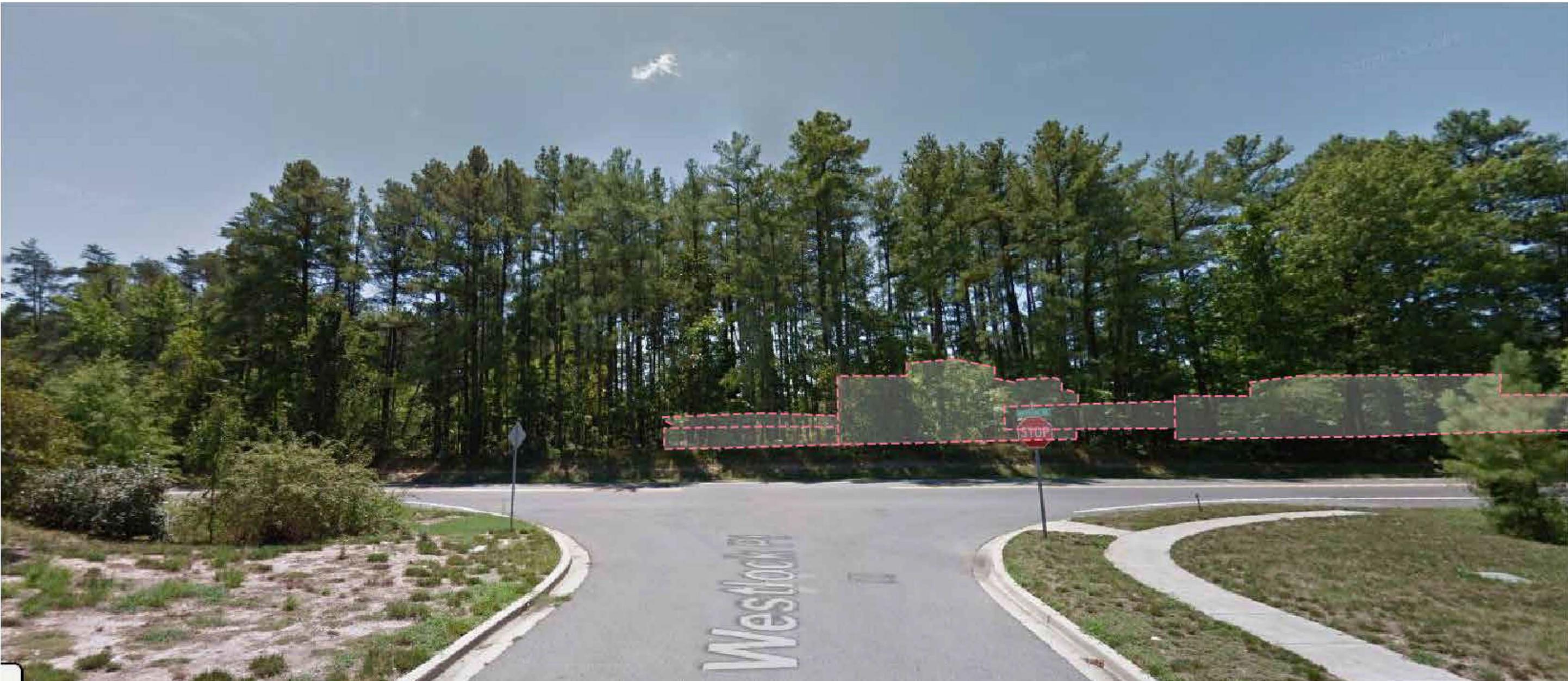
Preliminary Draft Development Alternatives

Alternative B: Dual Campus; Distributing development between two sites
View from Muirkirk Road Looking East



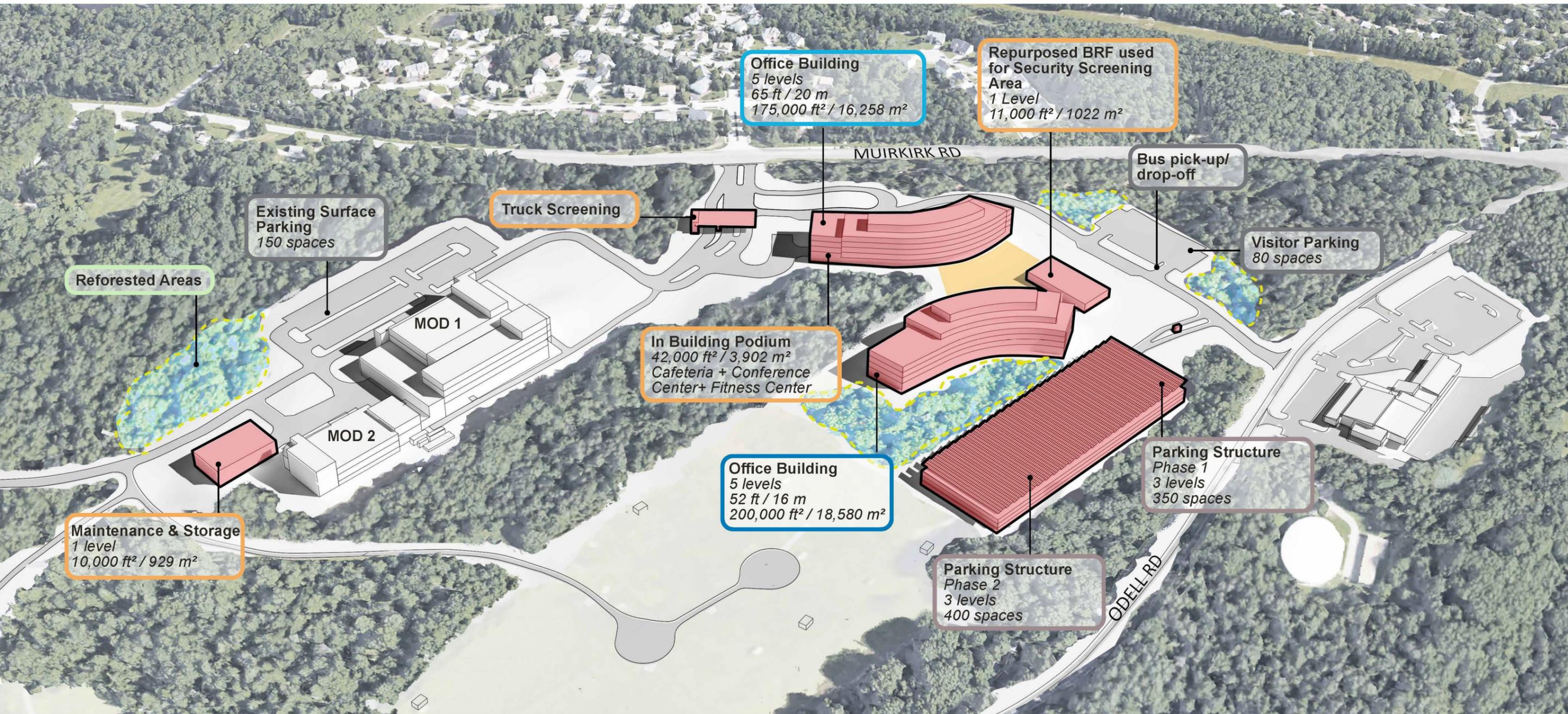
Preliminary Draft Development Alternatives

Alternative B: Dual Campus; Distributing development between two sites
View from Westlock Place Looking South



Preliminary Draft Development Alternatives

Alternative C: Northeast Campus; Reimagining BRF
Aerial View Looking North

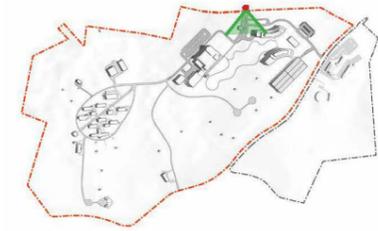


TOTAL NEW BUILDING AREA: 438,000 ft² / 40,692 m² | TOTAL NEW PARKING : 750 Spaces



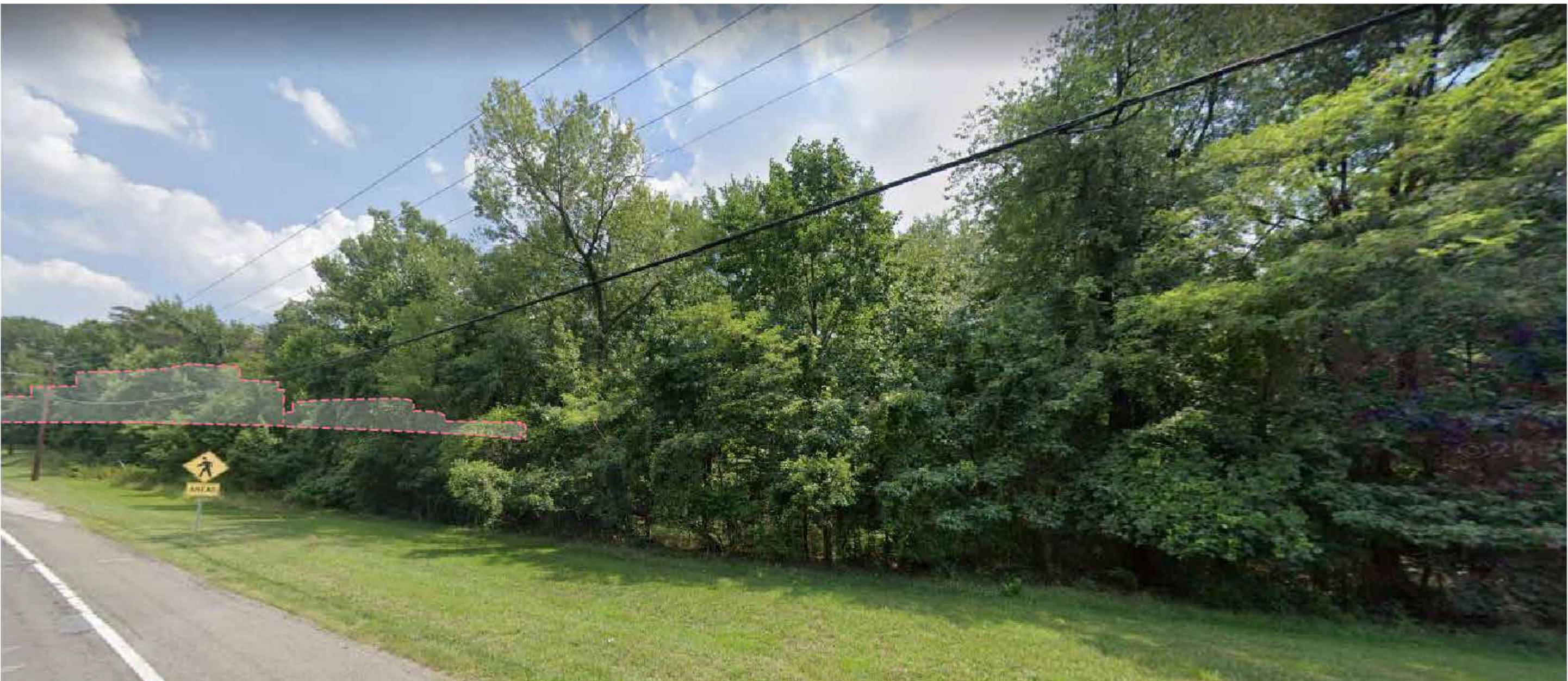
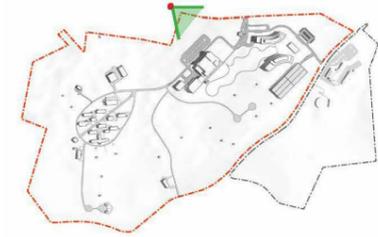
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Alternative C: Northeast Campus; Reimagining BRF
View from Muirkirk Road Looking Southeast



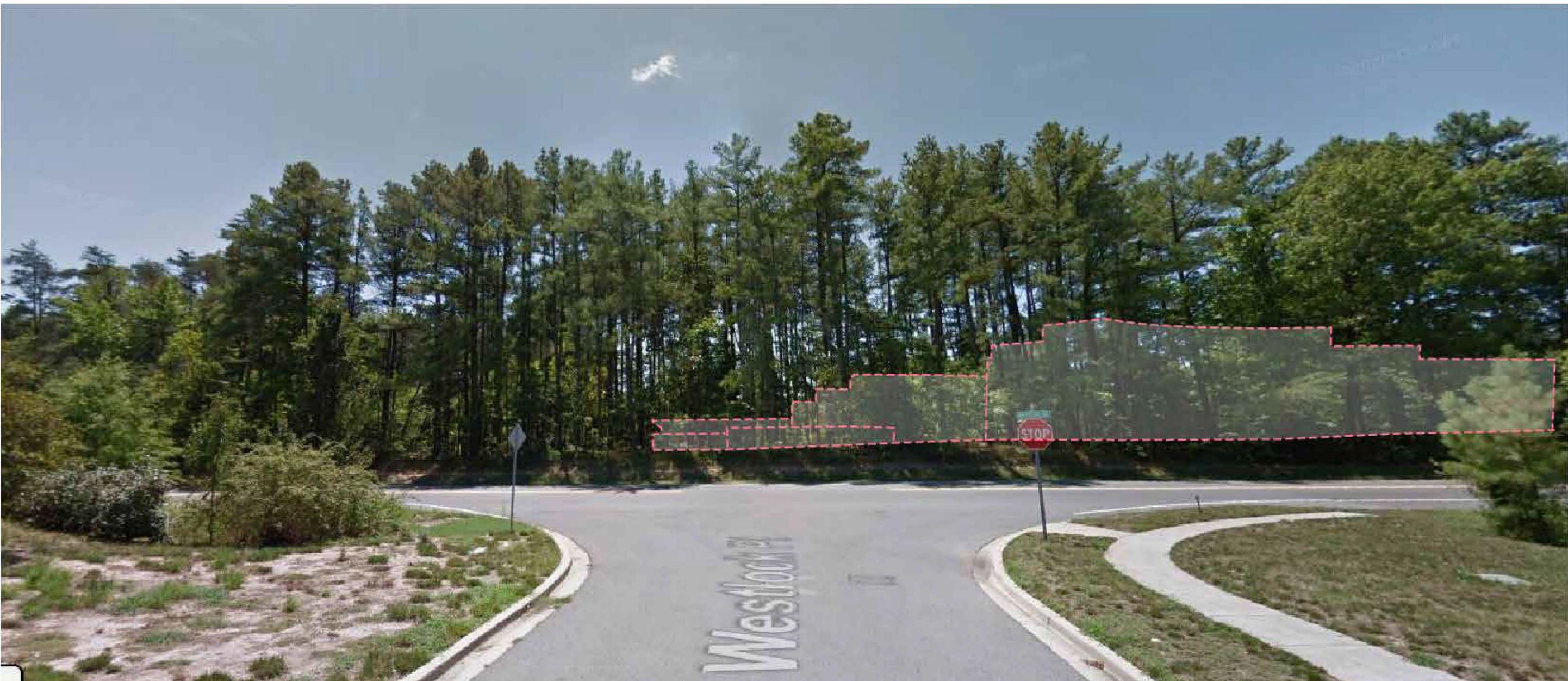
Preliminary Draft Development Alternatives

Alternative C: Northeast Campus; Reimagining BRF
View from Muirkirk Road Looking East



Preliminary Draft Development Alternatives

Alternative C: Northeast Campus; Reimagining BRF
View from Westlock Place Looking South



Section 106 Effects

- **36 CFR PART 800: PROTECTION OF HISTORIC PROPERTIES**

Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties.

What is an adverse effect?

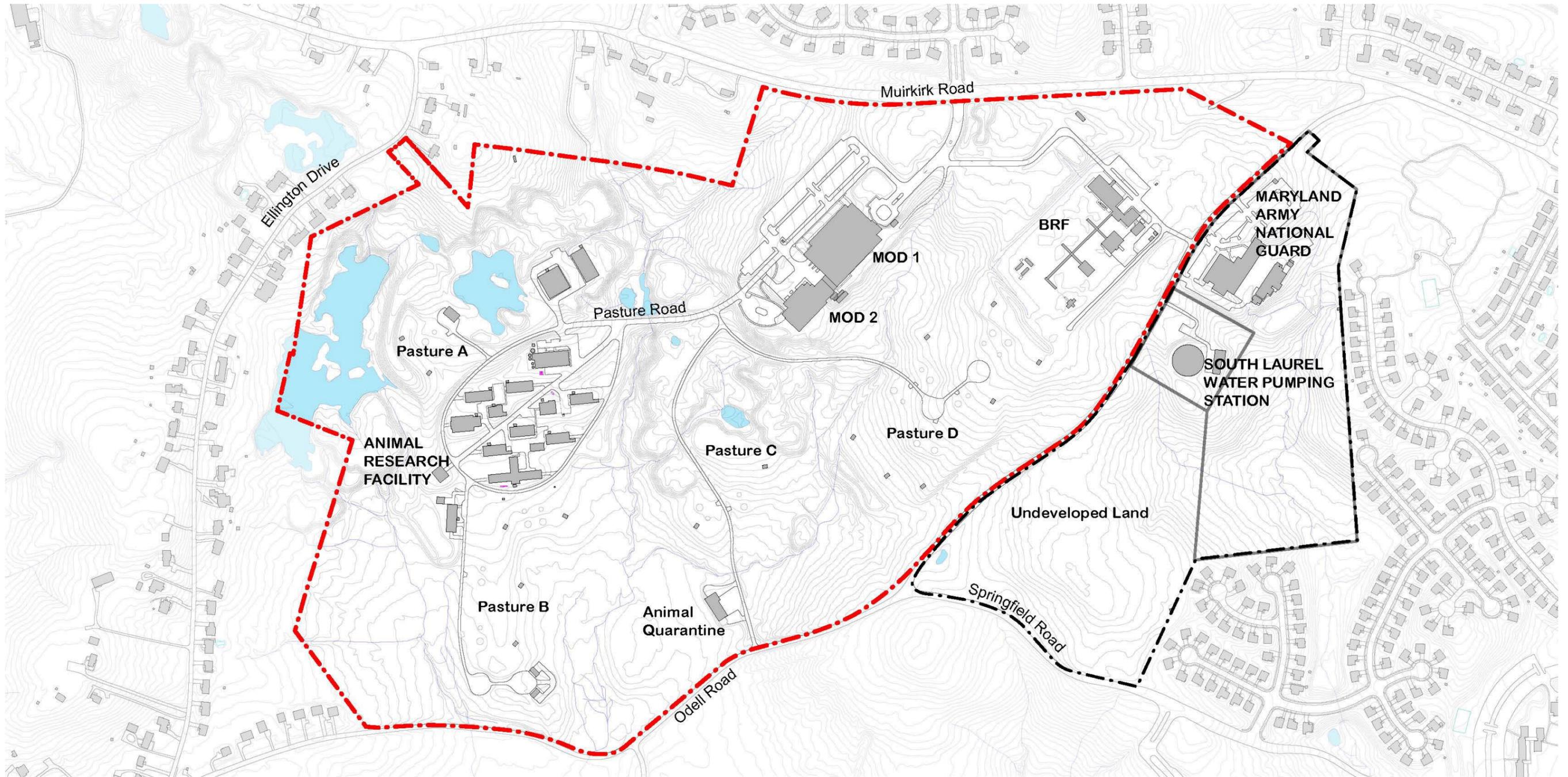
“An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.”

Examples of adverse effects:

- Physical destruction
- Alterations not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties
- Removal from historic location
- Change in character of use or physical features that contribute to historic significance
- Visual, atmospheric, or audible elements that diminish integrity
- Neglect causing deterioration
- Transfer out of federal ownership without conditions to ensure long-term preservation

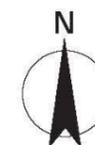
Resources in the APE

Determination of Eligibility Site Plan



LEGEND

- Area of Potential Effect
- Existing Muirkirk Road Campus Boundary
- East Parcel Boundary
- Stream
- Secondary Property Boundary



Determination of Eligibility Findings

Criterion A (History)

- Evaluated Contexts: Agriculture, Industry, African American Heritage, Federal Presence
- Determined Not Eligible

Criterion B (Significant persons)

- No significant individuals
- Determined Not Eligible

Criterion C (Design)

- Lacks integrity
- Not exceptionally significant
- Determined Not Eligible

Maryland Historical Trust Concurrence: March 4, 2021

Potential Effects

Effects under Master Plan Alternatives

No historic resources under the findings of the DOE

No adverse effects to historic properties

No adverse visual effects to historic properties



Agreement Documents

36 CFR PART 800: PROTECTION OF HISTORIC PROPERTIES

If an adverse effect is found, the agency official shall consult further to resolve the adverse effect pursuant to § 800.6.

Memorandum of Agreement (MOA): A document that records the terms and conditions agreed upon to resolve the known and definable adverse effects of an undertaking upon historic properties.

Programmatic Agreement (PA): A document that establishes a process for consultation, review, and compliance when the effects of an undertaking are not fully known.

No historic properties affected

No MOA or PA expected for this undertaking

**FDA/GSA will seek concurrence from Maryland Historical Trust
to complete Section 106 consultation**

Next Steps

Environmental Impact Statement (EIS)

Public Review Draft EIS

- June 4-July 19, 2021
- Public Hearing Week of June 23, 2021

Final EIS/Record of Decision

- Mid to late 2022 (tentative)

NHPA/Section 106

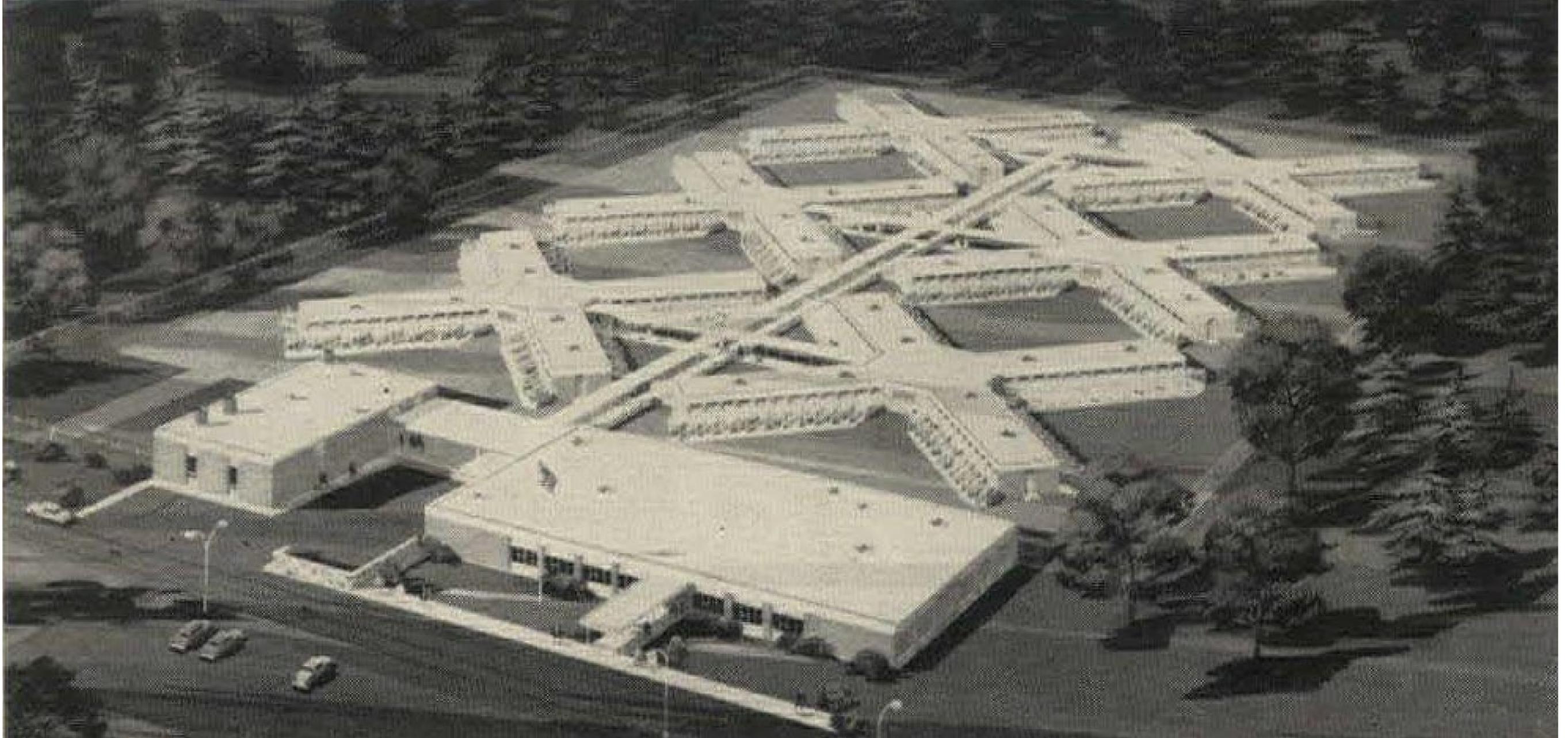
Seek Maryland Historical Trust concurrence for finding of no historic properties affected

- July 2021

Complete Section 106 consultation

- Summer 2021

Questions and Answers



*Beltsville Research Facility, Rendering from **Architectural Forum**, 1963.*