



## Executive Director's Recommendation

Commission Meeting: May 4, 2017

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<b>PROJECT</b> <b>James J. Rowley Training Center Draft Master Plan</b> James J. Rowley Training Center 9200 Powder Mill Road Laurel, MD	<b>NCPC FILE NUMBER</b> MP63
<b>SUBMITTED BY</b> United States Department of Homeland Security United States Secret Service	<b>NCPC MAP FILE NUMBER</b> 3214.50(05.00)44531
<b>REVIEW AUTHORITY</b> Approval of Master Plans for use by the Commission per 40 U.S.C. § 8722(a) and (b)(1)	<b>APPLICANT'S REQUEST</b> Approval of comments on draft master plan
	<b>PROPOSED ACTION</b> Approve comments on draft master plan
	<b>ACTION ITEM TYPE</b> Consent Calendar

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### PROJECT SUMMARY

The United States Secret Service (USSS) has submitted the 2017 James J. Rowley Training Center (RTC) Draft Master Plan for review. The RTC is a 439-acre, federally owned property in Prince George's County, Maryland approximately 2.5 miles outside the Capital Beltway. The Commission last approved the installation master plan in December 2012.

The update revises the previous plan to include the addition of the Defense Tactical Facility (DTF), which will include one building and site improvements for training purposes to address current mission threats. Other components of the RTC Master Plan have not changed since 2012 and continue to include the following planning objectives:

- Utilize the campus more effectively and efficiently;
- Provide needed space for specialized programs, classrooms, and conference use;
- Provide functional physical fitness facilities;
- Accommodate external and intra-campus transportation;
- Differentiate secured areas from non-secured public areas to promote flexible use;
- Establish architectural design guidelines to achieve coherent architectural and environmental development campus-wide;
- Identify the initial projects to be developed under the Master Plan and plan for incremental development of the campus;
- Develop initial costs for phased development; and
- Coordinate with regional review agencies, including NCPC and the Maryland-National Capital Park and Planning Commission (M-NCPPC).

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Build-out of the master plan will support the various training programs associated with the agency's role within DHS and will continue to guide the USSS as phased development progresses.

## KEY INFORMATION

- The RTC is a 439-acre, federally owned property in Prince George's County, Maryland approximately 2.5 miles outside the Capital Beltway. It functions primarily as a training facility for new and existing USSS employees.
- The Commission last approved the installation master plan in December 2013.
- The 2017 Master Plan update includes one major change: the addition of the Defense Tactical Facility (DTF), which will include one building and site improvements for training purposes to address current mission threats.

## RECOMMENDATION

The Commission:

**Supports** the selected site for the DTF as it is adjacent to existing development on the campus.

**Supports** the goals and objectives of the 2017 RTC Draft Master Plan. These remain unchanged from the 2012 Master Plan approved by the Commission, and are consistent with many Comprehensive Plan policies.

**Requests** that the USSS 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 adequate justification should be provided.

**Requests** the following information as part of the final master plan submission:

- 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 replaced.

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## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>December 2012</b> – Approval of final master plan
<b>Remaining actions</b> (anticipated)	<b>TBD</b> - Approval of final master plan <b>TBD</b> – Preliminary and final approval of the DTF

## PROJECT ANALYSIS

### Executive Summary

The 2017 RTC Draft Master Plan is nearly identical to the Commission approved 2012 RTC Master Plan. The only exception is the addition of the new DTF, which will consist of a building and surrounding landscape located on the eastern side of the installation, totaling approximately 30 acres. The Commission was supportive of the 2012 RTC Master Plan and reminded the USSS that it should provide information on tree removal, transportation impacts and stormwater management when it submits individual projects located on the installation in the future.

### Analysis

Overall staff is supportive of the 2017 RTC Master Plan update. The plan continues to include goals and objectives to direct and manage growth of the USSS employee training needs throughout the metropolitan area, as approved in the 2012 master plan. These goals and objectives include:

- Utilize the campus more effectively and efficiently;
- Provide needed space for specialized programs, classrooms, and conference use;
- Provide functional physical fitness facilities;
- Accommodate external and inter-campus transportation;
- Differentiate secured areas from non-secured public areas to promote flexible use;
- Establish architectural design guidelines to achieve coherent architectural and environmental development campus-wide;
- Identify the initial projects to be developed under the Master Plan and plan for incremental development of the campus;
- Develop initial costs for phased development; and
- Coordinate with regional review agencies, including NCPC and the Maryland-National Capital Park and Planning Commission (M-NCPPC).

The 2017 Master Plan update includes one major change: a new DTF comprising a 150,000 square foot building and site improvements that total approximately 30 acres. Since there was no previously disturbed land available for the location of this new facility, the USSS sited it in close

proximity to other developed parts of the campus. Staff is supportive of the new training facility, as it will help the USSS prepare for current mission threats. Therefore, staff recommends the **Commission support the selected site for the DTF as it is adjacent to existing development on the campus.** Further, staff recommends the **Commission support the goals and objectives of the 2017 RTC Draft Master Plan. These remain unchanged from the 2012 Master Plan approved by the Commission, and are consistent with many Comprehensive Plan policies.**

While the RTC Draft Master Plan includes general information about the location of replacement trees, staff would like to see more specificity regarding how many trees will need to be replaced with the construction of the DTF and the tree replacement strategy. NCPC's tree replacement policy (FE.G.2) in the Comprehensive plan is intended to prevent net tree loss in the region. Therefore, staff recommends that the Commission request the applicant submit the following information for final review:

**Requests** that the USSS 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 adequate justification should be provided.

**Requests** the following information as part of the final master plan submission:

- 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 replaced.

## **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

### **Comprehensive Plan for the National Capital**

The 2017 RTC Draft Master Plan update continues to be consistent with many of the following pertinent policies found in the Comprehensive Plan as was the 2012 Master Plan. Specific policies include:

#### *The Federal Workplace Element:*

- Establish the level of employment that can be accommodated on installations where more than one principal building, structure, or activity is located or proposed through the master planning process as established by the Commission. Agencies should continually monitor the employment levels at installations and revise installation master plans as necessary to reflect changed conditions and provide an up-to-date plan for the development of the installation.

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*The Transportation Element:*

- Promote a balanced, multi-pronged strategy that encourages the provision of improved public transit services and the creation of new transportation modes and new commuting alternatives. Further, the Transportation Element identifies parking ratios for federal facilities located beyond 2,000 feet of a Metrorail station. For these facilities, the goal is to provide one parking space for every 1.5 employees (1:1.5 ratio). According to the Transportation Element, federal agencies should use a Transportation Management Plan (TMP) to document an employer's includes a TMP that describes how it meets the identified 1:1.5 parking ratio goal. The 2017 master plan update continues to meet this goal as there is no new parking associated with the DTF.

*The Federal Environment Element:*

- Promote the federal government as an environmental steward and emphasize and supplement the existing environmental regulatory framework.
- Implement sustainable building design and transportation strategies to address the challenges of climate change and advance projects that will minimize fossil fuel consumption and reduce greenhouse gas emissions.
- Design buildings to achieve energy, waste, and water net-zero use, where feasible.

The 2017 Draft Master Plan continues to be consistent with these policies by:

- Protecting a majority of the campus wetlands and both campus ponds, and proposing mitigation when impacting wetland areas is unavoidable;
- Implementing best management practices for stormwater runoff to comply with the Energy Independence and Security Act (EISA) and local stormwater management standards; and
- Constructing buildings to meet the Leadership in Energy and Environmental Design (LEED) silver rating and strive towards meeting the LEED gold rating.

The project will protect nearly all existing wetlands with the exception of approximately four acres of wetlands located on the DTF site. There are approximately 28 acres of existing wetlands and 16 acres of ponds on the installation. The USSS will continue to consult with the Maryland Department of Natural Resources on ways to mitigate these impacts. The USSS is exploring enhancement of existing on-site wetlands or the existing ponds as the most viable option. The regulations mandate that wetlands that are disturbed be replaced at a 2:1 ratio.

The RTC Draft Master Plan also includes an installation-wide Stormwater Management Plan (SMP) describing measures to address stormwater runoff impacts including: green roofs, permeable pavement; disconnecting rooftop runoff and non-rooftop runoff; rain gardens; micro-bio-retention and swales. The SMP includes analysis using the proposed development in the draft master plan to determine potential impacts. Using this analysis, USSS determined that sufficient measures could be implemented so the projects will be able to comply with the regulations.

*Other Comprehensive Plan Policies:*

The applicant has also indicated that the 2017 Draft Master Plan will continue to be consistent with the following policies:

- Avoid locating activities that produce excessive noise near sensitive natural resources and sensitive human uses, such as residential areas, hospitals, and schools.
- Ensure that noise-generating activities at federal facilities are sited and scheduled with sensitivity to the surrounding environment and the community.
- Evaluate the possibilities for joint-use of antennas and collocating antennas to reduce aesthetic impacts and limit the area of radiofrequency (RF) exposure. Federal agencies should also evaluate the cumulative effect of multiple transmitters at one location to ensure that the combined radiofrequency emissions continue to meet Federal Communications Commission guidelines.

**Installation Master Plan**

The 2017 RTC Master Plan will supersede the existing 2012 RTC Master Plan, which the Commission approved in December 2012.

**National Historic Preservation Act**

The MD SHPO concurred with the scope of the RTC Draft Master Plan on December 2016. NCPC does not have an independent NHPA obligation.

**National Environmental Policy Act**

The United States Secret Service is preparing an environmental assessment (EA) for the 2017 Master Plan. NCPC does not have an independent NEPA obligation.

**CONSULTATION**

The applicant has consulted with or is currently in consultation with several state agencies including the Maryland Department of the Environment and the Maryland Historic Trust as well as the local government, in particular the Maryland National Capital Park and Planning Commission. The USSS will conclude these consultations prior to it submitting the final master plan for Commission review.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online:

- Project synopsis

## **POWERPOINT (ATTACHED)**

Prepared by Carlton Hart  
04/26/2017

# NCPC File #: MP63 JJ Rowley Training Center Draft Master Plan

Washington, DC

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United States Secret Service

Comments on Draft Master Plan





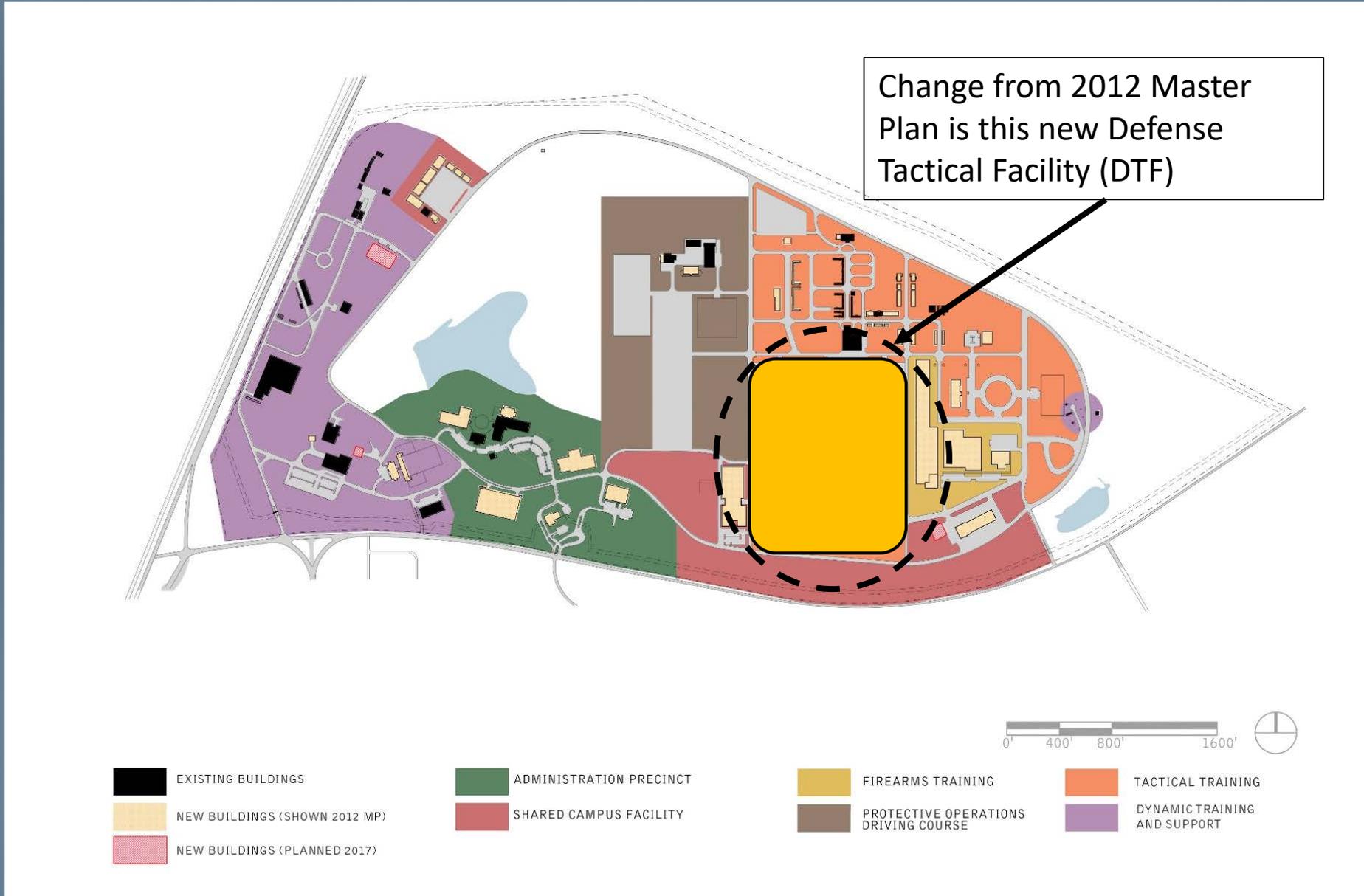
### Existing Facilities

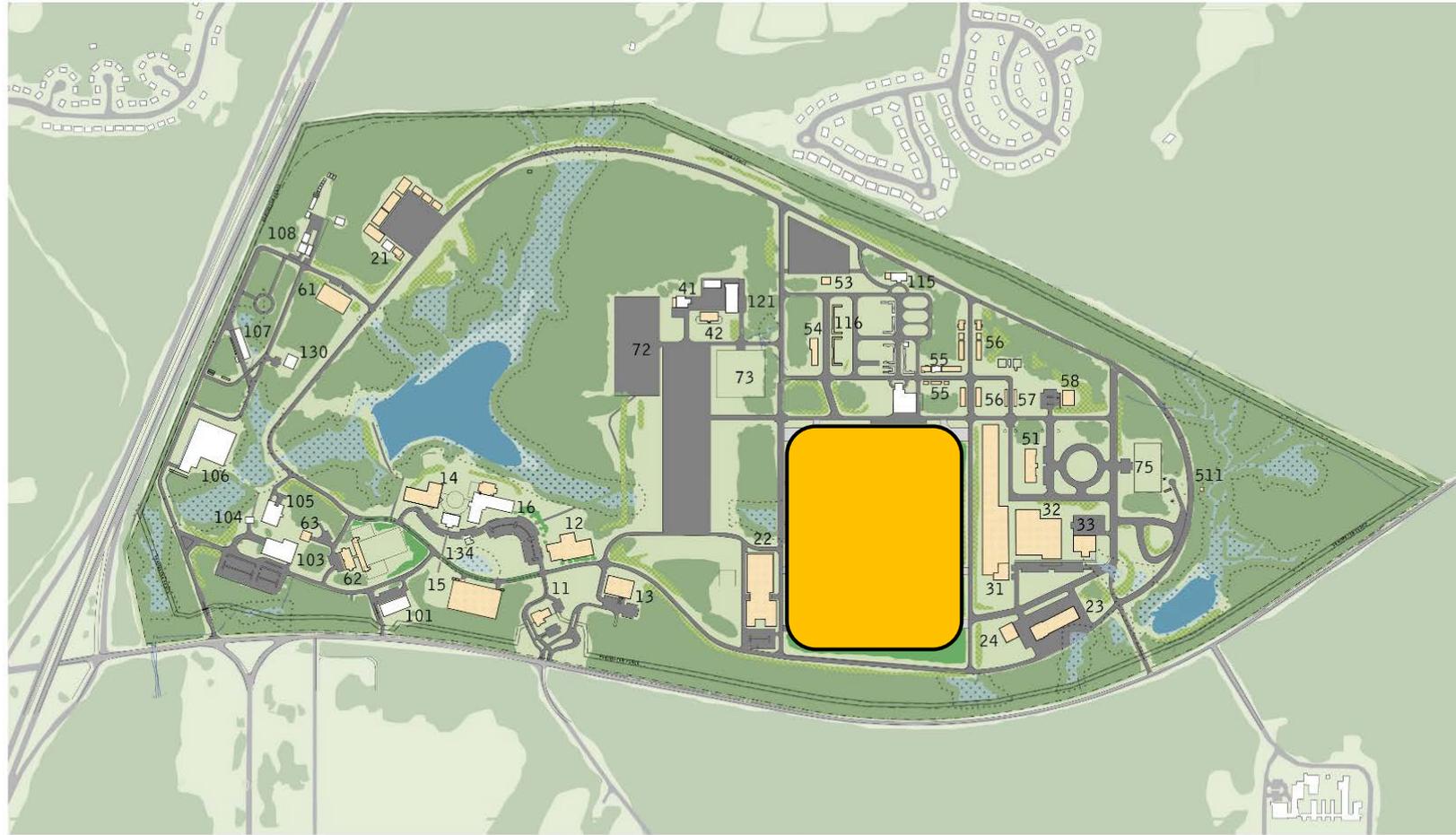
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|------------------------------------|---------------------------------------|
| 1. Gatehouse & Site Access Control | 45. Baughman Outdoor Firing Range     |
| 6. Meriotti Building               | 46. Beltsville Judgmental Range (BJR) |
| 8. Drummond Airport Building       | 47. Mopaw Tactical Training Facility  |
| 10. Centae Training Facility       | 48. Existing Maintenance Yard         |
| 16. Moran Building                 | 49. Bowron Administrative Building    |
| 21. Simpson Building               | 50. Vehicle Storage Buildings         |
| 23. Knight Building                | 51. Tactical Village                  |
| 42. Wilkie Firearms Building       | 52. Bell Raid House                   |
| 43. Ammunition Storage Depot       | 53. Munitions Bunkers                 |
| 44. Wilson PT Building             |                                       |

James J. Rowley Training Center  
Laurel, Maryland



Figure 2-1 Existing Buildings





EXISTING BUILDINGS  
NEW BUILDINGS

EXISTING WETLANDS  
EXISTING SWM PONDS

EXISTING TREES  
NEW WETLANDS

NEW TREES  
2014 TREES

