

STAFF RECOMMENDATION

C. Kelly

NCPC File No. 6882



ARMY NATIONAL GUARD READINESS CENTER READINESS CENTER ADDITION

111 South George Mason Drive
Arlington County, Virginia

Submitted by the Army National Guard

January 29, 2009

Abstract

The Army National Guard (ArNG) has submitted preliminary and final site and building plans for a proposed headquarters addition at the Army National Guard Readiness Center in Arlington, Virginia. The project is a result of a personnel expansion at the Center required by the 2005 Base Realignment and Closure (BRAC) recommendations that will add 1,200 personnel. The addition is approximately 250,000 square feet with three floors below grade and five above. The project has been submitted ahead of an updated master plan because of BRAC scheduling, which requires the project be completed by September 15, 2011. The Readiness Center Master Plan with a Transportation Management Plan (TMP), a proposed parking, and the relocation of an existing antenna are anticipated to be submitted for Commission review in early spring.

Commission Action Requested by Applicant

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

Executive Director's Recommendation

The Commission:

Approves the preliminary and final site and building plans for the Army National Guard Readiness Center Headquarters Addition at the Army National Guard Readiness Center, Arlington, Virginia, as shown on NCPC Map File No. 2101.10(38.00)42646.

Recommends that the Army National Guard continue to coordinate with NCPC staff regarding TMP measures and parking ratios and with Arlington County and the U.S. Department of State regarding access to the site and impacts to the surrounding road network.

Notes that the Army National Guard plans to submit the Readiness Center Master Plan with a Transportation Management Plan (TMP), a proposed parking garage, and the relocation of an existing tower to the Commission in early spring.

* * *

PROJECT DESCRIPTION

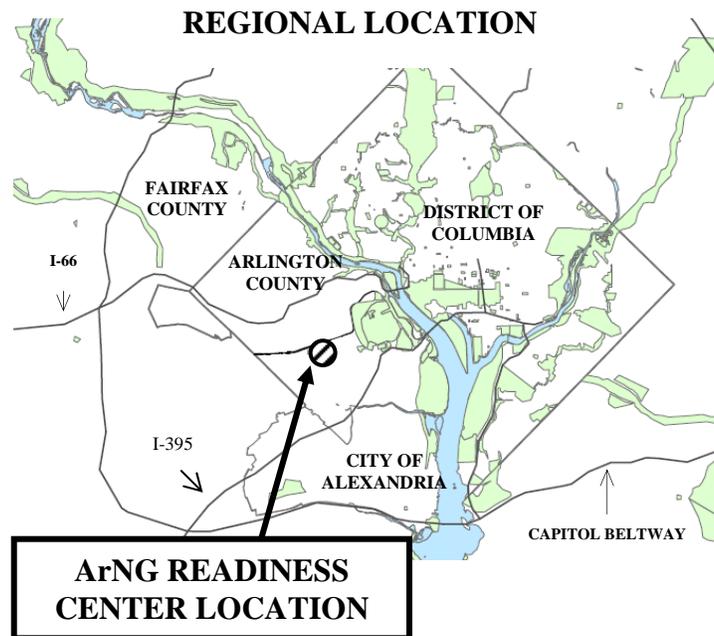
Site

The Army National Guard (ArNG) Readiness Center is located at 111 South George Mason Drive in Arlington County, Virginia. The property is on the southeast corner of the intersection of Route 50 (Arlington Boulevard) and South George Mason Drive. The site is bordered on the east by the U.S. Department of State, National Foreign Affairs Training Center, on the north by Arlington Boulevard, on the west by South George Mason Drive and on the south by a residential community.

The ArNG Readiness Center site is a 15-acre site comprised of a headquarters facility, approximately 248,000 square feet, two three-story parking structures, and several small outbuildings. The outbuildings include two 200-square foot Military Police buildings, a portable building serving as a mail room, and two smoking shelters. There are also two radio VHF antenna towers on site.

Background

The Army National Guard Readiness Center site occupies 15 acres of the former Arlington Hall Station. Arlington Hall was farmland prior to 1927. From 1927 to 1942, the site was part of the Arlington Hall Girls' School, a private women's college. In 1942, the U.S. Army obtained the property, using the existing facilities and constructing new facilities to house and conduct intelligence activities. The main building, Arlington Hall, was the headquarters of the U.S. Army Signal Intelligence Service cryptography effort during World War II. In 1988, the U.S. Intelligence and Security Command transferred the property to the Department of the Army.



In the Military Construction Act of 1986, the Department of State was granted approximately 72 acres of the former 87-acre Arlington Hall for the construction of a National Foreign Affairs Training Center. The Army retained the remaining 15 acres, which are now occupied by the ArNG. The historic main building, Arlington Hall is located on the Department of State's land. No historic structures are located on ArNG land.

ARMY NATIONAL GUARD READINESS CENTER: Existing Conditions



The ArNG Readiness Center houses administrative and resource functions that provide liaison and support to the National Guard in the 54 states and territories, and to the federal government. About 1,300 staff are currently based at the facility. Approximately half of the staff is active duty military and the remaining staff is Department of the Army civilian or contracted employees. The 2005 Base Realignment and Closure (BRAC) actions require the realignment of Jefferson Plaza 1 in Crystal City by relocating the National Guard Bureau Headquarters (NGB), the Air National Guard Headquarters, and elements of the Army National Guard Headquarters to the Army National Guard Readiness Center in Arlington and to the Andrews Air Force Base, in Maryland. As part of this BRAC action, 1,200 NGB Joint Staff and ArNG Staff will be

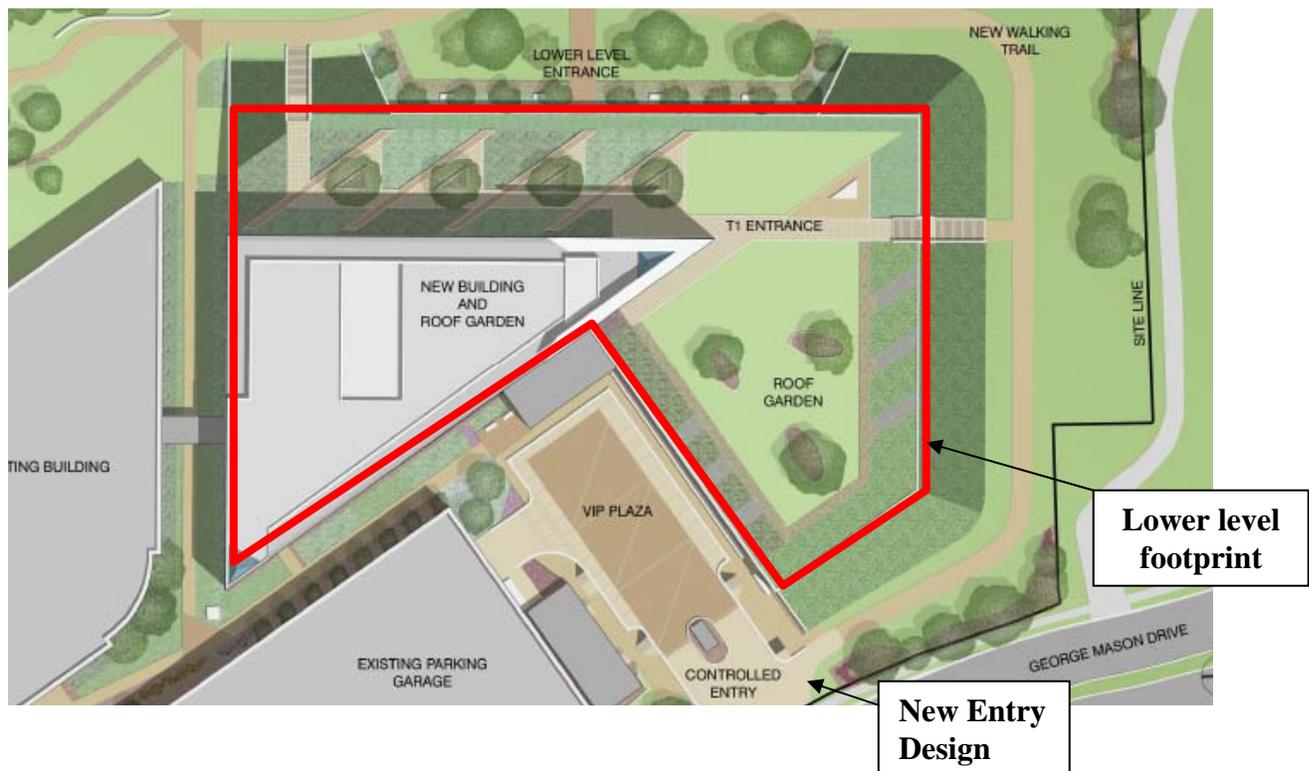
relocating to the Readiness Center. The 1,200 personnel are required to be out of leased space and into the Readiness Center by 2011.

The Army National Guard has completed an Environmental Assessment (EA) for the expansion, and is currently in the process of updating the Readiness Center Master Plan, including a Transportation Management Plan (TMP). Due to the timeline to implement BRAC recommendations, the project site and building plans have been referred to affected agencies - Arlington County, Virginia Department of Transportation, Metropolitan Washington Council of Governments, and the U.S. State Department, prior to master plan approval. The Master Plan for the Readiness Center is currently being developed and is expected to be submitted in early spring for Commission review.

Proposal

The Army National Guard (ArNG) has submitted preliminary and final site and building plans for the addition to the ArNG Headquarters building at the Army National Guard Readiness Center. The headquarters addition will be sited south of the exiting headquarters building on the site of an existing stormwater retention pond. As a result of the loss of the stormwater retention pond, a stormwater detention tank will be installed.

SITE PLAN



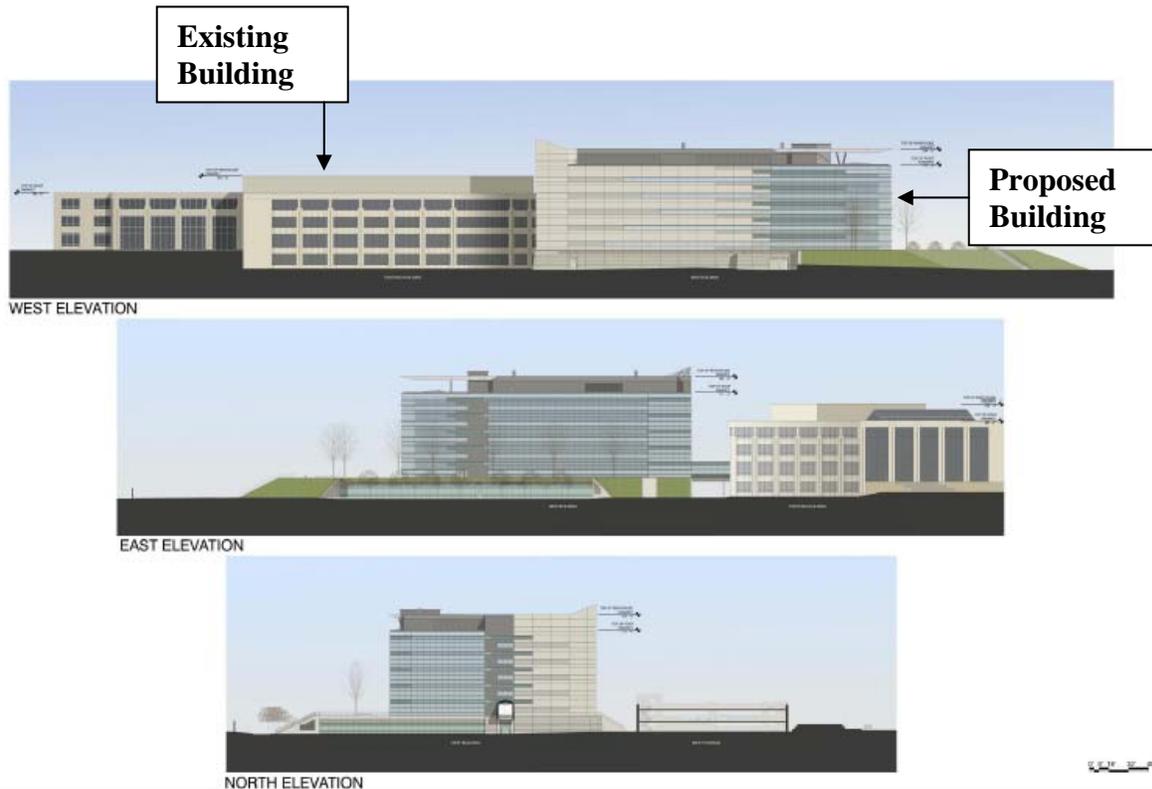
The building is about 110 feet above grade (124 feet to top of parapet) and is about 250,000 square feet. The proposed addition is designed as eight stories with three levels underground. The lower three levels comprise most of the square footage for the building with a larger

footprint than the floors above ground. The three stories underground comprises of approximately 150,000 square feet and the five stories above grade consist of approximately 100,000 square feet. The design has been developed to give the building a lower appearance and to increase the appearance of green space because a portion of the underground levels will be topped with a green roof and landscaping.

The new addition is designed to meet DoD Anti-Terrorism/Force Protection (AT/FP) requirements and provide adequate space to meet the requirements of the project program. The building façade is a combination of glass curtain-wall, precast concrete panels and metal panels.

The building is to obtain LEED Silver certification. In addition to the green roof, LEED points are gained by the project offering bicycle storage and changing rooms, low-emitting and fuel-efficient vehicles, reduction in water usage, water efficient landscaping, use of low-emitting materials, using recycled and regional material, and creating office space that are 75 percent daylight.

BUILDING ELEVATIONS

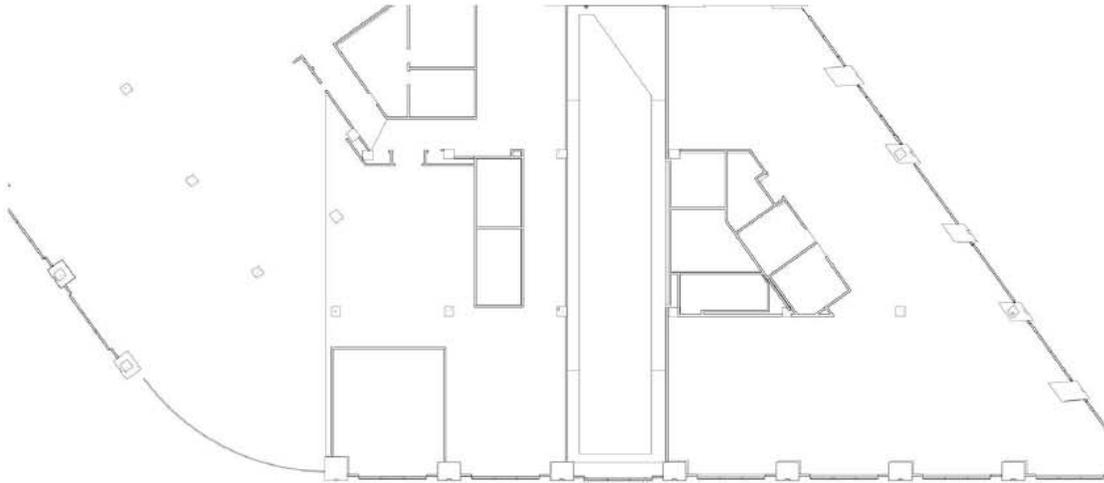


The building will be designed to provide adequate and appropriate spaces to meet the requirements of the project program. The organization of the building will be designed to accommodate 26 directorates relocated from Crystal City. The building will have open work areas, closed office areas, conference rooms, and an auditorium.

FLOOR PLAN: LEVEL THREE (a below ground level)



FLOOR PLAN: LEVEL FIVE
(second level above ground)



COLOR LEGEND

- OPEN WORK AREA
- OFFICE ZONE
- SUPPORT AREAS
- SHARED AMENITIES
- BUILDING SUPPORT
- VERTICAL CIRCULATION
- AUDITORIUM
- OPERATION CENTER
- ROOF

As a result of the location of the proposed building addition the following actions must be undertaken:

- 1) Removal and replacement of the existing, onsite stormwater retention pond with underground stormwater detention tank. As a result of the headquarters addition being constructed on the site of the existing stormwater retention pond, a new underground stormwater detention tank is proposed to replace the functions of the retention pond. The proposed stormwater detention tank is intended to temporarily store excess stormwater runoff and release it at a slower rate. The detention tank will reduce peak flow from approximately 74 cubic feet per second (cfs) to approximately 17 cfs.
- 2) Relocation of the existing southern-most gate along South George Mason Drive. The gate will be relocated to the north by approximately 50 feet and be used primarily for limited loading and dock access, visiting VIPs, and an emergency exist from the existing west garage. The relocation of the south gate will require a new curb cut and repair of existing curb cut, as well as a median modification in the center of South George Mason Drive to align with the new gate location.
- 3) Removal of 400 to 450 cubic yards of petroleum-contaminated soil, as recommended by Virginia Department of Environmental Quality. Petroleum-contaminated soil is located at the site of the proposed headquarters addition. When the addition is to be constructed approximately 400 to 450 cubic yards of the contaminated soil will require excavation, testing, and disposal.
- 4) Relocation of the exiting, onsite radio tower. This antenna is proposed to relocate to the north, next to the east parking garage.



Development Program

Architect: The headquarters addition was developed by DMJM H&N/ AECOM, CH2MHILL, and Land Planning & Design Associates.

Schedule: Construction of the headquarters building is anticipated to be complete by the end of FY 2011.

PROJECT ANALYSIS

Executive Summary

Staff finds the proposed building to be an innovative design that will be a positive addition to the Readiness Center. While the proposed building is a modern design, the design integrates a new building to the Readiness Center that is respectful of the existing architecture. The Comprehensive Plan encourages the federal government to create workspaces that “engender a sense of pride, purpose, and dedication for employees.”



READINESS CENTER PROPOSED BUILDING: WEST PERSPECTIVE



EAST PERSPECTIVE

(View seen from U.S. State Department land)

Antenna Relocation

While we support the building design, staff notes that prior to the relocation of the radio tower the Army National Guard is required to submit the tower relocation proposal to the Commission. The current tower is located in the area where the headquarters building addition is to be constructed. The ArNG proposes to relocate the antenna next to the east parking garage; approximately 100 feet from its current location. The Commission approved the existing antenna tower in 1999 for a period not to exceed five years. The ArNG has not requested renewal of the antenna permit since the approval expired in 2004. Staff will evaluate the antenna information for a radiofrequency radiation analysis to insure safety for the personal at the Readiness Center. The Army National Guard is aware of the requirement and plans on submitting the required documents for review.

ArNG Readiness Center Master Plan

The Readiness Center Master Plan is currently being updated, and the project has therefore been referred to the affected agencies for review. The project was approached this way in order for the Army National Guard to reach the established BRAC construction timeline. Parking accommodations related to the proposed facility (to be identified in the Master Plan) will be reviewed against the parking ratios established in the Comprehensive Plan for the National Capital. Staff has reviewed the draft ArNG Readiness Center Master Plan and TMP. Staff has identified parking and related impacts to the road network as remaining concerns that will need to be addressed in the final master plan. The Transportation Element of the Comprehensive Plan recommends a ratio of 1:4 for federal facilities within the Historic Boundaries of Washington D.C. However, the TMP outlines a ratio of 1:2.76 in 2011 with a target of 1:2.98 by 2016. Staff finds that this ratio, if not increased, will be inconsistent with the Comprehensive Plan and may have impacts to the road network around the Readiness Center.

The ArNG plans to submit for Commission review a multi-level parking garage east of the existing east parking garage; identified in the master plan as the northeast garage. The access to the northeast garage will be through the existing east garage entrance along the Arlington Boulevard access road. The parking garage will add 435 parking spaces to the existing 656 spaces. Of those 435 spaces, 140 spaces will be open to all employees of the Readiness Center. Arlington County and the State Department have also reviewed the draft master plan and TMP and have submitted comments to NCPC. Arlington County has expressed concern about access to the Readiness Center site. Access to the existing east parking garage and the proposed northeast parking garage is limited and Arlington County has recommended access to these garages from the U.S. Department of State's access road. The State Department has expressed that this is not an option. Continuing coordination among Arlington County, the Army National Guard, and the State Department is necessary to address access concerns.

Therefore, staff recommends that the Commission **recommends that the Army National Guard continue to coordinate with NCPC staff regarding TMP measures and parking ratios and with Arlington County and the U.S. Department of State regarding access to the site and impacts to the surrounding road network.**

CONFORMANCE

Comprehensive Plan for the National Capital

Staff has determined that the proposed project is not inconsistent with the *Comprehensive Plan for the National Capital: Federal Elements*, in particular policies in the Federal Workplace Element.

- Utilize available federally owned land or space before purchasing or leasing additional land or building space. Agencies should continuously monitor utilization rates of land and building space to ensure their efficient use.
- Minimize development of open space by selecting disturbed land or brownfields for federal workplaces or by reusing existing buildings or sites.
- Locate employees near other federal agencies and departments with which they regularly interact.

The ArNG Readiness Center addition also conforms to the following policies in the Federal Environment Element:

- Encourage the use of innovative and environmental friendly “Best Management Practices” in site and building design and construction practice, such as green roofs, rain gardens, and permeable surface walkways, to reduce erosion and avoid pollution of surface waters.
- Minimizing power generation requirements, such as by utilizing best available “green” building systems and technologies.
- Indoor air quality should be promoted by using environmentally friendly “green” building materials, construction methods, and building designs.

As the ArNG moves forward with its master plan and TMP, the following policies in the Federal Workplace Element and the Federal Environment Element should be considered:

- Outside of the Central Employment Area, but within the Historic District of Columbia boundaries the parking ratio should not exceed one space for every four employees.
- Develop TMPs that explore methods and strategies to meet prescribed parking ratios, and include a thorough rationale and technical analysis in support of all TMP findings.
- Include, within TMPs, implementation plans with timetables outlining each agency’s commitment to reaching TMP goals.
- Encourage ridesharing, biking, walking, and other non-single-occupant vehicle modes of transportation for federal commuters.
- Federal agencies should operate cross-town shuttles in urban areas where inadequate transit service exists to provide transportation between federal agencies doing business with one another or among several locations of one agency. Shuttle services should be coordinated among federal agencies with overlapping route requirements.
- Encourage federal, state, and local governments as well as private employers to support improvements to and utilization of public transportation systems.

National Environmental Protection Act (NEPA)

The Army National Guard completed an Environmental Assessment for its master plan, which includes the proposed building addition and the actions required to construct the building, to analyze the proposal for conformance with the National Environmental Policy Act (NEPA). As a result of the location of the Readiness Center outside of the District of Columbia, NCPC does not have independent NEPA responsibility for the project.

On August 22, 2008, the Army National Guard issued a Finding of No Significant Impact (FONSI) for the proposed master plan actions. The FONSI outlines one mitigation measure required for the implementation of the master plan not to have a significant impact on the environment. The mitigation measure requires the Army National Guard to attain the Modal Split Objectives as described in the Transportation Management Plan. The mitigation measure includes implementing direct shuttle service between the Army National Guard Readiness Center and the Ballston Metrorail Station by 2nd quarter of FY 2009; direct shuttle service between the Readiness Center and the Crystal City Virginia Railway Express and Metrorail stops and the Pentagon by the 4th quarter of FY 2009; an electronic slug line; and increased carpool/vanpool use to meet Modal Split Objectives and as a result reduce traffic and parking impacts.

National Historic Preservation Act (NHPA)

The Army National Guard has found that the proposed Readiness Center Addition will not affect any buildings listed on the Register of Historic Places. The Virginia Department of Historic Resources has concurred with the Army National Guard that the action will not have an adverse effect. As a result of the location of the master plan outside the District of Columbia, NCPC does not have independent Section 106 responsibility.

Federal Capital Improvements Plan

The 2009-2014 Federal Capital Improvements Plan (FCIP) includes the Army National Guard Readiness Center Addition. The estimated total project is \$124,200,000; the project has received \$10,600,000 in prior funding.

CONSULTATION

Referral to relevant agencies

In accordance with the Commission's Procedures for Intergovernmental Cooperation in Federal Planning in the National Capital Region, the Army National Guard Readiness Center Master Plan and the Headquarters Addition were referred to the Virginia Department of Transportation (VDOT), the Washington Metropolitan Council of Governments (WashCOG), the U.S. Department of State, and the Arlington County BRAC Office on October 20, 2008. Arlington County, VDOT, and the U.S. State Department have submitted comments on the Master Plan but did not submit any comments pertaining to the proposed building addition; these comments will be evaluated for the review of the Master Plan. No comments were received from WashCOG.