

National Capital Planning Commission Project Narrative

Joint Base Andrews – Child Development Center P3005
Joint Base Andrews, Prince George’s County, MD

This Project Report has been prepared regarding the Child Development Center at Joint Base Andrews in Prince George’s County, Maryland. This report has been prepared for the submission of this project to the National Capital Planning Commission (NCPC) for preliminary review.

PROJECT OVERVIEW

Project Contacts

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NCPC Plans and Policies

Proposed Project:

The project involves the construction of a new Child Development Center (CDC) at Joint Base Andrews. The development also includes a new parking lot with ADA-compliant spaces, a parent drop-off lane, access roads, pedestrian sidewalks, and several submerged gravel wetlands for stormwater management. Landscaping with native, drought-tolerant plant species is also part of the plan to enhance sustainability and aesthetic appeal.

Compliance with NCPC Plans and Policies:

The proposed project complies with National Capital Planning Commission (NCPC) plans and policies by incorporating sustainable design principles and ensuring minimal environmental impact. Key compliance aspects include:

- **Environmental Sustainability:** Utilization of Low Impact Design (LID) and Environmental Site Design (ESD) practices, such as submerged gravel wetlands, to manage stormwater effectively and reduce peak runoff.
- **Accessibility and Safety:** Inclusion of ADA-compliant parking spaces and pedestrian walkways to ensure accessibility and safety for all users.
- **Public Engagement:** Adherence to public notice requirements under the National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) to engage the community and address any concerns.
- **Conservation:** Compliance with the Migratory Bird Act and protection of the northern long-eared bat habitat, including a tree removal moratorium from March to September.

The project aligns with NCPC’s objectives to promote environmentally responsible development and enhance the quality of life for the community, ensuring that the new CDC supports the needs of Joint Base Andrews while adhering to federal, state, and local regulations.

Description of Agency/Mission

Agency/Mission

The project is undertaken by the Air Force to provide child care services for military and Civilian families at Joint Base Andrews. The mission includes enhancing the quality of life for service members and their families through the development of essential facilities such as the proposed Child Development Center (CDC).

Existing Employment Numbers:

Joint Base Andrews currently employs approximately 17,000 military and civilian personnel. The CDC will employ 62 personnel and serve a maximum of 162 children.

Description of Project Area

Project Area:

The project area is located at Joint Base Andrews, adjacent to the intersection of Arkansas Road and California Avenue. It is characterized by open grass with scattered trees and shrubs, gently sloping from southeast to northwest. The site includes existing fill and fine- and coarse-grained Calvert Formation deposits.

Surrounding Areas:

The surrounding areas include other base facilities, roads, and infrastructure essential to base operations. There are no existing underground features such as footings, foundations, or steam pits.

Sensitive Environmental Resources:

- Natural Habitat Areas: The site is subject to the Migratory Bird Treaty Act and is a habitat for the northern long-eared bat, requiring a tree removal moratorium from March to September.
- Trees: Over 30,000 square feet (.69 acres) of contiguous trees will be cleared, with measures in place to comply with JBA Environmental Protection Standards and environmental regulations. Priority will be given to replanting trees within the project limits. More information on the tree replacement will be available in the Final submission.
- Wetlands: There are no wetlands on the site.

Description of the Proposed Development and Development Alternatives

Proposed Development:

The project proposes the construction of a new Child Development Center (CDC) buildings and play areas. The total site area is 3.33 acres which include the CDC and all associated infrastructure. The development includes:

- A new, 23,000 SF building
- A new parking lot with ADA-compliant spaces and a parent drop-off lane.
- Access roads to the kitchen and dumpster area.
- Pedestrian sidewalks for safe access to building entrances.
- Several submerged gravel wetlands for stormwater management.
- Landscaping with native, drought-tolerant plant species.

Development Alternatives:

- Alternative 1: Development of bioretention facilities instead of submerged gravel wetlands. However, this was not feasible due to the site being predominantly located in fill, making infiltration practices unfeasible per MDE guidelines.
- Alternative 2: No-build option, maintaining the existing open grass area and scattered trees. This alternative was not selected as it does not meet the growing needs for child care facilities at Joint Base Andrews.

The proposed development has been chosen to best meet the needs of Joint Base Andrews, aligning with environmental regulations and providing essential services to military families while ensuring sustainability and minimal environmental impact.

Employment Impacts

This CDC is designed as a medium-size facility and is built to its maximum occupancy. Therefore, the number of personnel and children served will remain the same in the future.

Master Plan Alignment

This project is included in the Joint Base Andrews Installation Development Plan (IDP).

Schedule

The anticipated start of construction is Fall 2024, with occupancy by December 2025.

Project Cost Estimate

The total estimated cost of construction is \$24,794,229.

OUTREACH AND COORDINATION***Public Engagement*****Public Outreach Component:**

As part of the project's public outreach efforts, a public notice is required under the National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) to inform the community about the proposed construction activities and obtain necessary environmental permits. This notice ensures transparency and provides the public with an opportunity to review and comment on the project's potential impacts on water quality and stormwater management.

Community Coordination:

Initial coordination meetings have been held with community leaders and residents to discuss the project scope, anticipated impacts, and benefits. These meetings aimed to inform the local community about the project details and gather their input.

Summary of Community Views:

While formal community feedback will be collected as part of the NPDES public notice process, initial interactions with community members have been generally positive. Residents have expressed support for the new Child Development Center, recognizing the need for improved childcare facilities on the base. Key concerns raised include traffic management during construction, noise levels, and the preservation of green spaces. These concerns are being addressed through careful planning and mitigation measures incorporated into the project design.

The public notice required under the NPDES NOI will further facilitate community engagement and ensure that any additional concerns or suggestions from the public are considered and addressed appropriately.

Coordination with Federal, State, and Local Jurisdictions

The project requires coordination with various federal, state, and local agencies to ensure compliance and integration with existing plans and regulations. Key coordination efforts include:

Federal Agencies:

- Coordination with the U.S. Army Corps of Engineers (USACE) District per Special Public Notice-23-19 to obtain confirmation that consultation under Section 7 of the Endangered Species Act has been completed.
- Compliance with the National Environmental Policy Act (NEPA) and federal floodplain management guidance.

State Agencies:

- Collaboration with the Maryland Department of the Environment (MDE) for stormwater management and sediment control permits.
- Engagement with the Maryland Department of Natural Resources (DNR) for forest conservation and adherence to the Coastal Zone Management Act (CZMA) requirements.
- Participation in the Maryland Coastal Zone Management Program (CZMP) to ensure federal activities align with state coastal resource objectives.

Future Coordination:

Ongoing coordination will continue throughout the project lifecycle, involving periodic updates and consultations with all relevant agencies to address any emerging issues and ensure the project remains compliant with all regulatory requirements.

PROJECT INFORMATION AND DRAWINGS

Description of Buildings (if applicable)

This project is to design and construct a new single story, 23,069 sq.ft. Child Development Center (CDC) at Joint Base Andrews (JBA). Outdoor playgrounds, fencing, parking, bus drop off, site utilities, and other associated site work will also be included. The building's exterior design will be compatible with the other buildings surrounding the site. The new proposed CDC will be a single-story brick clad structure to reflect a residential, non-institutional character. The hip roofs will have the overhangs to assist with reducing glare in the children activity rooms. The roof will be a standing seam

metal roof system over rigid insulation with the roof slope varying from 2.5 in 12 to 4 in 12. The total building height will not exceed 30 feet. The windows will be sized and located to allow children visual access to the outside.

Site Plan

See attached Site Plans.

Vicinity Map

See attached Vicinity Map.

Architectural and Design Program (if applicable)

The building layout is composed of the main entry administration area and three wings to accommodate different age groups of children: infants, toddlers, pre-toddlers and preschoolers. The centrally located administration area includes the reception area, offices, training, breakroom, health room, security room, restrooms and storage. The east wing includes four infant activity rooms (CARs), laundry, mechanical room, electrical room, telecom room and staff restroom. The north wing is dedicated to the four pre-toddler and three toddler activity rooms (CARs). The west wing includes two preschool activity rooms (CARs), kitchen, mechanical room and staff restroom. The facility will accommodate a maximum of 162 children and include the following: two preschool activity rooms of 24 children each, three toddler activity rooms of 14 children each, four pre-toddler activity rooms of 10 children each and four infant activity rooms of 8 children each. The exterior and interior signage will meet UFC 3-120-01 design sign standards.

Landscape and Streetscape Plan

See attached Landscape Plan.

Existing Site Landscaping and Streetscape:

The existing site features an open grass area with some scattered trees and shrubs. The overall slope ranges from 1% to 8% from southeast to northwest. The site is primarily covered with mown turf grass lawn and mature landscape trees, with occasional landscape shrubs. There are no underground features such as footings, foundations, or steam pits. The site is on existing fill with fine- and coarse-grained Calvert Formation deposits.

Proposed Improvements:

The proposed landscape improvements include seeding and mulching, using plant materials that do not require permanent irrigation systems. Temporary irrigation will be provided by hand watering until final acceptance. The plant material selection includes native species that are adaptable to the local climate and drought-tolerant, ensuring long-term sustainability without the need for regular watering. Submerged gravel wetlands will be planted with native materials, including small trees and stalky plants, to meet concealment standards.

Perimeter security features include a standoff distance of 50 feet in compliance with anti-terrorism/force protection (ATFP) standards. Lighting will be installed to enhance safety and visibility, and new signage will be strategically placed to guide vehicular and pedestrian traffic. These improvements will enhance

the relationship between the site and adjacent public areas by providing a cohesive and attractive streetscape that integrates with the existing urban fabric.

Transportation and Circulation

Transportation Access:

The site is located on the interior of JBA at the intersection of Arkansas Road and California Avenue. The current transportation access includes roads without existing pedestrian crossings or paving. The proposed transportation plan includes new parking lots, one-way school drop-off lanes, and access roads to the kitchen and dumpster area at the southwest corner of the building.

Impact Analysis:

The expected changes in traffic volumes include 12 annual visits by fire trucks, 260 annual visits by two-axle and three-axle trucks each, and 117,000 annual visits by passenger cars and large pickups or SUVs. These changes are anticipated to have a moderate impact on existing infrastructure, with increased demand for parking and pedestrian pathways. Because the CDC serves residents and personnel at JBA, the majority of these trips are internal to the installation and would not significantly impact external roadways.

Master Plan Consistency:

The project supports the master plan's transportation elements by enhancing site access and circulation, adhering to standards for parking and drop-off lanes, and providing ADA-compliant parking and walkways. Any deviations from the master plan are justified by the need to meet specific site requirements and UFC standards.

Onsite Circulation Improvements:

The onsite circulation improvements include a new pedestrian sidewalk system that ensures safe and convenient access to building entrances from drop-off areas, parking lots, and staff parking areas. The design prioritizes ease of handicap access, with close proximity parking and pedestrian ramps.

Encouraging Alternative Transportation:

Strategies to encourage transit use and alternative modes of transportation include the installation of bike racks, providing designated drop-off zones for carpooling, and coordinating with local transit authorities to improve access to public transportation routes.

Parking Ratios:

The parking ratios include 15 standard angled parking spaces and four handicapped spaces, consistent with ADA 2010 and the Maryland Accessibility Code. The parking design complies with the standards set forth in the Comprehensive Plan's Transportation Element, with no deviations from the approved ratios.

Perimeter Security

Security Requirements:

The perimeter security requirements include a 50-foot standoff distance in compliance with ATFP standards. The proposed security measures are necessary to ensure the safety and protection of the CDC, with minimal impact on the public realm. The security infrastructure will be integrated into the landscaping and streetscape design to maintain aesthetic appeal and functionality.

Photographs

See attached photos and aerial image.

ENVIRONMENTAL AND HISTORICAL CONSIDERATIONS

Historic Preservation Documentation

No historic resources are identified within the project area or will be affected by the project. If any resources are discovered during construction, the Standard Operating Procedures for unanticipated discoveries will be followed.

Natural Resources

The project will not impact endangered species or unique habitats. The design includes submerged gravel wetlands to manage stormwater and promote environmental sustainability. The site is subject to the Migratory Bird Treaty Act and is a habitat for the northern long-eared bat. A tree removal moratorium from March to September is in place to protect these species. Construction is planned to begin before September, and over 30,000 square feet (0.69 ac) of trees will be cleared, but will occur after the moratorium ends. NAVFAC will coordinate with the JBA Environmental Department and the USACE District per Special Public Notice-23-19 to obtain confirmation that consultation under Section 7 of the Endangered Species Act has been completed. Additionally, the Environmental Department will ensure compliance with the Federal Consistency provision of the National Coastal Zone Management Act (CZMA) regarding the project. The environmental impacts of the project were analyzed in the 2013 *Final Environmental Assessment for Installation Development at Joint Base Andrews-Naval Air Facility, Washington, Maryland*. See Attachment G for a copy of the Finding of No Significant Impact (FONSI).

Energy and Sustainability

The project meets energy conservation and sustainability objectives by incorporating native plant species, reducing irrigation needs, and utilizing submerged gravel wetlands for stormwater management. The design aligns with UFC 1-200-02 sustainable principles.

Public Realm and Viewsheds (if applicable)

The project will enhance the public realm within the installation by adding landscaping features, maintaining existing mature trees, and improving viewsheds. The design ensures minimal changes in light and shadow, preserving the aesthetic quality of the area. The site is not visible from outside the installation.

Flooding

The site is not within a floodplain, and the proposed design includes measures to minimize flood risks, such as grading to provide positive drainage and stormwater management facilities. Compliance with floodplain management requirements has been achieved to date.

Stormwater Management

Site Characteristics and Stormwater Management:

The site includes existing fill and deposits, influencing stormwater management strategies. To comply with Prince George's County Stormwater Management Design Manual requirements, various non-structural and micro-scale practices were considered and implemented to the maximum extent practicable. The stormwater management facilities are designed to meet the requirements of UFC 3-210-10 and Maryland Department of the Environment (MDE) stormwater management (SWM) guidelines.

Low Impact Design (LID) and Best Management Practices (BMPs):

To meet Low Impact Design (LID) and MDE SWM requirements, several submerged gravel wetlands are proposed around the site. These facilities are categorized as Environmental Site Design (ESD) facilities. They were selected over bioretention facilities because, despite acceptable infiltration rates from infiltration tests, the majority of the site is located in fill, making infiltration practices unfeasible per MDE guidelines.

Submerged Gravel Wetlands:

Submerged gravel wetlands offer several advantages:

- **No Drainage Area Limitation:** Unlike other facilities, they do not have a drainage area limitation, allowing them to accommodate larger areas.
- **Greater Ponding Depth:** They permit ponding depths greater than the standard 1-foot depth, enhancing their capacity for water management.
- **Sediment Forebays:** These are required to capture sediments before they enter the wetlands, ensuring the longevity and effectiveness of the wetlands.
- **Liners:** Liners are provided in each wetland to maintain submerged flow conditions and prevent contamination of groundwater.

Each facility underwent the Wetland Drawdown Assessment from Appendix D.3, confirming that the drainage areas are sufficient to maintain submerged flow conditions. The plantings within these stormwater management facilities will consist of native species, including grasses, herbaceous plants, and shrubs, all acclimated to and suitable for submerged gravel wetlands.

Stormwater Management Plan and Calculations:

Detailed calculations and assessments are provided in the Stormwater Management Plan and its appendices. These documents include data on the design and performance of the stormwater facilities, ensuring compliance with MDE and local jurisdiction requirements.

Water Quantity Management:

The stormwater management plan addresses water quantity management for both the overbank flood protection (Q_p) volume for the 10-year storm and the extreme flood protection (Q_f) volume for the 100-year storm within the watershed. This ensures that the site can manage significant rainfall events without adversely affecting the surrounding areas.

Discharge and Peak Runoff Reduction:

Treated flows from the stormwater facilities will discharge to the north of the site, connecting to an existing closed storm drain that flows into the creek behind the building site. By routing stormwater

runoff through the submerged gravel wetlands, the surface storage provided by the additional ponding depths will reduce the post-development peak runoff to levels below the pre-development conditions for both design storm events.

Erosion and Sediment Control:

The total disturbed area is 3.33 acres. Erosion and sediment controls will comply with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and the Prince George’s Soil Conservation District Soil Erosion and Sediment Control Pond Safety Reference Manual. Measures will include stabilized construction entrances, temporary gabion outlet structures, perimeter controls, tree protection, and necessary sediment trapping devices.

Compliance with Federal, State, and Local Regulations:

The stormwater management approach adheres to federal, state, and local regulations, specifically addressing compliance with EO 13514 and EISA 438. The stormwater management plan will be reviewed and approved by the Maryland Department of the Environment (MDE), ensuring it meets all regulatory requirements.

Sustainable Practices:

The civil design incorporates sustainable principles per UFC 1-200-02, including site integration and water conservation. The proposed submerged gravel wetlands and other LID practices enhance the sustainability of the project by managing stormwater runoff effectively, reducing peak flows, and improving water quality.

By implementing these comprehensive stormwater management strategies, the project not only meets regulatory requirements but also promotes environmental sustainability and resilience against flood risks, aligning with the broader goals of the community and environmental stewardship.

Attachment List:

- Attachment A** – Site Plan
- Attachment B** – Vicinity Map
- Attachment C** - Landscape Plan
- Attachment D** – Existing Conditions Site Photos
- Attachment E** – Building Rendering
- Attachment F** – Design drawings
- Attachment G** – FONSI