Commission Action

July 9, 2015

PROJECT
Intelligence Community Campus – Bethesda, Master Site Design
Intelligence Community Campus – Bethesda
4600 Sangamore Road
Bethesda, MD

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

NCPC FILE NUMBER
7326

NCPC MAP FILE NUMBER
3101.10(38.00)44092

APPLICANT'S REQUEST
Final approval of site development plans

ACTION TAKEN
Approve with comments

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8722(b)(1)

The Commission:

Approves the preliminary site development plans for the Intelligence Community Campus – Bethesda, Master Site Design project.

Finds that during its 2012 Master Plan approval, the Commission requested the applicant include a goal to treat and retain 100% of stormwater for a 25-year storm. However, technical experts including the applicant's engineer, a Maryland Department of the Environment regulatory and compliance engineer, and a US Environmental Protection Agency representative advise that this is likely to be infeasible due to site and budget constraints. Instead, the project is designed with a goal to treat and detain the 25-year storm event, and staff is satisfied with this progress.

Recommends the applicant consider the following site development plan modifications prior to submitting for final review:

- Protect all specimen trees around the drip line perimeter (edge of canopy) during construction and reduce pavement along Erskine loading dock parking lot to provide additional root protection for the existing specimen tree located on the western border behind Erskine Hall.
- Provide additional, informally arranged trees to ensure adequate shade along the pedestrian walkway that connects the parking garage, Visitor Control Center and Centrum; and minimize the vegetation clearing along the perimeter double fence line along the west and south of the campus.
- Minimize irrigation needs by installing water efficient landscaping to help reach Leadership in Energy and Environmental Design (LEED) goals and install porous concrete or other porous material along the walkways.
- Eliminate river rock/round stone along the required ten feet clear area on either side of the fence, specifically along the western border. Consider alternative treatments for this

sensitive sloped area such as turf or native ground cover and consider associated maintenance given the security constraints.
- Consider additional landscape to screen views to the garage and minimize light spill around garage and vehicle inspection.

Requests the applicant provide the following information with its submission for final review:

- Responses to any comments provided by the Montgomery County Planning Board and/or the Maryland-National Capital Park and Planning Commission staff.
- Final stormwater management plan and narrative, prepared in accordance with the Maryland Stormwater Management Guidelines for State and Federal projects, and the Commission submission guidelines for final plan submissions, including final documentation of proposed Environmental Site Design (ESD) capacity / sizing and Maryland Department of the Environment and Energy Independence and Security Act (EISA) compliance.

Notes that the applicant continues to work with interested and affected federal and state agencies, and interested community stakeholders, to address offsite stormwater runoff erosion and sedimentation damage caused during the previous occupancy of the site, and **encourages** the applicant to further coordinate with the Maryland Department of the Environment, National Park Service and the community on the final master site design.

Commends the applicant for developing an integrated landscape solution on site; and for protecting mature specimen trees, salvaging historic site elements during construction, and incorporating these elements into the proposed landscape plan as historic interpretative elements.

Deborah B. Young [Date]
Secretary to the National Capital Planning Commission