



Executive Director's Recommendation

Commission Meeting: July 7, 2016

PROJECT

Building 501 Renovation and Addition

Fort Detrick, Forest Glen Annex
2460 Linden Lane, Building 501
Silver Spring, MD

NCPC FILE NUMBER

7779

NCPC MAP FILE NUMBER

3102.10(38.00)44336

SUBMITTED BY

United States Department of Defense
Department of the Army

APPLICANT'S REQUEST

Preliminary and final approval of
site and building plans

REVIEW AUTHORITY

Federal Projects in the Environs
per 40 U.S.C. § 8722(b)(1)

PROPOSED ACTION

Approve with comments

ACTION ITEM TYPE

Consent Calendar

PROJECT SUMMARY

The United States Department of the Army proposes to renovate Building 501 (Pilot Bio-Production Facility) with 4,500 square feet of additional space, thereby increasing total building area from approximately 21,600 to 26,100 square feet. The project will result in a slight increase of 2,200 square feet of impervious area; 10 additional employees (from 30 to 40); seven (7) additional parking spaces (from 20 to 27); and 18 additional on-site trees. The additions will match the existing brick appearance of the current building in compliance with installation design guidelines.

KEY INFORMATION

- The project will expand the building's current research use, adheres to Fort Detrick's 2:1 tree replacement policy, and NCPC's parking goal for the existing site.
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RECOMMENDATION

The Commission:

Approves the preliminary and final site and building plans for the 4,500 square foot expansion of Building 501 on the Forest Glen Annex in Silver Spring, Maryland.

Notes that the Forest Glen Annex Master Plan was last approved by NCPC in 2003 and therefore, recommends that the Army submit an updated master plan to assist the Commission in its review of future individual site and building projects.

Notes that the future Forest Glen Annex Master Plan update should reflect an overall 1:3 employee parking ratio in light of the planned nearby Purple Line station, which is consistent with NCPC's goal for suburban areas within 2,000 feet of Metrorail service.

PROJECT REVIEW TIMELINE

Previous actions	None.
Remaining actions (anticipated)	None.

PROJECT ANALYSIS

Executive Summary

Staff evaluated the project for its consistency with the previous NCPC-approved 2003 Forest Glen Annex Master Plan, and relevant policies from the Federal Workplace and Transportation Elements of the Comprehensive Plan for the National Capital. In particular, this project is generally consistent with regional federal policies relating to employee parking, site development, and stormwater management. The project is not included in the current master plan; however, the minor addition will be used for research purposes, similar to the building's present use. Therefore, staff recommends that the Commission **approve the preliminary and final site and building plans for the 4,500 square foot expansion of Building 501 on the Forest Glen Annex in Silver Spring, Maryland.**

Analysis

The United States Department of the Army proposes to renovate the entire Building 501 and expand the building by approximately 4,500 square feet, in support of a re-purposed mission. The project will also bring the building into compliance with current Anti-Terrorism / Force Protection (AT/FP) standards by establishing a wider set-back area around the entire structure. Building 501 has one level, with a red brick facade, and the proposed new additions will match the building's existing architectural style. Total building area will increase from approximately 21,600 to 26,100 square feet, with interior space for laboratory, service, and administrative uses. Additional site features will include: stormwater management, sidewalks, and landscaping.

The project will increase on-site employee parking by seven (7) spaces, increasing the building's total parking from 20 to 27 spaces. Overall, the project will support a 10-person increase (from 30 to 40 employees), and result in 18 new trees and slight increase of impervious area by 2,200 square feet.

The current Forest Glen Annex Master Plan was approved by NCPC in 2003. A later 2009 master plan was developed pursuant to the 2005 Base Realignment and Closure Act (BRAC), which transferred the medical operations from Walter Reed Army Hospital to the National Military Medical Center in Bethesda; relocated several uses from the Walter Reed Campus to Forest Glen

Annex; and transferred administrative authority for the installation to Fort Detrick in Frederick, MD. However, the master plan was never reviewed by NCPC. Since then, in 2012, the Army started an update to the Forest Glen Annex Master Plan, but later discontinued the process due to funding constraints and little anticipated future development on the installation.

The current master plan is older than current NCPC guidelines recommend – a period of no less frequent than every five years - to insure that both inventory material and development proposals are current. Should Army planners believe that a master plan update is unnecessary based on anticipated future development, then Army planners should meet with NCPC staff for concurrence. Unless informed otherwise, staff recommends that the Commission **note that the Forest Glen Annex Master Plan was last approved by NCPC in 2003 and therefore, recommends that the Army submit an updated master plan to assist the Commission in its review of future individual site and building projects.**

As previously discussed, the project will increase employee parking by seven (7) spaces, which would maintain the site's existing 1:1.5 ratio pursuant to NCPC's applicable goal for Forest Glen Annex, as a suburban location beyond 2,000 feet of Metrorail. Although the State has plans to construct a Light Rail Transit (LRT) facility between Bethesda and New Carrollton, MD (scheduled for operation by 2022), to be located near the installation as shown on Slide 4 of the attached summary presentation. Purple Line plans show a future station located within 2,000 feet of Forest Glen Annex's main gate along Brookeville Avenue. As such, the Army should start planning for a one-to-three (1:3) goal at the installation based on NCPC's policy for locations within 2,000 feet of Metrorail service. Therefore, staff recommends that the Commission **note that the future Forest Glen Annex Master Plan update should reflect an overall 1:3 employee parking ratio in light of the planned nearby Purple Line station, which is consistent with NCPC's goal for suburban areas within 2,000 feet of Metrorail service.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

As noted above, the project meets the basic goals and intent of the Comprehensive Plan, which includes the applicable existing parking ratio goal of 1:1.5 for the installation.

National Historic Preservation Act

The Army submitted a memorandum for the record stating that the project does not need to be referred out to the Maryland Historic Trust (MHT) since "there are no eligible or listed properties within the view shed and general area of the proposed addition". Since the project is located outside of the District of Columbia, NCPC does not have independent Section 106 responsibility for the project.

National Environmental Policy Act

The Army has submitted a Record of Environmental Consideration (REC) stating that the project qualifies as a Categorical Exclusion (CFR 651, Appendix B, Categorical Exclusion (c)(1)),

requiring no further analysis under NEPA. Since the project is located outside of the District of Columbia, NCPC does not have independent NEPA responsibility for the project.

CONSULTATION

The project was sent to the Maryland Department of Planning pursuant to NCPC's referral policies, which transmitted the project submission to the following agencies for review:

- Maryland Department of Natural Resources
- Maryland Department of Transportation
- Maryland Department of the Environment
- Montgomery County – Maryland National Capital Park & Planning Commission
- Metropolitan Washington Council of Governments
- Maryland Department of Planning
- Maryland Historical Trust

The Maryland Clearinghouse transmitted a comment summary letter to NCPC on June 10, 2016 with no substantive comments from any of the review agencies, other than that Army planners *“should be aware of existing water quality impairments identified on Maryland’s 303(d) list. The Project is situated in the Rock Creek watershed, identified by the MD 8-digit code 02140206 which is currently impaired by several substances and subject to regulations regarding the Clean Water Act.”* Army planners should be aware of this issue when developing the next master plan update for the installation.

ONLINE REFERENCE

The following supporting documents for this project are available online:

- Preliminary NCPC Staff Summary Report
- Project Documentation (including NEPA and Section 106)
- Project Submission Letter

Prepared by Michael Weil
06/29/2016

POWERPOINT (ATTACHED)

Project # 7779

Building 501 Renovation and Addition
Forest Glen Annex, Silver Spring, MD

Submitted by the United States Department of Defense, Department of the Army

Preliminary and Final Site and Building Plans

Project Synopsis

Commission meeting date: July 7, 2016

NCPC review authority: Advisory – Federal Project in the Environs (40 U.S.C. § 8722 (b)(1))

Applicant request: Preliminary and final approval of site and building plans

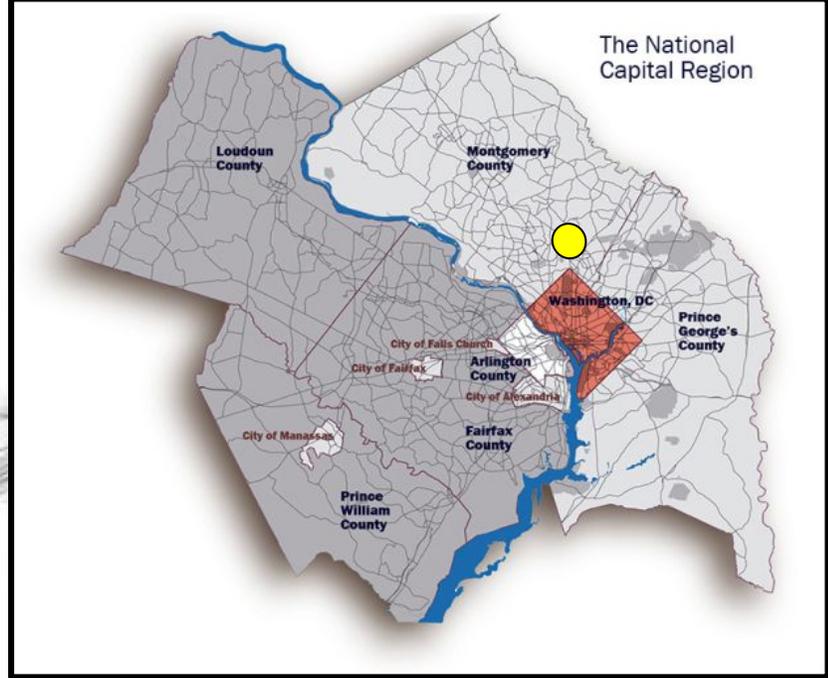
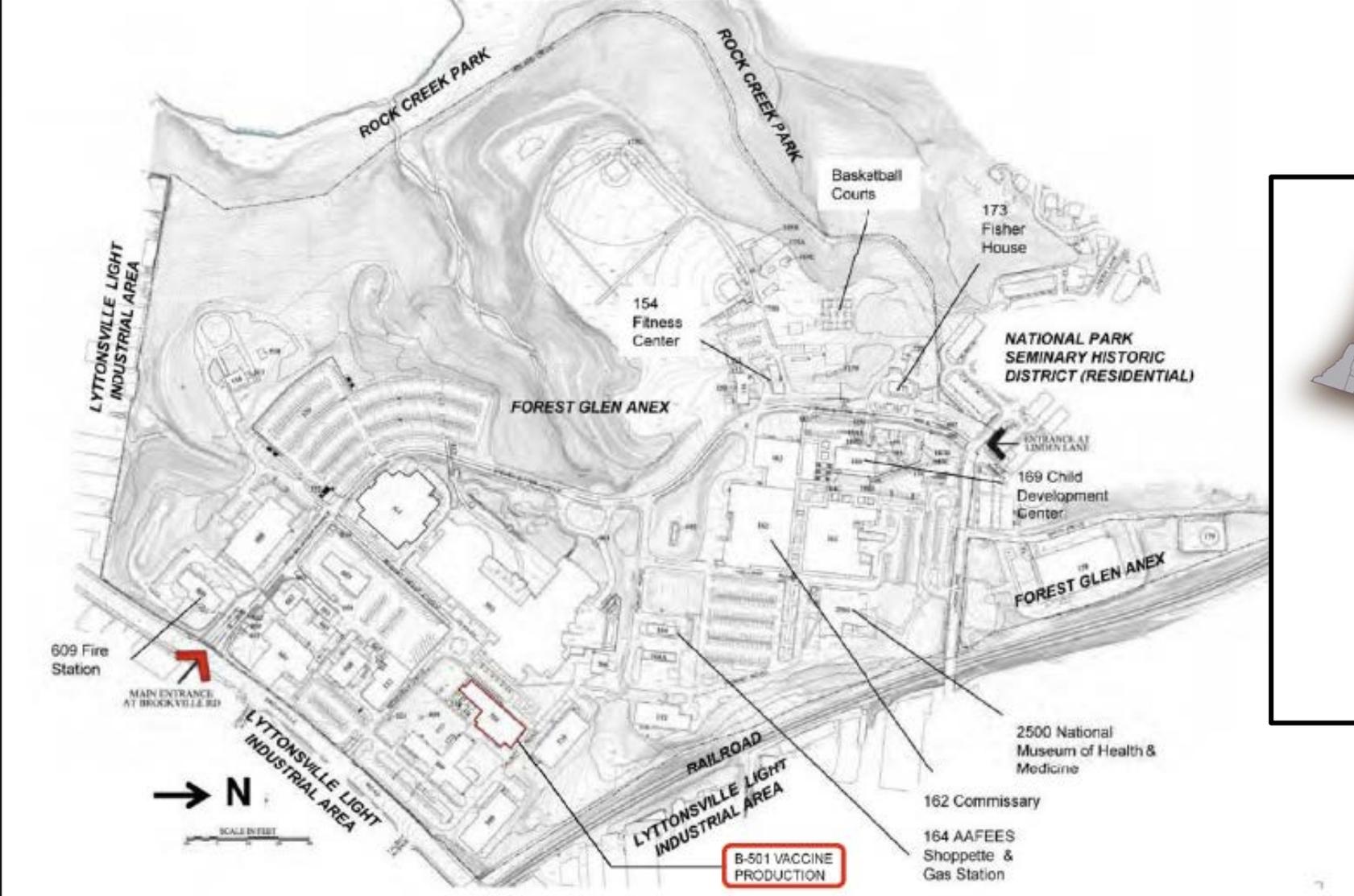
Delegated / consent / open / executive session: Consent Calendar

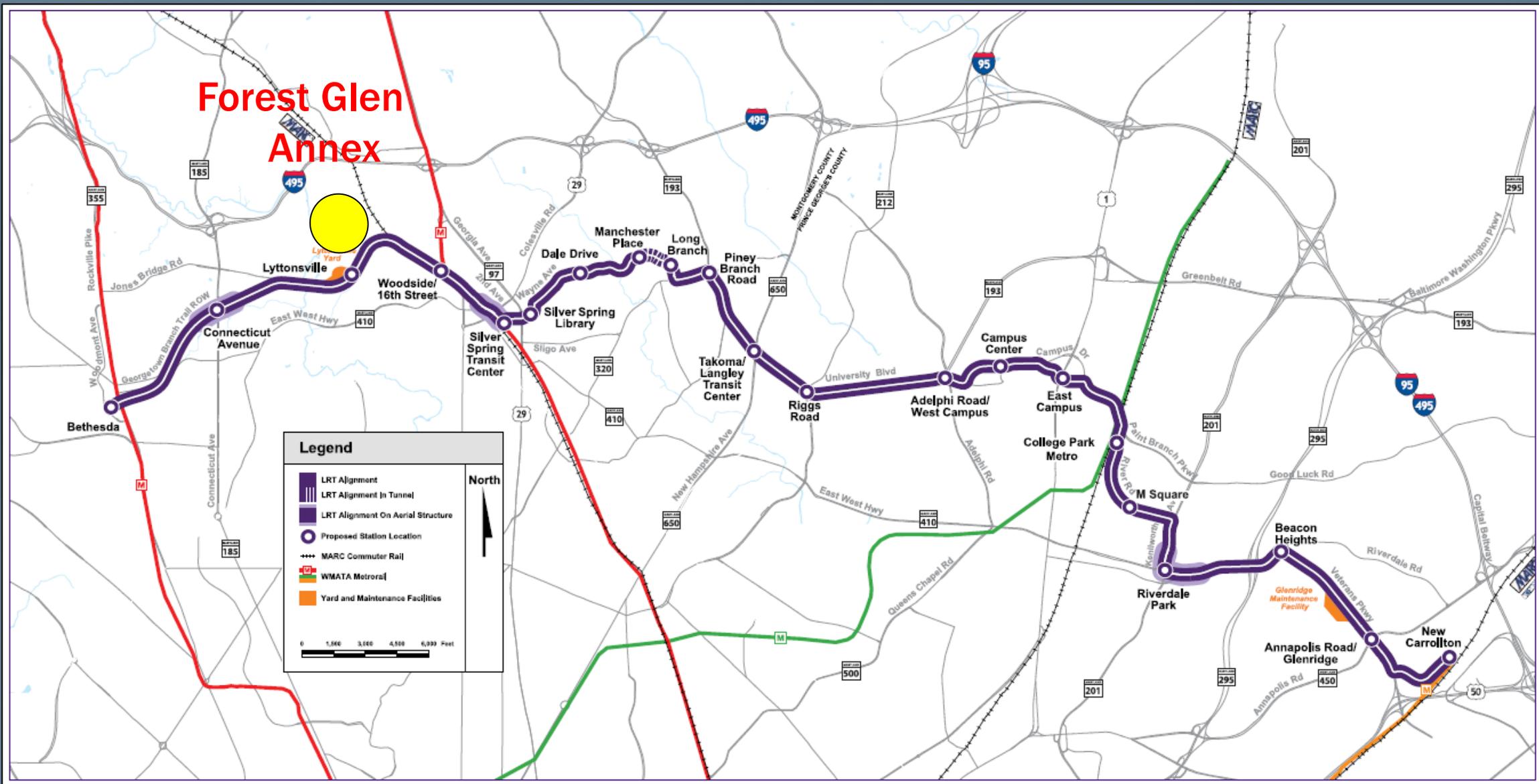
NCPC Review Officer: Michael Weil

NCPC File number: 7779

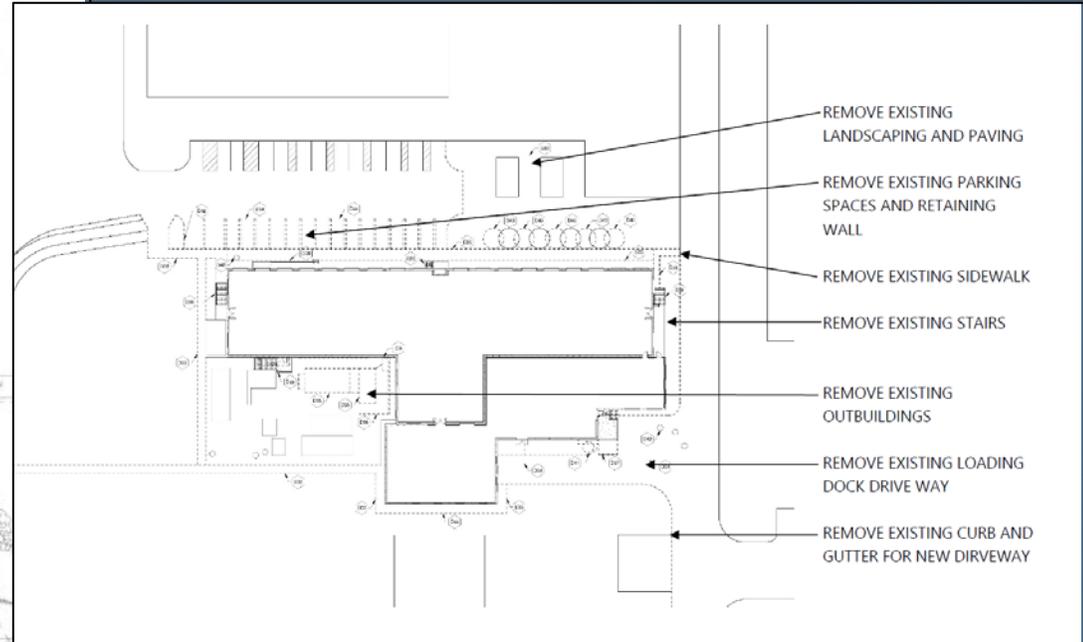
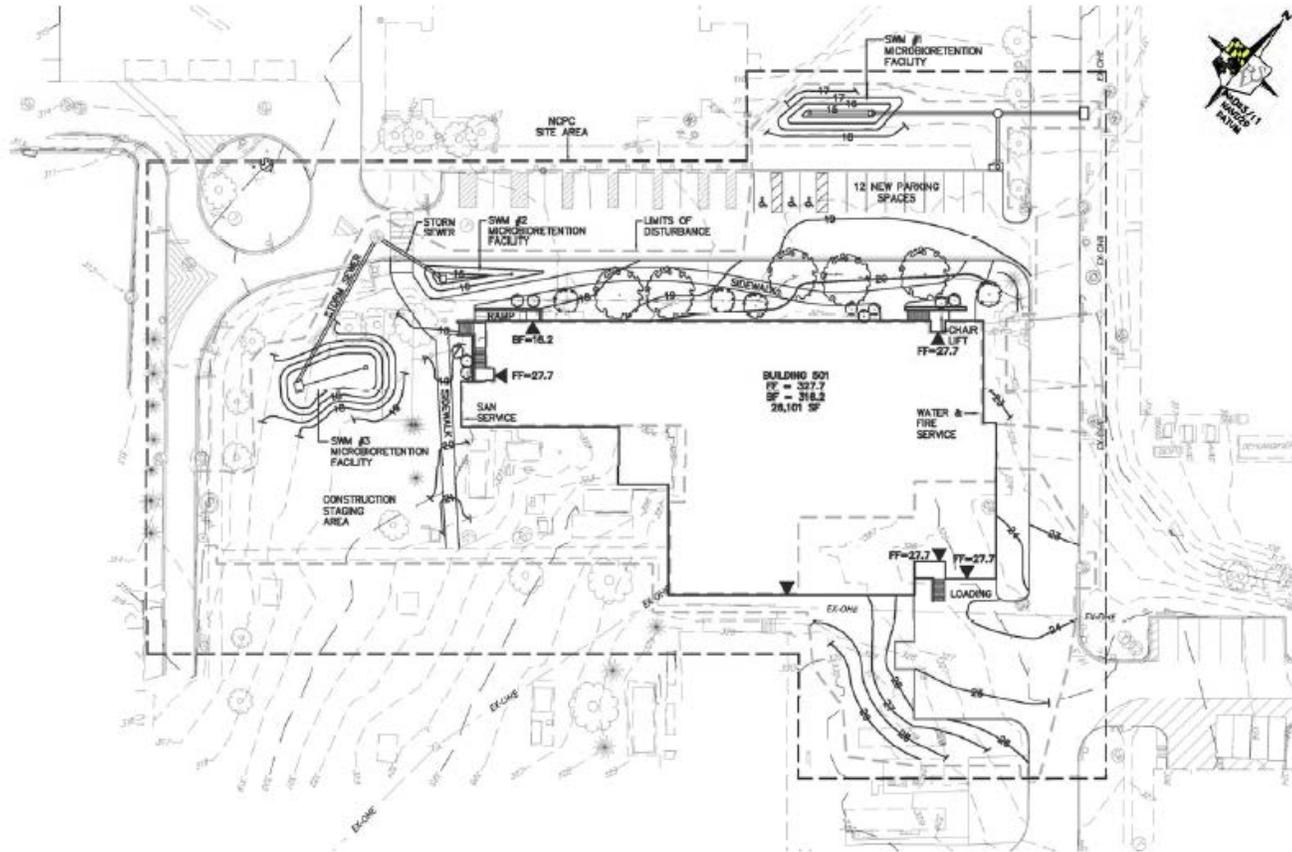
Project Summary:

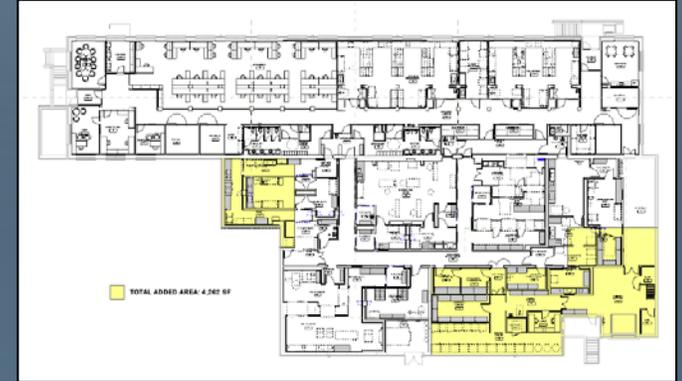
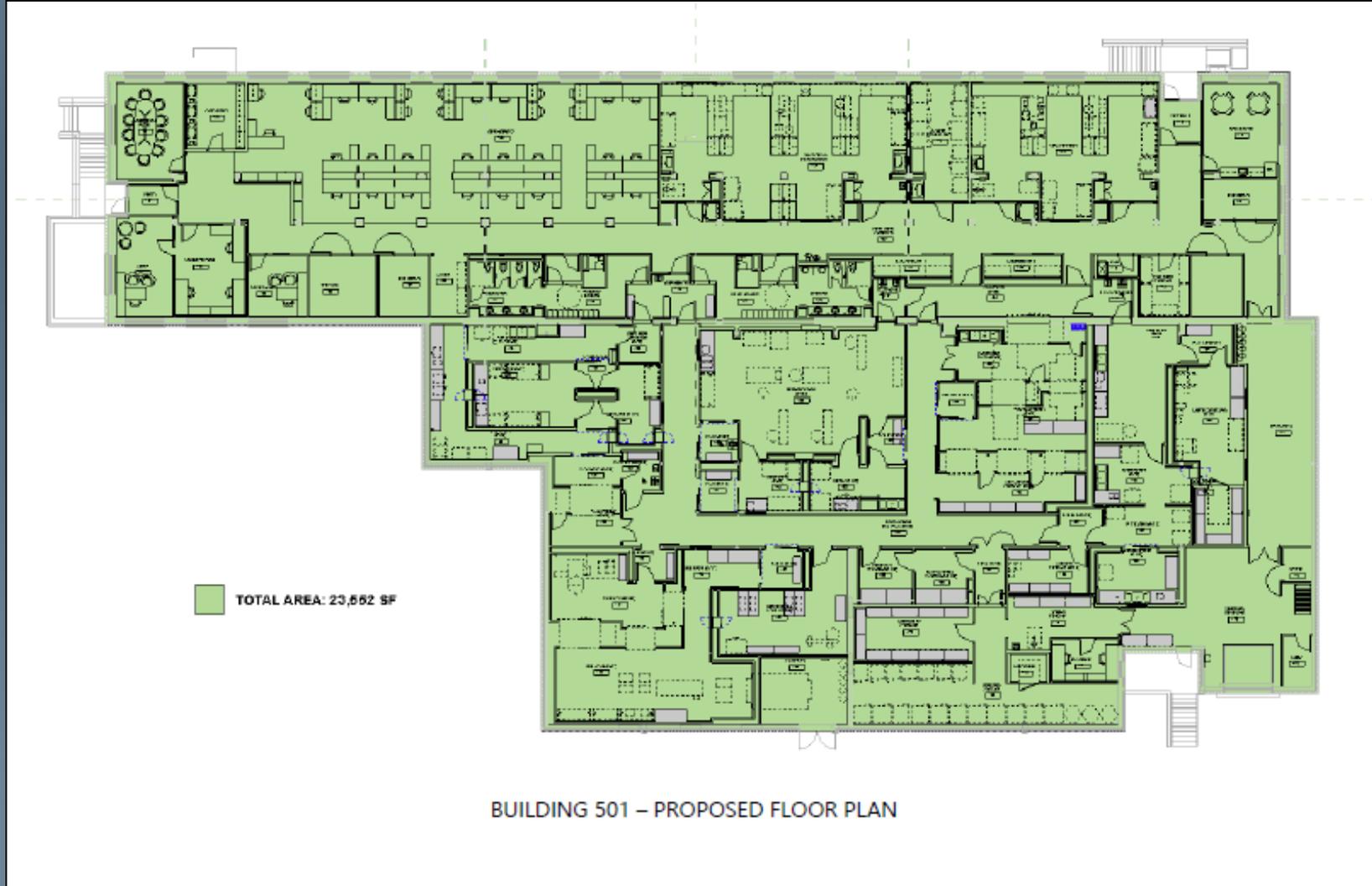
The United States Department of the Army proposes to renovate Building 501 (Pilot Bioproduction Facility) and add a two-level, 4,500 square foot addition to the south-side of the building, increasing the building's total area from approximately 21,600 to 26,100 square feet. The building is currently used for medical research and requires additional space and renovation to accomplish its future re-purposed mission. Previous building additions were added in 1996 and 2011. The project will result in 2,200 square feet of additional impervious area; 10 additional employees (increasing from 30 to 40); 12 additional parking (increasing from 20 to 27 spaces); and 18 additional on-site trees. The new addition will match the existing brick appearance of the current building, and complies with the installation's design guidelines. Additional site features will include new landscaping and three new micro-bioretenion areas.

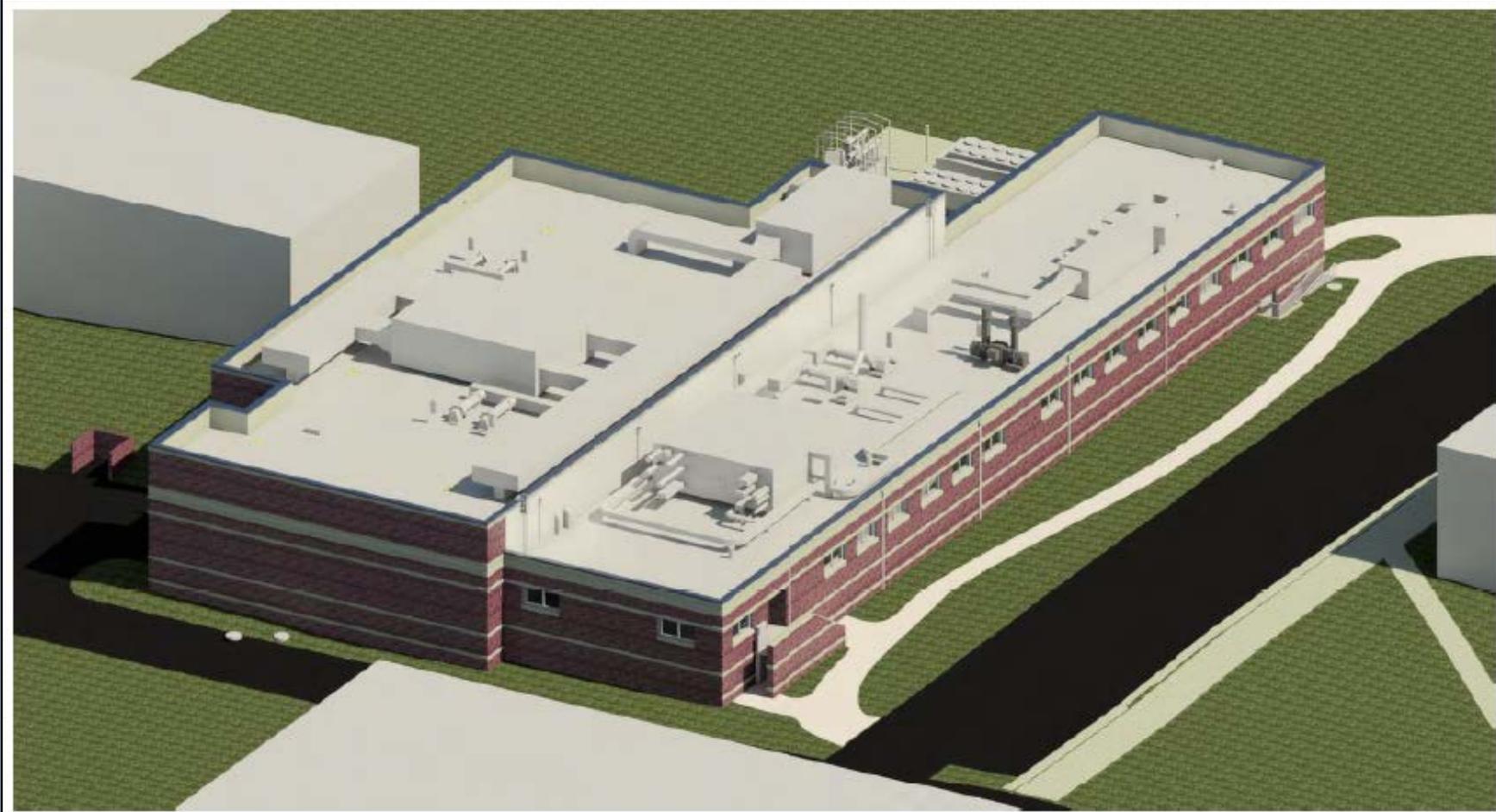




H. SITE LANDSCAPE, GRADING & UTILITY PLAN







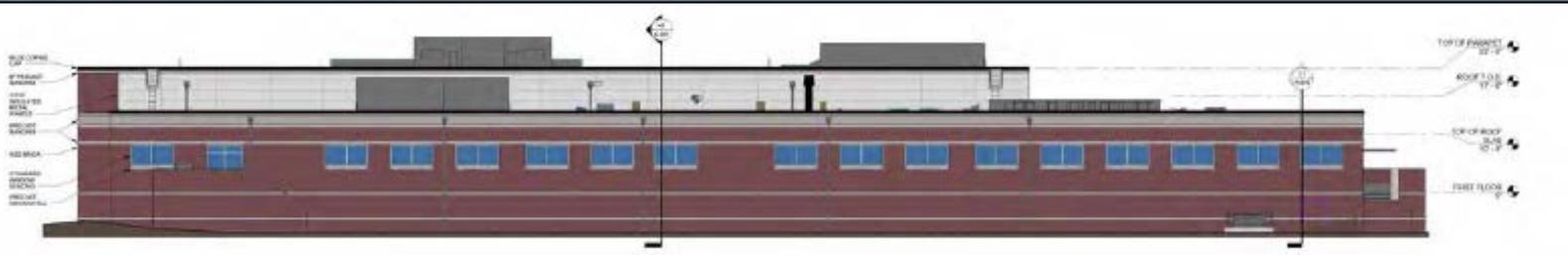
BUILDING 501 - VIEW FROM NORTHEAST



BUILDING 501 - VIEW FROM NORTHWEST



IMAGES OF BUILDING 503 (Standard for Materials and Palette)



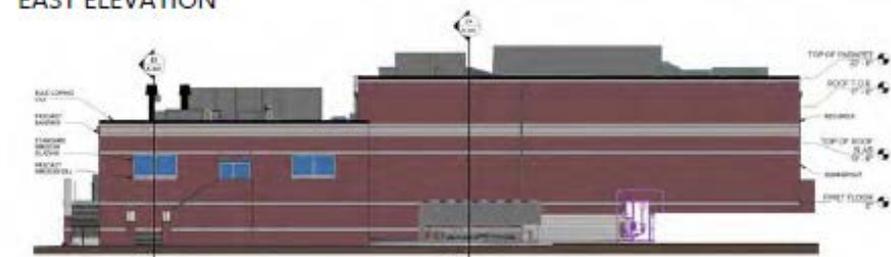
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION