

## ATTACHMENT 3.

**FDA HEADQUARTERS CONSOLIDATION  
SUMMARY OF CRITICAL LANE VOLUME (CLV) CALCULATIONS**

Intersection	Traffic Conditions							
	Existing		No-Action		Action (Build)		Action w/Mitigation Improvements	
	AM	PM	AM	PM	AM	PM	AM	PM
1. Cherry Hill Rd/Eastern Access Rd	--	--	--	--	1,090	1,386	--	--
2. Cherry Hill Rd/Plum Orchard Dr	831	1,287	1,566	2,249	1,807	2,282	1,401	1,484
3. Cherry Hill Rd/Calverton Blvd/Broadbirch Dr	1,639	1,476	2,313	2,249	2,467	2,157	1,513	1,829
4. Cherry Hill Rd/Prosperity Dr	1,014	1,001	1,212	1,263	1,445	1,474	--	--
5. US 29/Cherry Hill Rd/East Randolph Rd	1,156	1,814	--	--	--	--	--	--
6. New Hampshire Ave/Elton Rd	1,125	1,310	1,489	1,622	1,520	1,641	--	--
7. New Hampshire Ave/Powder Mill Rd	1,515	1,279	1,837	1,737	1,863	1,737	--	--
8. New Hampshire Ave/Schindler Dr/Mahan Rd	1,315	1,077	1,359	1,283	1,370	1,240	--	--
9. New Hampshire Ave/Michelson Dr (Relocated)	--	--	1,613	1,599	1,376	1,221	--	--
10. New Hampshire Ave/Lockwood Dr	1,397	1,638	1,964	1,770	1,707	1,655	--	--

Source: FDA Headquarters Consolidation Draft SEIS, November 2004 (Only Montgomery County intersections excerpted from Draft SEIS).



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 21, 2003

Mr. Harry Debes  
Project Executive  
General Services Administration  
7<sup>th</sup> and D Streets SW, Room 2120  
Washington, DC 20407

**SUBJECT: Supplemental Environmental Impact Statement (SEIS) for the FDA  
Consolidation at the Federal Research Center at White Oak Scoping Meeting**

Dear Mr. Debes:

This letter provides requested comments from the Montgomery County Department of Park and Planning on issues that should be addressed in the Supplemental Environmental Impact Statement. We thank you for the opportunity to comment on the subject.

The FDA is a well respected "resident" of Montgomery County, with a reputation for excellence that reflects positively on the County and its citizens. We support the concept of the proposed consolidation at the White Oak site and remain committed to working with the FDA to ensure that it has the facilities that it needs to fulfill its national mandate. We offer the following comments as to how this might best be done within the natural and man-made conditions on the White Oak site and in conformity with approved area Master Plans and environmental guidelines.

Two issues are paramount in our consideration of the Supplemental EIS: protection of the sensitive resources associated with the Paint Branch watershed and protection of the local neighborhoods from traffic by providing adequate roadway capacity and minimizing dependence on the single-occupant automobile.

Environmental features such as the Paint Branch and its tributaries, stream buffers, wetlands, steep slopes, and forest cover must be taken into consideration during site development and road access planning. The Paint Branch is an important stream in Montgomery County in that it supports a self-sustaining population of brown trout. Extensive monitoring has been charting the health of the ecosystem for many years and significant changes were made to master plans and zoning provisions in 1981, and strengthened in 1997, to protect the resource. M-NCPPC, with the assistance of the state of Maryland, has spent almost \$20 million on the purchase of parkland to protect the headwaters of the stream. Stringent development standards (including strict imperviousness limits) have been established in the headwaters upstream of the FDA site.

Mr. Harry Debes

July 21, 2003

Page 2

---

The protection of this vital stream and the forests and wetlands that assure the high quality cold water resources is essential in any accommodation of FDA's mission. Specifically, new crossings of the Paint Branch and further forest fragmentation must be avoided. My staff supports the widening of Dahlgren Road and the repair/replacement of the existing bridge at its current location as the best means of obtaining the multiple objectives of FDA's required development, Master Plan consistency, and environmental protection.

The consolidation of FDA and relocation of other facilities may increase the total number of employees to approximately 7,720. The Revised FDA Master Plan, the Fairland Master Plan and the White Oak Master Plan all indicate a number of transportation improvements that will help to mitigate the impact of FDA traffic. These improvements, however, may be inadequate to provide decreased levels of congestion in an area already impacted by heavy traffic. The Maryland State Highway Administration is designing a number of improvements along New Hampshire Avenue based on the assumption of 6,200 employees. A new traffic analysis should be made and must include a new access from FDA to Cherry Hill Road north of Powder Mill Road in Montgomery County as has been discussed for some time. Another option is to significantly reduce the congestion by reducing the number of vehicles traveling to and from the FDA site in the peak hours. FDA guidelines of one parking space for every two employees for federal facilities with this level of employment in its general location will be instrumental in helping reduce the total number of cars driving to the site and will have a positive effect on traffic congestion.

We take this opportunity to reaffirm our support for the Revised 2002 Plan and note its many positive changes regarding parking from the 1997 Plan. In particular, the concept that parking will be predominantly in structures should be carried forward to any additional parking proposed for the expanded employment. All structures should be kept out of the stream buffer areas, and the overall site imperviousness should be minimized. We also believe that accommodating public transit on site could benefit both employees and the surrounding community.

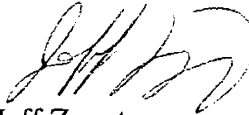
The Supplemental EIS should address how the proposed changes will be consistent with the Approved and Adopted White Oak Master Plan (see enclosed wording from the master plan). "The plan recommends that stream buffers must be provided as required by current County regulations, and that any areas appropriate for addition to the County greenways or parkland system be dedicated to this use." Also in terms of how the facility will relate to the surrounding community, the White Oak Master Plan recommends that "Development must be compatible with the adjacent single-family neighborhood character."

Mr. Harry Debes  
July 21, 2003  
Page 3

---

Should you or your staff have any questions, please feel free to contact Bill Barron of my staff at (301) 495-4556. Again thank you for the opportunity to provide preliminary comments on potential impacts, and potential issues for the proposed FDA consolidation at White Oak. We do look forward to making more specific comments and assisting in identifying alternatives, when the Supplemental Environmental Impact Statement becomes available.

Sincerely,



Jeff Zyontz  
Chief, County Wide Planning

JZ:kew  
Encl.

ltr to debes re wo fda.doc