

July 25, 2019

Mr. Marcel Acosta, Executive Director  
National Capital Planning Commission  
401 9<sup>th</sup> Street, N.W., Suite 500N  
Washington, D.C. 20004

**RE: Proposed Working Military Dog Kennel  
Relocation Facility at JBA  
(MR-1919A)**

Dear Mr. Acosta:

The Prince George's County Planning Department appreciates the opportunity to review the proposed relocation of the existing Military Working Dog (MWD) Kennel Facility at Joint Base Andrews (JBA). The application is being reviewed through Mandatory Referral 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:

- The applicant should correct the information not shown on the site plan as outlined below:
  - Label the number of handicap spaces provided including space dimensions.
  - Delineate the limits of disturbance (LOD) to show all construction, materials storage, grading, landscaping, and any other activities related to site preparation, construction, operation and maintenance.
  - Show planned sidewalks on the plan to demonstrate conformance with the JBA Architectural Compatibility Plan and include a general note on the plan for trees and shrubs to be removed on sidewalks along Youngstown Road.
  - Show a photometric plan and minimize the impacts of lighting to the adjacent sites.
  - Provide more information on obedience equipment and confirm that it meets agility standards for Military Working Dogs.
  - If loading is to be proposed, the loading area should be shown on the site plan and include proper screening.
  - Show the location of dog waste collection.
  - Add a general note on the plan indicating that the proposed development is within the M-I-O Zone.
  - Show noise contour lines and fire access lanes on the plan.

- The plan should be revised to address the following landscaping issues:
  - The applicant should provide a landscape plan reflecting a minimum 20-foot-wide landscape bufferyard with 80 plant units per 100 linear feet of the eastern property line, where it is adjacent to the existing elementary school.
  - All proposed landscaping should utilize native species and species that are dog friendly.
  - The obedience area should be fenced and screened, so as not to be in close proximity to natural areas where flora and fauna, such as ground-nesting birds, small mammals, and native plants would be disturbed.
  - The applicant should label all trees that are to be removed.
- The applicant should incorporate sign details on all proposed signs and ensure conformance with the JBA Architectural Compatibility Plan. All signs should include a warning, indicating the presence of 'Military Working Dogs.'
- The applicant should incorporate green building and sustainable site development techniques in the development as much as possible.
- The applicant should notify the Board of Education (Francis T. Evans Elementary School) on the proposed development to assess any adverse impacts and provide their response.
- The final revised site plan should be sent to the Planning Department for the official file.

Enclosed are staff memoranda from the Community Planning Division, and Environmental Planning Section, Urban Design Section and Transportation Planning 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: Katina Shoulars, Acting 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  
Donna H. Brown, Clerk of the Council, Prince George's County Council

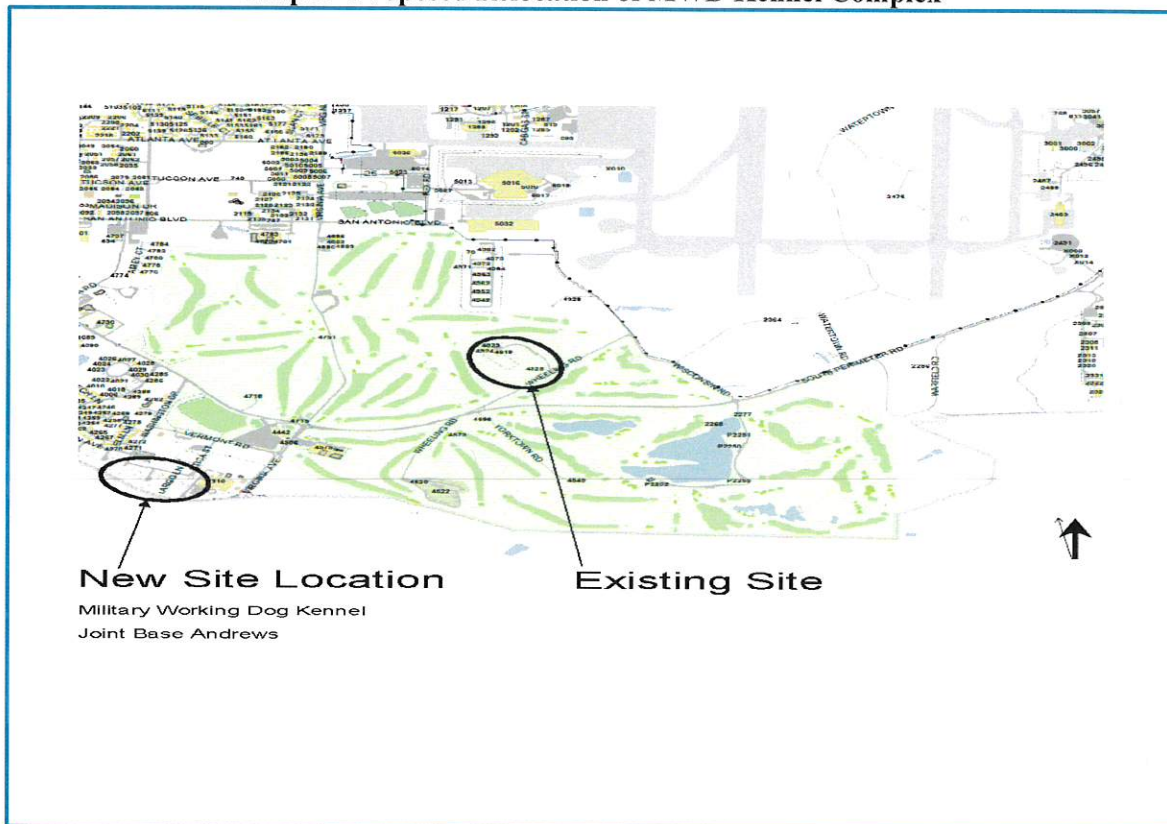


## MR-1919A Staff Analysis of the Proposed Working Military Kennel Relocation Facility at JBA

The project site is located on the Department of Defense-controlled federal property at Joint Base Andrews (JBA) in Camp Springs, Maryland. The site is located in the Light Industrial (I-1) Zone and bounded to the east by the existing Francis T. Evans Elementary School also in the I-1 Zone. The existing Military Working Dog (MWD) kennel is located near the airfield where future expansion may encroach into the kennel site, possibly causing long-term hearing loss to the canines. The new building location is adjacent to Youngstown Road and Old Alexander Ferry Road in the southwest quadrant of JBA.

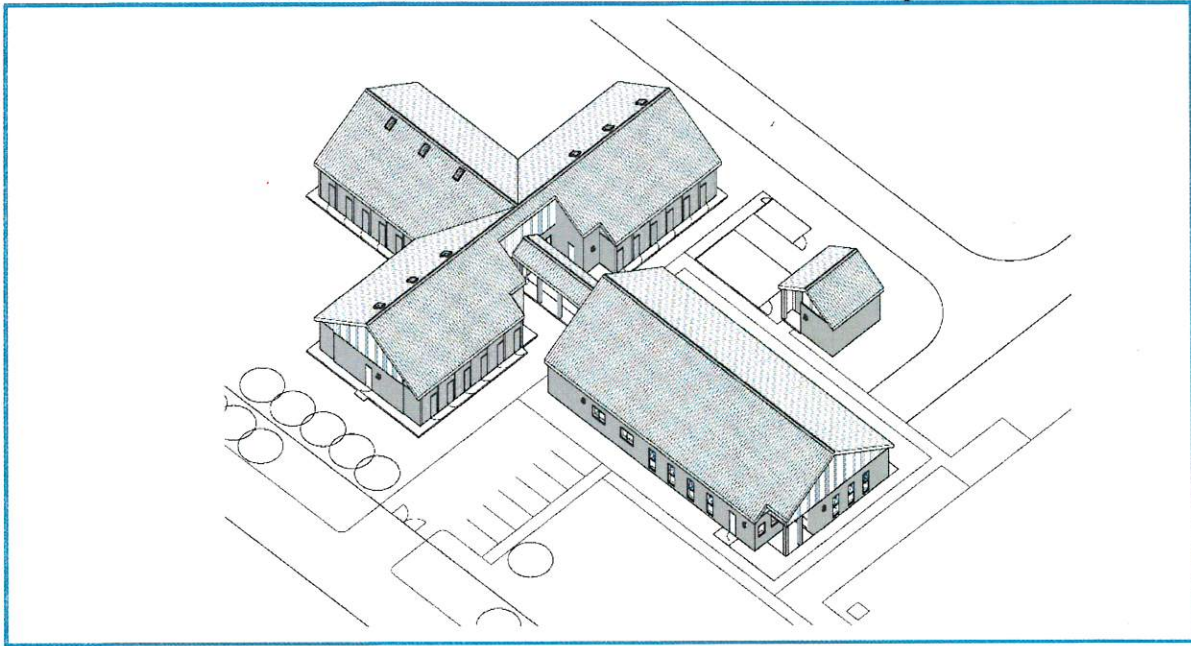
The proposal calls for the demolition of the existing 8,870 square foot kennel building and the construction of a new 17,072 square foot MWD Kennel Complex. The project site is approximately 7.0 acres (with a limit disturbance of 5.0 acres) in a secluded area of the base with minimal noise impact from airfield operations. See Map 1 below. The proposed development will utilize economic design and construction methods specified in the JBA's Architectural Compatibility Plan.

**Map 1 - Proposed Relocation of MWD Kennel Complex**

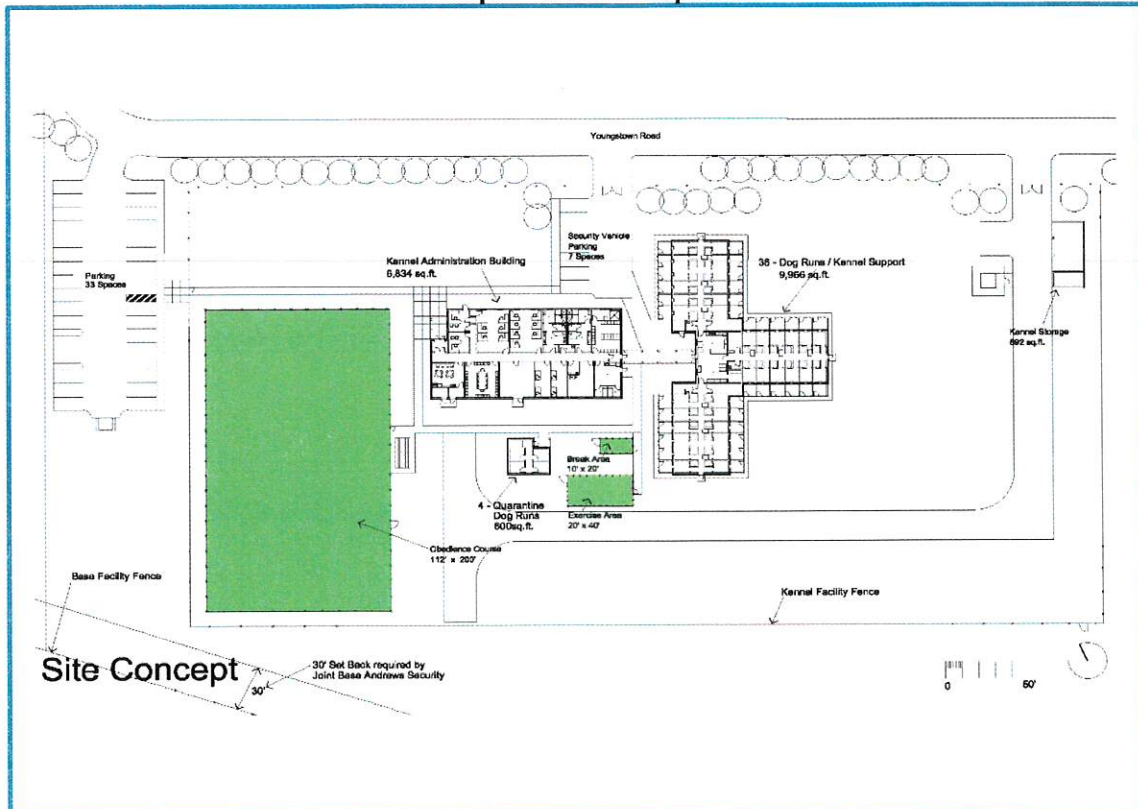


The new facility will have two buildings covering approximately 6,834 square feet that will consist of administrative spaces. The MWD kennels, which are approximately 9,966 square feet will connect the buildings centrally, by a covered breezeway. See Picture 1 on page 2. The architectural design features include a brick veneer exterior with gabled roofs of standing seam metal. For security reasons, the new facility will provide access for persons with disabilities into the administration building only. The new facility will be incorporated into JBA's mass transportation plan to reduce vehicle trips.

**Picture 1 - Artistic Illustration of MWD Kennel Complex**



**See Map 2 - Site/Concept Plan**



Map 2 (above) shows a total of forty (40) surface parking spaces for staff, visitors, dog trainers and others. However, the plan does not provide parking dimensions and sign details for the surface parking lot.

## PERMITTING AGENCIES

It should be noted that the Mandatory Referral review process does not exempt any project from the need to meet the requirements of any other entitlement process.

The subject application will receive final approvals from the following permitting agencies:

Permitting Agencies	
Agency Name	Required Permit
MDE and U.S Corp of Engineers	<ol style="list-style-type: none"><li>1. Erosion and Sediment Control/ Storm Water Management (E&amp;S/SWM) Plans, and</li><li>2. Coverage under General Permit for Stormwater Associated with Construction Activity [National Pollution Discharge Elimination System (NPDES)] – Notice of Intent (NOI).</li></ol>

## STAFF COMMENTS

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June 28, 2019

## MEMORANDUM

TO: Christine Osei, Project Manager, Special Projects Section, Countywide Division

VIA: Scott Rowe, AICP, CNU-A, Planning Supervisor, Community Planning Division *BR*  
David A. Green, MBA, Master Planner, Community Planning Division *g*

FROM: Thomas Lester, Senior Planner, Long-Range Planning Section, Community Planning TEL  
Division

SUBJECT: **MR-1919A Military Working Dog Kennel Relocation**

## FINDINGS

**General Plan:** This application is consistent with the 2014 *Plan Prince George's 2035 General Plan* which designates this application in the Established Communities policy area.

**Master Plan:** This application conforms with the land use recommendations for the 2013 *Approved Subregion 6 Master Plan*.

## BACKGROUND

**Location:** Joint Base Andrews

**Existing Uses:** Military Base w/ Airfield

**Proposal:** Relocate dog kennel facility

## GENERAL PLAN, MASTER PLAN AND SMA

**General Plan:** This application is in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium-density development.

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

**Planning Area:** 77

**Community:** Melwood

MR-1919A

2

**Aviation/MIOZ:** This application is located within the Military Installation Overlay Zone (MIOZ), Inner Conical Surface – Left Runway E; limiting height to approximately 200 feet.

**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 MIOZ.

cc: Long Range Book



June 21, 2019

**MEMORANDUM**

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Megan Reiser, Acting Supervisor, Environmental Planning Section

FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section

SUBJECT: MR-1919F Joint Base Andrews (Working Dog Kennel Relocation Facility)

*18 For MCR  
18 For ACS*

The M-NCPPC Environmental Planning Section has completed its review for MR-1919F, Working Dog Kennel Relocation Facility located on federally owned Joint Base Andrews on Youngstown Road in Camp Springs, Maryland as shown in project documents submitted, and received on June 6, 2019. This will be a new facility located on seven acres of land, which fronts on Youngstown Road and contains three existing roadway stubs (Largo Lane, Belair Court and Washington Drive), scattered trees and fallow grass areas. There appears to be a 30-foot wooded strip along the Old Alexandria Ferry Road and the project area to the south off-site, and scattered trees along the east and west boundary lines off-site. This Working Dog Kennel Relocation facility will consist of three structures (17,400 square foot) for administrative offices and dog kennel spaces. The administration building (6,834 square feet) will house personnel offices, conference rooms, bathrooms/showers, mothers' room, kitchen, utility room, tack room, transient rooms (for overnight stays), and veterinary exam rooms. A second structure (9,966 square feet) will house 36 dog kennels (indoor/outdoor runs), food prep area, and bath area. A third structure is a 600 square foot four-dog quarantine indoor dog run. There will be three active dog spaces: a 112-foot by 200-foot training field; a 20-foot by 40-foot holding area; and another 10-foot by 20-foot holding area. These active dog spaces will be fenced, and the entire facility will be fenced from the base activities.

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 (WCO). 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. No wetland or buffer impacts are proposed, but any 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 (SWM) impacts. The M-NCPPC 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 M-NCPPC Environmental Planning Section at 301-883-3239.

Countywide Planning Division  
Transportation Planning Section

301-952-3680

July 2, 2019

**MEMORANDUM**

TO: Christine Osei, Special Projects Section, Countywide Planning Division  
VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division  
FROM:  Iftin Thompson, Transportation Planning Section, Countywide Planning Division  
**SUBJECT: MR-1919A: JBA Military Working Dog Kennel Relocation**

The Transportation Planning Section has reviewed the mandatory referral referenced above. The project site is within the southwest quadrant of Joint Base Andrews adjacent to Youngstown Road.

**Plan Review**

The applicant proposes to demolish the existing military working dog kennel building and construct a new one. The new facility will have two main buildings, which are the administrative spaces and the military working dog kennels. The site will not be accessible to the public. Therefore, traffic impacts will be minimal.

Access to the site is reached by three existing driveways along Youngstown Road. Additional improvements to the access roads within the site will be constructed to include two parking lots and a private road for emergency vehicle access. A breezeway is proposed connecting the administrative building and kennels to accommodate trainers and dogs during bad weather. Sidewalks are also proposed within the site to ensure adequate pedestrian and dog safety. Access and circulation are acceptable.

Old Alexandria Ferry Road is on the opposite side of the Joint Base Andrews perimeter fence. This road is listed in the *Approved Countywide Master Plan of Transportation* as a master plan major collector facility with a proposed right-of-way of 80 to 100 feet and four lanes. The proposal has no impact on this roadway.

**Conclusion**

The transportation staff have determined that this plan is acceptable.



301-952-3530

July 11, 2019

**MEMORANDUM**

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Jill Kosack, Planning Supervisor, Urban Design Section *JSK*

FROM: Jonathan Bush, Senior Planner, Urban Design Section JLB

**SUBJECT: Mandatory Referral MR-1919A  
JBA Military Working Dog Kennel Location**

The Urban Design Section has reviewed the information submitted in support of MR-1919A – Joint Base Andrews (JBA) Military Working Dog Kennels. The applicant proposes to construct a 17,072-square-foot military working dog kennel (MWD) complex at the JBA military installation in Camp Springs, MD to comply with facility standards, operational requirements and to minimize MWD exposure to unacceptable noise levels and other pollution at the existing kennel location, which is very close to the airfield. The applicant will utilize design standards set forth in the JBA Architectural Compatibility Plan. Field reconnaissance identified the subject 4.97-acre site is located in the southwest quadrant of JBA between Youngstown Road and Old Alexandria Ferry Road.

The larger 4,346-acre JBA site is comprised of two parallel runways, serving as the home base of Air Force One, and is responsible for maintaining emergency reaction rotary-wing airlift and other National Capital Region contingency response capabilities critical to national security. The subject site is located in the Light Industrial (I-1) Zone and is bordered to the north, and west by JBA Campus in the I-1 Zone, to the east by Francis T. Evans Elementary School in the I-1 Zone and to the south across Old Alexandria Ferry Road by commercial uses in the Commercial Miscellaneous (C-M) Zone. A Military Installation Overlay (M-I-O) Zone is superimposed on all surrounding properties.

The Urban Design Section has evaluated the application and offers the following comments and recommendations regarding the proposed project:

**Design**

The site is located on the north side of Old Alexandria Ferry Road within the campus of JBA. The facility will have two building groupings of the administrative spaces totaling 6,834 square feet and the MWD kennels totaling 9,966 square feet that are centrally connected via a breezeway. The architectural design features a brick veneer exterior with gabled roofs of standing seam metal. The height of the building measures at 22 feet 4 inches. Although it is not notated on the plan, staff recommends including a general note indicating that the proposed development is within height limit of the M-I-O Zone.

The main entrance to the facility is designed to discourage impromptu visits to the facility by anyone other than authorized personnel. Staff acknowledges the need for a design that would lend itself to

preventing a breach in security but recommends that the applicant consider the design for emergency responsiveness. The interior features include personnel offices, conference rooms, transient rooms (for handlers required to stay overnight), kitchen/break room, restrooms (with showers and locker room areas), utility spaces, storage areas, veterinary spaces to include exam, work, and medication areas. The kennel spaces include interior and exterior spaces for each MWD and can accommodate up to 60 MWDs, as well as food preparation, and bathing areas. The facility accommodates handicap persons in the administrative areas and integrates information technology into the design. The site plan also shows open spaces, security perimeter fencing, and exterior lighting fixtures.

The site includes an obedience area measuring at 112 feet by 200 feet for MWDs to showcase the program during regular hours. The course is grassed and free of objects that may be harmful to MWDs and handlers. Staff would note that the plan does not illustrate what type of equipment, if any, is proposed to be located within the obedience area. Such equipment could consist of barrels, tunnels, stairs/steps, jumps, hurdles, windows, "A" frames and dog walks. Staff recommends including an equipment detail sheet on the plan and clarify if the obedience area will accommodate military personnel for MWD showcase events. Staff also notes that a quarantine dog run measuring at 600 square feet and two additional green spaces are shown on the plan.

The plan was deficient in identifying the nature of waste collection for the MWDs. Due to the nature of waste, staff recommends clean-outs should be numerous and easily accessible. Floor drains are encouraged to be included in the central corridors to aid cleaning of kennels. The site design also omitted fire access lanes. Staff recommends a fire lane not less than 22 feet in width be provided.

#### **Fencing**

The applicant notes that there will be a base-wide security perimeter fence, in addition to the fences for the proposed large outdoor MWDs exercise area and two small holding areas. The plan illustrates all fences aforementioned at six feet but does not provide details. Staff recommends fence details be shown on the site plan.

#### **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, 4.7 Buffering Incompatible Uses, and Section 4.9, Sustainable Landscaping Requirements.

Specifically, the Urban Design staff recommends the applicant screen or buffer the facility from the adjacent elementary school to the east of the site. Although there are some existing plantings on the adjacent properties, staff would note that the proposed use is defined as a 'high-impact' use in accordance with the Landscape Manual and suggest a minimum 20-foot-wide landscape bufferyard with 80 plant units per 100 linear feet of property line be provided along the eastern boundary line of the site. Staff also notes that the plan proposes to remove some existing trees. It is recommended that the plan clearly label which plantings are to be removed. Staff notes that the JBA Architectural Compatibility Plan provides on-site landscape requirements as noted in 6.1.5.

#### **Lighting**

The application was deficient in providing a photometric plan. Staff recommends the site should be well lit with shadows eliminated and foot-candles should measure no more than 0.1 at the adjacent property lines to prevent spillover onto adjacent properties.



**Parking/Loading**

The site plan illustrates 40 spaces of surface parking for staff, visitors, MWD trainers, law enforcement and other government-owned vehicles. Staff notes that the plan does not provide parking dimensions and sign details for the aforementioned uses of parking lot. If loading is proposed, it should be labeled on the plan and properly screened from adjacent properties.

**Noise**

The submission is deficient in illustrating generated noise levels that impact the development. Staff notes that the applicant cited the need to relocate the existing MWD Kennel site to better meet current facility standards and operational needs as described in their 2017 Record of Decision. Specifically, their findings concluded noise levels at the existing kennel pose adverse impacts on the MWDs. Staff notes that the proposed facility is far away from the runways and recommends that noise contours be illustrated on the plan. In addition, staff would note that there are no residential dwellings located on or immediately adjacent to the site. However, Francis T. Evans Elementary School is located to the east and commercial uses are located to the south across Old Alexandria Ferry Road. Section 19-122 of the Prince George's County Code of Ordinances states that industrial land cannot receive noise that exceeds 75 dBA during the day and 75 dBA at night.

**Signage**

The application proposes no signage and staff recommends illustrating locations of all proposed signage on the plan and providing a sign detail sheet.

**Conclusion**

The Urban Design Section recommends the following in regard to Mandatory Referral MR-1919A:

1. During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter and noise pollution.
2. The following technical information is also recommended to be provided on the plan:
  - a. Label the number of handicap spaces, and parking space dimensions on the plan.
  - b. Clearly delineate the limits of disturbance (LOD) to show all construction, materials storage, grading, landscaping, and any other activities related to site preparation, construction, operation and maintenance.
  - c. Clearly delineate all sidewalks on the plan to demonstrate conformance with the JBA Architectural Compatibility Plan and include a general note on the plan for trees and shrubbery to be removed on sidewalks along Youngstown Road.
  - d. Provide a photometric plan and minimize the impacts of lighting to the adjacent sites.
  - e. Provide details of obedience equipment and confirm that it meets agility standards for MWD.
  - f. If loading is proposed, delineate on the plan and provide proper screening.
  - g. Clearly delineate the location of cleanouts for waste collection.
  - h. Add a General Plan Note indicating that proposed development is within the M-I-O Zone.

- i. Delineate the noise contour line on the plan
  - j. Delineate fire access lane on the plan.
3. The plan should be revised to address the following landscaping issues:
- a. Provide a landscape plan reflecting a minimum 20-foot-wide landscape bufferyard with 80 plant units per 100 linear feet of the eastern property line, where adjacent to the existing elementary school.
  - b. All proposed landscaping should utilize native species and species that are dog-friendly.
  - c. The obedience area is recommended to be properly fenced and screened so as not to be in close proximity to natural areas where flora and fauna, such as ground-nesting birds, small mammals, and native plants would be disturbed.
  - d. Label all trees that are to be removed.
4. The applicant is encouraged to incorporate sign details for all proposed signage and ensure their conformance with the JBA Architectural Compatibility Plan. Signage is recommended to include warning signs indicating the presence of 'military working dogs.'
5. The applicant is encouraged to incorporate green building and sustainable site development techniques, as much as possible.
6. The applicant is encouraged to notify Francis T. Evans Elementary School of the development to assess any adverse impacts and provide their response.
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