

Mandatory Referral Review

**Staff Recommendation:** Approve Staff Recommendations

# **Administrative & Support District Plan at Joint Base Andrews**

For review by:

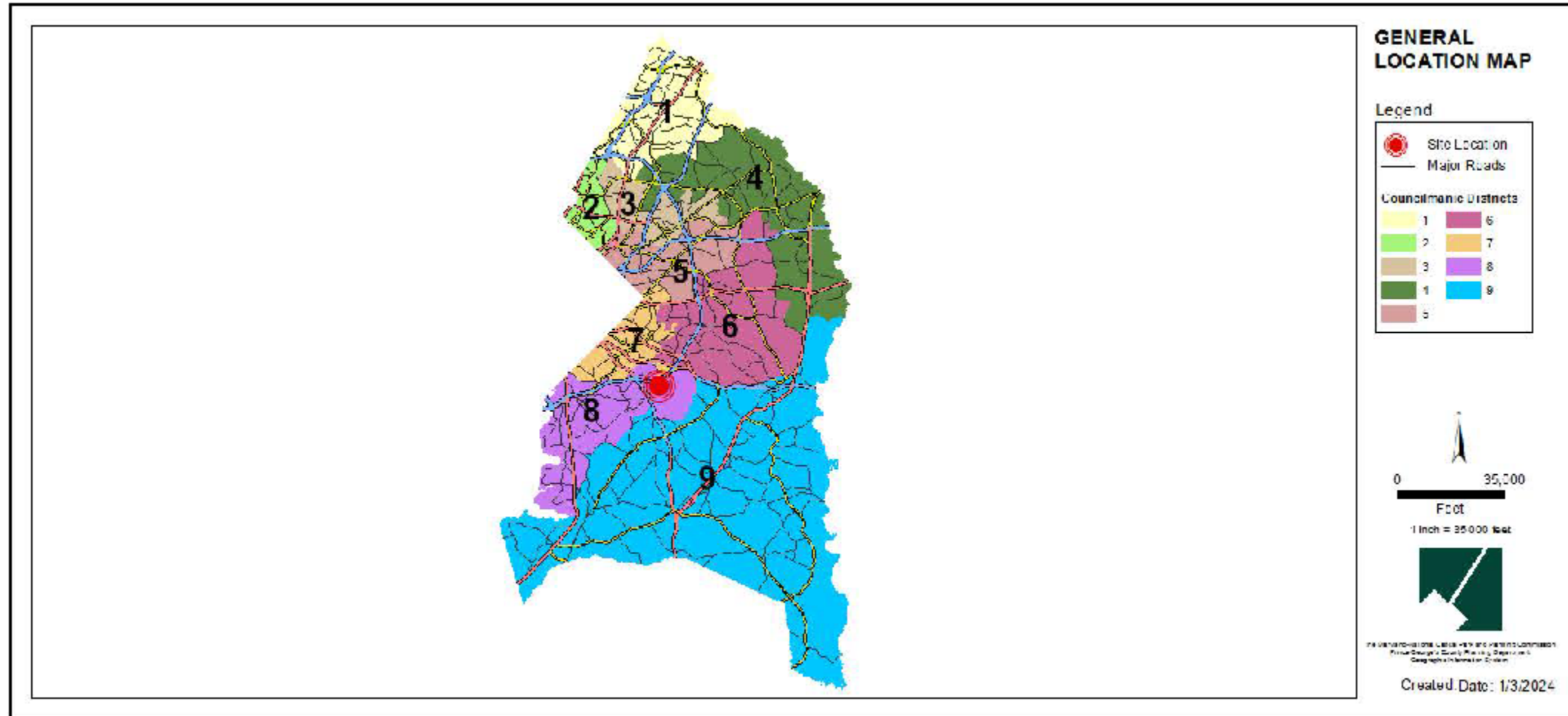
**Prince George's County Planning Board**

**February 8, 2024**

# GENERAL LOCATION MAP

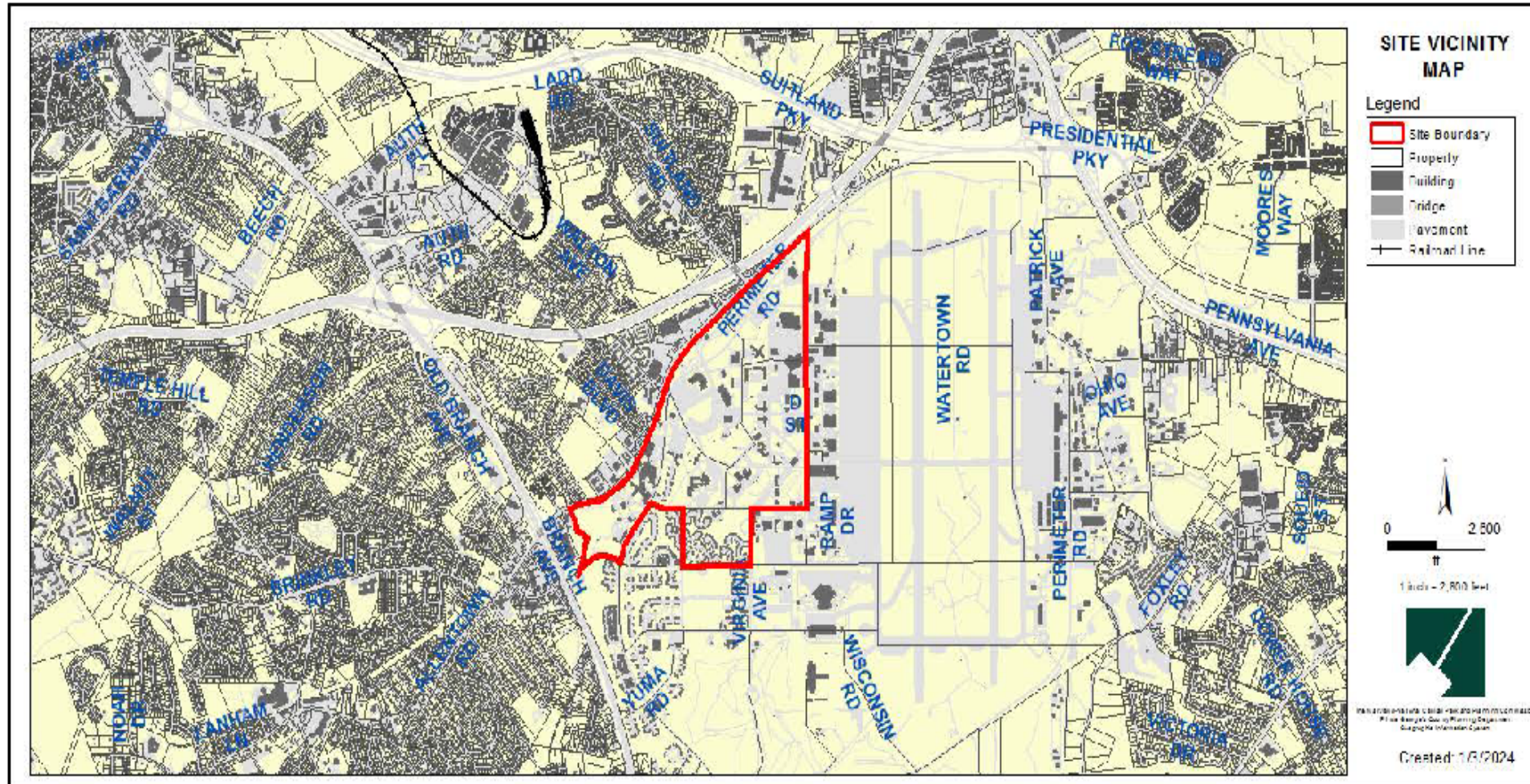
Council District: 8

Planning Area: 77





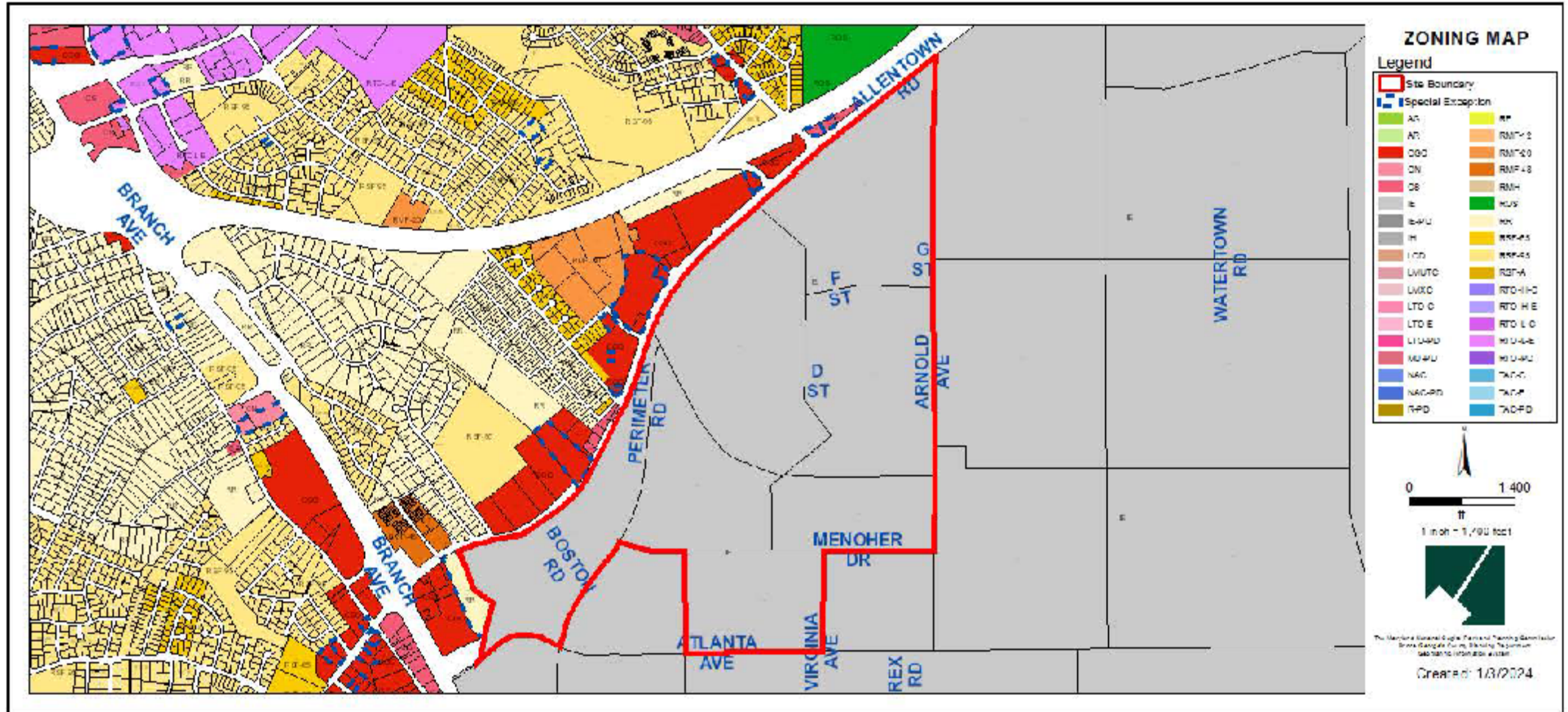
# SITE VICINITY MAP





# ZONING MAP

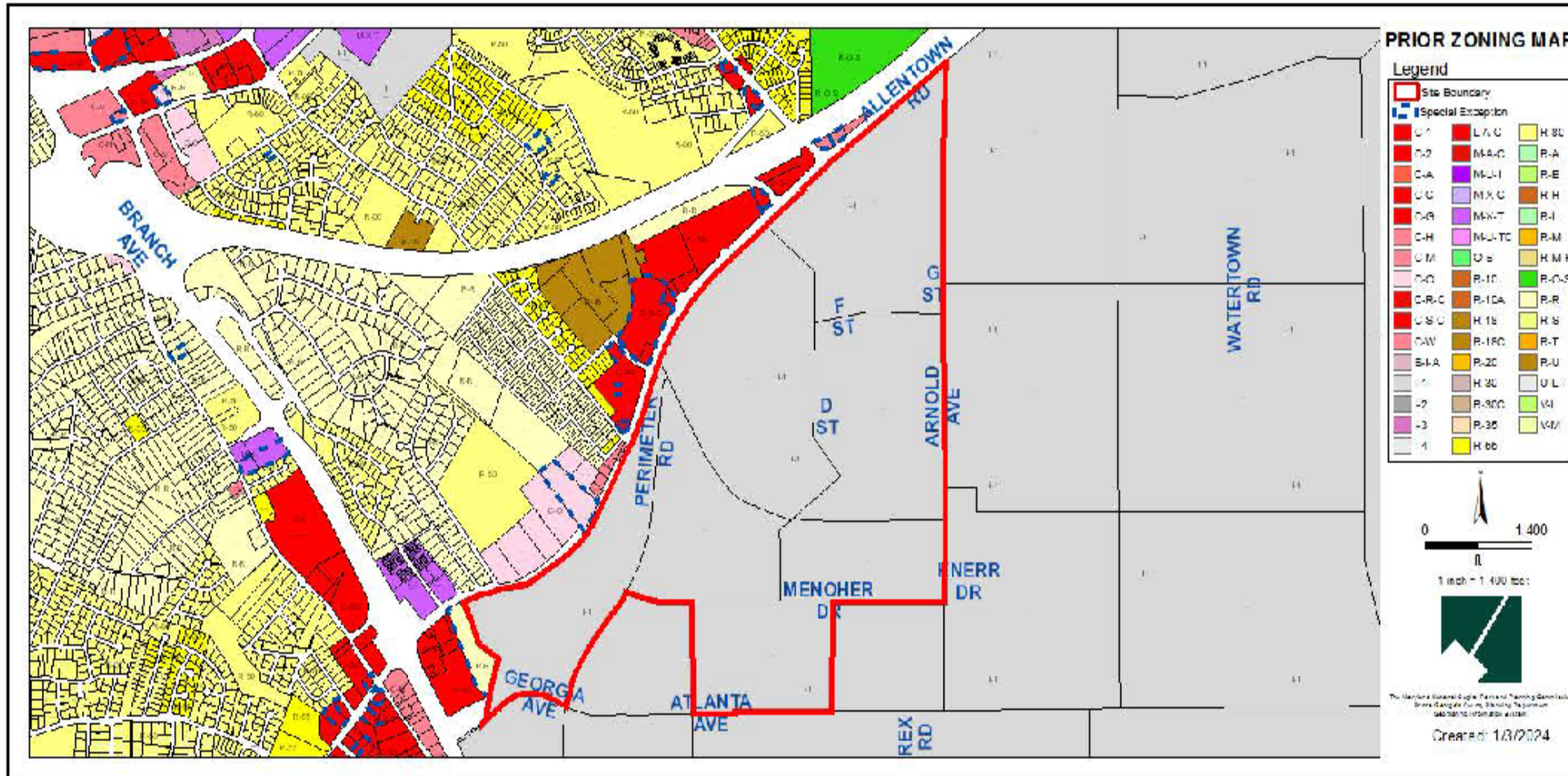
Property Zone: IE





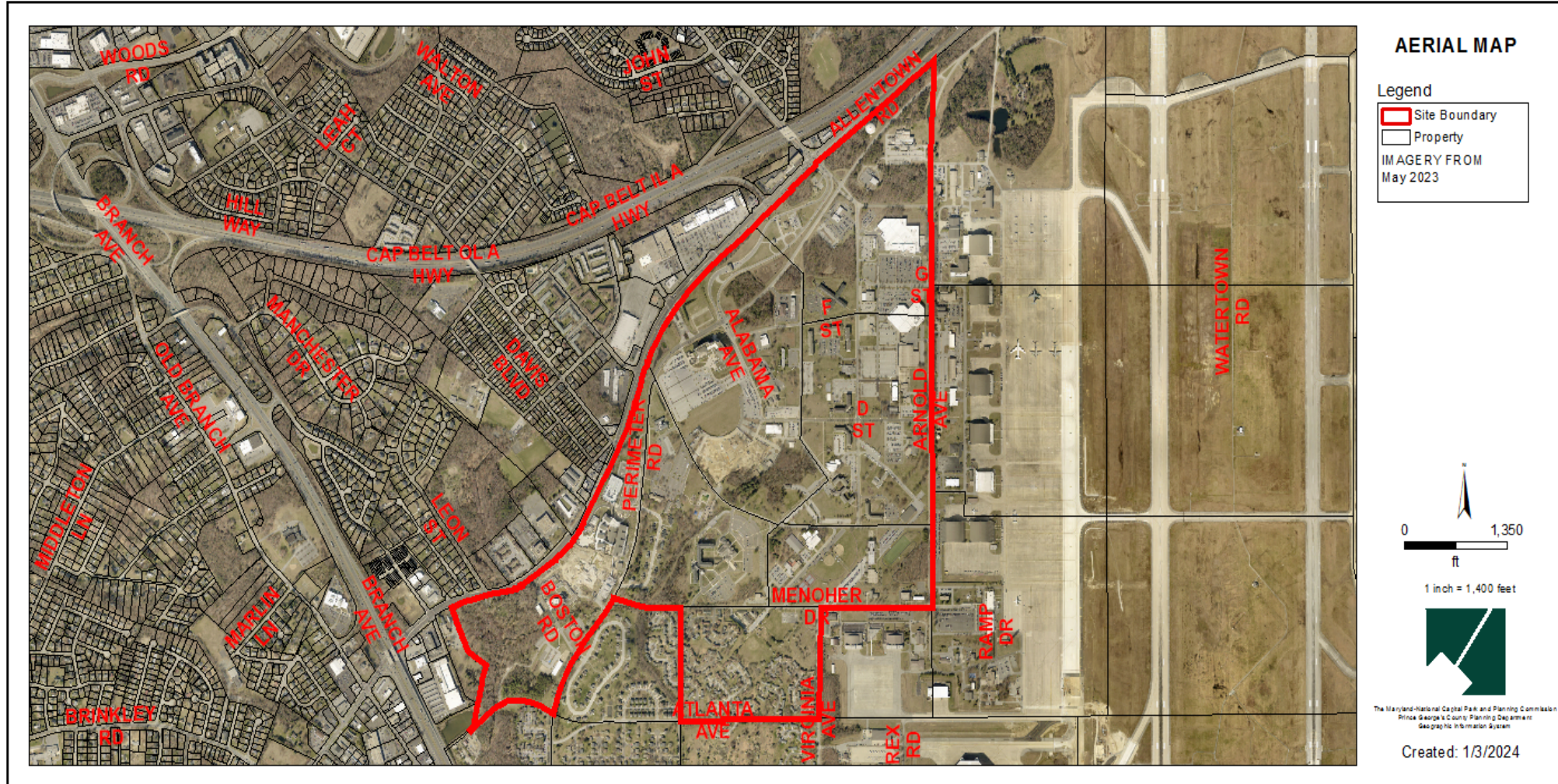
# PRIOR ZONING MAP

Property Zone: I-1





# AERIAL MAP



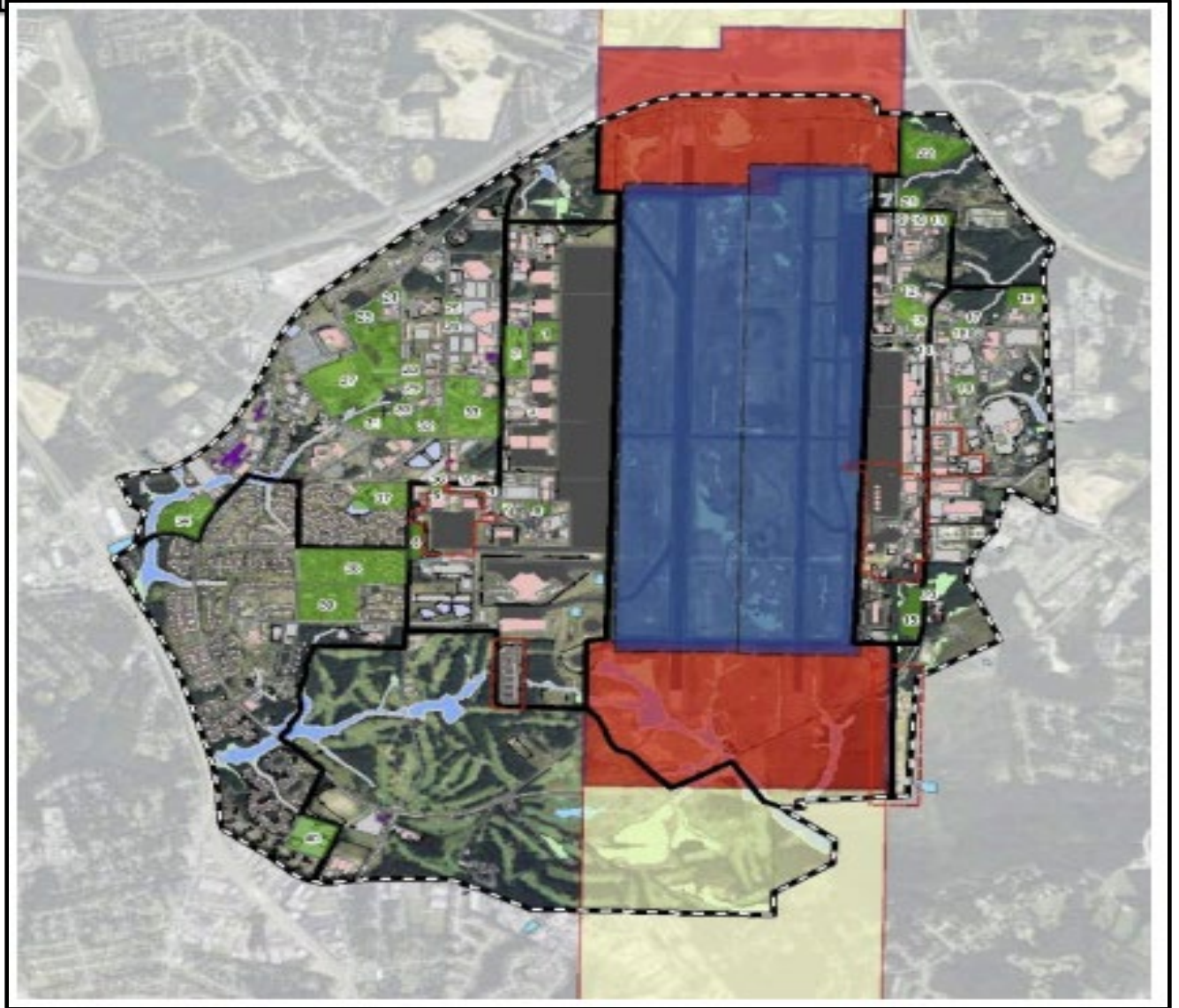


# JOINT BASE ANDREWS (JBA)

The JBA is the primary air transportation gateway for high-ranking government officials, including the President of the United States. The base supports vital missions such as airborne command and control, global airlift operations, and specialized training for aircrew, and ground personnel. There are nine Planning Districts at the base:

1. Airfield
2. West Operations
3. East Operations
4. Industrial
5. Training
6. Historic Residential
7. **Administrative and Support**
8. Residential
9. Recreation

The Administrative & Support District Plan area is outside the JBA Airfield and the first District to initiate a land use plan.



# ADMINISTRATIVE & SUPPORT DISTRICT PLAN

## Plan Intent

- Meet current and future mission requirements.
- Make the most effective use of limited resources with a detailed, flexible plan to guide the mission accomplishment, consolidation efforts, stationing actions, and other real property activities.
- Plan preparation includes project initiation, site analysis, data collection, customer interviews, design charrette, and reports.

## Plan Vision

Create walkable nodes framed with modern buildings connected by great streets.





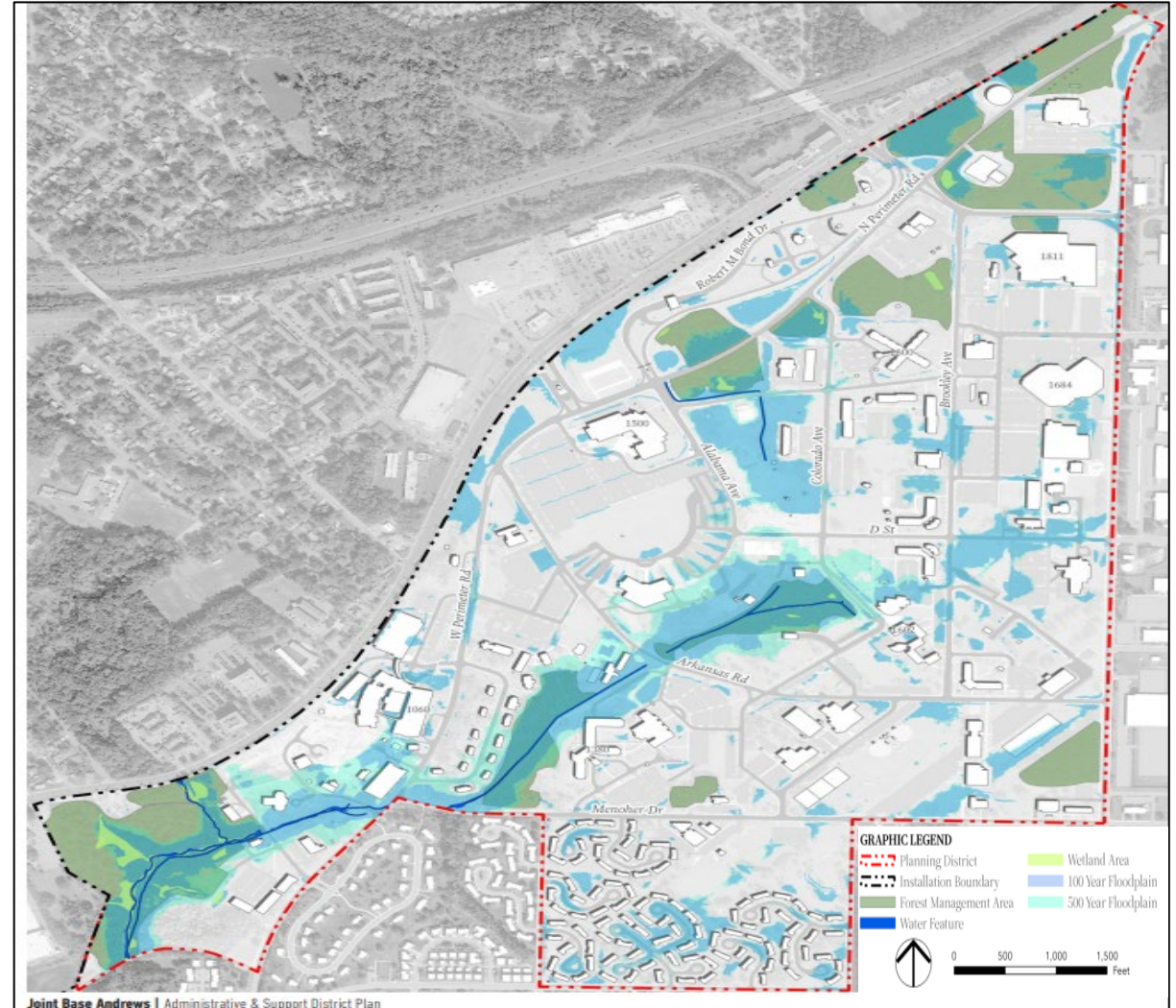
## **DISTRICT PLAN PREPARATION PROCESS**

As part of the plan development process the project team:

- Conducted internal site analysis and data collection.
- Conducted surveys/Interviews.
- Held a design charrette to develop alternative development/redevelopment options at nodes.
- Generated reports for many of the existing uses including facility conditions, uses at nodes, building age and conditions, developable areas, natural resource inventories, and critical assets and liabilities.
- Assessed the District's internal street conditions and a general pedestrian analysis.

# NATURAL FEATURES ASSESSMENT

- The topography of the Plan area is relatively flat with sparse tree cover, wetlands, flood plains, and streams. The entire airbase is comprised of previously disturbed areas with moderately well-drained to excessively drained soils with low runoffs.
- Most of the original land area of the Base has been disturbed by cut and fill since 1942 including areas around runways and taxiways, which have been highly disturbed, and have 20 feet or more of fill material.
- According to the U.S. Department of Agriculture [USDA], 2021, (Reference: JBA Installation Development Plan Environmental Assessment), the soil types at the Base are not considered prime farmland soils and do not represent a constraint for future development.

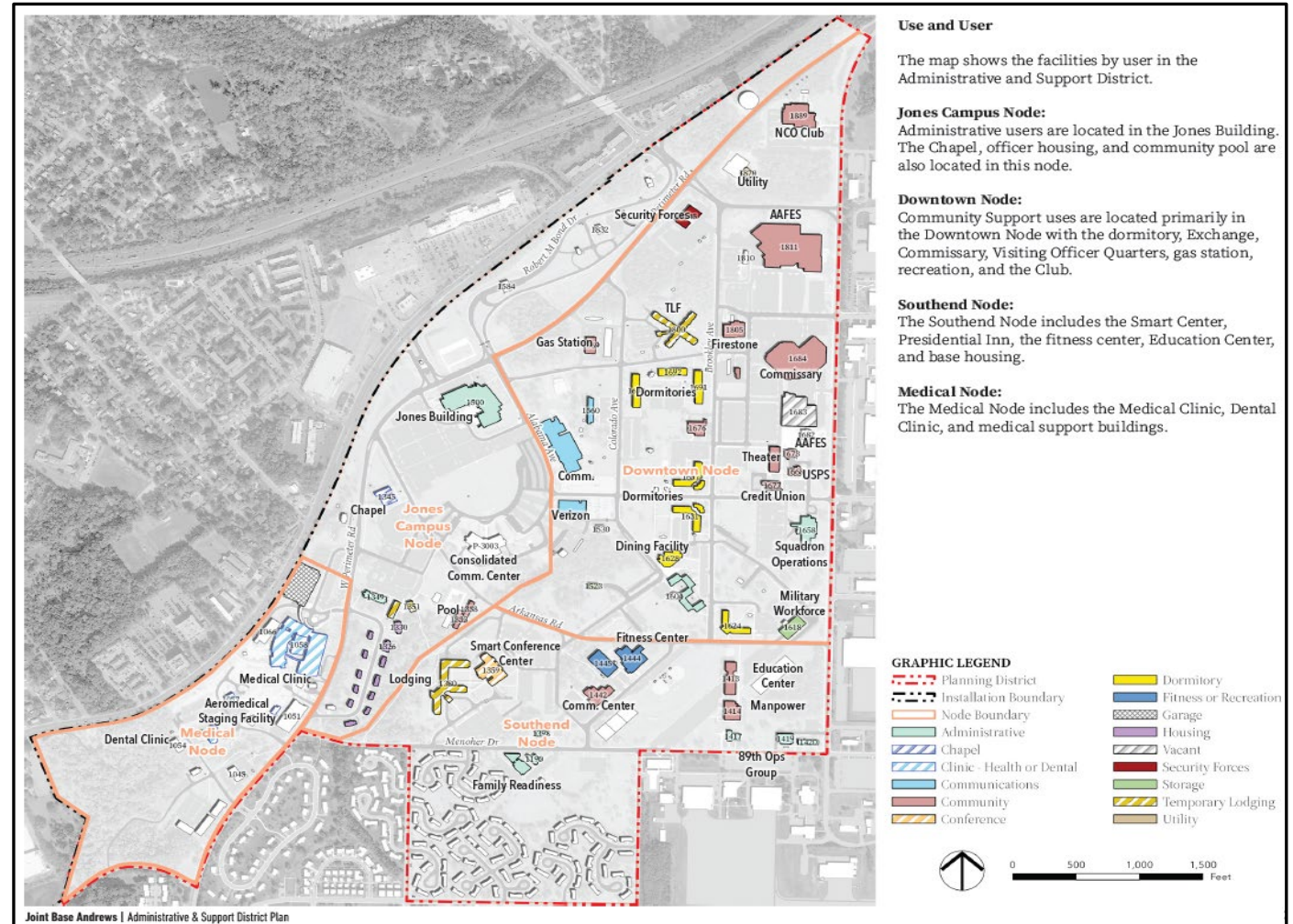




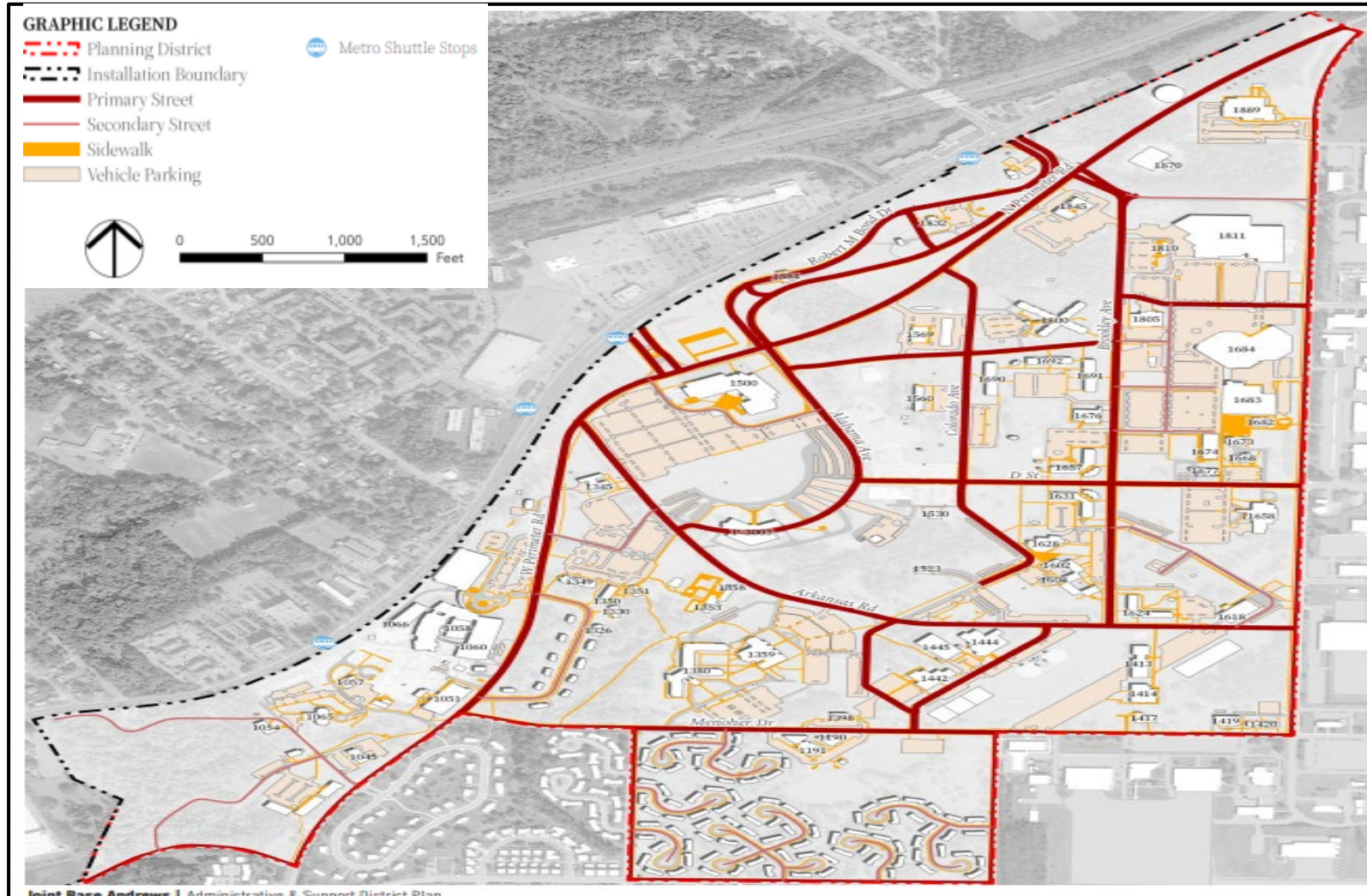
# EXISTING BUILDING CONDITION ANALYSIS

## Focus Areas

- Facility Condition Index
- Building height, use, and user
- Existing utilities
- Street condition
- Wetland delineation
- Building Disposition
- Developable Areas
- 100- and 500-year floodplain map
- Natural and Cultural Resources



# PEDESTRIAN AND VEHICULAR NETWORK





## PROPOSED DISPOSITION ASSETS

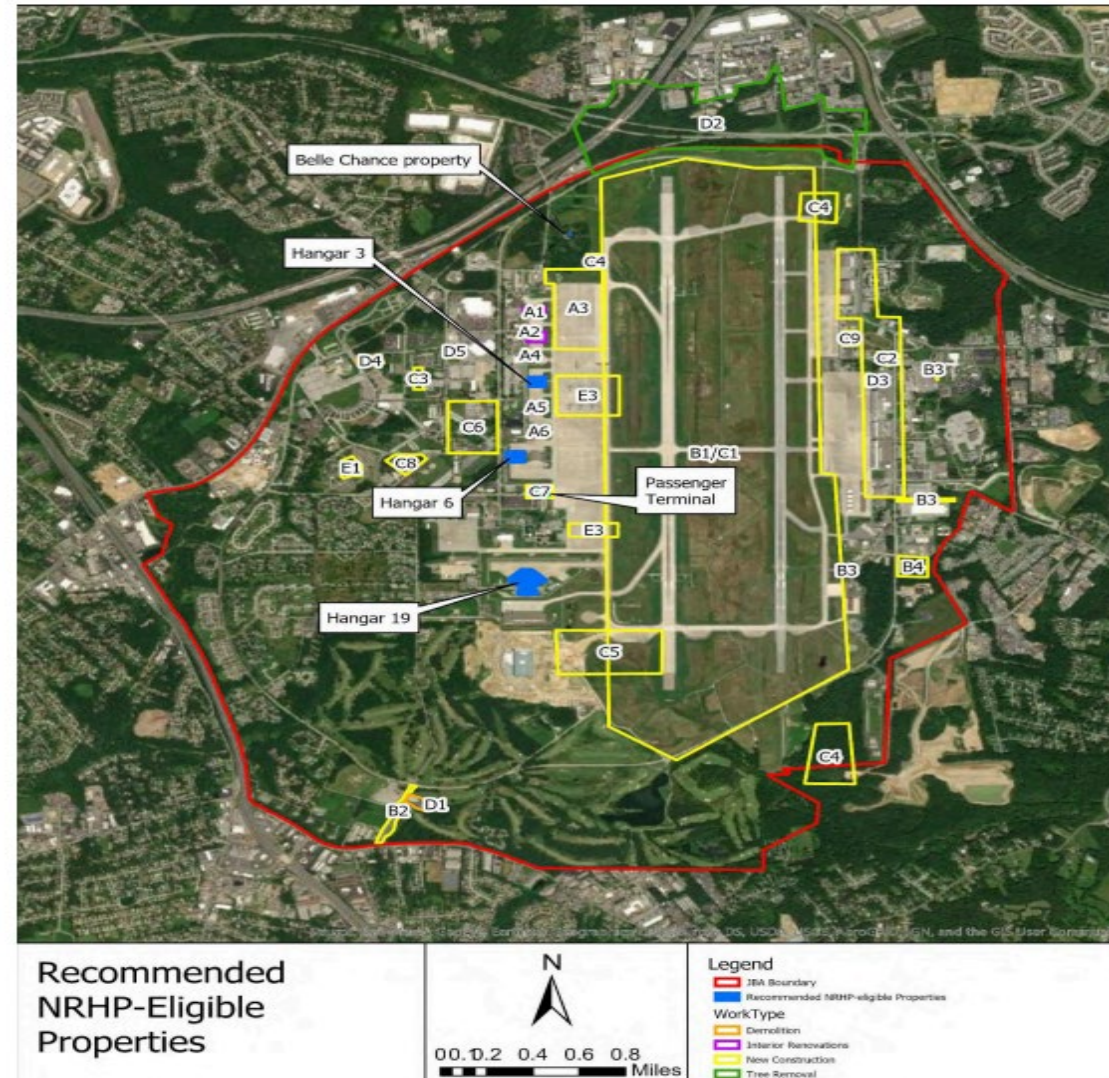
The color of the building indicates the building's disposition:

- Eleven **red** buildings should be replaced with this Plan (20 years).
- The **green** buildings should be sustained in the Plan.



## HISTORIC STRUCTURES

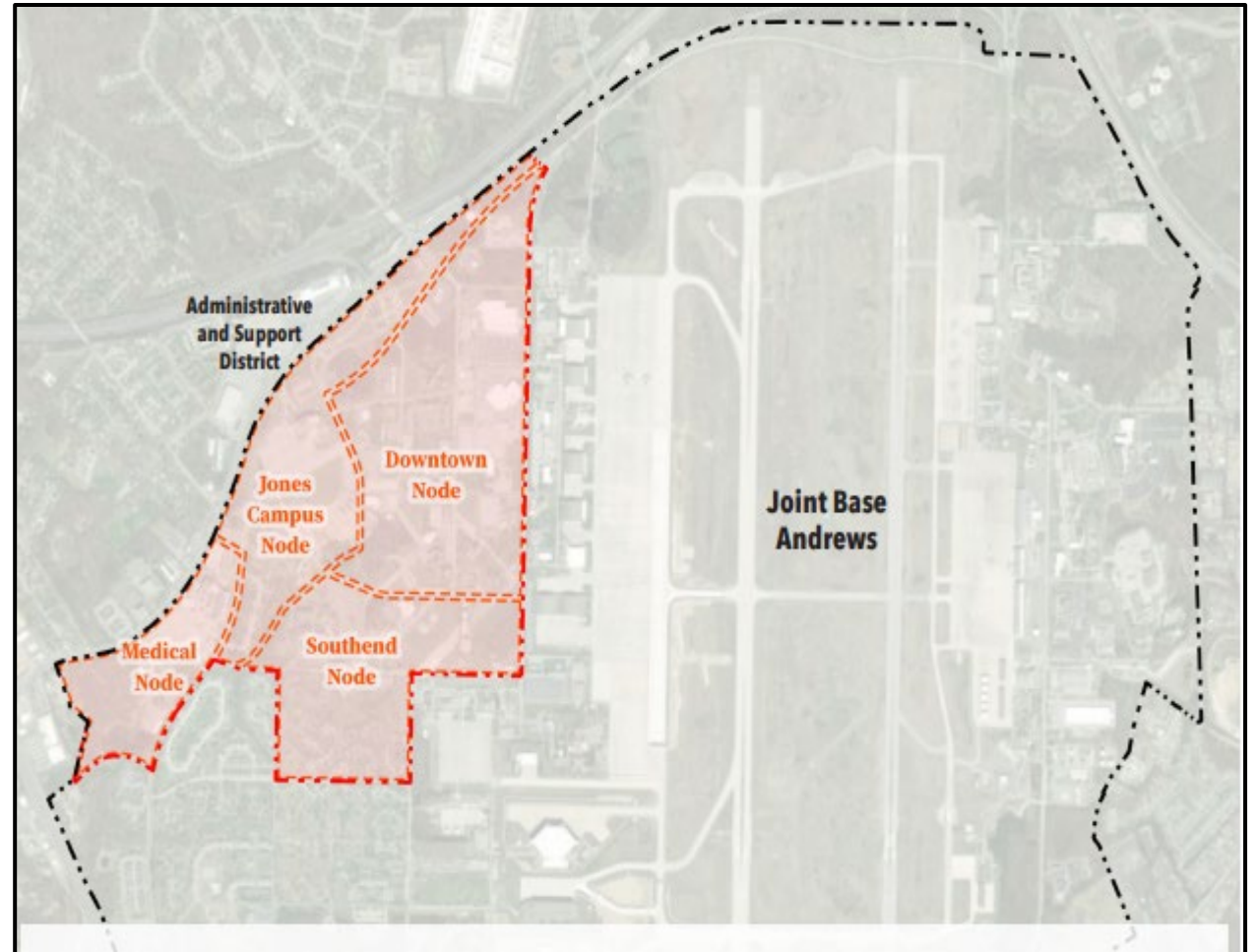
Although there are no historic sites in the Administrative and Support District; there are five historic structures in neighboring Districts.





# DISTRICT PLAN NODES

1. **Jones Campus Node:** Administrative uses are in the Jones Building, including the Chapel, officer housing, and the community pool.
2. **Downtown Node:** Most community support uses are located primarily in the Downtown Node, including dormitories, Exchange, Commissary, Visiting Officer Quarters, gas station, recreation, and the Club.
3. **Southend Node:** Uses in this Node include the Smart Center, Presidential Inn, the fitness center, the Education Center, and base housing.
4. **Medical Node:** This Node contains the Medical Clinic, Dental Clinic, and other medical support buildings.

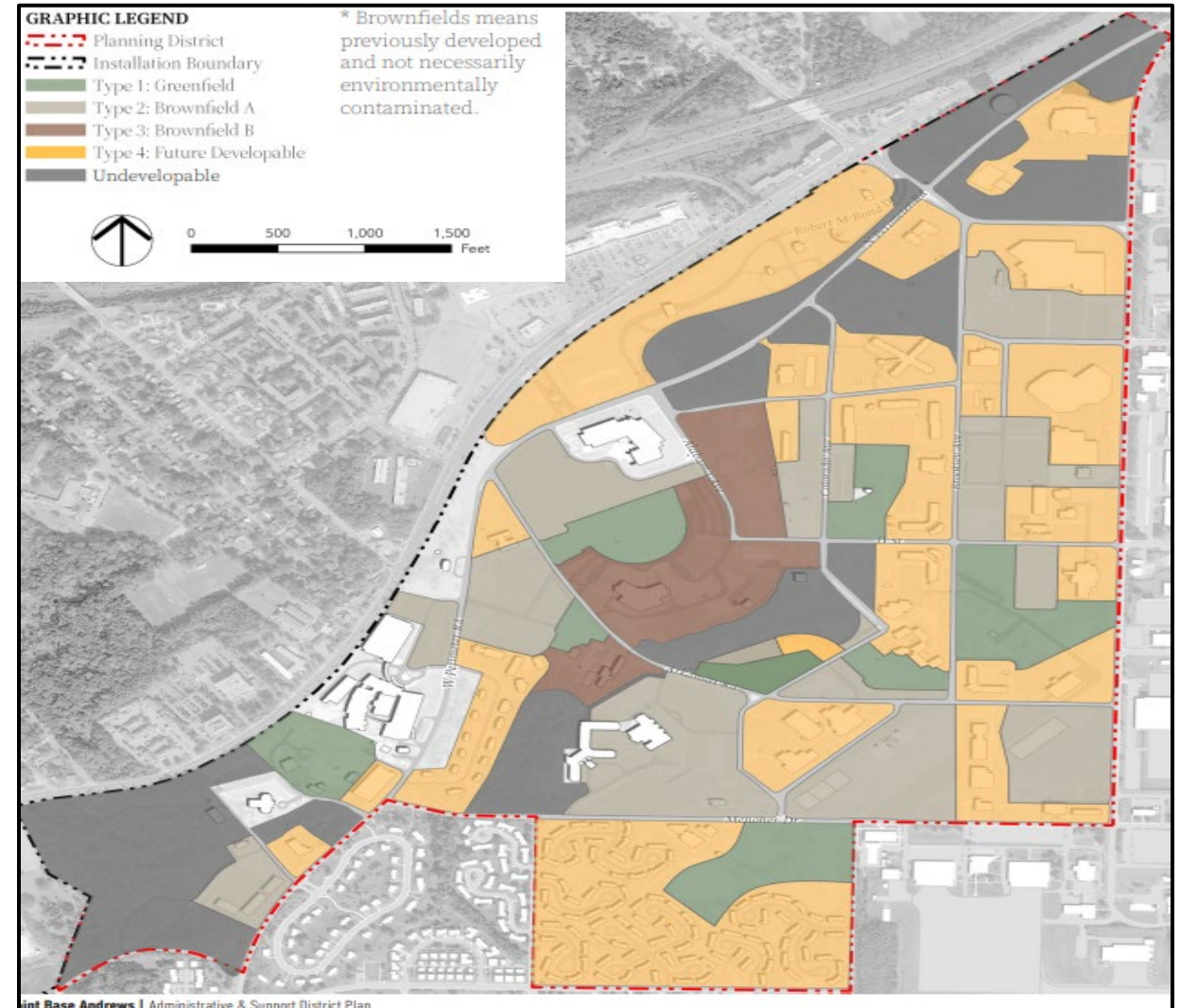


# DEVELOPABLE AREA MAP

Buildings with repairs or renovations are shown in yellow and present development opportunities.

Buildings in good condition are shown in white.

Undevelopable areas (areas with restrictions) are shown in dark grey.





# PLAN EXECUTION: PLANNED PRIORITIES

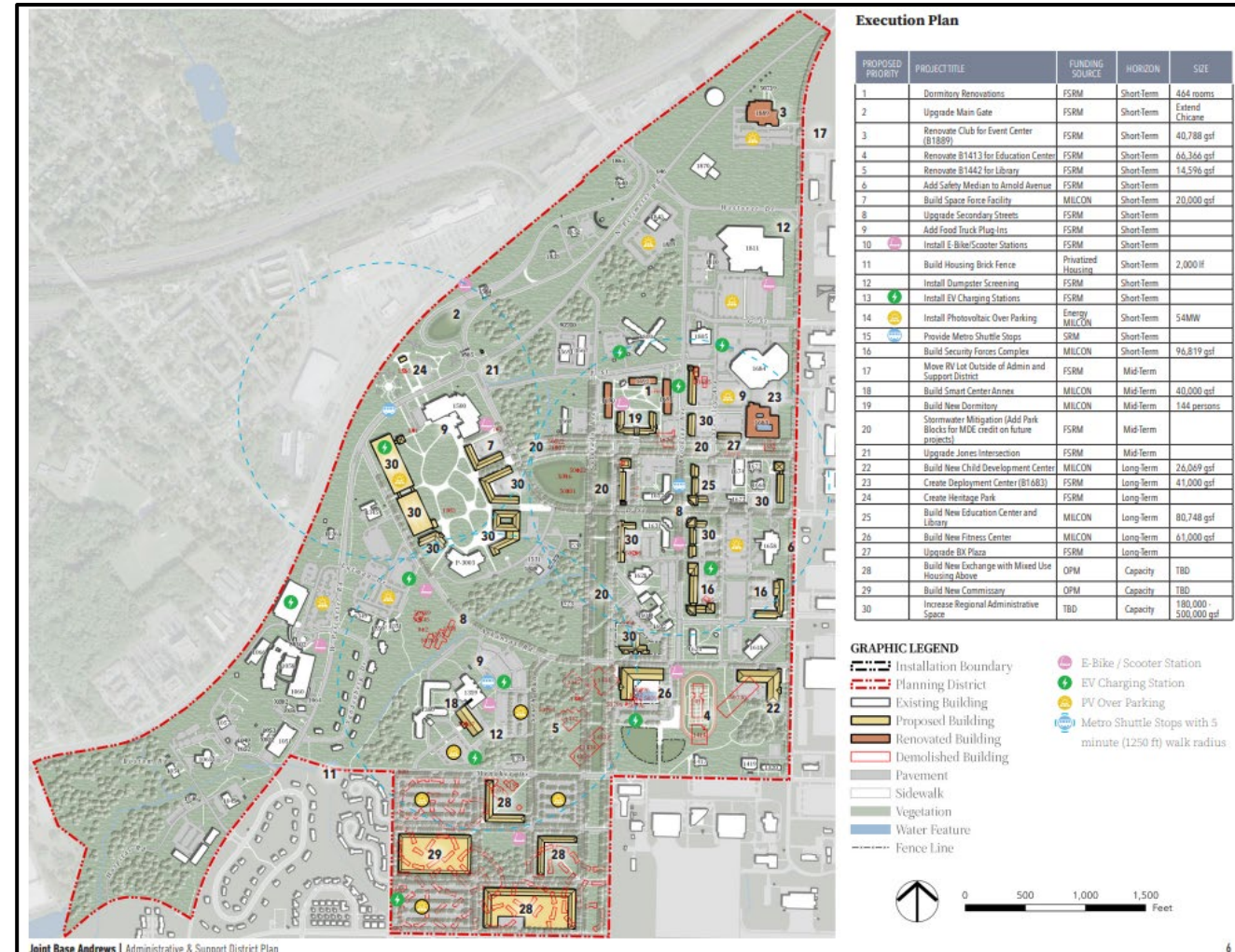
The Execution Plan has three-phased development priorities: Short-term, Medium Term, and Long-term. Some Short-term projects include:

- Upgrade Main Gate
- Add Safety Median to Arnold Avenue
- Upgrade Secondary Streets
- Install E-Bike/Scooter Stations
- Install EV Charging Stations
- Provide Metro Shuttle Stops
- Upgrade Jones intersection
- General parking needs

PROPOSED PRIORITY	PROJECT TITLE	FUNDING SOURCE	HORIZON	SIZE
1	Dormitory Renovations	FSRM	Short-Term	464 rooms
2	Upgrade Main Gate	FSRM	Short-Term	Extend Chicane
3	Renovate Club for Event Center (B1889)	NAF and MILCON	Short-Term	40,788 gsf
4	Renovate B1413 for Education Center	FSRM	Short-Term	66,336 gsf
5	Renovate B1442 for Library	FSRM	Short-Term	29,192 gsf
6	Add Safety Median to Arnold Avenue	FSRM	Short-Term	
7	Build Space Force Facility	MILCON	Short-Term	20,000 gsf
8	Upgrade Secondary Streets	FSRM	Short-Term	
9	Add Food Truck Plug-ins	FSRM	Short-Term	
10	Install E-Bike/Scooter Stations	FSRM	Short-Term	
11	Build Housing Brick Fence	Privatized Housing	Short-Term	2,000 lf
12	Install Dumpster Screening	FSRM	Short-Term	
13	Install EV Charging Stations	FSRM	Short-Term	
14	Install Photovoltaic Over Parking	Energy MILCON	Short-Term	54MW
15	Provide Metro Shuttle Stops	SRM	Short-Term	
16	Build Security Forces Complex	MILCON	Short-Term	96,819 gsf
17	Move RV Lot Outside of Admin and Support District	FSRM	Mid-Term	
18	Build Smart Center Annex	MILCON	Mid-Term	40,000 gsf
19	Build New Dormitory	MILCON	Mid-Term	144 persons
20	Stormwater Mitigation (Add Park Blocks for MDE credit on future projects)	FSRM	Mid-Term	
21	Upgrade Jones Intersection	FSRM	Mid-Term	
22	Build New Child Development Center	MILCON	Long-Term	26,069 gsf
23	Create Deployment Center (B1683)	FSRM	Long-Term	41,000 gsf
24	Create Heritage Park	FSRM	Long-Term	
25	Build New Education Center and Library	MILCON	Long-Term	53,393 gsf
26	Build New Fitness Center	MILCON	Long-Term	61,000 gsf
27	Upgrade BX Plaza	FSRM	Long-Term	
28	Build New Exchange with Mixed Use Housing Above	OPM	Capacity	TBD
29	Build New Commissary	OPM	Capacity	TBD
30	Increase Regional Administrative Space	TBD	Capacity	180,000 - 500,000 gsf

# IMPLEMENTATION/EXECUTION PLAN

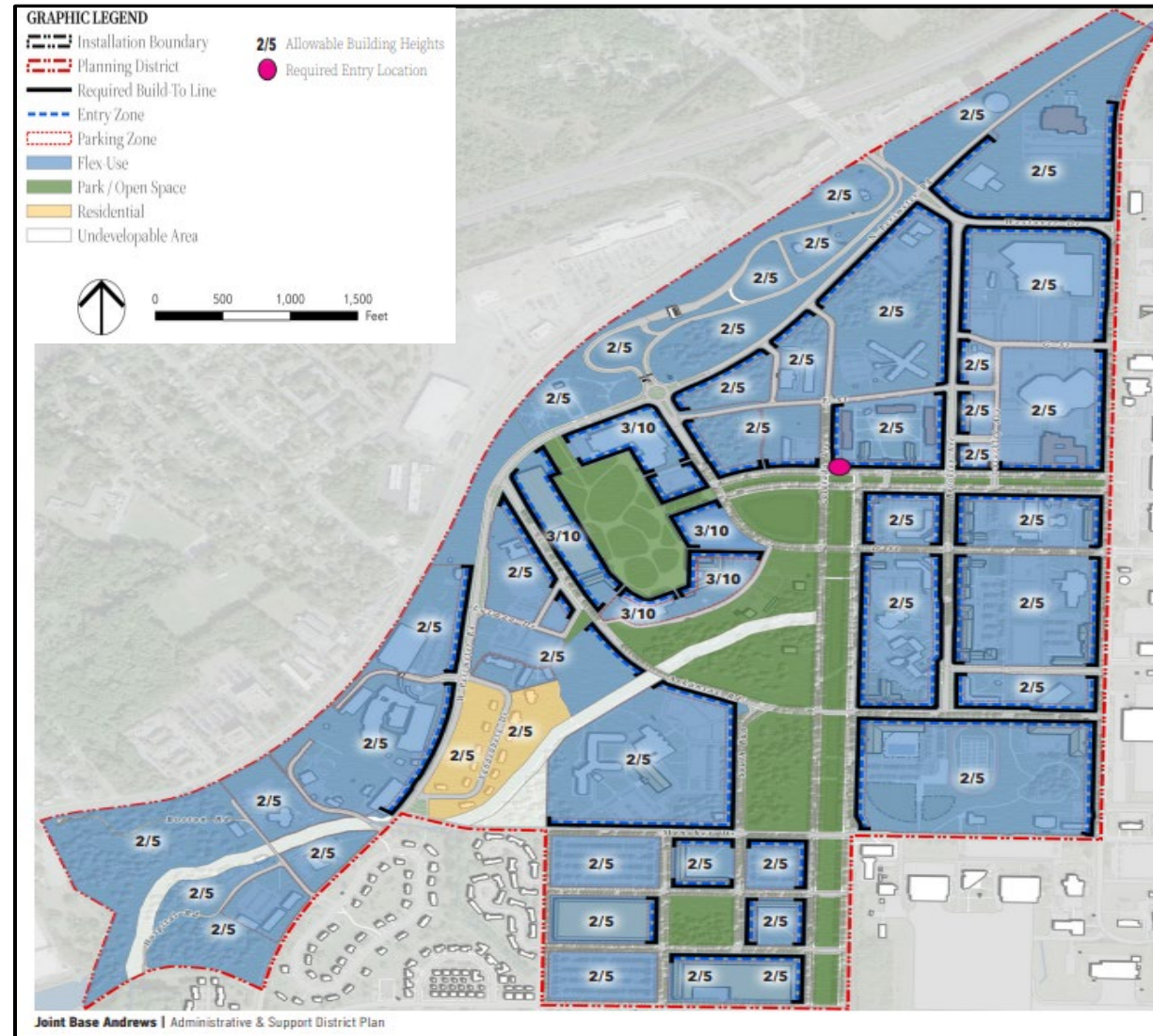
The use of a Form-Based Code is expected to place more controls on future development/redevelopment, to ensure that new development supports the vision, goals, and objectives of each Node area.





# THE REGULATING PLAN

The Regulating Plan is designed to enhance the Land Use Plan and highlight buildable areas, built-to lines, parking areas, and minimum and maximum building heights within each Node.



## RECOMMENDATIONS

1. The applicant should coordinate with the Maryland Department of Transportation (MDOT), and State Highway Administration (SHA), on future improvements to Allentown Road from MD 5 to Suitland Road, to enhance bicycle and pedestrian connections to and from Joint Base Andrews.
2. The applicant is encouraged to include signage standards in the Plan. The applicant can refer to Section 27-61500 Signage (New Ordinance), or establish signage standards for this District, which include the design, size, methods of sign arrangement, and other information (such as materials and illumination).
3. The applicant should adopt the requirements of the 2018 Prince George's County Landscape Manual as design standards for projects implemented in the District Plan. Relevant schedules from the Landscape Manual include 4.3 Parking Lot Requirements; 4.4 Screening Requirements; 4.7 Buffering Incompatible Uses; 4.9 Sustainable Landscaping Requirements; and 4.10 Street Trees Along Private Streets.





## RECOMMENDATIONS CONTINUED

4. The applicant should adhere to the Engineering and Design Guidelines prescribed by the SHA and the Prince George's County Department of Public Works and Transportation (DPW&T) noted below:
  - Prince George's County Code Section 23 Division 3 – Design and Construction Standards and Requirements
  - 2017 DPW&T Urban Street Design Standards
  - 2023 U.S. Department of Transportation Manual on Uniform Traffic Control Devices
5. In addition to the 2017 DPW&T Urban Street Design Standards, the applicant should apply the guidelines noted by the National Association of City Transportation Officials (NACTO).