



Executive Director's Recommendation

Commission Meeting: April 5, 2018

PROJECT

New Hangar Facility

Joint Base Andrews
Camp Springs, Maryland

NCPC FILE NUMBER

7873

NCPC MAP FILE NUMBER

3207.00(38.00)44715

SUBMITTED BY

United States Department of Defense
Department of the Navy

APPLICANT'S REQUEST

Approval of final site and building plans

REVIEW AUTHORITY

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

PROPOSED ACTION

Approve final site and building plans with comments

ACTION ITEM TYPE

Consent Calendar

PROJECT SUMMARY

The Department of the Navy has submitted the proposed project on behalf of the Air Force. The Air Force proposes to construct a new hangar facility at Joint Base Andrews. The site currently includes undeveloped land, golf course fairways, and storage and security-related buildings – one of which the Air Force will relocate elsewhere on the installation (see Project #7872 Building Relocation as part of the December 2017 and March 2018 Commission agendas).

The project includes a new 430,000 square foot hangar building (including 64,000 square feet for administrative space and 78,000 square feet for warehousing space); an entry control facility; aircraft taxiway extension/parking apron; airfield lighting system; a surface parking lot with 217 employee spaces; access roads; perimeter security fencing; and landscaping. The hangar will be located adjacent to the airfield near other existing hangar buildings.

KEY INFORMATION

- The project will replace an existing hangar on Joint Base Andrews with a new hangar facility further south along the airfield runway. It will not increase overall installation employment. The existing hangar will remain in operation until 2026.
- The project is included in the draft Joint Base Andrews master plan, reviewed by NCPC in January 2018. The existing hangar site will be redeveloped in the future; however, specific uses have not yet been identified.
- The new hangar building is intended to evoke a sense of flight and stateliness through its design. In response to the Commission's preliminary review comments, the final building plans have fewer embellishments to minimize its visual scale.
- The project proposes to mitigate 27.6 acres of forestland removal with 16.7 acres of new trees on the installation pursuant to Joint Base Andrews mitigation policies, based on an agreement

with the State of Maryland to replace 60% of the tree canopy to be removed. This is consistent with NCPC's tree replacement policy, which defers to local/state regulations.

- The project includes 217 new privately owned vehicle parking spaces for employees pursuant to Air Force standards, which allows parking for up to 60% of a site's employment population.
- Double chain-link fences will be installed around the site for perimeter security based on Department of Defense requirements, similar to the existing hangar facility.

RECOMMENDATION

The Commission:

Approves the final site and building plans for the new hangar facility, located at Joint Base Andrews in Camp Springs, Maryland.

Finds that the applicant simplified the main entry embellishment and the north and south facing rooflines to be more consistent with the design features of the hangar pursuant to the Commission's previous recommendations.

Notes that the Department of Defense security and operational requirements for this facility do not allow landscaping in the parking lot, solar panels, or permeable paving.

Notes that the Navy has submitted the project stormwater management plan and floodplain/wetland mitigation information to the Maryland State Department of the Environment (DOE) for review and approval. The State will issue construction permits when the project design complies with State stormwater management and applicable wetland/floodplain requirements.

PROJECT REVIEW TIMELINE

Previous actions	May, 2017 – Concept Review December, 2017 – Preliminary Review
Remaining actions (anticipated)	None.

PROJECT ANALYSIS

Staff evaluated the project by reviewing its consistency with the project's final environmental impact statement (EIS) and NCPC policies from the Federal Workplace Element of the Comprehensive Plan. Staff is satisfied that the project will site the new hangar facility in a location that best meets its mission requirements near existing airfield operations and proximate to the current hangar operation, which will relocate to the new hangar facility by 2026. Additionally, the final project submission successfully responds to comments and requests for additional information as part of NCPC's preliminary review in December 2017. Therefore, staff

recommends that the Commission **approve the final site and building plans for the new hangar facility, located at Joint Base Andrews in Camp Springs, Maryland.**

The proposed project site, which encompasses approximately 100 acres, is situated to the south of the present hangar building on Joint Base Andrews. As shown in final building plans, the new hangar will have a maximum height of 115 feet, a length of 723 feet, and a width of 597 feet. Plans show a total interior floor space of approximately 430,000 square feet, with up to 64,000 square feet for administrative space and 78,000 square feet for warehouse/storage space. The final design is approximately 58,000 square feet (15%) larger than the preliminary building design, though the 115-foot rooftop height is unchanged.

The final building design eliminates the pagoda-like embellishment over the main entry area, as well as the rooftop embellishments along the north and south-facing sides of the building and four elevated beacon lights. The design changes were made in response to the Commission's preliminary review of the project in which NCPC recommended that the Navy consider ways to minimize the scale of the new building. Therefore, staff recommends that the Commission **find that the applicant simplified the main entry embellishment and the north and south facing rooflines to be more consistent with the design features of the hangar pursuant to the Commission's previous recommendations.**

NCPC previously requested additional trees/landscaping on the building site and on-site permeable materials where feasible. The final site plan removed the 31 shade trees originally shown in the preliminary design for the surface parking lot area (adjacent to spaces and along medians), due to Department of Defense security and wildlife management restrictions, which prohibit on-site vegetation as potential attractors of birds and surveillance capability impacts. However, the project continues to comply with State and NCPC tree replacement policies.

Final plans show no on-site permeable paving based on Department of Defense airfield restrictions related to emergency/heavy vehicle requirements. The new hangar facility will require the use of heavy trucks and maintenance equipment. In addition, the Commission requested consideration of rooftop solar panels on the hangar building to improve the project's energy security; however, the Navy notes that solar panels are prohibited based on Department of Defense restrictions against installing potential glare sources at airfields. Therefore, in light of the previous discussion, staff recommends that the Commission **note that the Department of Defense security and operational requirements for this facility do not allow landscaping in the parking lot, solar panels, or permeable paving.**

The project submission shows that the project will affect 3.73 acres of wetlands and 430 linear feet of streams on the existing site. Previously, the Commission requested information regarding compliance with applicable State and federal stormwater management requirements as well as floodplain/wetland impact mitigation. The Navy has submitted the project's preliminary stormwater management plan and floodplain/wetland mitigation information to the Maryland State Department of the Environment (DOE) for review and approval. NCPC staff notes that the State will not issue construction permits until the DOE is satisfied that the new facility design complies with State stormwater management and applicable wetland/floodplain requirements. The Navy

anticipates State approval in August 2018. Based on the project's development schedule, in lieu of a finalized stormwater management design and mitigation information, the Navy submitted summary information pertaining to the project's stormwater management and wetland mitigation for NCPC review. Therefore, staff recommends that the Commission **note that the Navy has submitted the project stormwater management plan and floodplain/wetland mitigation information to the Maryland State Department of the Environment (DOE) for review and approval. The State will issue construction permits when the project design complies with State stormwater management and applicable wetland/floodplain requirements.**

Comprehensive Plan for the National Capital

As noted above, the project meets the basic goals and intent of the Comprehensive Plan.

Relevant Federal Facility Master Plan

The draft installation master plan, reviewed by the Commission at its meeting in January 2018, includes the new hangar facility project. The site is currently identified as appropriate for outdoor recreation, industrial and open space uses. The draft 2018 master plan classifies the project site for airfield use, which is appropriate for the proposed project as a new hangar facility.

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 an independent Section 106 responsibility for the project with its location outside of the District of Columbia.

National Environmental Policy Act

The project is included in an environmental impact statement (EIS) study as part of the Joint Base Andrews Master Plan update process, which analyzed planned projects on the installation during the next five years. The EIS was concluded through a Record of Decision (ROD), which was issued on December 27, 2017 and included in the project submission. NCPC does not have an 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
3/29/2018

POWERPOINT (ATTACHED)

Joint Base Andrews

New Hangar Facility

Camp Springs, Prince George's County, Maryland

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

Final Review

April 5, 2018





