

STAFF RECOMMENDATION

NCPC File No. 6570



ANDREWS AIR FORCE BASE
VISITING QUARTERS
California Avenue and Mencher Drive
Camp Springs, Maryland

Submitted by the Department of the Navy

April 28, 2005

Abstract

On behalf of the Department of the Air Force, the Department of the Navy is submitting concept site and building design for a 141,800-square-foot, 265 guest room Visiting Quarters Facility (VQF). The 8 acre site will provide 181 parking spaces and the remainder of the site will have a park-like setting. The project will include the demolition of existing Visiting Quarters cottages located on the site.

Commission Action Requested by Applicant

Approval of concept site and building design pursuant to Section 5 of the National Capital Planning Act (40 U.S.C. § 8722(b)(1)).

Executive Director's Recommendation

The Commission:

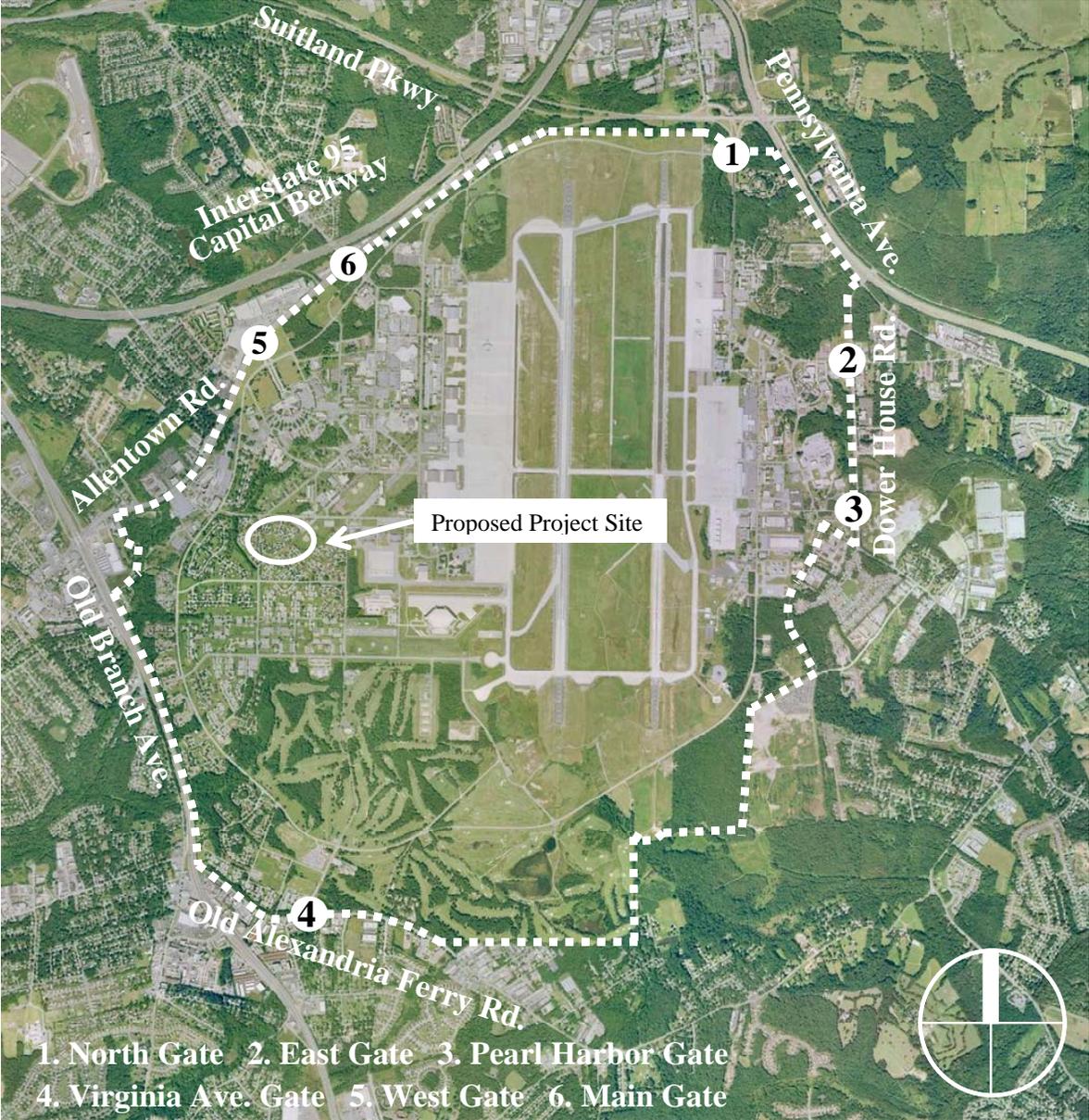
Approves the concept site and building design for a 141,800-square-foot, 265 guest room Visiting Quarters Facility located on Andrews Air Force Base in Camp Springs, Maryland, as shown on NCPC Map File No. 3207.00(38.00)41558.

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PROJECT DESCRIPTION

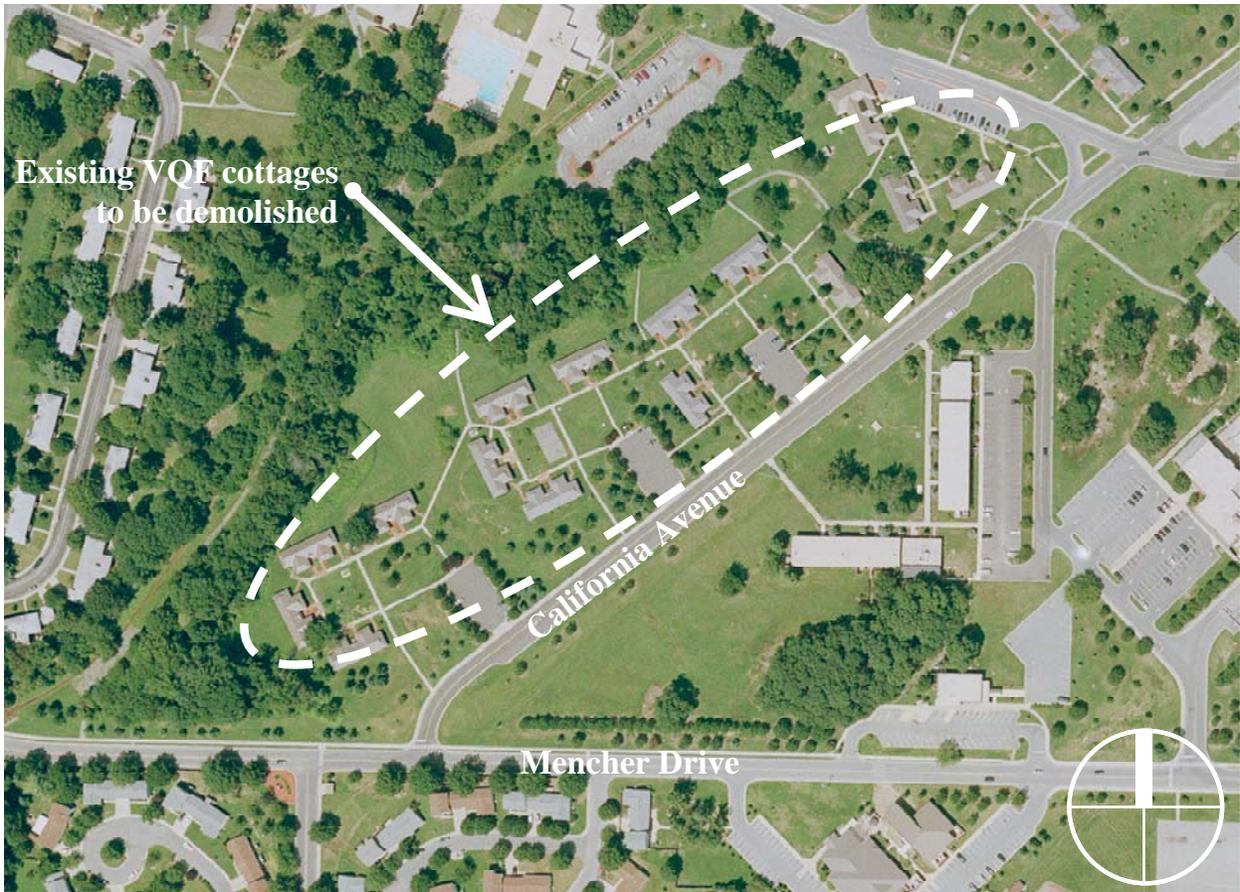
Site

Andrews Air Force Base is the home of the 89 Airlift Wing (AMC) and Air Force One. It frequently plays host to the President and Vice President of the United States, congressional delegations, foreign heads of state and many other dignitaries and distinguished visitors. More than 60 other separate units and special missions are located there. Andrews AFB is adjacent to Camp Springs, in Prince George County, Maryland, and is 10 miles Southeast of Washington, DC. The 4,320-acre base hosts more than 20,000 active duty military people, civilian employees and family members.



Andrews Air Force Base Aerial

The 8.5 acre site for the proposed Visiting Quarters Facility (VQF) is located on the west portion of the base at the intersection of California Avenue and Mencher Drive. The existing Visiting Quarter cottages located on the site will be demolished.



Proposed Site Aerial

Background

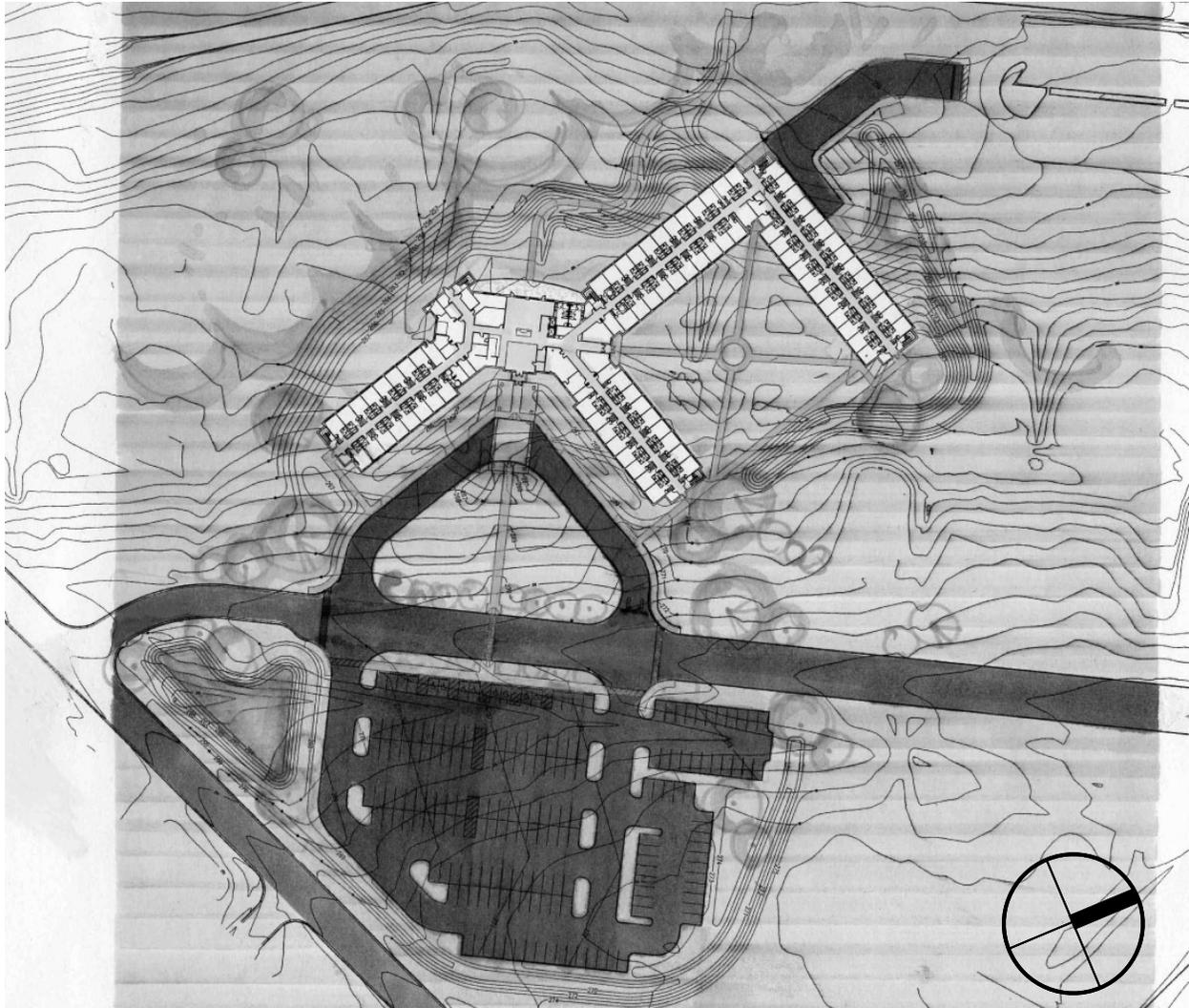
As the “Home of Air Force One” Andrews Air Force Base provides unique operational challenges to the lodging operation. The proposed Visiting Quarters Facility is necessary to meet these challenges.

The existing Andrews AFB VQF are located in cottage-style buildings originally constructed in 1946, and last renovated in 1994. A Needs Assessment Study conducted in May 2003 recorded the operational and physical conditions of the current VAF and identified critical shortcomings at the existing facilities. Based on this analysis, the Needs Assessment recommended that the new VQF be constructed at Andrews AFB.

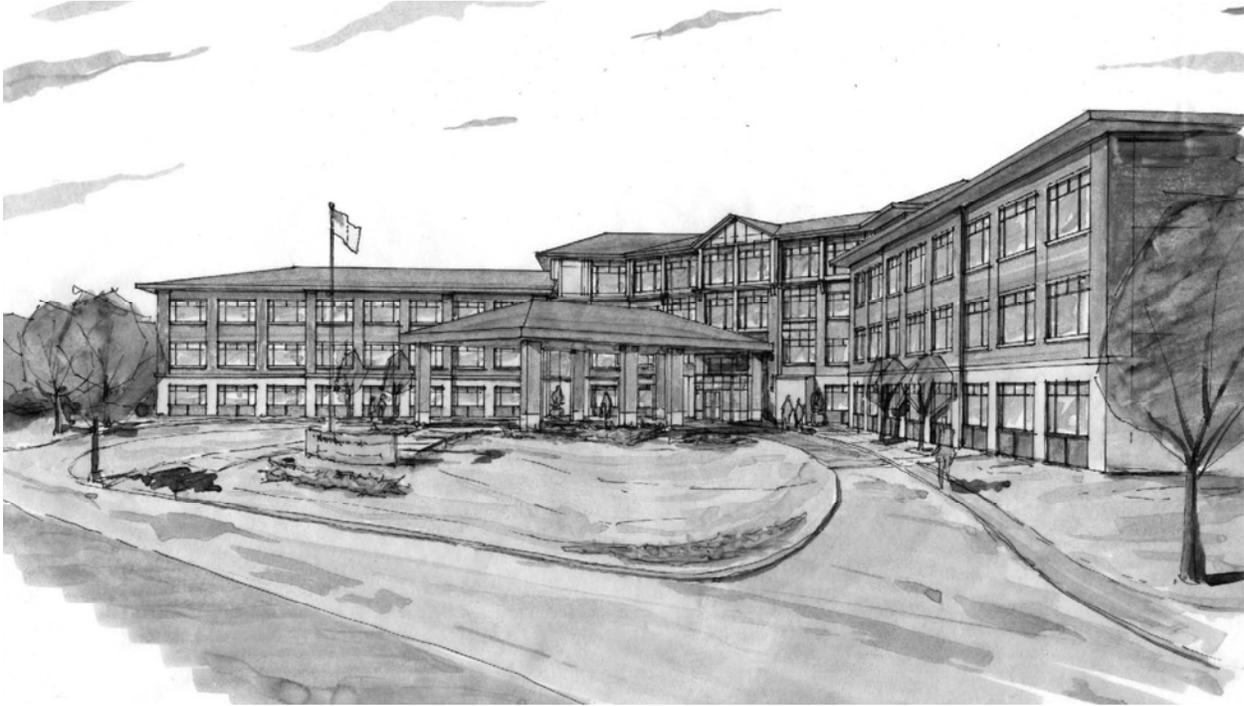
Proposal

The Department of the Navy is submitting concept site and building design for 141,800-square-foot VQF located on Andrews Air Force Base at Camp Springs, Maryland. The facility will be three stories high with four building wings which will provide 265 guest rooms. The building will be clad in brick and have cast stone pilasters on the upper floor and cast stone at the base of the building. The aluminum window openings and glass spandrels will have brick headers and cast stone sills. The hipped roof will be clad in standing seam metal.

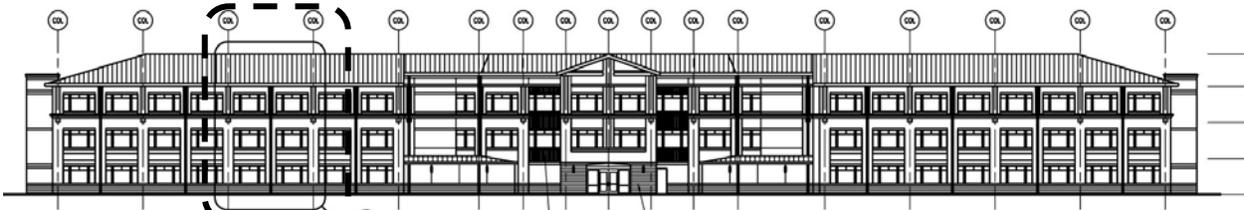
The total building area on the site will be 44,620 gross square feet. The site will include 181 parking spaces. Approximately 5 acres of the total site area will be dedicated to a park-like setting with existing large deciduous trees and open lawn areas.



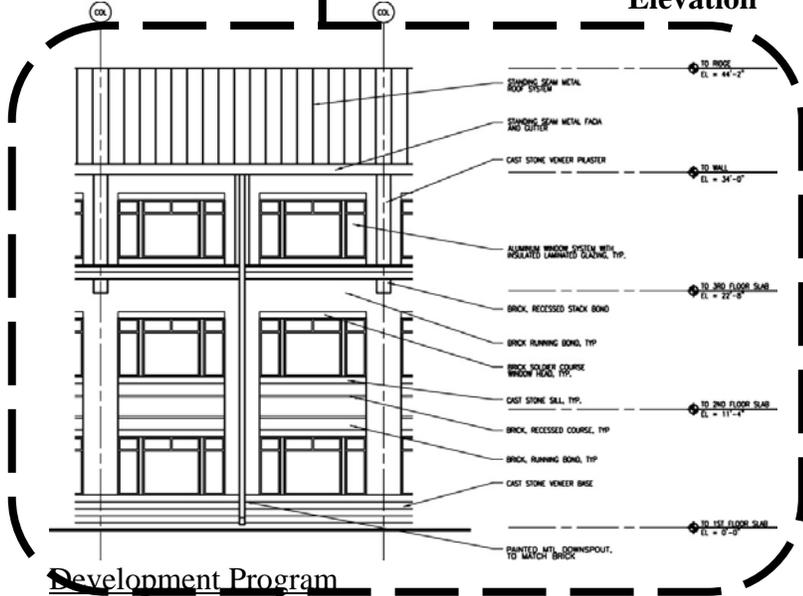
Site Plan & First Floor Plan



Perspective View



Elevation



Development Program

Applicant: Department of the Navy
Architect: Jacobs
Cost: Preliminary estimate \$28,500,000. Project funding from Non-Appropriated Funds (NAF)
Schedule: Construction is scheduled to be completed by September 2006

PROJECT ANALYSIS

Executive Summary

Staff has reviewed the project and feels that the concept is a straight forward design and is an acceptable solution.

CONFORMANCE

Comprehensive Plan for the National Capital

Staff has determined that the proposed project is consistent with the *Comprehensive Plan for the National Capital: Federal Elements*, in particular the Federal Workplace Element. The project will utilize available federally owned land.

Federal Capital Improvements Plan

The Visiting Quarters was included in the Federal Capital Improvements Program for Fiscal Years 2005-2010, adopted by the Commission at its meeting on September 9, 2004.

Andrews Air Force Base Master Plan

This proposal is consistent with the master plan as approved by NCPC on May 31, 1979. Land use for the proposed site is designated as Bachelor Quarters. Andrews Air Force Base is currently updating their master plan but it has not been reviewed and approved by the commission. Land use for the proposed site is designated as Housing (Unaccompanied) which would make it consistent with the unapproved, updated master plan.

National Environmental Protection Act (NEPA)

The Department of the Air Force completed an Environmental Assessment of the proposal in May of 2004 and issued a Finding of No Significant Impact (FONSI) on June 25, 2004.

NCPC staff has analyzed, in conformance with the requirements of the National Environmental Policy Act (NEPA) and the Commission's procedures, the prepared Finding and has determined the environmental documentation is complete and adequate. The analysis of the document found no significant environmental or urban design system effects from the planned action.

National Historic Preservation Act (NHPA)

The Air Force has determined that no properties at Andrews Air Force Base are eligible for listing in the National Register of Historic Places. The Maryland Historic Trust concurs, and agrees that the project will have no effect on historic properties. The Air Force has concluded its Section 106 responsibilities.

CONSULTATION

Maryland Intergovernmental Review

The project was submitted and reviewed by the Maryland Intergovernmental Review (MICR) which includes the Maryland Departments of Transportation, the Environment, Housing and Community Development, including the Maryland Historical Trust, Natural Resources; the County of Prince George's; and the Maryland Department of Planning. MICR comments and or concerns are due by April 25, 2005.