

May 3, 2019

Mr. Marcel Acosta, Executive Director  
National Capital Planning Commission  
401 Ninth Street, N.W.  
North Lobby, Suite 500  
Washington, D.C. 20576

**RE: JBA Proposed Firing Range Expansion  
(MR-1906A)**

Dear Mr. Acosta:

The Prince George's County Planning Department appreciates the opportunity to review the proposed expansion of the existing firing range at Joint Base Andrews (JBA). The application was reviewed through Mandatory Referral (MR) pursuant to the Land Use Article §§20-301 through 305 of the Maryland Annotated Code in accordance with the Procedures for Intergovernmental Cooperation in Federal Planning in the National Capital Region.

**STAFF RECOMMENDATIONS:**

A staff review of the subject application resulted in the recommendations outlined below:

- During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution.
- The applicant should enhance the primary entrance to the firing range to clearly denote it through the use of signage or architectural elements, such as alternating building materials, varied roofline or other design options.
- The applicant should use full cut-off light fixtures throughout the entire project.
- The applicant should maintain approximately eight percent of the parking lot as an interior planting area to plant at least one shade tree, such as *Zelkova serrata* or *Ulmus parvifolia*, for each three-hundred square feet of interior landscape area provided.
- The applicant should designate proposed native plant species and meet the suggested minimum percentage for each plant type as discussed above.
- The applicant should employ a minimum of two and one-half to three-inch caliper shade trees and six-to-eight-foot high evergreen trees.

Enclosed are staff memoranda from the Community Planning Division, Environmental Planning Section, Urban Design Section, Transportation Planning Section and Special Projects Section with general comments pertaining to the proposed development.

If you should have any questions or need additional information, please contact Christine A. Osei, Project Manager, at 301-952-3313, or via email at [Christine.Osei@ppd.mncppc.org](mailto:Christine.Osei@ppd.mncppc.org).

Sincerely,



Andree Green Checkley  
Planning Director

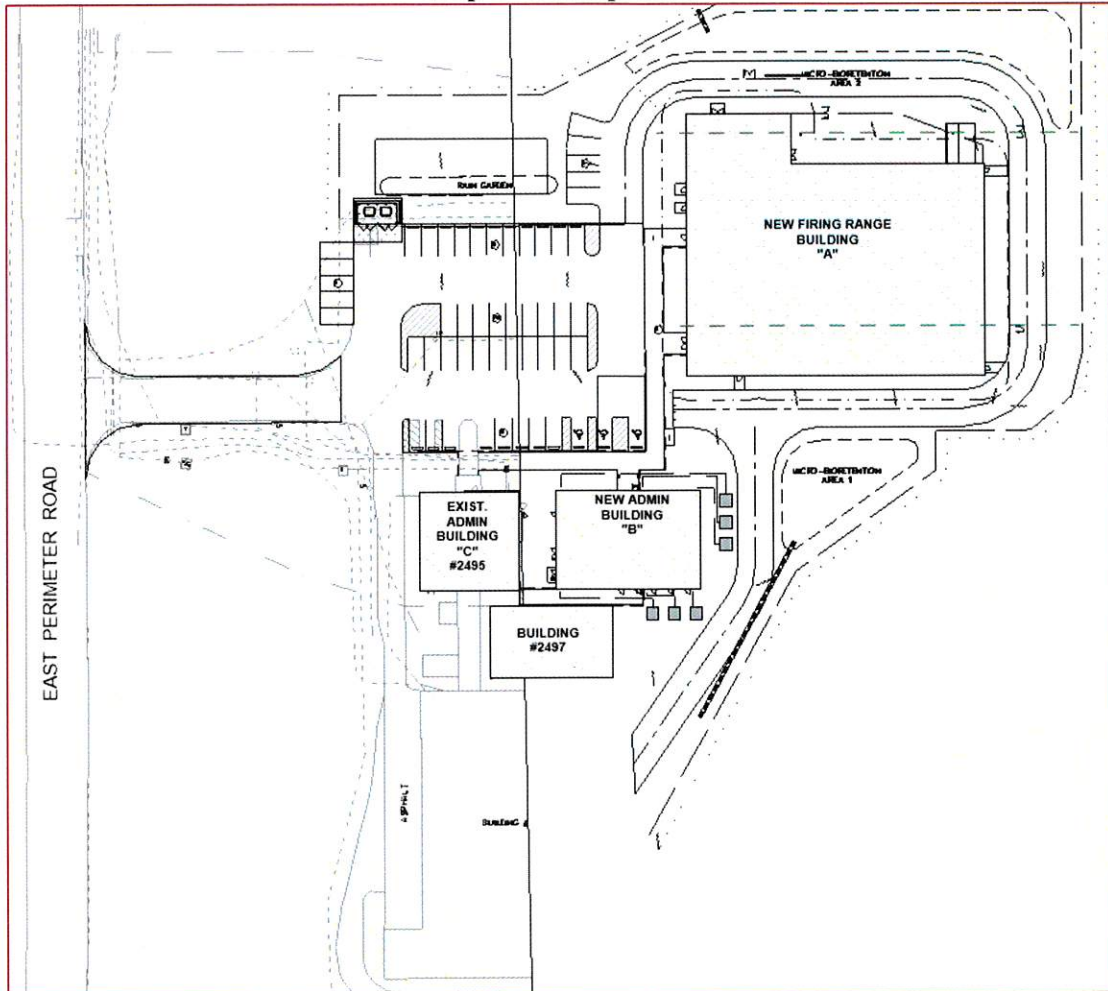
Enclosures

c: Derick Berlage, Chief, Countywide Planning Division  
Crystal S. Hancock, Acting Planning Supervisor, Special Projects Section, Countywide Planning Division  
Christine A. Osei, Project Manager, Special Projects Section, Countywide Planning Division  
Redis C. Floyd, Clerk of the Council, Prince George's County Council

## **MR-1906A Staff Analysis: Joint Base Andrews Proposed Expansion of Existing Firing Range**

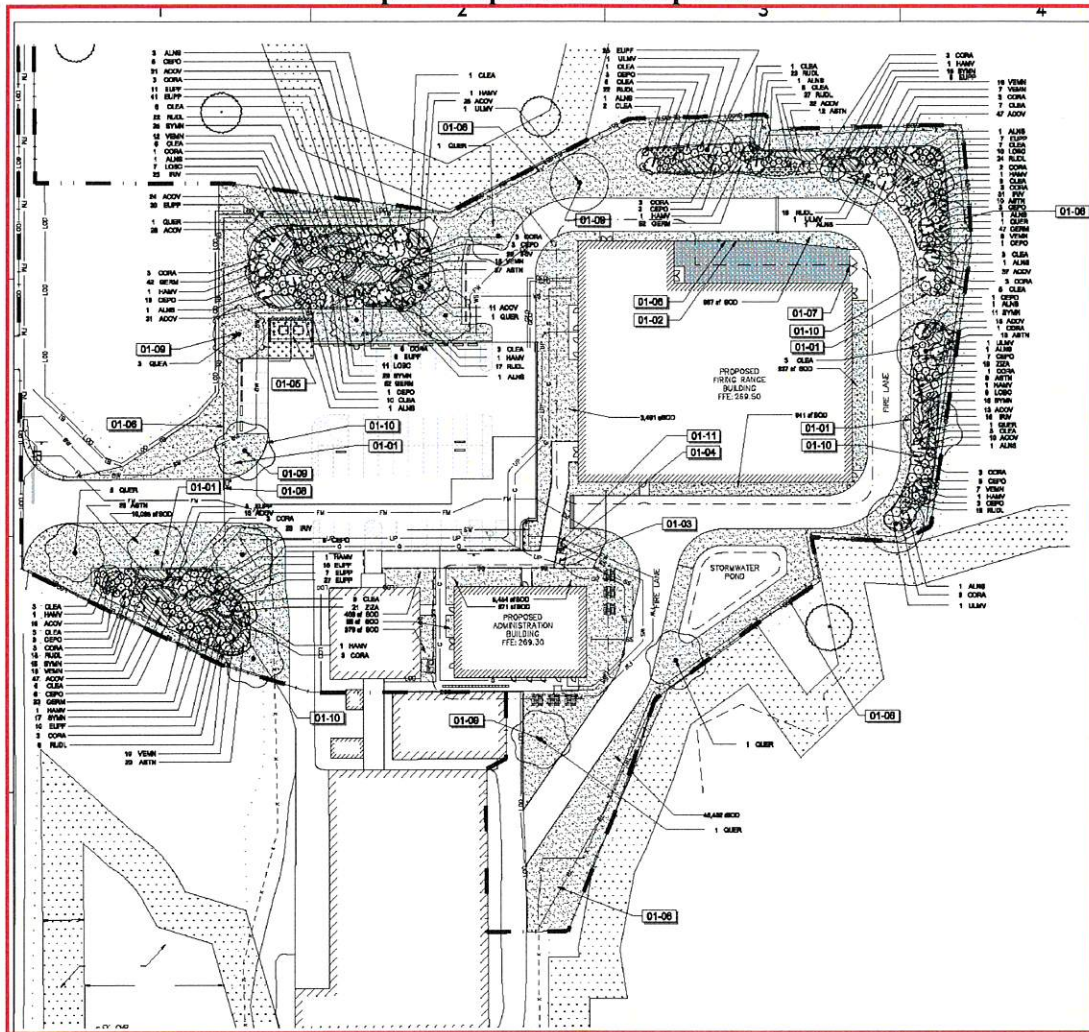
The project site is located on the Department of Defense-controlled federal property of Joint Base Andrews (JBA) in Camp Springs, Maryland. The site contains an existing firing range, administration buildings, and related parking. The project site is located on the larger 269.41-acre Parcel 134, at 2497 East Perimeter Road, in the southeast corner of JBA campus and is in the Light Industrial (I-1) Zone. The subject application is on a 4.5-acre site located on the eastern portion of the larger parcel. The site is currently improved with a 656 square-foot office building to be renovated as part of the proposed development plan with the retention of the existing firing range. See Map 1 - Concept Plan below.

**Map 1 - Concept Plan**



The existing structures and parking will be retained with one of the existing buildings to be renovated. The proposed development will include a new administration building and firing range to the east of the existing buildings on the site. The proposed firing range will require the clearing of existing woodland. A 52-space parking lot will be modified to move a trash enclosure to the northwest corner. New parking spaces will be added to the west and north ends of the parking lot to replace those removed for the trash enclosure. In addition, there are proposed stormwater management facilities planned (bioretention) around the parking lot including new plantings around the new building. See Map 2 - Proposed Landscape Plan below.

Map 2 - Proposed Landscape Plan



## **STAFF COMMENTS**



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division  
Transportation Planning Section


14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)

301-952-3680

March 19, 2019

**MEMORANDUM**

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

FROM:  Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: **MR-1906A: Joint Base Andrews Indoor Firing Range**

**Proposal**

The applicant is proposing to expand the firing range facilities within Joint Base Andrews (JBA) by constructing two new buildings at the site of the current firing range and renovating a third building.

**Background**

The applicant proposes the construction of approximately 25,000 square feet in two buildings on the site, which currently contains JBA's existing firing range and needed parking. The mandatory referral process is intended to review consistency of public and utility projects with master plans, identify significant off-site impacts, and review the relationships between such projects and their surrounding neighborhoods. There are no transportation-related findings related to traffic or adequacy associated with a mandatory referral, and while the staff/Planning Board can make recommendations for public and utility projects, no conditions can be attached to the review.

**Review Comments**

The site contains an existing firing range, administration buildings, and related parking. It is proposed that the existing structures and parking be retained with one of the existing buildings to be renovated. The firing range would be expanded by adding two new buildings totaling approximately 25,000 square feet. The submitted materials indicate that the existing employment of the firing range is 10 employees, and that there will be no change to staffing as a result of this project.

All new construction would be within JBA. Any traffic impacts would be minor and would be localized on roadways adjacent to the site within the base. With this project, access and circulation would remain acceptable. This site is not within or adjacent to any master planned transportation facilities.

**Conclusion**

From the standpoint of transportation, it is determined that this plan is acceptable. No transportation-related recommendations are required for this proposal.



Countywide Planning Division  
Environmental Planning Section

301-952-3650

March 13, 2019

TO: Christine Osei, Planner Coordinator, Special Projects Section  
VIA: Katina Shoulars, Supervisor, Environmental Planning Section  
FROM: Chuck Schneider, Senior Planner, Environmental Planning Section  
SUBJECT: MR-1906F Joint Base Andrews (21 Point Enclosed Firing Range Facility)

The M-NCPPC Environmental Planning Section has completed its review for MR-1906F, 21 Point Enclosed Firing Range Facility which proposes to construct a 20,752 square foot structure (firing range), improvements to and an existing administration building by adding a 4,330 square foot structure (for office space, laundry facility and shower facilities) and expand existing parking areas. The existing stormwater management facility was created in 1991 with the existing facilities and needs retrofitting to increase hydrologic functions. This stormwater management rehabilitation and upgrade work will exceed 5,000 square feet of disturbance. The project is located on federally owned Joint Base Andrews on East Perimeter Road in Camp Springs, Maryland as shown in project documents submitted, and received on March 7, 2019.

The Environmental Planning Section has determined that as federal property the site is not subject to the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Woodland impacts will be reviewed under the Interagency Natural Resource Management Program (INRMP) which was approved by the Maryland Department of Natural Resources (MD DNR) and the United States Fish and Wildlife Service (USFWS). The USFWS administers this program and there is an on-base woodland reforestation area that will address the impacts for this improvement. Possible impacts to on-site wetlands and buffers will be evaluated by the United States Army Corps of Engineers (COE) and the Maryland Department of the Environment Nontidal wetlands and Waterway Program (MDE). The project will be subject to a state-level review by the Maryland Department of the Environment (MDE) for stormwater management impacts. The MNCPPC Environmental Planning Section has no additional comments.

Thank you for the opportunity to review this project. If you have questions regarding these comments, please contact the MNCPPC Environmental Planning Section at 301-883-3239.




Countywide Planning Division  
Special Projects Section


301-952-3065

March 26, 2019

**MEMORANDUM**

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

VIA:  Crystal Hancock, Acting Supervisor, Special Projects Section, Countywide Planning Division

FROM: Theodore Kowaluk, Planner Coordinator, Special Projects Section, Countywide Planning Division 

SUBJECT: **MR-1906A Joint Base Andrews: Expansion of Existing Firing Range Project**

**Project Description**

The project is located on Joint Base Andrews northwest of Buildings 2495 and 2497 on East perimeter Road in Camp Springs, MD 20762. This project involves the construction of a 20,752 square foot, 21 lane indoor firing range and a new administrative office building comprising 4,332 square feet.

The proposed site is in Council District 8 and is inside the Established Communities Areas boundary as classified in the 2014 *Plan Prince George's 2035 Approved General Plan*.

**Evaluation of Existing Public Facilities**

Joint Base Andrews maintains its own police, fire and recuse services on base, and does not rely on county services. The project is non-residential in nature and will not impact the charter school located on the base. Staff has determined the project will not impact existing public facilities.

**Water and Sewerage Findings**

The 2008 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community system.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department  
Community Planning

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.pgplanning.org

301-952-3972

March 21, 2019

**MEMORANDUM**

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

VIA: Scott Rowe, AICP, CNU-A, Planning Supervisor, Long-Range Planning Section, <sup>BSR</sup> Community Planning Division  
David A. Green, Master Planner, Community Planning Division <sup>DA</sup>

FROM: John Wooden, Planner Coordinator, Long-Range Planning Section, Community Planning Division <sup>JW</sup>

SUBJECT: Joint Base Andrews: Expansion of Existing Firing Range (MR-1906A)

**FINDINGS:**

**General Plan:**

This application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* which designates Joint Base Andrews within the Established Communities growth policy area.

**Master Plan:**

This application conforms with the land use recommendations for the 2013 *Approved Subregion 6 Master Plan* which recommends an Institutional Land Use on the subject property.

**BACKGROUND**

**Location:** Southeastern quadrant of Joint Base Andrews

**Existing Uses:** Firing range

**Proposal:** The application proposes to construct a new one-story enclosed 21-point firing range (20,752 sq. ft.) and a new administration building (4,332 sq. ft.) along with the renovation and expansion (656 sq. ft.) of the existing administration building.

**GENERAL PLAN, MASTER PLAN AND SMA**

**General Plan:** This application is located in the Established Community Growth Policy Area. The vision for the Established Communities is most appropriate for context-sensitive infill and low- to medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met. (page 20).

## Mandatory Referral MR 1906A Joint Base Andrews: Expansion of Existing Firing Range

### **Master Plan:**

The 2013 *Approved Subregion 6 Master Plan* recommends institutional land uses on the subject property.

In addition, the 2013 *Approved Subregion 6 Master Plan* also makes the following recommendations that affect the subject property:

Employment areas in the Developing Tier are located around Joint Base Andrews Naval Air Facility Washington (JBA) and the Town of Upper Marlboro. These areas are well served by major highways, including the Capital Beltway, and support a mix of public and private development. They offer increased employment opportunities for area residents. Around JBA, the industrial land uses will be maintained and that additional areas be designated for industrial land use to create a consistent and compatible land use pattern. (p. 57)

In Subregion 6, major sources of noise are Joint Base Andrews (JBA), construction and mining operations, and vehicular traffic. Noise and accident potential zones restrict the type of development that can occur around the base in the interest of health and human safety. (p. 80)

### **Planning Area: 77**

**Community:** Melwood

### **Aviation/MIOZ:**

This application is located in the Inner Horizontal Surface (Surface Area D) within the Military Installation Overlay Zone. The height limit for this surface area is 150 feet and has a noise contour of 75+DBA registering it in the High Noise Zone. Section 27.548.55 © establishes additional requirements when building in areas subject to high noise.

### **SMA/Zoning:**

The 2016 *Approved Military Installation Overlay Zoning Map Amendment* retained the subject property in the I-1 (Light Industrial) zone and applied the Military Installation Overlay (M-I-O) Zone.

## **ADDITIONAL INFORMATION**

According to PGATLAS.com, it appears that the new firing range building will be sited within one half mile of the mobile home park on the east side of Leapley Road. Although this neighborhood is already subject to high noise, sufficient buffer should be maintained east of the new building.

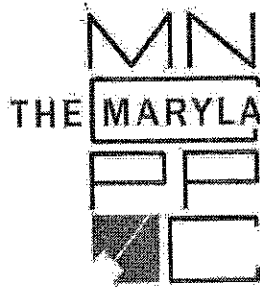
cc: Long Range Book

Kipling Reynolds, AICP, Division Chief, Community Planning Division

**From:** Smith, Tyler <Tyler.Smith@ppd.mncppc.org>  
**Sent:** Friday, March 22, 2019 7:25 AM  
**To:** Osei, Christine <Christine.Osei@ppd.mncppc.org>  
**Cc:** Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>  
**Subject:** RE: RE:JBA - MR-1906A Joint Base Andrews (NCPC Referral)

Good morning Christine,

This proposal will have no impact on any designated historic sites or resources. I am not sure if Jennifer has had the chance to review this one for archeology. She was out of the office yesterday and today. Did you ever receive the full EIS? She may have enough information, but I remember that was mentioned at the meeting on Tuesday.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

301-952-3530

March 25, 2019

## MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section,  
VIA: Jill Kosack, Supervisor, Urban Design Section *JSK*  
FROM: Jeremy Hurlbutt, Master Planner, Urban Design Section *JDH*  
SUBJECT: **Mandatory Referral MR-1906A**  
**Joint Base Andrews (JBA) 21 Point Enclosed Firing Range**

The Urban Design Section has reviewed the information submitted in support of MR-1906A, Joint Base Andrews (JBA) 21 Point Enclosed Firing Range. The site is located on the larger 269.41-acre Parcel 134, at 2497 East Perimeter Road, in the southeast corner of JBA campus and is in the Light Industrial (I-1) Zone. The subject 4.5-acre project site is in the eastern portion of the larger parcel and is currently improved with a 656 square-foot office building that will be renovated as part of this project, and an existing firing range that will be retained. The subject site is surrounded on the north, south, and west sides by the campus of JBA. To the east of the subject property are properties zoned Heavy Industrial (I-2) and Planned Mobile Home Community (R-M-H). The applicant proposes to add a 20,752 square-foot, one-story 21 Point Firing Range and a 4,332 square-foot, one-story office building to the subject site.

Specifically, this application proposes to construct a new administration building and firing range to the east of the existing buildings on the site. The proposed firing range will require the clearing of existing woodland. A 52-space parking lot will be modified to move a trash enclosure to the northwest corner. New parking spaces will be added to the west and north ends of the parking lot to replace those removed for the trash enclosure. The site is accessed via a two-way access from the existing East Perimeter Road to the west leading to the surface parking lot. The Urban Design staff notes that outdoor sign detail and parking dimensions were not included in the application. Additionally, there are proposed stormwater management facilities for bioretention around the parking lot and proposed plantings around the new building. No loading is proposed with this application.

### **Architecture**

The applicant is proposing the following structures for the site: an administrative office building and a 21 point firing range building. The firing range building has 14-foot ceiling heights with a low gable roof on the rear (east) of the structure and hipped roof on the front (west). The firing range building is approximately 170 feet in length and 148 feet in width. The industrial warehouse style building is made up of concrete masonry unit (CMU) base topped with metal wall panels and roof. The west elevation is broken up by double entry doors, four store front windows and four exit doors. The west elevation of the building will also screen a large equipment enclosure from the parking lot to the west. The Urban Design staff suggests enhancing the primary entrance to the firing range building with architectural elements or

signage to clearly denote the primary building entrance by creating visual interest through the use of alternating building materials, roofline heights, or other design options.

The administrative office building will be made up of CMU walls and a metal Dutch gable roof. The north and south elevations are approximately 94 feet in length and the west and east elevations are approximately 58 feet in length. The north elevation will face the parking lot and will have an entrance portico with a hipped roof and CMU columns. Windows will also break up the north elevation. The existing administrative building and the two proposed buildings will be connected by a metal breezeway supported by metal poles.

### **Lighting**

The application does not have a photometric plan. Lighting shown is attached to the structures and there are existing pole lights on the site for the driveways and parking compound. The Urban Design staff recommends that full cut-off light fixtures be used throughout the project.

### **Landscaping**

The project is exempt from the requirements of the 2010 *Prince George's County Landscape Manual*. The Urban Design Section notes that the site would normally be required to demonstrate conformance with the following sections: 4.2, Requirements for Landscape Strips Along Streets, 4.3 Parking Lot Requirements, 4.4 Screening Requirements, and Section 4.9, Sustainable Landscaping Requirements.

Specifically, the Urban Design staff recommends the applicant maintain approximately eight percent of the parking lot as interior planting area and plant at least one shade tree, such as *Zelkova serrata* or *Ulmus parvifolia*, for each 300 hundred square feet of interior landscape area provided. In addition, the applicant should provide a minimum percentage of native species for each plant type, as follows:

Shade Trees	50%
Ornamental Trees	50%
Evergreen Trees	30%
Shrubs	30%

The Urban Design staff also noted that the planting size indicated on the landscape plan for shade and evergreen trees are too small and recommends that a minimum two and one half to three inches caliper shade trees and six- to eight-foot-high evergreen trees be used.

### **Noise**

No noise information is provided with this application. Noise should not be an issue for an enclosed firing range like this one. However, the Urban Design staff notes that there are residential dwellings located immediately adjacent to the northwest of the site. Specifically, the Flower Village Mobile Home Park will be separated by 600 feet of retained forest from the subject development. The applicant should make certain that no noise impacts on the adjoining residential neighborhood exceeds 65 dBA Ldn during the day and 55 dBA Ldn during the night.

### **Conclusion**

The Urban Design Section recommends the following in regard to Mandatory Referral MR-1906A:

1. During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution.
2. Enhance the primary entrance to the firing range to clearly denote it through the use of signage or architectural elements, such as alternating building materials, varied roofline or other design options.

3. Use full cut-off light fixtures throughout the entire project.
4. Maintain approximately eight percent of the parking lot as interior planting area to plant at least one shade tree, such as *Zelkova serrata* or *Ulmus parvifolia*, for each 300 hundred square feet of interior landscape area provided.
5. Designate proposed native plant species and meet the suggested minimum percentage for each plant type as discussed above.
6. Employ a minimum two and one half to three inches caliper shade tree and six- to eight-foot-high evergreen tree size.