AGENDA ITEM # 5
PGCPB MEETING OF 1/7/16

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Countywide Planning Division
301-952-3650
Note: Staff reports can be accessed at www.pgplanning.org/Planning_Home.htm

Mandatory Referral

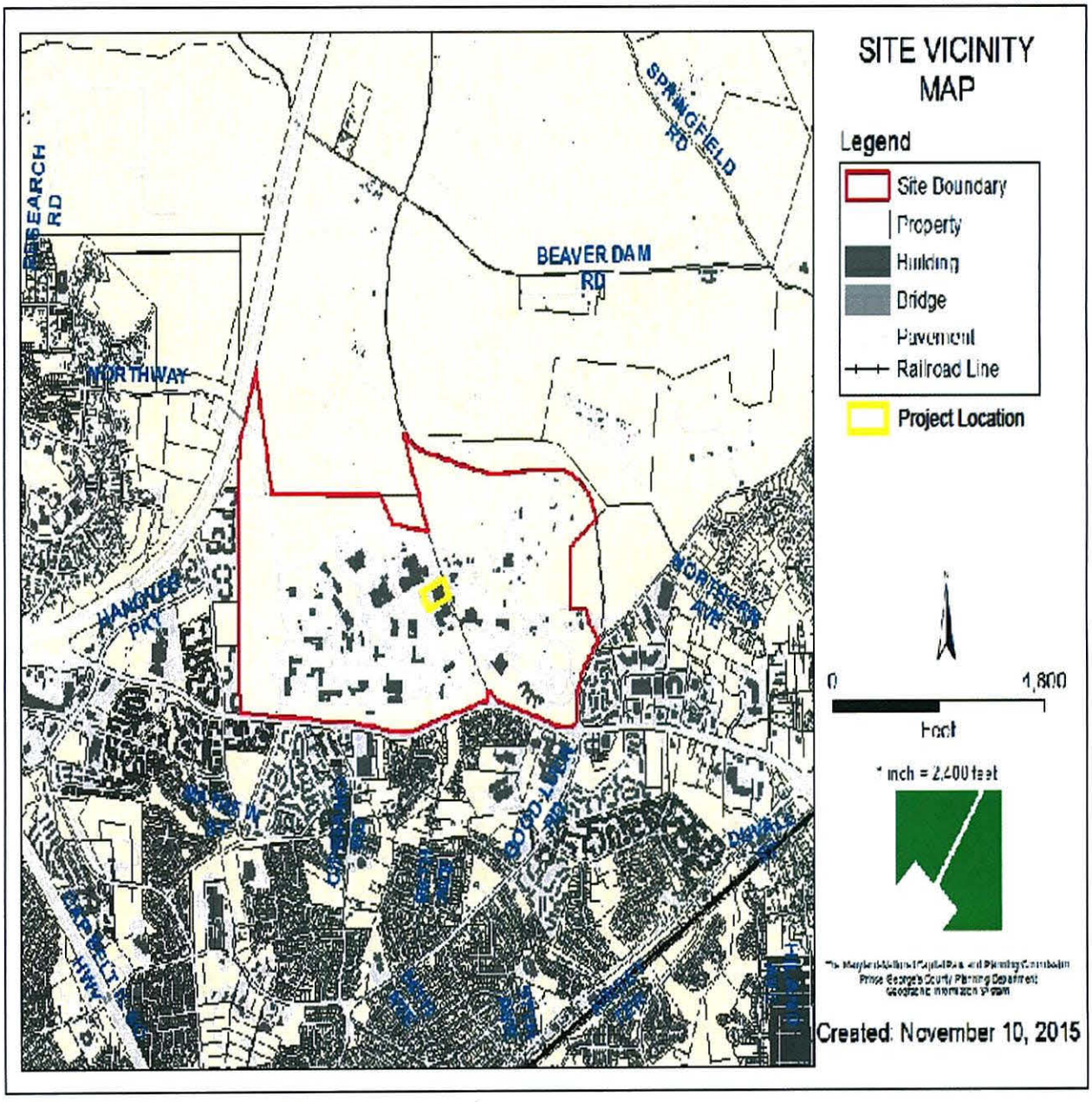
MR-1520F

Application	General Data	
Project Name: Goddard Space Flight Center (GSFC) Proposed Instrument Development Facility (IDF) **Location:** Greenbelt, MD **Applicant/Address:** 8800 Greenbelt Road, Greenbelt, MD 20771 **Property Owner:** United States Government Referred by National Capital Planning Commission (NCPC)	**Planning Board Hearing Date:**	1/7/16
	Date Accepted:	11/23/15
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	10.00 acres
	Zone:	R-O-S
	Planning Area:	67
	General Plan Designation:	Established Communities
	Council District:	District 4
	Municipality:	N/A

Purpose of Application	Notice Date
Goddard Space Flight Center (GSFC) is proposing to construct a new 53,280 GSF, two-level building to house its Instrument Development Facility (IDF) on a 10 acre site known as the Water Tower Redevelopments Site.	**Acceptance Mailing:** December 1, 2015

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Ms. Lucy A. Kempf, Director Urban Design and Plan Review National Capital Planning Commission 401 9th Street, N.W. Washington, DC 20004	Christine A. Osei, Project Manager **Phone Number:** 301-952-3313 **Email:** Christine.Osei@ppd.mncppc.org

Map 1 – Project Site



MR-1520F Staff Report
National Aeronautic Space Administration (NASA)
Goddard Space Flight Center (GSFC)
Proposed Instrument Development Facility (IDF) Project

PROJECT BACKGROUND

The National Aeronautic Space Administration (NASA) Goddard Space Flight Center (GSFC) in Greenbelt, Maryland, is home to the nation's largest organization of scientists, engineers and technologists who build spacecraft, instruments and new technology to study the earth, sun, solar system and the universe. Named after an American rocketry pioneer, Dr. Robert H. Goddard, the Center was established May 1, 1959, as NASA's first space flight complex. Goddard and its numerous installations are critical in carrying out NASA's missions of space exploration and scientific discovery. Construction of the GSFC campus began in the 1960's at the height of the Space Race and depicts the style of contemporary architecture of the time: forward-thinking, efficient and rational. The early buildings, and those constructed more recently, are generally constructed of light colored brick masonry, glass curtain walls and various metal panel systems. The proposed Instrument Development Facility (IDF), together with nearby existing buildings will be the most recently constructed buildings on campus, forming a more contemporary enclave within the vicinity of older buildings. Goddard is also home to Hubble operations and the upcoming James Webb Space Telescope. The center also manages communications between mission control and orbiting astronauts aboard the International Space Station. Engineers at Goddard construct sensitive instruments, build telescopes that peer into the cosmos, and operate the test chambers that ensure those satellites' survival.

The proposed development is being reviewed as part of the Mandatory Referral review process pursuant to the Maryland Annotated Code, Land Use Article §20-301-305 that requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and public and private utility companies through the Mandatory Referral review process.

PROJECT SUMMARY

The proposed 53,280 gross square foot (GSF), two story building with penthouse, laboratory and offices will house 699 NASA employees being relocated from other buildings. The proposed facility will serve as the initial step in advancing the GSFC campus master plan concept of "Engineering Renewal", an initiative aimed at improving aging technical capabilities at Goddard. It will be constructed as the first phase of the Area Development Plan (ADP), a multi-phase project to be developed on the 10 acre Water Tower Redevelopment Site. The proposed development has been developed to support mission driven research, provide maximum long-term planning flexibility, and integrate a high degree of sustainable performance into the site and facility design. The new building and site design will also contribute to the enhancement of the GSFC central campus and advance the design principles and vision established in the GSFC Facilities Master Plan, including the expansion of green open space, improved pedestrian amenities and contextually responsive architectural design.

The proposed facility will assemble and house compatible missions under one roof. Presently, instrument development occurs in many different buildings all over the GSFC campus. The packaging and transportation of components and instruments between the various buildings is expensive and risky because they are highly sensitive to dust, static electricity and other hazards. GSFC contains several historic properties, including one National Historic Landmark (NHL) (Building 305), one National Register of Historic Places (NRHP)-eligible historic district, (GSFC Historic District), and one NRHP-eligible building (Building 2). The GSFC Historic District contains 67 resources, of which 43 are contributing resources and 24 are non-contributing elements to the historic district.

The proposed development will have long-term, moderate, and adverse impacts on historic and cultural resources from the deconstruction of contributing resources to the National Register of Historic Places-eligible GSFC Historic District. A Memorandum of Agreement is being developed between NASA GSFC and the Maryland Historical Trust to resolve the adverse effects of the project on historic properties. However, the new buildings will incorporate energy-efficient designs that will improve air quality and reduce greenhouse gas emissions.

The construction of the NASA GSFC IDF complex will result in the demolition of multiple buildings, including several historic properties that are contributing resources to the GSFC Main Campus Historic District. The demolition of these contributing resources constitutes an adverse effect under Section 106 of the National Historic Preservation Act (NHPA). Other components of the IDF, such as the design and materials of the new building may also affect historic properties and will be assessed as the project proceeds.

STAFF RECOMMENDATIONS

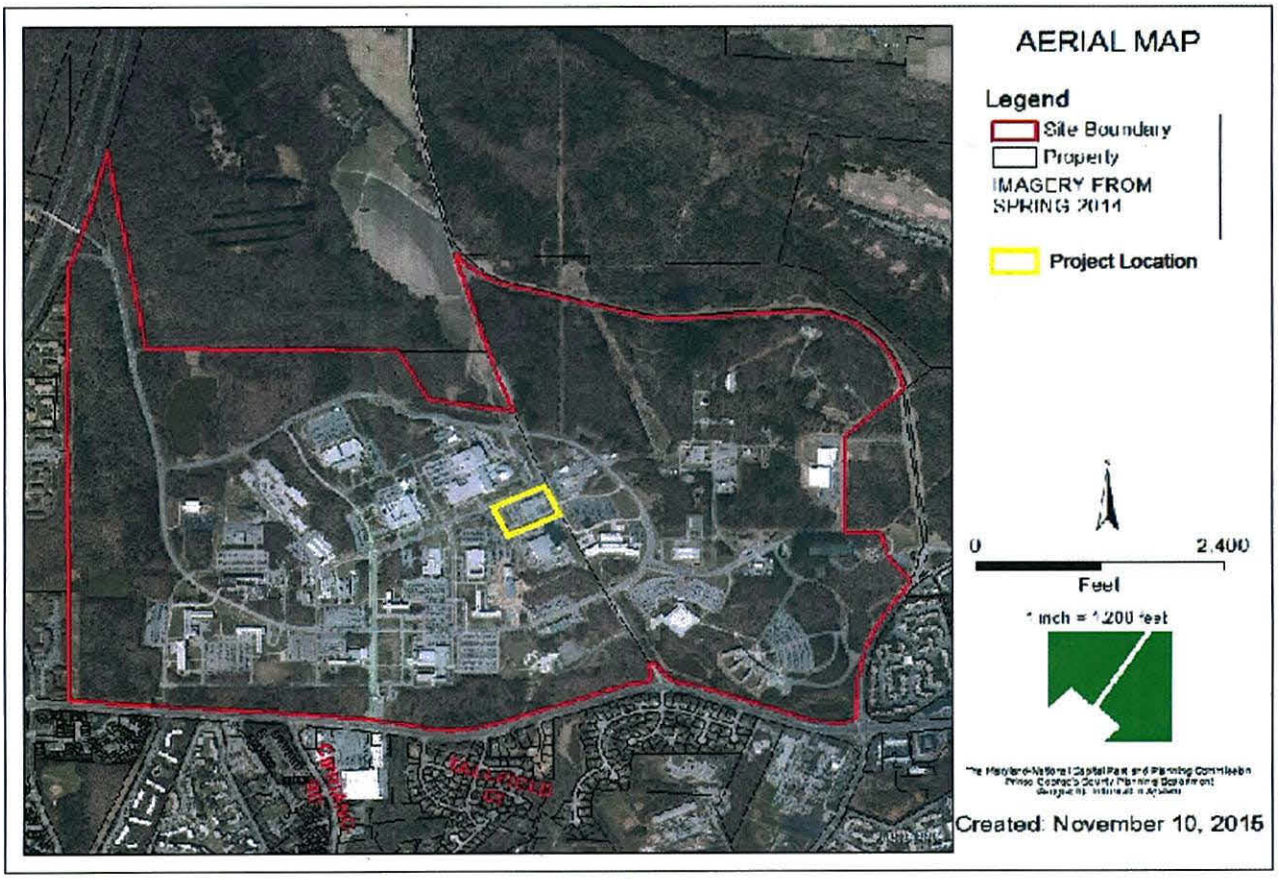
The redevelopment project is located in the core of the NASA GSFC with no public view from any adjoining private uses. After a careful review of the proposed project, staff offers the following recommendations:

- The applicant should provide at least the minimum percentage of native species for each plant type, such as shade trees (50 percent), ornamental trees (50 percent), evergreen trees (30 percent), and shrubs (30 percent).
- The applicant should also provide additional shade trees in the parking area to reduce the heat island effect of the asphalt.
- In order to complete the requirements of Section 106 of NHPA, GSFC will need to file the final Memorandum of Agreement (MOA), developed in consultation with the Maryland State Historic Preservation Office (SHPO) and related documentation with the Historic Preservation Section, M-NCPPC at the conclusion of the consultation process.

PROJECT LOCATION

The new building will be built on the site of several existing structures that are slated for demolition. The layout and site organization of the new building creates a design that blends with other building masses on campus, consolidates parking and addresses storm water quality concerns for the entire site. The site contains three future development phases of 50,000 GSF each with approximately 10,000 GSF of growth potential for each project phase. The total GSF for the ADP represents approximately 241,953 GSF with 425 employees and 377 parking spaces.

Map 2 – Aerial View: NASA GSFC Greenbelt Campus



EXISTING CONDITIONS

GSFC contains several historic properties, including one National Historic Landmark (NHL) (Building 305), one NRHP-eligible historic district (GSFC Historic District), and one NRHP-eligible building (Building 2). The GSFC Historic District contains 67 resources of which 43 are contributing resources and 24 are non-contributing elements to the historic district.

PROJECT DESCRIPTION AND FUNDING

The proposed 53,280 square foot, two story building is generally rectilinear in a contemporary style with varying rooflines, projections and building materials to break up the horizontal mass. The building will be constructed of glass, composite, preformed metal panels and brick veneer to represent the unified design and color palette anticipated for future development phases. The building will be a net zero energy facility constructed to meet LEED Silver/Gold, standards. The construction budget for the IDF is approximately $33,000,000 including escalation.

**[The following pages contain
The Maryland-National Capital Park and Planning Commission
staff comments on the above project description.]**

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department reviewed the proposed Instrument Development Facility project and provides the following comments:

1. ENVIRONMENTAL ASSESSMENT

The Maryland Department of Environment (MDE) will review and approve the Storm Water Management Concept for this proposed IDF project.

2. TRANSPORTATION ASSESSMENT

The proposed development will have no negative impact on the existing transportation network for the surrounding areas or have any negative impact on the existing pedestrian and bicycle environment. Instead the proposed development will improve pedestrian and bike connections between the new facility and existing buildings.

3. HISTORIC PRESERVATION/ARCHEOLOGY

The Historic Preservation Section of the Countywide Planning Division, M-NCPPC, concurs with the opinion of the Maryland Historical Trust (MHT) and the National Aeronautic Space Administration (NASA) that the demolition of these five buildings will have an adverse effect on historic properties. The proposed project may also have indirect adverse effects on the GSFC Historic District. Materials selected for the proposed IDF and subsequent phases of construction will be consistent with existing buildings within the historic district. NASA has agreed to consult with MHT and interested parties on the potential impact of the design on the GSFC Historic District.

Pursuant to 36 CFR 800.6(b)(1)(iv), GSFC will need to file the final Memorandum of Agreement (MOA) developed in consultation with the Maryland State Historic Preservation Office (SHPO), and any other consulting parties, and related documentation with the Historic Preservation Section, M-NCPPC at the conclusion of the consultation process. Filing of the MOA and supporting documentation is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

4. ECONOMIC ASSESSMENT

The proposed IDF project is anticipated to attract new scientists to its already bustling campus that currently has approximately 2,300 employees. Goddard is a prime federal employment campus attracting a diverse pool of scientists. The center is currently involved in building the new James Webb Telescope to be completed in 2017. It also attracts thousands of visitors each year to tour the facility and also spend money at nearby restaurants and hotels.

5. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

Landscaping will be minimal, with planted bio-retention facilities incorporating low-maintenance trees and shrubs at the north and south edges of the parking area and at three corners of the building. Gravel is proposed in lieu of turf around the base of the building. Shade trees will be provided along the frontage of the building and at the ends of the parking bays.

6. CONSISTENCY WITH APPROVED PLANS

The subject property is located in the Established Communities area of the Prince George's County Growth Policy Map in the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035).

7. EXISTING PUBLIC FACILITIES

The proposed project is served by existing West Lanham Hills Fire/EMS Station Company 28 located at 8501 Good Luck Road, Lanham, MD 20706. The NASA GSFC campus is served by Police District II with its office located at 601 SW Crain Highway, Upper Marlboro, MD 20774. Additional police services are provided by the City of Greenbelt. NASA GSFC also has its own police force that patrols the campus 24 hours a day.

8. COMMUNITY OUTREACH

Notification letters were not mailed for this project because the site is located in the interior of the NASA Goddard Space Flight Center and surrounded by other federal properties.

9. STAFF RECOMMENDATIONS

The redevelopment project is located in the core of the NASA GSFC with no public view from any adjoining private uses. After a careful review of the proposed project, staff offers the following recommendations:

- The applicant should provide at least the minimum percentage of native species for each plant type, such as shade trees (50 percent), ornamental trees (50 percent), evergreen trees (30 percent), and shrubs (30 percent).
- The applicant should also provide additional shade trees in the parking area to reduce the heat island effect of the asphalt.
- In order to complete the requirements of Section 106 of the National Historic Preservation Act, GSFC will need to file the final Memorandum of Agreement (MOA), developed in consultation with the Maryland State Historic Preservation Office (SHPO) and related documentation with the Historic Preservation Section, M-NCPPC at the conclusion of the consultation process.

STAFF COMMENTS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

December 4, 2015

MEMORANDUM

TO: Christine Osei, Planner Coordinator
Special Projects Section, Countywide Planning Division

VIA: Susan Lareuse, Acting Planning Supervisor, Urban Design Section

FROM: Cynthia Fenton, Planner Coordinator, Urban Design Section

SUBJECT: Mandatory Referral MR-1520F
NASA Goddard Space Flight Center Instrument Development Facility (IDF)

The Urban Design Section is in receipt of the materials provided in support of Mandatory Referral MR-1520F, NASA Goddard Space Flight Center Instrument Development Facility (IDF), proposed 53,280 square foot building in the southwest quadrant at the intersection of Hubble Road and Tiros Road. The project is the first (funded) phase of a proposed multiphase development on the same site and is located on 10 acres at the NASA Goddard Space Flight Center campus at 8800 Greenbelt Road, Greenbelt, MD. The subject application is being reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, Article §20-301-305 of the Prince George's County Zoning Ordinance.

The Instrument Development Facility (IDF) is proposed to be constructed in 2018 and will house a total of 109 employees (relocated from other facilities on-site) in two divisions that will support laboratories and offices for research and development and flight. Parking for 98 vehicles and the initial phase of pedestrian paths linking to the surrounding campus area are also proposed.

The 53,280 square foot, two story building (with a penthouse housing mechanical equipment) is generally rectilinear in a contemporary style with varying rooflines, projections, and building materials to break up the horizontal mass. The building will be constructed of glass, composite, preformed metal panels, and brick veneer and will be representative of a unified design and color palette anticipated for future phases. No building mounted lighting is proposed. Twelve foot high pedestrian lights and 25 foot high parking lot lights will be full cut-off fixtures. The building will be net zero energy capable and constructed to Leadership in Energy and Environmental Design (LEED) Silver and, possibly, Gold standards.

Landscaping will be minimal, with planted bio-retention facilities incorporating low-maintenance trees and shrubs at the north and south edges of the parking area and at three corners of the building. Gravel is proposed in lieu of turf around the base of the building. Shade trees will be provided along the frontage of the building and at the ends of the parking bays. Native plant materials will be utilized. It is suggested that the minimum percentage of native species for each plant type meets the requirements of 4.9 of the Landscape Manual. Additional planting in the parking area is suggested to help reduce the heat island effect of the asphalt.

The Urban Design Section offers the following suggestions regarding the proposed project:

1. Provide at least the minimum percentage of native species for each plant type as follows:

    - shade trees - 50 percent
    - ornamental trees - 50 percent
    - evergreen trees - 30 percent
    - shrubs - 30 percent

2. Provide additional shade trees in the parking area to reduce the heat island effect of the asphalt.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department (301) 952-3680

November 13, 2015

MEMORANDUM

TO: Christine A. Osei, Planner Coordinator
Special Projects Section
Countywide Planning Division

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

Jennifer Stabler, Planner Coordinator
Historic Preservation Section
Countywide Planning Division

FROM: Robert Krause, Planner Coordinator
Historic Preservation Section
Countywide Planning Division

SUBJECT: **MR-1520F, NASA Goddard Space Flight Center, Instrument Development Facility (IDF) Project**

Background

In accordance with the NASA Goddard Space Flight Center (GSFC) Master Plan, this project proposes construction of a new Instrument Development Facility (IDF) on the campus of NASA Goddard Space Flight Center. The proposed Instrument Development Facility will serve as the initial step in advancing the Goddard Space Flight Center (GSFC) campus master plan concept of "Engineering Renewal," an initiative aimed at improving aging technical capabilities at GSFC. It will be constructed as the first phase of the Area Development Plan (ADP), a multi-phase project to be developed on the 10 acre Water Tower Redevelopment Site, located at the southwest intersection of Tiros Road and Hubble Road. The proposed IDF will house laboratory and office space and is being designed as a Net Zero Energy (NZE) capable facility that will meet Leadership in Energy and Environmental Design (LEED) Silver-level certification.

Historic Preservation

The Goddard Space Flight Center (64-019) was documented as a National Register Historic District in 2012. The GSFC Historic District contains 67 resources of which 43 are contributing resources and 24 are non-contributing elements. The district has a period of significance from 1960-1969. The discontinuous district includes most of the main campus, generally defined by Aerobee Road to the south, International Ultraviolet Explorer Road to the west, Cobe Road to the north, and Hubble/ICESTAT Road to the east and most of the buildings in Area 300. The historic district consists of a concentration of administrative, laboratory, communications, testing and evaluation, and support facilities that exhibit

similar architectural designs. The buildings are typically brick construction facilities that exhibit similar architectural compositions with flat roofs and generally spanning one to four stories in height. Typical of mid-century buildings, ornamentation is minimal and generally limited to spandrels or decorative paneling between window bays. The GSFC historic district was found to meet criteria A and C for inclusion in the National Register of Historic Places. The historic district is not currently listed in the National Register.

Of the facilities proposed for demolition associated with the subject project, five (Buildings 16, 16A, 16B, 17, and 86) are contributing resources to the GSFC Historic District and would be demolished in the first of four phases of the project at the Water Tower Redevelopment Site. Buildings 16, 16A, 16B, 17, and 86 were constructed in the 1960s as administration, laboratory, storage, and support facilities. The Historic Preservation Section of the Countywide Planning Division, M-NCPPC concurs with the opinion of the Maryland Historical Trust (MHT) and NASA that the demolition of these five buildings will have an adverse effect on historic properties. The proposed project may also have indirect adverse effects on the GSFC Historic District. Materials selected for the proposed IDF and subsequent phases of construction will be consistent with existing buildings within the historic district. NASA has agreed to consult with MHT and interested parties on the potential impact of the design on the GSFC Historic District.

Pursuant to 36 CFR 800.6(b)(1)(iv), GSFC will need to file the final Memorandum of Agreement (MOA) developed in consultation with the Maryland State Historic Preservation Office (SHPO) and any other consulting parties and related documentation with the Historic Preservation Section, M-NCPPC, at the conclusion of the consultation process. Filing of the MOA and supporting documentation is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Building 2 (PG: 67-039) was demolished in 2010. The Spacecraft Magnetic Test Facility (PG:64-006) is a National Historic Landmark and Prince George's County-designated Historic Site located within one mile of the subject property. No alterations or modifications to existing historic sites, historic resources, or archeological resources are anticipated in association with the proposed project.

Archeology

There are no known archeological sites or resources that would be impacted by the proposed project. All identified archeological resources have been impacted by previous construction on the subject property. A Phase I archeological survey is not recommended in any of the proposed construction areas.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

November 19, 2015

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Countywide Planning Division

VIA: Teri Bond, Planning Supervisor, Community Planning Division

FROM: Tanya Hedgepeth, Planner Coordinator, Community Planning Division

SUBJECT: **MR-1520F**, NASA Goddard Space Flight Center – Instrument Development Facility

DETERMINATIONS

The proposed project will pose no significant impact to the surrounding community as it is replacing an existing structure.

BACKGROUND

Location:	Southwest Corner of Tiros Road and Hubble Road, Greenbelt, MD
Size:	53,280 square feet
Existing Uses:	Institutional (Laboratory)
Proposal:	Demolition of existing warehouse buildings and the construction of an instrument development facility.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan:	The subject property is located in the Established Communities area of the Prince George's County Growth Policy Map in the 2014 *Plan Prince George's 2035 Approved General Plan.*
Master/Sector Plan:	1990 Langley Park, College Park, and Greenbelt Facility Master Plan and SMA
Planning Area/ Community:	PA 67/Greenbelt and Vicinity
Land Use:	Institutional (Laboratory)

Environmental:	Refer to the Environmental Planning Section referral for comments on the environmental chapter of the 2005 *Approved Countywide Green Infrastructure Plan.*
Historic Resources:	No historic resources are identified on the subject property.
Transportation:	Vehicular access is proposed to be provided via Tiros Road, which is a private road.
Public Facilities:	No public facilities are identified on or adjacent to the subject property.
Parks and Trails:	No parks or trails are identified on or adjacent to the subject property.
Aviation:	The subject property is not located in a Joint Base Andrews ILUC impact area.
SMA/Zoning	The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and the 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67* retained this property in the Reserved Open Space (ROS) Zone.

PLANNING ISSUES

There are no planning issues.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department (301) 952-3650
Countywide Planning Division/Special Projects Section www.mncppc.org

December 29, 2015

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Countywide Planning Division

VIA: Maria Martin, Planning Supervisor, Countywide Planning Division

FROM: Jay Mangalvedhe, Senior Planner, Countywide Planning Division

SUBJECT: **MR-1520F: NASA Goddard Space Flight Center Proposed Instrument Facility**

Project Description

The proposed Instrument Development Facility (IDF) will serve as the initial step in advancing the Goddard Space Flight Center (GSFC) campus master plan concept of "Engineering Renewal," an initiative aimed at improving aging technical capabilities at GSFC. It will be constructed as the first phase of the Area Development Plan (ADP), a multi-phase project to be developed on the 10 acre Water Tower Redevelopment Site located at the southwest intersection of Tiros Road and Hubble Road.

The proposed IDF is an approximately 53,280 gross square feet (GSF), two story building with a penthouse, laboratory and offices. The building has been planned to house Code 699 staff who are being relocated from GSFC Buildings 22, 33, and 34. Additional temporary workspace will be provided for other NASA researchers who will use the IDF laboratory facilities on a short-term basis. The IDF and subsequent adjacent facilities to be developed as part of the ADP are intended to foster enhanced collaboration, communication, working relationships and efficiencies among the scientific research and engineering staff.

The project is located in Council District 4 and is inside the growth boundary as classified in the 2014 *Plan Prince George's 2035 Approved General Plan.*

Evaluation of Existing Public Facilities

The project is served by West Lanham Hills Fire/EMS Station Company 28 and is located at 8501 Good Luck Road. The station is equipped with two engines, one ambulance, one foam unit and one mini-pumper and is staffed by volunteer and career personnel.

In addition the site is served by Police District II. The station is located at 601 S.W. Crain Highway and serves approximately 135 square miles. Additional services are provided by the City of Greenbelt Police Department.

The Adopted 2008 *Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department **(301) 952-3680**
Countywide Planning Division, Transportation Planning Section **www.mncppc.org**

November 20, 2015

MEMORANDUM

TO: Christine A. Osei, Planner Coordinator, Countywide Planning Division

FROM: Daniel Janousek, Planner Coordinator, Countywide Planning Division

SUBJECT: MR 1520F NASA Goddard Space Flight Center Instrument Development Facility

Background
The Transportation Planning Section has reviewed the subject proposal for the proposed Instrument Development Facility (IDF), which is an approximately 53;280 gross square feet (GSF), two story building with a laboratory and offices. The building has been planned to house NASA Goddard Space Flight Center staff who are being relocated from other buildings.

Master Plan Right of Way and Traffic/Pedestrian/Trails
There is no proposed increase in staffing for the NASA Goddard Space Flight Center in conjunction with the proposal.

A formal traffic impact study has not been provided with the application; however, the proposal would not increase overall traffic and there are no known traffic operational problems for traffic entering or leaving NASA Goddard Space Flight Center.

The proposal does not include major road improvements. It does not appear that the project would add additional traffic to the area in any substantial way during the peak hour traffic periods. Parking is provided, which appears to be adequate for the proposed use.

The IDF project goals include "Promote and separate pedestrian and bicycle traffic within and around the site" and "Provide vehicle/pedestrian connection to Building 7."

NASA Goddard Space Flight Center staff currently have access to shared bicycles on site that is provided by the facility. Bike racks will be provided on the IDF site.

Sidewalks will be provided on site, and the proposal does not conflict with the recommendations for trails in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

Transit Service
NASA Goddard Space Flight Center is well served by bus transit. Metrobus G14 and G12 provide service from the Greenbelt Metro Station and the New Carrollton Metro Station to the main gate at Goddard Road. Sidewalks exist to serve the buses at Goddard Road and the NASA/Goddard Space Flight Center main gate, leading into the facility. However, sidewalks do not extend to the existing bus stops on Greenbelt Road beyond the main gate at Goddard Road. As an example, the Metrobus G12 stops west of the main gate at Mandan Road, but this bus stop is not served by sidewalks.

Technical staff think that sidewalks on the north side of Greenbelt Road could improve safety for pedestrians who use bus transit service, or those who have decided to cross the road to walk to the main gate.

It is suggested that NASA work with the Maryland State Highway Administration to construct sidewalks on the north side of Greenbelt Road, between Mandan Road and Good Luck Road, which are signalized intersections that contain crosswalks, but are 1.5 miles apart. There are no crosswalks at Mandan Road or Cipriano Road; however, pedestrians have been observed crossing Greenbelt Road at these locations and other locations along the corridor. There is a mix of residential and commercial properties in this area that generate a measurable amount of pedestrian traffic, including students walking to and from area schools.

Conclusion

The Transportation Planning Section has reviewed the referral and determines that the proposed plan for the NASA Goddard Space Flight Center will not increase overall traffic in the immediate area or have a negative impact on the pedestrian and bicycle environment. The proposal does not conflict with the area and functional master plans, nor does it directly affect any capital improvement projects.

Spears-Travis, Brenda

From: Shoulars, Katina
Sent: Friday, December 18, 2015 12:10 PM
To: Osei, Christine
Cc: Spears-Travis, Brenda
Subject: FW: RE: Site Tour- Proposed NASA/Space Flight Center Instrument Development Facility (MR-1520F)

From: Shoulars, Katina
Sent: Friday, October 02, 2015 3:37 PM
To: Osei, Christine
Cc: Fields, Ernest
Subject: RE: RE: Site Tour- Proposed NASA/Space Flight Center Instrument Development Facility (MR-1520F)

The land is owned and operated under the authority of the Federal Government. The project will not be subject to any local environmental regulations. EPS has no issues or no other concerns.

-----Original Appointment-----
From: Osei, Christine
Sent: Friday, October 02, 2015 3:28 PM
To: Rowe, Brandon(Scott); Summerlin, Cheryl; Krause, Robert; Shoulars, Katina; Fields, Ernest
Cc: Mangalvedhe, Jay; Kowaluk, Ted; Gathers, Kerry; Green, David A; Hasan, Fatimah; Martin, Maria
Subject: RE: Site Tour- Proposed NASA/Space Flight Center Instrument Development Facility (MR-1520F)
When: Friday, October 23, 2015 1:00 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: RE: NASA/Goddard Flight Center Campus

Dear All:

I am working ahead of schedule before this project is referred to us by the National Capital Planning Commission (NCPC). Please review the attached project information before the site tour on Friday, October 23, 2015. A Pre-Application meeting will be scheduled after the site tour. NASA has requested that I provide a list of tour names of participants a week before. Please confirm your participation in the tour and include your citizenship (U.S, or other). Please access project information:

1. Volume I
2. Volume 2

Any questions/comments, please let me know.

Thank you
Christine

MANDATORY REFERRAL REVIEW
NASA GODDARD SPACE FLIGHT CENTER

PROPOSED INSTRUMENT DEVELOPMENT FACILITY

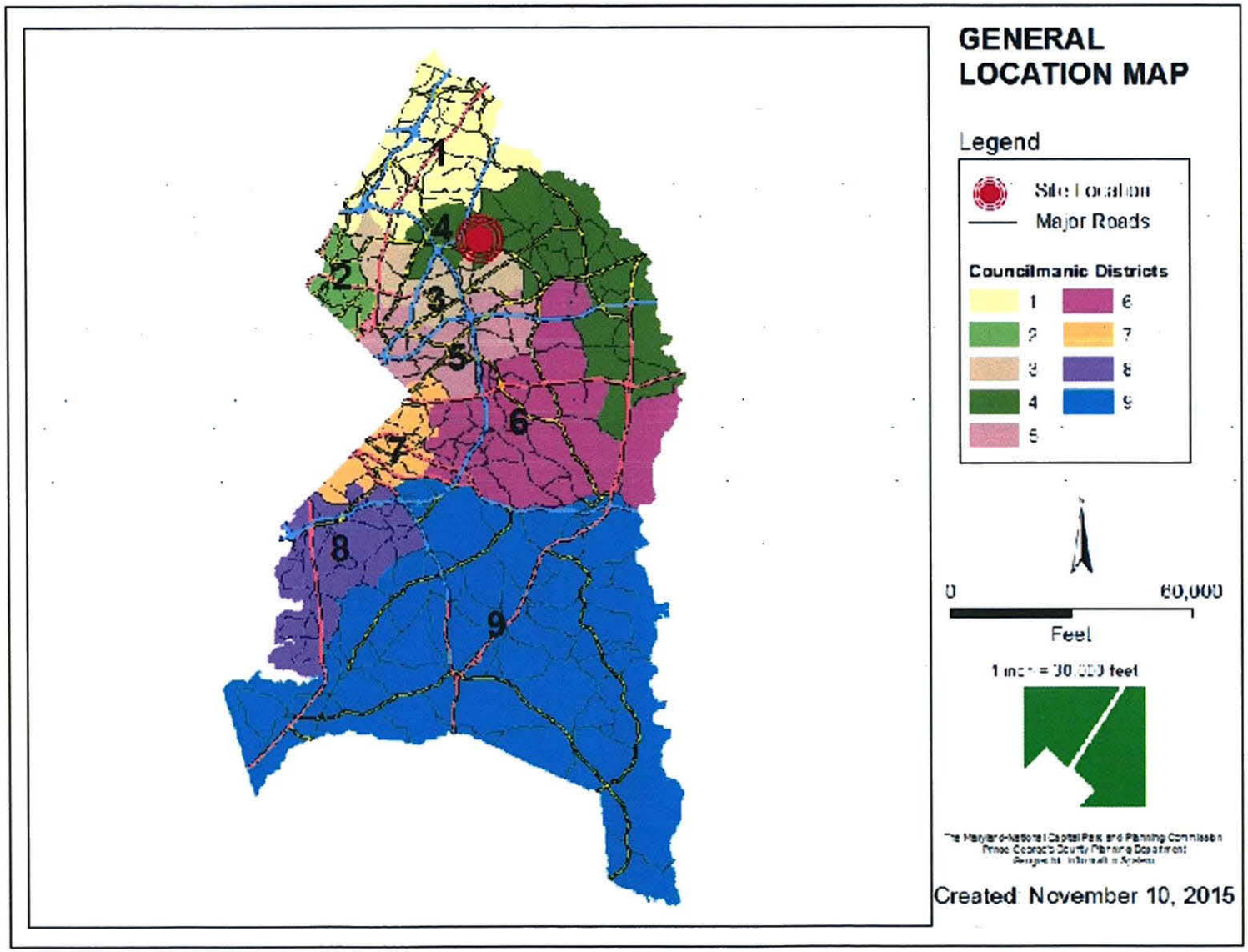
FOR REVIEW BY

PRINCE GEORGE'S COUNTY PLANNING BOARD

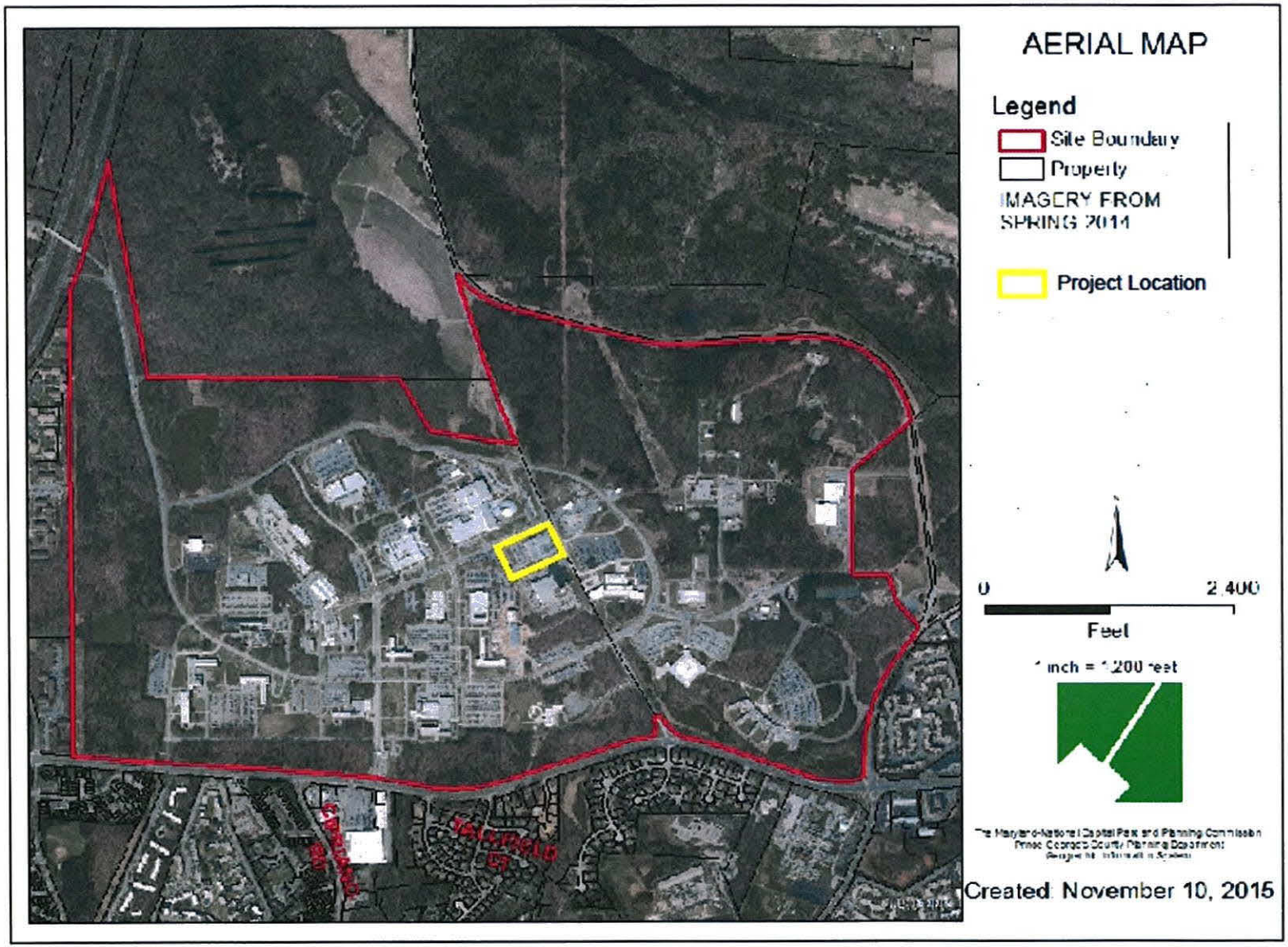
JANUARY 7, 2016

AGENDA ITEM: #5
APPLICATION: MR-1520F

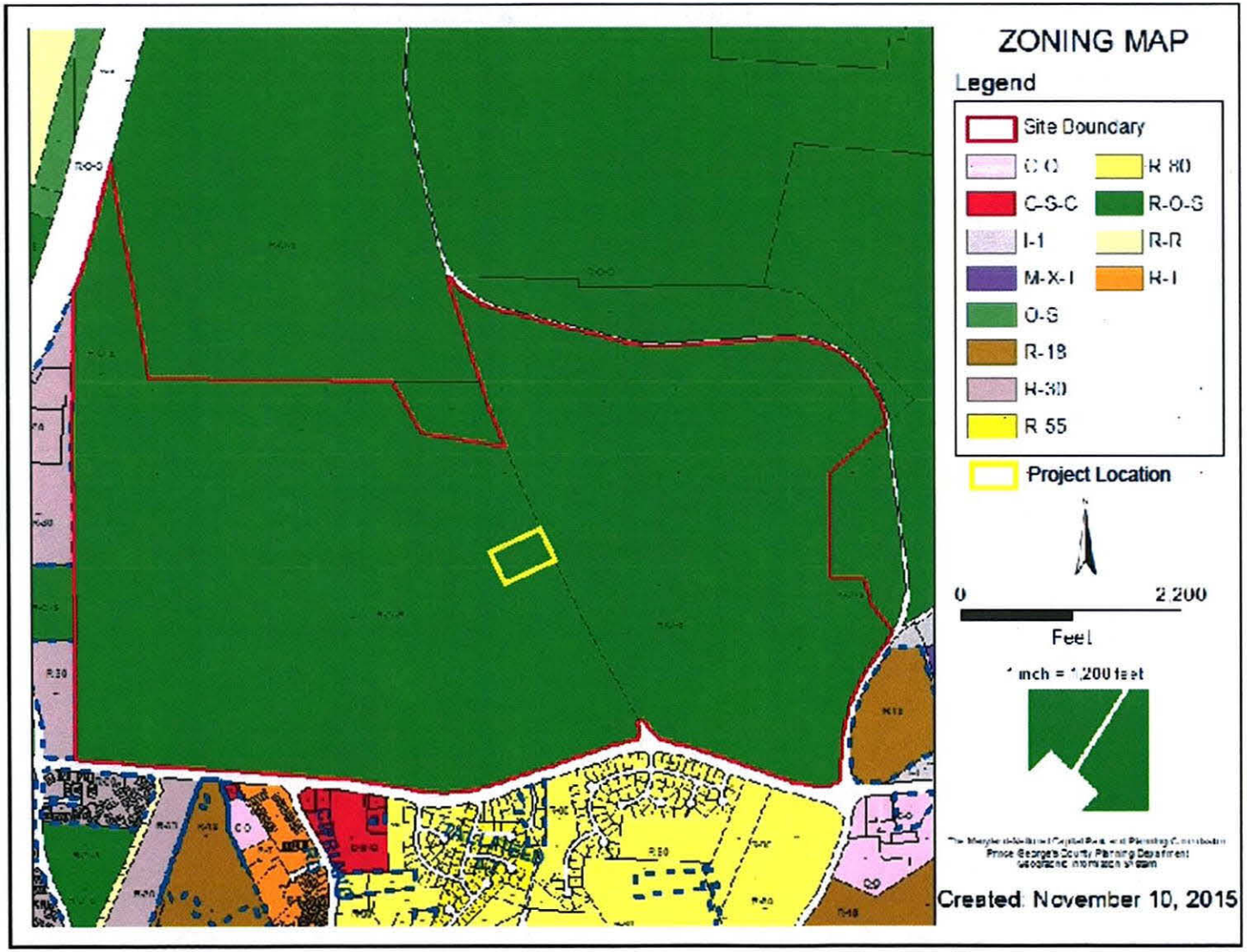
GENERAL PROJECT LOCATION



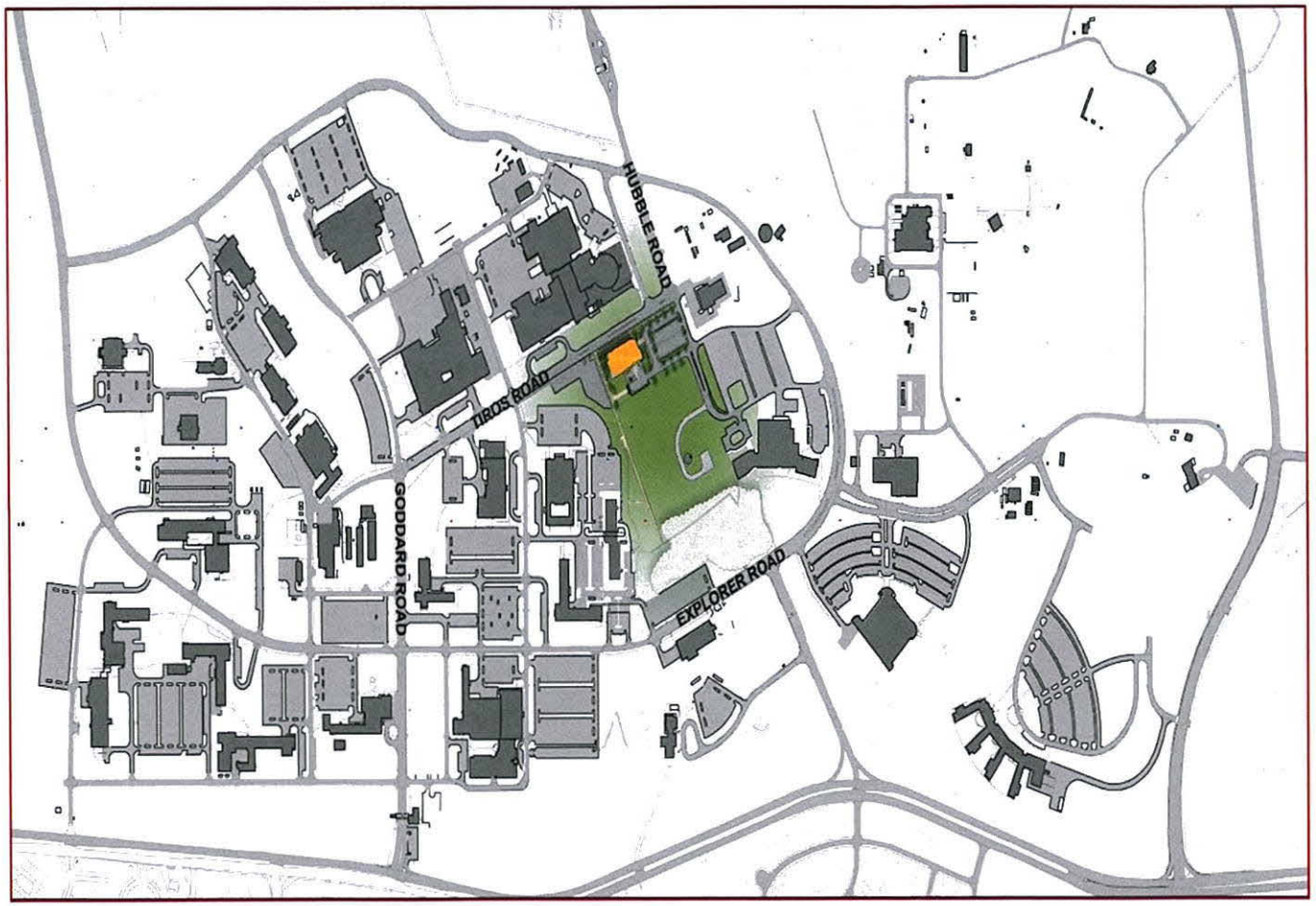
AERIAL VIEW OF GSFC MAIN CAMPUS



EXISTING ZONING - GSFC



GSFC CAMPUS PROJECT SITE



PROPOSED NASA GSFC PROJECT

GOALS/OBJECTIVES:

- Mission, flexibility and sustainability (including reducing energy consumption and dependency on non-renewable resources) shall be the top three priorities.
- To create a world-class facility for research and instrument development.
- To attract new engineering and scientific research talent with the new IDF site and building design.
- To meet or exceed Federal Sustainable Guiding Principles for a LEED-NC® Gold certification (v2009) and to create a Net Zero Energy (NZE) capability per the "NASA Net Zero Energy Buildings Roadmap."
- To promote and separate pedestrian and bicycle traffic within and around the site.

PROPOSED NASA GSFC PROJECT

GOALS/OBJECTIVES (continued):

- To reinforce and enhance the intersection and convergence of the engineering, scientific and program/project management neighborhoods.
- IDF's consideration of incorporating future utility infrastructure that could serve the subsequent development phases.
- To balance design/maintenance with building features that contribute to the overall performance of the building without contributing to additional long-term maintenance.
- To promote a safe and secure working environment for both NASA staff and visitors.

PROPOSED BUILDING ARCHITECTURE/RENDERING

PROPOSED NASA GSFC FACILITY

POTENTIAL IMPACTS:

GSFC contains several historic properties, including one National Historic Landmark (NHL) (Building 305), one NRHP-eligible historic district (GSFC Historic District), and one NRHP-eligible building (Building 2). The GSFC Historic District contains 67 resources of which 43 are contributing resources and 24 are non-contributing elements to the historic district.

The construction of the NASA GSFC IDF complex would result in the demolition of multiple buildings, including several historic properties that are contributing resources to the GSFC Main Campus Historic District. The demolition of these contributing resources constitutes an adverse effect under Section 106. Other components of the IDF, such as the design and materials of the new building, may also affect historic properties and will be assessed as the project proceeds.

STAFF RECOMMENDATIONS

The proposed Instrument Development Facility is a federal project referred to the Planning Department by the National Capital Planning Commission through Mandatory Referral review. After a careful review of the proposed project, staff offers the following recommendations:

- The applicant should provide at least the minimum percentage of native species for each plant type, such as the following:
  - shade trees (50 percent),
  - ornamental trees (50 percent),
  - evergreen trees (30 percent), and
  - shrubs (30 percent).
- The applicant should also provide additional shade trees in the parking area to reduce the heat island effect of the asphalt.
- In order to complete the requirements of Section 106 of the National Historic Preservation Act, GSFC will need to file the final Memorandum of Agreement (MOA), developed in consultation with the Maryland State Historic Preservation Office (SHPO) and related documentation with the Historic Preservation Section, M-NCPPC at the conclusion of the consultation process.

MANDATORY REFERRAL REVIEW
NASA GODDARD SPACE FLIGHT CENTER

PROPOSED
INSTRUMENT DEVELOPMENT FACILITY

THIS CONCLUDES THE STAFF PRESENTATION.

ANY QUESTIONS?