Executive Director's Recommendation
Commission Meeting: March 6, 2014

PROJECT
Intelligence Community Campus – Bethesda (South Campus), Erskine Hall and Roberdeau Hall Renovation
Intelligence Community Campus - Bethesda (MP7257)
4600 Sangamore Road
Bethesda, MD

SUBMITTED BY
United States Department of Defense, Army Corps of Engineers on behalf of the Defense Intelligence Agency

REVIEW AUTHORITY
Federal Project in the Environs
Per 40 U.S.C. 8722(b)(1)

NCPC FILE NUMBER
7326

NCPC MAP FILE NUMBER
3101.10(38.00)43909

APPLICANT'S REQUEST
Preliminary and final approval of building plans

PROPOSED ACTION
Approve as requested

ACTION ITEM TYPE
Staff Presentation

PROJECT SUMMARY

The United States Department of Defense, Army Corps of Engineers, on behalf of the Defense Intelligence Agency, has submitted preliminary and final building plans for the ICC-B (South Campus), Erskine Hall and Roberdeau Hall renovation project. The project is the second phase of the redevelopment of the ICC-B South Campus, and entails the full demolition of the exterior facades of both buildings, the expansion of the third-floor of Roberdeau Hall to its full footprint, and the reconstruction of exterior facades using a design that is consistent with that employed for the Centrum Building, approved by NCPC in July 2013. It also reflects the applicant's continued commitment to transforming the ICC-B campus into a modern, interconnected campus of buildings suitable to the mission and education needs of the seventeen-agency U.S. Intelligence Community. The proposed facades are comprised of five major wall types: copper-color range aluminum metal panel; charcoal color galvanized steel metal panel; glass curtain wall; vertical vision glass punched windows; and dark gray architectural precast concrete. The proposed façade design takes cues from the massing and materials of the surroundings and respects the natural and historic nature of the site and adjacent parkland.

KEY INFORMATION

- The project is the second phase of the ICC-B South Campus redevelopment and will advance the applicant's goal of creating an efficient, interconnected collection of buildings suitable to the mission and education needs of the U.S. Intelligence Community while simultaneously establishing a notable architectural presence.
- The proposed façade treatment for Erskine Hall and Roberdeau Hall advances the overall South Campus architectural concept that the applicant has developed to help guide the remaining build out of the ICC-B, and is consistent with what was previously approved by the Commission for the Centrum project in July 2013.

- The project is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital and conforms to the ICC-B Master Plan approved by the Commission in February 2012.
- There is no federal or state stormwater management requirement as the project's limit of disturbance is below 5,000 square feet.
- There is no state forest conservation requirement as the project's limit of disturbance is below 40,000 square feet.
- The Defense Intelligence Agency and the National Park Service have executed a Memorandum of Intent that addresses pre-existing offsite erosion and sedimentation issues on adjacent National Park Service property.

RECOMMENDATION

The Commission:

Approves the preliminary and final building plans for the Intelligence Community Campus - Bethesda (South Campus), Erskine Hall and Roberdeau Hall renovation project.

PROJECT REVIEW TIMELINE

Previous actions	**February 2012** – Approval of master plan for the Intelligence Community Campus-Bethesda as a guide for future reviews of individual site and building projects. (NCPC File No. MP7257). **July 2012** – Approval of preliminary and final site and building plans for ICC-B Phase 1 (North Campus). (NCPC File No. 7326). **October 2012** – Executive Director approval of final site development plans for ICC-B Phase 1 (North Campus). **May 2013** – Approval of preliminary site and building plans for the ICC-B Phase 2 (South Campus), Centrum. **July 2013** - Approval of final site and building plans for the ICC-B Phase 2 (South Campus), Centrum.
Remaining actions (anticipated)	· **None for current submission** · Preliminary and final approval of pedestrian bridge from North Campus parking garage to Centrum north entrance. · Preliminary and final approval of campus-wide site improvements

Prepared by Shane L. Dettman
February 27, 2014

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Figures and Maps

I. PROJECT DESCRIPTION

Site

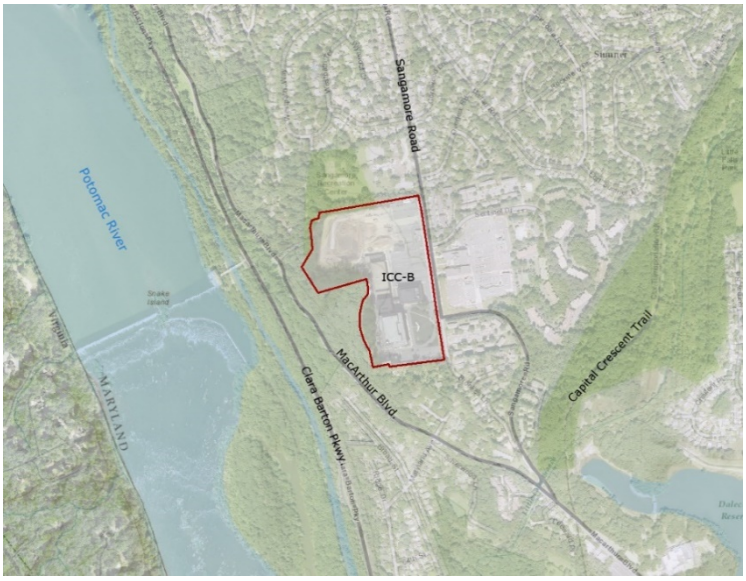


Figure 1: Topographic map showing location of ICC-B and vicinity.

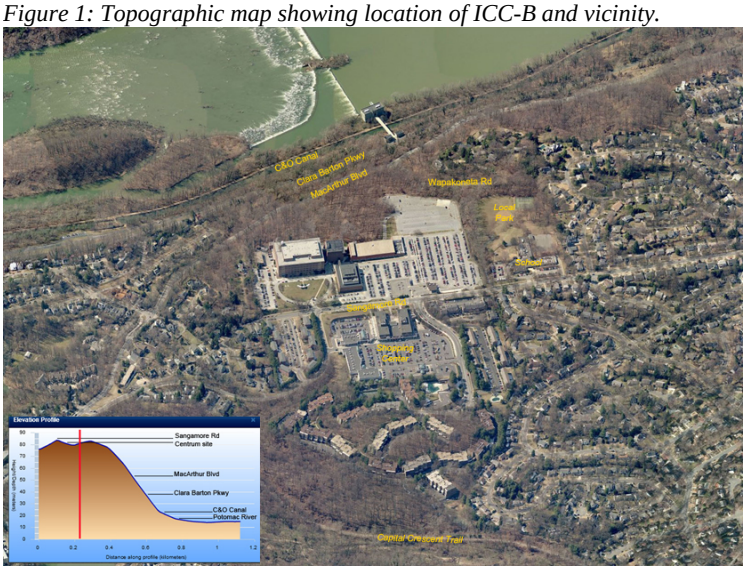


Figure 2: Image of ICC-B and surroundings, and topographic relationship to Potomac River

The Intelligence Community Campus – Bethesda (ICC-B) is located at 4600 Sangamore Road, Bethesda, Maryland. The Campus encompasses approximately 30 acres and primarily consists of large office buildings and surface parking which results in approximately 20 acres of impervious surface, or 67% of the site area. (Figure 1) Primary buildings on the site include Erskine Hall, Roberdeau Hall, Maury Hall, and Abert Hall. Among these buildings, Erskine Hall and Roberdeau Hall have been determined to have historic significance. A historic landscape encompassing a flagpole and Globe Memorial also exists within the elliptical driveway in the southeast portion of the site. The ICC-B's immediate surroundings include a private school and local park to the north that is accessed via a public trail that runs along the north boundary of the Campus, undeveloped land and residential uses to the south, and multi-family residential and a large retail development to the east across Sangamore Road. The entire western boundary of the ICC-B is steeply sloping, forested land that is owned by the United States Government, under the jurisdiction of the National Park Service (NPS). The NPS land extends nearly a quarter mile westward from the ICC-B to the Potomac River, approximately 150 vertical feet below the ICC-B, and includes sections of the Clara Barton Parkway, part of the George Washington Memorial Parkway (GWMP), the Chesapeake and Ohio Canal National Historic Park, and MacArthur Boulevard. (Figure 2) A small residential neighborhood, accessed from MacArthur Boulevard via Wapakoneta Road, also exists to the northwest of the Campus. The areas beyond the ICC-B's immediate surroundings to the north, south, and east are primarily composed of moderate density, single-family detached neighborhoods. The Dalecarlia Reservoir, another federal facility, and the Capital Crescent Trail is located approximately one half mile southeast of the ICC-B.

Background

The ICC-B site has been a federal facility used for Department of Defense related purposes since 1945, when the site was originally deeded to the U.S. Government during World War II to serve as the headquarters of the Army Map Service. Over the course of its 70 year history, the size of the facility grew in land area to approximately 30 acres and in building area to approximately 715,000 square feet. Currently the site is largely unoccupied having been vacated by its previous tenant, the National Geospatial Agency (NGA), as a result of the 2005 Base Realignment and Closure which relocated NGA to Fort Belvoir.

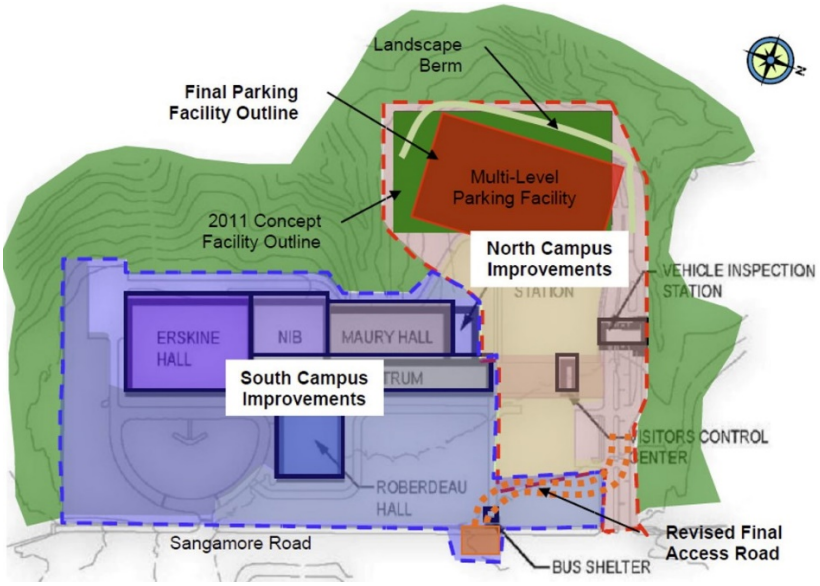


Figure 3: Image of approved ICC-B Master Plan

Following the departure of NGA, the United States Army Corps of Engineers (USACE) and the Defense Intelligence Agency (DIA) began planning the redevelopment of the site for use by the United States Intelligence Community, a collection of 17 agencies and organizations that work to gather the intelligence necessary to conduct foreign relations and national security activities. A first step in USACE's process was developing an installation master plan for the ICC-B that is intended to guide the long-term redevelopment of the site. The master plan, approved by NCPC in February 2012, separates the redevelopment effort into two phases (North Campus and South Campus) and includes the creation of up to 850,000 square feet of secure office space, through renovation and new construction, consolidation of the existing surface parking into a new 1,800 space parking garage, and significant site improvements that will replace the impervious surface parking with landscape. (Figure 3) Full build out of the master plan will accommodate a maximum personnel load of 3,000 employees, building staff, and visiting students.

At its July 2012 meeting, NCPC approved the preliminary and final site and building plans for the ICC-B North Campus. This phase of the ICC-B redevelopment, which encompasses approximately 12 acres, is nearing completion. (Figure 4) The North Campus phase includes construction of the parking garage, a vehicle inspection station, a visitor control facility and small visitor parking lot, and various site and security improvements, and will reduce impervious surface on the North Campus from 8.2 acres to 4.3 acres (approximately 43%).

Figure 4: Aerial of ICC-B showing location of Erskine Hall and Roberdeau Hall.

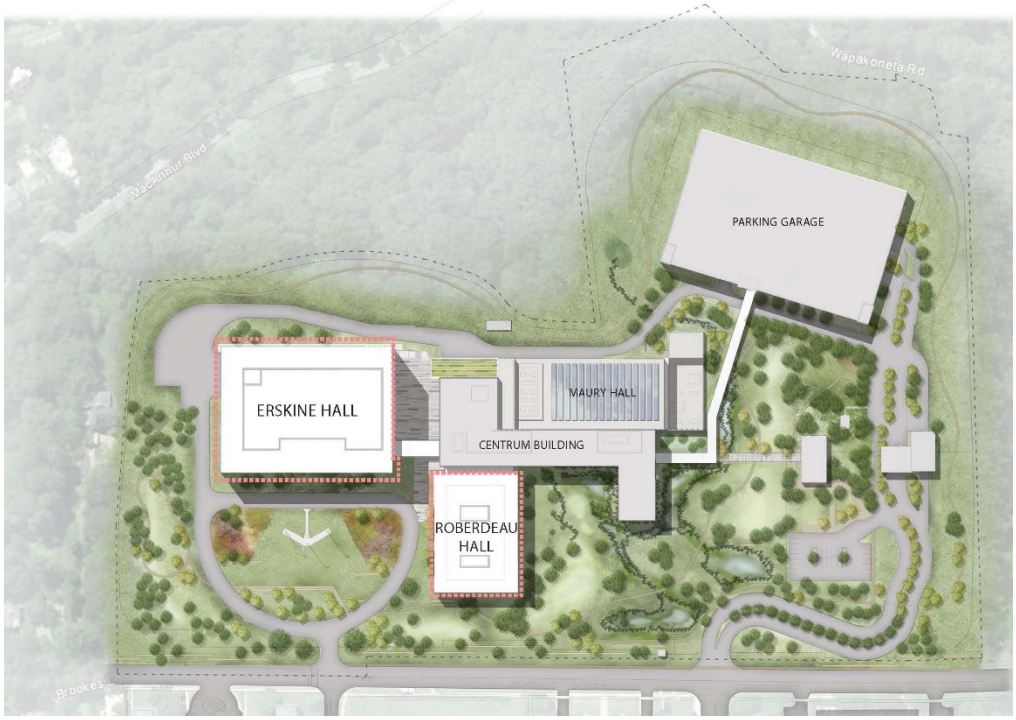


Figure 5: Concept of redeveloped ICC-B showing location of Erskine and Roberdeau Halls.

The redevelopment of the ICC-B South Campus will be carried out in multiple phases, with the current submission, the renovation of Erskine Hall and Roberdeau Hall, being the second phase. The first phase, entailing construction of a new infill building referred to as the Centrum Building, was approved by NCPC in July 2013. (Figure 5) The Centrum is currently under construction and is expected to be complete in early-2015. The current proposal is anticipated to begin in March 2014, following NCPC approval, with completion in April 2015. The upgrades and exterior renovation of Erskine and Roberdeau Halls is estimated to cost approximately $42 million and is fully funded.

Proposal

The United States Department of Defense, Army Corps of Engineers, on behalf of the Defense Intelligence Agency, has submitted preliminary and final building plans for the ICC-B (South Campus), Erskine Hall and Roberdeau Hall renovation project. The project is the second phase of the ICC-B South Campus redevelopment and signifies the applicant's continued effort toward transforming this outdated federal facility into a modern complex that meets the mission and education needs of the U.S. Intelligence Community. Upon full build out, the renovated Erskine and Roberdeau Halls will be efficiently interconnected to Maury Hall through the new Centrum Building that is currently under construction. The current proposal entails the full interior demolition and façade replacement of Erskine Hall and Roberdeau Hall. The limits of disturbance for the project is confined to the buildings themselves as well as a two foot area around the building perimeter.

Facade Palette

The façade palette proposed for the exterior of Erskine and Roberdeau Halls is consistent with what was approved by the Commission for the Centrum Building. Essentially there are five façade \ wall types that are assembled in a manner that achieves the intended programmatic and security functions desired by the applicant, and also establishes a new architectural vocabulary across the campus that is recognizable and responds to the surrounding built, natural, and historic context. These five wall types include:

- Copper-color range aluminum metal panel,
- Charcoal color aluminum metal panel,
- Vertical vision glass punched windows
- Vision glass curtain wall,
- Dark gray architectural precast concrete.

Prior to a specific discussion of how these wall types are applied to Erskine and Roberdeau Halls individually, a depiction and summary of each wall type is provided in the table below. (Table 1). A mock-up of these materials has also been installed onsite to help the applicant understand actual performance based on site conditions, and to determine whether calibrations in material, color, pattern, etc. are necessary. (Figure 6)

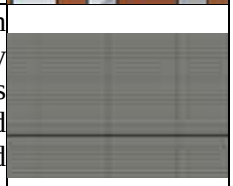
Wall Type	Name	Description	Depiction
MTL1	Copper-color range aluminum metal panel	Open joint metal panel wall system arranged in long, narrow, vertically oriented proportions. A range of four copper color finishes will be assembled in a random array.	
MTL2	Charcoal color galvanized steel metal panel	Metal panel wall system with a dark color finish.	
GL1	Vision glass curtain wall	Thermally broken curtain wall system with structural insulated glazing and snap covers at vertical joints in select areas.	
GL2	Vertical vision glass punched windows	Narrow, thermally broken aluminum windows with insulated glazing with a vertical orientation to relate to copper-colored metal panel system	
ST1	Dark gray architectural precast concrete	Precast concrete system consisting of 8-inch panels. Finish will be a smooth dark gray surface with horizontal reveals. Windows located within precast areas are punched with thermally broken aluminum and insulated glazing.	

Table 1: Summary of proposed façade materials / wall types

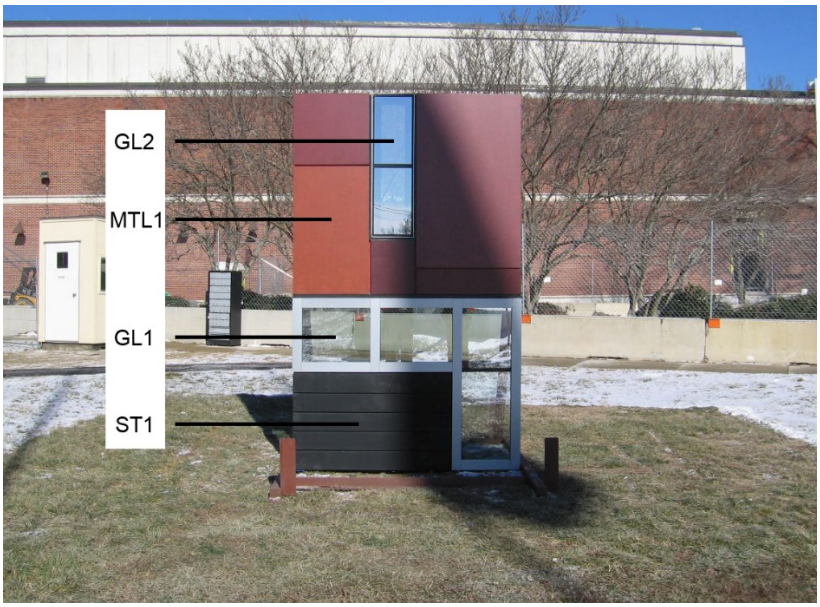


Figure 6: Photograph of onsite material mock-up

Erskine Hall

Erskine Hall is a five-story, 378,000 gross square foot building with a footprint of approximately 68,000 square feet. The building's existing façade is almost entirely composed of red brick with light-colored, vertically-oriented, masonry bands located above entrances and at the midpoints of certain frontages. There is also a light-colored band and belt-line at the top and bottom of the ground level. (Figure 7) In addition to the actual building, there are a few other mechanical structures and service areas, including a smoke stack, attached to the west side of Erskine Hall. According to information provided by the applicant, these structures are not included in the current project and will remain as they exist. However, these structures will be demolished as part of a future phase of the ICC-B redevelopment and the conjoined portions of the Erskine Hall west elevation will be removed and reconstructed to match the new facades that are the subject of the current proposal.

Figure 7: Images of existing east (left) and west (right) facades of Erskine Hall.

The proposed design of the Erskine Hall façade is oriented along an east-west axis. The combination of multi-colored copper metal cladding (wall type MTL1) and narrow vertical windows (wall type GL2) forms a "shell" over the north and south sides of the building creating framed openings towards the east and west. The east façade, which faces the historic flag pole and Globe Memorial landscape and the neighborhood across Sagamore Road, features an expansive glass curtain wall (wall type GL1) to permit natural light into the workspace and views out toward to the historic landscape and neighborhood. (Figure 8) Blinds installed on the interior of the building will allow occupants to control the amount of sunlight. The galvanized steel panel system (wall type MTL 2) will be used to create a frame around the outside edges of the curtain wall.

Erskine Hall's west façade stands in stark contrast to the east façade and is referred to by the applicant as a "shadow." The dark grey precast panel system (wall type ST1) will be employed across the entire west façade with a randomized pattern of punched window openings. (Figure 10) According to the applicant, this particular treatment is proposed for the west façade to allow the building to "exist in the shadows of the wooded hillscape" and to minimize views of the building from the adjacent parkland and the Potomac River. The minimal use of glazing on this side of the building is also intended to reduce the potential for bird collisions given the proximity to parkland habitat. The precast panel system will slightly extend around the corners to the north and south facades to weave the façade materials together. It will also be applied to the base of the south and east facades, below the existing belt line, to anchor the building to the surrounding

landscape and provide a base for which the upper floors rest. (Figure 9) The base of the north façade will be treated differently due to its location along the southern edge of the Centrum's outdoor plaza where an expanse of glass curtain wall is proposed for views into the plaza. Erskine Hall's existing roofing will remain with repairs made, as necessary. (Figure 10) The existing brick clad mechanical penthouse will also remain. The penthouse will be painted a dark gray color to match the precast concrete panel system.

Figure 8: Elevation of proposed east façade of Erskine Hall

Figure 9: Elevation of proposed south façade of Erskine Hall

Figure 10: Rendering of proposed west and south facades of Erskine Hall

Figure 11: Images showing existing conditions of Roberdeau Hall.

Roberdeau Hall

Roberdeau Hall is a three story, 129,000 gross square foot building with a footprint of approximately 32,000 square feet. In addition to the new façade, Roberdeau Hall's gross floor area will be expanded through the build out of the existing third floor to the entire footprint of the building. (Figure 11) The existing building footprint will remain the same. As stated in the applicant's submission materials, "this build out of the third floor of Roberdeau Hall will square the building, providing compatibility with the regular box-like forms of Erskine Hall, Maury Hall, and Centrum."

The proposed façade for Roberdeau Hall establishes a north-south orientation that balances security requirements, the desire to increase natural light and moderate solar heat gain, and the need to address the existing building's massive windowless character. (Figure 11) At the base of all four sides of the ground floor, dark gray precast concrete panels (wall type ST1) with punched windows will be applied to create the sense of a base upon which the second and third levels rest, similar to the east and south sides of Erskine Hall. Above the base of the north façade, Roberdeau Hall will have an expansive glass curtain wall (GL1) framed with the galvanized steel panel system (MTL2). However, unlike the uniform metal frame that is created on Erskine Hall, the steel panel frame on this side of Roberdeau Hall will be wider on one side to conceal an egress stair at this location. (Figure 12)

Figure 12: Rendering of proposed north façade of Roberdeau Hall

Figure 13: Elevation of proposed south façade of Roberdeau Hall

Figure 14: Elevation of proposed east façade of Roberdeau Hall

The upper levels of the south and east sides of Roberdeau Hall are proposed to have a combination of multi-colored copper metal cladding (wall type MTL1) and narrow vertical windows (wall type GL2). The treatment of the south façade in this manner is a result of the planned interior layout as well as the need to control southern sun exposure. (Figures 13 & 14)

Of the facades that make up the existing and proposed ICC-B buildings, the east façade of Roberdeau Hall comes closest to the campus perimeter along Sangamore Road, and therefore demands special consideration regarding security. A prior version of the design for this façade, shared with NCPC in March 2013, had shown this wall as a solid, unarticulated application of the multi-colored copper metal cladding (wall type MTL1) which garnered Commission comments on the need to reduce the massive scale of this façade given its proximity to Sangamore Road.(Figure 15) In response to these comments, the applicant is now proposing to modulate, or "break up," the east façade using the copper-colored panel system and narrow vertical windows. (Figure 15) According to the applicant, this approach supports necessary programmatic requirements while bringing the full palette of exterior materials and reduced proportions in close contact with the neighborhood.

Figure 15: Early ICC-B rendering showing solid east façade of Roberdeau Hall (March 2013)

Figure 16: Current ICC-B rendering showing revised east façade of Roberdeau Hall

II. PROJECT ANALYSIS / CONFORMANCE

Executive Summary

Staff recommends the Commission approve the preliminary and final building plans for the Intelligence Community Campus – Bethesda (South Campus), Erskine Hall and Roberdeau Hall renovation project. The project represents the applicant's continued effort to transform the ICC-B's existing collection of inefficient and monolithic buildings that do not relate to the surrounding context, into a modern, interconnected complex that is more transparent, provides aesthetic interest, and still satisfies secure mission requirements. The proposed façade design for Erskine and Roberdeau Halls is consistent with the architectural vocabulary that is being established as part of the previously approved Centrum project. (Figure 17) Although the general height, mass, and bulk of the existing buildings will remain the same, the drastic improvements to the building facades will result in significant benefits in how the buildings relate to the community and the surrounding landscape. As was noted during staff's review of the Centrum project, the redevelopment of the South Campus is being carried out after development of the North Campus and by different design teams. Therefore, while both campuses will be modern in expression that each have slightly different design styles. Since an important objective of the ICC-B Master Plan is to develop an integrated campus environment, staff continues to support the integration of elements of the South Campus architecture into the North Campus architecture through simple gestures. With regard to stormwater management, there is no state or federal requirement due to the limited area of disturbance for the current project. There is also no state forest conservation requirement triggered by the project. Finally, concerning the ongoing work of the applicant to fulfill its commitment to remediate historic erosion and sedimentation damage to adjacent NPS property caused during the previous occupancy of the site, staff notes that the applicant and the National Park Service have finalized a Memorandum of Intent which will guide the process for correcting the downstream stormwater runoff damage.

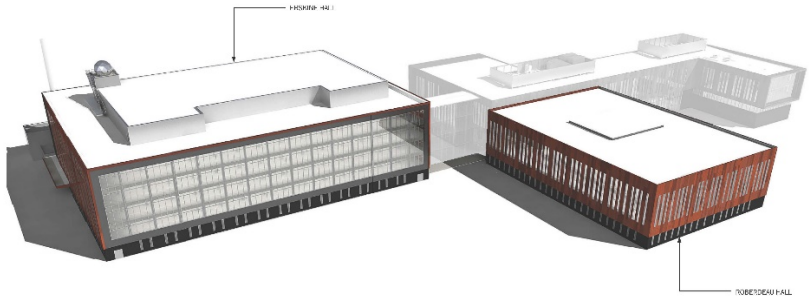


Figure 17: Rendering of proposed Erskine and Roberdeau Hall facades

Comprehensive Plan for the National Capital

Figure 18: Rendering of ICC-B buildings within conceptual landscape improvements

Staff has determined the project to be not inconsistent with the policies of the Federal Elements of the Comprehensive Plan for the National Capital, and specifically those policies contained in the Federal Workplace Element. With regard to the location of federal workplaces, the Comprehensive Plan encourages federal agencies to reuse existing buildings or sites before purchasing or leasing additional land or building space in part to minimize the development of open space. It also supports modernization, repair, and rehabilitation of existing facilities over developing new facilities. The proposed upgrades and exterior façade renovation of Erskine and Roberdeau Halls will build upon the momentum started with the Centrum project and, together with the redevelopment of the North Campus, will transform an inefficient and outdated federal facility into a sustainable, state-of-the-art, interconnected workplace that fosters a secure and collaborative environment in which the U.S. Intelligence Community can carry out its important mission. The project also allows the applicant to take one step closer toward establishing a facility where all agencies of the Intelligence Community can efficiently communicate / collaborate all within the same space. Finally, the creation of an architectural identity, initiated by the Centrum project, will be furthered by the current proposal and will promote a sense of pride, purpose, and dedication for the future occupants. (Figure 18)

Finally, the Federal Workplace Element encourages federal agencies to consult with local agencies to ensure that federal workplaces enhance the design qualities and vitality of their communities and are compatible with the character of the surrounding properties, where feasible. As part of its continued efforts to coordinate with the community and seek input from the Maryland - National Capital Park and Planning Commission (M-NCPPC) staff, the applicant attended several meetings to present the project prior to submitting for NCPC approval. On December 12, 2013, the applicant hosted a meeting with community leaders to present the project and receive input on the proposed façade design. The project was well received by the community. Further, on January 29, 2014, NCPC staff and community leaders were invited to the ICC-B for a site visit and to view a mock-up of the façade materials. Finally, on January 30, 2014 the Montgomery County Planning Board reviewed the proposal as part of the applicant's voluntary commitment, which is noted in NCPC's approval of the ICC-B Master Plan, to submit plans for each ICC-B phase to M-NCPPC for review of building massing, articulation, and materials, landscape design, and screening. Based upon a recommendation by M-NCPPC staff, the Montgomery County Planning Board supported the current proposal and transmitted its comments to the Commission. The Planning Board's comments were considered as part of staff's analysis of the project and are attached as Appendix A.

Relevant Federal Facility Master Plan

The project is consistent with the NCPC approved Intelligence Community Campus – Bethesda Master Plan (April 2012). According to the Master Plan, a focus of the ICC-B redevelopment is to redefine the existing facility to serve the operational and secure space needs of the U.S. Intelligence Community in the National Capital Region in a manner that is context sensitive and environmentally friendly, and includes planning objectives that address improving campus connectivity and incorporating sustainable site and building design. The Master Plan includes the full interior and exterior renovation of Erskine and Roberdeau Halls and envisions a modern, high-tech aesthetic appearance that uses a metal panel and glass curtain wall system.

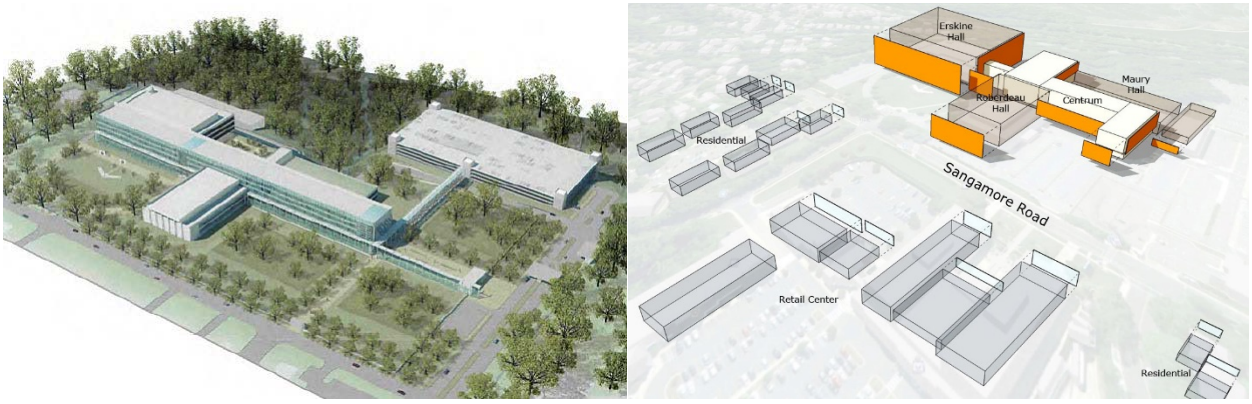


Figure 19: Comparison of ICC-B Master Plan vision and current massing pattern

Programmatically, the Erskine Hall and Roberdeau Hall façade renovation is consistent with what is contemplated in the ICC-B Master Plan. The overall height, mass, bulk, and orientation of the current proposal are also consistent with what is contemplated in the ICC-B Master Plan, *although further refined*. The current proposal will appear less massive, and therefore less visually intrusive on the site and neighborhood, compared to what is presented in the Master Plan. Rather than creating the sense of one monolithic building mass set within a formal landscape, the current proposal maintains the massing of the existing buildings, responds to the development pattern across Sangamore Road, and allows Erskine and Roberdeau Halls to maintain their own identity as individual – historic - structures that are interconnected to other campus buildings through the Centrum. (Figure 19)

National Environmental Policy Act (NEPA)

The project was included in an Environmental Assessment (EA) prepared by the applicant during the development of the ICC-B Master Plan. The EA was prepared in accordance with NEPA and regulations promulgated by the White House Council on Environmental Quality, the Department of Defense, and the Department of the Army. Overall, the EA identifies several short-term, minor, adverse environmental impacts primarily associated with construction related activity. The EA identified potential for long-term, minor, adverse impacts to air quality, cultural resources, and soils resulting from the redevelopment of the Campus. In addition, several long-term, beneficial impacts we identified such as to surface waters, drainage, stormwater management, vegetation, wildlife, and traffic. The EA analysis did not identify any potential for significant direct, indirect, or cumulative environmental impacts, and therefore, the applicant completed the NEPA process with the issuance of a Finding of No Significant Impact (FONSI) on September 8, 2011.

Pursuant to the National Capital Planning Act, NCPC's review authority over federal projects outside the District of Columbia is advisory, and therefore, in carrying out its review of the project NCPC does not have an independent NEPA obligation.

National Historic Preservation Act (NHPA)

The applicant's NHPA Section 106 obligation for the proposed renovation of Erskine Hall and Roberdeau Hall is complete pursuant to the Memorandum of Agreement established on October 14, 2011 between the Maryland Historic Trust and the Defense Intelligence Agency for the implementation of the ICC-B Master Plan. During the Section 106 consultation process for the ICC-B Master Plan, it was determined that implementation of the Master Plan would have adverse effects the Sumner Site, a contributing resource to the Army Map Service National Register Historic District, with the demolition of Abert and Emory Halls and the removal of Erskine Hall's historic façade. The stipulations of the MOA require the applicant to retain Erskine Hall, a contributing resource to the historic district, excluding the brick façade, as well as Roberdeau and Maury Halls. In addition, the applicant is required to maintain the setting of the Flagpole and Globe Memorial located to the east of Erskine Hall, also contributing resources to the historic district.

Pursuant to the National Capital Planning Act, NCPC's review authority over federal projects outside the District of Columbia is advisory, and therefore, in carrying out its review of the project NCPC does not have an independent obligation to satisfy the requirements of Section 106 of the NHPA.

III. CONSULTATION

Coordination with Federal, State, and Local Agencies

The applicant has coordinated the renovation project with all applicable federal, state, and local agencies either as required or as a continuation of its commitments made during the development of the ICC-B Master Plan.

National Park Service

Due to the proximity of the ICC-B to adjacent National Park Service (NPS) property, and to the potential for the proposal to have impacts on the parkland and the Potomac River gorge, and on wildlife habitat, the applicant sought input on the proposed Erskine and Roberdeau Hall façade design from the Chesapeake and Ohio Canal and the George Washington Memorial Parkway units of the NPS. On January 24, 2014, NCPC staff received notice from NPS that it had reviewed the information provided by the applicant and did not have any objections or comments on the proposal.

Concerning the ongoing work of the applicant to fulfill its commitment to remediate historic erosion and sedimentation damage to adjacent NPS property, caused during the previous occupancy of the site, staff notes that the applicant and the National Park Service have finalized a Memorandum of Intent which will guide the process for correcting the downstream stormwater runoff damage. It is staff's understanding that NPS is in the very early stages of beginning the public environmental review process which will identify remediation alternatives.

Maryland - National Capital Park and Planning Commission

As discussed above, the project was reviewed by staff from the Maryland National Capital Park and Planning Commission (M-NCPPC) and presented to the Montgomery County Planning Board on January

30, 2014. The focus of the review was on the proposal's compatibility with the surrounding community in the areas of building massing, articulation, and materials, landscape design, and screening. Upon a recommendation by M-NCPPC staff the Planning Board supported the project.

Coordination with Local Community

Since NCPC's approval of the ICC-B Master Plan, the applicant has done a commendable job in maintaining its outreach and coordination efforts with the local community and making arrangements to provide access to information that is not able to be publicly distributed. In addition to its ongoing participation in a community led Joint Traffic Committee, which has met seven times since September 2012, the applicant has held several public meetings to discuss the ongoing North Campus construction and activities associated with the South Campus, including the current Erskine Hall and Roberdeau Hall renovation project. In addition, the applicant has also hosted approximately seven "community leaders" meetings, attended by representatives of several local condo, neighborhood and civic associations. These meetings tend to be more detailed and focused on discussing and resolving more specific planning issues such as tree removal and planting, stormwater management, and correction of pre-existing off-site erosion and sedimentation damage on adjacent National Park Service property. Of note, on February 20, 2014, the applicant help the first of three community workshops to begin discussing the ICC-B master site improvement plan. The meeting focused primarily on gaining early community input on the campus landscape design. The next two meetings are tentatively scheduled for March and will focus on stormwater management. In addition, the applicant provides regularly scheduled opportunities for community members that are particularly interested in ICC-B stormwater issues to review stormwater management plans, compliance documents, and other related studies or correspondence. Finally, the applicant informs the community of significant construction activities on a regular basis through a USACE email letter and updates to the USACE Baltimore District website. A summary of community meetings is included in the table below.

Meeting	# of Meetings	Most Recent
General Community	11	May 2, 2013
Community Leaders	7	February 14, 2014
Community Leaders (Stormwater Document Review)	15	January 9, 2013
Traffic Committee	7	December 13, 2013

Table 2: Summary of community coordination meetings (as of January 31, 2013)