

# STAFF RECOMMENDATION

NCPC File No. 6571

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**ANDREWS AIR FORCE BASE  
TEMPORARY LODGING FACILITY**  
Colorado Avenue, F Street, and Brookley Avenue  
Camp Springs, Maryland

Submitted by the Department of the Navy

April 28, 2005

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## Abstract

On behalf of the Department of the Air Force, the Department of the Navy is submitting concept site and building design for a 69,655-square-foot, 50 bedroom temporary lodging facility (TLF) located on Andrews Air Force Base in Camp Springs, Maryland. The two-story facility will be located on a 8.72 acre project site that will include 75 parking spaces, a playground area and a storm water management pond. The project will also include the demolition of four existing TLF 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)).

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## Executive Director's Recommendation

The Commission:

**Approves** the concept site and building design for a 69,655-square-foot, 50 bedroom temporary lodging facility (TLF) located on Andrews Air Force Base in Camp Springs, Maryland, as shown on NCPC Map File No. 3207.00(38.00)41580.

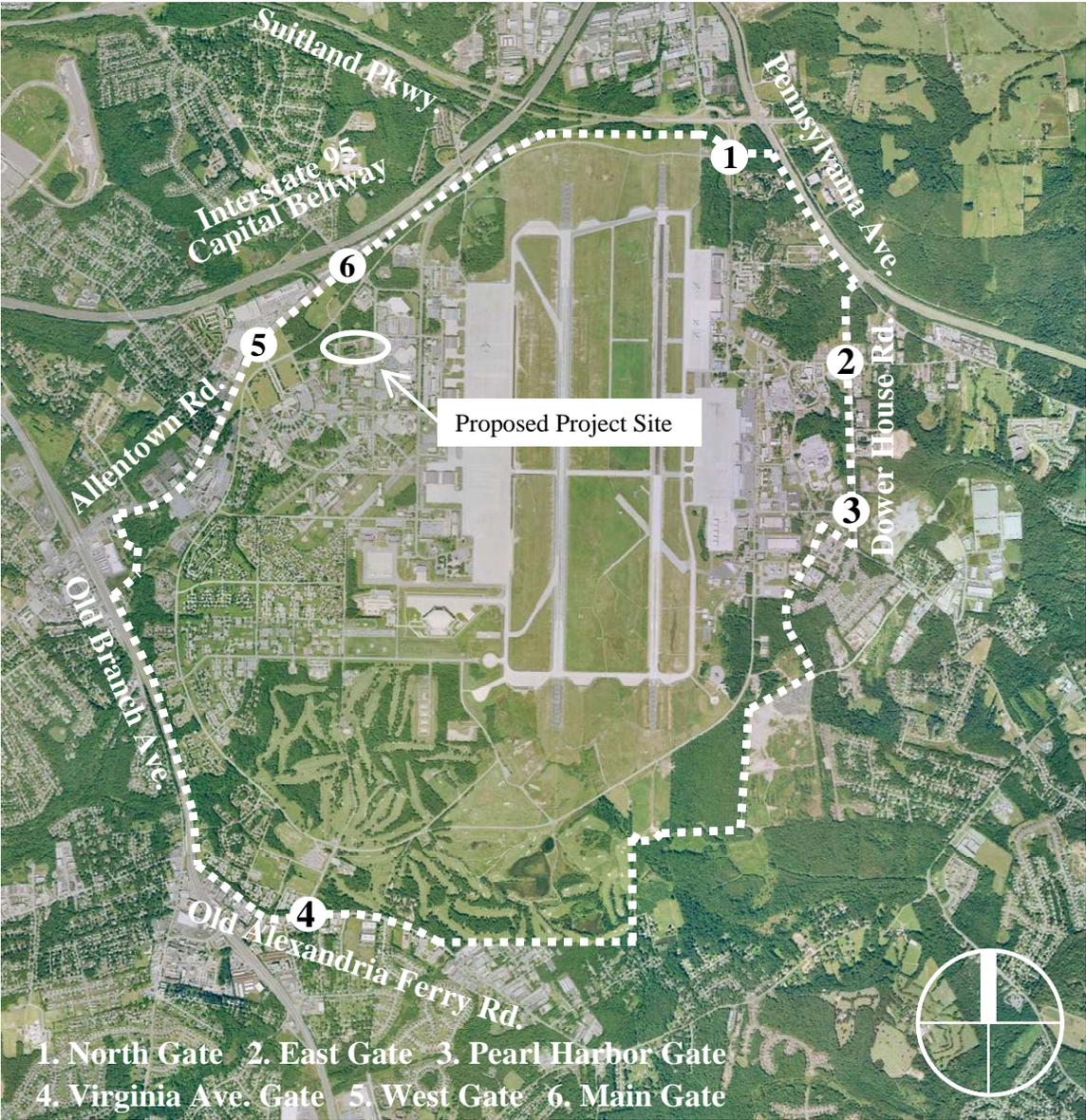
**Requires** the Air Force to submit and receive commission approval of either a master plan land use modification or revised master plan of Andrews Air Force Base prior to the TLF preliminary and final submission.

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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’s 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 View**

The 8.72 acre site for the proposed Temporary Lodging Facility (TLF) is located on the northwest portion of the base and is bounded by Colorado Avenue, F Street and Brookley Avenue. The existing four temporary lodging facilities located on the site will be demolished.



**Propose Site Aerial**

### Background

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

Andrews AFB operates 68 TLF units as a component of overall lodging operations on base. Although acceptable under current policy, none of the units meet current DoD or Air Force TLF standards. The age of the facilities and other operational issues contribute to the substandard nature of the facilities, leading to numerous guest complaints and an overall poor environment for Air Force personnel engaged in the PCS process.

The United States Air Force policy regarding the PCS process allows personnel to utilize temporary lodging facilities for 30 days when arriving at a new station and for 30 days when departing that station. However, due to the availability of TLF units at Andrews AFB, base leadership allows only 10 days of TLF accommodations for those departing for a new permanent assignment. Priority One guests are those arriving or departing the base for a new permanent assignment and those coming to the base for medical purposes. Those staying for medical

purposes have no restriction on the length of their stay. However, these stays tend to be short. All other eligible personnel are granted TLF accommodations as Priority Two guests and are limited to a stay no longer than three days.

The National Airborne Operations Center utilizes the base with sporadic frequency at least once per quarter. When this group arrives, they have priority over all guests housed in lodging operations and are accommodated without question. On some occasions, their arrival may be communicated with a lead-time of less than 24 hours. When this occurs, all suites must be vacated and cleaned to accommodate their arrival. This sequence of events requires the combined effort of every available staff resource. Additionally, in some instances, TLF rooms may be used to house this priority group.

The existing TLF facilities located on the proposed site have nearly reached the end of their useful life, and have undergone numerous renovations. Although all units are currently in use, they are of marginal quality and need to be replaced.

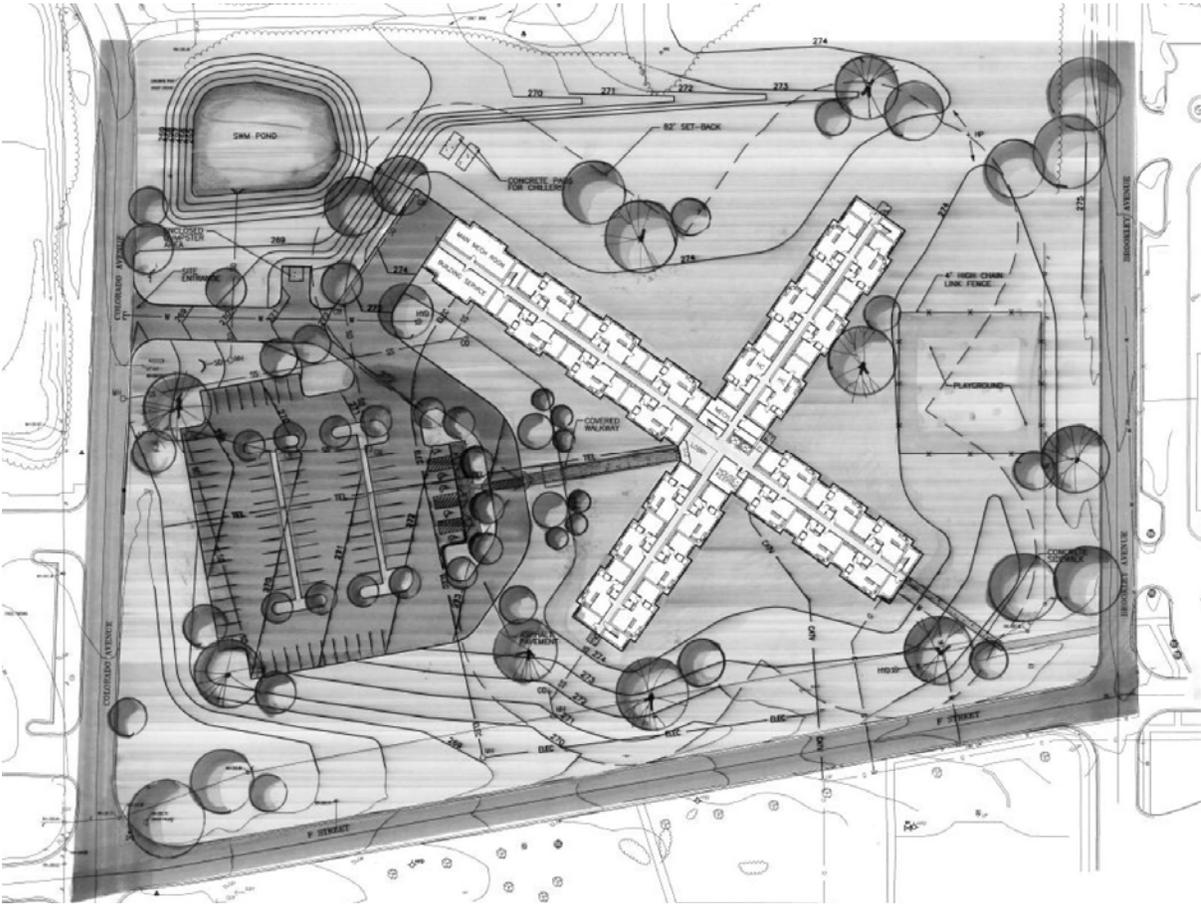
### Proposal

The Department of the Navy is submitting concept site and building design for 69,655-square-foot TLF located on Andrews Air Force Base at Camp Springs, Maryland. The facility will be two stories high with four building wings which will provide 24 one-bedroom and 26 two-bedroom units, including two handicap accessible units. The building will be clad in brick and aluminum window openings with brick headers and cast stone sills and will have pitch roofs with standing seam metal.

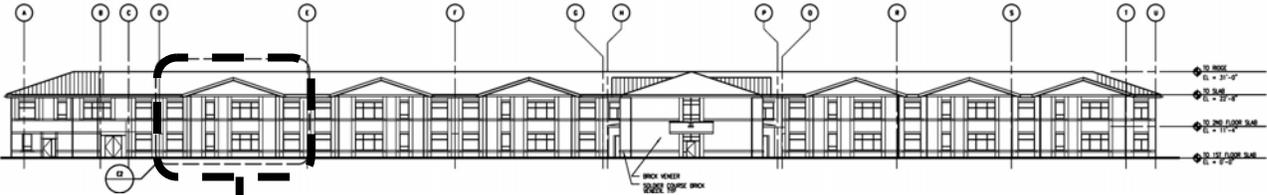
The total building area on the site will be 69,655 gross square feet. The site will include 75 parking spaces (1 parking space per each bedroom based on Air Force TLF guidelines), a fenced in playground area and a storm water management pond with the remainder of the site dedicated to park-like settings with existing large deciduous trees and lawn areas.



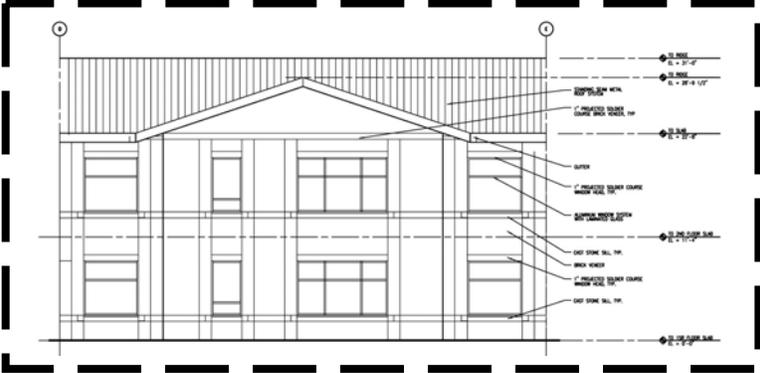
**Perspective View**



Site Plan & First Floor Plan



Elevation



## Development Program

Applicant: Department of the Navy  
Architect: Jacobs  
Cost: Preliminary estimate \$14,500,000. Project funding from Non-Appropriated Funds (NAF)  
Schedule: Construction is estimated to begin in January 2006 with approximately 14 - 16 months for construction.

## PROJECT ANALYSIS

### Executive Summary

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

Since this proposal is not consistent with the approved master plan but appears to be consistent with the unapproved master plan update, staff notes that the Air Force must submit and receive commission approval of either a land use master plan modification or revised master plan prior to the TLF preliminary and final submission.

## CONFORMANCE

### Comprehensive Plan for the National Capital

Staff has determined that 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

This proposed project is not documented in the Federal Capital Improvements Plan.

### Andrews Air Force Base Master Plan

This proposal is not consistent with the master plan as approved by NCPC on May 31, 1979. Land use for the proposed site is designated as open space. 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. Staff notes the existing (unapproved) site use (TLF buildings) will remain the same with this proposal.

### 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.