

STAFF RECOMMENDATION

NCPC File No. 6570



**ANDREWS AIR FORCE BASE
VISITORS QUARTERS FACILITY**
California Avenue and Mencher Drive
Camp Springs, Maryland

Submitted by the Department of the Navy

June 29, 2006

Abstract

On behalf of the Department of the Air Force, the Department of the Navy is submitting phase one preliminary and final site and building design for a 146,000-square-foot, Visitors Quarters Facility (VQF) with 265 guest rooms on an 8.5 acre site. The project will retain 22 existing parking spaces and add 189 new parking spaces, and the remaining areas will retain a park-like setting. The project will include the demolition of existing Visitors Quarters cottages located on the site.

Commission Action Requested by Applicant

Approval of preliminary and final site and building design pursuant to 40 U.S.C. § 8722(b)(1).

Executive Director's Recommendation

The Commission:

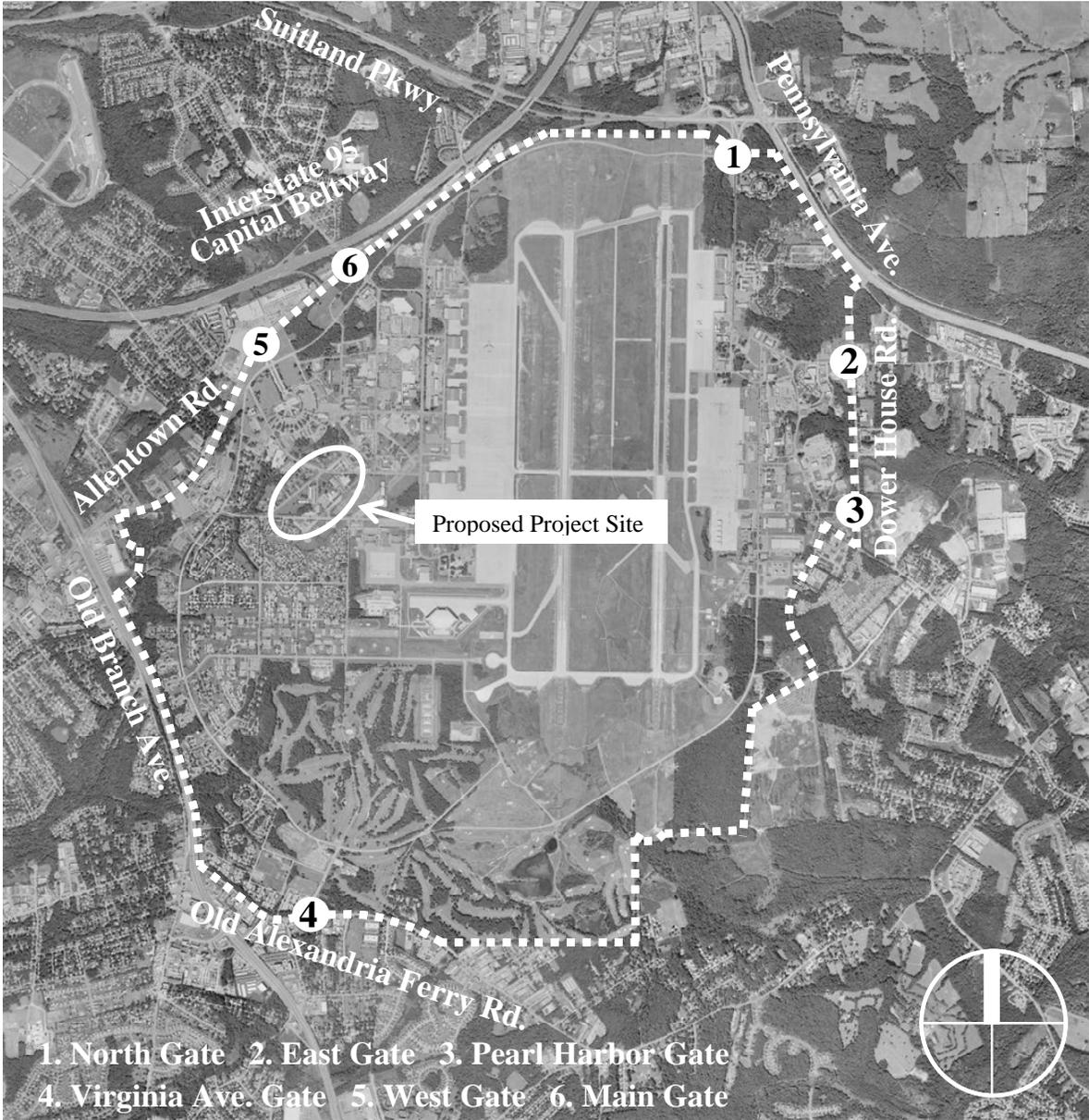
Approves the preliminary and final site and building design for phase one of the Visitors Quarters Facility located on Andrews Air Force Base in Camp Springs, Maryland, as shown on NCPC Map File No. 3207.00(38.00)42068.

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PROJECT DESCRIPTION

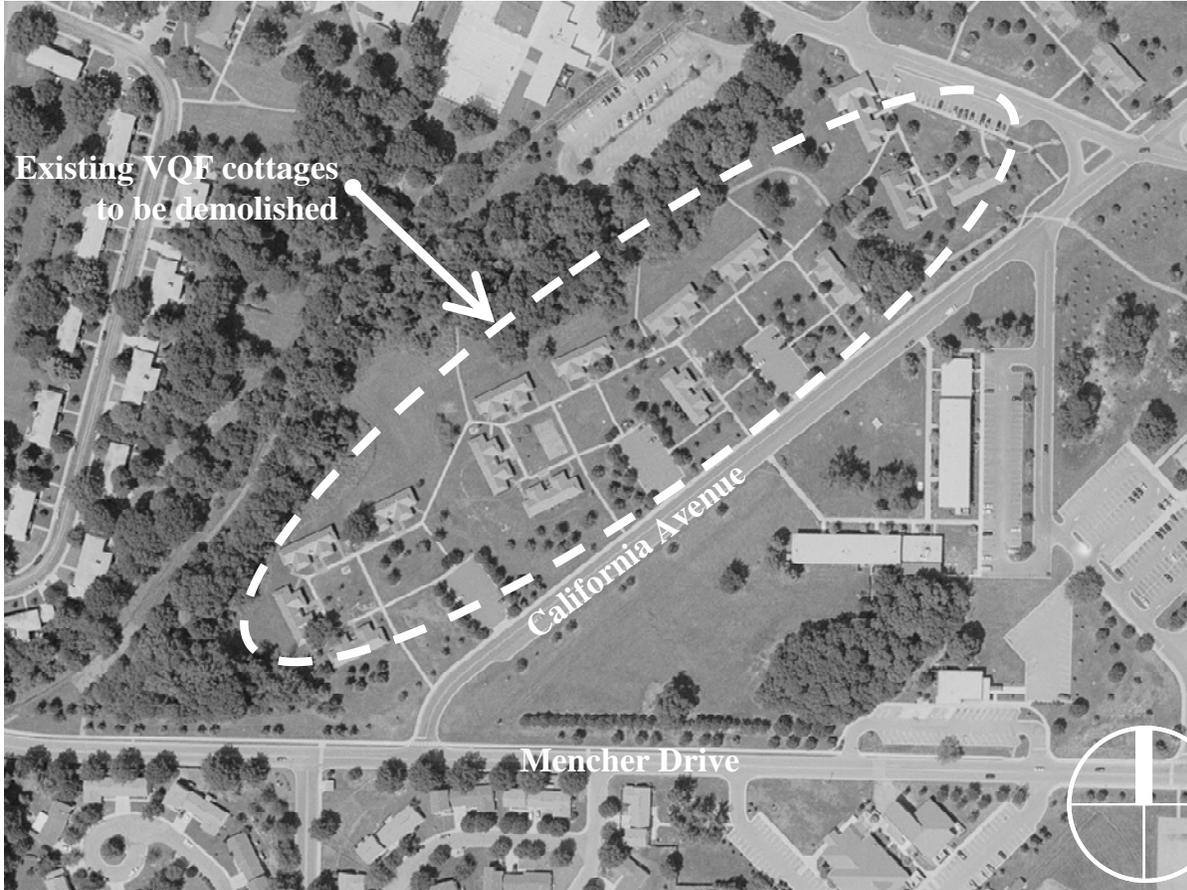
Site

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 Visitors Quarters Facility (VQF) is located on the west portion of the base and is bounded by Arkansas Road to the north, California Avenue to the east and Menoher Drive to the south.



EXISTING SITE AERIAL

Background

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

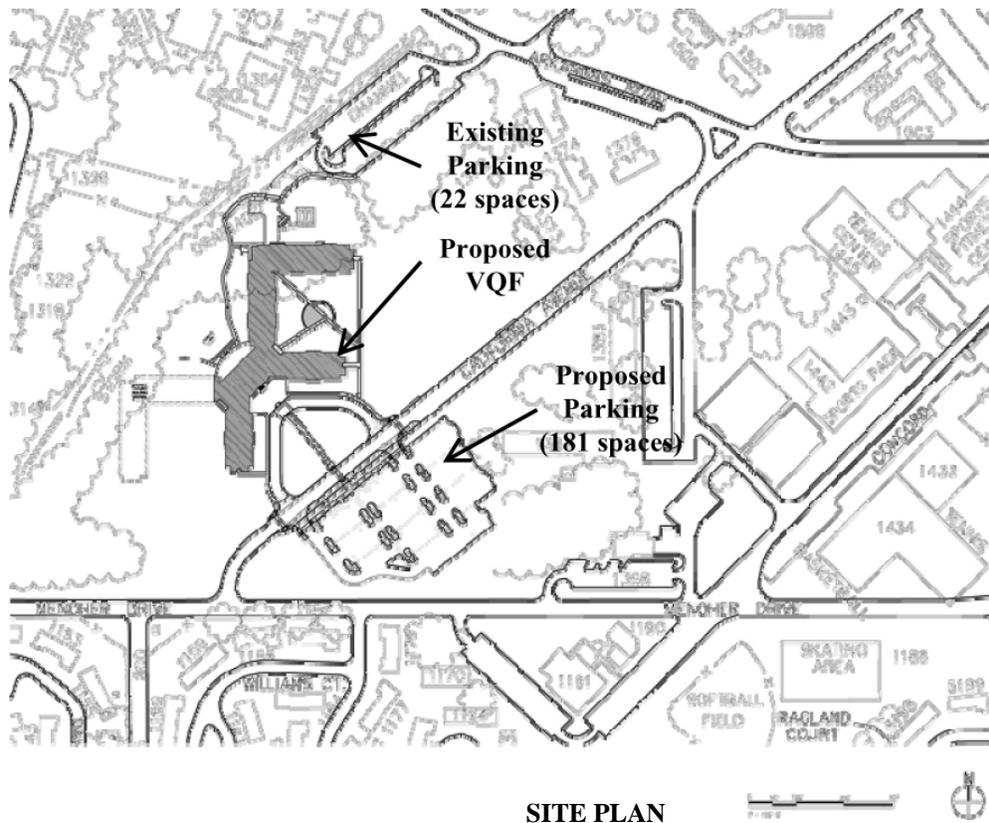
The existing quarters are located in cottage-style buildings originally constructed in 1946, and last renovated in 1994. A Needs Assessment Study conducted in May 2003 recorded the operational and physical conditions of the current VAF and identified critical shortcomings at the existing facilities.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

Previous Commission Actions

At its May 5, 2005 meeting the Commission reviewed and approved the concept site and building design for the Visitors Quarters Facility.

Proposal

The Department of the Navy is submitting phase one, preliminary and final site and building design for VQF located on an 8.5 acre site on Andrews Air Force Base at Camp Springs, Maryland. The existing Visitors Quarter cottages located on the site will be demolished. The proposed building will occupy approximately 1.2 acres, utilize an existing parking area with 22 spaces and add a new parking area with 189 spaces located east of California Avenue, for a total project area of approximately 2.48 acres. The remaining areas of the site will be dedicated to a park-like setting with existing large deciduous trees and open lawn areas. The proposed 146,000-square-foot facility will be three stories high with four building wings that will provide 265 guest rooms and support functions. The building will be clad in brick and cast stone on the first and second floors, with Glass Fiber Reinforced Concrete (GFRC) to replicate the cast stone on the third floor and standing seam metal on the hipped roofs.





FRONT ELEVATION AND ELEVATION DETAILS



3-D RENDERING: FRONT ENTRANCE

Development Program

Applicant: Department of the Navy
Architect: Jacobs
Cost: Approximately \$37,200,000 Non-Appropriated Funds (NAF)
Schedule: Construction is scheduled to be completed by September 2009

PROJECT ANALYSIS

Executive Summary

Staff has reviewed the project and finds that the final design and building designs are straight forward and provide an acceptable solution. The proposed project is consistent with the master plan approved by the Commission in 1979; staff is consulting with the applicant to update the 1979 master plan.

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 Visitors Quarters was included in the Federal Capital Improvements Program for Fiscal Years 2005-2010.

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 its master plan but has not yet submitted the update to the Commission for review and approval. The current land use designated for the project site is Housing (Unaccompanied), which is also consistent with the land use assigned in the draft master plan update currently under development.

National Environmental Protection Act (NEPA)

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

In conformance with the requirements of the National Environmental Policy Act (NEPA) and the Commission's procedures, NCPC staff has analyzed the applicant's EA and FONSI and has determined the environmental documentation is complete and adequate. Staff 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

Correspondence dated May 24, 2004 constitutes the State's process review and recommendation; no issues were identified by any of the review agencies. The Maryland Intergovernmental Review (MICR) 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.