



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director
Prince George's County Planning Department

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D12-122601
MR-13003A

January 16, 2013

Ms. Krystle McClain
National Guard Bureau Plans and Requirements Branch (NGB/A7AM)
3501 Fetchet Avenue
Joint Base Andrews, MD 20762

**RE: Consultation Initiation, District of Columbia
Air National Guard Installation Development
Plan (IDP) Environmental Assessment (EA)
for the 113th Wing, District of Columbia Air
National Guard (DC ANG), Joint Base
Andrews-Naval Air Facility Washington,
Maryland**

Dear Ms. McClain:

The Prince George's County Planning Department appreciates the opportunity to comment on the consultation initiation on the environmental assessment (EA) for construction and infrastructure improvements. Department staff will consider EA potential consequences to human health and the natural environment, as well as considering project alternatives, including the no-action alternative.

This referral is for 29 proposed projects at the Joint Base Andrews-Naval Air Facility, which is further identified in the 113th Wing of the District of Columbia Air National Guard Installation Development Plan (IDP). These projects include activities such as new construction, demolition, remodeling and interior work. All of these projects are located in two areas, one to the east and one to the west of the existing runway system, located on base.

The following are major environmental staff comments on the 29 proposed projects:

Woodlands: No woodlands will be affected by these projects.

Wetlands/Streams: Only Project Area 12 could possibly impact waters of the U.S./stream. PGAtlas.com aerial shows a defined channel stream adjacent to the site. No water source is identified up gradient, so this system possibly is from roadside/inlet stormwater run-off. The soil type found in this area is identified as urban land soils, which is not a hydric soil. The review information does not have a disturbance area for Project Area 12. This stream system may be non-jurisdictional and the U.S. Army Corps of Engineers will make this determination.

100 Year Floodplain: None are found within the project area.

Stormwater: According to PGAtlas.com, the aerial shows there are no stormwater management facilities (ponds) within the project area. Adjacent to most of the roadways, there appears to be grass swales to carry stormwater to a storm drain inlet. As discussed above, Project Area 12 may have a stormwater drainage swale adjacent to the project area. It is unknown if this drainage swale will be disturbed from activities from Project Area 12.

Green Infrastructure Plan: No portion of the green infrastructure network is found within the project area.

Noise: No noise issues are found within project area (non-residential).

Scenic/Historic roadway: None are found within the project area.

Marlboro Clay soils: None are found on-site.

Regarding transportation and parking changes, the scope of each of these changes is very limited. Taken together, there appears to be a net decrease in usable interior space with an increase in parking by approximately 450 to 500 spaces. Given the net change in interior space, it can be assumed that the traffic generation potential will remain unchanged, both within the Joint Base Andrews complex as well as beyond its borders. However, the increase in parking is significant. While it is the associated uses and not the parking itself that creates traffic impacts, it would be helpful to understand the rationale for expanded parking and its function within the overall base. While it is determined that the proposed changes will not have an adverse impact on the adjacent transportation network, the sizable increase in parking is a concern that needs to be better addressed as we move forward.

Please find an enclosed copy of the Historic Preservation Section's evaluation and comments on the 29 proposed projects, noting three documented properties within the proposed construction area. The evaluation concludes that the proposed work will not affect any significant historic resources. Also enclosed is a copy of the Community Planning Division's evaluation and comments on this project, which is located in Planning Area 77 (Melwood).

Thank you again for allowing staff the opportunity to comment on this EA process. If you should have any questions or need additional information, please contact Fatimah Hasan, Planner Coordinator, Special Projects, Countywide Planning Division, at 301-952-3580 or via Fatimah.Hasan@ppd.mncppc.org.

Sincerely,



Fern V. Piret
Planning Director

Enclosures

c: Derick Berlage, Chief, Countywide Planning Division

Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division

Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division

Katina Shoulars, Planning Supervisor, Environmental Planning Section, Countywide Planning Division

Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide Planning Division

Tom Masog, Planner Coordinator, Transportation Planning Section, Countywide Planning Division


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Prince George's County Planning Department
Historic Preservation Section

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January 4, 2013

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator
Special Projects Section
Countywide Planning Division

FROM: Howard Berger, Supervisor *HBB*
Jennifer Stabler, Archeology Planner Coordinator *JAS*
Historic Preservation Section
Countywide Planning Division

SUBJECT: **MF-13003A JAAFB Installation Development Plan**

Background

The subject application includes 29 proposed projects at Joint Base Andrews-Naval Air Facility, Washington, that are identified in the 113 Wing of the District of Columbia Air National Guard Installation Development Plan (IDP). They include 18 construction projects (seven new facilities, additions to three existing structures, demolition of three existing structures, and five parking area additions and demolitions); one minor relocation project; and ten interior renovation projects (with some exterior renovation limited to aesthetic improvements).

Historic Preservation

There are three documented properties within the proposed construction area: PG:77-073 Building 1225, PG77-074 Building 1228, and PG:77-83 Building 3119. Building 1225 (77-073) was constructed from 1951 to 1953 and consists of a large hangar surrounded on three sides by one-story shop wings. Building 1228 (77-074) is a massive steel-frame and concrete-block building built in 1952 and currently functions as an aircraft hangar providing aircraft maintenance, repair and inspection activities that require protection from the elements. Building 3119 (77-083) consists of a large steel frame, gable-roofed airplane hangar surrounded on three sides by a U-shaped concrete-block building housing offices and shops.

Proposed work on buildings 1225 and 1228 consists of the replacement of existing lights. This proposed work will not compromise the integrity of the structures. Proposed construction on building 3119 (77-083) includes interior and exterior renovations. All three of these buildings were determined to be not eligible for listing in the National Register of Historic Places by the Maryland Historical Trust in 2003. These buildings are also not listed in the Prince George's County *Historic Sites and Districts Plan* (2010) as historic sites or resources. Therefore, the proposed work will not affect any significant historic resources and no further information is requested.

Archeology

Phase I archeological survey is not recommended in any of the proposed construction areas. There are no identified archeological resources in any of the proposed areas of construction. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any known archeological resources.



Prince George's County Planning Department
Community Planning South Division

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January 4, 2013

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Countywide Planning Division

VIA: Cynthia Fenton, Supervisor, Community Planning South Division *af*

FROM: Raymond Dubicki, Jr., Planner Coordinator, Community Planning Division *RD*

SUBJECT: MR-13003A: Joint Base Andrews Installation Development Plan

DETERMINATIONS

General Plan: This application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier.

Master Plan: This application conforms to the *2004 Approved Mellwood/Westphalia Master Plan and Sectional Map Amendment* land use recommendation for institutional land use.

BACKGROUND

Location: Joint Base Andrews

Size: 4,346 acres

Existing Use: Federal facility

Proposal: The Installation Development Plan (IDP) proposes 29 individual projects to renovate, demolish, or construct various facilities on the grounds of Joint Base Andrews. The majority of projects are located on the east side of the base, between the flight line and the East Gate at Dower House Road and are projected to take place over the next 10 years.

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan: As a federal facility, Joint Base Andrews is not specifically governed by the 2002 Prince George's County General Plan, which recommends development patterns based on tiers and focused at pedestrian and transit oriented centers and corridors. Joint Base Andrews operates under its own 2010 General Plan Update which proposes developing a Town Center as a pedestrian oriented central hub for community activities. The Joint Base Andrews General Plan also creates an Operations Quadrant that clusters operations-related facilities.

Master Plan: Joint Base Andrews is within the area of the 1994 Melwood/Westphalia Approved Master Plan and Sectional Map Amendment. This plan identifies Joint Base Andrews as a continuing industrial use, with impacts including noise and accident potential.

**Planning Area/
Community:**

P.A. 77 - Melwood

Land Use:

Federal facility/industrial

Environmental:

Refer to the Environmental Planning Section referral for comments for conformance with the 2005 Approved Countywide Green Infrastructure Plan.

Historic Resources:

There are multiple historic resources on the property, none of which appear to be impacted by this proposal.

Transportation:

The property has direct access to Allentown Road, Branch Avenue (MD 5) and Dower House Road. Please refer to the Transportation Planning Section referral regarding potential access impacts resulting from an additional 500 parking spaces on the base.

Public Facilities:

No public facilities have been designated on the subject property.

Parks & Trails:

There are no trails or parks on or adjacent to the subject property

SMA/Zoning:

The *2004 Approved Melwood/Westphalia Approved Master Plan and Sectional Map Amendment* retained the property in the I-1 zone.

PLANNING ISSUES

Of the 29 projects proposed in the IDP, ten of them are interior renovation projects and one relocation project, none of which substantially impact the General Plan or applicable Master Plans. Three projects are demolition. Fifteen projects are construction, including seven new facilities, three additions, and five parking area additions and demolitions.

In total, the IDP proposes to add several hundred new parking spaces, including 489 new spaces for privately owned vehicles (POV). This total number raises concern about the number of vehicle trips anticipated to come on and off the base each day, including impacts to nearby roadways and the overall effect on planning for nearby development at Westphalia, Clinton, and Branch Avenue.

The 2009 Joint Base Andrews Joint Land Use Study (JLUS) identifies transportation issues as priorities for implementation. These issues include enhancing capacity at supporting road improvements near the base, working with the Westphalia development team to coordinate nearby improvements, and expanding pedestrian, bicycle and transit opportunities throughout the community.

These concerns were reiterated in the 2012 Installation Complex Encroachment Management Action Plan, which states: "The base is committed to working with the community to develop on- and off-base solutions for easing traffic congestion. For example, JBA plans to reduce the volume of regional single occupant vehicle trips and promote alternative modes of transportation while helping advance progress toward the state's goal of doubling transit ridership by 2020. JBA will also continue to work with local planning and transportation groups, like the Washington Metropolitan Area Transit Authority (WMATA), and Prince George's County to foster and improve access to bus, Metrorail, and shuttle services."