

# STAFF RECOMMENDATION

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NCPC File No. 6571



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**TEMPORARY LODGING FACILITY**  
**ANDREWS AIR FORCE BASE**  
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 preliminary and final site and building plans for a 69,800 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 an 8.72 acre project site that will include 75 parking spaces, a playground area and open park space. The project will also include demolition of four existing TLF buildings located on the site.

## Commission Action Requested by Applicant

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

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## Executive Director's Recommendation

The Commission:

**Approves** the preliminary and final site and building plans for a 69,800 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)42054.

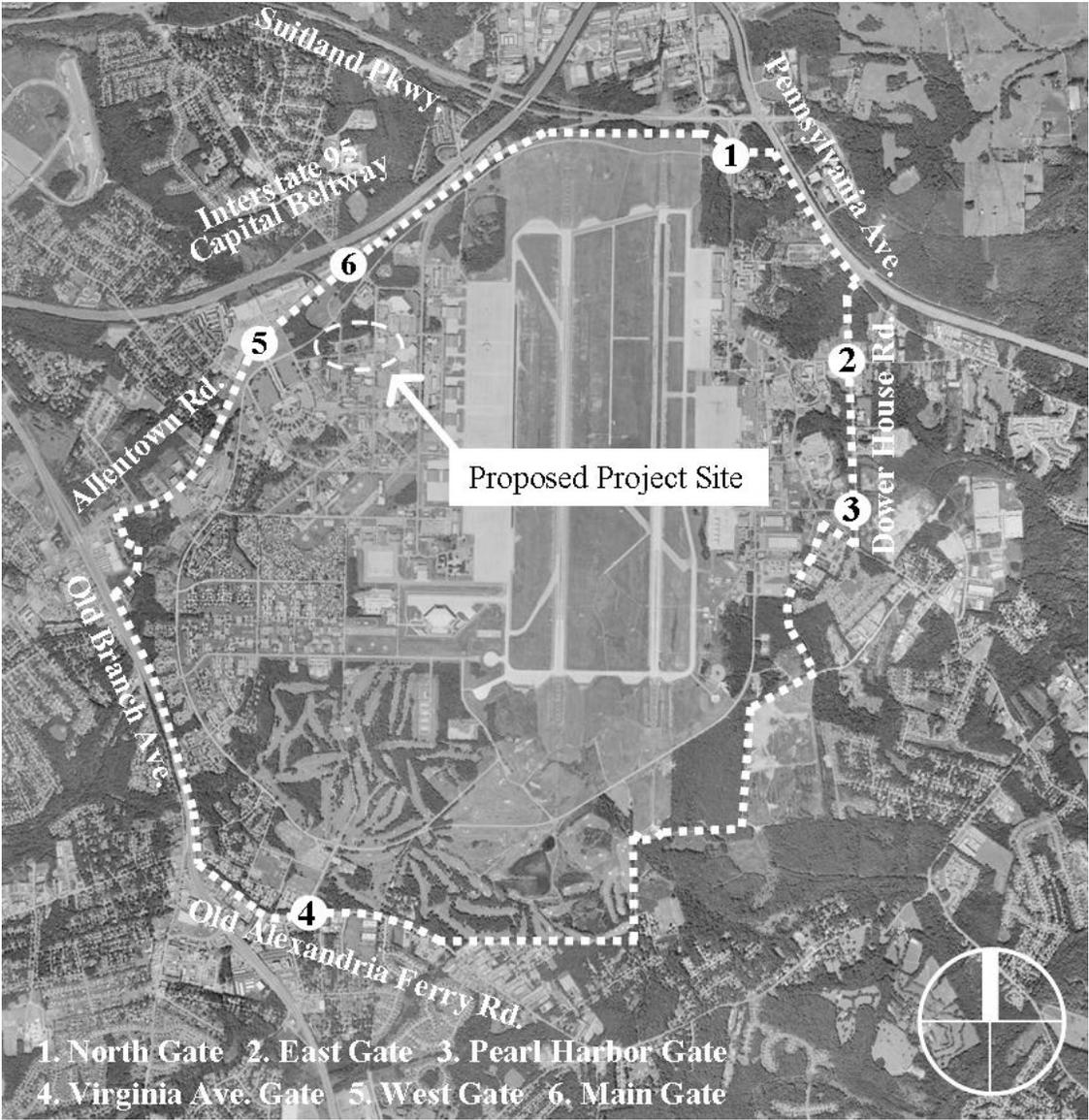
**Strongly recommends** that the Department of the Air Force update their 1979 Andrews Air Force Base master plan in consultation with NCPC staff and submit it to the Commission for review and approval.

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PROJECT DESCRIPTION

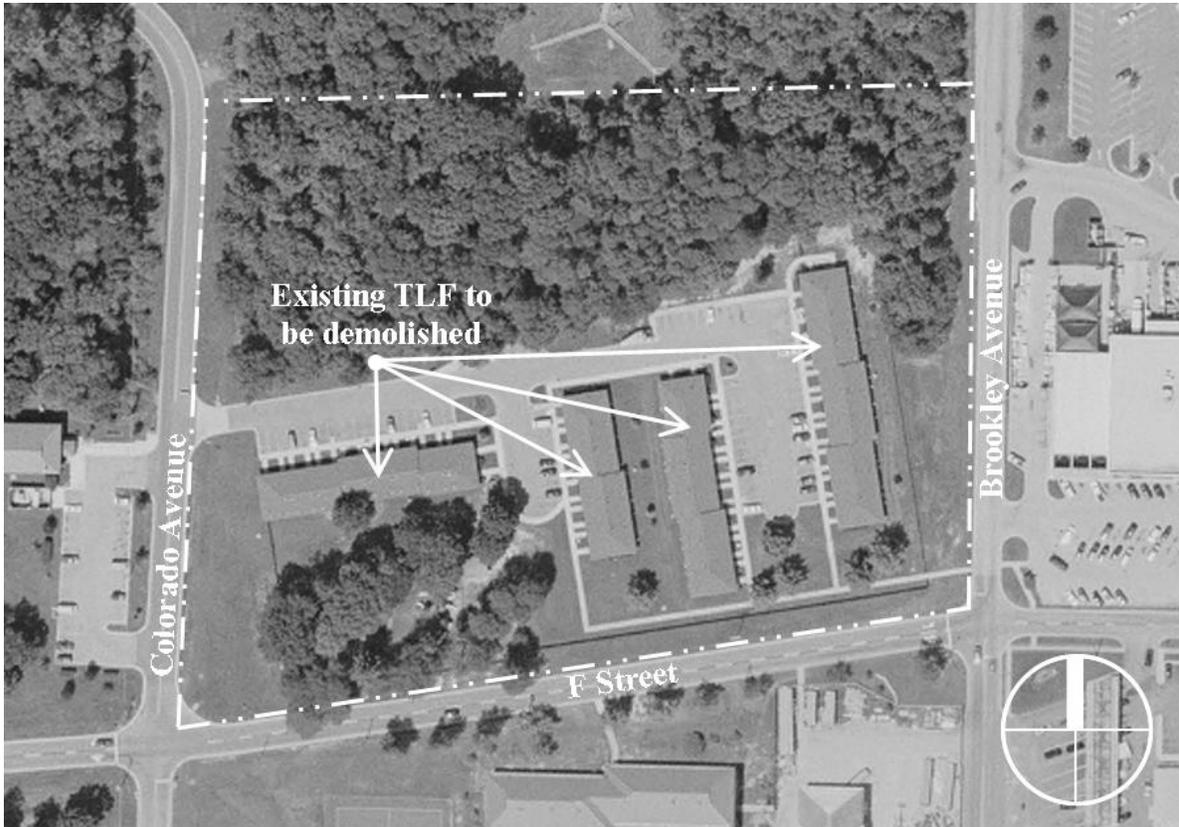
Site

Andrews Air Force Base (Andrews AFB) 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 ten miles southeast of Washington, D.C. The 4,320-acre base hosts more than 20,000 active duty military people, civilian employees and family members.



**AERIAL: ANDREWS AFB**

The 8.72-acre site for the proposed Temporary Lodging Facility (TLF) is located on the northwest portion of Andrews AFB and is bounded by Colorado Avenue, F Street and Brookley Avenue.



SITE AERIAL

### Background

As the “Home of Air Force One” Andrews AFB provides unique operational challenges to the lodging operation. The proposed TLF 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 Department of Defense 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 Permanent Change of Station (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. Guests 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.

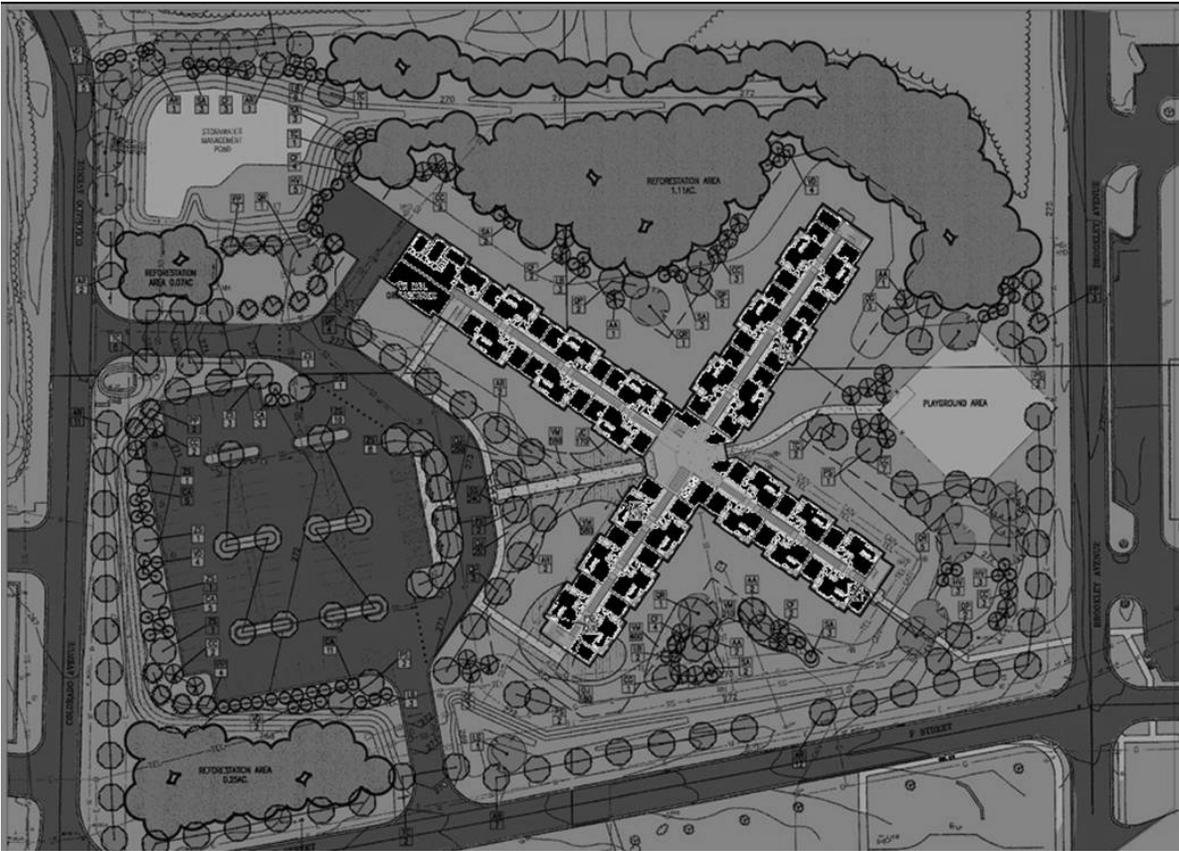
The existing TLF facilities located on the proposed site have nearly reached the end of their useful life, and have undergone numerous renovations. Although all units are currently in use, they are of marginal quality and need to be replaced.

Previously, at its May 5, 2005 meeting, the Commission approved the concept site and building design for temporary lodging facility. The Commission also required 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.

### Proposal

On behalf of the Department of the Air Force, the Department of the Navy is submitting preliminary and final site and building design for 69,800 square-foot TLF located on Andrews Air Force Base at Camp Springs, Maryland. The 8.72-acre site is located on the northwest portion of Andrews Air Force Base and is bounded by Colorado Avenue, F Street and Brookley Avenue. The existing four TLF buildings located on the site will be demolished. The proposed two-story high TLF will have four building wings that will provide 24 one-bedroom and 26 two-bedroom guest units, including two handicap accessible units. The building will be finished primarily in brick with glass fiber reinforced concrete (GFRC) accent panels and a continuous cast stone water table. The aluminum window openings will have either brick or cast stone headers and sills. The hipped roofs will be clad with standing seam metal.

Most of the proposed site will be dedicated to park-like space with existing large deciduous trees and large, open lawn areas which will include a fenced in playground area and a storm water management pond. A parking area will provide 75 spaces (one parking space per each bedroom based on Air Force TLF guidelines).



**PROPOSED SITE PLAN**



**3-D RENDERING: VIEW TO TLF ENTRANCE**



### Federal Capital Improvements Plan

The Commission recommended the Temporary Lodging Facility project at Andrews as noted in the Federal Capital Improvements Program for Fiscal Years 2007-2012.

### Andrews Air Force Base Master Plan

Contrary to findings noted in the Executive Director's Report for the concept submission, staff, in consultation with Andrews AFB staff, has determined that the proposal is consistent with the master plan as approved by NCPC on May 31, 1979. Staff strongly recommends that the Department of the Air Force revise their outdated master plan in consultation with NCPC and submit it to the Commission for review and approval.

### 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 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.