Executive Director’s Recommendation
Commission Meeting: October 1, 2022

PROJECT
The George Bush Center for Intelligence
Master Plan
George Bush Center for Intelligence
1000 Colonial Farm Rd
Fairfax, Virginia

SUBMITTED BY
United States Government

REVIEW AUTHORITY
Approval of Master Plans for use by the Commission
per 40 U.S.C. § 8722(a) and (b)(1)

PROPOSED ACTION
Approved comments on draft master plan

ACTION ITEM TYPE
Staff Presentation

PROJECT SUMMARY

The George Bush Center for Intelligence is a 258-acre campus in Fairfax County, Virginia surrounded by suburban residential development adjacent to the east and south (across Georgetown Pike). West of the site is NPS parkland (GWMP) and northwest is the Federal Highway and Administration property known as the Turner Fairbanks Highway Research Center. The existing campus, which was established at this location in the 1950s, consists of the main building referred to as the Original Headquarters Building and the New Headquarters Building. This main building is surrounded mostly by surface parking lots.

The Commission last approved an installation master plan update in 2006 which supplemented the 1997 master plan. The primary goals of this draft master plan are as follows:

1. Establish a campus development plan that addresses unsatisfied mission needs including infrastructure improvements and new facility development.
2. Determine buildable locations and areas on campus suitable for re-purposing to meet emerging program requirements.
3. Develop an effective, actionable recapitalization program to
   a. Support sustainability and minimize impacts to mission
   b. Improve stormwater management
   c. Reduce impervious area and increase the quantity of green areas for a more sustainable campus
4. Position the Agency to rationally develop and enhance potential development sites as appropriately defined mission priorities are established.
KEY INFORMATION

- A 258-acre campus located in suburban Fairfax County, Virginia
- Federal land surrounds the installation on the north and west.
- East of the installation is a residential neighborhood.
- There is a 300-foot wooded buffer on the eastern portion of the installation.
- Access to the installation is from either the George Washington Memorial Parkway or from Route 123 (Dolley Madison Parkway)
- The installation master plan was last updated in 2006.

RECOMMENDATION

The Commission:

Supports the George H.W. Bush Campus for Intelligence (GBCI) Draft Master Plan which describes a comprehensive vision for this campus located in Fairfax County, Virginia by:

- Providing a more orderly campus development while modernizing the office space, removing temporary office space additions at the historic Original Headquarters Building, and creating a new southern precinct for additional development.
- Protecting the natural resources by maintaining existing forested areas, improving stormwater management through the introduction of management ponds and reducing impervious surface area by 10% (26 acres) with the removal of existing surface parking lots and replacing them with structured parking.
- Improving sustainable development by installing rooftop solar panels for the parking garages and providing electric vehicle charging stations on campus.
- Introducing pedestrian sidewalks, pathways and outdoor spaces which will improve the on-campus pedestrian safety and provide pleasant places outside for employees to enjoy and learn about agency history.

Transportation

Notes the existing installation parking ratio is 1:1.7 and the proposed parking ratio will be 1:2 which includes a 1:1 parking ratio for personnel who are required to have parking (mandated parking) and 1:2 for the general employee population. There will be both a population and parking space increase.

Supports the applicant agency’s inclusion of a series of potential strategies that could reduce the percentage of single occupancy vehicle commuting, including a combination of required telework, charging for parking on campus and promoting transit subsidy.

Requires that for future parking garage submissions, the applicant agency continue to demonstrate a parking ratio of 1:2 for general employees.
Natural Resources

Notes the draft master plan describes how new development will largely be located in previously disturbed areas and not in the existing forested areas.

Notes the applicant agency commits to meet the Comprehensive Plan’s tree replacement policy.

Requires the applicant agency to provide a detailed tree replacement plan to describe the removal and replanting of trees on the campus as identified in the Comprehensive Plan.

Historic Preservation

Requests the applicant agency explore and include design guidance in the master plan for the new childcare center, which will incorporate the historic Scattergood-Thorne House, so it will be architecturally sensitive to the historic house and its context.

PROJECT REVIEW TIMELINE

| Previous actions | 2006 – Approved GBCI Master Plan Update.  
1999 – Approved GBCI Master Plan Update |
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<td>Remaining actions (anticipated)</td>
<td>– Approval of final master plan</td>
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PROJECT ANALYSIS

Executive Summary

Staff supports the George Bush Center for Intelligence (GBCI) Draft Master Plan as it aligns with many policies within the Comprehensive Plan such as the promotion of concentrated development, protecting natural resources, incorporating sustainable features, and developing employee amenities like pedestrian walkways and plazas.

Supports the George H.W. Bush Campus for Intelligence (GBCI) Draft Master Plan which describes a comprehensive vision for this campus located in Fairfax County, Virginia by:

- Providing a more orderly campus development while modernizing the office space, removing temporary office space additions at the historic Original Headquarters Building, and creating a new southern precinct for additional development.
- Protecting the natural resources by maintaining existing forested areas, improving stormwater management through the introduction of management ponds and reducing impervious surface area by 10% (26 acres) with the removal of existing surface parking lots and replacing them with structured parking.
- Improving sustainable development by installing rooftop solar panels for the parking garages and providing electric vehicle charging stations on campus.
• Introducing pedestrian sidewalks, pathways and outdoor spaces which will improve the on-campus pedestrian safety and provide pleasant places outside for employees to enjoy and learn about applicant agency history.

Analysis

The applicant agency began to develop a draft master plan several years ago in an effort to rethink the campus, incorporating modern office space, adding swing space to allow renovations of existing buildings, providing more employee amenities, embracing natural resource protection, and integrating sustainable measures. While staff supports this master plan, we have noted several areas requiring additional information regarding transportation, natural resources, and historic preservation.

Land Use

The master plan includes new campus development sector designations that create a more defined and orderly campus development. The development sectors are Campus Gateway, North Campus, South Campus, Campus Center, Campus Support and a Northeast Campus. Each sector includes the addition of pedestrian amenities such as paths and plazas, the replacement of surface parking with parking structures, and the addition of sustainable elements like rooftop solar voltaic systems. The sectors also include new development which staff largely supports as it creates a more orderly development pattern for the campus by grouping similar uses over the next 20 years. Staff supports this draft master plan as it is consistent with many policies contained within the Federal Environment, Federal Workplace, Urban Design and Historic Preservation Elements of the Comprehensive Plan.

Transportation

Staff supports many of the proposed transportation elements in this draft master plan including the replacement of surface parking lots with structured parking, the development of pedestrian sidewalks and plazas throughout the campus, and the separation of commercial traffic from other traffic on campus. The proposed changes will improve pedestrian safety on campus, allow for recreational activities, and make it a more connected and enjoyable environment for federal employees assigned to this facility.

Staff also notes the applicant agency has provided a draft Transportation Management Plan (TMP) that describes what measures it could use to reduce the amount of single occupancy vehicles arriving at this site. The TMP includes potential strategies to reduce the percentage of single occupancy vehicles (SOV) commuting to the installation. Staff supports using various strategies to reduce the overall SOV. As the installation is located more than 2,000 feet from a Metrorail Station, the Comprehensive Plan identifies the parking ratio as 1:2 or one space for every two employees. The applicant agency notes the exiting installation parking ratio is 1:1.7 and will meet the 1:2 parking ratio once the master plan has been fully executed. In summary, there will be a population increase that will be similar to the increase in parking spaces, meaning the same amount
of parking will be available for those who work at the installation today. The applicant agency has identified certain employees will have mandated parking (1:1 parking ratio).

Notes the existing installation parking ratio is 1:1.7 and the proposed parking ratio will be 1:2 which includes a 1:1 parking ratio for personnel who are required to have parking (mandated parking) and 1:2 for the general employee population. There will be both a population and parking space increase.

Supports the applicant agency’s inclusion of a series of potential strategies that could reduce the percentage of single occupancy vehicle commuting, including a combination of required telework, charging for parking on campus and promoting transit subsidy.

Requires that for future parking garage submissions, the applicant agency continue to demonstrate a parking ratio of 1:2 for general employees.

Natural Resources/Sustainability

Staff supports the draft master plan as it provides a strong framework integrating natural resource protection as part of the overall development strategy. It accomplishes this by:

- focusing development onto previously disturbed areas on the campus
- removing impervious surface area by replacing surface parking lots with structured parking
- planting trees on the campus to replace trees removed for new development
- incorporation of stormwater detention ponds and other LID measures on campus that serve a dual purpose: as stormwater management facilities and as pedestrian amenities.
- keeping most development off steep sloped areas and out of forested areas
- incorporating sustainable features like adding solar panels to the roofs of the parking structures and installing new electric vehicle charging stations.

The applicant agency is required to meet EISA 438 and it states in its MP Stormwater Management Plan it will accomplish this through one or more of the following stormwater management techniques: detention, infiltration, water recycling/harvesting and/or evaporation. Included in the plan are several new stormwater management ponds, dry ponds, dry swales, and other bio-retention measures. The draft master plan also describes the replacement of lawns within the existing stormwater management facilities with water tolerant plants to minimize the need to mow these areas as well as further reduce the velocity and volume of stormwater on site.

The applicant agency has also committed to meeting the Compressive Plan’s tree replacement policy and has provided a map showing where trees will be removed, maintained and replanted. Staff recommends the applicant agency provide a detailed tree replacement plan to describe the tree replacement and removal plan as identified in the Comprehensive Plan.

Notes the draft master plan describes how new development will be largely be located in previously disturbed areas and not in the existing forested areas.
Notes the applicant agency commits to meet the Comprehensive Plan’s tree replacement policy.

Requires the applicant agency to provide a detailed tree replacement plan to describe the removal and replanting of trees on the campus as identified in the Comprehensive Plan.

Historic Preservation

Regarding historic preservation, the campus development plan adequately describes how new buildings will be incorporated into the site. The existing historic buildings on the installation consist of the Original Headquarters Building (OHB) with its cafeteria and the Scattergood-Thorne residence. There are a few historic resources nearby including the George Washington Memorial Parkway Historic District and the Dolley Madison Historic District. The Scattergood-Thorne residence will become the entrance to the new childcare center. Staff therefore encourages the applicant agency to develop guidelines on how to sensitively design a new structure on this historic resource and work with the Virginia Department of Historic Resources (DHR) during the design review process.

Requests the applicant agency explore and include design guidance in the master plan for the new childcare center, which will incorporate the historic Scattergood-Thorne House, so it will be architecturally sensitive to the historic house and its context.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

This draft master plan is consistent with many policies contained within the Comprehensive Plan, however there is one policy within the Transportation Element where the project is not consistent, namely, the parking ratio where there is insufficient information to determine the project’s consistency. Staff analysis for this policy is described earlier in this staff report.

National Historic Preservation Act

The applicant agency has not initiated Section 106 consultation yet with the Virginia Department of Historic Resources so it is unknown what mitigation will be determined for impacts associated with the proposals contained in master plan. The applicant agency received a comment from the DHR during the NEPA scoping process which requested that the agency consult with DHR pursuant to Section 106 when implementing projects included in the Master Plan. NCPC does not have a Section 106 responsibility for master plans.
National Environmental Policy Act

Pursuant to its responsibilities under the National Environmental Protection Act, the agency has developed a draft environmental assessment for this master plan. NCPC does not have a NEPA responsibility as this is a master plan.

CONSULTATION

As this master plan was submitted and identified as controlled unclassified information, NCPC did not refer it out. Instead, staff set up a meeting on August 2, 2022, between Fairfax County representatives and the applicant agency to determine if they had any concerns. After the master plan was presented, Fairfax County representatives noted their support for the proposed elements within the master plan and stated continued coordination on stormwater management and were satisfied there would be minimal impacts to wooded easter portion of the installation.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Project synopsis

POWERPOINT (ATTACHED)
George Bush Center for Intelligence

Fairfax County, Virginia

Approval of Comments on Draft Master Plan

United States Government
Project Summary

**Commission Meeting Date:** September 1, 2022

**NCPC Review Authority:** 40 U.S.C. § 8722(b)(1)

**Applicant Request:** Approval of comments on draft master plan

**Session:** Open Session

**NCPC Review Officer:** Carlton Hart

**NCPC File Number:** MP91

**Project Summary:**

The Agency has submitted a draft master plan for the George Bush Center for Intelligence located in Mclean Virginia. The site is 258-acre campus in Fairfax County VA surrounded by suburban residential development adjacent to the east and south (across Georgetown Pike). West of the site is NPS parkland (GWMP) and north is the FHWA property known as the Turner Fairbanks Highway Research Center.

- This master plan is a 20-year plan for the future of the installation.
- The campus master plan was last updated in 2006. The agency notes the parking ratio meets the 1:2 parking ratio even with the proposed increase in parking at the campus.
- Enhanced security requirements created perimeter improvements.
- MP increases amount of open space and protects the integrity of the original GBCI campus and creates a new south campus for additional development to provide modern space for existing employees.
- Addresses storm water management concerns on the campus and “focuses on preventing new SWM issues from occurring as the proposed projects are implemented”
Project Summary

1. Establish a campus development plan that addresses unsatisfied mission needs including infrastructure improvements and new facility development.

2. Determine buildable locations and areas on campus suitable for re-purposing to meet emerging program requirements.

3. Develop an effective, actionable recapitalization program to:
   a) Support sustainability and minimize impacts to mission
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4. Position the Agency to rationally develop and enhance potential development sites as appropriately defined mission priorities are established.
Google Map Image
Existing Installation Plan
Existing Land Uses

George Washington Memorial Parkway (NPS)

Turner Fairbanks (FHWA)
Historic Resources
Topography
Woodlands
Streams and Wetlands
Campus Circulation

Internal circulation
Draft Master Plan
Campus Development

- Replace surface parking and improved pedestrian amenities.
- Add pedestrian amenities: plaza, walkways, seating.
- Replace surface parking, add high bay storage, and improve pedestrian amenities.
- Replace surface parking, improve campus entry and vehicular circulation and improved pedestrian experience.
- Additional development sensitive to historic resources.
- Replace surface parking, develop additional office space and improved pedestrian experience.