



# Executive Director's Recommendation

Commission Meeting: May 2, 2019

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<b>PROJECT</b> <b>Joint Base Andrews Consolidated Communications Center</b> Joint Base Andrews Camp Springs, Maryland	<b>NCPC FILE NUMBER</b> 7902
	<b>NCPC MAP FILE NUMBER</b> 3207.00(38.00)44911
<b>SUBMITTED BY</b> United States Department of Defense Department of the Navy	<b>APPLICANT'S REQUEST</b> Approval of final site and building plans
<b>REVIEW AUTHORITY</b> Federal Projects in the Environs per 40 U.S.C. § 8722(b)(1)	<b>PROPOSED ACTION</b> Approve of final site and building plans with comments
	<b>ACTION ITEM TYPE</b> Consent Calendar

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## PROJECT SUMMARY

The United States Department of Defense has submitted final designs for the construction of a new 79,000 square foot, two-story building on a previously-developed site on Joint Base Andrews (JBA). The new building will serve as a Consolidated Communications Center (CCC) for the Air Force's 89<sup>th</sup> and 744<sup>th</sup> Squadrons, supporting communications for the Air Force, White House, and other federal organizations. After construction of the new center, the Air Force will demolish the two buildings (Buildings 1539 and 1558) that currently house the missions, returning the area to green space. The project will not increase employment as it is simply a relocation and consolidation of facilities. The Commission last reviewed and approved the preliminary site and building plans in July 2018. Since that time, the applicant has finalized the design and submitted additional information related to tree replacement and stormwater management in response the NCPC's previous request.

Joint Base Andrews spans 4,436 acres in central Prince George's County, bordered by Allentown Road on the west, Pennsylvania Avenue (Route 4) on the east, and Suitland Parkway to the north. The main installation has a daytime worker population of approximately 17,000, a residential population of approximately 2,600, and is home to various commands from the Department of Defense, Maryland National Guard, Maryland State Police, and District National Guard.

## KEY INFORMATION

- The Department of the Navy has submitted the proposed project on behalf of the Air Force. Therefore, all project-specific comments are directed to the Navy and all other installation planning comments are directed to the Air Force.
- The Commission previously reviewed a concept design for the Consolidated Communications Center project in November 2017 and approved the preliminary project design in July 2018.

- The project is included in the current 2016 JBA Installation Development Plan, reviewed by NCPC in January 2018. The Plan functions more as a framework document with goals and objectives and does not include site planning information related to future development.
- In lieu of more detailed Installation Development Plan information for the area surrounding the project site (known as the Administrative and Support District), the Air Force submitted an internal concept plan (from 2010) for Commission use until an up-to-date Area Development Plan (ADP) is available. The Air Force has requested funding to complete such an ADP for the Administrative and Support District in 2019/2020.
- The Commission used that plan to inform its analysis and recommendations during its preliminary review (July 2018) of the project, identifying extended D Street and the new northwest-southeast aligned “center” street as key features relating to the CCC building site.

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## RECOMMENDATION

The Commission:

**Approves** the final site and building plans for the new Consolidated Communications Center, located at Joint Base-Andrews in Camp Springs, Maryland.

**Notes** that plans show potential future expansion areas for the building. Any proposed expansions will require review by NCPC.

**Recommends** that the Air Force undertake an Area Development Plan for the area surrounding CCC site (known as the Administration and Support District), in coordination with NCPC, with the CCC sited along the southside of extended D Street and the north-side arch driveway on-axis with the district’s new northwest-southeast aligned “center” street.

**Notes** that the Navy has demonstrated compliance with applicable stormwater management requirements as previously requested by the Commission during its review of the preliminary design.

**Notes** that the Navy has submitted final landscape plans that reflect a one-to-one tree replacement ratio, which is consistent with the Comprehensive Plan (Policy FE.G.2), previously requested by the Commission during its preliminary design review. The project will also replace trees consistent with the Joint Base Andrews Arbor Plan policy that requires canopy area at a minimum of 60% of the total removed tree canopy area.

## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>November 2017</b> – Concept Review <b>July 2018</b> – Preliminary Review
<b>Remaining actions</b> (anticipated)	None.

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## PROJECT ANALYSIS

### Executive Summary

The proposed new Consolidated Communications Center (CCC) will consolidate multiple existing missions at Joint Base Andrews. Currently, the missions operate out of two separate buildings – Building 1539 and Building 1558. Both buildings are dated and do not comply with current energy efficiency standards. The project will consolidate the missions into a single new building, designed with two levels and approximately 79,000 square feet of interior space. The new center will comply with current installation architectural standards, with a brick façade, concrete bordering, and metallic roof, designed to comply with modern-day federal development standards. The proposed footprint allows for future expansion to the east and west, if necessary. The new building will be set back from all adjacent parking and roadways by 88-feet pursuant to Anti-Terrorism/Force Protection (AT/FP) standards. The building siting remains unchanged from the Navy's preliminary (65%) submission.

The project will occur in two phases. Phase 1 will demolish unused buildings that currently occupy the site of the new CCC building and construct the new center, along with other site improvements such as a mechanical yard, fire/emergency access drive, loading dock/service area, parking, and landscaping. The new development is designed to fit within the existing roadway network and parking areas as much as possible to minimize its cost. Phase 2 will remove the two older existing communications buildings (1539 and 1558) and convert the site back to open green space. The new CCC site is located near Buildings 1539 and 1558 to benefit from existing underground utilities, which would be expensive to relocate or extend to other further-away sites on the installation.

NCPC staff has reviewed the project and recognizes the benefits of mission consolidation into a single building near the site of the two existing communications buildings. In addition, staff has determined that the final design is not inconsistent with various regional federal planning policies from the Federal Environment and Transportation Elements. The applicant has also addressed Commission comments regarding tree replacement and stormwater management. Therefore, staff recommends that the Commission **approve the final site and building plans for the new Consolidated Communications Center, located at Joint Base-Andrews in Camp Springs, Maryland.** Staff notes the final site plan also shows areas for future building expansions. These expansions are not part of the current project and would require NCPC consultation and review in the future. Therefore, staff recommends that the Commission **note that plans show potential future expansion areas for the building. Any proposed expansions will require review by NCPC.**

### Background

As part of the project's preliminary (65%) submission, the Air Force furnished an internal concept plan (2010) to help NCPC understand the larger context for the project site in lieu of the 2016 Installation Development Plan, which did not adequately detail surrounding future development. The Air Force has applied for funding to develop a more formal Area Development Plan (ADP) for the Administrative and Support District based on the concept plan, which shows notional

building footprints, street network, and vegetation to the north of the new CCC site. The Air Force desires to transform the surrounding area into a more vibrant activity center.

NCPC found the 2010 concept plan to be generally consistent with several policies from the Comprehensive Plan's Urban Design Element, including:

- Providing strategic multi-modal street connections or extensions to adjacent streets or the local street grid to and through installations to provide a continuous transportation network.
- Incorporating shared open space into new federal office developments.
- Breaking-up superblocks and introduce mid-block alleys that can either be used for community open space or shared access to service areas of multiple buildings.
- Orienting principal facades and primary public building entrances to face major streets or open spaces.

The plan was notable in its extension of D Street to the west to intersect with Arkansas Avenue, with a northwest-southeast aligned "center" street that would create a grid-like circulation network for increased local area connectivity. The plan identifies the new CCC site as a single rectangular building footprint on-axis with the center street, along the south-side of the extended D Street. Based on sound design principles and working within site constraints, NCPC recommended that the building's front-side arch driveway be oriented on-axis with the "center" street (aligned northwest-southeast), and that the future single expansion area be oriented parallel to extended D Street. NCPC offered the preliminary review recommendations to help orient the CCC building to contribute to the urban design quality of the larger District. To formally capture NCPC's previous planning guidance, staff recommends that the Commission **recommend that the Air Force undertake an Area Development Plan for the area surrounding CCC site (known as the Administration and Support District), in coordination with NCPC, with the CCC sited along the southside of extended D Street and the north-side arch driveway on-axis with the district's new northwest-southeast aligned "center" street.**

## **Analysis**

### *Stormwater Management*

The preliminary submission states that the new CCC will significantly reduce impervious area within the project's limit of disturbance and comply with applicable State and federal stormwater requirements under Section 438 of the Energy Independence and Security Act (EISA). NCPC's preliminary review action requested performance information that demonstrates compliance with applicable requirements and in response, the Navy has submitted a State-approved stormwater management plan. The plan states that the project's stormwater requirements are being satisfied through a 7.7-acre reduction in impervious area, which includes a 1.83-acre credit applied to the Water Quality Bank for Piscataway Creek. Based on the information submitted, staff is satisfied that the project will adhere to applicable stormwater requirements. Therefore, staff recommends that the Commission **note that the Navy has demonstrated compliance with applicable stormwater management requirements as previously requested by the Commission during its review of the preliminary design.**

The preliminary submission states that tree removal will be mitigated at a one-to-one ratio, which is consistent with NCPC's tree policy (FE.G.2.) The final design shows removal of 34 existing on-site trees, with 35 replacement trees planted on the grounds of the new CCC as reflected in the final landscape plan. In addition, the project will adhere to Joint Base Andrews's replacement policy (2011 Arbor Plan), which requires total canopy area of the new trees to exceed 60% of the total tree canopy area of trees removed for projects greater than one acre. The final submission demonstrates that the project will adhere to the Air Force standard. Therefore, staff recommends that the Commission **note that the Navy has submitted final landscape plans that reflect a one-to-one tree replacement ratio, which is consistent with the Comprehensive Plan (Policy FE.G.2), previously requested by the Commission during its preliminary design review. The project will also replace trees consistent with the Joint Base Andrews Arbor Plan policy that requires canopy area at a minimum of 60% of the total removed tree canopy area.**

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

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

The proposed project is consistent with NCPC Comprehensive Plan policies related to consolidation of office space, building outside of the floodplain, parking, energy-efficiency, and tree replacement. Specifically, the project will provide parking at 60% of the employee population, which is more stringent than NCPC's 1:1.5 (67%) Comprehensive Plan goal for Joint Base Andrews, and the final submission reflects NCPC's one-to-one tree replacement policy, which exceeds Joint Base Andrews's tree replacement policy.

### **National Historic Preservation Act**

The final submission includes a complete Section 106 review under the National Historic Preservation Act, with a formal "no adverse effect" determination (issued by the Maryland Historic Trust) since there are no historic or archaeological resources within the project boundaries. For projects outside of the District of Columbia, NCPC does not have a formal Section 106 review responsibility.

### **National Environmental Policy Act**

The CCC is included in a multiple projects Environmental Assessment (EA) that analyzes projects that are planned for construction within the first five years of the JBA Installation Development Plan. However, due to timing issues with IDP project implementation, the Air Force undertook a separate EA for the CCC project, completing and issuing a final EA and Finding of No Significant Impact (FONSI) in March 2019. For projects outside of the District of Columbia, NCPC does not have a formal review responsibility under the National Environmental Policy Act.

## **CONSULTATION**

As part of the Commission's concept review, NCPC referred the project out to the Maryland Department of Planning's project referral clearinghouse, which transmitted the submission to the

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following agencies: Maryland Department of Natural Resources, Maryland Department of Transportation, Maryland Department of the Environment, Maryland Military Department, Prince George's County, Maryland Department of Planning, and the Maryland Historical Trust. There were no substantive comments transmitted back from any of the State agencies. In addition, NCPC also referred the project directly to the Prince George's division of the Maryland-National Capital Park & Planning Commission (M-NCPPC), which provided a comment related to designing the project to prevent any adverse water quality impacts to Meetinghouse Branch (stream).

The current project submission responds to the M-NCPPC comment with documentation that demonstrates compliance with both State and federal requirements under Section 438 of the Energy Independence and Security Act (EISA). Specifically, the CCC site is designed to replicate pre-project hydrologic conditions in terms of temperature, rate, volume, duration of stormwater flow to the maximum extent technically feasible. Overall, the project will reduce total impervious area by approximately 6-8 acres, which will increase soil absorption and reduce the volume of stormwater runoff that drains into the nearby Meetinghouse Branch.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online at [www.ncpc.gov](http://www.ncpc.gov):

- Submission Letter
- NCPC Submission Form
- Project Narrative
- Maryland Historic Trust (MHT) Section 106 Concurrence Form
- Finding of No Significant Impact (FONSI)

Prepared by Michael Weil  
04/25/2019

## **POWERPOINT (ATTACHED)**

# Joint Base Andrews New Consolidated Communications Center (P-3003)

Camp Springs, MD

Approval of Final Site and Building Plans

United States Department of Defense

Project Synopsis

# Project Summary

**Commission Meeting Date:** May 2, 2019

**NCPC Review Authority:** Advisory – Federal Project in the Environs (40 U.S.C. § 8722 (b)(1))

**Applicant Request:** Approval of Final Site and Building Plans

**Session:** Consent Calendar

**NCPC Review Officer:** Michael Weil

**NCPC File Number:** 7902

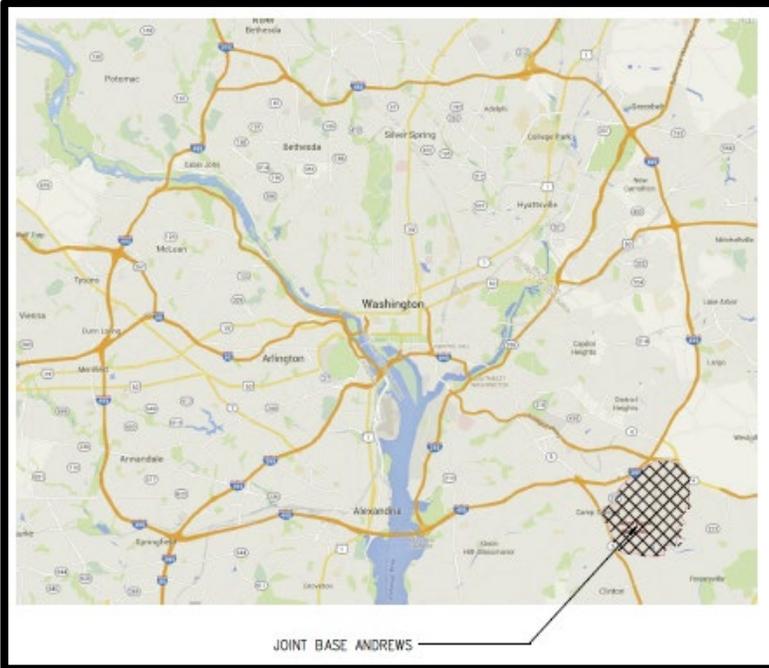
## Project Summary:

The United States Department of Defense has submitted final designs to construct a Consolidated Communications Center (CCC) at Joint Base Andrews (JBA), located in Camp Springs, Maryland for the Air Force's 89th and 744th Squadrons within a single facility. The facility will support critical communication functions such as the Air Force, White House, and Defense Information System Agency (DISA), along with Senior Leaders Command, Control, and Communications Systems (SLC3S). The new facility will be two stories and 79,374 square feet. In addition to construction of the new facility, the project scope also includes the demolition of two facilities (1539 & 1558) totaling 105,841 SF (9,833 SM).

The site is located in the northwest quadrant of JBA near the intersection of Alabama Ave and D Street, near Buildings 1539 and 1558 which are currently occupied by the mission partners. This area is undergoing a transition to become an administrative core, and once housed the original Andrews AFB Headquarters (HQ). The original HQ building has been demolished, and a new administrative facility – the Jones Building – was constructed at the corner of Perimeter Road and Alabama Avenue. The total project area is approximately 20 acres. There are six existing buildings with associated sidewalks, parking lots, and lawn areas located within the limits of the project.

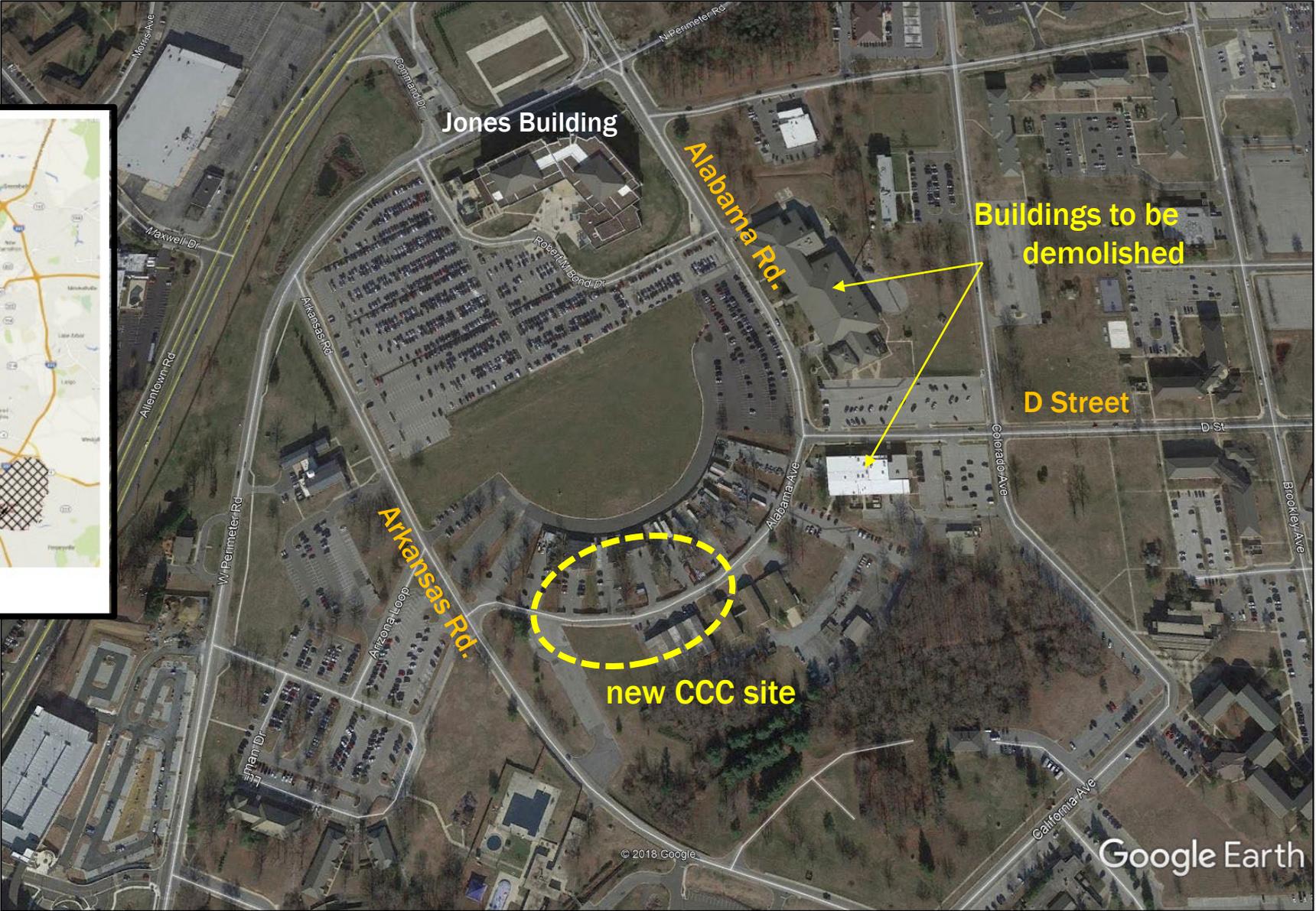
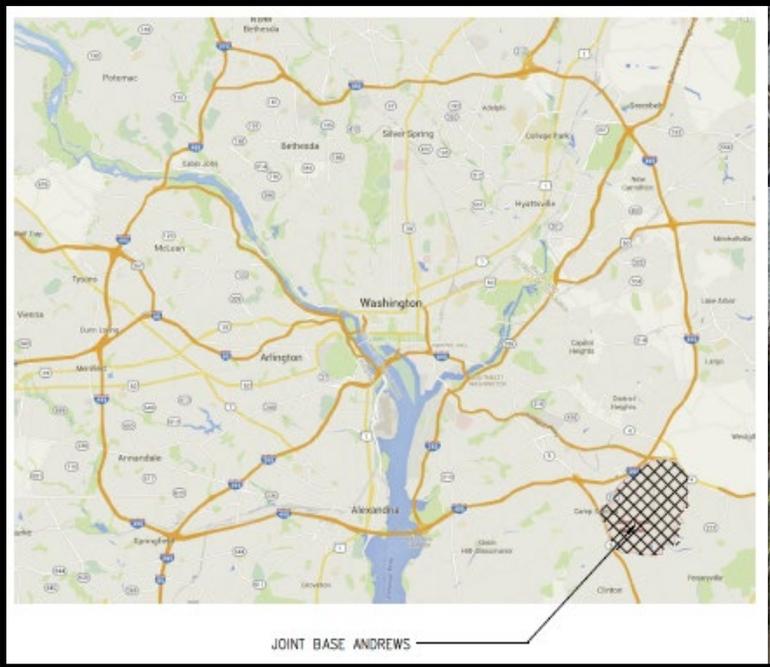
The Jones Building to the north and the CCC facility will establish the focal point of the new administrative core to be developed in this area. The scale and massing of the two buildings is intended to be similar and compatible. The CCC is laid out as a 120-degree "L" shape, with the primary access formed by the inside corner of the building facing the Jones Building. In addition, the color and fenestration of the two facilities are intended to be similar and compatible, with the exterior building materials to consist of brick, standing seam metal roofing, and other materials as indicated in the JBA Architectural Compatibility Plan.

# Site Location

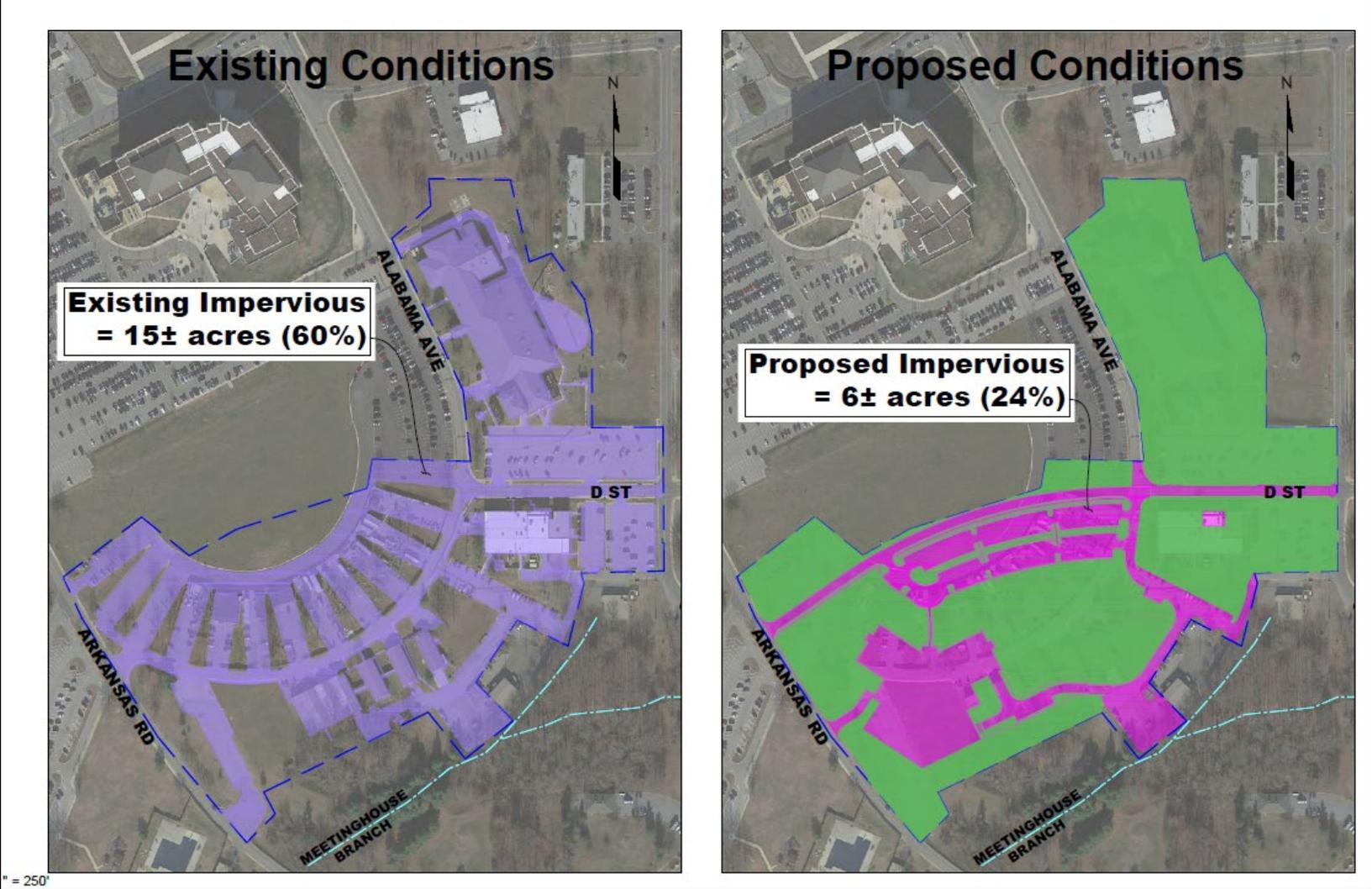


Location Map

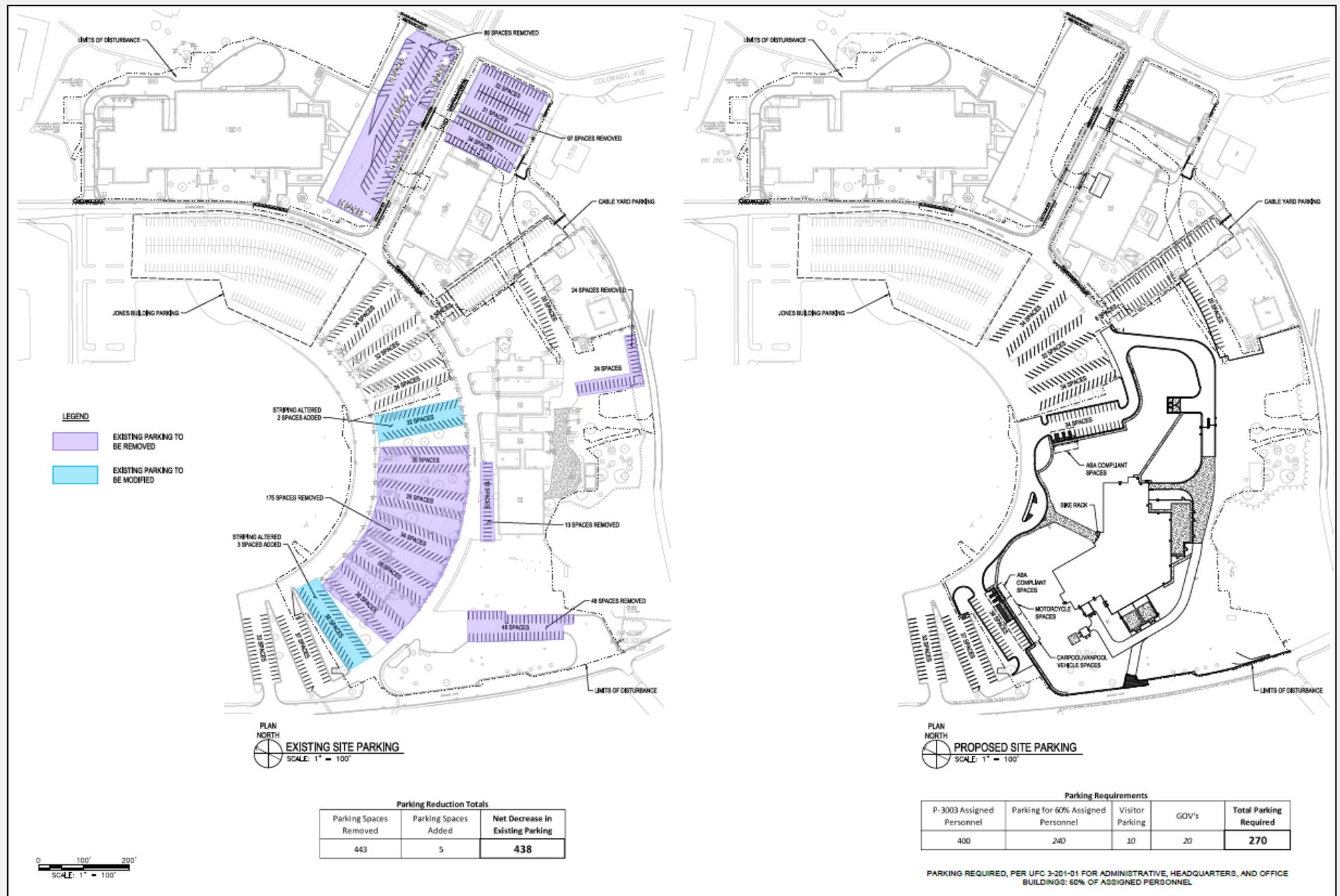
# Site Location



# Impervious Surface Area Change

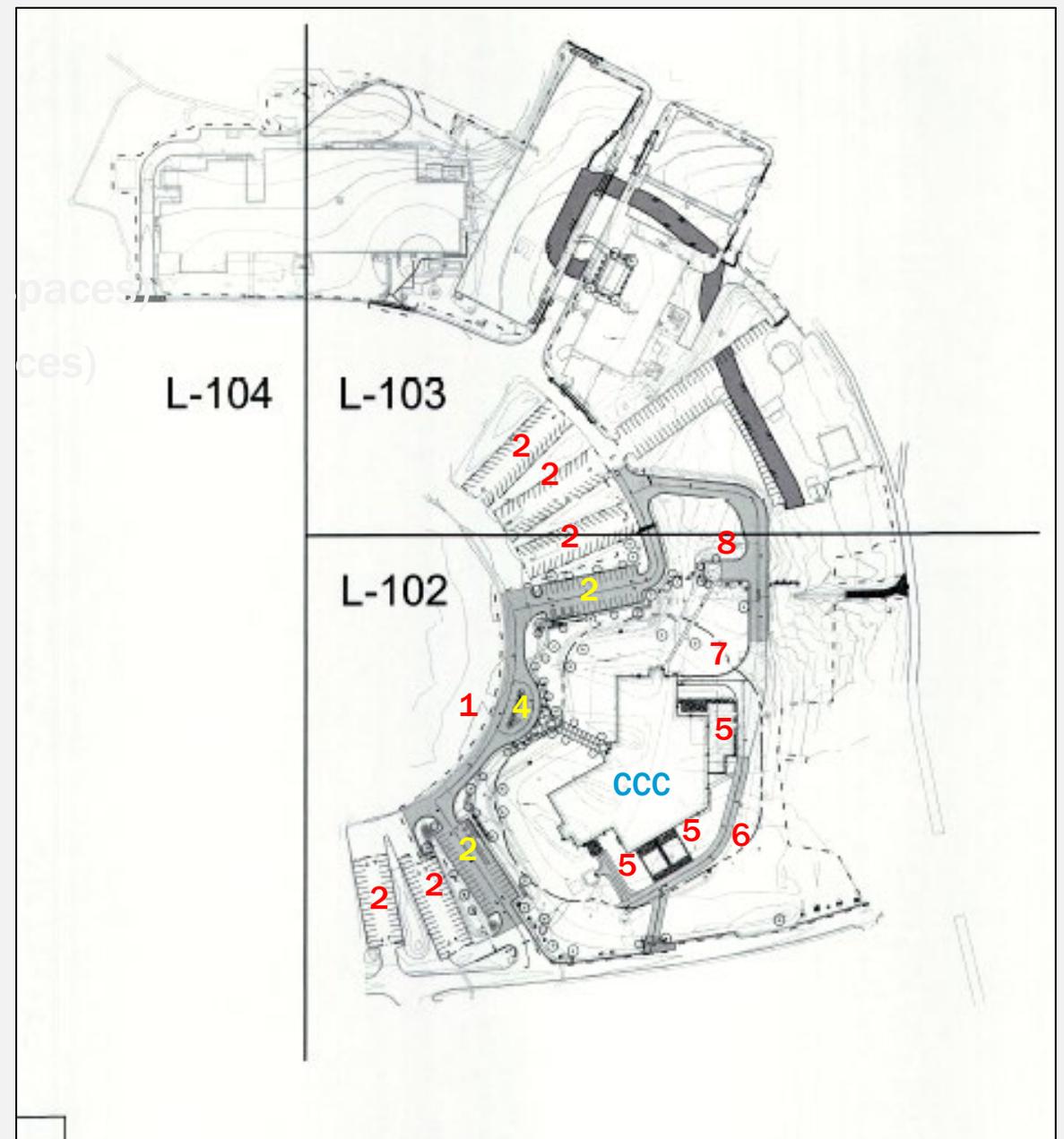


# Parking Plan



# Notable Project Features

1. arched-road maintained
2. surface parking areas maintained
3. surface parking areas restriped
4. drop-off area (transit)
5. outdoor equipment area / pad
6. emergency/delivery access
7. delivery dock
8. dumpster



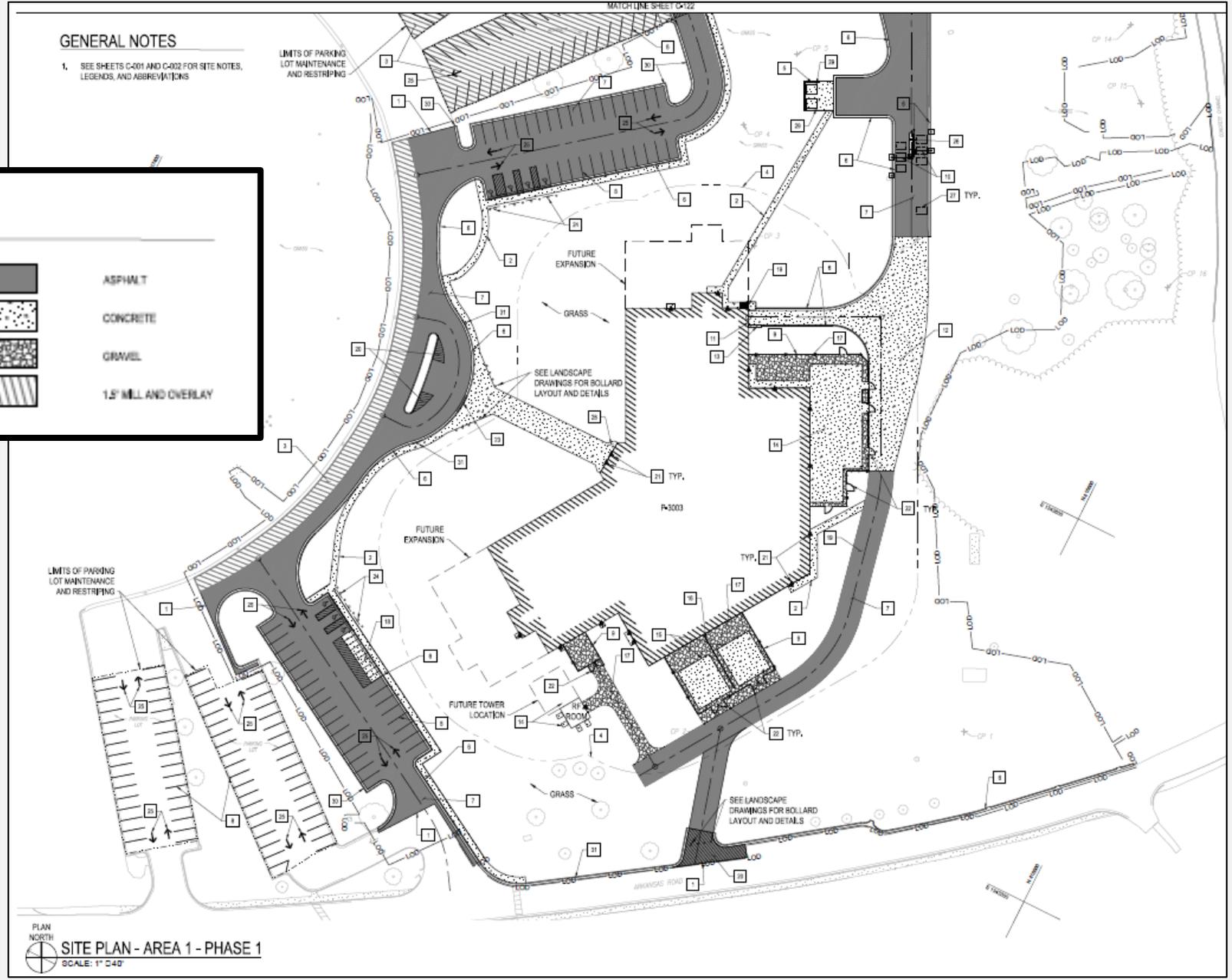
# Site Plan

1. TIE IN NEW PAVEMENT TO OLD. (D1 C-605)
2. CONCRETE SIDEWALK. (C1 C-600)
3. 1.5" MILL AND OVERLAY. (D2 C-605)
4. ATYP SETBACK (S2).
5. DUMPSTER ENCLOSURE. (A1 C-602)
6. 8" ATYP CONCRETE CURB. (A4 C-605) (TYPE A)
7. ASPHALT PAVEMENT. (C1 C-605)
8. PARKING STRIPING (6" WHITE). (C1 C-605)
9. CHAIN LINK SECURITY FENCING. (C1 C-602)
10. K4 RATED SWING GATE. (A1 C-606)
11. LOADING DOCK.
12. CONCRETE PAVEMENT. (C2 C-605)
13. RETAINING WALL.
14. CONCRETE EQUIPMENT PAD.
15. CONCRETE CHILLER PAD.
16. 8" CMU WALL.
17. GRAVEL.
18. CONCRETE MOTORCYCLE PARKING AREA.
19. CONCRETE STAIRWELL (7 RISERS). (A3 C-604)
20. NO PARKING STRIPING. (C3 C-605)
21. BUILDING POINT OF INGRESS/EGRESS (TYP).
22. CHAIN LINK SECURITY SWING GATE.
23. SIDEWALK RAMP. (A2 C-604)
24. ADA PARKING SIGN. (A3 C-605)
25. MUTCD COMPLIANT THROUGH ARROW.
26. PIN CODE READER.
27. TRAFFIC LOOP (TYP).
28. BIKE RACK. (C3 C-601)
29. BOLLARD. (B1 C-601)
30. 6" CONCRETE CURB. (A4 C-605) (TYPE B)
31. NO PARKING FIRE LANE SIGN (MUTCD 12X16 R6-31). PAINT CURB RED WITH WHITE FIRE LANE NO PARKING BETWEEN

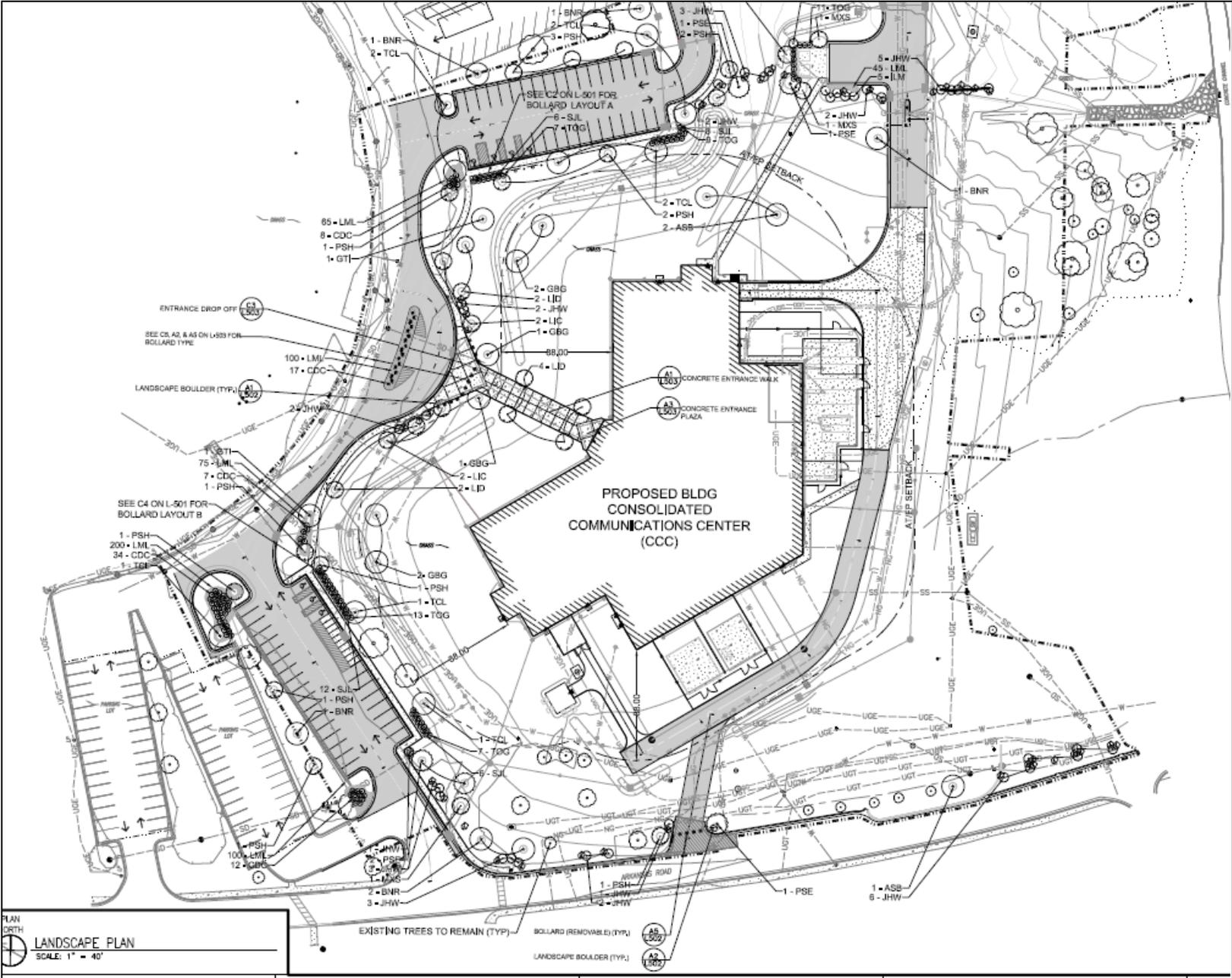
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE ENGINEERING ACT, 2002 (C-2002) AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LANDSCAPE ARCHITECTURE ACT, 2002 (C-2002).

### LEGEND

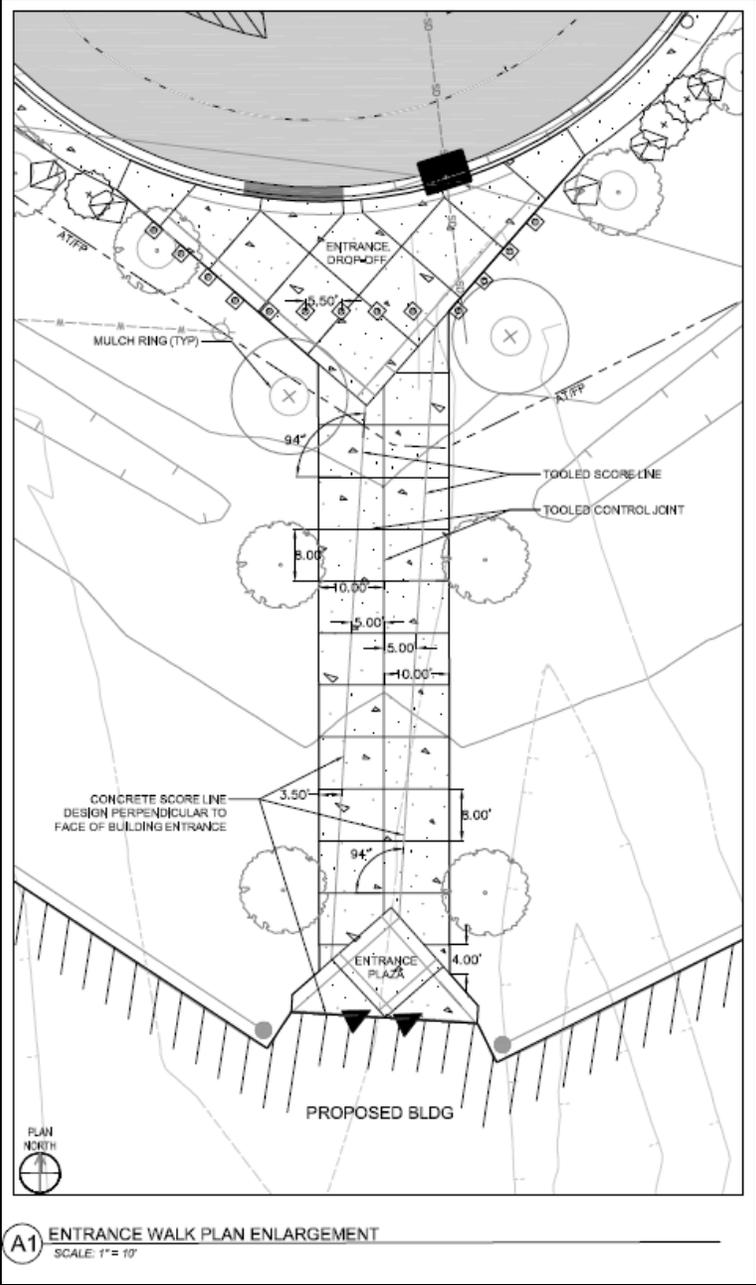
	ASPHALT
	CONCRETE
	GRAVEL
	1.5" MILL AND OVERLAY



# Landscape Plan



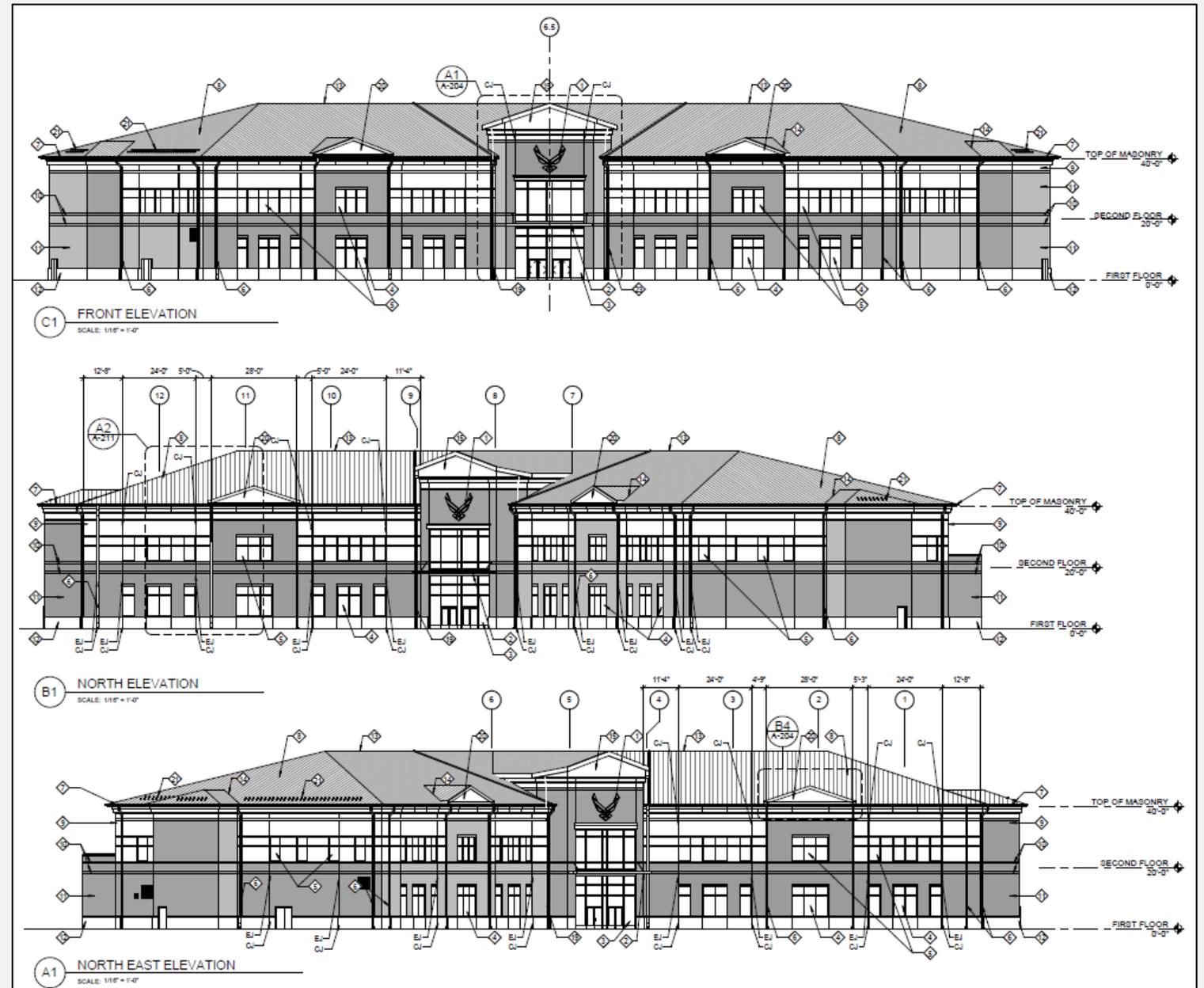
# Main Building Entrance Walk Plan



# Elevations

## ELEVATION WORK NOTES

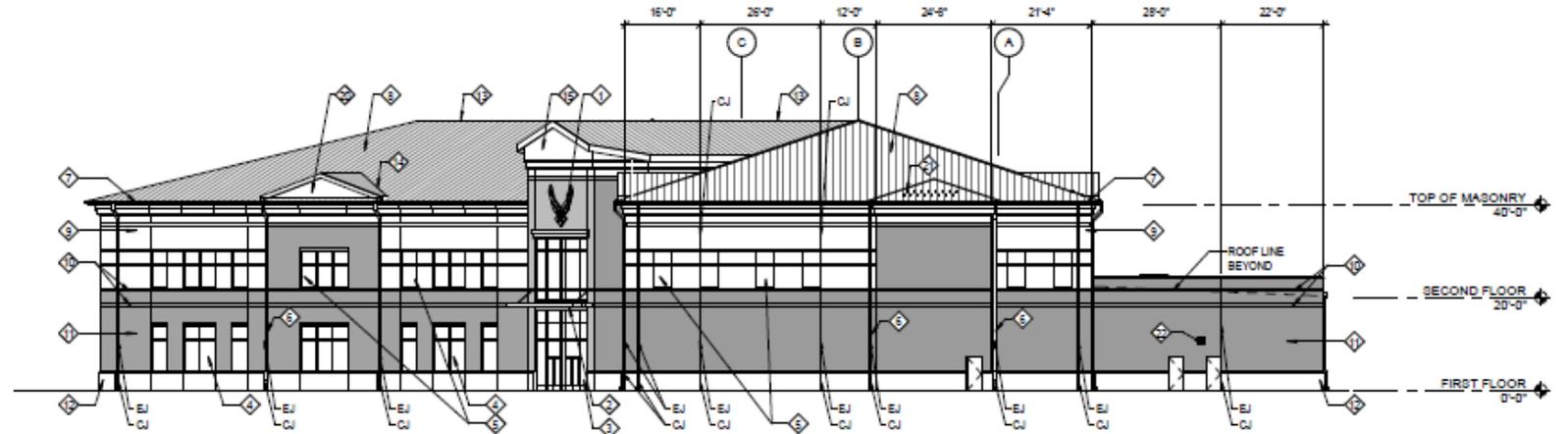
- 1 CAST STONE AIR FORCE LOGO
- 2 ENTRY CANOPY
- 3 STOREFRONT AT ENTRY; SEE SHEET A-621
- 4 SPANDREL GLAZING AT FIRST FLOOR FRONT FACADE; TYPICAL. SEE SHEET A-621
- 5 WINDOW WITH INSULATED LAMINATED GLAZING, 2ND FLOOR; TYPICAL; SEE SHEET A-621
- 6 PRE-FINISHED METAL DOWNSPOUT; TYPICAL
- 7 PRE-FINISHED METAL GUTTER; TYPICAL
- 8 STANDING SEAM METAL ROOF; TYPICAL
- 9 PRECAST VENEER; TYPICAL
- 10 BRICK ACCENT BAND; TYPICAL
- 11 BRICK VENEER; TYPICAL
- 12 PRECAST WATERTABLE; TYPICAL
- 13 PRE-FINISHED METAL NON-VENTED RIDGE CAP; TYPICAL
- 14 PRE-FINISHED METAL V-GROOVE VALLEY FLASHING; TYPICAL
- 15 PRE-FINISHED GABLE PANEL
- 16 LOADING DOCK OVERHEAD COILING DOOR WITH DOCK LEVELER
- 17 THROUGH PARAPET OVERFLOW SCUPPER OPENING; TYPICAL
- 18 PRE-FINISHED METAL CONDUCTOR HEAD; TYPICAL
- 19 BUILDING EXPANSION JOINT
- 20 SEE SHEET A-204 FOR TYPICAL DORMER DETAIL
- 21 SNOW GUARDS; TYPICAL
- 22 MECHANICAL LOUVERS, REFERENCE A-501 FOR TYPICAL FLASHING DETAIL; SEE MECHANICAL DRAWINGS
- 23 FALSE EXPANSION JOINT COVER



# Elevations

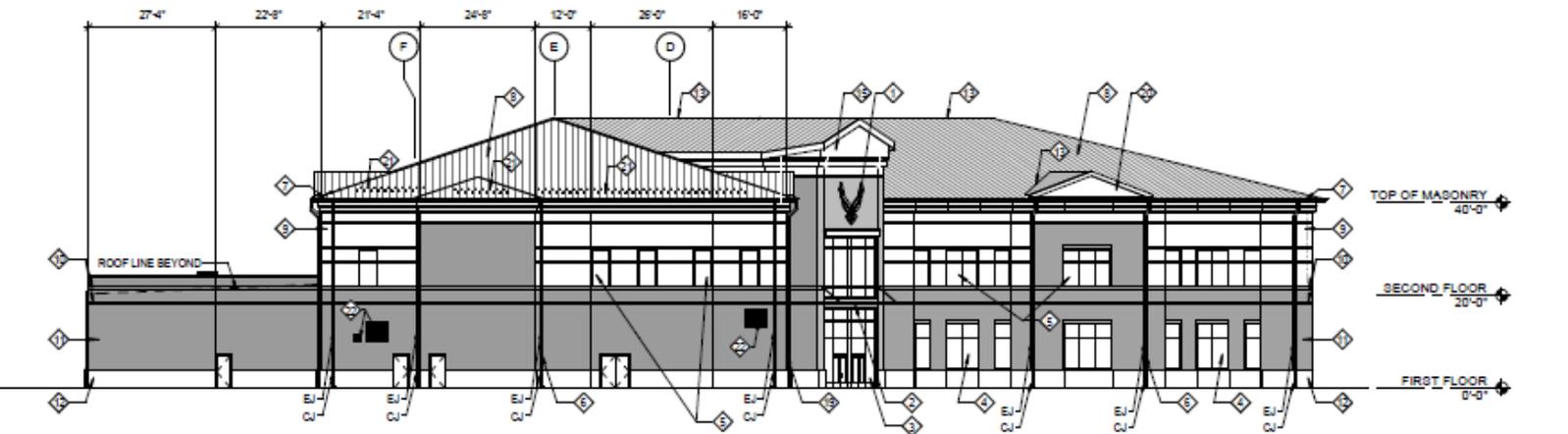
## ELEVATION WORK NOTES

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- 20 SEE SHEET A-204 FOR TYPICAL DORMER DETAIL
- 21 SNOW GUARDS; TYPICAL
- 22 MECHANICAL LOUVERS, REFERENCE A-501 FOR TYPICAL FLASHING DETAIL; SEE MECHANICAL DRAWINGS
- 23 FALSE EXPANSION JOINT COVER



B1 NORTH WEST ELEVATION

SCALE: 1/16" = 1'-0"

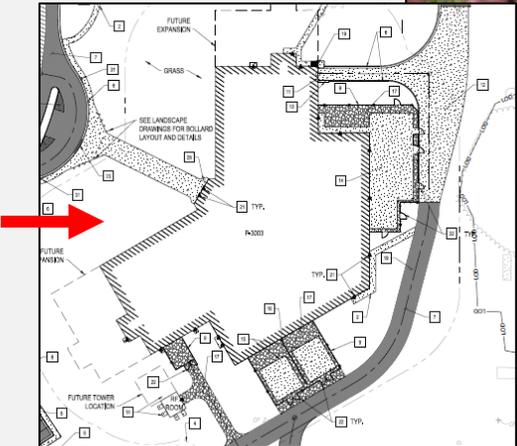


A1 EAST ELEVATION

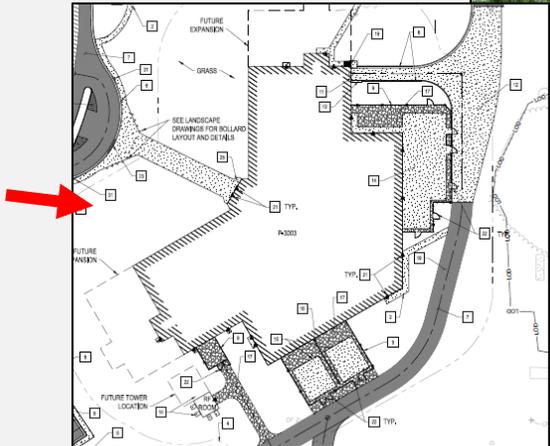
SCALE: 1/16" = 1'-0"



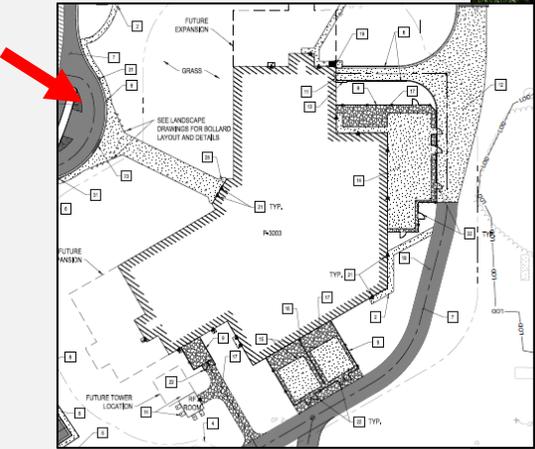
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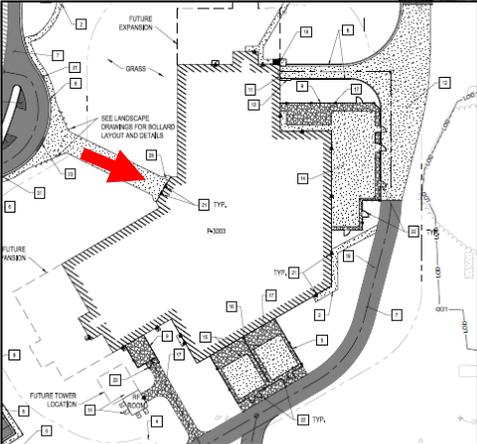
# Rendering



# Rendering



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