



Commission Action

November 7, 2019

PROJECT Naval Support Facility Suitland Installation Development Plan Naval Support Facility Suitland 4215 Suitland Road Suitland, MD	NCPC FILE NUMBER MP215
SUBMITTED BY United States Department of Defense Department of the Navy	NCPC MAP FILE NUMBER 3205.12(05.00)45005
REVIEW AUTHORITY Advisory per 40 U.S.C. § 8722 (b)(1)	APPLICANT'S REQUEST Approval of comments on draft master plan
	ACTION TAKEN Approved comments on draft master plan

The Commission:

Notes that the Commission last approved a Naval Support Facility-Suitland Installation Development Plan (IDP) in 2008, and that the 42-acre property is situated within the larger 226-acre Suitland Federal Center, which is under administration of the United States General Service Administration. NSF-Suitland functions separately from the other Suitland Federal Center property.

Notes that the Navy developed the draft NSF-Suitland Installation Development Plan update based on the following assumptions for the next 20 years:

- On-site employee and visitor populations will remain at their current levels;
- The primary mission of NSF Suitland will remain fundamentally unchanged during the short- to mid-range planning horizon; and
- Navy/DoD financial resources will continue to be constrained, requiring careful prioritization among competing desired expenditures.

Proposed Development

Supports the IDP's guiding planning principles and design standards, which are intended to promote more sustainable development based on Department of Defense Unified Facilities Criteria policies. The standards are designed to meet sustainability and energy efficiency requirements, promote visual order and architectural consistency, enhance the natural and man-made environments through consistent architectural themes and standards, and improve the functional aspects of the installation.

Supports the location of the new 40,000 sf addition to Building 1 and the new visitor screening center.

Parking and Transportation

Notes the Navy submitted a parking proposal for Commission review in September 2019 that included development of new surface parking on the Suitland Federal Center campus to replace lost parking with the removal of the NSF Suitland parking garage due to safety concerns. The proposal maintained NSF Suitland's current 1:2.1 parking ratio despite NCPC's Comprehensive Plan goal of 1:3 for NSF Suitland based on its location within 2,000-feet of a Metrorail station.

Notes the Commission deferred action to allow the Navy to develop a new interim plan with a more immediate parking reduction and greater use of existing parking areas on and near the campus.

Short-Term Proposal

Notes the Navy has submitted a revised short-term proposal that improves NSF Suitland's parking ratio to 1:2.5 by eliminating 270 spaces (with demolition of the garage) and reserving 150 spaces for visitor use, which are needed to accommodate training events.

Notes that GSA has agreed to extend the Navy's current parking lease (for 805 spaces) and allow the lease of 150 additional spaces in the northeast Census Bureau lot, thereby eliminating NSF Suitland's need for a new surface parking lot as previously proposed.

Finds that the Navy has submitted enough data to warrant its parking ratio variance goal of 1:2.5 during the IDP's short-term (within 1-5 years) planning timeframe.

Notes the Navy is committing to several other short-term planning actions including:

- Establishing new transit service between NSF Suitland, other military installations, and the Suitland Metro Station;
- Working with the Maryland Transit Administration to improve commuter bus service to the Suitland Federal Center; and
- Encouraging contractor use of nearby available Suitland Metro station parking.

Commends both the General Services Administration and the Navy for working together to develop an improved plan using existing Suitland Federal Center and Suitland Metrorail Station parking, rather than constructing new parking, that improves NSF Suitlands parking ratio from 1:2.1 to 1:2.5 by 2025.

Notes that the Navy is seeking funding to help update the Suitland Federal Center Transportation Management Plan in conjunction with GSA.

Long-Term Proposal

Notes that the NSF Suitland Transportation Management Plan (TMP) shows how the Navy will achieve NCPC's 1:3 parking ratio goal by 2040 through defined action steps including:

- Constructing a more direct pedestrian path (and associated pedestrian entrance) between NSF Suitland and the Suitland Metro Station with planning assistance from GSA;
- Exploring personnel relocation opportunities to other Intelligence Community properties within the Region; and
- Decreasing employee parking by 160 spaces over a 10-year period (16 spaces per year).

Notes that the future new NSF Suitland garage will not result in overall installation parking capacity that exceeds the Navy's long-term 1:3 ratio goal.

Requests that the Navy submit future TMP monitoring reports to NCPC for review so that the Commission can remain aware of Navy efforts to reduce its employees' reliance on single occupant vehicle commuter travel at NSF Suitland.

Additional Information

Requests that the Navy add a graphic in the final Installation Development Plan that shows future tree planting priority areas.

Requests that the Navy add more detailed information to the final Installation Development Plan on development of a more integrated stormwater management system at NSF Suitland with recommended future bioswale areas, permeable paving opportunity areas, and other stormwater Best Management Practices. The Navy should assess the feasibility of replacing existing stormwater retention pond capacity with a new integrated system of Best Management Practices.

Requests that the Navy respond to each Prince George's County Planning Department referral comment in the final Installation Development Plan submission.

Julia A. Koster
Secretary to the National Capital Planning Commission

