



Commission Action

April 5, 2018

PROJECT Draft Gaithersburg Campus Master Plan National Institute of Standards and Technology 100 Bureau Drive Gaithersburg, Maryland	NCPC FILE NUMBER MP23
SUBMITTED BY United States Department of Commerce	NCPC MAP FILE NUMBER 3115.10(05.00)44725
REVIEW AUTHORITY Advisory per 40 U.S.C. § 8722(a) and (b)(1)	APPLICANT'S REQUEST Approval of comments on draft master plan
	ACTION TAKEN Approved comments on draft master plan

The Commission:

Approves the following comments on the draft campus plan for the National Institute of Standards and Technology (NIST) Gaithersburg campus.

Supports the Alternative F development concept, which concentrates new development in the campus center (historic core) to facilitate research; preserves the campus's open space character; and adds more programmable outdoor spaces to facilitate professional collaboration.

Finds that Alternative F most successfully provides for NIST's research mission, while preserving the historic campus core and integrating new sustainable development measures.

Historic Preservation

Notes that the Maryland Historic Trust (State Historic Preservation Office) has determined the campus is eligible for inclusion in the National Register of Historic Places "for its association with events that made important contributions to the broad patterns of history under the Science and Technology and Postwar Research Campus Design themes, and as a recognizable entity that embodies the characteristic of Post War Research Campus design."

Finds that Alternative F best preserves the campus core's existing grid pattern of development, formal landscape, large-scale monumental buildings, and general/specialized laboratories, identified as hallmarks of postwar research campus design.

Commends NIST's careful consideration of the campus's unique historic character throughout the planning and design process.

Sustainability

Supports the National Institute of Standards & Technology's effort to meet federal and State sustainability goals at its Gaithersburg campus through integrated, campus-wide strategies related to stormwater management, landscaping, and energy-efficiency.

Finds that all of the proposed alternatives, including Alternative F, convert significant amounts of manicured property to new forests and meadows; identify a campus-wide system of rain gardens, bioswales, and planter boxes; and identify future solar panel installations and net-zero energy buildings.

Access/Transportation

Supports NIST's plans to develop a new pedestrian promenade between the adjacent Corridor Cities Transitway station and campus core, new interior campus trail network, additional sidewalks/crosswalks, bikeshare stations, and new external bicycle trails to encourage pedestrian, bicycle, and transit travel.

Supports the planned development of Gate F to accommodate future commercial vehicle inspections, shipping/receiving, and conference visitor screening based on site compatibility.

Requests that NIST continue refining the project's design to minimize impacts to the campus setting and off-site neighborhoods through landscaping, reconfiguring access roads, and light control measures.

Notes that NIST will improve its overall parking ratio from 1:1.5 to 1:1.9 with the implementation of the campus plan. The proposed ratio for federal employees, who comprise approximately 70 percent of the total population on campus, is 1:2. The proposed ratio for non-federal employees (contractors, guest researchers), who comprise 30 percent of the total population, is 1:1.7.

Requests that NIST prioritize development of a detailed Travel Demand Management plan with future mode share goals, program implementation steps/schedules, and regular commuter travel monitoring program for both federal and non-federal employees. The TDM plan should contain programs, strategies, goals, and implementation information specifically directed at encouraging more sustainable travel behavior by non-federal employees.

Requests that NIST submit a transportation progress report to NCPC for review prior to submitting the new parking garage and Building 411 lot expansion projects with the following information:

- Status of programs included in the future NIST Travel Demand Management plan, which demonstrate progress towards attaining future non-single occupant vehicle mode share goals; and
- Travel trend information based on commuter surveys given between 2016 and most recent survey prior to submission of the new garage and Building 411 lot expansion projects.

//Original Signed//

04/05/2018

Julia A. Koster

Date

Secretary to the National Capital Planning Commission