

# Joint Base Andrews

Master Plan

Camp Springs, Maryland

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Submitted by the United States Department of Defense, Department of the Air Force

Draft Review

Project Synopsis  
Web Posting

**Commission meeting date:** January 4, 2018

**NCPC review authority:** Approval of Master Plans for use by the Commission (40 U.S.C. § 8722(a) and (b)(1))

**Applicant request:** Draft Review

**Delegated / consent / open / executive session:** Open Session

**NCPC Review Officer:** Michael Weil

**NCPC File number:** MP048

### **Project Summary:**

The Joint Base Andrews (JBA) Installation Development Plan (IDP) was formulated through a planning process to assess installation deficiencies; align various goals and objectives from the Department of Defense, Air Force, and JBA stakeholders; and to help guide future development through sustainable development strategies. The IDP reflects Air Force Instruction (AFI) 32-7062, Comprehensive Planning, and planning principles from the 2012 Unified Facilities Criteria (UFC) 2-100-01, Installation Master Planning. The Plan has a timeframe of 20-30 years, with no assumed population growth at this time.

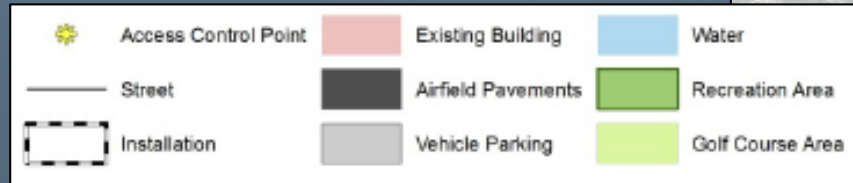
JBA has nine different planning districts, each with a predominant use. The Airfield, West Operations, and East Operations districts are primarily oriented toward installation's primary function as an airfield. The Residential District consists of 933 privatized housing units, which is now common on military installations throughout the country. The Industrial District consists of various maintenance, service, and light industrial uses. The Training District consists of largely undeveloped, forested land, and the Recreation District encompasses three different golf courses. There is a Historic Residential District situated in the northern portion of the installation with the Belle Chance housing complex, which is significant based on its history with the Air Force and Prince George's County. Lastly, the Administration and Support District includes the main JBA headquarters building as well as a majority of the installation's commercial uses.

The draft Installation Development Plan (which serves as JBA's master plan) is divided into 10 chapters, seven of which (Chapters 4-10), serve as the substantive portion of the IDP. Chapter 4 sets the Strategic Vision Alignment for the Plan, drawing linkages between the related missions, visions, and goals from the Department of Defense, United States Air Force, United States Air Force Civil Engineering Strategic Plan, Air Force District Washington, and Joint Base Andrews. Chapter 5 describes the installation's setting (existing conditions) and Chapter 6 describes various manmade and natural planning constraints on the base that future planning efforts need to consider. Chapter 7 describes an installation-wide assessment of various carrying capacities related to missions operations, built infrastructure, quality of life, and mission support. Chapter 8 identifies sixteen different Sustainability Development Indicators that are used to measure progress toward future resource goals for water resources, air quality, energy, waste, off-base encroachment, climate vulnerability, community planning, and natural/cultural resources. Chapter 9 describes existing and future land use, planning strategies, existing on-base transportation network, and future transportation plan. Lastly, Chapter 10 identifies projects for implementation within the next five years (Short-Term Development Plan), within 6-10 years, (Medium-Range Development Plan), and 11+ years into the future (Long-Range Development Plan).







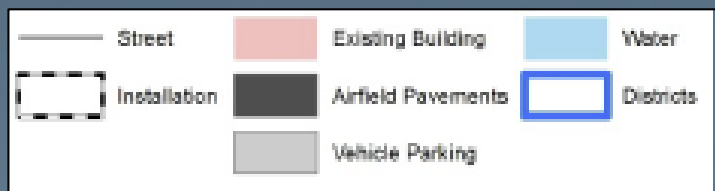


## JBA BY THE NUMBERS, FY13

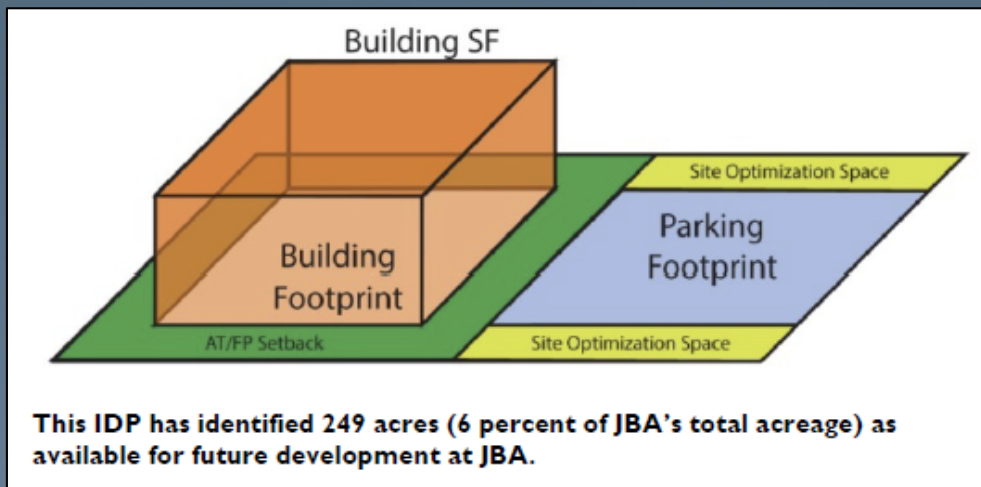
**2,655** ..... Resident Population  
**17,062** ..... Air Force Base Personnel  
**484** ..... Navy Base Personnel



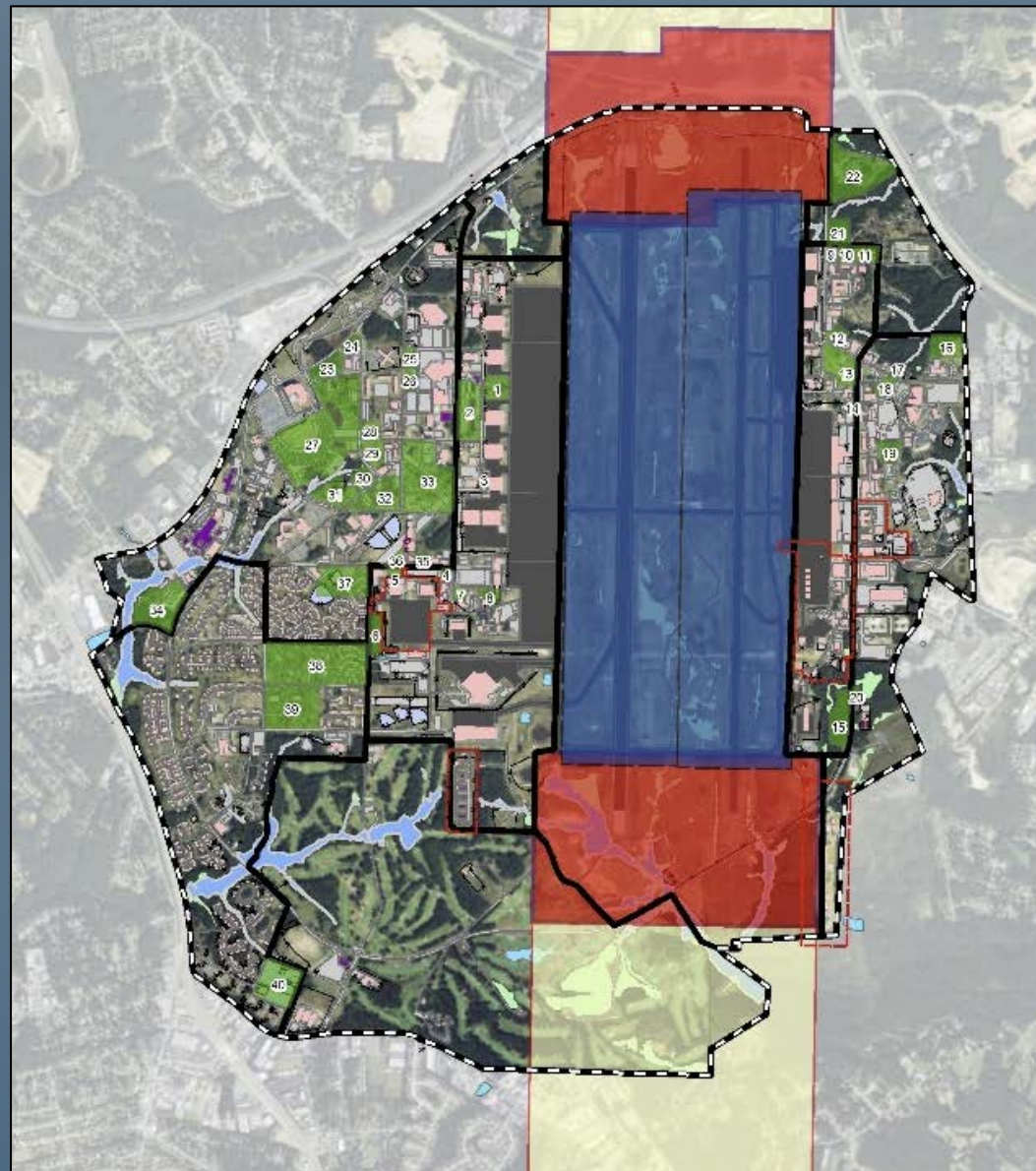




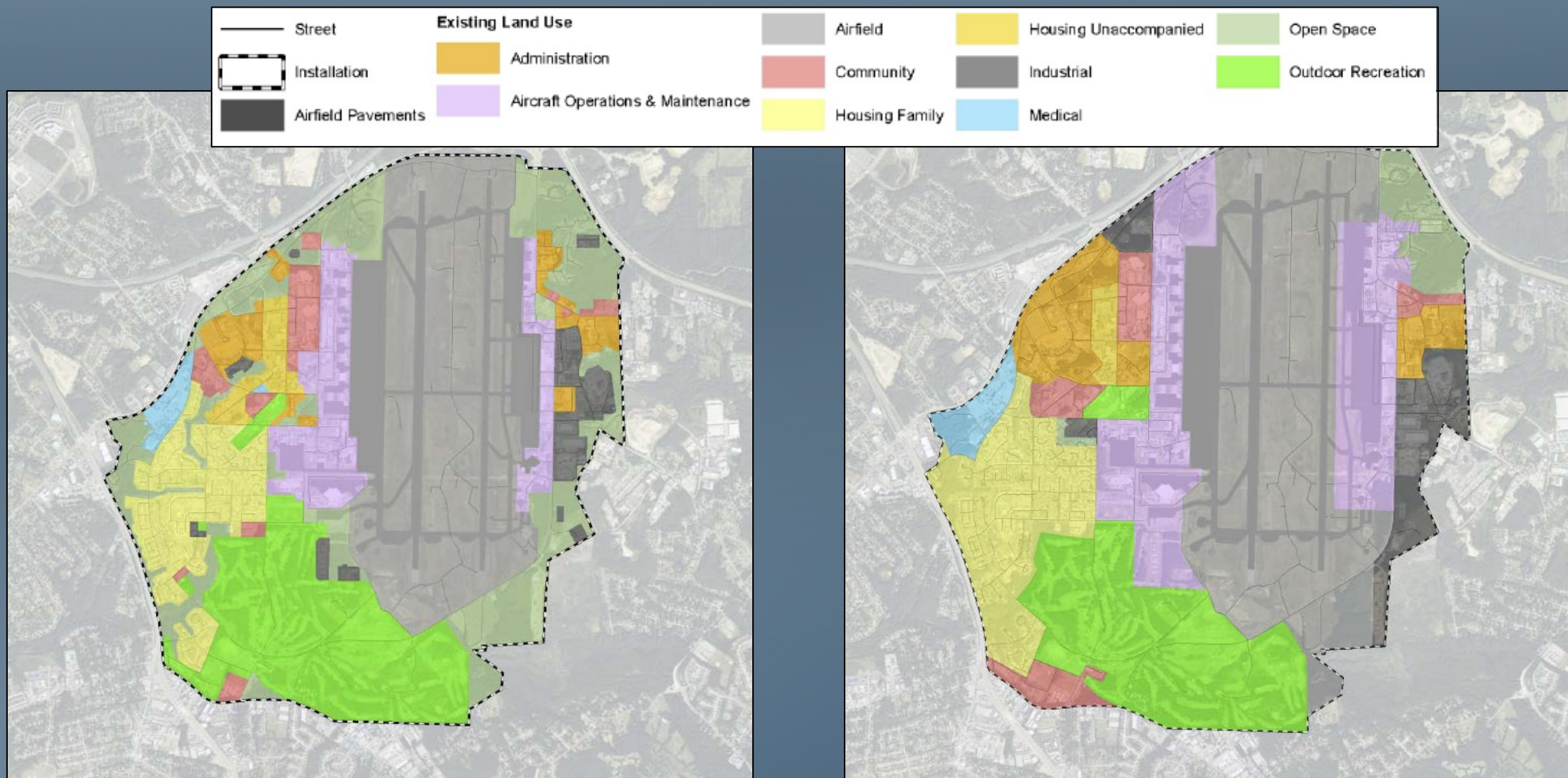




DEVELOPABLE LAND			
Developable Acres	209	Capacity 	Existing Condition 
Total Acres*	4,436*		
Headroom	5%		







Existing

Future



## MISSION STATEMENT

To provide the military forces needed to deter war and protect the security of our country.

## VISION STATEMENT

Dedicated individuals and innovative organizations transforming the joint force for the 21st century to achieve full spectrum dominance: persuasive in peace, decisive in war; preeminent in any form of conflict.

## PRIMARY MISSIONS

- Counter terrorism and irregular warfare
- Deter and defeat aggression
- Project power despite anti-access/area-denial challenges
- Counter weapons of mass destruction
- Operate effectively in cyberspace and space
- Maintain a safe, secure, and effective nuclear deterrent
- Defend the homeland and provide support to civil authorities
- Provide a stabilizing presence
- Conduct stability and counterinsurgency operations
- Conduct humanitarian, disaster relief, and other operations.

Source: *Sustaining U.S. Global Leadership: Priorities for 21st Century Defense*

DoD

## MISSION STATEMENT

Fly, fight, and win...in air, space and cyberspace.

## VISION STATEMENT

The United States Air Force will be a trusted and reliable joint partner with our sister services, known for integrity in all of our activities, including supporting the joint mission first and foremost. We will provide compelling air, space, and cyber capabilities for use by the Combatant Commanders. We will excel as stewards of all Air Force resources in service to the American people, while providing precise and reliable Global Vigilance, Reach, and Power for the Nation.

## CORE MISSIONS

- Air and Space Superiority
- Intelligence, Surveillance, and Reconnaissance
- Rapid Global Mobility
- Global Strike
- Command and Control

Source: *2013 USAF Posture Statement*

USAF

## MISSION STATEMENT

To provide, operate, maintain, and protect sustainable installations as weapon-system platforms through engineering and emergency response services across the full spectrum.

## VISION STATEMENT

To provide global combat support and efficient, sustainable installations worldwide using transformational business practices and innovative technologies supporting Combatant Commanders to enable the projection of global air, space, and cyber power.

## GOALS

- Build Ready Engineers
- Build Great Leaders
- Build Sustainable Installations

Source: *2011 USAF Civil Engineering Strategic Plan*

AF/A4C

## MISSION STATEMENT

Contingency Response, Ceremonial Honors, and Operational Support across the Nation's Capital and Worldwide

## VISION STATEMENT

Renowned for Excellence, Prepared to Respond

## COMMAND GOALS

- Agile and Focused on Core Missions
- Broadly Communicated AFDW Vision & Mission
- Ready, Responsive Airmen and Organizations
- Integrated Cyberspace Capabilities
- Strong Mission Partner Relationships

Source: *AFDW Strategic Plan, 2016*

AFDW

## 11th WING MISSION STATEMENT

Respond, Honor, Defend and Support... to project airpower and diplomacy from America's Airfield.

## 11th WING VISION STATEMENT

The Air Force's foremost Wing led by innovative Airmen, renowned for world-class mission execution.

## 11th WING PRIORITIES

- Support: Joint Base Andrews, the National Capital Region, and Worldwide Missions
- Execute: National Security Special Events, Contingency Response, Secretary of the Air Force/Chief of Staff of the Air Force Requirements, and Deployment Taskings
- Care For: Airmen and Families

Source: *11th Wing Strategic Plan, 2016*

JBAA



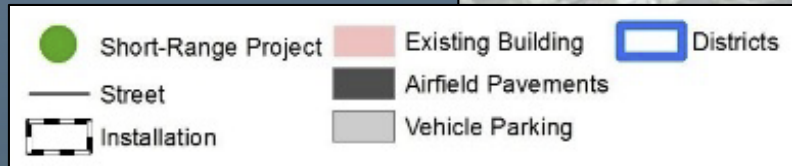
LEGEND	Counter Terrorism and Irregular Warfare	Deter and Defeat Aggression	Project Power Despite Anti-Access/Area-Denial Challenges	Counter Weapons of Mass Destruction	Operate Effectively in Cyberspace and Space	Maintain a Safe, Secure, and Effective Nuclear Deterrent	Defend the Homeland – Support to Civil Authorities	Provide a Stabilizing Presence	Conduct Stability and Counterinsurgency Operations	Conduct Humanitarian, Disaster Relief, and Other Operations	Air and Space Superiority	Intelligence, Surveillance and Reconnaissance	Rapid Global Mobility	Global Strike	Command and Control	Build Ready Engineers	Build Great Leaders	Build Sustainable Installations	Execute Our Missions with Precision and Pride	Exemplify High Standards	Take Great Care of Our Airmen and Their Families	Optimize Our Resources	Mission Execution and Readiness	Taking Care of Airmen and Families	Ambassadorship On and Off-Duty
Aligns with IDP objectives:																									
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Planning District	Planning District 1: Airfield	Planning District 2: West Operations	Planning District 3: East Operations	Planning District 4: Industrial	Planning District 5: Training	Planning District 6: Historic Residential	Planning District 7: Administrative and Support	Planning District 8: Residential	Planning District 9: Recreation
Recommended Development Guidelines									
<b>Form and Building Scale</b>									
Building height allowance – 3-5 stories				□			◆		
Building height allowance – 2-3 stories		□	□	□			◆		
Building height allowance – 1-2 stories	◆	◆	◆	◆	◆	◆	□	◆	◆
Height-to-street width pedestrian scale						E	E	E	E
Adherence to build-to lines		◆	◆	□	E	E	E	E	E
Increased security, restricted access and setback	◆	◆	◆	◆	◆				
Transparency requirements and street-level windows							E		
Enhanced architecture, building form and detail		E	E				E	E	E
Designated façade materials and façade treatment		E	E				E	E	E
Well-defined entry considerations – pedestrians							E		E
Skyline, roof and parapet design considerations							E		
Sun and shadow considerations							E		
Historic preservation considerations						◆			
Public view preservation considerations							E	E	E
Neighborhood and land use transition							E	E	E
Listing of discouraged or prohibited land uses									
<b>Streetscape Element</b>									
Street trees				E			□	□	□
Landscaped medians (xeriscaping)							□	□	□
Ornamental planters (xeriscaping)							□	□	□
Transit shelters and bus turn-outs		□	□	□			□		
Bicycle storage racks or facilities		□	□	□			□		□
Pedestrian lighting				□			□	□	□
Underground utilities	◆	□	□	□	□	□	□	□	□
Use of pavers and pervious pavements	□	□	□	□	□	E	□	E	□
<b>Pedestrian Circulation</b>									
Pedestrian plazas							□	E	
Pedestrian connectivity and connected public spaces				□			□	E	
Street cafés and outdoor dining							□		
Dedicated pedestrian signals, crosswalks and pavement				□			□	E	
Traffic calming				□			□	E	
Designated bike lanes		□	□	□	□		□	□	□
<b>Parking Elements</b>									
On-street diagonal parking		□	□	□				□	
On-street parallel parking		□	□	□				□	
Surface parking lots (behind buildings)		□	□	□	□			E	
Parking structures with ground-level service space				□			◆		□
Parking structures (100 percent parking)				□			◆		



Table 3.7 Developable Parcels

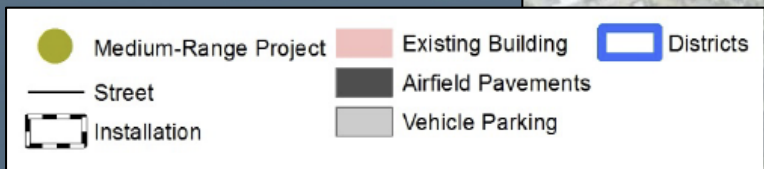
District	Parcel ID	Acres	Minimum Density GSF (1-story building)	Moderate Density GSF (2-story building)	Maximum Density GSF (3-story building)
2: West Operations	1	2.97	70,392	96,657	110,387
	2	7.62	180,426	247,749	282,940
	3	0.04	983	1,350	1,542
	4	0.28	6,649	9,131	10,428
	5	0.34	8,032	11,029	12,596
	6	2.42	57,181	78,517	89,670
	7	0.66	15,702	21,561	24,624
	8	1.17	27,764	38,124	43,539
Total		15.51	367,129	504,118	575,726
3: East Operations	9	0.45	10,597	14,551	16,618
	10	0.72	16,966	23,297	26,606
	11	2.21	52,281	71,789	81,986
	12	1.32	31,136	42,754	48,827
	13	5.64	133,504	183,319	209,358
	14	0.04	871	1,196	1,365
	15	5.04	119,288	163,799	187,065
Total		15.40	364,642	500,703	571,826
4: Industrial	16	4.08	96,530	132,549	151,377
	17	0.63	14,832	20,366	23,259
	18	1.47	34,749	47,716	54,493
	19	2.36	55,860	76,704	87,599
	20	0.55	13,070	17,947	20,496
Total		9.08	215,042	295,282	337,226
5: Training	21	3.05	72,192	99,130	113,211
	22	14.24	337,051	462,816	528,557
Total		17.29	409,243	561,946	641,767
8: Residential	38	26.10	617,928	848,498	969,023
	39	14.33	339,164	465,718	531,871
	40	9.19	217,596	298,789	341,230
Total		49.62	1,174,688	1,613,005	1,842,125



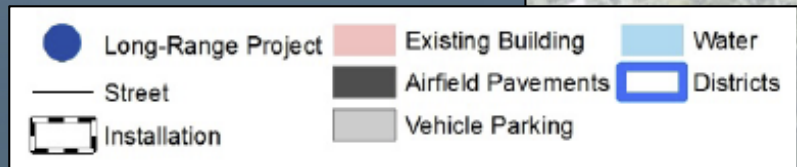
- planned building projects
- previous/current NCPC review



# Medium-Term Development Plan (6-10 years)









# Administrative and Support District (JBA Planning District 7)

