

Joint Base Andrews

Master Plan

Camp Springs, Maryland

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

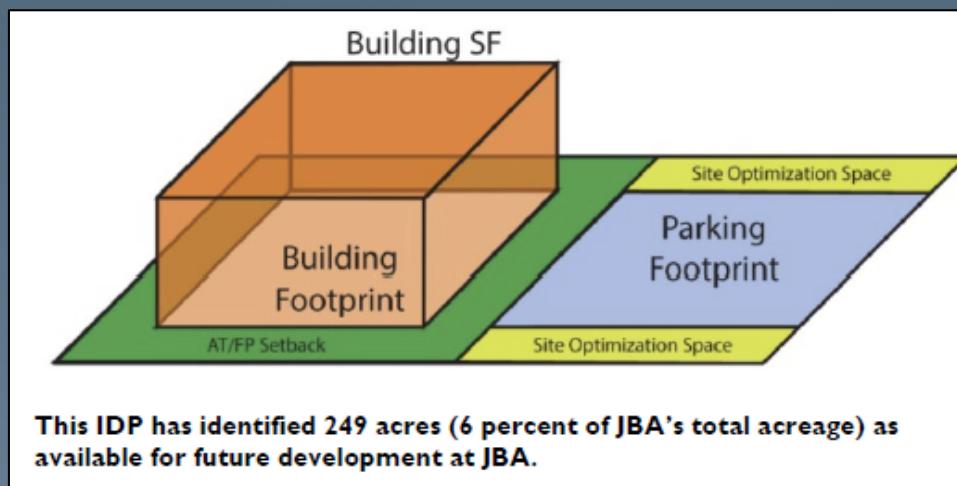
484 *Navy Base Personnel*



Installation Planning Districts

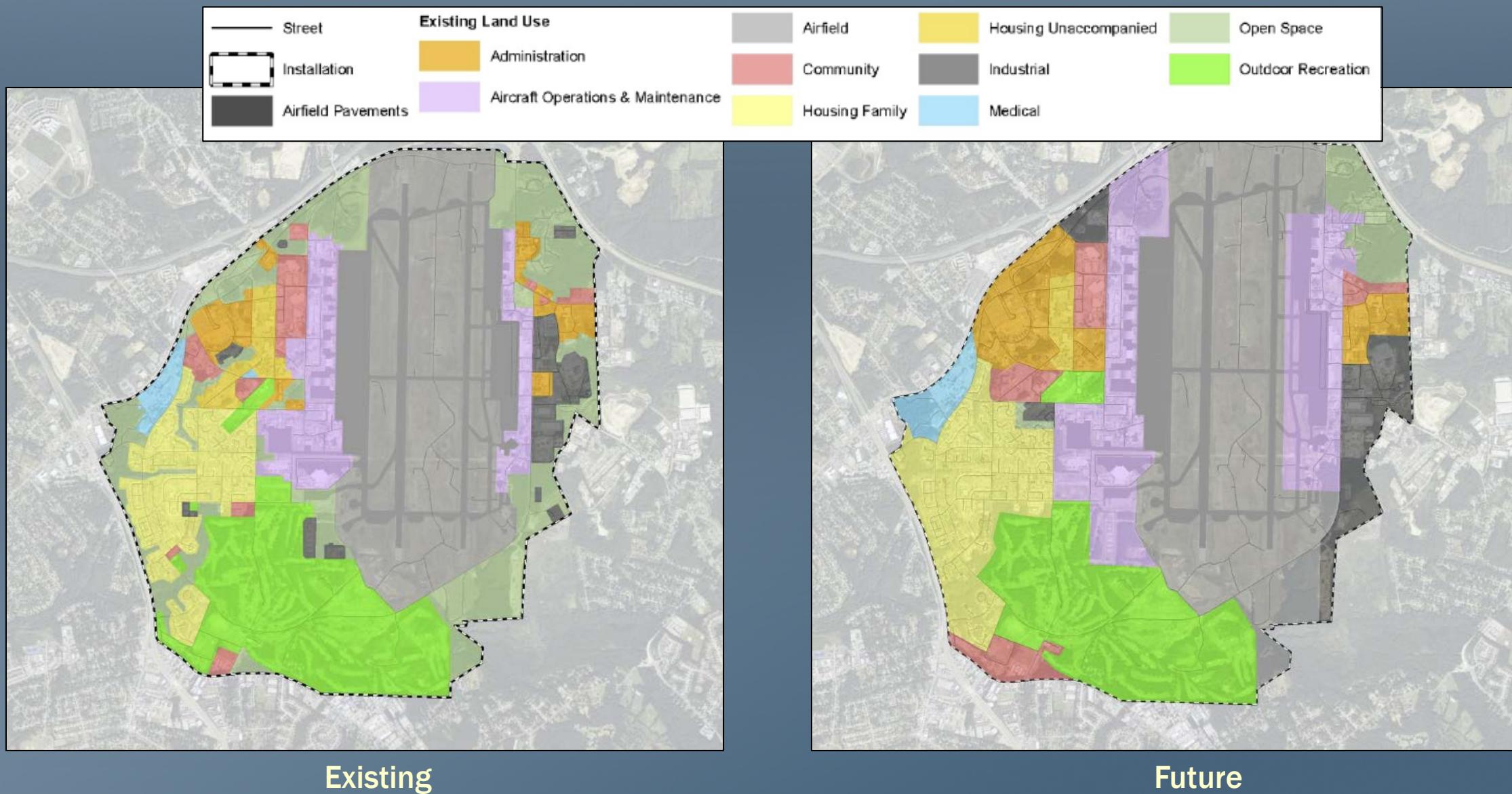


Developable Parcels / Development Constraints



DEVELOPABLE LAND		
Developable Acres	209	Capacity
Total Acres*	4,436*	Existing Condition
Headroom	5%	105%





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*

JBA

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
JBA IDP Goals and Objectives		DoD		USAF		AF/A4C		AFDWF		II WG																
Goal 1: Invest in the modernization of flight line capabilities and optimize the joint capabilities of the airfield.																										
Objective 1.1: Develop area development plans for distinct areas of flightline																										
Objective 1.2: Plan and program for the recapitalization of the airfield																										
Objective 1.3: Increase airfield utilization by compliance with airfield criteria																										
Objective 1.4: Move LRS functional areas to west side to increase synergy with APS																										
Objective 1.5: Modernize NAVAIDS and FAA capabilities to provide CAT III capability																										
Objective 1.6: Provide joint airfield facilities for force training and preparedness																										
Goal 2: Ensure essential operational and support facilities and services are provided and maintained in order to maximize JBA's support for special air and other assigned missions.																										
Objective 2.1: Modernize and maintain critical utilities infrastructure and facilities																										
Objective 2.2: Consolidate like function to reduce facility footprint																										
Objective 2.3: Plan for effective emergency response																										
Objective 2.4: Resolve airfield grading, stormwater, and wetland encroachments																										
Goal 3: Coordinate compatible land use on and off base through effective encroachment management, and maintain a close working relationship with local governments.																										
Objective 3.1: Continue to engage with off base community to reduce encroachments																										
Objective 3.2: Engage with transportation authorities to improve access to JBA																										
Objective 3.3: Pursue a robust and efficient transportation network																										
Objective 3.4: Resolve north clear zone conflicts																										
Objective 3.5: Acquire permanent property interests off southeast corner of base																										
Objective 3.6: Monitor encroachment threats at geographically separated units																										
Objective 3.7: Continue to partner through P4 Partnership Initiative																										
Goal 4: Promote sustainable development and practices.																										
Objective 4.1: Remove JBA from USEPA CERCL list by CY20																										
Objective 4.2: Develop an aggressive environmental program																										
Objective 4.3: Encourage compact land development pattern																										
Objective 4.4: Exceed DoD energy and water reduction goals																										
Objective 4.5: Require compact, multi-story facilities and garages in new development																										
Objective 4.6: Identify 20 percent of untreated impervious surfaces to be retrofitted																										
Objective 4.7: Maintain existing tree canopy																										
Goal 5: Care for and recognize base personnel by promoting their public health, safety, and overall quality of life.																										
Objective 5.1: Modernize dormitory facilities and amenities																										
Objective 5.2: Provide quality facilities by implementing best industry practices																										
Objective 5.3: Locate support services within walking distance of housing and dorms																										
Objective 5.4: Establish consolidated center for functions with a service counter																										
Objective 5.5: Foster alternative transportation modes																										
Objective 5.6: Continue to preserve green space and recreation areas on base																										

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									
Form and Building Scale									
Building height allowance – 3-5 stories									
Building height allowance – 2-3 stories		□	□	□					
Building height allowance – 1-2 stories	♦	♦	♦	♦	♦	♦			
Height-to-street width pedestrian scale									
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			
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									
Streetscape Element									
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	□
Pedestrian Circulation									
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		□	□	□	□		□	□	□
Parking Elements									
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)				□			♦		

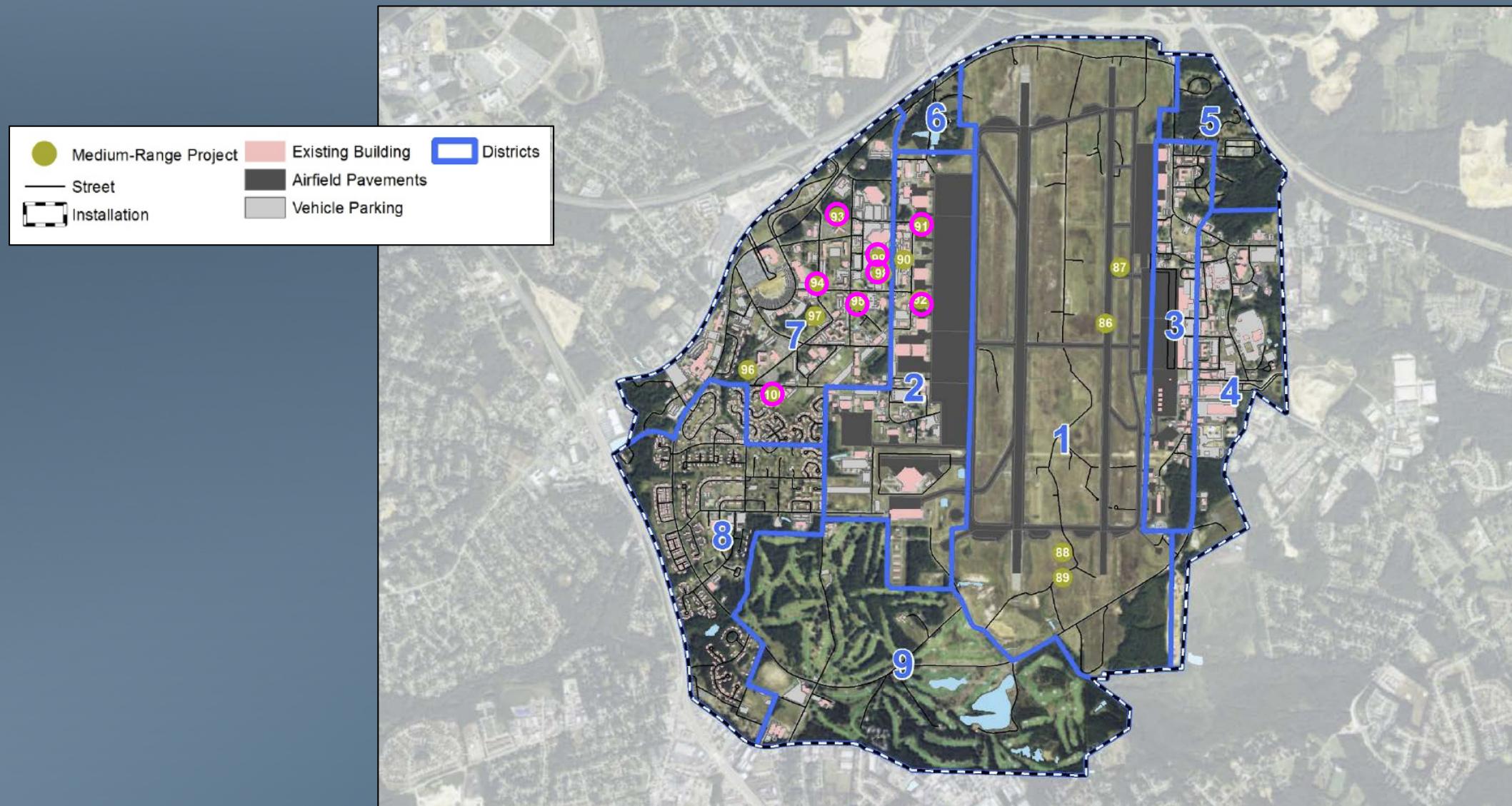
Table 3.7 Developable Parcels

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
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

Short-Term Development Plan (1-5 years)



Medium-Term Development Plan (6-10 years)





Administrative and Support District (JBA Planning District 7)



- ◆ Developable parcels: 15
- ◆ Total developable acres: 101.87

0 500 1,000 2,000
Feet

- ◆ Minimum density (1-story building): 2,411,701 GSF
- ◆ Medium density (3-story building): 3,742,343 GSF
- ◆ Maximum density (5-story building): 4,225,992 GSF

