

Naval Support Facility Suitland

Installation Development Plan & Transportation Management Plan

4600 Silver Hill Road, Suitland, Maryland

Approval of Final Master Plan

United States Department of Defense, Department of the Navy

Project Summary



Commission Meeting Date: June 4, 2026

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

Applicant Request: Approval of final master plan

Session: Consent Calendar

NCPC Review Officer: Michael Weil

NCPC File Number: MP215

Project Summary:

The U.S. Department of Defense, Department of the Navy has submitted a final Area Development Plan (ADP) and Transportation Management Plan (TMP) for the Naval Support Facility (NSF) Suitland, which is located within the larger GSA-administered Suitland Federal Center (SFC), in Suitland, Maryland. NCPC reviewed the draft NSF-S plans at its April 2026 meeting, and the updates plan will replace the installation's previous 2020 plans. The updated ADP will help guide installation development at NSF-S during the next 20 years, and the Navy developed the plan based on Department of Defense's (DoD) 2020 Unified Facilities Criteria (UFC) 2-100-01, Installation Master Planning reference.

NSF Suitland occupies approximately 41 acres within the SFC, with land uses that include an administrative office, open space and recreation land, maintenance facilities, and base support, including parking for employees and visitors. As of July 2025, there are 850 parking spaces within the installation's fence line, including 779 parking spaces for employees, and 1,077 leased parking spaces within the SFC, provided through an agreement with GSA, totaling 1,927 parking spaces (1:2.2). There is additional on-street parking along Swann Road within the SFC for all employees and visitors. NSF Suitland supports more than 4,000 military personnel, civilian, mobilized reservists, and contractor personnel, with 1,000 additional employees during surges from mission changes or National Emergencies. NSF Suitland also hosts conferences for NATO and other allies, and on any given day, there could be 300 visitors for conferences and over 60 daily visitors for non-conference purposes.

Alternative Courses of Actions (3) depict potential solutions and physical development approaches for addressing NSF Suitland's capability gaps, future functional needs, operational mission requirements, and investment priorities. Stakeholders selected the "Progressive" COA (#2) for the ADP, which includes the following actions:

- Continue to lease existing parking from GSA to address parking deficiency;
- Construct the east wing addition to the NMIC;
- Construct a parking garage. The capacity of the garage would be limited to only what would meet a 1:3 parking ratio for the NSF Suitland installation. The parking garage could be built to meet the 1:3 ratio in whole or in combination with surface parking;
- Address space capability gap for NSF Suitland components; and
- Renovate the existing NMIC Facility.


A key change between the previous 2020 ADP and this update is the construction of the new P664 laboratory building. The building will be located outside of the NSF-S perimeter, on the site of an unused GSA building (and its surface parking), to the northeast of the National Maritime Intelligence Center (NMIC). The change would expand the Navy’s footprint within the Suitland Federal Center with this much-needed, additional space in order to support future NMIC tenant needs. The preferred alternative includes the construction of the new P664 building, its associated parking, and other projects shown in **Table 4.4**. The new P664 project would result in the permanent loss of 200 employee parking spaces, which is discussed further in the draft Transportation Management Plan (TMP).

Table 4.4 Preferred COA

| ID | Preferred COA : Proposed Planning Action |
|----|---|
| 1 | Construct P664 a multi-level laboratory for foreign material exploitation. |
| 2 | Replace the facilities UPS system. |
| 3 | Replace approximately 12 air handlers in the NMIC. |
| 4 | Replace the electrical feeders in the NMIC. |
| 5 | Renovate the interior areas in the NMIC. |
| 6 | Renovate the exterior areas of the NMIC. |
| 7 | Replace the bollards inside the NMIC. |
| 8 | Construct an additional water supply line to the NMIC. |
| 9 | Construct an additional transformer and electrical supply line to the NMIC. |
| 10 | Repave all the roads inside the NMIC compound. |
| 11 | Construct a new parking garage. |
| 12 | Construct a new eastern wing to the NMIC. |

Source: Gaps Analysis, Stakeholder Interviews, COAs Workshop (June 2025)

Previous Commission Action (April 2026)

 **Commission Action**
April 2, 2026

| | |
|---|---|
| PROJECT Naval Support Facility Suitland - Area Development Plan and Transportation Management Plan Updates Naval Support Facility Suitland 4251 Suitland Road Suitland, Maryland | NCPC FILE NUMBER MP215 |
| SUBMITTED BY United States Department of Defense, Department of the Navy | NCPC MAP FILE NUMBER 3205.10(05.00)46147 |
| REVIEW AUTHORITY Approval of Master Plans for use by the per 40 U.S.C. § 8722(a) and (b)(1) | APPLICANT'S REQUEST Approval of draft master plan comments |
| | ACTION TAKEN Approved draft master plan comments |

The Commission:

Approves the following comments on the draft Naval Surface Facility Suitland Area Development Plan and Transportation Management Plan:

Supports the plan's purpose to guide installation development over the next 20-year planning based on current Department of Defense planning criteria and requirements.

Notes the Commission last approved a master plan for Naval Support Facility-Suitland (Installation Development Plan) in 2020, and 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 the applicant coordinated closely with NCPC staff in the preparation of the draft and updated the document in response to staff comments.

Proposed Development

Notes a key change (since the previous 2020 NSF- Suitland Installation Development Plan) is the Navy proposal to acquire land from GSA and construct a new laboratory (P664) building (known as the Foreign Material Exploitation Laboratory), which would expand Navy property (transferred from GSA) within the Suitland Federal Center.

Notes master plan has 12 projects, which includes a new Foreign Material Exploitation laboratory (P664); new parking garage (consistent with NSF-S's 1:3 goal); new NIMC Building eastern wing; and a bollards replacement project.

Commission Action
NCPC File No. MP215

Page 2

Requests the Navy consult with NCPC early in the laboratory (P664) building's planning and design process in order to discuss the building design, perimeter security, potential traffic impacts, and landscaping.

Requests the applicant work with NCPC staff regarding the need and design approach for perimeter security at the NIMC Building, given its location within both the NSF-S and Suitland Federal Center secure perimeters.

Transportation and Access

Supports NSF-Suitland's long-term 1:3 parking goal, which is consistent with NCPC's Comprehensive Plan.

Notes that NSF-Suitland has slightly improved its drive alone traffic (-1%) and public transit use (+2%) since the previous 2019 NSF-Suitland TMP.

Notes the Navy plans to continue to lease parking on GSA property, outside of the NSF-Suitland, as an interim measure until the future on-site garage is available for use. In the meantime, the Navy plans to gradually improve its overall parking capacity by implementing different Travel Demand Management (TDM) strategies and meeting interim parking goals.


Supports the Navy's proposed TDM strategies, with notable measures that include:

- Engaging with commuter bus providers to develop additional services for employees not served by Metrorail;
- Partnering with GSA to conduct a SFC transportation study to develop a more unified TDM program; and
- Working with GSA to develop a new, more direct pedestrian path (and associated pedestrian entrance) to NSF Suitland through GSA property.

Coordination

Notes the master plan was referred to the Maryland Clearinghouse, and comments were received from Maryland Department of Planning, the Department of Environment, Department of Natural Resources, and the Historical Trust. The primary comments relate to construction waste, utilities, and stormwater management, especially as the site contains sensitive environmental areas.

Requests the Navy consider and respond to each Prince George's County Planning Department's referral comments in the final ADP submission.

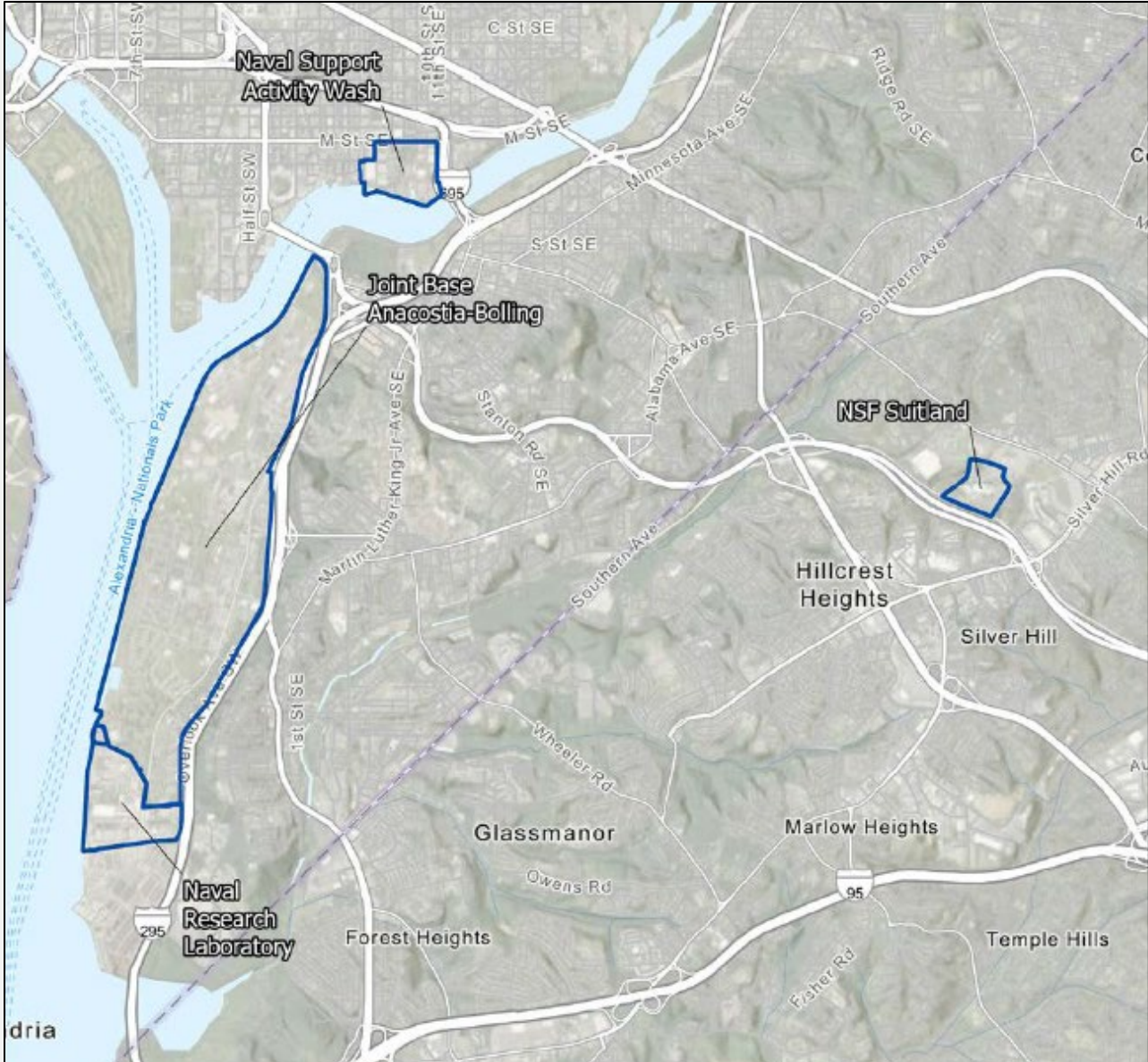
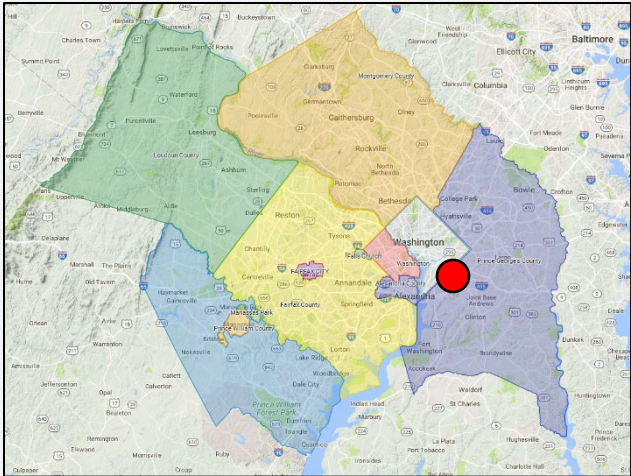

4/3/2026
Meghan Hottel-Cox
Secretary to the National Capital Planning Commission

The Applicant responded the Navy will consult with NCPC early in the process for the project.

The Applicant responded that they will work with NCPC staff regarding the need and design approach for perimeter security at the NMIC Building.

The Applicant successfully responded to each County comment.

Site Location



Existing Land Use

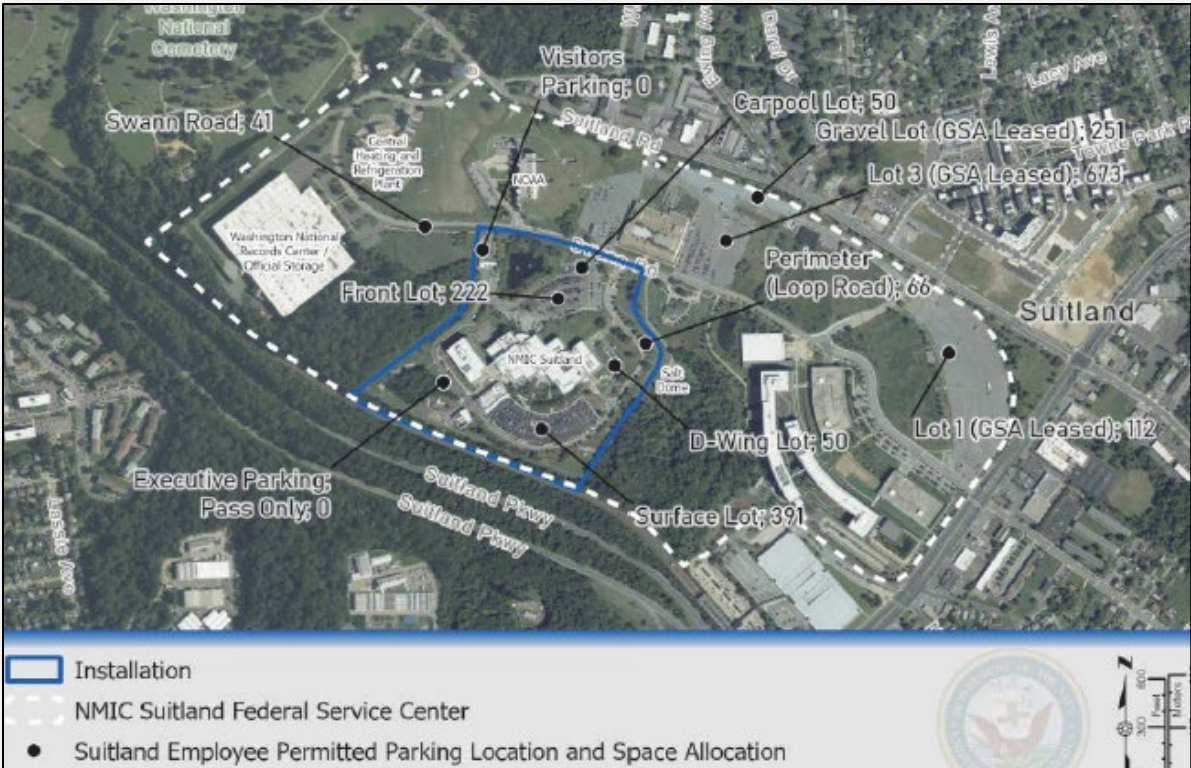
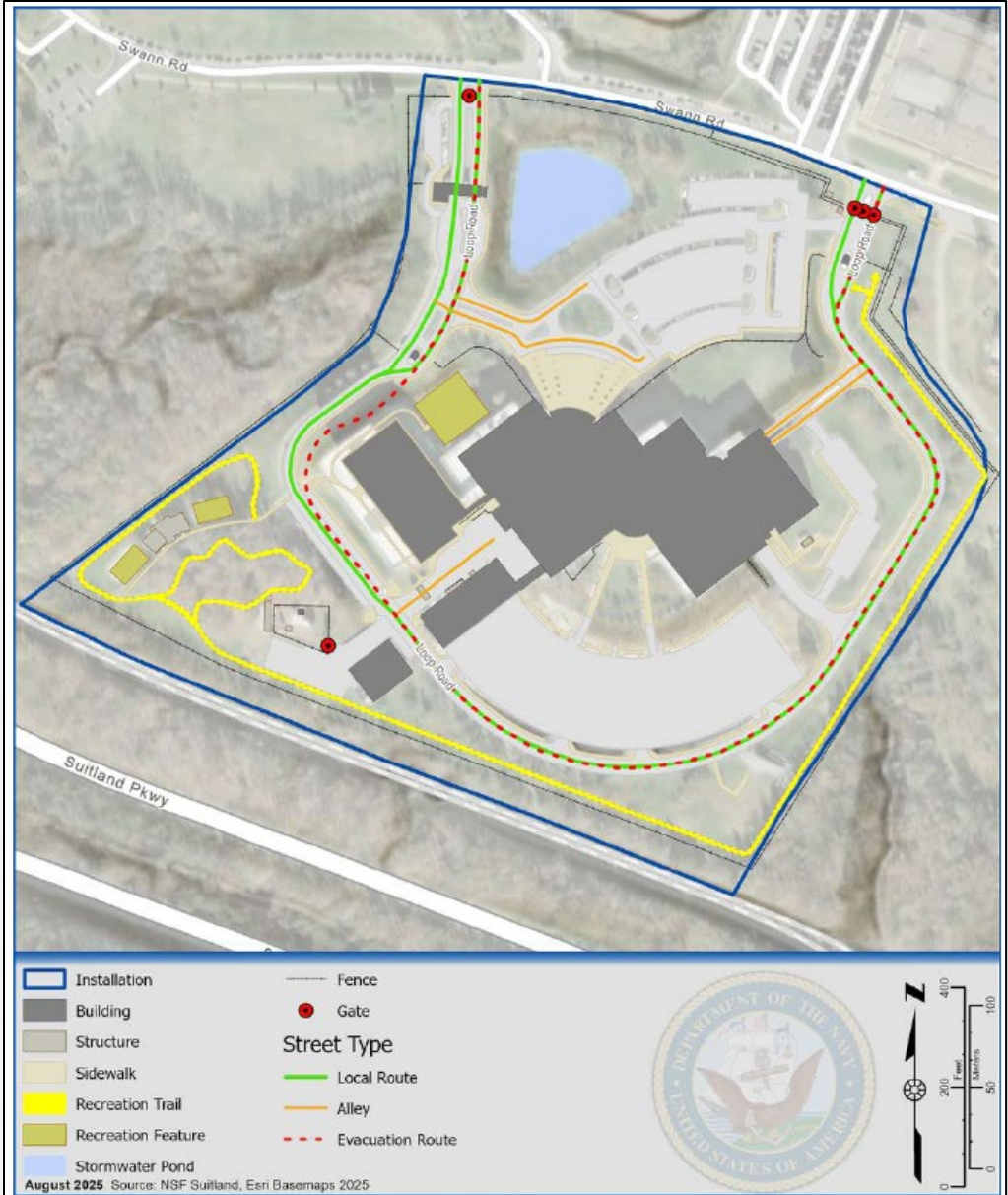
Table 3.1 Existing Land Use (Acres)

| Land Use | Acres | Percent |
|--------------------|-----------|-------------|
| Base Support | 15 | 38% |
| Administrative | 4.44 | 11% |
| Natural Open Space | 14.46 | 36% |
| Fields/Recreation | 1.54 | 3% |
| Utilities | 5.2 | 12% |
| Total | 41 | 100% |



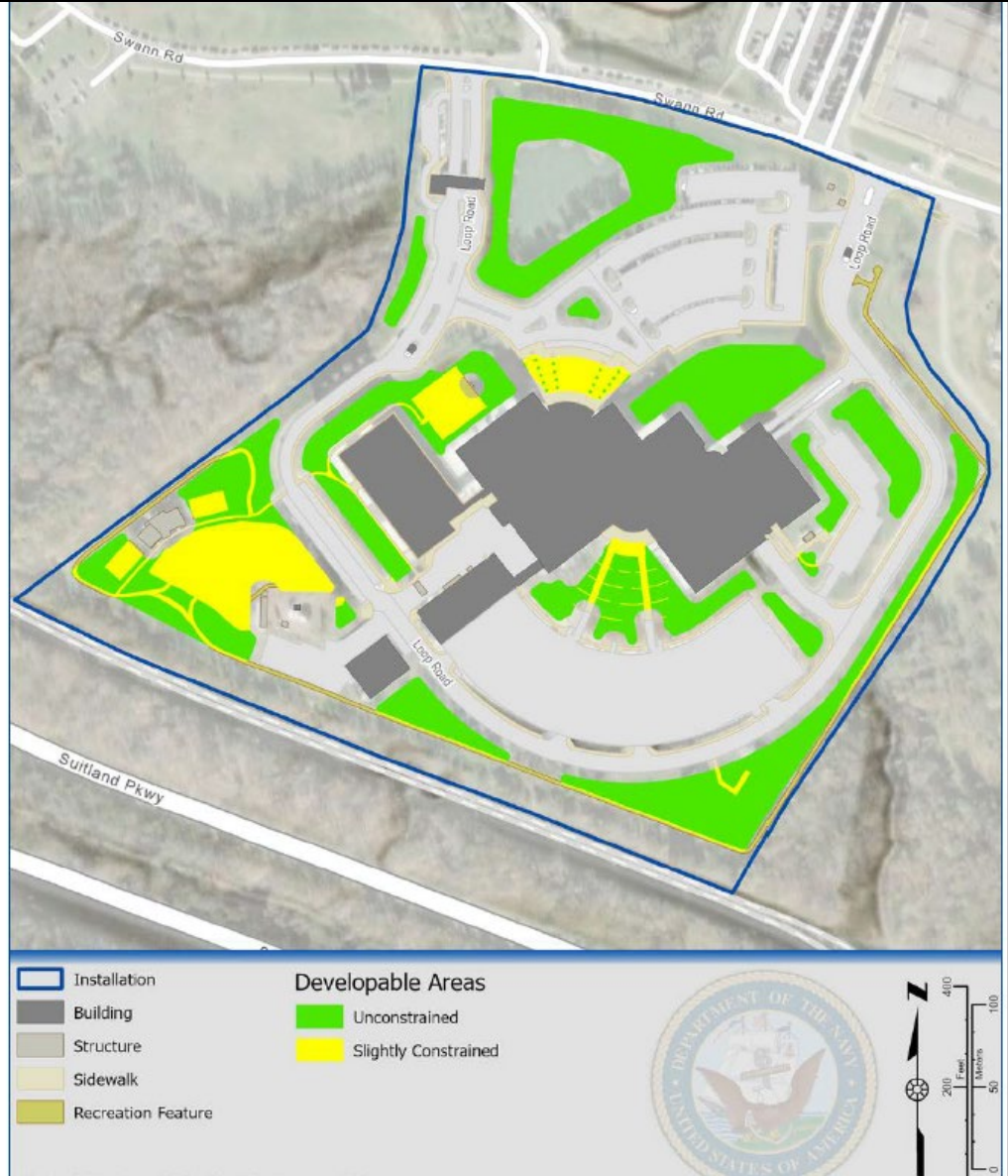
Existing Parking / Circulation

| Area Name / Description | Parking Spaces | Permitted Employee Parking |
|---------------------------------|----------------|----------------------------|
| Visitor's (North) Parking Lot | 15 | 0 |
| Executive Parking Pass Only Lot | 56 | 0 |
| New Surface Lot (Former Garage) | 391 | 391 |
| Perimeter (Loop Road) | 66 | 66 |
| D-Wing | 50 | 50 |
| Front Lot | 222 | 222 |
| Carpool Lot | 50 | 50 |
| Lot 1 (Leased) | 112 | 112 |
| Lot 3 (Leased) | 673 | 673 |
| Gravel Lot (Leased) | 251 | 251 |
| Swann Road | 41 | 41 |
| Total | 1,927 | 1,856 |

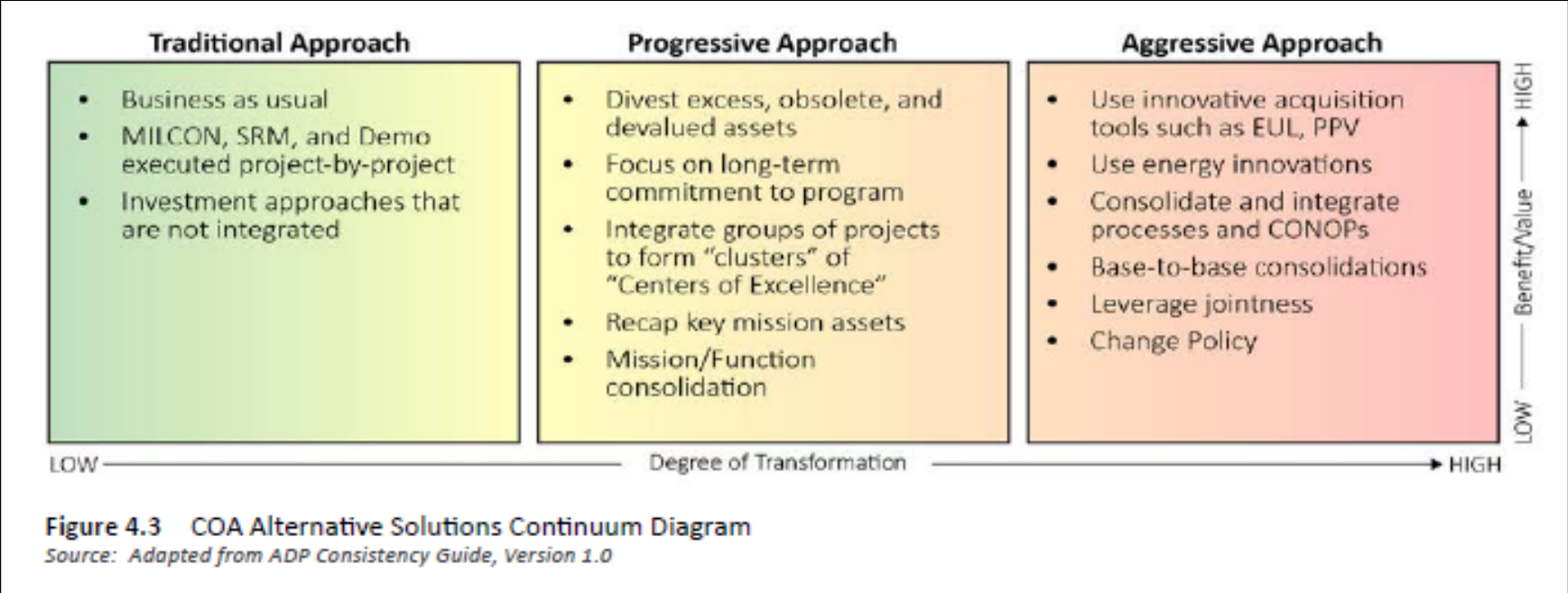


Developable Areas

| Developable Area Category | Acres | Percent |
|---------------------------|--------------|-------------|
| Minimally Constrained | 7.76 | 19% |
| Moderately Constrained | 2.03 | 5% |
| Highly Constrained | 32.21 | 76% |
| Total | 41.00 | 100% |



Courses of Action (COAs)



Vision Statement / Planning Goals

5.1.1 Vision Statement

The plan is established by the following vision statement.

NSF Suitland is home to the Office of Naval Intelligence and other core elements of the Navy's Information Warfare Community. These elements are a part of the larger Naval Intelligence Enterprise, collecting, analyzing and producing maritime intelligence to support the Navy, national decision makers, and international partners.

5.1.2 Planning Goals and Objectives

In order to achieve the stated vision, the following goals and objectives have been established:

Goal 1: Ensure assets and infrastructure supports current and future administrative missions.

- Increase utility capacity and redundancy.
- Co-locate compatible operational functional adjacencies to increase efficiency.
- Invest in current infrastructure to minimize impacts and costs.
- Mission critical infrastructure systems shall be concurrently maintainable to ensure 24/7/365 mission.

Goal 2: Ensure base security and safety.

- Provide safe and sound pedestrian network with adequate lighting.
- Maintain existing fence line.
- Reconfigure entry control points (ECP).

Goal 3: Increase the QOL.

- Provide safe and adequate parking.
- Provide safe and efficient multi-modal routes.

- Continue to provide employee shuttle service.
- Additional parking spaces for employees.

Goal 4: Strengthen interagency relations.

- Participate in SFC planning efforts.
- Plan for compatible uses with adjacent communities.

5.1.3 Framework Plan

Framework Plans convey the functional and spatial context for long-term development based on mission requirements. The Framework Plan is intended to represent the ideal arrangement of functional land use areas, planning districts, and tenant focus areas to accommodate both existing facility and program needs and long-range development requirements.

A Framework Plan considers facility scale and operational environments to determine potential planning districts. The planning districts are typically defined by common geography, circulation networks, natural and man-made features that influence development, existing land use patterns, and historic districts. Additionally, a Framework Plan identifies entry gates, primary vehicular and pedestrian circulation paths, centers of activity (referred to as 'nodes'), and landmarks.

The Framework Plan for NSF Suitland includes:

- One large office building.
- A parking garage.
- Vehicular circulation.
- Open space corridors along the surrounding Loop Road and the fence line.
- Landmarks, which include the flagpole area at the front of the office building, the courtyard area at the back of the office building, and recreation areas.

5.2 Installation-Wide Development Plan

This section of the ADP presents recommendations for the future disposition and development of NSF Suitland. The ADP presents the projects necessary to implement the Preferred COA, as established during the COA workshops and described in [Chapter 4](#).

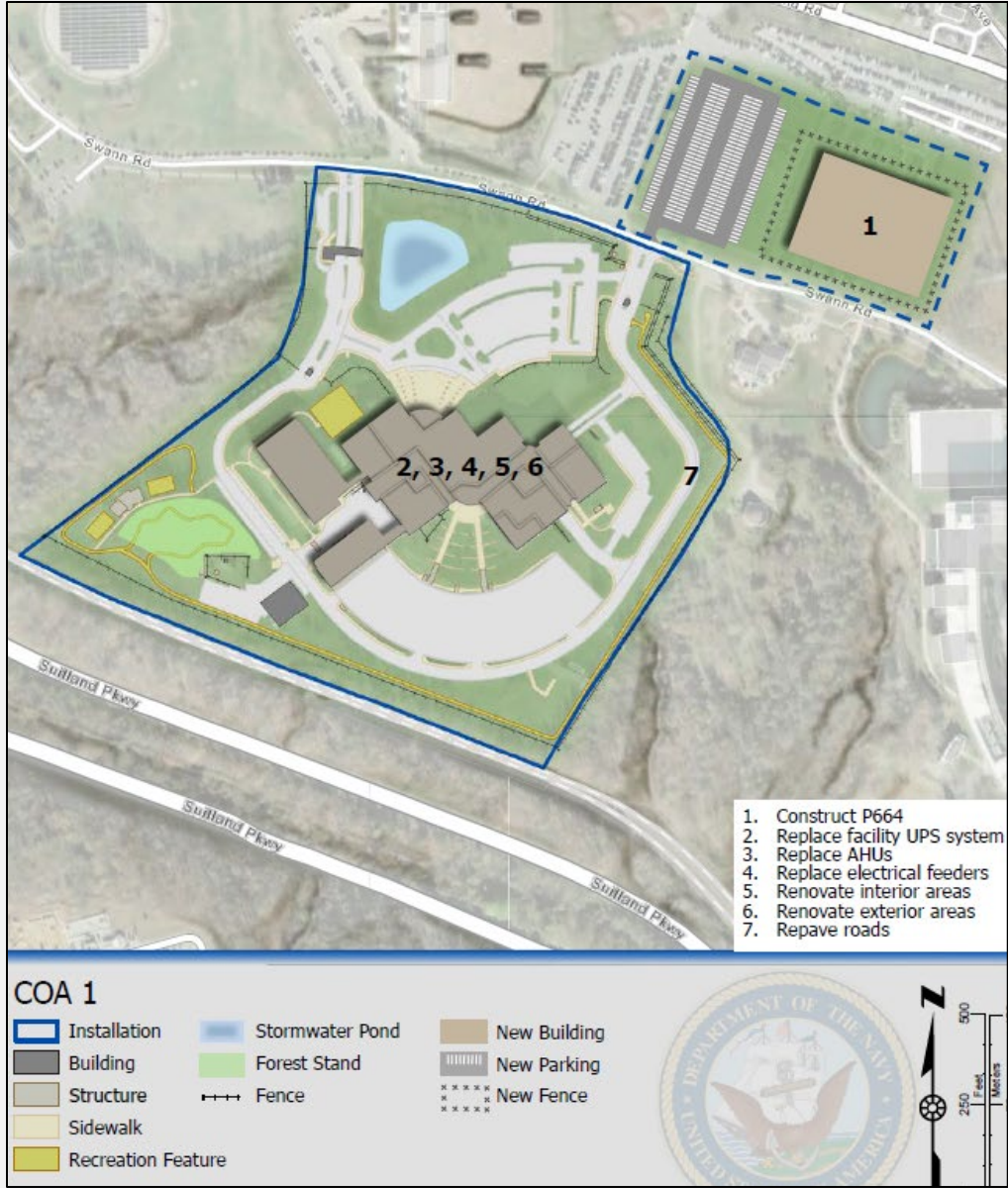
COA # 1: Traditional

Traditional Approach

- Business as usual
- MILCON, SRM, and Demo executed project-by-project
- Investment approaches that are not integrated

Table 4.1 COA 1: Traditional

| ID | Traditional COA 1: Proposed Planning Actions |
|----|---|
| 1 | Construct P664, a multi-level laboratory for foreign material exploitation. |
| 2 | Replace the facilities UPS system. |
| 3 | Replace approximately 12 air handlers in the NMIC. |
| 4 | Replace electrical feeders in the NMIC. |
| 5 | Renovate the interior areas in the NMIC. |
| 6 | Renovate the exterior areas of the NMIC. |
| 7 | Repace all the roads inside the NMIC compound. |



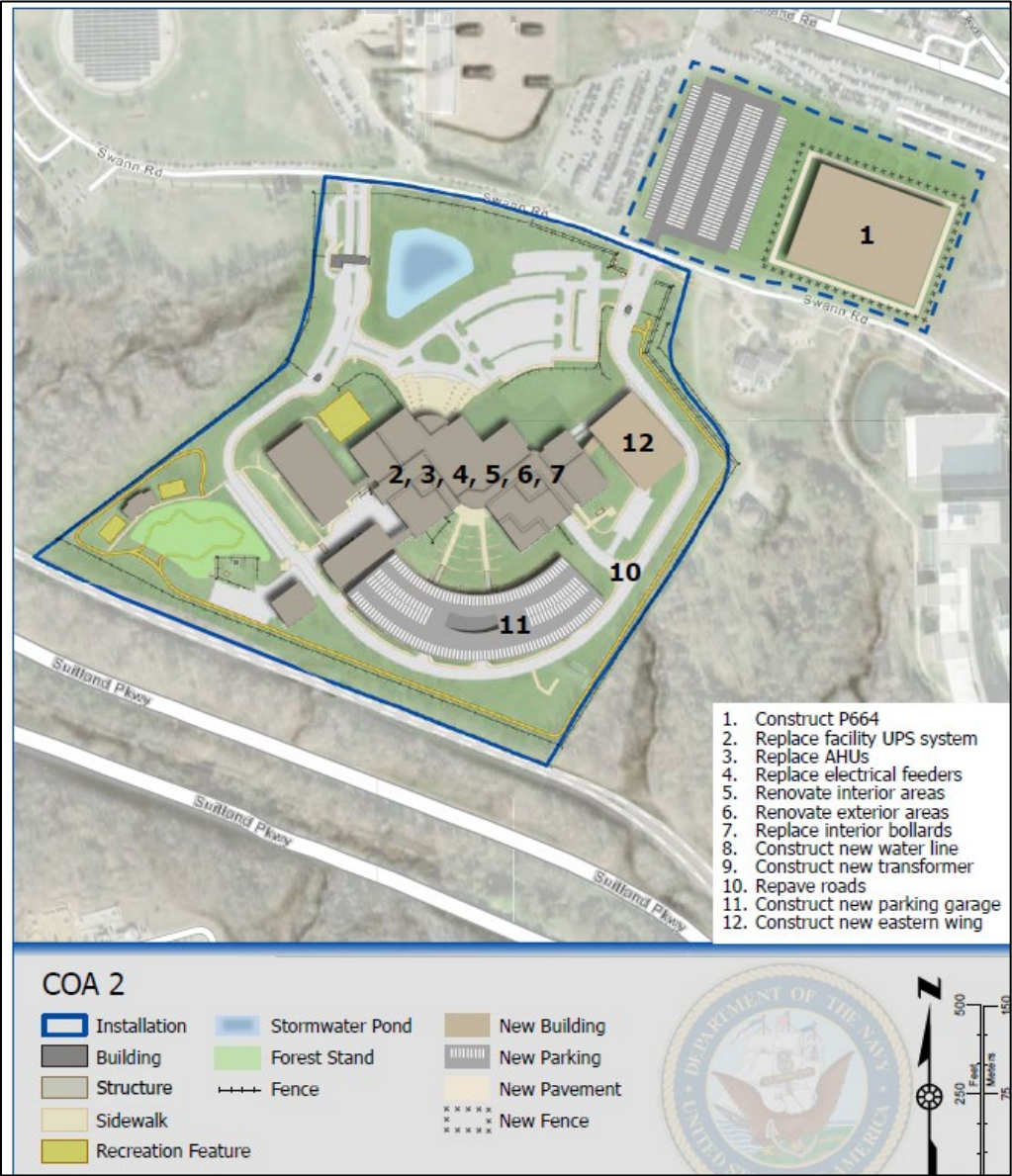
COA # 2: Progressive

Progressive Approach

- Divest excess, obsolete, and devalued assets
- Focus on long-term commitment to program
- Integrate groups of projects to form "clusters" of "Centers of Excellence"
- Recap key mission assets
- Mission/Function consolidation

Table 4.2 COA 2: Progressive

| ID | Progressive COA 2: Proposed Planning Action |
|----|---|
| 1 | Construct P664, a multi-level laboratory for foreign material exploitation. |
| 2 | Replace the facilities UPS system. |
| 3 | Replace approximately 12 air handlers in the NMIC. |
| 4 | Replace the electrical feeders in the NMIC. |
| 5 | Renovate the interior areas in the NMIC. |
| 6 | Renovate the exterior areas of the NMIC. |
| 7 | Replace the bollards inside the NMIC as they are not operational. |
| 8 | Construct a new water line. Currently, there is only one water line to the facility. This project would add an additional water supply line to the NMIC. |
| 9 | Construct new transformer. Currently, there is only one transformer to the facility. This project would add an additional transformer and electrical supply line to the NMIC. |
| 10 | Repave all the roads inside the NMIC compound. |
| 11 | Construct new parking garage. |
| 12 | Construct a new eastern wing to the NMIC. 58,520 square feet. |



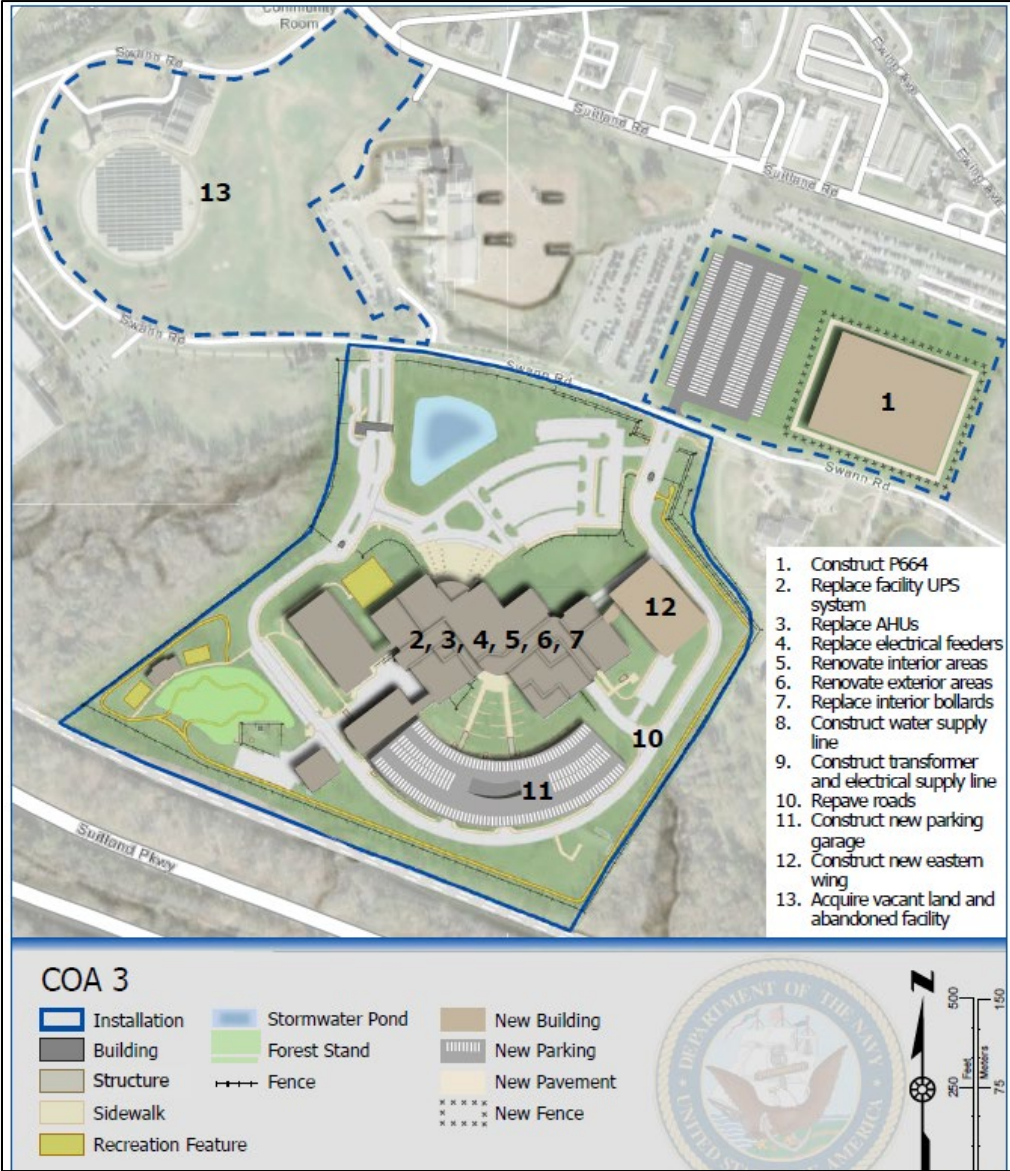
COA # 3: Aggressive

Aggressive Approach

- Use innovative acquisition tools such as EUL, PPV
- Use energy innovations
- Consolidate and integrate processes and CONOPs
- Base-to-base consolidations
- Leverage jointness
- Change Policy

Table 4.3 COA 3: Aggressive

| ID | Aggressive COA 3: Proposed Planning Action |
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| 1 | Construct P664, a multi-level laboratory for foreign material exploitation. |
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| 8 | Construct an additional water supply line to the NMIC. |
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| 10 | Repave all the roads inside the NMIC compound. |
| 11 | Construct a new parking garage. |
| 12 | Construct a new eastern wing to the NMIC. |
| 13 | Acquire the vacant land and abandoned facility adjacent to the NOA site. |

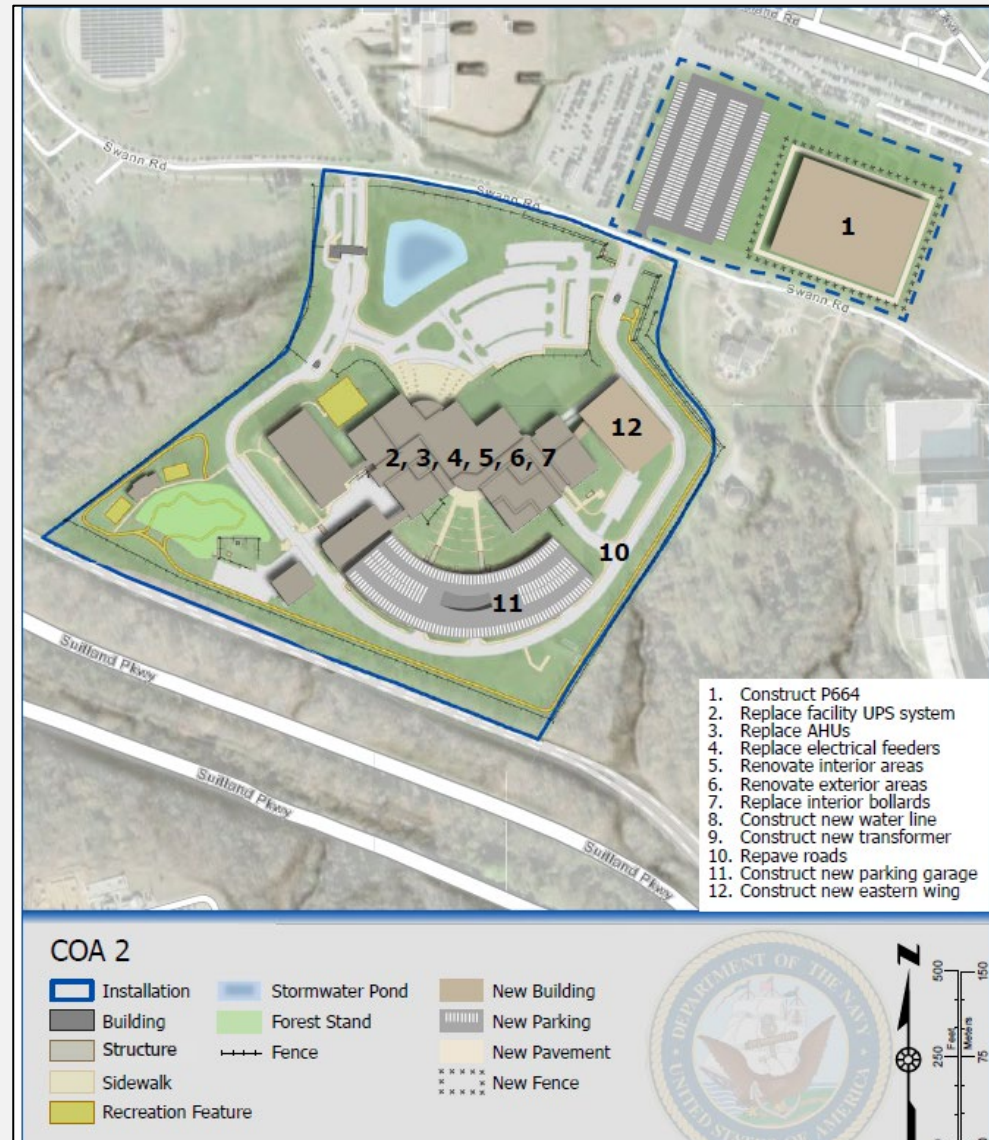


Preferred COA (# 2)

Table 4.4 Preferred COA

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Source: Gaps Analysis, Stakeholder Interviews, COAs Workshop (June 2025)



Framework Plan

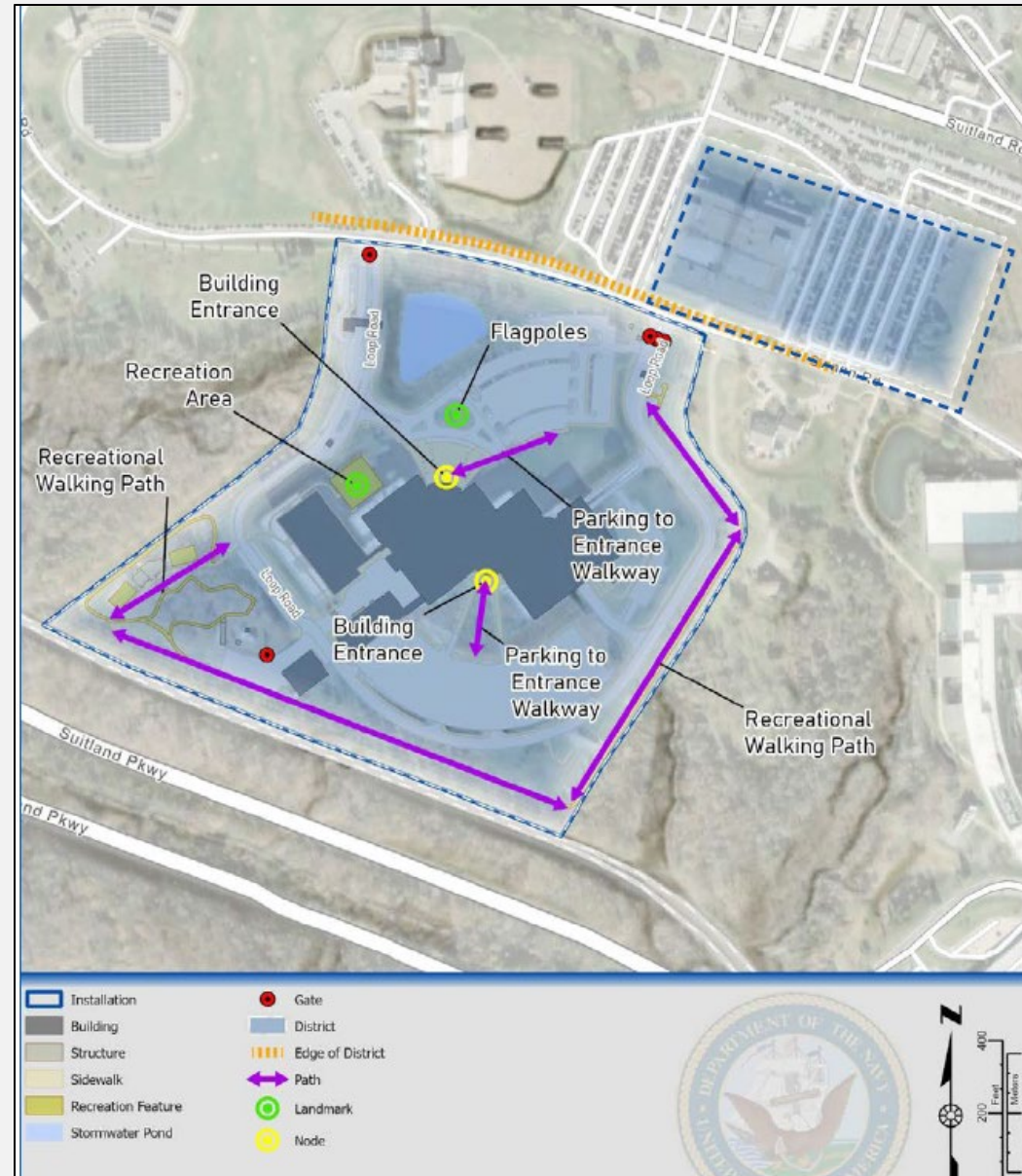
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The Framework Plan for NSF Suitland includes:

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- A parking garage.
- Vehicular circulation.
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- Landmarks, which include the flagpole area at the front of the office building, the courtyard area at the back of the office building, and recreation areas.



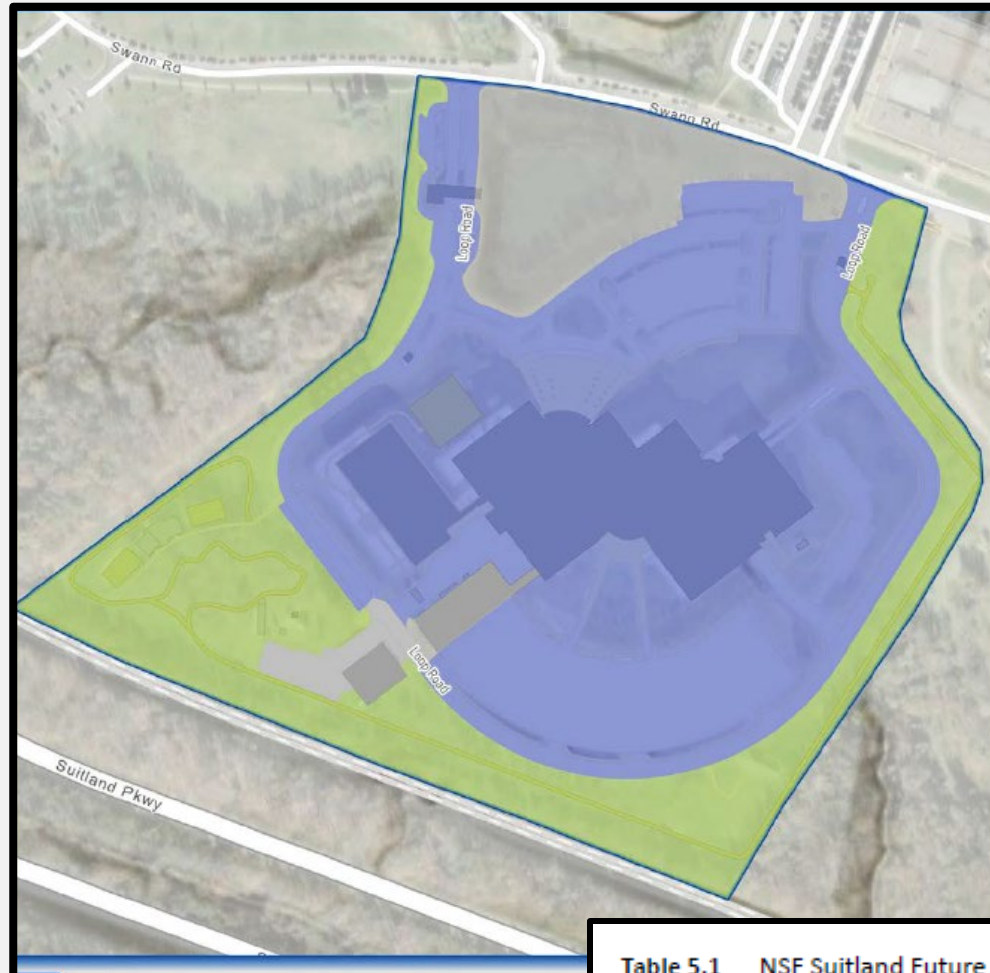
Future Land Use



Existing

Table 5.1 Existing Land Use (Acres)

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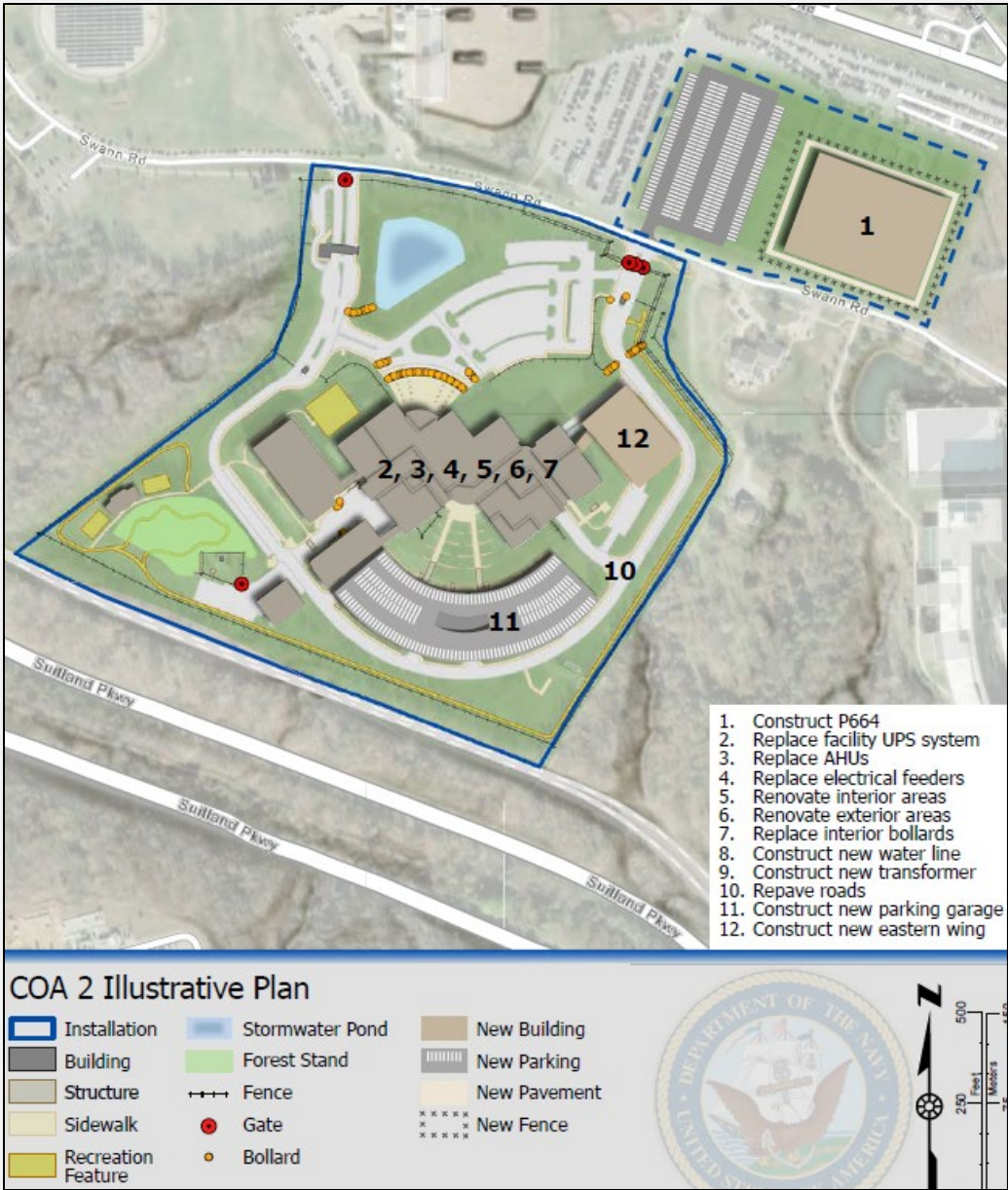


Future

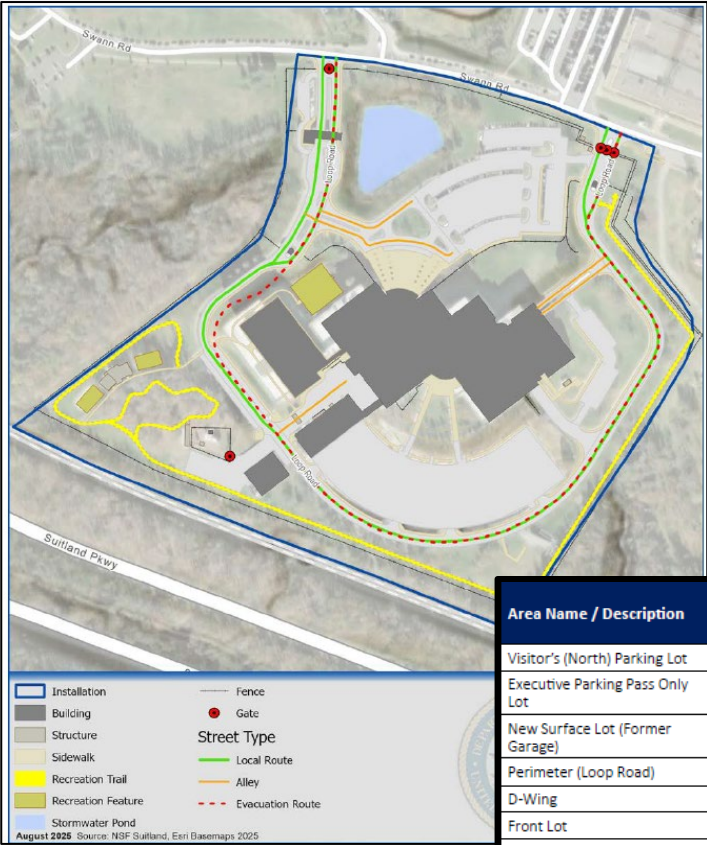
Table 5.1 NSF Suitland Future Land Use in Acres

| Future Land Use Category | Acres | Percent |
|--------------------------|-----------|-------------|
| Administrative Office | 24.23 | 60% |
| Fields/Recreation | 11.59 | 28% |
| Utilities | 5 | 12% |
| Total | 41 | 100% |

Illustrative Plan

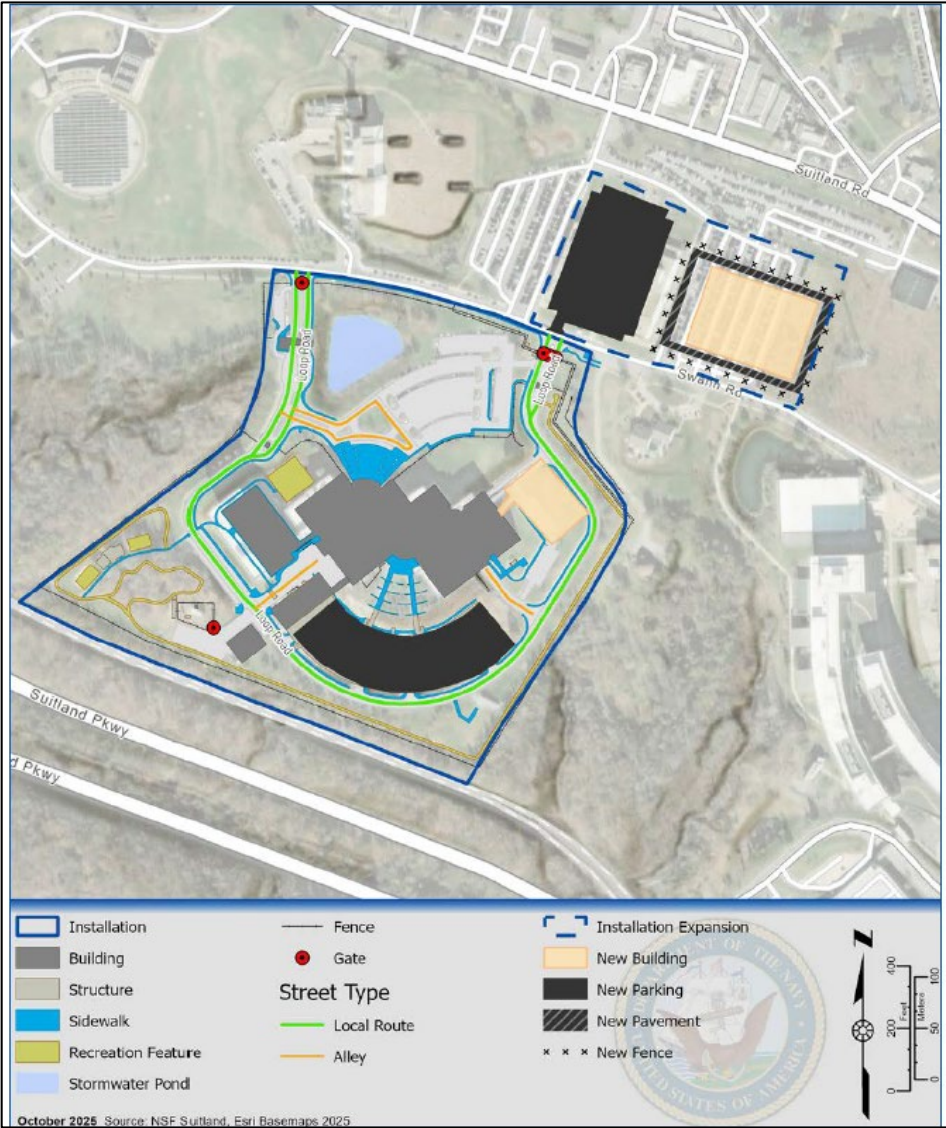


Future Parking / Circulation Plan



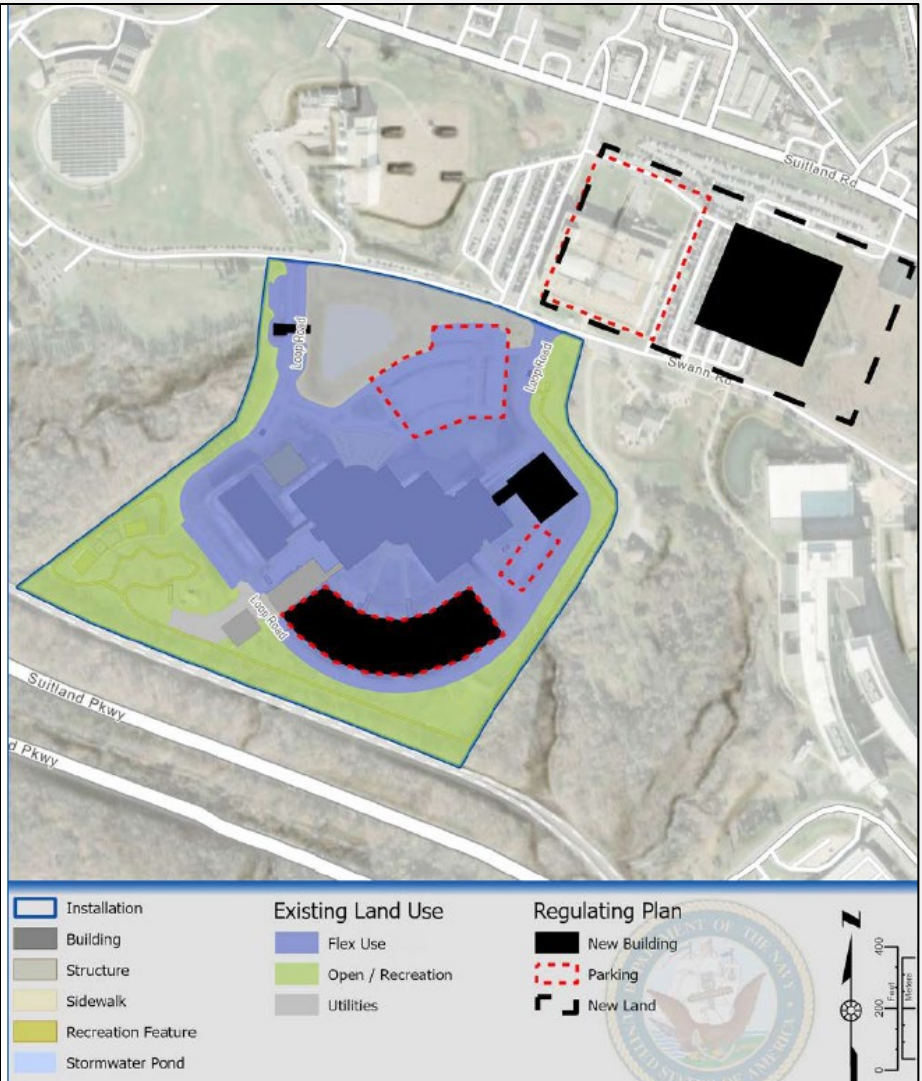
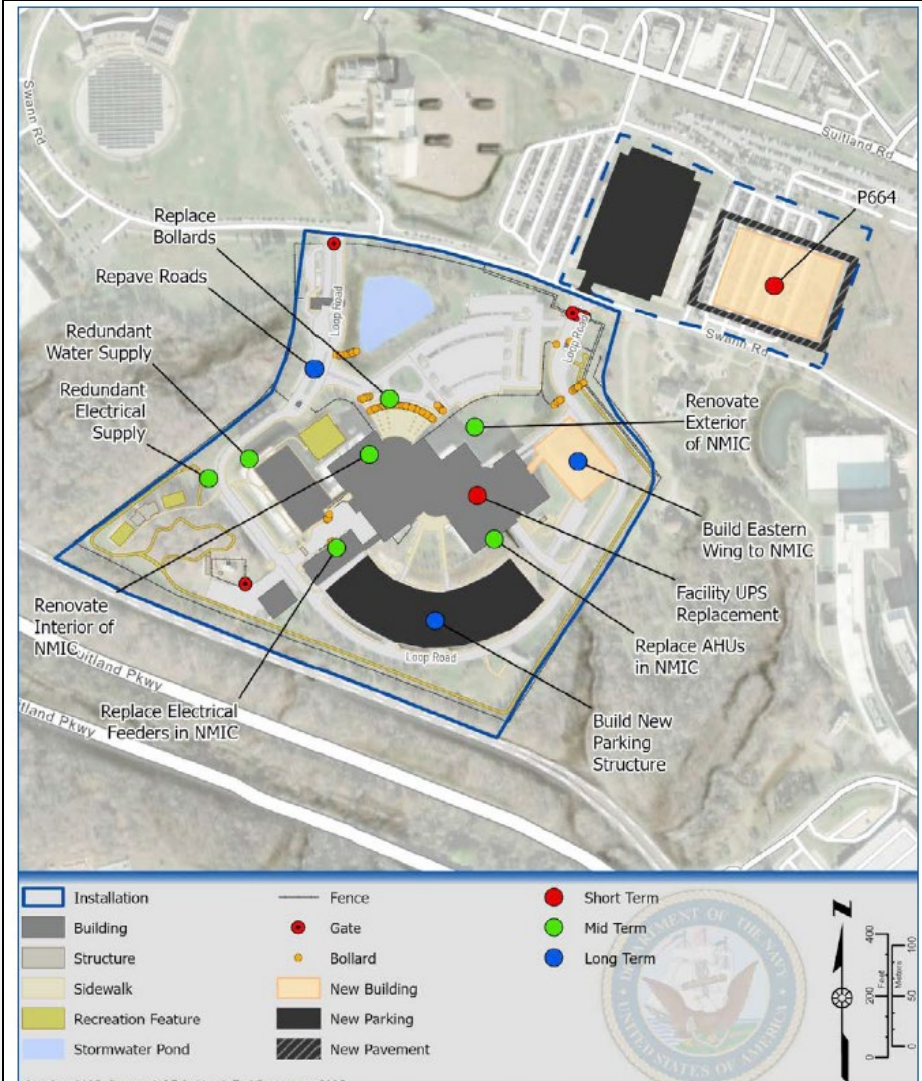
Existing

| Area Name / Description | Parking Spaces | Permitted Employee Parking |
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| Visitor's (North) Parking Lot | 15 | 0 |
| Executive Parking Pass Only Lot | 56 | 0 |
| New Surface Lot (Former Garage) | 391 | 391 |
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| Front Lot | 222 | 222 |
| Carpool Lot | 50 | 50 |
| Lot 1 (Leased) | 112 | 112 |
| Lot 3 (Leased) | 673 | 673 |
| Gravel Lot (Leased) | 251 | 251 |
| Swann Road | 41 | 41 |
| Total | 1,927 | 1,856 |



Future

Development Plan / Regulating Plan



Green Infrastructure Plan



Design Standards

