



Commission Action

February 2, 2012

PROJECT

**Intelligence Community Campus – Bethesda
Master Plan**

4600 Snagamore Road
Bethesda, Montgomery County, Maryland

SUBMITTED BY

United States Army Corps of Engineers on behalf of
the Defense Intelligence Agency

NCPC FILE NUMBER

MP7257

NCPC MAP FILE NUMBER

72.00(05.00)43308

APPLICANT'S REQUEST

Approval of final master plan

ACTION TAKEN

Approve with conditions and
comments

REVIEW AUTHORITY

Advisory
per 40 U.S.C. § 8722(b)(1)

The Commission:

Approves the master plan for the Intelligence Community Campus-Bethesda, Montgomery County, Maryland, for use by the Commission as a guide for future reviews of individual site and building projects at the installation.

Commends the Applicant for its plan to reuse and modernize an existing federally owned facility in a manner that acknowledges the facility's historic significance and substantially improves the environmental sustainability of the site.

Commends the Applicant and the Community for their extensive coordination efforts since the Commission's December 2011 meeting to resolve issues related to site design, transportation and parking, visual impacts, deforestation, and stormwater management.

Notes that the final master plan:

- Includes a maximum site capacity of 3,000 employees.
- Includes a total onsite parking capacity of 1,825 spaces with a total number of employee parking spaces of 1560, which equates to a parking ratio of one space for every 1.92 employees.
- Includes a parking garage that is approximately 248 feet in width and 385 feet in length and has a maximum capacity of 1,800 parking spaces.
- Does not include a provision for a helipad.
- Includes reestablishment of the four-way, stop sign controlled intersection at Sangamore Road and Sentinel Drive as part of the Phase 2 build out of the site.

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- Minimizes required tree clearing along the west side of the site to less than 0.75 acres and preserves all existing onsite specimen trees.
 - Includes a landscaped, 10 – 15 foot reverse berm along the west side of the site, and additional berms and vegetated buffers along the north and east sides of the site, to help screen views of the garage and reduce the impacts of vehicle lights on the Potomac Palisades, adjacent National Park Service property, and surrounding residential neighborhoods.
 - Includes provisions to remediate onsite stormwater runoff erosion and sedimentation damage caused during the previous occupancy of the site.

Notes that the Commission will consider the Staff Recommendation and Commission Action as the Intelligence Community Campus-Bethesda Master Plan until the Applicant submits an updated Site Development Guide.

Notes that any changes to the master plan, including but not limited to changes in the amount of onsite parking and proposals for additional building construction, are required to be submitted to the Commission for review in accordance with the National Capital Planning Act and NCPC's Submission Guidelines.

Notes that the Applicant has committed to:

- Submit landscape design plans for each project phase to the National Park Service to ensure compatibility with the adjacent National Park.
- Submit building and landscape design plans for each project phase to the Maryland-National Capital Park and Planning Commission for review of massing, articulation and materials of buildings, landscape design, and screening.
- Participate in a Joint Traffic Committee with representatives from the Community and the Montgomery County Department of Transportation to monitor, analyze, and evaluate traffic congestion and pedestrian safety related issues.

Notes that the Applicant is working with the U.S. Congress, Department of the Army, the National Geospatial-Intelligence Agency, Montgomery County, the National Park Service, and the Community to address possible remediation of offsite stormwater runoff erosion and sedimentation damage caused during the previous occupancy of the site.

Requests that the Applicant submit the following information along with its request for Commission review of Phase 1 / North Campus (parking garage, Entry Control Facility, and Visitor Control Center):

- An updated Site Development Guide that reflects all of the changes made to the master plan since the Commission's December 2011 meeting.
- An amended traffic impact study and Transportation Management Plan that reflect the reduction of onsite parking to 1,825 total spaces.

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- Information demonstrating compliance with the Maryland Department of the Environment's local stormwater requirements and the federal requirements under Section 438 of the Energy Independence and Security Act (*EISA*).
 - A copy of the signed Letter of Commitment from the Defense Intelligence Agency to the community.

Requests the applicant set the following targets:

- Limit deforestation on the site to no more than 0.2 acres.
- Design storm water management facilities with the goal of treating and retaining 100% of stormwater for a 25-year storm.

Encourages the Applicant to continue its close coordination with NCPC and all other interested and affected stakeholders during design development of individual site and building plans, and to maximize onsite stormwater retention and reuse to the extent technically feasible given the sensitive nature of the adjacent National Parkland to the west.

Deborah B. Young [Date]
Secretary to the National Capital Planning Commission