



Executive Director's Recommendation

Commission Meeting: July 7, 2016

PROJECT

Building 511 Renovation and Addition

Fort Detrick, Forest Glen Annex
2460 Linden Lane, Building 511
Silver Spring, MD

NCPC FILE NUMBER

7780

NCPC MAP FILE NUMBER

3102.10(38.00)44337

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 511 (Raymond Randall Building) with 5,300 gross square feet of additional space, thereby increasing total building area from approximately 67,500 to 72,800 square feet. The project will result in a slight decrease (2,100 square feet) of impervious area; maintain the existing number of employees (56 full-time, 9 part-time); add no new parking; and result in a net increase of two 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 5,300 square foot, two-level expansion of Building 511 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, which is similar to the building's present use. Therefore, staff recommends that the Commission **approve the preliminary and final site and building plans for the 5,300 square foot, two-level expansion of Building 511 on the Forest Glen Annex in Silver Spring, Maryland.**

Analysis

The United States Department of the Army proposes to renovate the entire Building 511 and expand the building by approximately 5,300 gross square feet to modernize the structure. The building has a two-level, red brick facade, and the proposed new addition will match the building's existing architectural style. Total building area will increase from approximately 67,500 to 72,800 square feet, with interior space for laboratory, animal holding, and administrative uses. Additional site features will include: two rain gardens, sidewalks, and landscaping.

The project will maintain the building's existing worker population and add no new parking since the building is located near a 650-space parking garage. In addition, the project will decrease impervious area by 2,100 square feet and increase the number of on-site trees by two in compliance with Fort Detrick 2:1 tree replacement policy.

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 not add any additional parking, nor increase workers on the installation. As a suburban location not proximate (within 2,000 feet) to Metrorail service, Forest Glen Annex currently has a minimum 1:1.5 employee parking ratio goal based on NCPC's Comprehensive Plan. However, the State has plans to construct a Light Rail Transit (LRT) facility between Bethesda and New Carrollton, MD (scheduled for operation by 2022) that will 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 14, 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 # 7780

Building 511 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

NCPCC 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

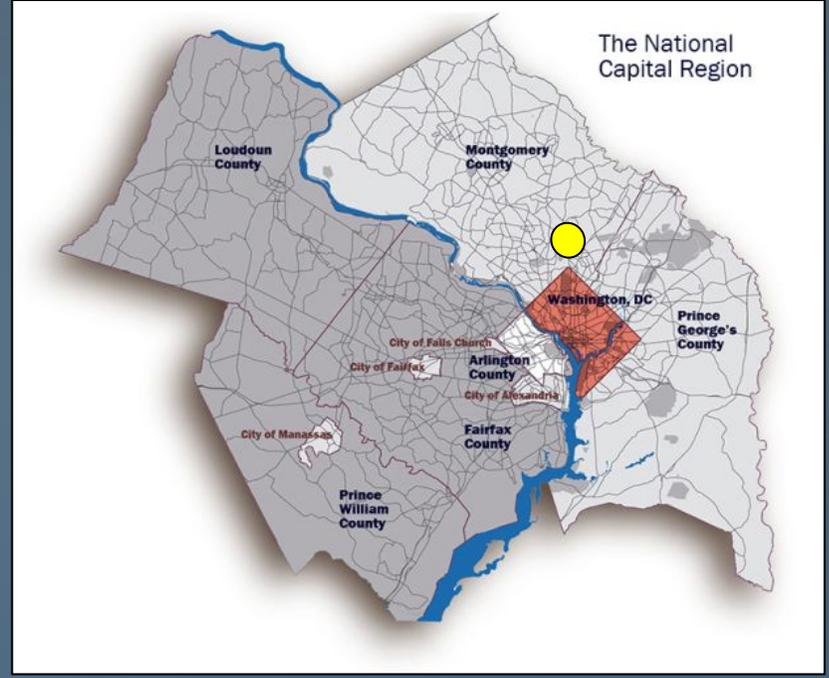
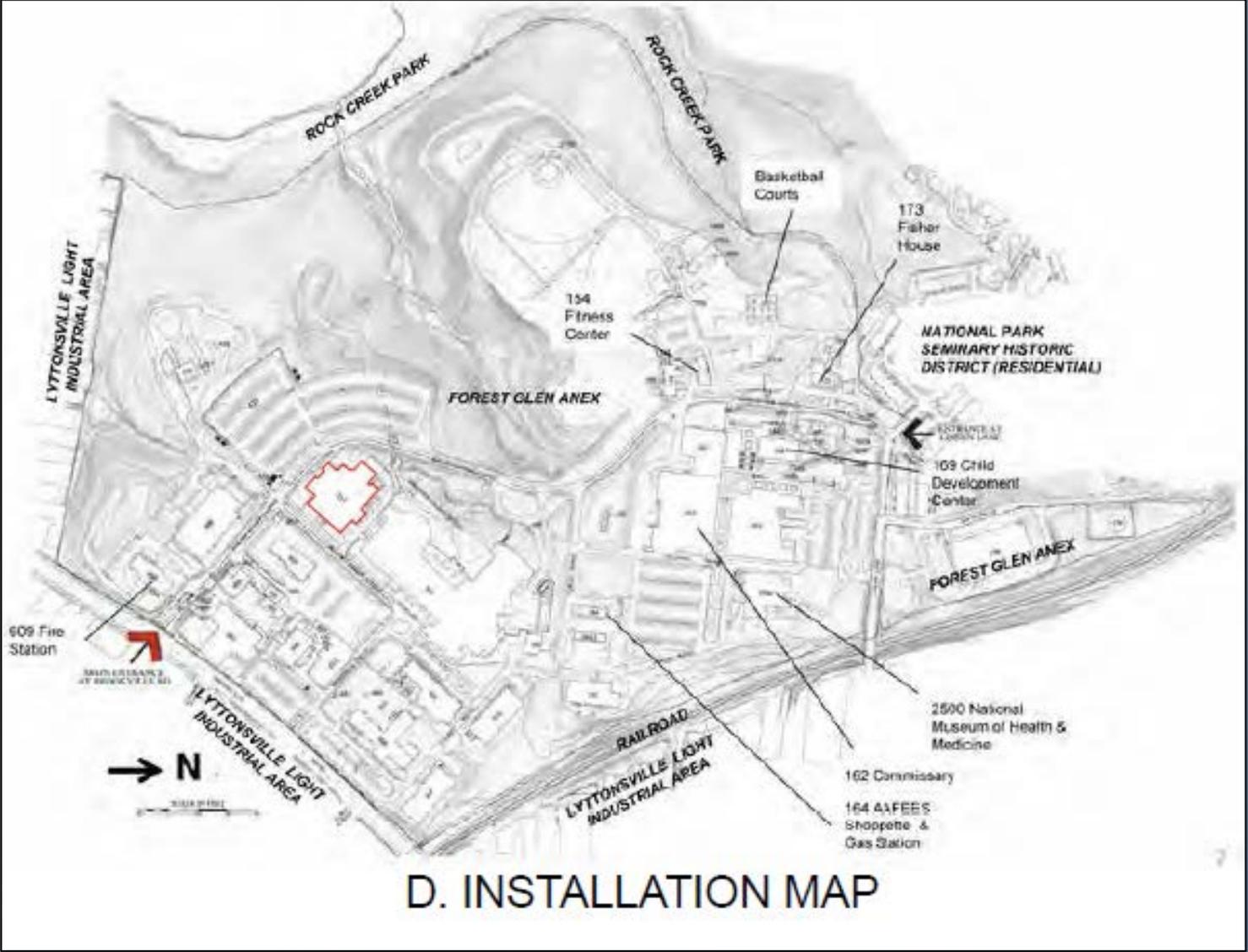
Delegated / consent / open / executive session: Consent Calendar

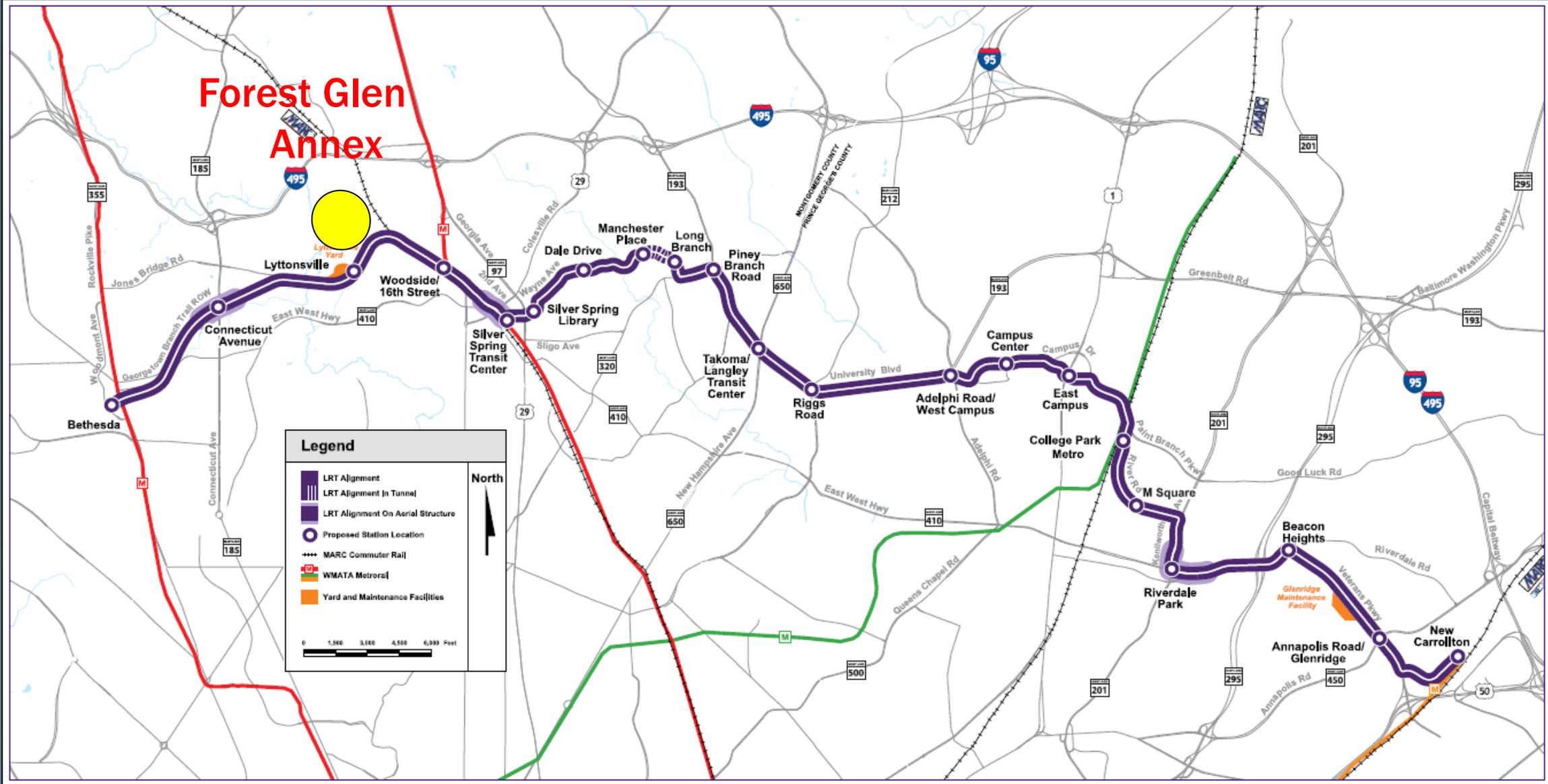
NCPCC Review Officer: Michael Weil

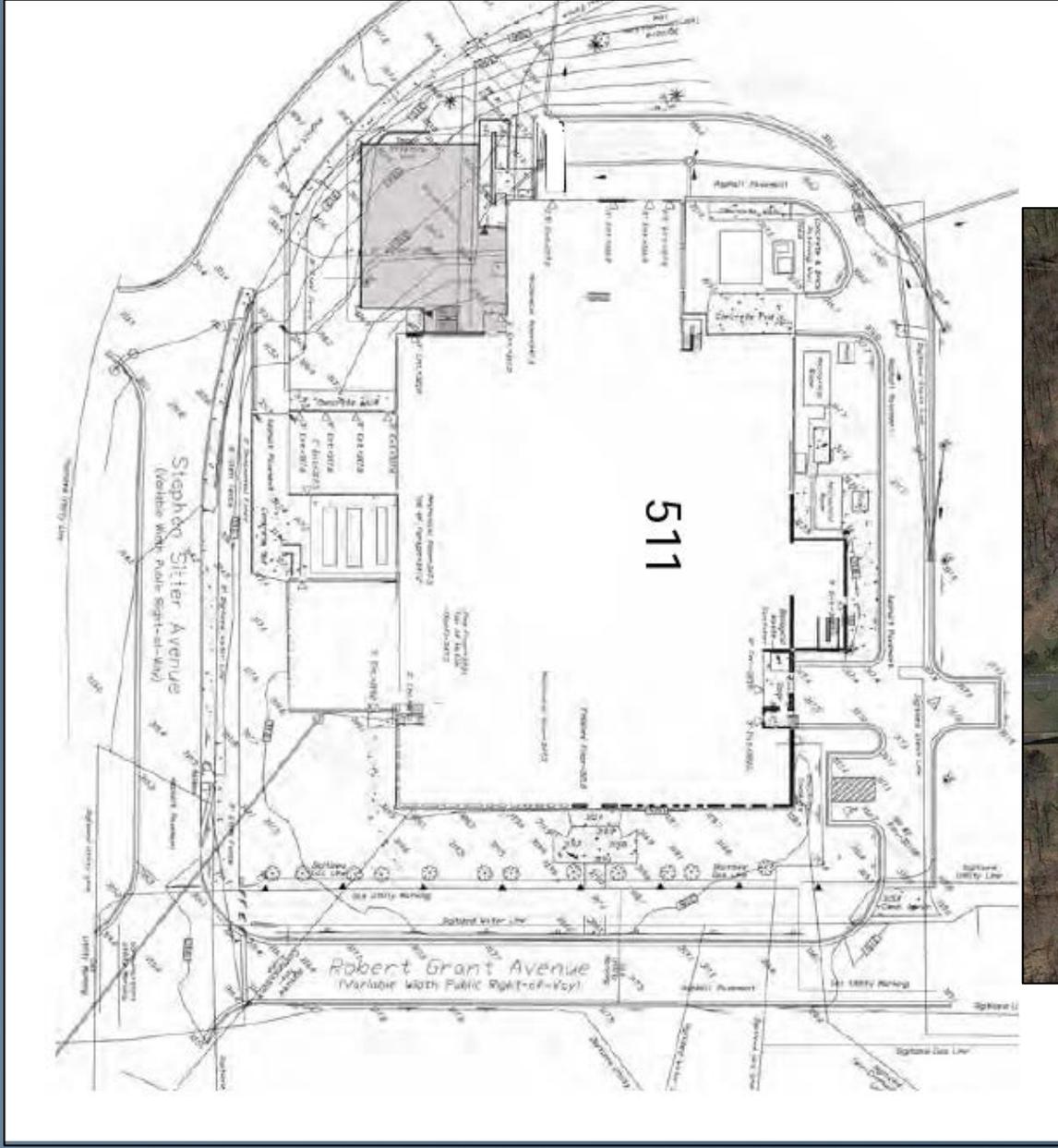
NCPCC File number: 7780

Project Summary:

The United States Department of the Army proposes to renovate Building 511 (Clinical Trials Center) and add a two-level, 5,300 square foot addition to the building, increasing the building's total area from approximately 67,500 to 73,000 square feet. The building is currently used for medical research and requires additional space and renovation to continue its function. The project will reduce impervious area (by 2,100 square feet); no additional employees (maintaining its existing 56 full-time and 9 part-time employees); no additional parking; and two 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 two rain gardens and landscaping.





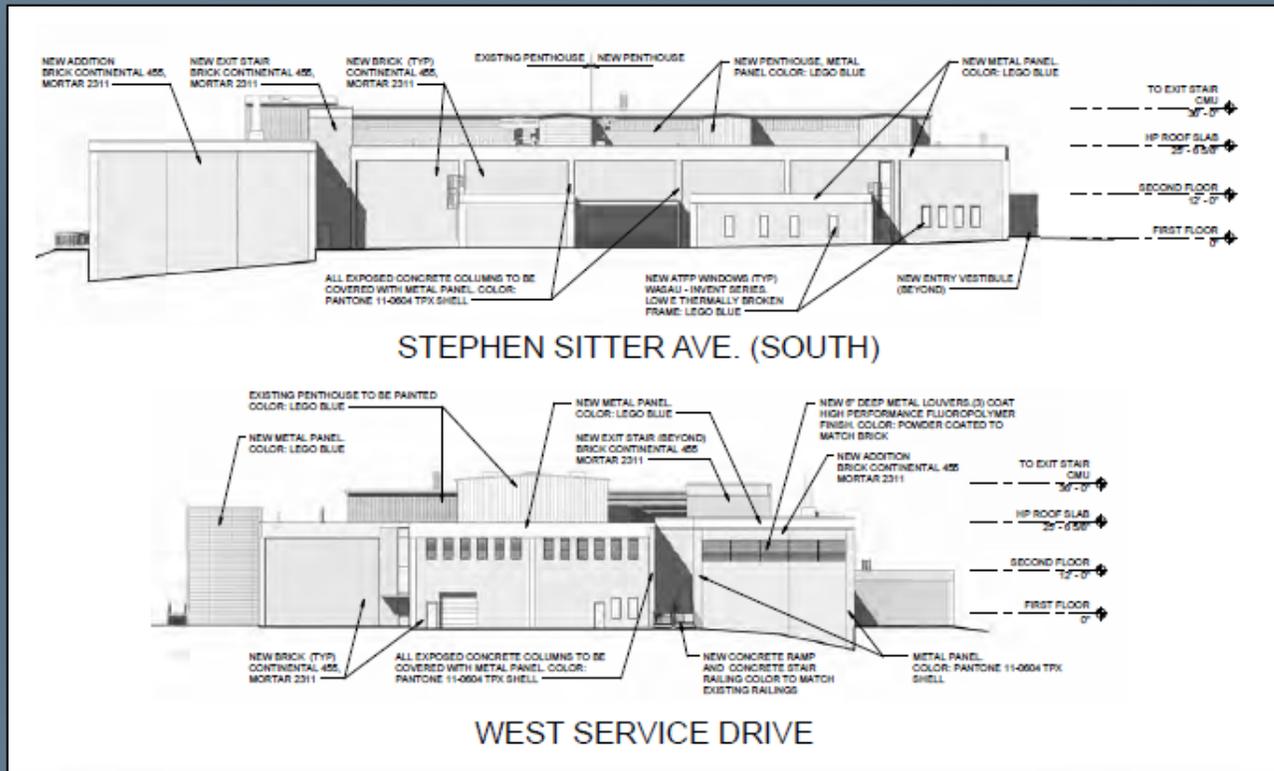




ROBERT GRANT AVENUE

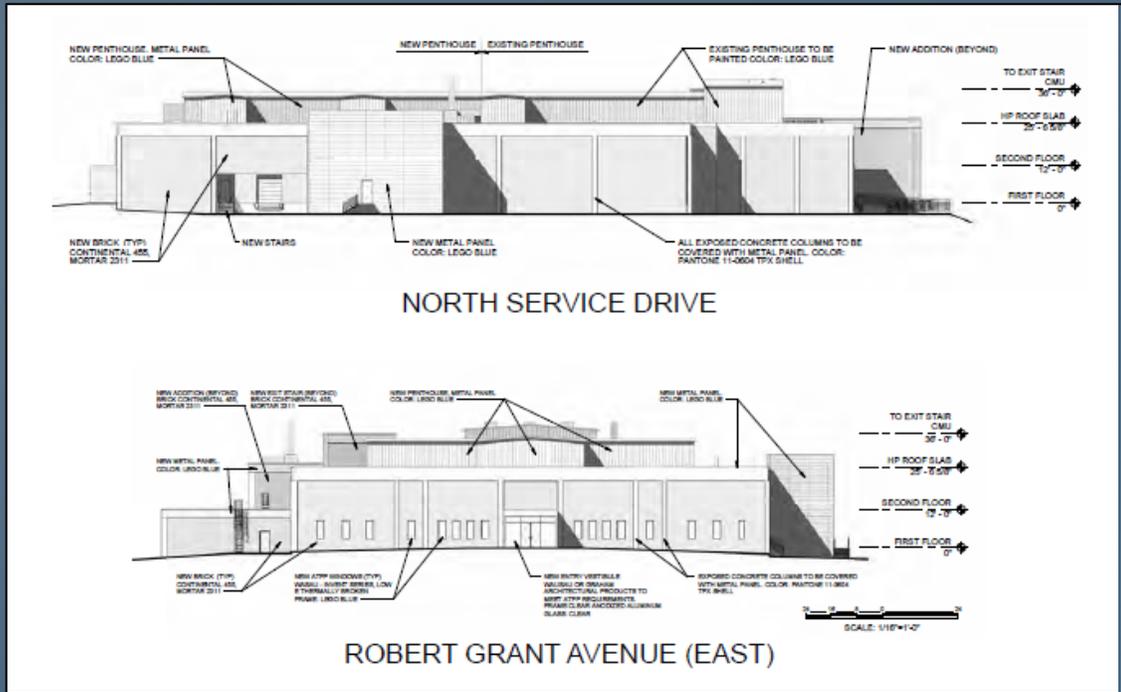


STEPHEN SITTER AVENUE



STEPHEN SITTER AVE. (SOUTH)

WEST SERVICE DRIVE



NORTH SERVICE DRIVE

ROBERT GRANT AVENUE (EAST)

