

**SUTLAND COLLECTIONS CENTER, PAUL E. GARBER FACILITY,  
FLEET MANAGEMENT FACILITY**

3904 Silver Hill Road  
Suitland, Prince George's County, Maryland

Submitted by the Smithsonian Institution

**Delegated Action of the Executive Director**

February 26, 2009

Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and 40 U.S.C. § 8722(b)(1), I approve the preliminary and final site and building plans for construction of the Smithsonian Institution Fleet Management Facility at the Suitland Collections Center, Paul E. Garber Facility, as shown on NCPC Map File No. 3205.11(38.00)42716.

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The Smithsonian Institution (SI) has submitted preliminary and final site and building plans for a new fleet maintenance facility at the Suitland Collections Center in Prince George's County, Maryland. The existing facility, located in the General Services Building of the National Zoological Park, will be moved from that area to the Smithsonian Garber Facility at the Suitland Collections Center (SCC). Relocation of the repair functions will provide easier access to the repair shop for Smithsonian Institution vehicles and lawn-mowing equipment; SI currently finds servicing and transport of vehicles difficult at the zoo location.

The project site at the Paul E. Garber Facility, part of the 110-acre SCC in Suitland, Maryland is one mile west of the GSA Suitland Center. Total new construction for the garage and small office structure is 13,085 square feet. The project is situated on 0.95 acres and is not visible from the GSA property or from the Suitland Parkway. The project area is surrounded by existing low rise metal buildings to the north, east, and west. To the south is a community fire station that blocks all but one limited view (along side alley to the fire station) toward the project location.

The new all metal building is a square structure with a low-sloped roof, and consists of repair and service areas that include:

- Vehicle Repair Bays
- Work Bays
- Bus Servicing Area
- Parts and Tool Storage
- Office areas

Both the main service bay area of the building and its lower-height office wing are constructed of pre-engineered facades with steel framing, and insulated metal wall and roof panels. South facing bay windows in the office area and along the upper elevation of the service bay extend out from the walls on the south and west elevations. The windows provide passive solar gain and day lighting. The building is supported by spread footings with slab-on-grade floors.

Exterior areas include parking for 10 vehicles, a compressed natural gas fueling island, tire storage area, trash dumpster area, used oil storage area, and vehicle entrance area to access the maintenance bays. A bioretention area (rain garden) is located on the south part of the site and capable of treating at least 25-30 percent of the development area. The project site also is planted with deciduous trees at the southern corner of the property with native shrubs, grasses, and ground covers. Limited paved areas are introduced around the garage to reduce the resultant surface water runoff. Other sustainable design measures such as building orientation, passive energy features, and energy conservation are utilized in the project design.

The Smithsonian Institution prepared and received Commission approval of a SCC master plan in 1993. The master plan placed larger buildings at the present location; consequently the plan massing at this location is reduced by the smaller building provided in the current submission. The proposal is in conformance with the land use element of the master plan, and the actual building development is significantly reduced in both height and horizontal configuration.

An Environmental Assessment (EA) for the project was completed by the Smithsonian Institution in January 2009. The Commission does not have independent responsibility under the National Environmental Policy Act (NEPA) for projects in the environs because its authority over these projects is advisory. Staff finds the proposal's final design consistent with the environmental objectives of the master plan and with the effects analyzed in the EA. The project adheres to provisions of the State of Maryland regulations for on-site storm water management quantity and quality control measures for vehicle maintenance garages.

SI is not a federal agency for purposes of Section 106 of NHPA for projects in the region, where NCPC has an advisory review role.

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Marcel C. Acosta  
Executive Director