



## Executive Director's Recommendation

Commission Meeting: May 4, 2017

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**PROJECT**

**Building Relocation**

Joint Base Andrews  
Suitland, MD

**NCPC FILE NUMBER**

7872

**NCPC MAP FILE NUMBER**

3207.00(38.00)44534

**SUBMITTED BY**

United States Department of Defense  
Department of the Navy

**APPLICANT'S REQUEST**

Approval of comments on concept design

**REVIEW AUTHORITY**

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

**PROPOSED ACTION**

Approve comments on concept design

**ACTION ITEM TYPE**

Consent Calendar

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### PROJECT SUMMARY

The United States Department of the Navy proposes to relocate an existing building to a new Joint Base Andrews site formerly used for military housing. The project design consists of a 1,500 square foot building, power generator building (with a 10x12-foot pad), perimeter security fencing, site lighting and security cameras, parking (10 spaces), and new access road. The building relocation is required to accommodate the new hangar facility [see NCPC project # 7873 on the May 2017 agenda].

### KEY INFORMATION

- The project is included in the Joint Base Andrews Master Plan Update and due to the project's time-sensitive nature, the Navy plans to submit the project for Preliminary/Final NCPC review in conjunction with the draft Master Plan Update (fall, 2017).
  - The project includes the relocation of a 1,500 square foot building.
  - The project submission states that the project will comply with the Joint Base Andrews Arbor Plan, which requires replacement of 60% of the removed tree cover.
  - The project submission states that the final project design will comply with relevant Maryland Department of the Environment stormwater requirements, United States Army Corps of Engineers wetland/waterway requirements, and federal stormwater requirements under Section 438 of the 2007 Energy Independence and Security Act (EISA).
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## RECOMMENDATION

The Commission:

**Supports** the selected project site as identified through the environmental review process under the National Environmental Policy Act.

**Notes** that the project will be included in the Joint Base Andrews Master Plan Update and the associated final Environmental Impact Statement/Record of Decision, scheduled for submission to NCPC for draft review in the fall, 2017.

**Requests** that Joint Base Andrews meet NCPC's Comprehensive Plan Policy FE.G.2, which pertains to tree replacement. Should the installation not be able to comply with the policy, then the Navy should provide adequate justification.

**Requests** the following information as part of the future NCPC submission:

- Wetlands: size/exact location of the impact area and project mitigation description.
- Flood Protection: description of how the project complies with Executive Orders 11988 (Floodplain Management) and 13690 (Federal Flood Risk Management Standard).
- Stormwater Management: performance summary table that demonstrates compliance with applicable State and federal stormwater standards.
- Tree Removal: tree inventory with locations and sizes for all trees to be removed and locations/sizes for replacement trees.

## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>None.</b>
<b>Remaining actions (anticipated)</b>	<b>September/October, 2017 - Preliminary/Final Review</b> <b>September/October, 2017 – Draft Master Plan Review</b> <b>Spring, 2018 – Final Master Plan Review</b>

## PROJECT ANALYSIS

### Executive Summary

Staff evaluated the project by reviewing its consistency with the current draft Environmental Impact Statement (undertaken as part of the on-going master plan update process) and the Federal Workplace of the Comprehensive Plan for the National Capital. Staff is satisfied that the project will site the new facility on previously disturbed property that best meets the use's mission requirements. In addition, the Navy commits to a design that will attain various sustainability standards under United States Green Building Council LEED Silver, 2005 Energy Policy Act, and

Unified Facilities Criteria (UFC) 1-200-02, High Performance and Sustainable Building Requirements. Therefore, staff recommends that the Commission **support the selected project site as identified through the environmental review process under the National Environmental Policy Act and note that the project will be included in the Joint Base Andrews Master Plan Update and the associated final Environmental Impact Statement/Record of Decision, scheduled for submission to NCPC for draft review in the fall, 2017.**

### **Analysis**

The Department of the Navy submitted the project for concept review in light of the timing of the project's planning/development relative to the installation's on-going master planning process, which will not allow for NCPC review of the draft document until the fall, 2017. Due to the project's time-sensitive nature, the Navy plans to submit the project for Preliminary/Final review by NCPC in conjunction with the draft Master Plan review (fall, 2017), along with the Master Plan's Final EIS and Record of Decision (ROD).

The concept submission estimates that the project will remove approximately three acres (90) of existing tree cover, to be mitigated per the 2011 Joint Base Andrews Arbor Plan requirement of 60% (of the existing level), which would result in approximately 1.8 acres (55) of replacement trees. Staff notes that the 60% base requirement is consistent with the County's Woodland Conservation and Tree Preservation Ordinance. However, the proposed tree replacement does not comply with NCPC's tree replacement policy (FE.G.2), which is intended to prevent net tree loss in the Region. Therefore, staff recommends that the Commission **request that Joint Base Andrews meet NCPC's Comprehensive Plan Policy FE.G.2, which pertains to tree replacement. Should the installation not be able to comply with the policy, then the Navy should provide adequate justification.**

In follow-up to the project's concept submission, staff recommends that the Commission **request the following information as part of the future NCPC submission:**

- **Wetlands: size/exact location of the impact area and project mitigation description.**
- **Flood Protection: description of how the project complies with Executive Orders 11988 (Floodplain Management) and 13690 (Federal Flood Risk Management Standard).**
- **Stormwater Management: performance summary table that demonstrates compliance with applicable State and federal stormwater standards.**
- **Tree Removal: tree inventory with locations and sizes for all trees to be removed and locations/sizes for replacement trees.**

## **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, with the exception of NCPC's "no net tree loss" policy as previously discussed.

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

The Commission last approved the Joint Base Andrews Master Plan in 1990, which shows the project site as Military Housing. The ultimate final installation master plan will change the site to an appropriate land use designation (scheduled for NCPC review in spring, 2018), superseding the current plan.

### **National Historic Preservation Act**

The project submission states that there are no historic or archaeological resources located within the project area. NCPC does not have independent NEPA responsibility for the project with its location outside of the District of Columbia.

### **National Environmental Policy Act**

The project is included in an on-going Environmental Impact Statement (EIS) study as part of the Joint Base Andrews Master Plan update process. The final EIS and Record of Decision (ROD) are scheduled for completion in the fall, 2017, and will be submitted to NCPC as part of the draft Master Plan package. NCPC does not have independent NEPA responsibility for the project with its location outside of the District of Columbia.

### **ONLINE REFERENCE**

The following supporting documents for this project are available online:

- NCPC Staff Project Summary Presentation

Prepared by Michael Weil  
04/27/2017

### **POWERPOINT (ATTACHED)**

# Joint Base Andrews

## Building Relocation

Prince George's County, Suitland, Maryland

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

Concept Review

Project Synopsis

**Commission meeting date:** May 4, 2017

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

**Applicant request:** Concept Review

**Delegated / consent / open / executive session:** Consent Calendar

**NCPA Review Officer:** Michael Weil

**NCPA File #:** 7872

**Project summary:**

The United States Department of Defense proposes to relocate a building to a site that was formerly used as military housing. The project will relocate the use from a different part of the installation where a new facility (project #2) will be constructed. Project # 1 will consist of a 1,500 square foot building, power generator building (w/ a 10x12-foot pad), perimeter security fencing, site lighting and security cameras, parking (10 spaces), relocated access road, and approximately 5.4 acres of cleared land. The project narrative states that necessary tree removal will be mitigated pursuant to installation reforestation/replacement policies, and the project will comply with State and federal stormwater requirements.







