



## Executive Director's Recommendation

Commission Meeting: July 9, 2015

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<b>PROJECT</b> <b>Intelligence Community Campus – Bethesda, Master Site Design</b> Intelligence Community Campus - Bethesda 4600 Sangamore Road Bethesda, MD	<b>NCPC FILE NUMBER</b> 7326
<b>SUBMITTED BY</b> United States Department of Defense, Army Corps of Engineers on behalf of the Defense Intelligence Agency	<b>NCPC MAP FILE NUMBER</b> 3101.10(38.00)44092
<b>REVIEW AUTHORITY</b> Federal Project in the Environs Per 40 U.S.C. § 8722(b)(1)	<b>APPLICANT'S REQUEST</b> Preliminary approval of site development plans
	<b>PROPOSED ACTION</b> Approve with comments
	<b>ACTION ITEM TYPE</b> Staff Presentation

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### PROJECT SUMMARY

The United States Department of Defense, Army Corps of Engineers, on behalf of the Defense Intelligence Agency, has submitted preliminary site development plans for the ICC-B Master Site Design project. The ICC-B campus project is the final phase of redevelopment. It entails landscape architecture, site security, and stormwater management plans using an integrated approach that is consistent with the campus-wide design concepts presented to the Commission to date, including North Campus and South Campus (Centrum, Roberdeau and Erskine Hall façade renovations). The applicant's project goal is to comply with federal stormwater requirements under *Section 438 of the Energy Independence and Security Act (EISA)* of 2007 and state requirements contained in the Maryland Department of the Environment (MDE) *Stormwater Guidelines for State and Federal Projects*.

### KEY INFORMATION

- The project conforms to the ICC-B Master Plan approved by the Commission in February 2012.
- The project is the final phase and links the previous ICC-B campus redevelopment efforts reviewed by the Commission to date into an integrated landscape and stormwater preliminary design for the 30-acre campus.
- Key elements of the project include: coordinating site demolition and building construction; connecting utilities and infrastructure; improving storm drainage systems; implementing erosion control measures; installing site security and landscape elements; and integrating the primary site entry features with the North Campus development program.
- The project employs environmental site design strategies including: eliminating over seven acres of existing impervious cover on site; installing bioretention areas, grass swales, and

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underground infiltration; and rerouting roof top runoff from existing buildings for treatment.

- The Maryland Department of the Environment (MDE) is the state agency responsible for stormwater regulation in the State of Maryland, and it has a phased stormwater review and approval process. The applicant submitted the stormwater management concept plan to the MDE on January 30th, and it is pending concept approval. MDE has provided two review comment letters, and the applicant is currently addressing the comments to attain concept approval. Ultimately, MDE approval is required for the proposed site development plan. According to the applicant, the final stormwater management plan will be submitted to MDE in October/November 2015.
- NCPC requires a stormwater management plan for all *final* plan submissions for projects for which there is more than 5,000 square feet of disturbed site area.
- The applicant's goal is to comply with *Leadership in Energy and Environmental Design* (LEED) silver standards and Department of Defense *Unified Facilities Criteria (UFC) Landscape Architecture*.
- The proposal includes strategies to detain and treat runoff from the 25-year storm event, which exceeds the state 10-year storm requirement. The stormwater design is formulated to holistically balance drainage across the entire site.
- In April 2013, the applicant completed a study to establish the impacts of offsite stormwater runoff erosion and sedimentation to adjacent National Park Service (NPS) property pursuant to a Maryland Department of the Environment (MDE) condition imposed upon the ICC-B North Campus final stormwater approval which requires the Defense Intelligence Agency to investigate, design, and construct repairs to downstream channels of the ICC-B. The final master site design approval will be contingent on appropriately addressing the offsite channels restoration.
- In August 2013, a Memorandum of Intent (MOI) was executed between the Office of the Director of National Intelligence (ODNI) and the National Park Service (NPS) for purposes of defining the working relationship between the two agencies for correcting downstream channel erosion and sedimentation to adjacent NPS property.

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## RECOMMENDATION

### 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.

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**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.

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## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<p><b>December 2011</b> – Deferral of action on the master plan for the Intelligence Community Campus-Bethesda. (NCPC File No. MP7257).</p> <p><b>February 2012</b> – Approval of master plan for the Intelligence Community Campus-Bethesda as a guide for future reviews of individual site and building projects.</p> <p><b>June 2012</b> –Deferral of action on the preliminary and final site and building plans for ICC-B Phase 1 (North Campus). (NCPC File No. 7326).</p> <p><b>July 2012</b> – Approval of preliminary and final site and building plans for ICC-B Phase 1 (North Campus).</p> <p><b>October 2012</b> – Executive Director approval of final site development plans for ICC-B Phase 1 (North Campus).</p> <p><b>May 2013</b> – Approval of preliminary site and building plans for ICC-B Phase 2 (South Campus) Centrum.</p> <p><b>July 2013</b> – Approval of final site and building plans for ICC-B Phase 2 (South Campus) Centrum.</p> <p><b>March 2014</b> – Approval of preliminary and final site and building plans for ICC-B Phase 2 (South Campus) Renovation of Erskine Hall and Roberdeau Hall.</p> <p><b>January 2015</b> – Executive Director approval of preliminary and final site and building plans for ICC-B Phase 2 (South Campus) Pedestrian Walkway and Bridge.</p>
<b>Remaining actions</b> (anticipated)	Approval of final site and development plans for ICC-B Master Site Design (Fall 2015)

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## I. PROJECT DESCRIPTION

### Site



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



Figure 2: Image of ICC-B context 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 (built in 1941) and Roberdeau Hall (built in 1966) 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 the Washington Waldorf School and the 6.7-acre Montgomery County Sangamore Local Park that is accessed via a public trail that runs along the north boundary of the Campus. Residential uses are located to the south, multi-family residential and a large retail development are located across Sangamore Road to the east.

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 are 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. It was 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.

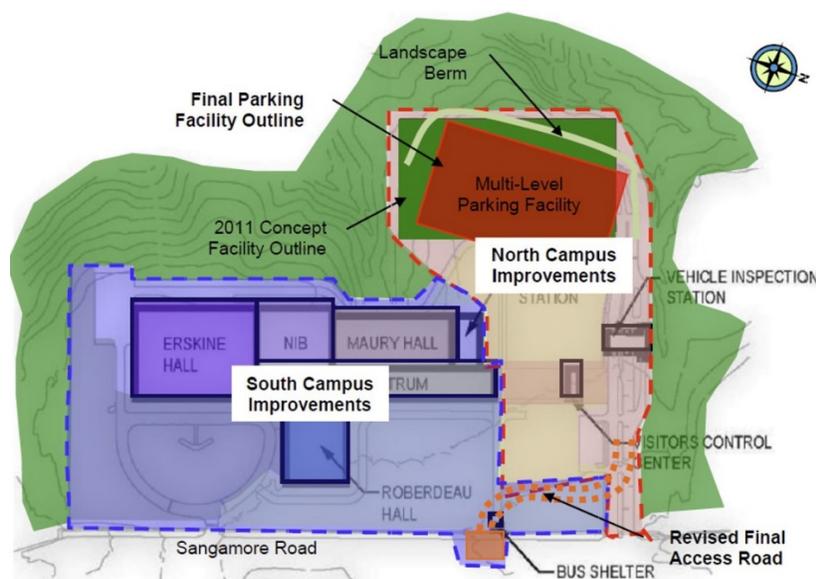


Figure 3: 2012 Image of approved ICC-B Master Plan showing phasing.

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 up to 850,000 square feet of secure office space, through renovation and new construction, consolidation of the existing surface parking into a new 6-story precast parking garage with 1,800 parking spaces, and significant site improvements that will replace the impervious surface parking with landscape. 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, the Commission approved the preliminary and final site and building plans for Phase I North Campus of the ICC-B with the exception of the final site development plans for the landscape/hardscape, furniture, site security (bollards, barriers, etc.) and site lighting. With this action, the Commission also delegated to the Executive Director approval of the final site development plans for these site improvements when final details were complete. While the total North Campus site encompasses 12 acres, the Limit of Disturbance for construction is approximately 10.6 acres. This phase of the ICC-B redevelopment has been completed in fall 2013 (Figure 3). The North Campus phase includes the construction of the parking garage in the northwest corner of the site, a new entrance driveway onto Sangamore Road, a new vehicle

inspection station, visitor control center, a small visitor parking lot, and various site and security improvements.



Figure 4: 2013 Aerial of ICC-B showing location of North Campus and South Campus, including Centrum, Erskine and Roberdeau Halls.



Figure 5: 2013 Concept of redeveloped ICC-B, showing location of Centrum, Erskine and Roberdeau Halls.

In addition to significantly reducing impervious cover, the North Campus project included on-site stormwater storage and infiltration for volume reduction and peak flow control. On-site infiltration was limited due to available land area and soil properties; however, bioretention areas, grass swales around the parking facility, and a media filtration chamber provide significant water quality improvements for the campus. MDE approved these stormwater management features in 2011, and they are now fully operational (Figure 6).

In October 2012, the NCPC Executive Director approved the final site development plans for ICC-B Phase 1 (North Campus) which included landscape/hardscape, furniture, site security (bollards, barriers) and site lighting. The landscape primarily consisted of a green lawn with ornamental trees, shrubs and groundcover placed along Sangamore Road, along the vehicular entrance drive, around the visitor parking lot, and along the pedestrian pathways. On the west side, along the top of the berm surrounding the garage, evergreen trees would be field located to maximize their screening potential and to infill the existing forested canopy.



Figure 6: Limits of work North Campus

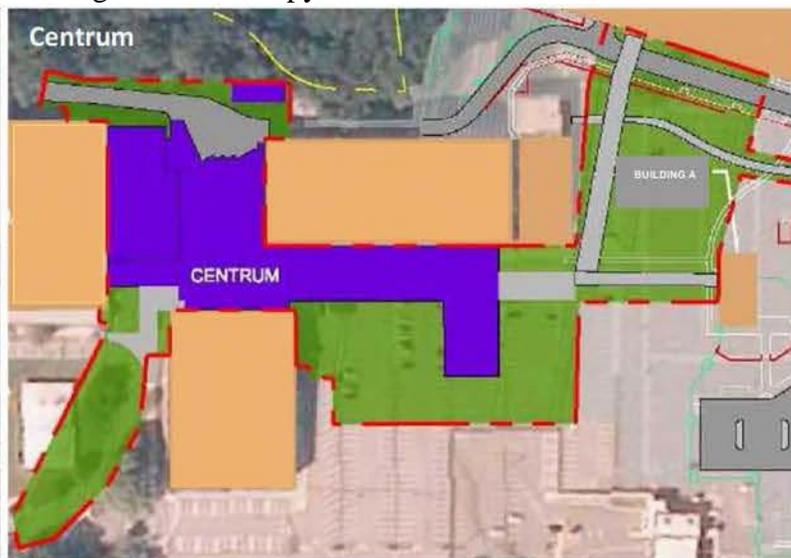


Figure 7: Limits of work Centrum Project

The redevelopment of the ICC-B South Campus has been carried out in multiple phases due to the funding structure and contract vehicle used to carry out this phase of the overall campus redevelopment project. In July 2013, NCPC approved the final site and building plans for Phase 2 (South Campus) Centrum, entailing construction of a new infill building (Figure 7). The Centrum was completed in April 2015. The Centrum project redeveloped approximately 3 acres in the center of the campus and included the removal of the Abert Hall and associated parking areas and construction of an infill building to connect Maury, Roberdeau, and Erskine Halls into an integrated building design. Stormwater improvements within the Centrum project included a 3,600 square feet green roof over the loading dock, a 20,000 gallon cistern to capture and reuse stormwater runoff from the Centrum's roof for the flushing of building's water closet fixtures, integrated three bio-retention areas for water quality enhancement and peak discharge volume control; and reuse of existing underground detention storage and outfall hydraulic controls. MDE approved the Centrum GI/LID stormwater features and they are projected to be complete in mid-2015.

The Commission approved the preliminary and final building plans for the Erskine and Roberdeau Hall Renovation in March 2014. The renovation of Erskine Hall and Roberdeau Hall was completed in March 2015. This project primarily focused on interior renovations and façade improvements, with exterior work limited to construction access corridors around the perimeter of each building and the demolition of the former campus visitor control facility (VCC). Due to the limited area of disturbance (less than 5,000 square feet), there is no state or federal stormwater management requirement. The Centrum erosion and sediment control (E&S) strategy was modified to include the limited land disturbance associated with these two projects.

Finally, in January 2015, the Executive Director approved the preliminary and final site and building plans for the pedestrian walkway and bridge connecting the existing parking garage, the Visitor Control Center and the Centrum building. The major components of this project included a bridge, a concrete sidewalk, lighting, a green-screen at the existing PEPCO substation and a grass paver access roadway. Since minor re-grading was necessary to allow for the installation of the sidewalk and bridge, this project utilized the existing drainage installed in previous phases and was integrated with the original North Campus stormwater drainage design which was approved by MDE as an amendment to the Centrum project in 2014.

The current submission is the final phase linking all individual project initiatives previously reviewed by NCPC into a holistic campus. Construction of the Master Site Design is anticipated to begin in the fall 2016 with completion in 2017. Project execution and phasing is subject to federal funding availability. Construction cost is estimated between \$6,000,000 and \$8,000,000, depending on phasing and final design scope.



Figure 8: 2015 Aerial of ICC-B showing current conditions of North Campus and South Campus, including Centrum, Erskine and Roberdeau Halls.

**Proposal**

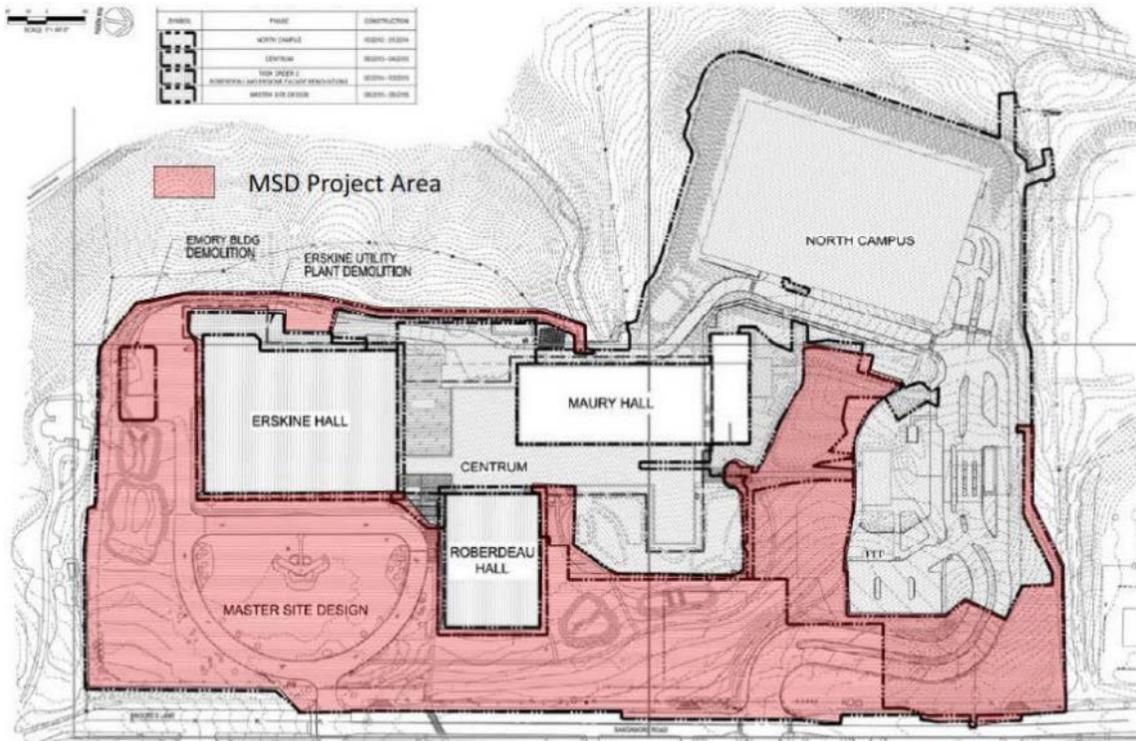


Figure 9: ICC-B Master Site Design (MSD) showing project area highlighted in red

The United States Department of Defense, Army Corps of Engineers, on behalf of the Defense Intelligence Agency, has submitted preliminary site development plans for the ICC-B, Master Site Design project. The project is the final phase of the ICC-B South Campus redevelopment and signifies the applicant's continued effort toward transforming this outdated federal facility into a sustainable, modern complex that meets the mission and education needs of the U.S. Intelligence Community. Key elements of the project include: coordinating site demolition and building construction; connecting utilities and infrastructure; improving storm drainage systems; implementing erosion control measures; installing site security and landscape elements; and integrating the primary site entry features with the North Campus development program.

**Stormwater**

The proposed stormwater management approach has been integrated with the previous redevelopment initiatives reviewed by NCPD including North Campus, Centrum, Erskine and Roberdeau Hall renovations. The preliminary stormwater concept will be guided by applicable federal and state codes. The preliminary design improves the hydrologic profile of the campus from the 2008 existing conditions, which included 19.46 acres of impervious cover (77% of the site). The project incorporates low impact development practices (LID) to treat, absorb and infiltrate precipitation, including eliminating over seven acres of existing impervious cover on site and reducing peak runoff rates and volumes. The proposal sets a goal to replicate pre-development hydrology to the maximum extent practical (Figure 10).

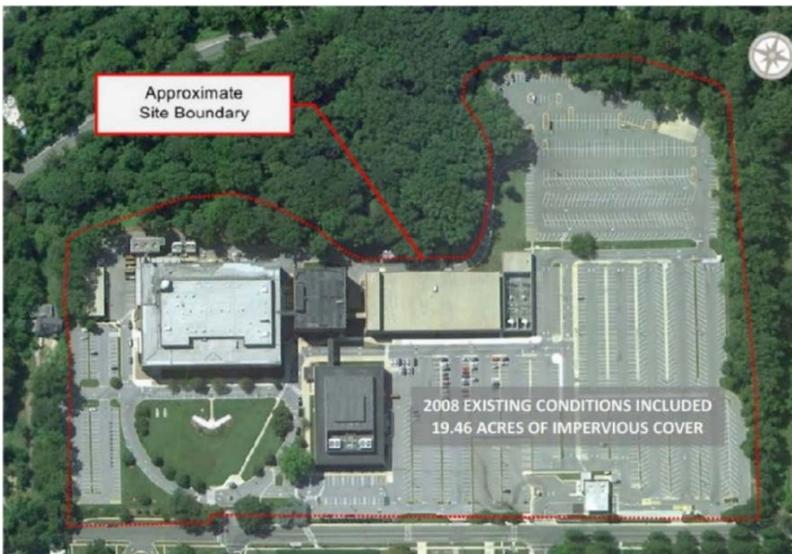


Figure 10: 2008 Aerial of ICC-B Site, (Courtesy of Montgomery County GIS Department)

The project includes final revisions to the main site entry as agreed with the community during North Campus planning, providing a new serpentine entrance road aligned with Sentinel Drive intersection. Stormwater features for this new entry configuration include bio-retention areas within the central areas. The project will develop an integrated drainage design covering the area bounded in red on Figure 11.

#### Baseline Drainage Design Considerations

The preliminary MSD concept included three scenarios to establish targets, develop an effective drainage strategy to comply with Federal and State requirements, and address community comments. These three scenarios include:

- Natural landform conditions prior to any development on the campus (circa 1900's)
- Predevelopment conditions (circa 2008)
- Proposed redevelopment conditions (2014)



Figure 11: Stormwater Drainage Planning Area

The entire ICC-B property is approximately 30 acres, however, drainage comparisons are based on the 25.12 acre developed area of the ICC-B property, excluding native woodlands and undisturbed buffers outside of the fenced enclosure from the drainage computations.

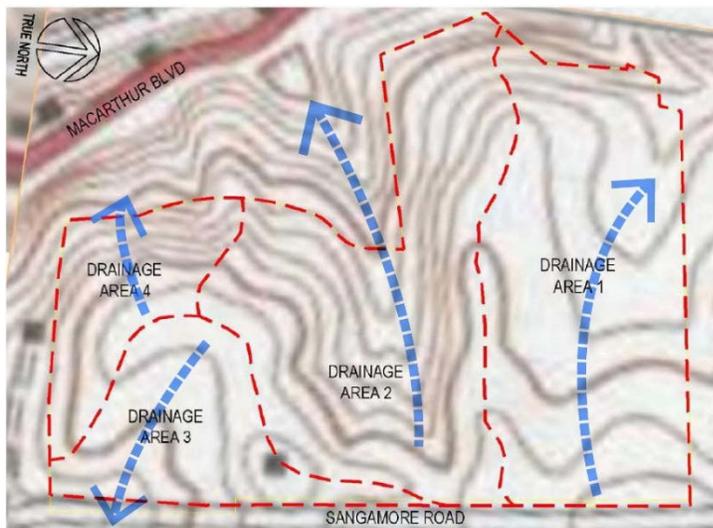


Figure 12: 1945 Archive Topography, Natural Site Conditions (USGS archives)

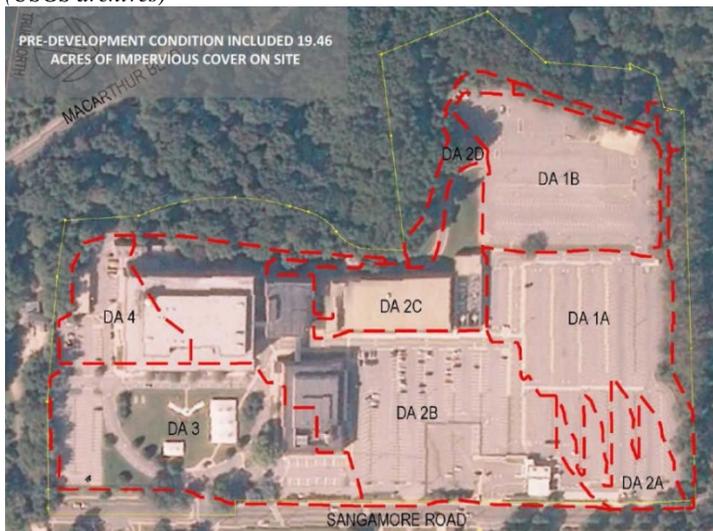


Figure 13: 2008 Pre-development Site Conditions

### Natural Site Conditions

Based on the 1945 USGC topographic mapping and aerial photography archives, the design team confirmed that the ICC-B site consisted of rolling wooded land prior to site development, and runoff from the ICC-B site flowed predominantly west to the Potomac with the exception of the southeast corner which flowed east toward Sangamore Road and Brooke's Lane (Figure 12).

This archival topography presents four distinct drainage areas, replicating the current drainage patterns:

- Drainage area 1 flowed to the northwest channel, a small natural channel that flows west alongside what is now Wapakoneta Road and eventually to the C&O canal.
- Drainage area 2 flowed from the central area of the site to a channel which also flows to the C&O canal.
- Drainage area 3 flowed to the southeast out to Sangamore Road.
- Drainage area 4 lacked a defined drainage way, indicating minor runoff and primarily confined to sheet flow across the hillside leading down to MacArthur Boulevard.

Site soils analysis indicates native soils are predominantly Type B, which are moderately stable and drain well. Some Type C soils, which are unsafe and unstable, were found along the south east portions of the site and have been factored into the preliminary stormwater analysis. These soil types and land uses are taken as the basis of design for natural site conditions.

### Pre-development Site Conditions

The pre-development topography closely replicated natural conditions, and included 19.46 acres (over 40%) of impervious cover on site (Figure 13).

- Drainage area 1 continued to drain to the Northwest channel via two independent stormwater outfalls.
- Drainage area 2 continued to the mid-site channel, but the upper portions of the drainage area were filled in to accommodate the construction of Maury Hall and the stormwater detention structure behind it.
- Drainage area 3 was piped to the municipal stormwater system installed along Sangamore Road.

- Drainage area 4 was captured and piped in the pre-development site condition, creating the southwest channel as a direct result of campus discharge.

### Proposed Conditions

The proposed stormwater concept is based upon completing all redevelopment phases and includes the following goals:

- Reduce impervious surfaces throughout the site;
- Consolidate and reroute rooftop runoff from Erskine and Roberdeau Halls;
- Consolidate drainage Area 4 with Drainage Area 3, based on the recommendation provided in the *USACE's 2011 Storm Water Drainage Engineering Study*.

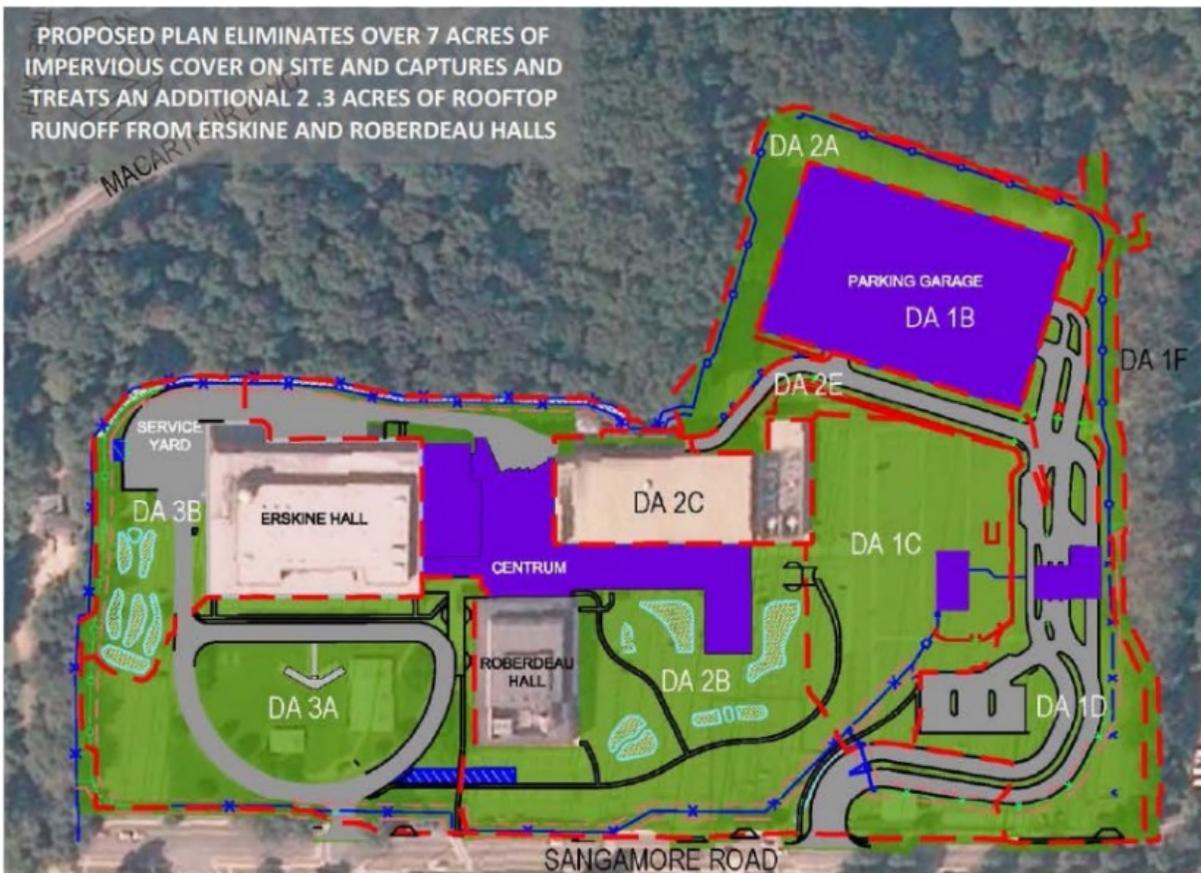


Figure 14: 2014 Proposed Site Conditions showing Preliminary Drainage Areas, red dash line represents 25,12 acres.

### Compliance Strategy

The stormwater concept design is focused on providing a comprehensive stormwater management analysis for the entire ICC-B campus and to comply with state and federal requirements and community commitments to detain and treat the 25-year design storm. This analysis approaches the campus as one development project with several drainage areas.

### Drainage Area 1

The North Campus project achieved EISA compliance within Drainage Area 1 by meeting the METF requirements, as approved by MDE. A water quality volume of 23,972 cubic feet was provided via mechanical infiltration and an underground detention facility. Although drainage Area 1 was unable to meet regulatory standards for on-site infiltration credit due to limiting natural

soil conditions, such as poorly draining “D” soils, an open bottom underground detention structure was utilized in the North Campus to maximize any available infiltration potential. Although impervious surfaces were removed, additional drainage areas were directed to this outfall. MDE is working with the applicant to revise the calculations in this area and determine if the stormwater system in Drainage area 1 reduces runoff volume and peak off control.



Figure 15: Proposed Campus Drainage Areas

#### Drainage Area 2

Removal of extensive impervious surface resulted in a minimum required treatment volume. Stormwater management features within Drainage Area 2 were developed as part of the North Campus work via on-site bioretention. Additional measures were implemented during the Centrum project through installation of several bioretention ponds, a green roof, and rooftop rainwater harvesting system. The current concept provides additional bioretention structures treating the

rooftop runoff from Roberdeau Hall and the new serpentine entrance road serving the North Campus area, fulfilling the Drainage Area 2 EISA requirements (13,510 cubic feet total).

#### Drainage Area 3 and 4

The stormwater design includes the consolidation of existing outfalls from Drainage 3 and 4 to enable closure of the existing campus outfall location behind Erskine Hall and re-routing of runoff from Drainage Area 4 to the existing outfall in Drainage Area 3 which discharges to the Montgomery County stormwater system which drains across Brooke's Lane and Sangamore Road, ultimately discharging to Little Falls Branch just above the Capital Crescent Trail.

Even with consolidating these internal drainage area boundaries, peak flows and runoff volumes from the expanded Drainage Area 3 will be significantly reduced through the removal of existing impervious parking areas east of Roberdeau Hall; the removal of the Emory Building and associated parking, rerouting of runoff from the Erskine Hall loading dock to on-site bioretention areas via a grass swale, and treatment of Erskine Hall rooftop runoff through underground detention facility.

#### Stormwater Summary

The Master Site Design aims to achieve regulatory compliance through reduction of impervious surfaces, installation of ESD practices such as swales and bioretention, installation of G/LID initiatives including underground infiltration practices and rerouting of roof top runoff from existing buildings for treatment.

Underground detention was provided to attenuate peak flows allowing discharge from the campus to be reduced from the predevelopment state for all design storms up to the 25-year design storm exceeding MDE minimum regulatory standard of the 10-year design storm.

Additional community drainage concerns addressed in the MSD include closing the eroded outfall behind Erskine Hall and reducing the potential for stormwater network surcharging within Brooke's Lane by adequately conveying the 25-year storm.

Through the use of several techniques and strategic stormwater routing, the applicant proposes to design a stormwater concept to comply with MDE and EISA requirements.

### Landscape Architecture

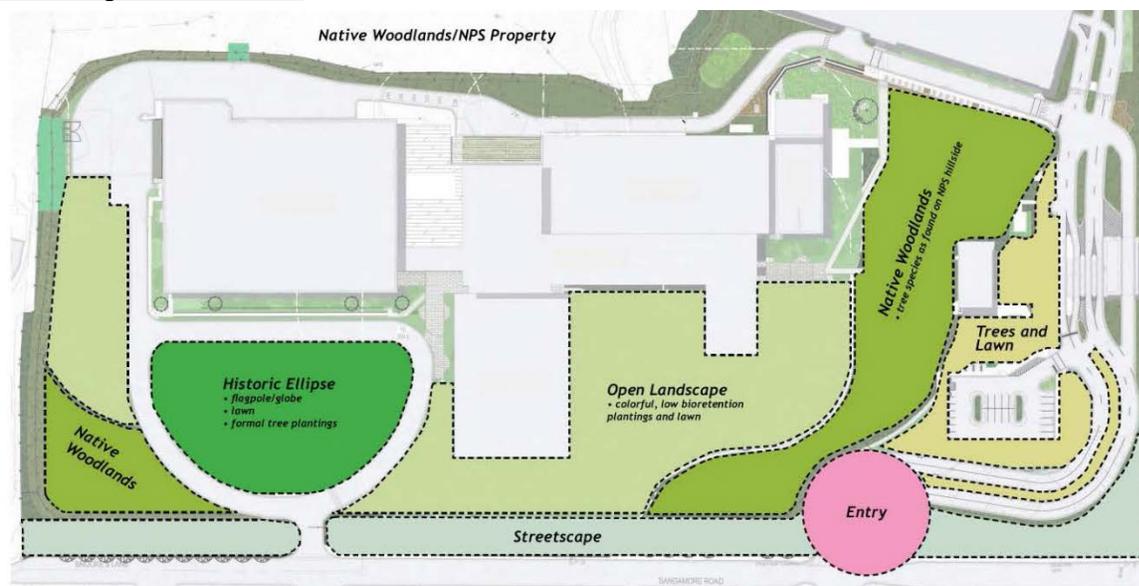


Figure 16: Integrated Plantings: Landscape Design Concept

The landscape design responds to the site's natural setting along the Potomac, linking this character to recent improvements made to the North Campus, Centrum project and renovations of Erskine and Roberdeau Halls and to the historic landscape. The plan uses the natural bluff terrain of the Potomac to provide a backdrop for the campus, and maintains the heavily forested area to screen the site from the adjacent NPS land to the west, and the Waldorf School to the northwest. The landscape provides a compatible aesthetic to the residential and commercial neighborhoods east and south of the site along Sangamore Road and Brooke's Lane.

The landscape design concept is consistent with the Centrum's landscape and integrates the bioretention areas with the landscape.

Landscape Concept Historical Context



*Figure 17: Campus Landscape Concept Plan*

The overall landscape concept maintains the integrity of the historical memorial setting, including elements associated with the site's mapping heritage, a monumental flagpole and a globe sculpture accentuated by an open elliptical lawn and plant materials framing the historic features, located in front of the Erskine Hall. Historical features, and security requirements are incorporated in the landscape design, including provisions for site heritage interpretive features around the campus (Figure 16).

The landscape reflects the established open space character of lawn and informally planted deciduous trees. The area adjacent to the buildings will be landscaped with low growing plants and function as bioretention area.

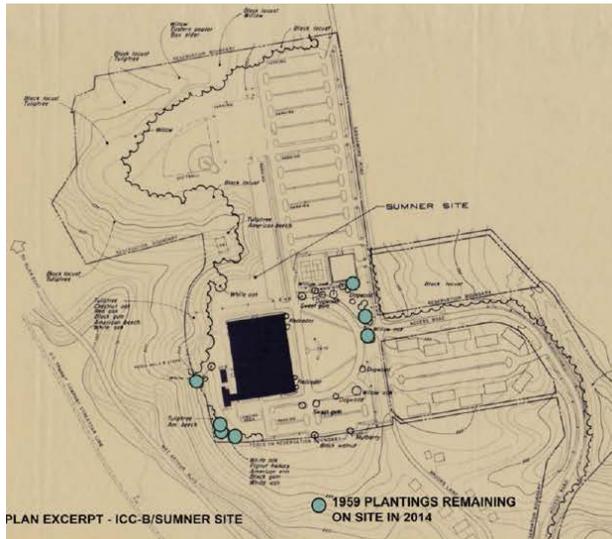


Figure 18: 1959 Archival Planting Plan showing trees remaining in blue.



Figure 19: 2017 Integrated landscape design (highlighted in red)

The design team inventoried existing work in progress to confirm elements to remain and new features to be integrated into the landscape plans to provide a seamless campus design. This included analysis of archival plants as well as recently approved landscape plans for the North and South Campus, weaving together the various components into a coherent plan that reflects the historic context of the campus and its Potomac Palisades setting.

### Existing Planting

A number of existing native specimen and ornamental trees remain since 1959 campus mapping. These trees have been tagged to identify species and age and are incorporated into the landscape palette; several of these trees are noted to be over 75 years old. The proposed plant list includes trees drawn from the 1959 map to connect to the site's historical context. Such as hickory, Virginia cedar, tulip tree, black gum and white oak (Figure 18).

### North Campus Landscape Plan

The North Campus trees were installed in 2013 and 2014 as part of the first phase of redevelopment program (parking facility, new entrance, vehicle inspection, and visitor control center). Some trees will need to be relocated and replaced when the final serpentine entry road realignment is constructed in order to produce a coordinated campus aesthetic.

### Centrum Landscape Plan

The Centrum landscape design is composed of bioretention areas on the eastern and northern sides of the building. This palette enables integration with the proposed concept and are scheduled for installation in 2015.

### MSD Integrated Landscape Plan

The landscape design integrates the historical site elements between the North Campus, Centrum and landscape phases of the development to reveal an attractive, coherent campus. The planting design responds to the surrounding community's landscape and re-establishes connectivity to the woodlands on the NPS property. The proposed plantings will be installed in 2017 (Figure 19).

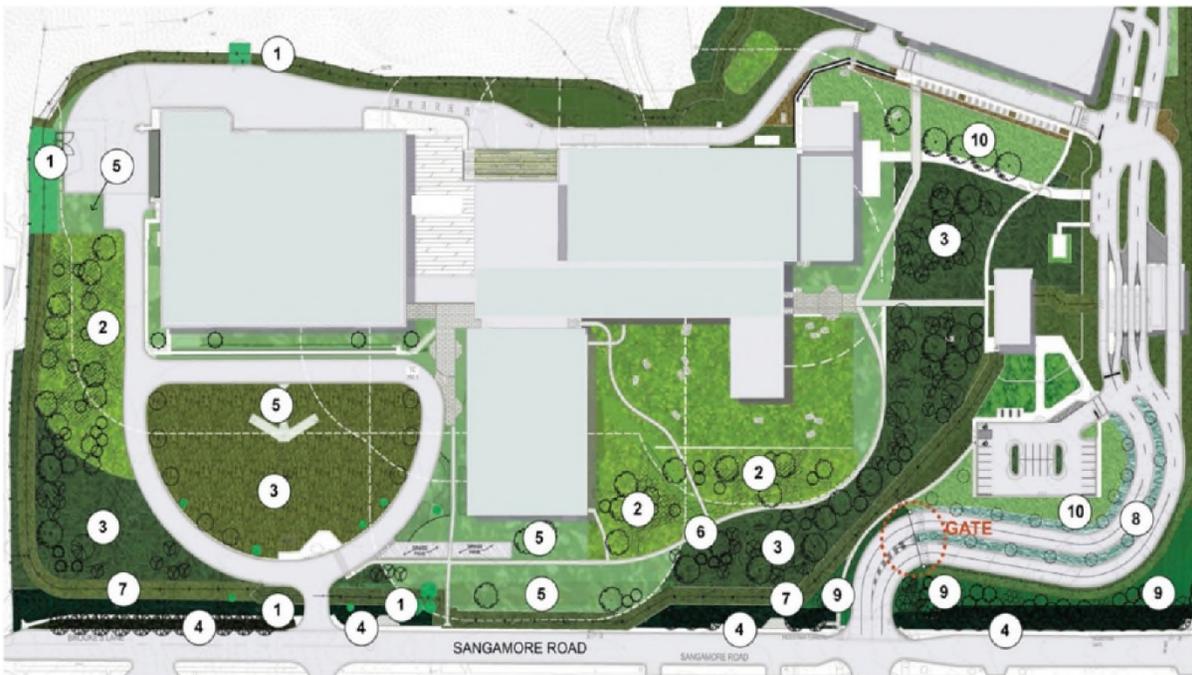


Figure 20: Landscape Zonal Plan

The ICC-B presents a complex interior landscape plan, with different site conditions to address specific screening and security requirements. The landscape plan is subdivided into ten planting zones which develop the overall character of the site, protecting and accentuating the historic site elements, providing vegetation to screen views, and constructing a sustainable, secure campus environment that reflects operational requirement and community needs.

### **Zone 1 Specimen Tree protection with Turf (Clearzone Restrictions)**

This zone provides tree protection to established specimen trees dispersed around the campus. No new planting is proposed. Due to the proposed realignment of the perimeter fence of the campus, the following specimen trees require special attention to ensure that they are preserved and protected during construction (root pruning, aeration) and additional fence posts may be needed to minimize damage to tree root structure and integrated with the landscape plan:

- Three trees (two American Elms and one ash tree) located on the southwestern corner of the campus.
- One specimen tree located on the western side of the campus behind Erskine Hall.
- Two willow oaks located outside the eastern perimeter fence adjacent to the former main entry at the ellipse.
- One willow oak located at the southeastern corner of Roberdeau Hall.

### **Zone 2 Bioretention (Clearzone restrictions)**

The bioretention area incorporates an open and colorful landscape for surface stormwater treatment. Plantings have a six inch height restriction unless they can be limbed up to provide an eight-foot clearance. Shrubs and groundcovers may be periodically mowed to maintain the six-inch height limit.

The bioretention area, aligned with the apex of the Centrum, visually extends the bioretention features installed in conjunction with the previous Centrum project. Edged by a paved walkway, the entire area between the Centrum and the walkway is envisioned to provide low-growing colorful groundcover patterns reflecting the abstracted Potomac River setting and incorporating river rock, and stone elements. The patterns will be legible from the upper floors of the buildings. Trees, pruned up eight feet from the ground plane will be planted amongst the low growing materials to scatter light and create highlights.

The design adds 37 deciduous trees at 3 ½" caliper size at installation. Approximately 27,000 square feet will be covered with groundcover plants (planted 18 inches on center). Another 22,000 square feet will be planted in turf.

### **Zone 3 Trees and Turf with No Restrictions**

Native tree species, similar to those found on the hillside below the campus, are planted in informal groves with turf. *Native Woodlands* unite the campus frontage as it faces Sangamore Road, sweeping along the southeastern corner of the campus along Sangamore Road and wrapping the northern end of the campus. Reminiscent of a college campus with open lawn and shade producing tree cover, reflecting lush plantings of the surrounding neighborhood.

There are no height restrictions, the entire ground surface (114,000 square feet) will be turf. The current design adds 69 deciduous trees at 2 ½ inch caliper at installation and 13 evergreen trees at 12'-14' height at installation.

### **Zone 4 Streetscape Plantings (Per Montgomery County, MD, 2014)**

The plan respects the existing plantings and pattern, retaining the mature willow oaks and shrub plantings where possible while adding additional willow oaks along the existing sidewalk. The plant list reflects the Montgomery County Department of Transportation's Approved Street Trees List, 2014. The proposed streetscape reinforces an attractive and filtered edge along Sangamore Road by integrating existing mature trees, native shrubs and groundcovers.

Streetscape planting north of the new entry to the campus includes an additional buffer of evergreen trees strategically configured to screen headlight glare from vehicles exiting the campus onto Sangamore Road to address evening lighting concerns raised by the community, while plantings are also positioned to allow for filtered views of the campus from the public sidewalk to connect the campus to the community. Integrating the landscape design to control light pollution associated with campus operations, enables the site to meet LEED Silver criteria.

There are no planting restrictions. In addition to 30 deciduous trees at 3 inches in caliper at installation, Zone 4 will be planted with 20 additional shrubs at 18"-24" at installation and 14,440 square feet of groundcover near the entry area.

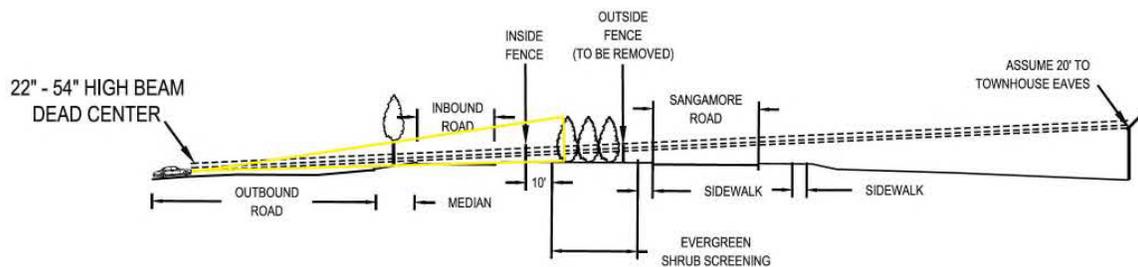


Figure 21: Light Trespass Mitigation for exiting vehicles at main entry

**Zone 5 Trees and Turf with Restrictions**

Security restrictions require that any tree be limbed up to provide eight feet of clearance between the lowest branch and the ground. Plants are not allowed to be higher than six inches. Therefore, this area is planted with very low groundcovers, turf and limbed up trees. Its open and colorful landscape character is shared with the bioretention plantings in Zone 2.

The design in this zone includes 13 deciduous trees and 4 evergreen trees and 32 shrubs.

**Zone 6 Pigmented Concrete Walks**

The walkway paving palette will be coordinated with existing site hardscape to ensure consistency in paving materials and colors.

**Zone 7 Turf/River Rock Ribbon**

A clear area of ten feet on either side of the fence line is required throughout the campus. In areas where sun is plentiful, turf is planted for approximately 38,000 square feet. In areas of heavy tree cover such as along the western and northern border, river rock/round stone (2” maximum) for approximately 6,000 square feet is proposed for the ground surface to reduce maintenance requirements. The applicant states that this could also be done with mulch bedding materials.

**Zone 8 Trees and Turf Allee (Planting along Entrance Drive Median)**

An allee of trees is located on the western side of the entry drive and in the median. 16 trees from the North Campus tree plantings will be relocated within this zone due to realignment of the entry drive. Due to security purposes, spacing between the trees will be a 50 feet on center, ensuring that visibility is retained from the Entry Control Point to the main drive. Turf or low groundcovers will be used at the ground level.

**Zone 9 Gateway Plantings**

The primary entry for vehicles and pedestrians on the northeastern edge of the campus, at the intersection of the proposed serpentine entrance, Sentinel Drive and Sangamore Road, will be planted as a gateway to provide a sense of arrival, and welcome employees with a variety of plant materials in color and texture integrated to accentuate the historic interpretive elements while providing filtered views into the campus from the public sidewalk. A main entry sign, with the building address noted, will be located in this area. Stone pillars, faced with sandstone recovered from the demolition of the Erskine Hall façade, frame the ornamental fencing and entry gates.

Eight deciduous trees and 16 evergreen trees will be planted in this zone, along with 50 large and 42 medium shrubs. The ground will be planted with groundcovers, no turf will be used in Zone 9.

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### **Zone 10 Low shrubs, Occasional Tree with no Restrictions (Sloped Area)**

Alternative to turf plating is proposed due to steep areas. The landscape envisions low density tree plantings amongst shrub ground coverings. This zone includes informal plantings along the southern and eastern boundaries of the campus using a mixture of deciduous and coniferous trees and shrubs to achieve a layered and filtered screen along the edges. The landscape is not intended to be a wall, instead, openings along the eastern boundary are provided to provide filtered views into the site. Seven deciduous trees, potentially relocating some from the North Campus are proposed in this zone.

### **Heritage Interpretive Trail and Signage**

The design provides interpretative exhibits of the site history to the passing public, employees and distinguished visitors. This exhibits provide a timeline of the site development and significant contributions of the cartographic research housed at the site from the 1942-present, connecting this rich history to the vital future mission programmed for the campus.

The interpretive exhibits will be located along Sangamore Road to provide publicly accessible perspective, with additional exhibits within the controlled perimeter for employees and authorized site visitors.

Area A is the monumental entry drive, and the gate pillars are designed to incorporate sandstone elements from Erskine Hall. Area B exhibit areas are outside of the fence along the publicly accessible sidewalk, coordinated with the existing public bus stops and employee pedestrian entrance areas. The proposal includes three principal public viewing areas along Sangamore Road created with interpretive signage and archival elements from the building facades. Area C identifies potential areas within the internal campus for additional interpretive opportunities, two near the primary entrance and a third near the ceremonial or VIP entrance, connecting to the adjacent historic ellipse elements.

### **Site Demolition**

The current project will entail removing residual foundation slabs, underground buildings utilities and ground features that are not required for future work or may conflict with final grading and drainage plans. Selected demolition will include those features required to meet security, vehicle and pedestrian circulation needs, stormwater management and utility needs.

Demolition of the former VCC, Emory Building and Central Energy Plant are associated with other phases of work. The demolition of the old VCC was completed in conjunction with the renovation of Roberdeau Hall in early 2014. The demolition of Emory Building is programmed in conjunction with the Erskine Hall renovations later in 2016. The demolition of the Erskine Utility Plant will be accomplished as an independent effort scheduled to begin in the mid-2015.

The proposal will include reconfiguration of the primary entrance to the serpentine configuration consistent with earlier site planning requirements to align the ICC-B entrance with Sentinel Drive to reduce traffic impacts. General demolition within the project area will be coordinated with ongoing renovation and new construction activities.

Pavement demolition will include the parking areas at the south end of Erskine Hall and the residual parking left between Sangamore Road and the Centrum and Roberdeau Hall. Including

the concrete and asphalt remaining after demolition of the old VCC area near Sangamore Road, all residual light poles, utilities and signage associated with existing pavements to be removed. The residual VCC demolition will be phased such that the new serpentine entrance road can be developed prior to removing the “new” North Campus entrance to avoid traffic disruptions and ensure continuity of required site security measures.

Demolition activity around the ellipse will be limited to removal of the access sidewalk across the lawn area and renovation of the existing driveway pavement.

### **Fence**

The project includes a new ornamental fence, which will replace the existing chain link fence along Sangamore Road, from the new North Campus VCC building out to the sidewalk along the southeast side of Sangamore Road and down Sangamore Road passing the Ellipse entry control point. Existing bollards, gates and other barriers along Sangamore Road will be removed, including the southern pedestrian turnstile at the Ellipse ECP driveway and the existing vehicle security gate and hydraulic bollards. Currently the concept includes reuse of the existing pedestrian turnstile (employee entrance) adjacent to Roberdeau Hall, redeveloping this turnstile location as one of the two automated pedestrian entries into the campus.

The proposal includes the renovation of the existing perimeter chain-link fencing along the southeastern and southwestern property lines from the corner with Sangamore Road around to the North Campus tie-in behind Maury Hall, maintaining existing standoff distances in this area. A new chain-link fence will be provided 10-feet inside this existing fence line, creating a double fence line with required clear zones maintained on either side of the interior fence.

The proposal will include clearing existing vegetation and landscaping along these perimeter fence lines, except specimen trees, to provide required clear zones and obstructed space near buildings. Vegetation in these areas is restricted to a maximum height of 6-inches. As mentioned above, the design includes an infill of mulch or gravel between the fencing to reduce maintenance along the back of Erskine Hall.

There are several specimen trees around Emory Building, the south campus entrance and Erskine Hall that encroach within these clear zones. Specimen trees will be protected to the maximum extent practicable in accordance with community commitments.

### **Utilities**

Primary impacts will include re-routing storm drainage at the south end of the campus between Erskine Hall and Emory Building to eliminate the current drainage outfall behind Erskine Hall. The concept includes replacement of the storm drainage structures and pipes on the south side of Erskine Hall, using revised surface grading to re-route drainage to new stormwater management features.

Site lighting will be provided for pedestrian access routes to the buildings and the emergency egress routes. All lighting will be designed to minimize light leaving the site consistent with LEED criteria, security needs and community concerns. The exterior lighting fixtures and lighted bollard fixtures previously approved by NCPC on the north campus project will be used throughout the campus.

Light poles for perimeter lighting and cameras will be installed at approximately 150 foot intervals or as needed to provide a complete view of the perimeter and required lighting levels while minimizing light trespass outside the site.

## I. PROJECT ANALYSIS/CONFORMANCE

### Executive Summary



Figure 22: Aerial view of ICC-B campus looking north (circa 2008)

Staff recommends that the Commission **approve the preliminary site development plans for the Intelligence Community Campus – Bethesda, Master Site Design project.** The project represents the applicant's continued effort to transform the ICC-B's existing inefficient campus that included 19.46 acres of impervious cover (77% of the site) with 1,550 at-grade parking into a more sustainable, modern, efficient complex. The proposal includes goals to provide visual interest to the surrounding community,

satisfy secure mission requirements and eliminate seven acres of impervious cover, resulting in 12.38 acres on impervious cover (49% of the site). The proposed Master Site Design is consistent with the goals established as part of the previously approved Master Plan. Although the general mass of the existing buildings will remain the same, the improvements to the building facades and the extensive landscaping to replace the site's surface parking will benefit how site elements relate to one another and the landscape. As previously mentioned, the redevelopment of the Master Site Design is being carried out after development of the North and South Campus. Therefore, while both campuses will be modern in expression, each have slightly different design styles. Since an important objective of the ICC-B Master Plan is to develop an integrated campus environment, staff supports the integration of the South and North Campus through a cohesive landscape and stormwater plan that weaves different components into a holistic approach. The stormwater plan will be further refined as the project develops. Ultimately, MDE will issue an approval for the site that includes stormwater strategies to improve the 2008 hydrological conditions.

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 NPS executed a Memorandum of Intent in 2013 which will guide the process for correcting the downstream stormwater runoff damage. Final design and construction of these channel restoration measures will be conducted independently from the Master Site Design, but will be closely coordinated as the final design will reduce peak discharges to these channels and will remove the existing outfall at the southwest corner of Erskine Hall.

**Stormwater Management**



Figure 23: Maryland Stormwater Management Guidelines.

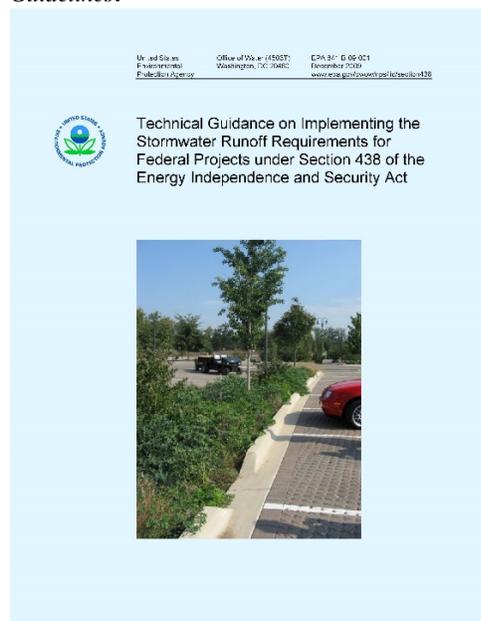


Figure 24: Technical Guidance on Implementing the Stormwater Runoff requirements for Federal Projects under Section 438 of the Energy Independence and Security Act.

The basic premise of state and federal stormwater regulations applicable to the ICC-B project is that enhanced stormwater management is required for all land disturbance over 5,000 square feet. These principles focus on replicating predevelopment hydrology to limit impacts to downstream waterways by using green infrastructure and low impact development techniques. The federal guidelines refer to these practices as green infrastructure and low impact development (GI/LID), while state guidelines refer to the approach as environmental site design (ESD).

State of Maryland Regulations

The state regulations that apply to this project are found in the “Maryland Stormwater Management Guidelines for State and Federal Projects,” which supplement the 2000 Maryland Stormwater Design Manual and all subsequent revisions. These provide the minimum stormwater management requirements for plans submitted by state and federal agencies to the Maryland Department of the Environment (MDE). These guidelines require management of stormwater through environmental site design (ESD) to the maximum extent practicable (MEP). MDE is in reviewing the application at a concept level. Eventually, MDE is required to issue an approval for this project (Figure 23).

Pursuant to the state regulations, MDE has established two stormwater management sizing criteria applicable to the MSD project: *redevelopment and new development*. For redevelopment projects, the stated goal of the regulations is to gain water quality treatment on existing developed lands while supporting initiatives to improve urban areas. In order to meet this goal, the regulations require that stormwater management be addressed according to the following criteria:

- Reduce existing impervious area within the LOD by at least 50%; or
- Implement ESD practices to the MEP to provide water quality treatment for at least 50% of existing impervious area within the LOD. Treatment must be provided for the runoff from 1 inch of rainfall for 50% of the redeveloped impervious area; or
- Use a combination of impervious area reduction and ESD implementation for at least 50% of existing impervious areas.

New Development projects have an increase in impervious surfaces and/or change the site's hydrologic conditions. New development management requirements extend to areas of redevelopment where the impervious area of the existing project is *less than 40%*.

The ESD targets include evaluation of the rooftop runoff volumes from Erskine, Roberdeau and Maury Halls, even though improved management of runoff from these areas are not required by MDE or EISA since the roof areas are not considered part of the redevelopment activity by MDE standards as the rooftop impervious footprint is not changing.

### Federal Regulations

The federal stormwater regulation that applies to the project is found in Section 438 of the Energy Independence and Security Act of 2007 (EISA) which requires “the sponsor of any development or redevelopment project involving a federal facility with a footprint that exceeds 5,000 square feet to use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow.” In 2009, Executive Order 13514 was issued by President Barack Obama which included a requirement for the Environmental Protection Agency (EPA), in coordination with other Federal agencies, to issue guidance on the implementation of EISA. The EPA's guidance, entitled “Technical Guidance for Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act” was issued in December 2009 (Figure 24).

The EPA guidance provides a performance-based approach to stormwater management in lieu of a prescriptive requirement in order to provide site designers maximum flexibility in selecting control practices appropriate for a given site. The guidance provides two options for complying with EISA. The first option, requires project sponsors to design, construct, and maintain stormwater management practices that manage rainfall onsite, and prevent the off-site discharge of the volume of rainfall runoff attributable to the 95th percentile rainfall event to the maximum extent technically feasible (METF). The second option allows sponsors to “design, construct, and maintain stormwater management practices that preserve the pre-development runoff conditions following construction.”

For the Master Site Design project, the applicant is utilizing the first option and therefore is designing a stormwater management system that will be capable of retaining the volume of runoff from the 95th percentile rainfall event, which according to the guidance is equivalent to 1.7 inches within a 24 hour period for development in the Bethesda region. In addition to addressing these EISA needs, MSD drainage concepts includes additional on-site features to detain and treat runoff from the 25-year storm event; modulating runoff from 5.77 inches of rainfall within a 24 hour period, aiming to comply with current regulatory requirements.

EISA GI/LID TARGETS										
DA	AREA (AC)	IMPERVIOUS AREA		CN			S' (IN)	I <sub>A</sub> (IN)	D (IN)	V <sub>LID</sub> (FT <sup>3</sup> )
		(AC)	%	IMPV	OPEN	COMP				
1	8.18	4.17	51%	98	61	80	2.50	0.5	0.39	11,580
2	10.33	4.98	48%	98	61	79	2.66	0.53	0.36	13,510
3	6.61	3.23	49%	98	61	79	2.66	0.53	0.36	8,640
ICC-B	25.12	12.38	49%	98	61	79	2.66	0.53	0.36	32,830

Table 1: EISA GI/LID Volume Targets (Proposed Conditions)

The EISA requirements listed in Table 1 are greater than the MDE requirements as EISA does not distinguish between new development and redevelopment, focusing on achieving the METF criteria for the entire campus footprint.

STORMWATER COMPLIANCE						
DA	EISA GI/LIDv			MDE ESDv		
	Required (ft <sup>3</sup> )	Provided (ft <sup>3</sup> )	%	Required (ft <sup>3</sup> )	Provided (ft <sup>3</sup> )	%
1	11,580	635	5%	1,949	23,972	1230%
2	13,510	14,599	108%	255	14,637	5740%
3	8,640	17,976	208%	17,214	19,482	113%
ICC-B	32,830	33,210	101%	19,417	58,091	299%

Table 2: MSD Stormwater Concept Compliance Summary (Proposed Conditions)

erosion and sediment control plan for projects for which there is more than 5,000 square feet of disturbed site area. The plan must include locations and sizes of natural drainageways, storm sewer lines and outfalls, infiltration devices, retention and detention ponds, and any other needed mitigation measures to control stormwater runoff and limit erosion and sedimentation on the site, with back-up calculations.

Therefore, NCPC staff recommends that the Commission request the final stormwater management plan and narrative, prepared in accordance with the Maryland Stormwater Management Guidelines for State and Federal Projects, and NCPC Commission submission guidelines for final plan submissions, including final documentation of proposed ESD capacity / sizing and MDE and EISA compliance.

**Other ICC-B Stormwater Related Issues**

Retaining versus Detaining 100% of stormwater for a 25-year storm

Staff 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.

Table 2 demonstrates how the stormwater concept aims to comply with EISA and MDE compliance volume requirements across the entire campus.

As part of the final submission guidelines, NCPC requires a stormwater management and

However, technical experts including the applicant’s engineer, an MDE regulatory and compliance engineer and an EPA representative advise that this is 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.

County	Rainfall Depth				
	1 yr-24 hr	2 yr-24 hr	10 yr-24 hr	25 yr-24 hr	100 yr-24 hr
Montgomery	2.6 inches	3.2 inches	5.1 inches	5.77 inches	7.2 inches

Table 3: Rainfall Depths Associated with the 1,2,10, 25 and 100-year, 24-hour Storm Events (2000 MD SWM Design Manual)

Fully retaining stormwater requires containing the stormwater onsite with no discharge; while detaining is used to temporarily store the water so it can be treated and then released at flow rates that are compatible with down-stream infrastructure/predevelopment hydrologic conditions. According to the applicant’s engineer site and budgetary constraints make the design standard of treating and retaining 100 percent of storm water for a 25-year storm unfeasible. The volume of water generated by the 25-year storm would be approximately 317,000 cubic feet (2,400,000 gallons), retaining this on site is not economically or physically practical on site. As mentioned above, EISA requires the retention of the 95th percentile storm for the region (only 5% of storms exceed this rainfall volume) which is 1.7 inches of rainfall over a 24 hour period to the maximum extent technically feasible. The total volume to be retained to the maximum extent technically feasible for the total Campus is 32,800 cubic feet (245,000 gallons). The total campus MDE treatment requirement is 19,400 cubic feet (145,000 gallons) based on a complex analysis of redevelopment conditions and impervious cover removal. Therefore, retaining the 25-year storm would require facilities ten times larger than what is required by state or federal regulatory standards.

The 100-year storm based on MDE standards

According to MDE standards the ICC-B campus is required to comply with the 10-year 24-hour frequency storm event. However, the project is not required to comply with extreme flood volumes such as the 100-year 24-hour frequency storm event since the project site is not located on a flood hazard watershed area.

Additionally, the MSD will not impact any mapped floodplain or wetland areas, therefore, the Maryland Statewide Stormwater Criteria states that in regards to extreme flood volume control, normally no control is needed if development is excluded from 100-year floodplain and downstream conveyance is adequate.

Consolidation of Drainage Area 3 and 4

Due to several constraints such as highly compacted soil, low infiltration rates, and quantity control required to handle stormwater, the design team came up with a solution that included an underground detention facility to storage and treat a significant amount of drainage and reduce discharge to the storm drain along Brooke’s Lane, in addition to reducing the impervious cover and providing bioretention areas. MDE has stated that other buildings outside the ICC-B campus

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contribute to the discharge along the southeast outfall, however, this solution will reduce the total discharge from ICC-B campus along Brooke's Lane.

The Master Site Design included review of discharges to receiving channels downstream of the ICC-B site to ensure channels have adequate capacity for anticipated flows and design velocities do not promote erosion in the channels. According to the applicant, proposed peak flow rates indicate reduction of downstream flow for all rainfall events at each proposed outfall for storms up to the 25-year design storm event (5.77 inches of rainfall in a 24-hour period) which was taken as the basis of design criteria for site drainage planning and downstream channel stability analysis.

As mentioned earlier, Drainage Area 3 and 4 were consolidated in accordance with the recommendation provided by an engineering study which identified the northwest and southwest outfalls as the two major areas of concern, and recommended the closure of the eroded southwest outfall behind Erskine Hall. Therefore, the combination of drainage areas 3 and 4 was necessary to remediate the erosion caused by the southwest outfall.

Given specific community concerns about existing peak flows associated with Drainage Area 3 and concerns expressed about consolidating Drainage Area 4 into this drainage outfall location, the applicant conducted a more thorough evaluation of the Montgomery County drainage system that carries flow across Brooke's Lane out to Little Falls Branch.

This included conducting a tracer dye study to confirm the route of the underground drainage system that collects flow from this area of the campus, and review of archival drainage maps from the 1950's when the drainage ICC-B campus first developed. This research and field investigation confirmed that Drainage Area 3 travels east across Brooke's Lane through a network of underground concrete pipes to an outfall east of Sangamore Road that discharges to Little Falls Branch. This outfall location is on the east side of Sangamore Road, downslope and away from the Brooke's area in a remote natural area that is part of the regional park system, in which there was no evidence of channel instability or erosion concerns.

Based on record survey information and archival mapping related to this network, it was confirmed that the campus outfall location currently has capacity to handle up to the 25-year storm event. This included analysis of the 18" pipe beneath Brooke's Lane directly adjacent to the ICC-B site. This pipe segment was calculated to have a design capacity of 16 cubic feet per second (cfs). Montgomery County drainage officials confirmed that they have no record of capacity issues within this drainage network.

The applicant states that the proposed drainage improvements for the consolidated Drainage Area 3 were designed to limit discharge from the 25-year storm to less than 16 cfs, the current design achieves 13cfs. The design team also confirmed that even with the proposed drainage configuration, the proposed design will reduce peak flows from the 100-year event from 46 cfc in the predevelopment condition to 40 cfs after completion of the MSD initiatives. Therefore, the proposed consolidation of Drainage Areas 3 and 4 is not expected to increase flood potential along Brooke's Lane and will reduce peak flows appreciably over current conditions.

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Analysis of Pre-existing Off-site Erosion and Sedimentation on NPS Property

On September 4, 2012, the applicant was informed by the Maryland Department of the Environment that final approval of its North Campus stormwater management plan would include a condition that would require the Defense Intelligence Agency (DIA), or its agent, to address the significant erosion and stability problems for which the campus is at least partially responsible. The condition, which was included in MDE's final approval dated January 14, 2013, reads as follows:

*"This approval is contingent upon DIA, or its agent, investigating, designing and constructing repairs to stabilize the downstream channel(s). The repairs should, at a minimum, be commensurate with the level of responsibility of the campus' contribution to the channel's issues."*

As a first step toward fulfilling the MDE condition, the applicant commissioned a study to investigate the potential downstream drainage channel impacts resulting from development of the ICC-B site over time. The study was completed and submitted to MDE on April 8, 2013 with input provided by MDE, National Park Service, the National Geospatial Agency (NGA), as former operator of the site, the Department of the Army and the community.

Previous MDE approvals, including North Campus and Centrum, have reiterated the condition requiring the DIA to complete the erosion outfall study and restoration design to MDE satisfaction no later than July 1, 2014, with the start of construction for the outfall restoration beginning no later than December 2014.

On February 24, 2014 the DIA requested an extension to MDE to extend the deadline for the outfall restoration, MDE granted the request extension of the deadline for the completion of the erosion outfall study and restoration design to MDE's satisfaction no later than July 1, 2014 to July 1, 2016 and the start of the construction from December 2014 to November 30, 2016, with the following condition: "the results of the NEPA study must be submitted to MDE for review no later than July 2015".

Approval of the conceptual stormwater management approach is a critical element of moving forward with the channel restoration analysis and it is understood that MDE's final stormwater approval will be contingent on addressing the off-site channels in coordination with the community and adjacent property owners.

In addition, due to the proximity of the ICC-B to adjacent National Park Service (NPS) property, and to the potential for the proposed stormwater and landscape design to have impacts on the parkland and the Potomac River Gorge, and on wildlife habitat, **staff encourages the applicant to further coordinate with the National Park Service and the community the final master site design.**

NPS and DIA Memorandum of Intent

The Office of the Director of National Intelligence (ODNI) and NPS executed a Memorandum of Intent (MOI) in August 2013 for purposes of defining the working relationship between the two

agencies for correcting downstream channel erosion and sedimentation to adjacent National Park Service property. According to the MOI, NPS is committed to executing the NEPA process which identifies the extent of the impact and makes recommendations for fixing the issues associated with channels downstream of the ICC property. ODNI will be a cooperating agency in the NEPA process and is committed to obtain funds and develop construction drawings based on the conceptual restoration drawings developed by NPS during the NEPA process.

As mentioned above, channel restoration activities will be coordinated with the community during the NEPA process as a separate initiative.

### Campus Landscape Concept Plan

The landscape plan links the campus into a coherent and functional facility, and incorporates the concept established during the 2012 Master Plan.

**Staff 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 interpretive elements.** Staff supports the landscape design team effort to identify existing specimen trees in the 1959 maps, protect them and incorporate them into the overall design. Salvaging historic site elements during construction and incorporating them into the proposed landscape will provide a sense of pride to the ICC-B employees and improve its presence along Sangamore road and the surrounding community. Given the proximity to the Waldorf School and the location of the bus stops along Sangamore road, staff supports the historic interpretive elements that will teach the community about the significant history of the campus and the key role as a mapping agency during World War II.

Although the applicant states that due to the proposed realignment of the perimeter fence of the campus, specimen trees located adjacent to the fence will require special attention during construction including root pruning and aeration, staff is concerned about the health of the specimen trees along the west and southwest of the campus, given the proposed gravel, double fence line and loading area. Therefore, **staff recommends that the applicant 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.**

**Staff recommends that the applicant ensure adequate shade along the pedestrian walkway that connects the parking garage, Visitor Control Center and Centrum by providing additional informally arranged trees consistent with the Native Woodlands zone to provide a more dense vegetation and minimize the vegetation clearing along the perimeter double fence line along the west and south campus boundary.** Early in the design process a covered sidewalk was considered to provide shade from the garage to the centrum building. Due to community concerns, the canopy was dismissed. The current landscape concept includes a Native Woodland area with native tree species similar to those found on the adjacent NPS hillside below the campus along the walkway that connects the campus from garage to Sangamore Road. According to the applicant, there are no planting restrictions in this area. Therefore staff

recommends to provide a dense tree canopy to ensure enough shade along the sidewalk, specifically from the garage to the centrum building.



Figure 25: Existing conditions looking at the pedestrian bridge from the parking garage.

**Staff recommends that the applicant minimize irrigation needs by installing water efficient landscaping to help reach LEED goals and install porous concrete or other porous material along the walkways. While the documents provided by the applicant, indicate that pervious pavement will be provided along the main plazas to the north and south of the Centrum, the walking paths will consist of pigmented concrete surface. Staff recommends to consider permeable concrete to reduce stormwater runoff and incorporate native species in the landscape palette to minimize irrigation needs (Figure 25).**

**Staff recommends that the applicant 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.** NCPC staff concurs with the concern raised by the Montgomery County Planning Board to limit the potential for off-site migration of gravel down the slope and into sensitive areas such as the Potomac Palisades which could smother and kill native plant understory. NCPC staff does not recommend using gravel or mulch bedding materials in this area, since this will negatively impact the surrounding landscape, instead staff recommends considering native ground cover or turf.

The North campus landscape included a reversed berm to shield the lower levels of the garage from view from the south and west (Potomac River Gorge), with evergreen trees field located to maximize their screening potential and to infill the existing forested canopy. To further screen the garage from the south and west views, a vegetated green screen was provided on the upper levels of the garage. Screening of the parking facility perimeter is currently evolving, integrating the green screening of the facility with improved tree plantings. According to the applicant, the North Campus landscape will be monitored and revisited as the design progresses and additional elements will be incorporated into the final submission as appropriate. Therefore, **staff requests that the applicant consider additional landscape to screen views to garage and minimize light spill around garage and vehicle inspection.**

## Comprehensive Plan for the National Capital



*Figure 26: Rendering of ICC-B buildings within conceptual landscape improvements looking southwest*

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, the Federal Environment and the Transportation Elements. 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 master site development 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 a campus-wide stormwater and landscape concept, initiated by the Master Plan, will be furthered by the current proposal and will promote a sense of pride, purpose, and dedication for the future occupants and improve the campus presence in the community (Figure 26).

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 facilitated a series of local community coordination meetings since March 2014 prior to submitting for NCPC approval. These meetings focused on defining 15% design initiatives and included specific sessions to address landscape architecture, site setting, community aesthetics, and stormwater management planning. The community dialogue was used to develop the current submittal and were shared with NCPC and M-NCPPC staff at a joint review meeting on December 17, 2014. Lastly, on

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March 12, 2015 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. This dialogue is further discussed below under the Coordination section. Staff is recommending that the Commission **request the applicant provide responses to any comments provided by the Montgomery County Planning board and/or the Maryland-National Capital Park and Planning Commission staff with its submission for final review.**

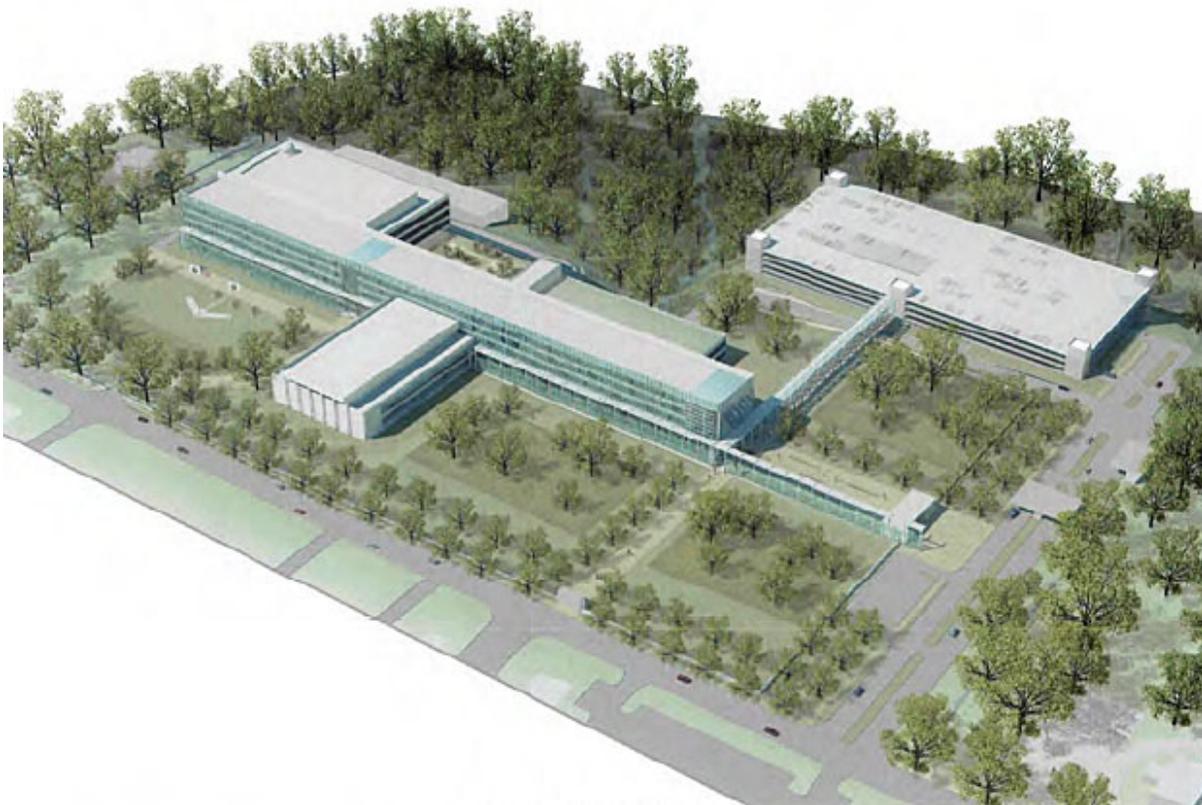
The Federal Environment Element contains the Commission's planning policies related to the maintenance, protection, and enhancement of the National Capital Region's environment. The element provides an overall framework from which NCPC evaluates the environmental implications of federal projects. The element contains specific policy areas that address air quality, water quality and supply, land resources, and human activities. The policy area that is most relevant to the proposed master site design project is the one dealing with water quality considering the significant amount of impervious surface that currently exists on the ICC-B. The extensive surface parking, roadways, and building area on the ICC-B has resulted in substantial increases in stormwater runoff volume and flow rate that has caused considerable stream channel erosion on adjacent National Park Service (NPS) property and sedimentation in the C&O Canal National Historic Park. However, over time this condition can be significantly improved through the redevelopment of the ICC-B in accordance with the Commission approved master plan, and the applicant's continued efforts to work with affected federal and state agencies, and interested members of the community, to fulfill its commitments to the larger community and correct the damage to NPS property.

The plans for the master site design project adhere to several of the water quality policies contained in the Federal Environment Element through the employment of several sustainable stormwater management strategies. The Comprehensive Plan encourages the use of innovative and environmentally friendly best management practices (BMPs) in site and building design and construction to reduce stormwater runoff and erosion, avoid impacts to surface waters and off-site water quality, and facilitate the natural recharge of groundwater; and to implement these BMPs in accordance with applicable federal, state, and/or local requirements.

As discussed above, the current proposal utilizes reduction of impervious surfaces, swales, bioretention areas, underground infiltration practices and rerouting of roof top runoff from existing buildings for treatment. Based on the information contained in the applicant's final submission materials, these ESD best management practices have been designed in accordance with state and federal stormwater requirements. In addition, an underground detention facility will be provided to treat and attenuate peak flows allowing discharge from the campus to be reduced for up to the 25-year design storm, exceeding minimum regulatory standard of the 10-year design storm (MDE standard). Finally, the project will result in a reduction in impervious surface through the replacement of surface parking. As supported by the Comprehensive Plan, these areas will utilize native trees and vegetation which, in addition to fulfilling a stormwater management function, will also help moderate urban heat island effects and provide habitat for wildlife.

In addition, the master plan conforms to the travel demand management policies of the Transportation Element within the Comprehensive Plan with a Transportation Management Plan that includes commitments for encouraging the use of public transportation, and limitations on employee parking to meet the recommended Comprehensive Plan ratio of 1:1.5-2 for suburban areas beyond 2,000 feet of Metrorail. The proposal also meets the Comprehensive Plan policy that encourages federal agencies to utilize structured parking in the interest of efficient land use and good urban design.

### **Relevant Federal Facility Master Plan**



*Figure 27: Rendering of ICC-B 2012 Master Plan*

The project is consistent with the NCPC approved Intelligence Community Campus – Bethesda Master Plan (February 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 elimination of surface parking and provides landscaped areas along Sangamore Road to help screen the mass of the buildings and double as groundwater recharge zone. The existing historic vehicular ellipse and monumental flag stand within the southern area of the site will be preserved. An existing gate in this location, and the vehicular ellipse, will only be used to provide VIP access to the installation. Although the current proposal also allows for service/loading dock exit.

Programmatically, the Master Site Development is consistent with what is contemplated in the ICC-B Master Plan. The Master Plan incorporates native species endemic to the region to

accentuate connectivity to the adjacent parkland, while simultaneously meeting *Unified Facilities Criteria* (UFC 3-201-02, Landscape Architecture) and LEED requirements. The landscape and security components 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 context, improves the streetscape and allows the ICC-B campus to improve its visual presence along Sangamore Road and the surrounding community (Figure 27).

The 2012 Master Plan included a bus shelter along Sangamore Road, however, in the current proposal the existing bus stops will remain as currently configured, with pedestrian gates provided for convenient campus access.

### **National Environmental Policy Act (NEPA)**

The preliminary Master Site Development 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 ICC-B Master Plan 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.

In June, 2014, the Maryland State Historic Preservation Office (SHPO) reviewed this preliminary MSD plan and found the plan to be consistent with earlier determination on site resource preservation. Therefore, additional historical resource requirements are not needed as part of the MSD concept.

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.

## II. CONSULTATION

### Coordination with Federal, State, and Local Agencies

The applicant has coordinated the Master Site Design with most 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

As mention earlier, the applicant and NPS executed a Memorandum of Intent in August, 2013. The applicant acknowledges that the NEPA process has taken time, and scoping has not started yet. However, the applicant has confirmed that the design contract will be awarded to Wiley Wilson. Staff contacted a representative from NPS George Washington Memorial Parkway, whom stated that NPS is currently awaiting conceptual design alternatives for the outfalls and erosion gullies which once delivered to NPS, NPS will initiate the NEPA process. The alternatives are expected to be completed by mid-summer, and then the team will move forward with the NEPA process. Staff notes that NPS and ICC-B representatives met recently to discuss the NEPA process moving forward

Consistent with the notation made in the Commission's final action on the ICC-B Master Plan in which it acknowledged the applicant's commitment to submit landscape design plans for each project phase to NPS to ensure compatibility with adjacent National Park, the applicant stated that NPS has reviewed the current MSD submission.

#### Maryland Department of the Environment

As mention above, the stormwater approval process through MDE has followed phasing construction planning, starting with the North Campus project in 2011, followed by the Centrum project in 2013. The current stormwater concept submittal covers the remaining portions of the campus, with some overlap to capture plan revisions to previous phases, providing an integrated site grading, landscaping and stormwater management approach.

Similar to NCPC review process, the stormwater management plan approval process through MDE includes three submission stages: Concept, Site Development and Final Stormwater Management Plan. As required by the *Code of Maryland Regulations and the Maryland Stormwater Management Guidelines for State and Federal Projects*, the applicant submitted the concept submission, including a report with narrative, calculations and drawings to MDE on January 30, 2015.

After reviewing the concept submission, MDE has provided two comment letters, one on March 12, 2015 and another one on May 18, 2015. The concept letters include technical review comments to the drawings and stormwater management report which the applicant needs to address in order to move forward with the concept review approval process, the applicant is currently revising the drawings and stormwater management report and preparing a point-by-point response letter addressing each comment for MDE review (Refer to Appendix C).

On June 9, and June 24, 2015, the applicant, NCPC, and MDE staff held conference calls to discuss the status of the stormwater concept approval. The applicant continues to work on the revisions requested by MDE. Once the applicant submits the revised drawings and calculations to MDE, MDE will review the project to determine if the project is eligible for concept approval and move forward with the approval process. In addition, on July 2, 2015, the ICC-B team, MDE and NCPC conducted a site visit to focus on stormwater issues.

Once MDE issues an approval, detailed calculations will be finalized and the applicant will submit the final stormwater management plan (65%) in late October/November 2015 coincident with NCPC final submission.

#### Maryland - National Capital Park and Planning Commission

On December 17, 2014, the applicant met with staff from the Maryland National Capital Park and Planning Commission (M-NCPPC) and NCPC to discuss the preliminary Master Site Design project. The focus of the meeting was to review the proposed overall stormwater approach, and related site work including landscape design for the entire ICC-B site. In addition, and as noted above, the project was reviewed by M-NCPPC staff and presented to the Montgomery County Planning Board on March 12, 2015. The focus of the review was on the proposal's compatibility with the surrounding community in the areas of landscape design, stormwater, screening, and coordination with NPS and the community. The Planning Board transmitted comments to NCPC for consideration at the upcoming public hearing on the project which is scheduled on July 9, 2015.

NCPC reviewed the preliminary and final Bridge and Walkway submission in January, 2015 as a delegated action, while Montgomery County Planning Board reviewed the Bridge and Walkway as part of the Master Site Design submission. The Montgomery County Planning Board transmitted the following recommendations:

#### Bridge and Walkway:

- Improve uniformity and site integration by matching architectural components such as the bridge columns, railing, and girder with the pedestrian walkway columns and spandrel glass between Erskine and Centrum.

- Consider an alternate color for Maury Hall and Substation, instead of the proposed gray color that integrates better with the naturalistic colors of the newly renovated campus buildings.
- Commends the applicant for responding to the public's concern over the proposed cover walkway from the parking garage to the Centrum building, consider a more discrete cover or shelters along the walkway to protect pedestrians during inclement weather.
- Use porous concrete or other porous materials for the walkways instead of the proposed concrete surface.

#### Master Site Design:

- Planting native groundcovers and shrubs along the interior pedestrian walkway path.
- Defer and supports the preferences of NCPC to make alternative recommendations along the sensitive area that includes proposed ten feet of gravel treatment.
- Supports future recommendations by NCPC regarding the discharge of stormwater overflow from Area 3 that exceeds the 25-year storm event onto NPS property.
- Continue sharing the design progress with the community.
- Continue to work closely with NPS, the Community Stormwater Committee, the Traffic Committee and other community leaders to further evaluate opportunities to reduce stormwater flow rates to the Brookes Lane outfall, reduce visual impacts and increase screening along the north and south borders of the campus and additional screening of the Erskine Hall façade from the Potomac Gorge.
- Work closely with the Stormwater Committee to modify the 35% stormwater plan to address flooding on Brookes and Locust Lanes and to prevent damaging runoff on public streets and private property.

With respect to the final comment regarding flooding on Brookes and Locust Lanes, MDE will request evidence from the applicant to validate that the stormwater management plan is designed to control the 10-year storm capacity based on MDE's stormwater regulations. At the request of local government, MDE can incorporate other flooding concerns into their review, such as the 100 year storm, and confirm that the runoff along Brookes and Locust is below existing conditions for the larger storms.

This presentation is consistent with the notation made in the Commission's final action on the ICC-B Master Plan in which it acknowledged the applicant's commitment to submit plans for each ICC-B phase to M-NCPPC for review of massing, articulation and materials of buildings, landscape design, and screening. The Board submitted its comments to NCPC on May 4, 2015. The Planning Board's comments were considered as part of staff's analysis of the project (Refer to Appendix B).

#### Coordination with Local Community

Since NCPC's approval of the ICC-B Phase 2 (South Campus), Renovation of Erskine Hall and Roberdeau Hall in March 2014, the applicant has held a total of 29 public meetings with the

community at large and the stormwater committee to discuss design progress or to provide the opportunity to review the 35% design and related documentation and developments.

In addition, the applicant has provided a memo responding to each community concern, refer to Appendix A.

According to the applicant, the ICC-B team continues to update the community and address their concerns. Last month, the ICC-B team provided a short briefing to the Glen Mar Park neighborhood association regarding the timeframe for occupancy at the ICC-B campus, this was used by the association for information at their annual meeting.

Meeting	# of Meetings	Most Recent
Community Leaders (Stormwater Document Review)	20	June 11, 2015
Community Outreach Site Walk	3	February 4, 2015
Community Leaders (Master Site Design)	6	July 1, 2015

Table 4: Summary of community coordination meetings showing 29 meetings as of July 1, 2015

### III. APPENDIX

**Appendix A:** Memo from the Defense Intelligence Agency addressing Community Concerns, May 20, 2015, including the following attachments:

- Record of recent community engagement
- Selected email correspondence with key community stakeholders

**Appendix B:** Montgomery County Planning Board Recommendation, March 12, 2015 Public Hearing

**Appendix C:** Comment letters from Maryland Department of the Environment regarding the ICC-B Master Site Design Stormwater Management Concept Plan, March 12, 2015 and May 18, 2015

## APPENDIX A



### ICC-B Program Management Office



#### Memo

Project: Intelligence Community Campus-Bethesda (ICCB), Master Site Design (MSD)  
Date: 20 May 2015  
To : Jeff Bahr (USACE) and Vivian Lee (NCPC)  
Cc: Suzanne Garrison, Leigh Valudes, Jim Turner and Tom Fitzgerald  
Re: Community Concerns as sent by Vivian Lee to MSD Project Team

On 13 May 2015 Jeff Bahr (USACE) forwarded community concerns as expressed to Vivian Lee (NCPC) during a 29 April meeting. The line-item breakdown which follows identifies each community concern and provides a specific PMO response. We hope our responses provide sufficient evidence that we acknowledge community concerns and will continue to work with them as the Project Team further develops the Master Site Design. Should there be any questions or concerns please do not hesitate to reach back via email or phone.

Community Concern = **Concern**  
Project Team Response= **Response**

#### **Concern**

*Stormwater Overflow Feature:* Implementation of the modifications to the 35% plan promised in Bobby's 2/5/15 email, the community support for the 35% storm water plan is contingent on implementation of the modifications to the plan, which will sharply reduce flooding on Brookes and Locust Lanes in the largest storms. Reference Robert Bourgeois 2/5/15's email.

#### **Response**

The Project Design Team, in efforts to fully identify the impact of providing a high flow bypass, has agreed to investigate the proposed solution for an engineered evaluation. The results of which, remain ongoing between the Project Design Team and senior leadership. Recently, on 14 May 2015, Mr. Manzelmann committed to providing an update to the Community Stormwater Committee in advance of the 4 June NCPC meeting. This item remains ongoing between all parties.

#### **Concern**

*Shallow Graded Depressions:* Future versions of the design will include shallow graded depressions at the southeast corner of the site as well as on the ellipse. Ponding in these shallow graded depressions will discharge runoff directly into the Brookes Lane storm drain via yard inlets. These depressions will reduce surface runoff from the grassy areas in the southeast corner of the site down the landscaped hill to Brookes Lane and provide additional retention capacity for a 100-year storm. I had suggested a berm Wednesday; however, shallow graded depressions will be more effective.

#### **Response**

The Project Design Team has committed to investigate the most effective and efficient grading to contain, control and direct runoff. Future community engagement will provide an update to this progression.



**ICC-B Program Management Office**



**Concern**

Encourage additional infiltration opportunities through landscape:

**Response**

The Project Design Team has committed to investigate and provide the most effective and efficient storm water management design to meet all contract requirements, meet project budget and include, where feasible, additional community concerns. Future community engagement will provide an update to this progression.

**Concern**

Environmental Assessment/NEPA process to address pre-existing offsite erosion and sedimentation issues on adjacent NPS property has been delayed. There has not been any community involvement.

**Response**

The Project Design Team agrees that the NPS efforts have taken time; however the delay is not for lack of effort. USACE, the entity driving this effort, has confirmed that the 15% Concept Design will shortly be awarded to W|W and once this process has begun, the community will be provided their appropriate outlet for input and feedback.

**Concern**

Garage Screening: Extensive tree planting outside the north fence line to screen views of the site from the county park, as requested by the Montgomery County Planning Board in 2012 and as requested consistently by the community.

**Response**

At the 14 May 2015 Community meeting, the Campus Operations Manager has agreed to meet with the community to walk the site for possible planting locations for the garage and north campus fence line. Security requirements, planting constraints and budget will be a factor in the final location, density and duration to complete this effort. This is not a MSD coordination item and should be considered a Campus Operations action moving forward.

**Concern**

Minimize the escape of light from the garage and vehicle inspection toward Fort Sumner community to the north and McArthur Boulevard to the west.

**Response**

As discussed during the 14 May Community Meeting, the campus occupancy will be a phased increase over the course of 18-24 months. This time will permit currently installed natural screening solutions to mature. In the meantime, the Campus Operations Manager has committed to and is actively implementing parking restrictions to the lowest levels until a critical mass requires expansion to the upper levels. Lighting for the upper floors will remain minimal as required for life safety and will only be increased when security mandates a change.



**ICC-B Program Management Office**



**Concern**

Acceleration of tree planting outside the fence to the north, west, and south of the garage to fulfill the screening commitment.

**Response**

As of the 14 May 2015 Community meeting, the Campus Operations Manager has agreed to meet with the community to walk the site for possible planting locations for the garage and north campus fence line. Security requirements, planting constraints and budget will be a factor in the final location, density and duration to complete this effort. This is not a MSD coordination item and should be considered a Campus Operations action moving forward.

**Concern**

Intensified tree planting at the south to help overcome clear-cutting by the developer of the "High Acres" project next door to the ICC-B site - such as by putting in a row of evergreens along the south fence line.

**Response**

The PMO and Project Team agree with the community that the High Acres clear-cut actions are unfortunate; however their actions are out of our control. We respectfully request patience from the community as their project development appears to be advancing ahead of our Master Site Design and we would like to see how their final result bridges the gap between our campus and the community to its south. The high-acres design calls for dense, mid-rise condo construction which, when complete, will provide a significant visual screen between the single family homes to its south and the ICC-B Campus. There are also provisions for landscaping in their site and we'd like to respond to, rather than duplicate planting locations. It's also worth noting that our south fence line will be one of the last construction actions on our site as our current construction trailers and parking occupy the area.

In addition to the responses above, the PMO herein submit our record of recent community engagement and select email correspondence with key community stakeholders. We hope this documentation provides an additional level of comfort that we engage, listen and steward community concerns, to the greatest extent feasible, and will continue to do so through Final NCPC Approval.

Thank you,

W. Scotte MacQueen, PMP  
ICC-B PMO Project Manager  
Intelligence Community Campus-Bethesda (ICC-B) Program Management Office (PMO)  
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**Attachments:**

Attachment 1 – Community Stormwater Management Committee Meeting Chronology



ICC-B Program Management Office



Community Stormwater Management Committee Meetings Chronology

The table below provides a summary of ICC-B emails, calendars, and records, indicating that since the early conceptual design was presented to the community in March 2014, a total of 25 meetings have been held with the community at large and the storm water committee to discuss design progress or to provide the opportunity to review the 35% Design, initially provided in May 2014, and related documentation and developments.

11 Mar 2014	Master Site Conceptual Design Presentation	Initial presentation of early design concepts to community association leaders.
20 Mar 2014	Master Site Conceptual Design Presentation	Follow-up presentation to community association leaders.
10 Apr 2014	Stormwater Document Availability Session	Standard document availability session, with design documents available for review, including presentation materials from March 2014.
8 May 2014	Stormwater Document Availability Session	Standard document availability session, with design documents available for review, including MDE materials, and pedestrian pathway design materials.
15 May 2014	Master Site Design 35% Presentation	Presentation of design progress to 35%, provided to community associations leaders.
22 May 2014	Stormwater Document Availability Session	As announced on 15 May, both the 35% presentation and hardcopy report were available to the storm water committee on this date. From the report, the sections on storm water (Chapter 4 and Appendix D) were included. Email of 2 May 2014 advises that the 35% Design will be available for this session. Jim Turner email of 23 May documents discussion at the meeting, attended by Mr. Berg and Mr. Zeisel. (Note 1)
12 June 2014	Stormwater Document Availability Session	Following a request from Mr. Zeisel, Dustin Patterson provided an orientation to the document for ease of locating the data from site boring studies (Appendix D). Meeting was originally planned for 10 July, but was postponed on Mr. Berg's request. A note to the committee from Mr. Berg, dated 7 July, includes the following reference to the 35% Design: "The next document availability session for the community Stormwater Committee will be next week (July 17) rather than this Thursday (July 10). We don't know yet whether there will be new documents, but many people haven't seen the 35% plan documents, anyway, which are interesting." (Note 2)
17 July 2014	Stormwater Document Availability Session	Session attended by Bobby Bourgeois and Mr. Berg. A question and answer session was provided, followed by a lengthy review of vellum documents showing the route of the southeast storm water easement that is a feature of the 35% Design.
14 Aug 2014	Stormwater Document Availability Session	In preparation for this meeting, Jim Turner provided Mr. Zeisel with an overview of the site boring study that was included in Appendix D of the 35% Design. Turner tabbed the report for ease of reference. (Note 3)
11 Sep 2014	Stormwater Document Availability Session	Standard document availability session, with design documents available for review.
9 Oct 2014	Stormwater Document Availability Session	This site walk was coordinated by Jim Manzelmann and Pat Protacio to review the tree planting that had taken place and discuss potential future plantings. Meeting notes compiled by Turner, with Mr. Berg sending a supplemental email of his recollections of the discussion.
5 Nov 2014	Community Site Walk – Tree Planting Discussion	A second copy of the 35% Site Design document was prepared for community review in advance of this meeting. Following the session, Mr. Berg sent an email saying that he had not seen the document before. He also requested additional copies and additional review sessions, which were scheduled for December. Following this session, Mr. Berg inquired about other sections of the 35% Design document – some material is not made available to the Stormwater Committee due to security concerns, however, a summary of the report's table of contents was provided for reference.
13 Nov 2014	Stormwater Document Availability Session	The additional sessions in December were provided at the request of Mr. Berg. Four copies of the 35% Site Design report were provided for the
4 Dec 2014	Stormwater Document Availability Session	



**ICC-B Program Management Office**



9 Dec 2014	Stormwater Document Availability Session	committee. The additional sessions in December were provided at the request of Mr. Berg. Four copies of the 35% Site Design report were provided for the committee.
11 Dec 2014	Stormwater Document Availability Session	The additional sessions in December were provided at the request of Mr. Berg. Four copies of the 35% Site Design report were provided for the committee.
16 Jan 2015	Stormwater Document Availability Session	Standard document availability session, with design documents available for review. Upon Mr. Berg's request, this meeting was changed from the standing Thursday appointment to the Friday meeting.
22 Jan 2015	Stormwater Document Availability Session	This additional session was provided at the request of Mr. Berg. Four copies of the 35% Site Design report were provided for the committee.
27 Jan 2015	Community Outreach Site Walk – Tree Planting Discussion	The ICC-B PMO did not attend this site walk. It was conducted by the building management team to discuss progress and plans for plantings.
29 Jan 2015	Stormwater Document Availability Session	This additional session was provided at the request of Mr. Berg. Four copies of the 35% Site Design report were provided for the committee.
4 Feb 2015	Community Outreach Site Walk – Stormwater Management Concepts Discussion	At the request of Mr. Berg and the Stormwater Committee, this site walk was conducted to examine the ICC-B southeast drainage area. The walk included Brooke's Lane, Locust Lane, Little Falls Park, and the storm water easement through the neighboring apartment grounds. An email exchange between Bobby Bourgeois and Mr. Berg documented the discussion, which included a commitment to examine additional mitigation related to the outfalls in this area. (Note 4)
12 Feb 2015	Stormwater Document Availability Session	Standard document availability session, with design documents available for review. This session was the first occasion to include the latest MDE submission for the 35% Site Design.
12 Mar 2015	Stormwater Document Availability Session	Standard document availability session, with design documents available for review.
9 Apr 2015	Stormwater Document Availability Session	Standard document availability session, with design documents available for review. Initial meeting where Suzanne Garrison, new ICC-B PMO Chief attended.
7 May 2015	Stormwater Document Availability Session	Standard document availability session, with design documents available for review. However, Jim Manzelmann and other PMO and ICC-B staff attended, along with design team personnel, to discuss design progress, commitments, and answer questions from committee members.

**Note 1. Turner email related to 23 May 2014 Document Availability Session.**

Follow-up from meeting Berg and Zeisel

[Jim T](#)

You forwarded this message on 2/4/2015 2:04 PM.

Sent: Friday, May 23, 2014 11:41 AM

To: [Bobby LeighV](#)

Cc: [Dustin P; smacqueen@markonsolutions.com](#)

Bobby,

A quick follow-up on meeting with the storm water guys yesterday. By the way, there were two or three others there earlier who had left before I arrived; Dustin said they seemed more interested in the parking questions. Harry Pfohl was with them.

Art's only question was whether we had a plan of where the borings were taken. The report has an appendix with a list - but it only shows the lat/long of the 20 spots. Scotte found a graphic of the plan - I thought I would paste it onto a slide and slip it in as a page in that appendix.



ICC-B Program Management Office



Berg, of course, had more to say. While I was there he was focused on the presentation and was making notes with it. Based on the conversation below, I'm pretty sure he did not read the MSD report. Dustin had called earlier about where the MOI with NPS was - you and I discussed this - I went there and turned directly to it in the overarching docs binder. His observations:

1) He met with one of the NPS superintendents recently, but I think on the Virginia side. He asked them if he could see the scope for the EA, and then he told them the map they included in the MOI was wrong - the streams should end in the river, not the canal. I asked him what he wanted us to do about this - he wanted us to correct the maps and share the EA scope. Also on the map, he asked why it doesn't outline a scope area or show the county park property. I told him those are official NPS maps - so no can do on changing them, they should know where the streams end better than we do. I told him that sharing the scope would be difficult due to privity of contracts - this is an NPS study he'd have to work with them for the scope.

2) He opined that the analysis chart in the community briefing deck wasn't accurate in the predevelopment columns. He suggested that the predevelopment information we have only extends to the time frame that we connected to the Sangamore Road system. I told him I doubted that our analysis was wrong, reminding him that the easement for stormwater behind the apartments was there in the late 1940's, but he had insisted our water ran down the Brookes Lane path.

I have a list of the follow-ups I committed to on my desk for when I get back. I told him I'd give a status by the next document availability session.

Best,  
Jim

**Note 2. Berg email regarding 17 July session, acknowledging community interest in the 35% Site Design.**

From: David Berg [bergdavidr@gmail.com]  
Sent: Monday, July 07, 2014 6:14 PM  
To: azeizel@myfastmail.com; hpfohl@verizon.net; northrup.brad@gmail.com; salop@law.georgetown.edu; Nlurie001@aol.com; pnighs04@yahoo.com; vangebarnes@yahoo.com; DSCHWAGE@nas.edu; stdater@gmail.com; schroer.lee@gmail.com; burnspb@msn.com; doran.flowers@gmail.com; rachelmidnight@yahoo.com; bergdavidr@gmail.com  
Subject: next document availability session

All –

The next document availability session for the community Stormwater Committee will be next week (July 17) rather than this Thursday (July 10). We don't know yet whether there will be new documents, but many people haven't seen the 35% plan documents, anyway, which are interesting.

I want to welcome a new member of the committee: Rachel Toker joins us from GEHCA, replacing Richard Batch, whose term as GEHCA's president ended last month.

See you soon. Let me know if you have any questions. –



ICC-B Program Management Office



David

**Note 3. Turner email providing a guide to reviewing the 35% Site Design document.**

Boring Data

[Jim T](#)

Sent: Thursday, September 11, 2014 10:21 AM

To: [Arthur Zeizel \[azeizel@myfastmail.com\]](mailto:Arthur.Zeizel@myfastmail.com); [bergdavidr@gmail.com](mailto:bergdavidr@gmail.com)

Cc: [Bobby B](#); [Dustin P](#); [Leigh V](#)

David and Art,

I have been perusing the documents we've made available since the 35% Master Site Design presentations and assessed the following about the boring data:

- 1) There is a hand drawn plan, dated 1/27/2014, showing estimated locations of site borings #PB1-PB20
- 2) The 35% document includes The ICC-B Campus Geotechnical investigation with a table of locations for actual borings #PB1-PB20
- 3) The Geotechnical Investigation report is included in the 35% document and includes the results of analysis of the borings #PB1-PB20

I know it has taken a while to nail this down, but I believe this information is everything that you're looking for regarding the borings - but please advise, and we will check if we have additional information you may be looking for.

I will tab this with a sticky note for convenience.

Best,  
Jim

**Note 4. Berg/Bourgeois email exchange following the 4 February site walk.**

RE: notes from today's stormwater walkaround -- for ICC-B review

Bourgeois, Robert P. [Robert.Bourgeois@dodiis.mil]

You forwarded this message on 4/24/2015 11:45 AM.

Sent: Thursday, February 05, 2015 10:48 PM

To: [David Berg \[bergdavidr@gmail.com\]](mailto:David.Berg@bergdavidr@gmail.com); [Jim T](#)

[azeizel@myfastmail.com](mailto:azeizel@myfastmail.com); 'Richard Batch' [rabatch@comcast.net]; [schroer.lee@gmail.com](mailto:schroer.lee@gmail.com);

Cc: 'Louise Stoner Crawford' [louise.stoner Crawford@gmail.com]

David,

The civil engineers for our Master Site Design project were at ICC-B this afternoon and I had the



**ICC-B Program Management Office**



opportunity to discuss their progress on the design, specifically as it relates to some of the topics we discussed Wednesday.

**High Flow Bypass.** The runoff associated with the Erskine Hall roof is being discharged to the southeast outfall vice the mid-site channel in order to maximize pre-treatment of impervious area in bioretention areas. Future submissions of the design will propose a high flow bypass from the bioretention areas to the mid-site channel. This bypass is sized for the Erskine Hall rooftop and would discharge stormwater runoff at a rate of approximately 15 cfs when the storm drain system crossing Brookes Lane reaches capacity, approximately 13 cfs, and on-site retention capacity is exceeded. This would occur during a 100-year storm. DA3 in the natural condition was approximately 4.0 acres and will be approximately 6.5 acres in the developed condition. The 100-year peak discharge for DA3 is 16 cfs in the natural conditions and 46 cfs in the existing conditions; it will be 40 cfs in the developed condition. Given that the combined capacity of the Brookes Lane storm drain and high flow bypass would be 28 cfs, only 12 cfs would not be captured by a storm drain in the developed condition. This 12 cfs is less than the 16 cfs associated with a 100-year storm in natural conditions. Of this 12 cfs, given that the bypass is sized for the Erskine Hall rooftop runoff and based on the grading of the remaining 5.0 acres of DA3, I expect approximately 2 cfs to drain on the surface to the west (i.e. mid-site channel) and approximately 10 cfs to drain on the surface to the east (i.e. Brookes Lane). Please note that not all details associated with this bypass have been worked out nor has the bypass been discussed with MDE. We expect to make a submission to MDE in the spring and will make a copy of that submission available at subsequent document availability sessions.

**Shallow Graded Depressions.** Future versions of the design will include shallow graded depressions at the southeast corner of the site as well as on the ellipse.

Ponding in these shallow graded depressions will discharge runoff directly into the Brookes Lane storm drain via yard inlets. These depressions will reduce surface runoff from the grassy areas in the southeast corner of the site down the landscaped hill to Brookes Lane and provide additional retention capacity for a 100-year storm. I had suggested a berm Wednesday, however, shallow graded depressions will be more effective.



ICC-B Program Management Office



I asked our facility manager to follow up on the request for Montgomery County to repair the sidewalk along Brookes Lanes and request that the repairs be such that the sidewalk is graded to drain runoff to Brookes Lane and the storm drain inlet rather than act as a channel that drains runoff behind and past the inlet.

Bobby Bourgeois

(301) 227-0067

---

**From:** David Berg [bergdavidr@gmail.com]  
**Sent:** Wednesday, February 04, 2015 3:02 PM  
**To:** Bourgeois, Robert P.; 'Jim T'  
**Cc:** azeizel@myfastmail.com; 'Richard Batch'; schroer.lee@gmail.com; 'Louise Stoner Crawford'  
**Subject:** notes from today's stormwater walkaround -- for ICC-B review

Bobby and Jim –

On behalf of Art, Lee, Louise, Richard, and myself, thank you for the very productive meeting this morning. Although it is astonishing that we are only learning now, nine months after the issue date of the 35% plan, about critical aspects of your plans for stormwater management on the South Campus, what we learned today is very positive. You made clear facts that were not evident in the 35% plan. And, the additional steps you offered to add to the 35% plan will better protect the Brookes and Locust Lane community.

Following are my notes on the meeting and its outcomes. Please offer corrections to anything you think I did not capture accurately:

- Art, Lee, Louise, Richard, and DB represented the community, and Bobby and Jim represented the ICC-B project team.
- Bobby informed us today that the "basin" has two conveyances under Sangamore Road, one dedicated to the site, a little bit of the parking lot and a little bit of Brookes Lane, and the other serving the apartments and the Brookes and Locust Lane community. We walked around, and Bobby showed us the two outfalls into the little stream downhill of the half pipe behind the shopping center that receives stormwater discharges from the southeast outfall. This little stream feeds into Little Falls Creek. We learned today that this area is not one big basin, but two, and the constraint for the ICC-B project is the pipe under Brookes Lane, as the 35% plan states. We are no longer concerned that the conveyance under Sangamore Road is a potential constraint that had not been considered.
- Bobby said that the 40 cfs discharge rate during a 100-year storm is not all to the southeast outfall (13 cfs) and Brookes Lane (27 cfs), as the plan appears to state (see page 19). Rather, the 27 cfs will flow to three locations: the land on the South Campus, the mid-site stream, and Brookes Lane, rather than all of the excess beyond the 13 cfs carried by the storm drain flowing to Brookes Lane. Bobby promised to tell the community how much will go to each of the three areas. The following three points explain how Bobby said the 27 cfs will be managed to minimize or eliminate releases to Brookes Lane in the largest storms.
- To keep floodwaters on the site, Bobby said that they will regrade both the area on the southeast corner of the site that slopes gently towards the street and the ellipse so that they hold stormwater overflows on the site.
- And, Bobby said that he will install a 1-2' berm along the southern and southeastern edge of the relatively level portion of the site to contain overflows so that they are held on the site, rather than releasing them to Brookes Lane.



### ICC-B Program Management Office



- Bobby said that the topography will direct overflows from the South Campus bioretention basins to the mid-site stream, rather than to the southeast outfall, reducing the discharge of floodwaters to Brookes Lane, so there is no need to install any other system to make sure the Erskine roof flows to the mid-site stream during flood conditions. We learned today that the crest of the South Campus (at ~249' elevation) lies to the east of the bioretention basins, and this crest will be maintained during regrading to assure that overflows from the basins are directed to the mid-site stream. During normal operations, these basins will discharge up to 13 cfs to the southeast outfall, and the flow rate to this outfall will be capped at 13 cfs during larger storm events.
- The rest of the overflows when the South Campus stormwater management system is overburdened will flow to Brookes Lane.
- The basis of the 35% South Campus plan is that removal of the parking lot and the south building will reduce the South Campus impervious area significantly, so the site will retain more stormwater, and that the bioretention basins and a pit will hold the rest of the South Campus stormwater for all storms up to and including 25-year storms until it is discharged. Plus, the roof of Roberdeau roof will drain to the mid-site stream, as shown on the 35% plan drawings; we had not realized this, as the 15% plan had all of this roof draining to the southeast outfall.
- Bobby said that he will ask the county (referring to an existing "repair ticket") to regrade the sidewalk during the requested repair so that regular drainage from the "Brookes Lane" area of the site and overflows from the site will flow into the storm drain, rather than running down the sidewalk to Brookes Lane, as they do now. The grassy area between the sidewalk and the street now forces overflows to stay on the sidewalk until it bypasses the storm drain and runs down the street, so this will be an important new step that reduces stormwater flows on Brookes and Locust Lanes during storms of all sizes.
- Bobby said that the calculations do not assume any infiltration in Drainage Area 3, but the bottoms of the bioretention basins and the pit/trench downstream from the bioretention basins will be open to permit some infiltration. Therefore, infiltration tests were not required.

An important takeaway from today's meeting is that greater communication during the planning process – including providing reports, as well as drawings, and direct face-to-face discussion – is critical. Misunderstandings could have been avoided if the community had seen the 35% plan months ago, and if we had discussed our concerns about the plan with the project team earlier in the review process.

Again, the Community Stormwater Committee appreciates today's meeting and its results. The explanations and additional steps you agreed to take today promise to reduce storm flows on Brookes and Locust Lanes and further improve the ability of the stormwater management system on the South Campus. We'd appreciate your suggesting corrections very quickly, as the Montgomery Planning Board meeting is looming, and we must prepare for it. –

David

## APPENDIX B



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 4, 2015

Chair L. Preston Bryant, Jr.  
National Capital Planning Commission  
401 9<sup>th</sup> Street NW, Suite 500  
Washington, DC 20004

RE: Intelligence Community Campus – Bethesda, MR2011105-MDP-4  
Pedestrian Walkway and Bridge, and the Preliminary submission of the ICC-B Site  
Development Plan

Dear Chair Bryant,

At our regular meeting on March 12, 2015, the Planning Board conducted a public hearing and completed its advisory review of the Site Development Guide for the Intelligence Community Campus-Bethesda (ICC-B), 4600 Sangamore Road, Bethesda, Maryland. The Planning Board voted 4-0 to transmit comments to the National Capital Planning Commission for consideration at the upcoming public hearing on the project which is scheduled for June 4, 2015. Those present at our meeting, in addition to me, were Commissioner Amy Presley, Vice Chair Marye Wells-Harley and Commissioner Natali Fani-González. The Planning Board heard public testimony from members of the community at that time. Please consider this letter and the following comments as the Planning Board's testimony for the official record.

### **Bridge and Walkway**

- 1) The Planning Board recommends improving uniformity and site integration by architecturally matching the columns and railing supporting the bridge with the pedestrian walkway columns between Erskine Hall and the Centrum Building.
- 2) The Planning Board recommends to improve uniformity and site integration by matching the exterior of the bridge girder with the spandrel panels supporting the pedestrian walkway between Erskine Hall and the Centrum Buildings
- 3) As proposed, the Maury Hall and the Substation will be painted gray in color to 'match the colors of the Centrum, Erskine, and Roberdeau Hall'. Consider an alternate color that integrates better with the naturalistic colors of the newly renovated campus buildings.

Chair L. Preston Bryant, Jr.  
May 4, 2015  
Page 2

- 4) The Planning Board commends the Defense Intelligence Agency and the Corps for responding to the public's concern over the proposed covered walkway from the parking garage to the Centrum building. At the same time, the removal of any shelters along the path will pose future problems for visitors and employees during inclement weather. Consider a more discrete cover or shelters along the walkway.
- 5) The Planning Board recommends using porous concrete or other porous materials for the walkway instead of the proposed concrete surface.

#### **Master Site Development**

- 1) The Planning Board recommends planting native groundcovers and/or shrubs along the interior pedestrian walkway path to enhance the experience and integrate plantings for a more naturalized landscape and improved site biodiversity.
- 2) Ten feet of river rock and gravel treatment is proposed along the security fence line adjacent to the U.S. National Park Service boundary on the western side of the site, where no grass currently exists. The topography slopes west and north of the fence and contains a native plant forest. Planning Board is concerned that the proposed 2" or smaller gravel will migrate during storm events down the slope and into the NPS forest which could smother and kill native plant understory. Planning Board defers and supports the preferences of the National Capital Planning Commission to make alternative recommendations in this sensitive area.
- 3) The Planning Board recommends supporting future recommendations by the National Capital Planning Commission regarding the proposed discharge of stormwater overflow from Area 3 that exceeds the 25-year storm event onto National Park property.
- 4) The Planning Board recommends the continuation of the partnership and ICC-B's sharing of the design progress with the surrounding community associations and citizens.
- 5) The Defense Intelligence Agency and the United States Department of the Army must continue to work closely with the National Park Service, the Community Stormwater Committee, the Traffic Committee, and other community leaders in developing the 65-percent design and construction concept to further evaluate and address the opportunities to reduce stormwater flow rates to the Brookes Lane outfall.
- 6) The Defense Intelligence Agency and the United States Department of the Army must continue to work closely with the National Park Service, the Community Stormwater Committee, and other community leaders to further reduce visual impacts and increase screening through the planting of canopy cover and understory trees along the north and south borders of the ICC-B property. Additional screening of the Erskine Hall façade from the Potomac River Gorge and the community must be addressed.

Chair L. Preston Bryant, Jr.  
May 4, 2015  
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The Planning Board received oral testimony from Dr. Art Zeizel and written testimony from Dr. David Berg regarding continued improvements to stormwater management, and additional landscaping along the southern and northern boundaries to buffer adjoining uses. Detailed comments are provided in Attachment A. The Planning Board recommended that the Defense Intelligence Agency to work closely with the Community Stormwater Committee to modify the 35% stormwater plans to address flooding on Brookes and Locust Lanes and to prevent damaging runoff on public streets and private property. The modifications to the stormwater plans and the request for additional and supplemental landscaping are captured in the Planning Board recommendations herein.

The Planning Board appreciates the opportunity to participate in this advisory review and to assist in the resolution of outstanding issues.

Sincerely,



Casey Anderson  
Chair

CA/ts

Attachments:

- A. Testimony
- B. Report for the Public Hearing
- C. Slide Presentation

Cc:

Jeff Hinkle, Urban Planner, District of Columbia National Capital Planning Commission  
Linda C. Janey, JD, Assistant Secretary, Clearinghouse and Communications  
Bob Rosenbush, Clearinghouse Contact  
Larry Eastman, Chief, Planning and Environmental Services Branch  
Major Rich Wulff  
Michael Schuster, Project Manager, Department of the Army

## APPENDIX C



### MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230  
410-537-3000 • 1-800-633-6101 • [www.mde.maryland.gov](http://www.mde.maryland.gov)

Larry Hogan  
Governor

Ben Grumbles  
Secretary

Boyd Rutherford  
Lieutenant Governor

March 12, 2015

Mr. James Manzelmann  
Defense Intelligence Agency - Mission Services  
200 Macdill Blvd/Reston 1  
Washington, DC 20340-001

Re: MDE No. 15-SF-0202  
Contract No. W912DR-13-D-0026  
ICC-B Master Site Development

Dear Mr. Manzelmann:

The Water Management Administration (WMA) has reviewed the submittal received February 3, 2015 for the above referenced project in Montgomery County. The review was in accordance with Sections 4-106 and 4-205 of the Department of the Environment Article, Annotated Code of Maryland with regard to Sediment Control and Stormwater Management. The following comments are a result of the review:

#### General

- 1) Please fully address all comments below and make the necessary revisions to the drawings and report. Then, return one (1) set of the revised prints and any other items requested below of review along with a point-by-point response letter addressing each comment.
- 2) Please note that the MDE number that has been assigned to this project is 15-SF-0202. Please include this number on the plans, report, and all correspondence with MDE.
- 3) Please provide an update on the National Park Service (NPS) National Environmental Policy Act (NEPA) study that is being performed for the central outfall study and stabilization project (MDE # 13-SF-0292). Please note that the results of the NPS NEPA study must be submitted to MDE/WMA for review no later than July 2015 as required in the April 3, 2014 extension request approval for 13-SF-0292.

#### Stormwater

- 1) The provided stormwater report for the final site design of the Intelligence Community Campus- Bethesda (ICC-B campus) contains analysis of 3 site conditions; **the historical or natural conditions, the conditions that existed prior to the start of North Campus project (11-SF-0359) and the Centrum project (13-SF-0209), and final proposed site conditions (after completion of all three projects)**. The proposed conditions analysis should be broken down further to model the conditions present at the end of each separate construction project (at the completion of the North Campus project, Centrum project, and finally the Master Site Design). The North Campus and Centrum projects have already been reviewed and approved by MDE. At this point in the ICC-B campus redevelopment it is not necessary to re-analyze the interim site conditions that will be present (or were present) at the completion of work for these projects. If possible, please limit the focus of the Master Site Design (MSD) to just the conditions that are currently present (please see comment 2) and

Defence Intelligence Agency  
MDE No. 15-SF-0202

Page 2 of 3  
March 12, 2015

- the conditions that are proposed by the MSD. Please make it clear in this analysis if any Impervious Area Requiring Treatment (IART) and ESDv requirements have already been satisfied by the North Campus and Centrum projects.
- 2) Please provide an update on the current status of the North Campus and Centrum projects. Is the work completed for these projects? The "base line" or existing conditions for the MSD should be as the ICC-B campus stands (or will stand) at the completion of the Centrum and North Campus projects.
  - 3) The proposed bioretention facilities have a 4 foot deep gravel storage layer below the planting filter media layer. Please note that the planting filter media filtration rate will be the limiting factor in determine how quickly stormwater runoff will filter through the bioretention facilities. An infiltration rate of 1 inch/hour can be used in State Highway Administration (SHA) Bioretention Soil Mix (BSM) is used, due to its high sand content. If the filter media specification from Appendix B.4.1 in the 2000 Stormwater Design Manual is used, an infiltration rate of 0.5 feet/day must be used instead (see Chapter 3 Filtration). Please address the following regarding the planting media filtration rate and gravel storage layer:
    - a) MDE Plan Review has developed the Surface Storage Volume Tables for Bioretention, Bioswales, Rain Gardens, and Landscape Infiltration for the use of SHA BSM that determine what percentage of the ESDv must be provided as temporary surface storage ponding in order to insure that the required 75% of the ESDv is filtered through the bioretention filter media before any overflow occurs. A copy of these tables will be provided via email. If SHA BSM will not be used, than the entire 75% of the ESDv shall be provided as surface storage above the planting filter media unless an analysis is provided that demonstrates that the ESDv will be treated/stored using the filtration rate of 0.5 feet/day. Counting the entire void storage of the planting media and gravel storage areas towards satisfying the ESDv requirement is not acceptable since the ESDv may not be able to be filtered through the planting filter media before overtopping any weir or riser overflow structures.
    - b) Please adjust how the bioretention facilities are modeled in the provided Hydraflow model. It appears that the current model assumes that the surface storage and voids within the planting filter media and gravel will be filled with stormwater before the overflow inlets begin to pass runoff. The bioretention facilities must be modeled to account for the filtration rate through the planting filter media layer. The surface storage volume provided can be counted towards reservoir storage. After that, the filtration rate of the filter planting media must be considered in order to provide additional storage within the filter planting media and stone gravel layer.
  - 4) Please provide stage/storage graphs for the provided stormwater facilities in addition to the stage/discharge graphs.
  - 5) Please provide discharge/time graphs for the Hydraflow model.
  - 6) Please check the pond data used for the Emory Bioretention facility, it appears that there is an error with the stage/discharge output for this facility.
  - 7) It is understood that the applicant and designer have attempted to provide Chapter 5 stormwater practices to satisfy the requirement of providing ESD to the Maximum Extent Practical (MEP). However, please note the groupings of micro-bioretention facilities for the drainage areas 2B-1, 2B-3 North, 2B-3 South, 3B-West, and 3B-East do not meet the intent of ESD, which is to locate small scale treatment practices close to impervious areas to mimic woods in good hydrologic condition. The site drainage should be designed so that runoff within the drainage area limits of each Chapter 5 practice is directed as surface runoff or through separate storm drain systems to each practice. If the existing storm drain systems will not allow runoff from impervious surfaces to be limited to 20,000 square feet per treatment facility, then Chapter 3 bioretention facilities should be used. Please note that a forebay will be required with the use of Chapter 3 bioretention facilities.
  - 8) Please note that stormwater quantity management requirements for new development must be met for the area that is diverted from the existing outfall D to the proposed outfall Z. However, please be aware that it is not required to satisfy new development stormwater quality management requirements for this diverted area if this area would otherwise qualify as redevelopment. If this area would otherwise qualify as redevelopment, then only redevelopment water quality management is required. Please also note that if this area would otherwise qualify as redevelopment, then Chapter 5 ESD practices are not required to be used exclusively. Chapter 3 BMPs or dry facilities that provide no WQv can be used to address water quantity management requirements.
  - 9) Please address the following regarding the underground detention facility:

Defence Intelligence Agency  
MDE No. 15-SF-0202

Page 3 of 3  
March 12, 2015

- a) The stage/storage table provided on the Outfall Z Storage Hydraflow pond report does not match the provided StormTech stage/storage information. Please be sure these are consistent.
  - b) Please provide soil boring data to insure that this underground detention facility will not be located within the groundwater table. Please also justify the 0.2 in/hr. infiltration rate used in the Hydraflow model.
  - c) Please provide a preliminary plan drawing of the underground storage facility. Please detail the proposed outfall structures and insure that these are consistent with the inputs in the Hydraflow model.
- 10) Please clarify what structure the trench is that is shown receiving the discharge from drainage area 2A in existing conditions.
- 11) The runoff calculations in several TR-55 worksheets indicate the use of "B" soils as a replacement for the existing heavily compacted "D" soils that present under existing conditions. Please elaborate; will extensive soil amendments be taking place to justify a change in the Hydrologic Soil Group for this site? If not, Please adjust the soil types used in the RCN calculations.
- 12) Please include TR-55 calculations for POI 1 under proposed conditions. They seem to be missing from the report.

Review of this project will continue upon satisfactory response to the above comments. Please call me at (410) 537-3407 with any questions or comments.

Sincerely,

Ethan Bright  
Sediment and Stormwater Plan Review Division  
Water Management Administration

ESB

cc: Mr. Thomas L. Fitzgerald, P.E., Wiley and Wilson, Inc. (via email)  
att: Draft Surface Storage Volume Tables for Bioretention, Bioswales, Rain Gardens, and Landscape Infiltration (via email)



**MARYLAND DEPARTMENT OF THE ENVIRONMENT**

1800 Washington Boulevard • Baltimore MD 21230  
410-537-3000 • 1-800-633-6101 • [www.mde.maryland.gov](http://www.mde.maryland.gov)

Larry Hogan  
Governor

Ben Grumbles  
Secretary

Boyd Rutherford  
Lieutenant Governor

May 18, 2015

James Manzelmann  
Defense Intelligence Agency - Mission Services  
200 Macdill Blvd/Reston 1  
Washington, DC 20340-001

Re: MDE No. 15-SF-0202  
No. W912DR-13-D-0026  
ICC-B Master Site Development

Dear Mr. Manzelmann:

The Water Management Administration (WMA) has reviewed the submittal received February 3, 2015 for the above referenced project in Montgomery County. The review was in accordance with Sections 4-106 and 4-205 of the Department of the Environment Article, Annotated Code of Maryland with regard to Sediment Control and Stormwater Management. The following comments are a result of the review:

General

1. Please fully address all comments below and make the necessary revisions to the drawings and stormwater management report. Then return one (1) set of the revised prints and any other items requested below for review along with a point-by-point response letter addressing each comment.
2. Please complete all signature lines prior to making the final submission to MDE.
3. For projects with a disturbed area equal to or greater than 1 acre, a notice of intent (NOI) to comply with the NPDES General Permit for Construction Activity must be submitted to and approved by the WMA Compliance Division prior to commencing with earth disturbance. The application for the "General Permit for Stormwater Associated with Construction Activity" is available on MDE's website [www.mde.maryland.gov](http://www.mde.maryland.gov). Please note that due to the public comment period, attaining an approved application will require a minimum of 14 days.
4. The provided concept stormwater management plan is not acceptable as submitted.

Stormwater Management

5. Please address all comments from the last comment letter (Dated March 12, 2015). Many of the comments were designated by the last response letter as "to be addressed in the next submittal."
6. Please show calculations for the treatment requirements.
7. Please show the anticipated locations for the proposed SWM facilities. There seemed to be some indication that the number, type, and shape of the proposed facilities might change as a result of the last comment letter and meeting, yet no indication of that change has been presented.

8. The provided tables and maps show treatment requirement totals for each point of investigation (POI) but only provide tabulations for the total site at each stage. For each drainage area, please provide a map showing the values that contribute to the tabulated totals. The maps should show for **each** POI:
  - a. The drainage area under existing conditions (after north campus and centrum completion)
  - b. The drainage area under proposed conditions.
  - c. The impervious area under existing conditions.
  - d. The impervious area under proposed conditions.
    - a. Total the impervious area removed
    - b. Total the impervious area to remain undisturbed (or milled and resurfaced)
    - c. Total the impervious area that has been reconstructed (eg. asphalt replaced by a concrete walkway)
    - d. Total new impervious area added
  - e. The map should include or be accompanied by table(s) that show each of these values.
9. Please highlight all areas where soil amendments will be used to adjust the RCN.
10. Please discuss the use of soil amendments in the project narrative.
11. Please detail the methodology that will be used to carry out the soil amendments in the plan sheets. The details should include a detailed sequence of construction as well as amending the soil to a depth of at least 20" and should call for soil borings confirming the soil properties during the as-built process.
12. The proposed grading in area 2B-1 may exceed design parameters for the 3 micro-bioretenion facilities there. Please delineate drainage areas leading to each proposed SWM facility and each existing facility affected by the proposed work.
13. Drainage area 1 (northwest outfall) is affected by the MSD project. The calculations that were provided seem to have come from an earlier version of the north campus project 11-SF-0359 and are both out of date and make assumptions now presumed to be incorrect. A significant addition of impervious area was included in MOD 5 from the Centrum project 13-SF-0209. There is no mention of this area in the most recent report. Also, there is no mention of soil amendments to improve the Hydrologic Soil Group (HSG) rating of the soil in the area from D to B either as part of the North Campus or Centrum projects or as part of the MSD project. The earlier projects showed HSG B soils in both existing and proposed conditions despite both the USDA web soil survey and the geotechnical report contradicting this assumption in most locations. Please provide more accurate calculations for this drainage area as part of the next submission.

Sediment Control

Sediment control plans were not examined as part of this review. These plans will be evaluated as part of the site development phase.

Review of this project will continue upon satisfactory response to the above comments. Please call me at (410) 537-3407 with any questions or comments.

Sincerely,



Ethan Bright  
Sediment and Stormwater Plan Review Division  
Water Management Administration

ESB