



Executive Director's Recommendation

Commission Meeting: May 4, 2017

PROJECT

New Hanger Facility

Joint Base Andrews
Suitland, MD

NCPC FILE NUMBER

7873

NCPC MAP FILE NUMBER

3207.00(38.00)44535

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

PROJECT SUMMARY

The United States Department of the Navy proposes to construct a new hangar facility at Joint Base Andrews on the site of an abandoned weapons storage bunker, part of a golf course, and an undeveloped area, near one of the installation taxiways. The project will include a 372,000 square foot main hangar building; entry control facility; aircraft taxiway/parking apron; airfield lighting systems; fuel storage tanks; vehicle parking lot; access roads; delivery docks; perimeter roads; perimeter security fencing; two smaller ancillary storage buildings; stormwater management areas; and landscaping. The new hangar facility requires relocation of an existing building to another on-base site [see NCPC project # 7872 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 construction of a 372,000 square foot hangar.
 - 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 new hangar facility and **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

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

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 submission commits to mitigating project impacts to streams and wetlands. Therefore, staff recommends that the Commission **support the new hangar facility 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 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 15 acres (450) 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 nine acres (270) 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.

Relevant Federal Facility Master Plan

The Commission last approved the Joint Base Andrews Master Plan in 1990, which shows the project site as Industrial use. The ultimate final installation master plan, which will change the site

to Aircraft Operations and Maintenance (scheduled for NCPC review in spring, 2018), will supersede 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

New Hangar Facility

Prince George's County, Suitland, Maryland

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

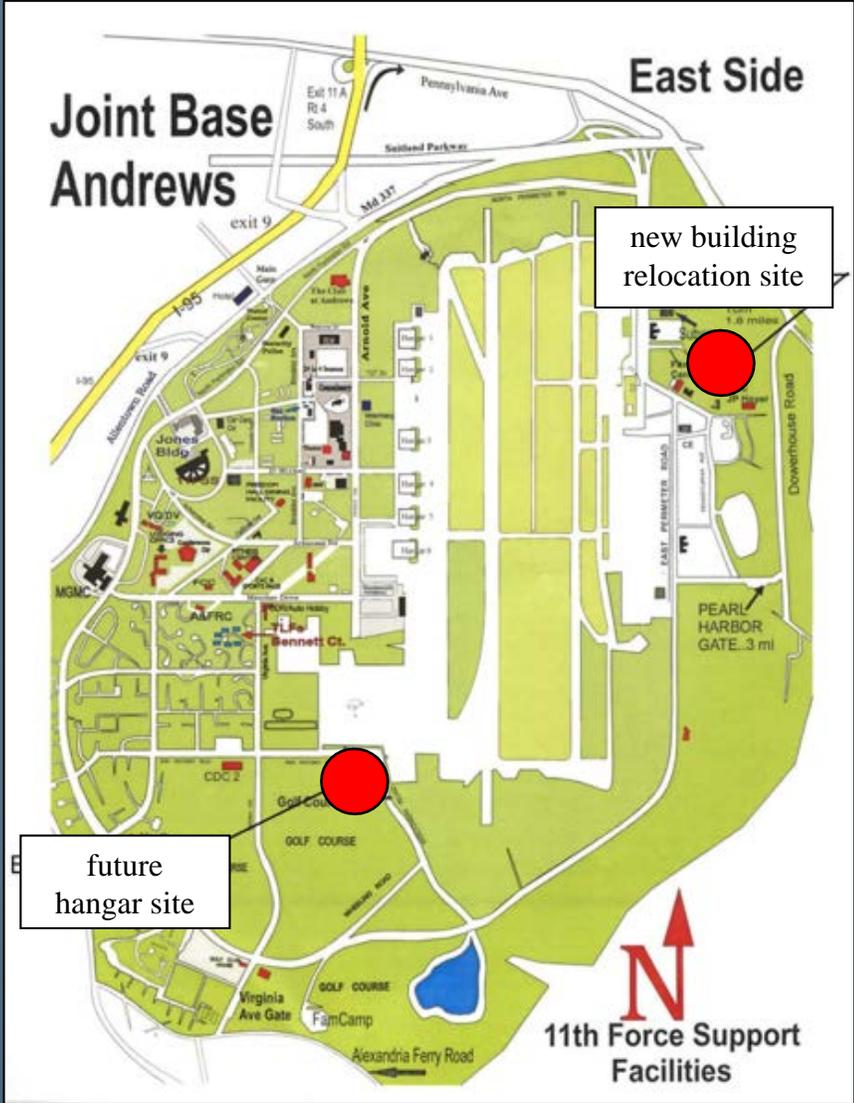
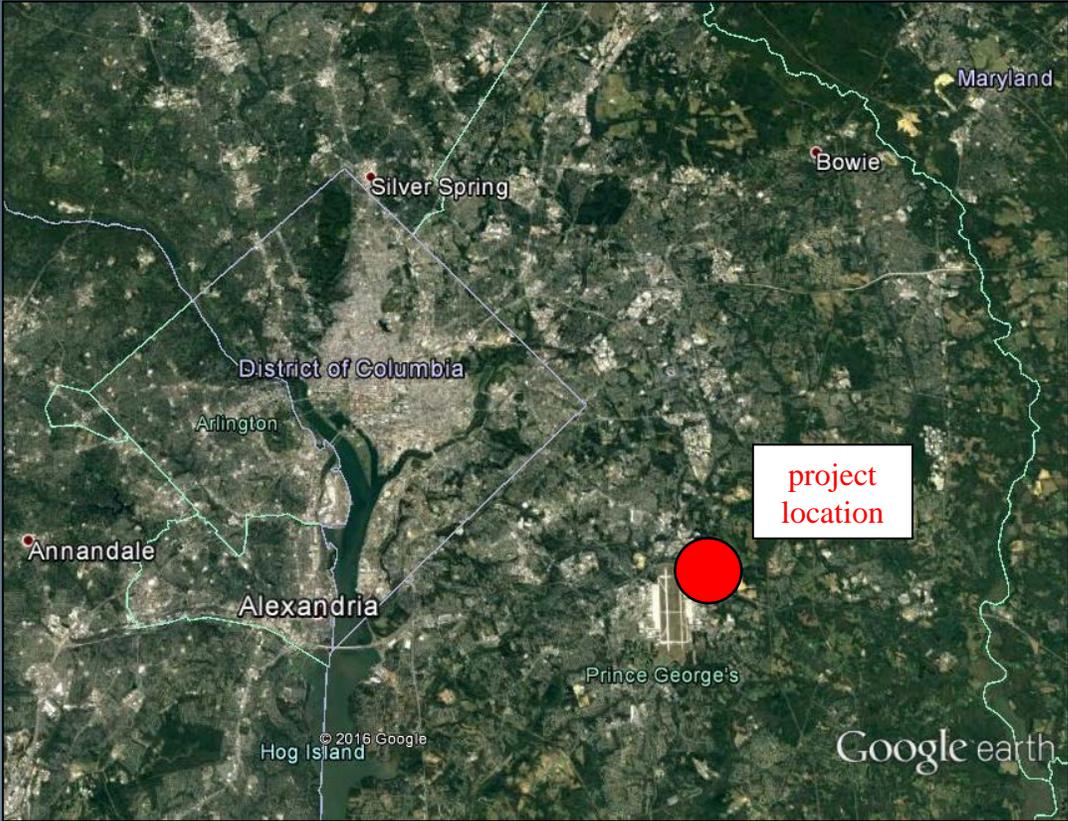
Delegated / consent / open / executive session: Consent Calendar

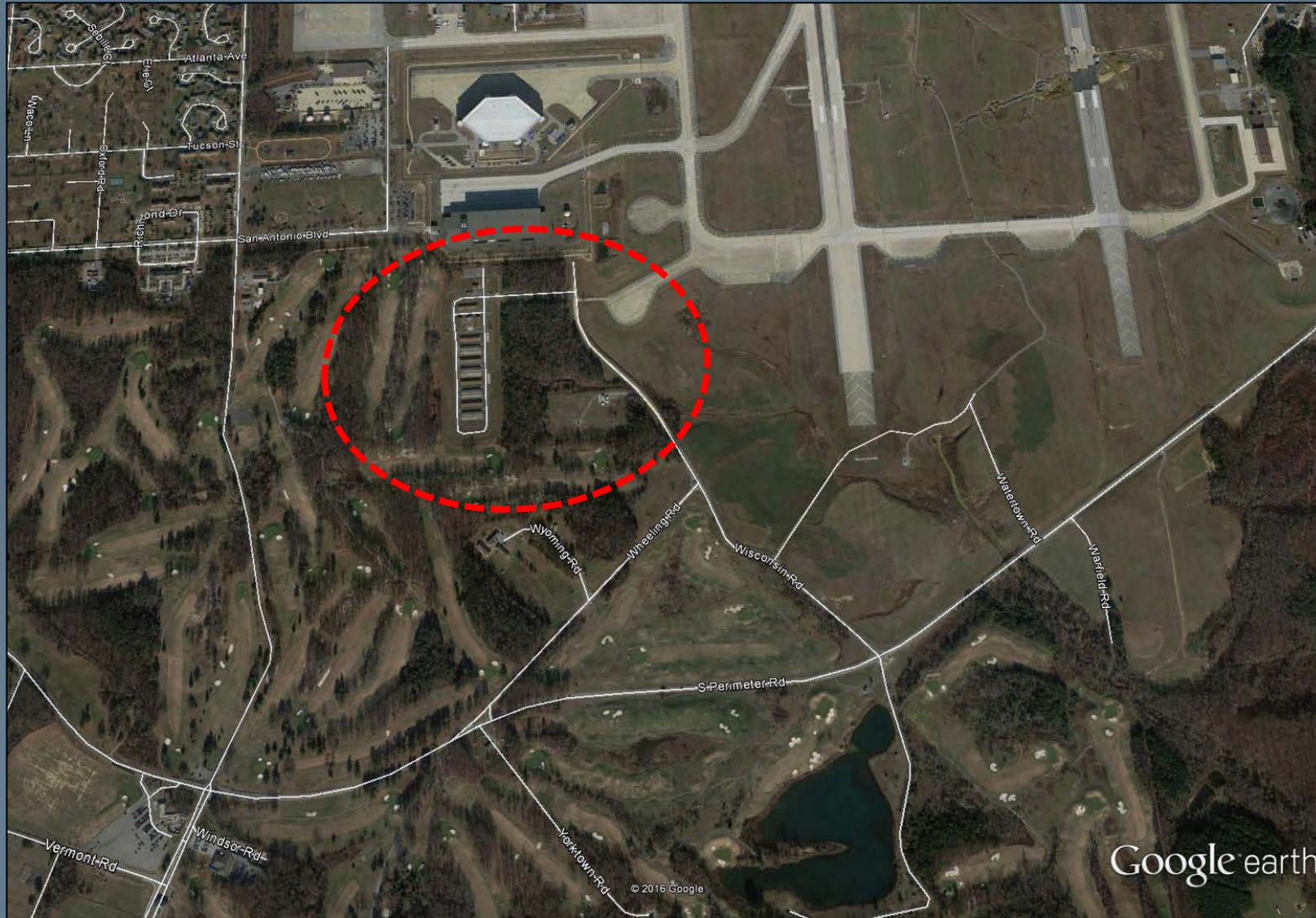
NCPA Review Officer: Michael Weil

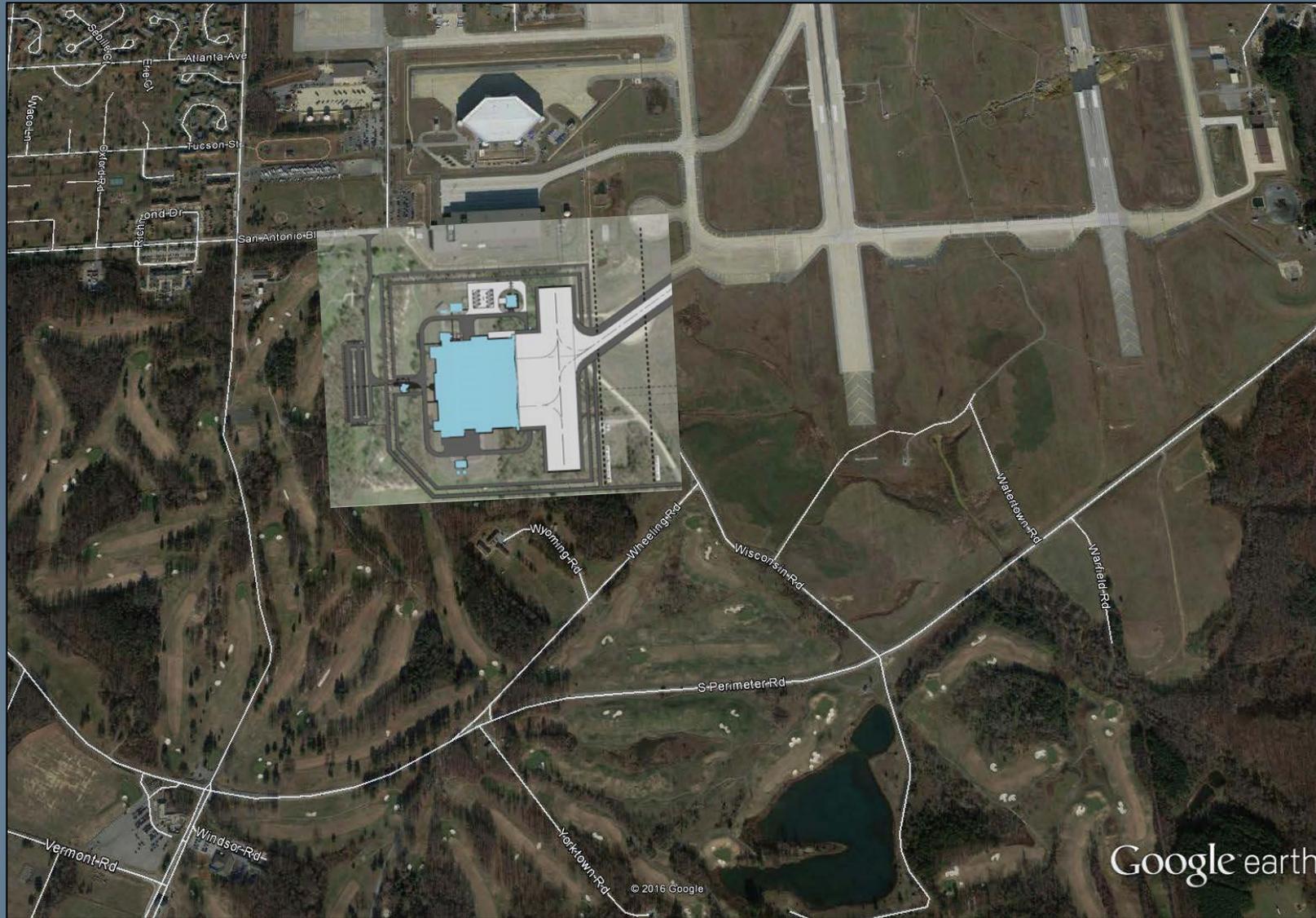
NCPA File #: 7873

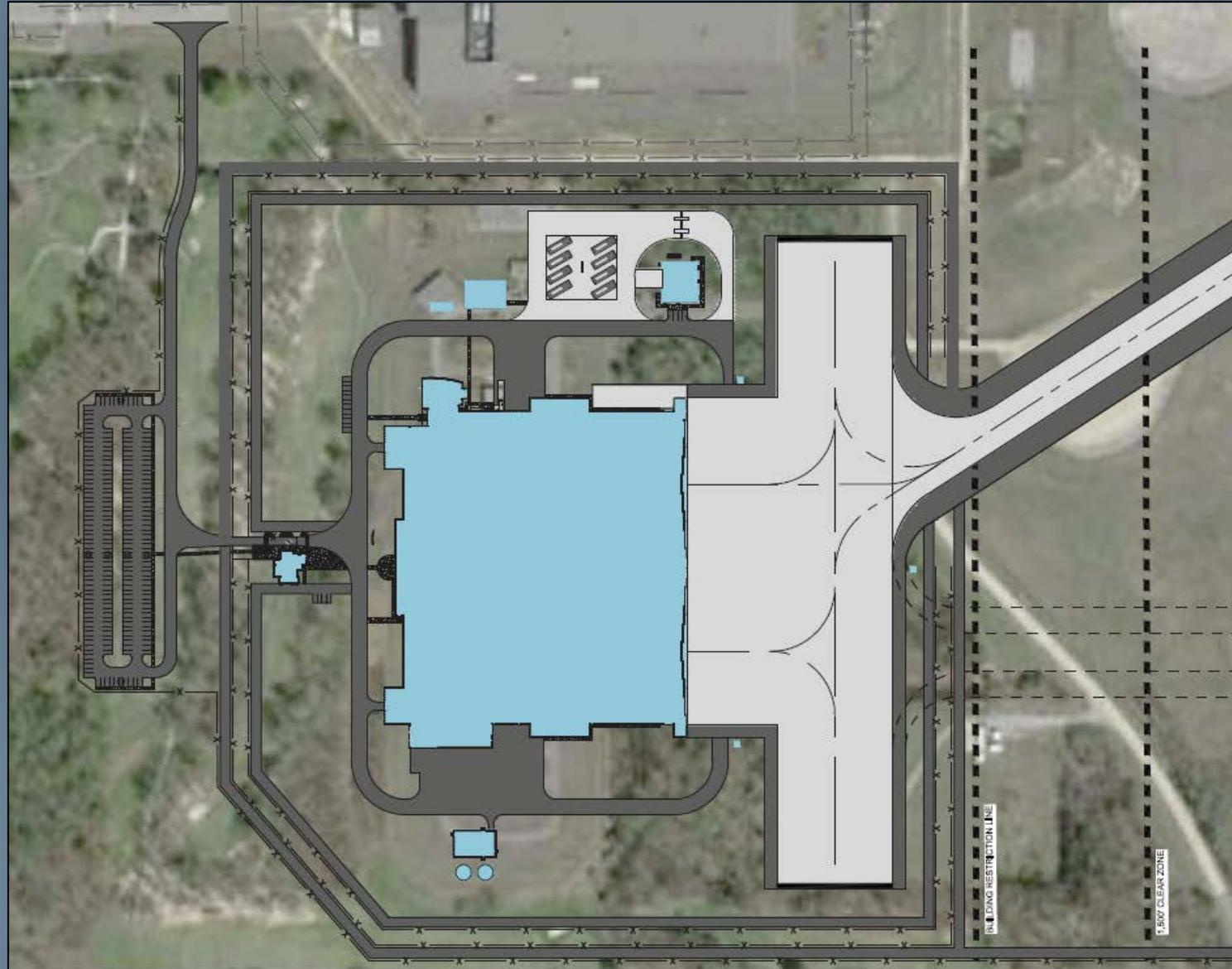
Project summary:

The United States Department of Defense proposes to construct a new combined 372,000 GSF administrative/warehouse/two-bay hangar building on the site of an abandoned weapons storage bunker, part of a golf course, and a part of a wetland area, adjacent to an existing airport taxiway. The project will include aircraft access taxiway/parking apron and associated airfield lighting systems, with connections and necessary modifications to existing infrastructure; fuel storage tanks; vehicle parking lots; access roads; delivery docks; perimeter roads; perimeter security fencing, stormwater management features, and landscaping. Mitigation will be provided for the project's stormwater impact and use of an existing wetland area.

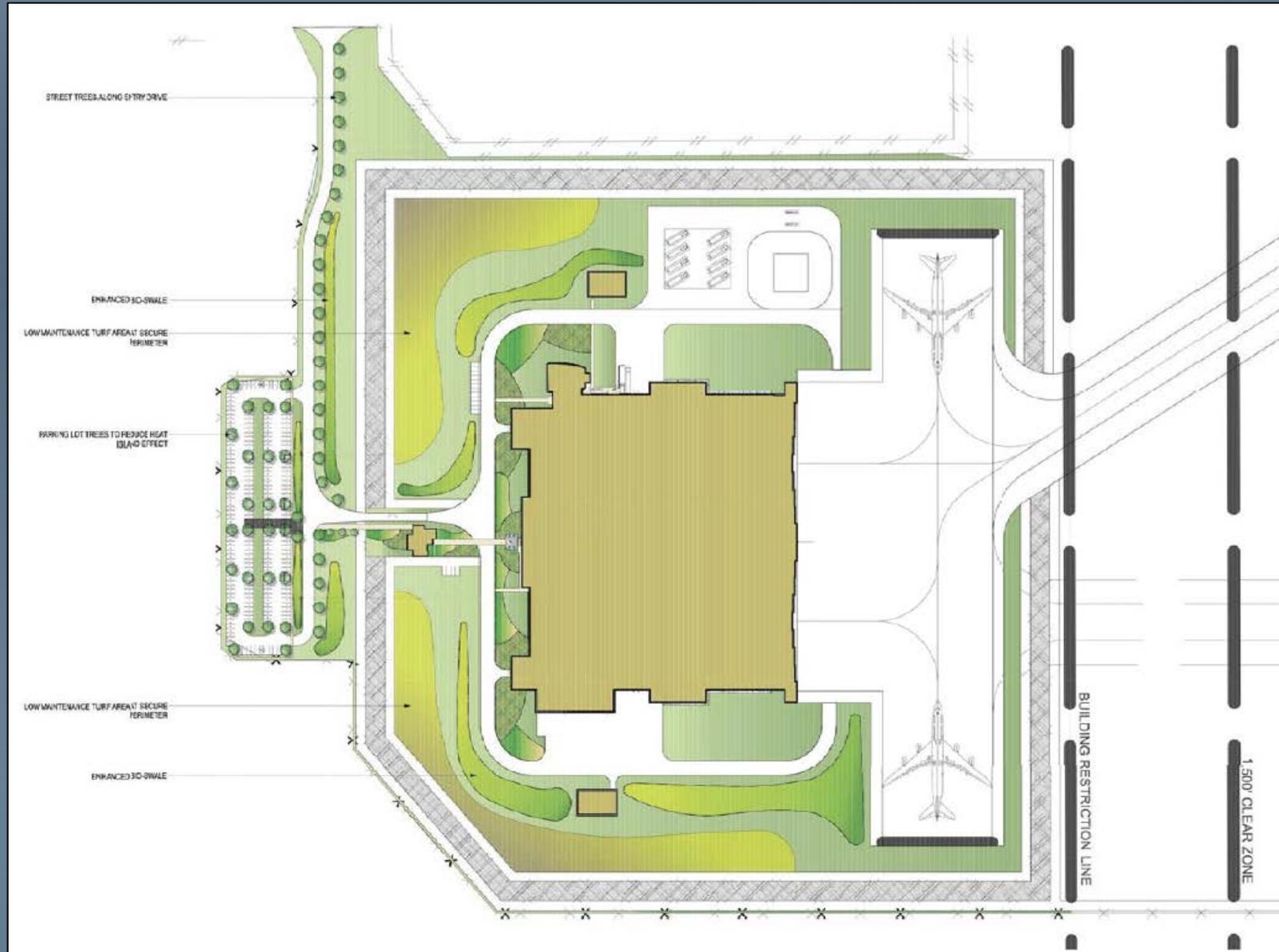


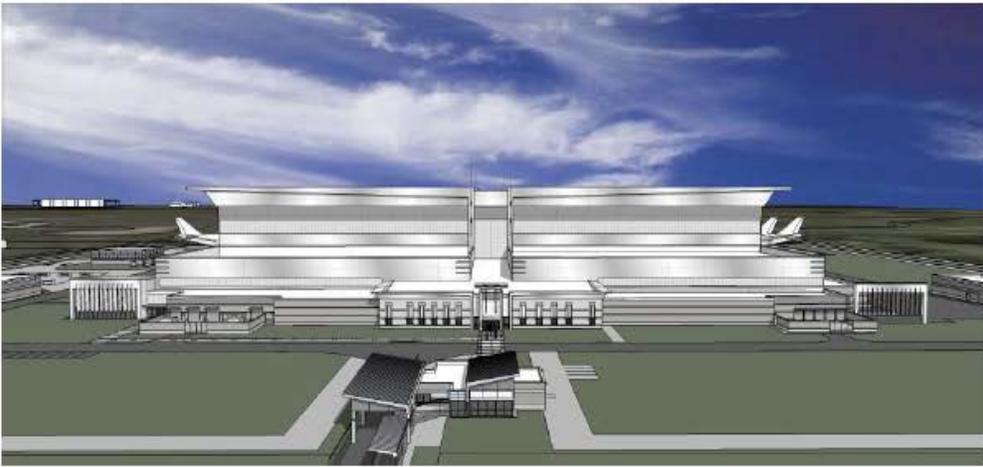






LEGEND	
	CONCRETE
	ASPHALT
	BUILDINGS





AERIAL VIEW - WEST ELEVATION



PEDESTRIAN VIEW - WEST ELEVATION
(FROM ENTRY CONTROL FACILITY)



AERIAL VIEW FROM THE SOUTHWEST



VIEW FROM THE SOUTHWEST