NASA Langley
Aerospace Innovation District Hub

Request for Information (RFI)

LARC-RFI-2026/2027

FOR

SITE DEVELOPMENT PARTNERSHIPS AT

NASA LANGLEY RESEARCH CENTER (LARC) VIRGINIA

Purpose of this Notice

NASA is seeking expressions of interest from qualified public and private entities to partner in the development of land at NASA Langley Research Center (NASA Langley) in Hampton, Virginia. Through this Request for Information (RFI), NASA invites prospective partners to help establish the innovation hub of the mid-Atlantic aerospace ecosystem and the East Coast gateway for global aerospace research and development collaboration.

NASA Langley aims to identify multiple mission aligned partners to develop a diverse blend of mixed-use, single and multitenant facilities that will strengthen national aerospace leadership, expand collaboration opportunities, and accelerate scientific and technological advancement.

Background

NASA Langley Research Center sits on 760 acres of federally owned land, more than half of which remains underdeveloped. The Center is home to approximately 3,000 civil servants, contractors, and students—world-class researchers, engineers, technologists, and professionals whose work consistently leads the NASA Agency in patents and inventions.

Langley demonstrates technologies for space exploration, makes revolutionary advances in aeronautics, expands our understanding of the atmosphere for Earth and other planets,

and delivers innovations for the benefit of the nation and humanity. Langley is NASA's Aeronautics Research Center of Excellence and a globally recognized leader in hypersonics, airspace autonomy and domain awareness, space exploration systems (particularly in heavy-payload entry-descent-and-landing and off-earth autonomous infrastructure construction), and flight-based technology validation. The Center operates the majority of NASA's national wind tunnel capabilities across all speed regimes—including a suite of hypersonic wind tunnels—and maintains an active fleet of piloted and uncrewed aircraft to support research campaigns around the world.

For more than 100 years, NASA Langley has powered breakthrough aerospace innovation. Today, it plays a central role in advancing NASA's strategic direction through Ignition and in supporting America's National Space Policy. Langley's capabilities, people, and infrastructure help energize the growing mid-Atlantic aerospace ecosystem with the talent and partnerships needed for the next era of exploration and discovery.

Real Estate Opportunity

Over nearly two decades, NASA Langley has been consolidating its operational footprint into its central campus, freeing significant acreage for future development. The Center has identified approximately **325 acres across seven developable parcels** for potential lease opportunities, along with an additional **150 acres across two parcels** that carry environmental and archaeological considerations that limit level of development possible on them. NASA seeks ideas for potential future uses of all parcels as part of this RFI.

Although the RFI focuses primarily on the identified acreage, NASA will consider interest in other areas of the Center. All parcels are currently within the secured perimeter; however, NASA is open to adjusting the perimeter to allow certain sites to be located outside the security fence where appropriate.

Regional Context and Strategic Alignment

The Hampton Roads region has recently launched a comprehensive economic development strategy that leverages the industries driving long-term growth across the area. Aerospace has been identified as a cornerstone of this regional strategy. In support of both NASA's strategic priorities and in alignment with Hampton Roads' economic vision, NASA Langley is leveraging its underdeveloped real estate to establish the **NASA Langley Aerospace Innovation District Hub (NASA Langley AID Hub)**.

The NASA Langley AID Hub will serve as a catalyst for discovery, collaboration, and innovation—linking government, industry, academia, and community partners in a dynamic ecosystem. The Hub will create proximity for innovation, enabling rapid knowledge exchange across diverse scientific and engineering disciplines and integrating aerospace activities across the region.

The first phase of development will focus on attracting anchor organizations from industry and academia to establish a presence on NASA Langley's campus. Multiple sites with varying development potential and use cases will be available, offering partners flexibility in shaping facilities and environments that advance their missions alongside NASA's.

RFI Intent and Objectives

NASA seeks interest and ideas from industry, academia, and other non-federal government entities to lease and develop the NASA Langley AID Hub in whole or in part. This interest should be from entities aligned to long-term operations of the NASA Langley AID Hub, which NASA is establishing to enable and grow private sector and intergovernmental participation in Langley's mission in support of NASA's Ignition priorities to ensure American space superiority.

Initial ideas for developing the land include, but are not limited to, facilities and infrastructure development that support:

- National priorities in hypersonics, and efficient and secure interagency and international collaboration for aerospace technology development.
- NASA's missions and priorities through accelerated research, development, testing and evaluation of aerospace products, payload processing for space payloads, airborne testing of scientific payloads, autonomous systems capabilities for regional air mobility, and Lunar/Mars large-scale integrated simulation facilities for east coast operations.
- Langley's institutional needs through a publicly accessible gateway complex for academic consortium and international collaboration, public access to the history and natural beauty of the property, renewable energy farms, and temporary housing for visitors, foreign nationals, and students.

The intent of this RFI is to uncover additional ideas that should be considered in the development of the NASA Langley AID Hub. Real Estate development ideas can cover broad uses (research and development facilities, prototype manufacturing, payload processing, office and conferencing space, academia and start-up gateway, public parks and green spaces, etc.), however, initial development is preferred to establish additional anchoring technical capabilities.

NASA seeks written responses to this RFI to assist in achieving the following objectives:

- Identify specific interest from industry, commercial land development firms, and non-federal public entities in pursuing an Enhanced Use Lease (EUL) or National Historic Preservation Act (NHPA) lease with NASA for the development of the NASA Langley AID Hub and leasing parcels within the development sites referenced in attachment A.

- Conduct dialogue with interested parties throughout the open period of the RFI, including via planned Industry Days.
- Determine the potential viability of the commercial development of the NASA Langley NASA Langley AID Hub to support NASA's mission.
- Gather additional ideas for the potential use and development of the NASA Langley AID Hub.

Development Partner Relationships

The primary relationships that NASA seeks through this formal RFI and follow-on Announcements for Proposals will be structured as a partnership between NASA Langley and industry or non-federal public entities through a lease agreement(s) and Space Act Agreement(s), where necessary. The lease will provide sufficient rights to occupy, operate, modify and maintain the NASA Langley AID Hub as necessary to support the tenant's development plans. **NASA's preference is to initially identify key anchoring partners from several entities for the NASA Langley AID Hub that are aligned to the mission goals stated above**; however, NASA is open to expressions of interest from single entity developers for all or some of the portions of the available real estate.

If a single entity responds to the RFI as a potential developer of all or some of the NASA Langley AID Hub, NASA's expectation would be for full responsibility of the development to reside with that entity, to include (but is not limited to) accountability for financing, environmental compliance, adherence to NASA/Langley infrastructure development standards, tenant recruitment and management, and maintenance of buildings and supporting infrastructure.

NASA will have final approval authority over subtenant-leases to ensure compatible land use and mission focus related to operations on Government property; however, the intent is for minimal involvement by NASA in NASA Langley AID Hub development and operations. All activities on the leased premises must comply with all applicable federal, state, and local environmental laws and regulations and NASA programmatic agreements for historic preservation.

Commercial use of NASA Langley real property supports NASA's mandate to "seek and encourage, to the maximum extent possible, the fullest commercial use of space" as stated in the National Aeronautics and Space Act, 51 U.S.C. 20112(a)(4), supports the goals of the National Aeronautics and Space Act, and advances the nation's Space Policy mandate that federal agencies shall "ensure that United States Government space technology and infrastructure are made available for commercial use on a reimbursable, noninterference and equitable basis to the maximum practical extent."

Instructions for Responses

Although this RFI will be open for a year to gather interest and information from prospective partners and tenants, initial expressions of interest are requested no later than **July 31, 2026** so that submitted information can be incorporated into an initial industry day this fall. Interested entities should submit (electronically to the POCs listed below) two to five pages of the following information:

- Entity information: Specify organization name, address, and primary POC and contact information.
- Statement of interest in the NASA Langley AID Hub development opportunity.
    - High-level ideas for use and/or development of some or all of the parcels referenced in attachment A.
    - If a single entity developer submits an idea for multi-purpose development, it should indicate its ability to take full responsibility for the development as described on page 4.
    - Respondents are encouraged to limit the amount of proprietary data included in their response, only including such information that is necessary to respond to this inquiry. Any proprietary data must be clearly marked.
- Statement of interest in attending upcoming Industry Days.
    - Names, Company Name, and Citizenship of who would like to attend Industry Days.
    - List the types of information desired to be provided on Industry Days.
- Subject line should reference: LARC-RFI/EUL

An initial Industry Day will take place in **September of 2026**, with subsequent industry days being scheduled as Announcements for Proposals are determined. Any updates for Industry Days will be posted via SAM.Gov. All parties indicating interest in Industry Days will be notified in advance of the selected site visit date, time, and visiting instructions.

Any additional questions can also be submitted (electronically) to the POCs listed below before the closing of the RFI period on **June 30, 2027**. The responses to the questions will be provided to all Industry Day participants.

Additional Information

No solicitation exists; therefore, do not request a copy of a solicitation. Additional information will be released via the SAM.gov web site (www.sam.gov). It is the responsibility of potential users to monitor SAM.gov for the release of any new information.

It is NASA's intent to publish one or more Announcement(s) for Proposal (AFP) before the close of the RFI period which concludes **June 30, 2027**. The purpose of the AFP(s) will be to

outline the factors for NASA to evaluate proposals and enter into negotiations for a lease agreement(s) towards the development and long-term operation of the Langley AID Hub.

This RFI is not to be construed as a commitment by the Government to enter into any contract or agreement, or negotiation of any contract or agreement. NASA will not pay for any information provided. Since this is an RFI, no evaluation letters and/or results will be issued to the respondents.

It is not NASA's intent to publicly disclose proprietary information obtained through this RFI; therefore, if proprietary information is included, it should be clearly marked. Consistent with its statutory obligations and to the extent permitted under the Freedom of Information Act, NASA will protect such data from public disclosure.

During question-and-answer periods, questions shall be submitted in writing, via e-mail, to the POC listed below. Oral questions will not be entertained.

POC:
Name: Michael Bauman
Title: Real Estate Contracting Officer, OSI Facilities Real Estate Division
Phone: 771-474-3771
Email: hq-realestate@mail.nasa.gov

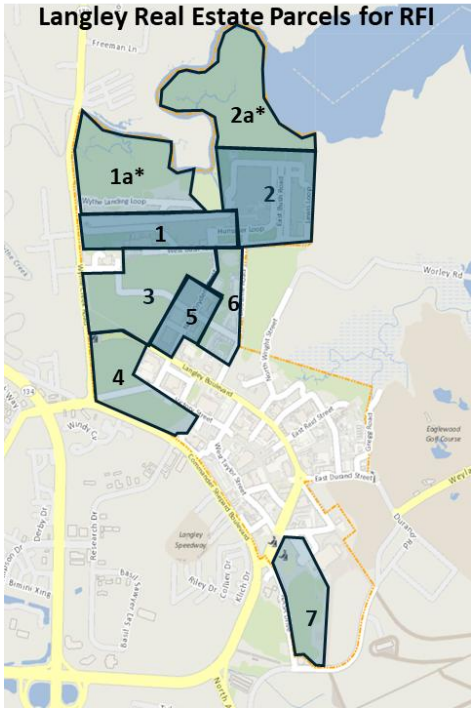
Alternate POC:
Name: Beth DiGiovanni
Title: Langley's Senior Advisor for Mission Support Integration and Real Estate Lead
Phone: 202-875-1381
Email: hq-realestate@mail.nasa.gov

ATTACHMENT A
NASA Langley AID Hub

NASA Langley's Total Underdeveloped Real Estate
Property under consideration for out-granting Request for Information (RFI)

Current State Summary

- Total Acreage:
  - Excluding parcels 1a* and 2a*: ~325
  - Including parcels 1a* and 2a*: ~473
- Parcels 1a* and 2a* have environmental and archeological land-use restrictions that limit the level of development possible on them.
- # of buildings: 27 (~145K sf)
- Currently appraising all parcels, and evaluating them on level of complexity to remediate environmental considerations and complete site readiness due diligence.
- Master planning effort underway. A Regulating Plan summarizing site development constraints will be available in fall 2026.



Parcel	# Acres	Total # Facilities	# Bldg for Outgrant	# SF for Outgrant
Parcel 1. North Campus – West	55	9	9	32,368
Parcel 1a*. Northwest Branch Back River – West	75	5	4	2,148
Parcel 2. North Campus – East	70	10	5	18,159
Parcel 2a*. Northwest Branch Back River – East	73	0	-	-
Parcel 3. Wythe Creek Woods – North	63	1	0	-
Parcel 4. Wythe Creek Woods – South	45	0	-	-
Parcel 5. Mid-Campus New Development Area	24	2	2	34,749
Parcel 6. Mid-Campus Motor-pool Block	27	9	6	39,890
Parcel 7. NASA Drive Woods	41	5	5	19,838
Total of Parcels excluding 1a* and 2a*	**325**	**36**	**27**	**145,004**
Total of All Parcels, including 1a* and 2a*	**473**	**41**	**31**	**147,152**

Parcel 1. North Campus – West

55 Acres, 9 Buildings Available for Out-grant (32,368 sf)

Parcel 1 is in the northwest corner of the NASA Langley campus directly adjacent to Wythe Creek Road. It contains the Landing and Impact Research Facility (Gantry) complex, which is also available for out-granting. It is currently within the security perimeter, and there is potential for an additional gate to Wythe Creek Road. The property has access to utilities (electrical, water, steam, sewer, and communications).

Satellite view of Parcel 1 with planning perimeter in yellow

Parcel 1 view from the east

Parcel 1 view from the west

Parcel 1a. Northwest Branch Back River – West

75 Acres, 4 Buildings Available for Out-grant (1,882 sf)

Parcel 1a is on the northwest tip of NASA Langley's footprint. This property is mostly undeveloped marsh land; however, the southern edge has undeveloped fields. It contains the historic Chesterville Site, the birthplace of George Wythe, a signer of the Declaration of Independence. Due to multiple environmental and cultural sensitivities, this parcel is restricted from significant land disturbance. While the level of development of this underutilized land may be limited, this RFI is seeking ideas for the utilization of this historic property with natural beauty.

Satellite view of Parcel 1a with planning perimeter in yellow

Parcel 1a view from the southeast

Parcel 2. North Campus – East

70 Acres, 5 Buildings Available for Out-grant (18,159 sf)

Parcel 2 is in the northeast corner of NASA Langley's footprint. It contains a small archeological sensitive area and usage limits in the southeast corner. The buildings available for out-grant are primarily used for grounds maintenance storage. It has controlled access, privacy from public view, and utilities access (electrical, water, steam, sewer, comms).

Satellite view of Parcel 2 with planning perimeter in yellow

Parcel 2 view from the south

Parcel 2a. Northwest Branch Back River – East

73 Acres, 0 Buildings Available for Out-grant

Parcel 2a is entirely marshland with access to the Northwest Branch Back River that flows into Chesapeake Bay. While the level of development of this underutilized land may be limited, this RFI is seeking ideas for the utilization of this waterfront property.

Satellite view of Parcel 2a with planning perimeter in yellow

Parcels 2a view from the southwest

Parcels 2 and 2a view from the southwest

Parcel 3. Wythe Creek Woods – North

63 Acres, 0 Buildings Available for Out-grant

Parcel 3 is in the west of NASA Langley's footprint directly adjacent to Wythe Creek Road. It is almost completely wooded and includes property next to the existing steam plant. It is behind the security perimeter; however, it is adjacent to an operational security gate on Langley Boulevard. It has access to utilities (electrical, water, steam, sewer, and communications).

Satellite view of Parcel 3 with planning perimeter in yellow

Parcel 3 view from the east (the wooded portion of the picture outlined in yellow)

Parcel 4. Wythe Creek Woods – South

45 Acres, 0 Buildings Available for Out-grant

Parcel 4 is in the southwest of NASA Langley's footprint directly adjacent to Wythe Creek Road and Commander Sheperd Boulevard. It is almost completely wooded; however, there is an access road running through the middle of the property with a closed gate to the intersection of Wythe Creek and Commander Sheperd. It currently has controlled access and is behind the fence line; however, it is adjacent to the operational security gate on Langley Boulevard. It has proximity to environmental test capabilities and hypersonics expertise and test capabilities. It has access to utilities (electrical, water, steam, sewer, and communications).

Satellite view of Parcel 4 with planning perimeter in yellow

Parcel 4 view from the east

Parcel 5. Mid-Campus New Development Area

24 Acres, 2 Buildings Available for Out-grant (34,749 sf)

Parcel 5 is located towards the west end of center campus. While the satellite photo below shows multiple buildings, most of these buildings have been demolished. The remaining buildings are available for out-grant and have office space and testing facilities. It currently has controlled access, is behind the fence line, and has privacy from public view. It has access to utilities (electrical, water, steam, sewer, and communications).

Satellite view of Parcel 5 with planning perimeter in yellow

Parcel 5 view from the south

Parcel 6. Mid-Campus Motor-pool Block

27 Acres, 6 Buildings Available for Out-grant (39,890 sf)

Parcel 6 is towards the west end of center campus, directly adjacent to the Langley Air Force Base. The north portion of this parcel currently houses NASA Langley's motor-pool; however, most of the buildings in the parcel are available for out-grant. The buildings include an office building and butler buildings already outfitted with office space. The parcel currently has controlled access, is behind the fence line, and has privacy from public view. It has access to utilities (electrical, water, steam, sewer, and communications).

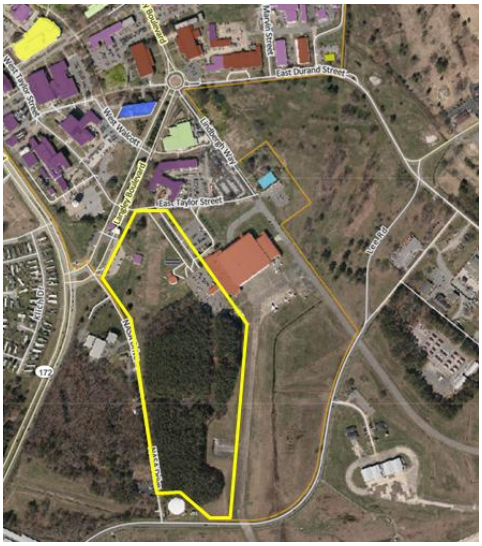
Satellite view of Parcel 6 with planning perimeter in yellow

Parcel 6 view from the east

Parcel 7. NASA Drive Woods

41 Acres, 5 Buildings Available for Out-grant (19,838 sf)

Parcel 7 is located on the southern tip of NASA Langley's footprint, directly adjacent to the Langley Air Force Base. It has controlled access, with proximity to NASA Langley's badge and pass office, and is within walking distance to NASA Langley's center campus. Over half of the parcel is wooded. The parcel is parallel to NASA Langley's hanger and taxiway and is bordered by NASA Drive on its west. One of the buildings available for out-grant is a wing of office space attached to the hanger's offices.



Satellite view of Parcel 7 with planning perimeter in yellow

Parcel 7 view from the east